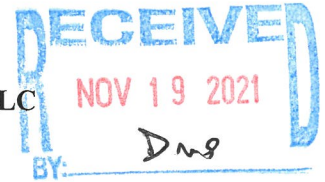


Application

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

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

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD, JR. of Counsel

November 19, 2021

VIA HAND DELIVERY AND
ELECTRONIC MAIL

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

RE: Parking Variance – 1327 Greene Street, Key West, Florida 33040

Dear Ms. Halloran,

Please allow this letter and supporting documentation to serve as my client's, Southernmost Point Guesthouse ("Applicant"), application for a parking variance at 1327 Duval Street, Key West, Florida 33040 (the "Property") located in the Historic Commercial Tourist ("HCT") Zoning District. In order to maintain code compliant parking on site, we are requesting a variance to Code Sec. 108-646 to allow for compact car spaces in a parking lot with less than 20 spaces.

By way of background, the Property is a 13-room guesthouse which is a permitted use within the HCT zoning district. The Property has received a conditional use approval for a bar as an accessory use to a hotel as outlined in Planning Board Resolution 2019-42. The Applicant also has active State and City food service licenses. Food service to guests is already established as an accessory use on the Property.

In order to continue to provide the quality food service that is an integral amenity to the guesthouse services, the need for an updated/upgraded kitchen became apparent. Due to the negative impact a commercial kitchen can have on an historic structure (installation of grease traps and new ventilation), it was suggested that a mobile kitchen would be more beneficial to the site. In order to provide space for the food truck or mobile concession trailer, the reconfiguration of the parking lot was required. The existing driveway will be relocated to its original location at the opposite side of the parking area. The Property is compliant with required parking. The parking

area can be reconfigured and maintain the same number of parking spaces (17) with the conversion of six (6) full-size vehicle spaces to compact size.

In support hereof, the Applicant states as follows with respect to the criteria for granting the 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.
 - a. The Property is located within the historic old town and was constructed at a time when vehicles did not exist. The historic nature of the property combined with the current zoning and use create special conditions that make it impossible for parking to be added. The applicant is proposing to maintain current parking requirements by allowing for compact parking spaces.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. The Applicant did not create the existing layout of the property. The Applicant is acting to protect the historic structure by providing the needed commercial kitchen on the exterior of the site. The conversion of the six spaces to compact does take into consideration the wide use of compact vehicles today.
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.
 - a. Special privileges are not conferred. The granting of the variance requested will not confer any special privileges upon the Applicant. This Property is fortunate to have the ability to provide parking for their guests, unlike many other properties in the surrounding vicinity. Allowing the conversion of six full-size vehicles is a response to the increasing use of compact vehicles.
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.
 - a. Being the owner of a historic and significant structure is both a privilege and a hardship. The hardship is adapting commercial needs with as little impact as possible to the valuable resource. The Applicant has provided a viable solution to the needs of the Property while maintaining the integrity of the historic structure.

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.
 - a. The variance requested is the minimum variance that will make possible the continued use of the land, building, or structure. Although not within the boundaries of the commercial pedestrian-oriented zone, this area is highly pedestrian-oriented, and it is anticipated that non-guest customers of the food truck will be passers-by. In order to maintain the privacy of the registered guests, non-guests are not encouraged to remain on the property.

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.
 - a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest. It is in the best interest of the community to avoid negative impacts to its historic resources.

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.
 - a. The Applicant did not consider other nonconforming uses of other property in developing this application.

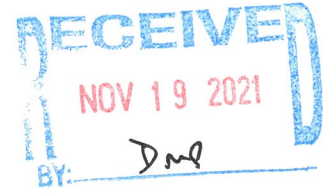
If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Richard J. McChesney, Esq.
For the Firm

Enc.



Application for Variance

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

Application Fee: ^{2,625.25} ~~\$2,415.00~~ / After the Fact: ~~\$4,515.00~~

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

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: 1327 Duval Street & 407 South Street

Zoning District: HCT

Real Estate (RE) #: 00036190-000100 and 00036220-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: Spottswood, Spottswood, Spottswood & Sterling/Richard McChesney Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040 Home/Mobile Phone: _____

Office: 305-294-9556 Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Santiago Family Partnership, LTD Mailing Address: 1301 United Street

City: Key West State: _____ Zip: 33040 Home/Mobile Phone: _____

305-304-6063 Office: _____ Fax: _____

Email: sandynkw@icloud.com

Description of Proposed Construction, Development, and Use: _____

External commercial kitchen (food truck) used in lieu of renovating and converting the domestic kitchen inside of the historic residence.

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

Variance to Code Section 108-646. - Compact Car Spaces - to allow for compact car spaces in a parking lot with less than 20 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				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback	Please see attached Site Data			
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 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.

Please 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.

Please 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.

Please 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.

Please 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.

Please 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.

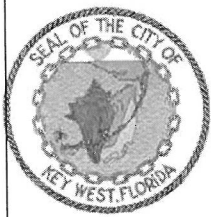
Please see attached cover letter

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

Zoning District: HCT

Meeting Date: March 3, 2021

Address/Location: 1327 Duval Street

Request: _____

Type of Application: Conditional Use

Attendees: Richard McChesney and Daniel Sobczak

Notes:

1. Historic photo shows driveway previously located in proposed location.
2. Change in traffic flow would be beneficial.
3. Addition of mobile kitchen is a better solution than changing the historic structure to add a commercial kitchen.
4. Making the mobile kitchen look more like the rest of the structure would be beneficial.
5. Avoid losing any existing parking.
6. Will structure be stationary or a mobile food truck?

Ukg' Rnc p

Site Data

<u>SITE DATA:</u>		<u>PARKING:</u>
<u>LAND USE:</u>	HCT/HHDR	EXISTING: 17 SPOTS (1 ADA), 6 BIKES
<u>FLOOD ZONE:</u>	AEB/AE9/AE10	PROPOSED: 17 SPOTS (1 ADA), 12 BIKES, 40% COMPACT = 6 SPACES 1 FOOD TRUCK
<u>SETBACKS</u>		
<u>FRONT:</u>	5 FT (10FT HHDR)	
REQUIRED	NO CHANGE	
PROPOSED		
<u>STREET SIDE:</u>	5 FT	
REQUIRED	NO CHANGE	
PROPOSED		
<u>SIDE:</u>	5 FT	
REQUIRED	NO CHANGE	
PROPOSED		
<u>REAR:</u>	10 FT (20 HHDR)	
REQUIRED	NO CHANGE	
PROPOSED		
<u>MAXIMUM IMPERVIOUS SURFACE RATIO:</u>		
REQUIRED:	70% (60% HHDR)	
PROPOSED	NO CHANGE	
<u>MAXIMUM BUILDING COVERAGE:</u>		
REQUIRED	50.00%	
PROPOSED	NO CHANGE	
<u>OPEN SPACE MINIMUM:</u>		
REQUIRED	20%	
PROPOSED	NO CHANGE	
<u>MAXIMUM HEIGHT:</u>	35 FT	
EXISTING	N/A	
PROPOSED	NO CHANGE	

*Site Plan reflects changes in order to maintain Impervious Surface Ratio, Building Coverage, and Open Space requirements

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Richard McChesney, in my capacity as Associate Attorney
(print name) (print position; president, managing member)

of Spottswood, Spottswood, Spottswood & Sterling PLLC
(print name of entity serving as Authorized Representative)

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:

1327 Duval St, Key West, FL 33040
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.

[Signature]

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Dec 18, 2020 by
date

Richard McChesney
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



Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

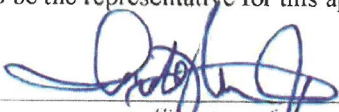
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Inocente O. Santiago, Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

General Partner of Santiago Family Partnership, LTD
Name of office (President, Managing Member) *Name of owner from deed*

authorize Richard J. McChesney - Spottswood, Spottswood, Spottswood & Sterling PLLC
Please Print Name of Representative

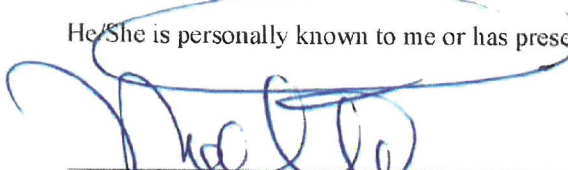
to be the representative for this application and act on my/our behalf before the City of Key West.


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

Subscribed and sworn to (or affirmed) before me on this Dec 18, 2020
Date

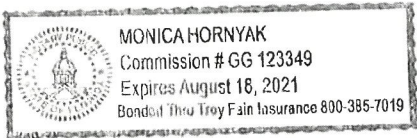
by Inocente O. Santiago, Jr.
Name of person with authority to execute documents on behalf on entity owner

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Boundary Survey

Boundary Survey Report of part of Lot 7, Square 3, Tract 16, Island of Key West, FL

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1327 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. All bricking and concrete is not shown.
9. Date of field work: July 13, 2015 and February 3, 2017.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.
12. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
13. Flood Insurance Rate Map Zones: AE (EL 8) and AE (EL 9); Community Panel #120168; 1516K; dated 2/18/05; revised 1/24/17.

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Tract Sixteen (16), but better known and described as a part of Lot 7 in Square Three (3) in said Tract Sixteen (16), according to a diagram of a division of said Tract Sixteen (16) between Frederick Filer and John Boyle, recorded in Book "N", page 476, of the Public Records of Monroe County, Florida and being more particularly described as follows: BEGIN at an intersection of the Southwesterly right-of-way line of Duval Street and the Northwesterly right-of-way line of South Street; thence Southwesterly along the said Northwesterly right-of-way line of South Street for 119.50 feet; thence at a right angle and in a Northwesterly direction for 100.00 feet; thence at a right angle and in a Northeasterly direction 119.50 feet to the said Southwesterly right-of-way line of Duval Street; thence at a right angle and in a Southeasterly direction along the said Southwesterly right-of-way line of Duval Street for 100.00 feet to the Point of Beginning.

AND ALSO;

A parcel of land on the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract Sixteen (16), but better known and described as a part of Lot Seven (7) in Square Three (3) in said Tract Sixteen (16), according to a diagram between Frederick Filer and John Boyle, recorded in Book "N", Page 476, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the NW'ly right of way line of South Street with the SW'ly right of way line of Duval Street and run thence SW'ly along the NW'ly right of way line of the said South Street for a distance of 119.50 feet to the Point of Beginning; thence continue SW'ly along the said South Street for a distance of 26.25 feet; thence NW'ly and at right angles for a distance of 100.0 feet; thence NE'ly and at right angles for a distance of 26.25 feet; thence SE'ly and at right angles for a distance of 100.0 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Santiago Family Partnership, Ltd.

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

THIS SURVEY
IS NOT
ASSIGNABLE.

July 16, 2015
Updated February 6, 2017
Updated 1/31/18 to show ramp and flood zones

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Property Record Card

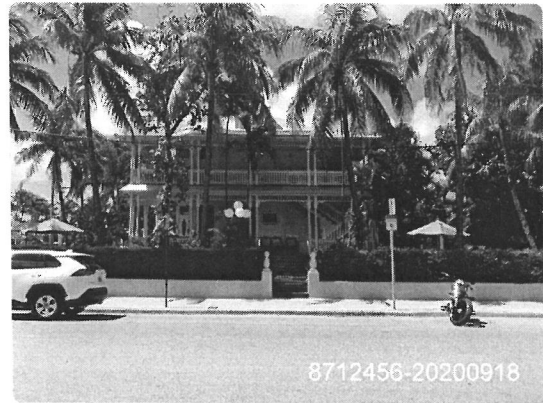
Disclaimer

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 00036190-000100
 Account# 8712456
 Property ID 8712456
 Millage Group 10KW
 Location 1327 DUVAL St, KEY WEST
 Address
 Legal KW FILER BOYLE SUB N-476 PT LOT 7 SQR 3 TR 16 G56-497/502 OR1013-656
 Description OR1257-874/88EST-PROBATE #93-105-CP-10 OR1258-2083/2100EST-PROBATE #93-111-CP-08 OR1345-723/5(ORDER) OR1335-2372/73 OR1345-727/9P/R OR1345-730/2Q/C OR1490-2392/94 OR1522-1973/75 OR1710-113 OR2340-26/30C
 (Note: Not to be used on legal documents.)
 Neighborhood 32110
 Property HOTEL/MOTEL (3900)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SANTIAGO FAMILY PARTNERSHIP LTD.
 1301 United St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$1,980,172	\$1,584,347	\$1,584,347	\$1,584,347
+ Market Misc Value	\$220,019	\$176,039	\$176,039	\$176,039
+ Market Land Value	\$2,200,191	\$1,760,385	\$1,760,385	\$1,760,385
= Just Market Value	\$4,400,382	\$3,520,771	\$3,520,771	\$3,520,771
= Total Assessed Value	\$4,312,653	\$3,520,771	\$3,520,771	\$3,520,771
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,400,382	\$3,520,771	\$3,520,771	\$3,520,771

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	14,575.00	Square Foot	0	0

Commercial Buildings

Style HOTEL/MOTEL B / 39B
 Gross Sq Ft 8,296
 Finished Sq Ft 4,328
 Perimeter 0
 Stories 4
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 500 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 7
 Half Bathrooms 0
 Heating Type
 Year Built 1938
 Year Remodeled 0

Effective Year Built	2000			
Condition	AVERAGE			
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,395	0	0
FAT	FINISHED ATTIC	1,913	0	0
FLA	FLOOR LIV AREA	4,328	4,328	0
OPU	OP PR UNFIN LL	133	0	0
OOU	OP PR UNFIN UL	85	0	0
OUF	OP PRCH FIN UL	85	0	0
SBF	UTIL FIN BLK	357	0	0
TOTAL		8,296	4,328	0

Style	RESTAURANT & CAFETR / 21C
Gross Sq Ft	324
Finished Sq Ft	198
Perimeter	108
Stories	
Interior Walls	DRYWALL
Exterior Walls	HARDIE BD
Quality	350 ()
Roof Type	FLAT OR SHED
Roof Material	METAL
Exterior Wall1	HARDIE BD
Exterior Wall2	
Foundation	CONCRETE SLAB
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	VINYL/LAMINATE
Full Bathrooms	0
Half Bathrooms	2
Heating Type	FCD/AIR DUCTED
Year Built	2020
Year Remodeled	0
Effective Year Built	2020
Condition	AVERAGE

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	126	0	50
FLA	FLOOR LIV AREA	198	198	58
TOTAL		324	198	108

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1937	1938	1	440 SF	1
FENCES	1975	1976	1	290 SF	3
TIKI	1991	1992	1	15 SF	1
COMM POOL	1991	1992	1	200 SF	2
TIKI	1991	1992	1	36 SF	2
FENCES	1991	1992	1	480 SF	3
WALL AIR COND	2001	2002	1	1 UT	2
FENCES	1975	1976	1	240 SF	3
FENCES	1975	1976	1	316 SF	4
FENCES	1975	1976	1	40 SF	2
CONC PATIO	1991	1992	1	1175 SF	2
BRICK PATIO	1991	1992	1	1275 SF	2
BRICK PATIO	1991	1992	1	416 SF	2
BRICK PATIO	2021	Roll Year	1	1075 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/31/2007	\$188,500	Warranty Deed		2340	26	K - Unqualified	Improved
5/1/1998	\$540,000	Warranty Deed		1522	1973	K - Unqualified	Improved
5/1/1987	\$550,000	Warranty Deed		1013	656	Q - Qualified	Improved

Permits

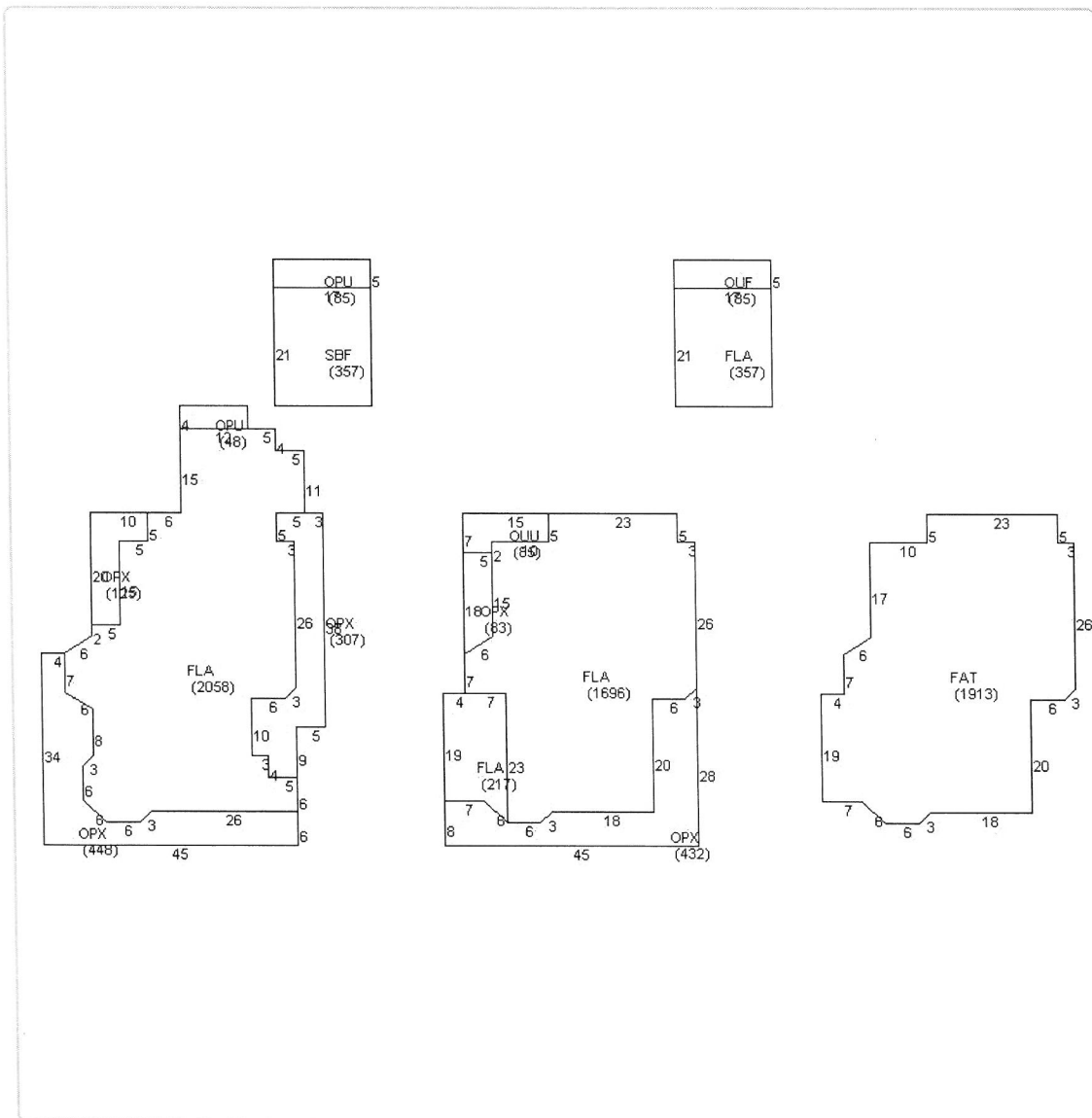
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-4151	12/3/2019	5/18/2020	\$12,900	Commercial	ELECTRICAL
BLD2019-3141	11/18/2019	7/22/2020	\$130,000	Commercial	NEW COMMERCIAL NON-RESIDENTIAL FLOODPROOFED STRUCTURE BELOW DFE (sf) WITH RESTAURANT & BATHROOMS

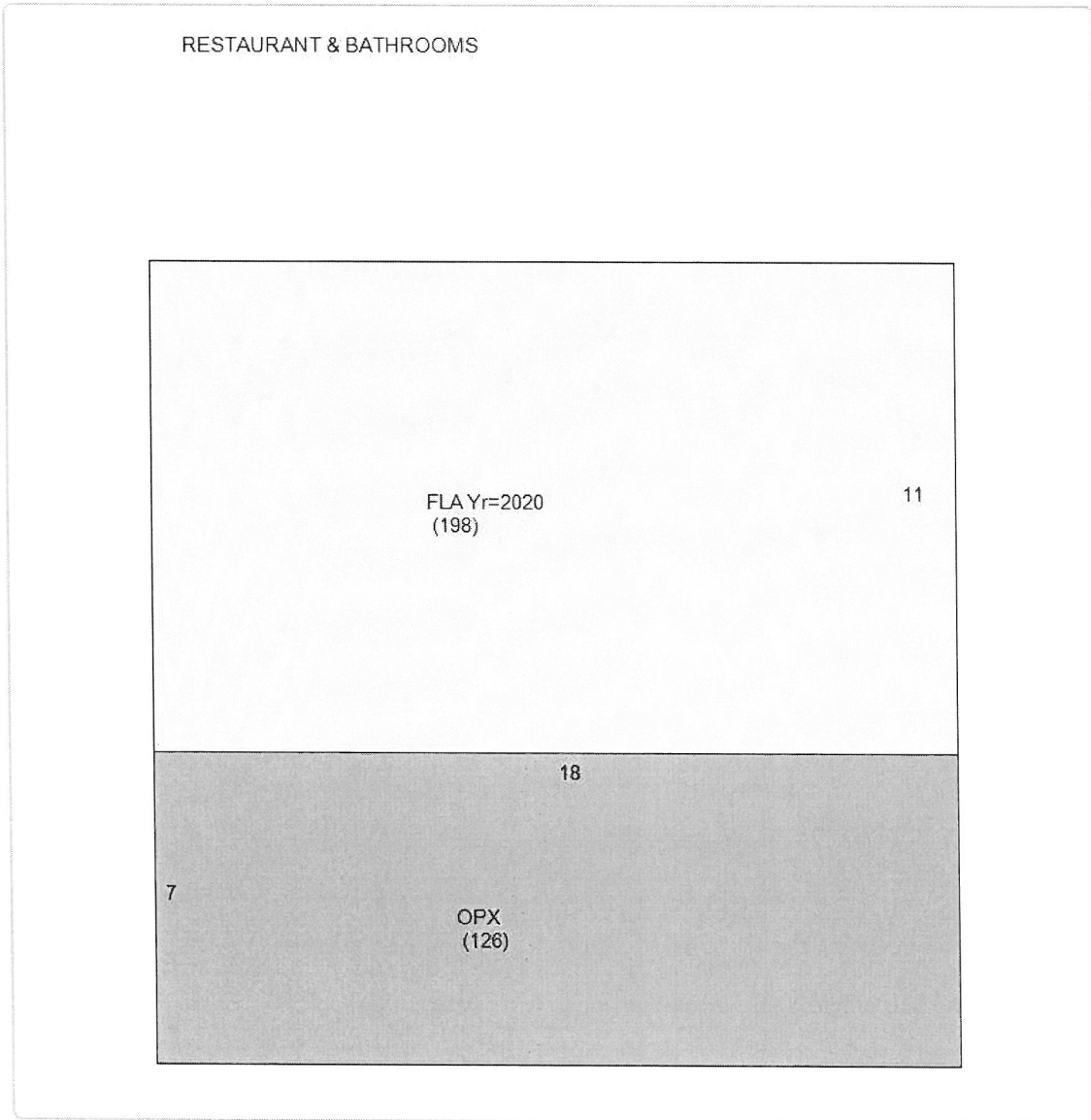
BLD2019-3678	10/16/2019	1/9/2020	\$12,500	Commercial	TWO ADA bathrooms
BLD2019-3477	10/10/2019	6/3/2020	\$800	Commercial	POUR ONE 4INCH SLAB. 37" BY 43 FOR ADA 1VL LIFT
15-3649	9/16/2015		\$7,000	Commercial	R/R PORCH DECKING, PAINT.
13-4887	11/15/2013	11/15/2015	\$2,500	Commercial	REPLACE FRONT PORCH DECKING APPROX 300SF DOWNSTAIRS.
13-4278	10/11/2013	4/22/2017	\$2,800	Commercial	REMOVE TWO METAL SHINGLES AND INSTALL SHINGLES.
12-4241	12/4/2012	12/31/2012	\$300	Commercial	3' X 3' X 12 CONCRETE FOOTING FOR POOL LIFT W/FOUR ANCHORS
12-2335	6/28/2012	12/31/2012	\$1,600	Commercial	PLYWOOD SUBFLOOR AND TILE APPROX. 289SF (INTERIOR WORK)
05-4322	10/6/2005	7/26/2006	\$3,500	Commercial	REPLACE DRYWALL & INSULATION FOR NOISE CONTROL
00-1812	11/29/2000	7/30/2001	\$48,000	Commercial	EMPLOYEE LIVING UNIT
0003241	11/15/2000	11/6/2001	\$22,500	Commercial	POOL/DECKING
B952439	7/1/1995	9/1/1995	\$2,000	Commercial	PAINT HOUSE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

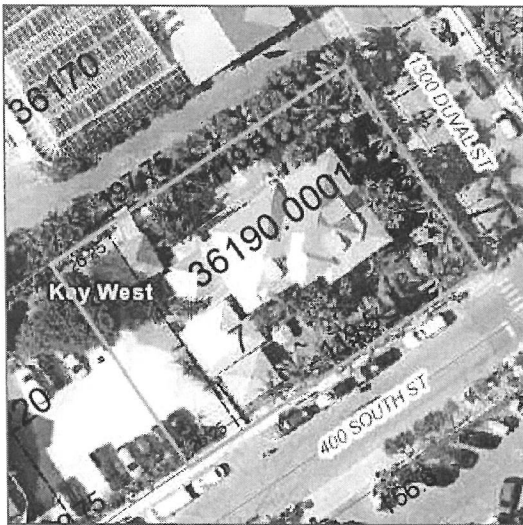




Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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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Version 2.3.162

Deed

This Instrument Prepared By and Return To:

Doc# 1677613 01/09/2008 3:10PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Lynne Hankins Fielder, P.A.
Attorney At Law
P.O. Box 420973
Summerland Key, FL 33042-0973
(305) 872-5000

01/09/2008 3:10PM
DEED DOC STAMP CL: TRINA \$1,319.50

Property Appraisers Parcel Identification (Folio) Number: 00036220-000000

Doc# 1677613
Bk# 2340 Pg# 26

_____SPACE ABOVE THIS LINE FOR RECORDING DATA_____

CORRECTED WARRANTY DEED

(To correct legal description in Warranty Deed date 07-07-2001, recorded 07-13-2001, at O.R. Book 1710, Page 113, whereby entire legal description for homestead was accidentally included instead of only 26.25 foot strip; see copy of 10-19-2000 survey attached hereto to support corrective deed)

THIS CORRECTED WARRANTY DEED made this 31st day of December, 2007, by RAMONA LOUISE SANTIAGO and INOCENTE SANTIAGO, her husband, whose address is 407 South Street, Key West, County of Monroe and State of Florida, 33040, herein called "the Grantors", and SANTIAGO FAMILY PARTNERSHIP, LTD, a Florida Limited Partnership, whose address is 1327 Duval Street, Key West, County of Monroe, and State of Florida, 33040, herein called "the 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):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other valuable consideration, receipt of which from the Grantee is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all of the certain lot, parcel or piece of land situate in Monroe County, State of Florida, to wit: See "Schedule A."

SUBJECT TO limitations, covenants, easements and restrictions of record and mortgages, including but not necessarily limited to mortgages in favor of First State Bank of the Florida Keys recorded on January 14, 2002, in the Public Records of Monroe County, Florida, at O.R. Book 1752, Page 1324, and at O.R. Book 1752, Page 1343,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging on in anyway appertaining,

To Have and to Hold the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is/are lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to

said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the said Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

X Oscar Lopez Jimenez
WITNESS Oscar Lopez Jimenez

Inocente Santiago
Grantor: INOCENTE SANTIAGO
a/k/a INOCENTE O. SANTIAGO

L Hankins Fielder
WITNESS Lynne Hankins Fielder

Ramona Louise Santiago
Grantor: RAMONA LOUISE SANTIAGO
a/k/a RAMONA L. SANTIAGO

X Oscar Lopez Jimenez
WITNESS Oscar Lopez Jimenez

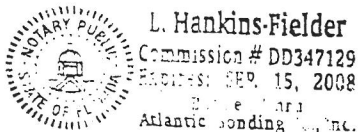
L Hankins Fielder
WITNESS Lynne Hankins Fielder

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 31st day of December, 2007, by INOCENTE SANTIAGO a/k/a INOCENTE O. SANTIAGO and RAMONA LOUISE SANTIAGO a/k/a RAMONA L. SANTIAGO, who are personally known to me or who have produced n/a and n/a, respectively, as identification.

(Seal)

L Hankins Fielder
Notary Public - State of Florida
My Commission Expires:



Doc# 1677613
Bk# 2340 Pg# 28

A parcel of land on the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract Sixteen (16), but better known and described as a part of Lot Seven (7) in Square Three (3) in said Tract Sixteen (16), according to a diagram between Frederick Filer and John Boyle, recorded in Book "N", Page 476, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the NW'ly right of way line of South Street with the SW'ly right of way line of Duval Street and run thence SW'ly along the NW'ly right of way line of the said South Street for a distance of 119.50 feet to the Point of Beginning; thence continue SW'ly along the said South Street for a distance of 26.25 feet; thence NW'ly and at right angles for a distance of 100.0 feet; thence NE'ly and at right angles for a distance of 26.25 feet; thence SE'ly and at right angles for a distance of 100.0 feet back to the Point of Beginning.

EXHIBIT "A"



Doc# 1677613
Bk# 2340 Pg# 30

NOTES:

1. The legal description shown hereon was furnished by the client or their agent or authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
6. Street address is: 407 & 411 South Street, Key West, FL.
7. Date of field work: October 18, 2000.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract Sixteen (16), but better known and described as a part of Lots Seven (7) and Eight (8) in Square Three (3) in said Tract Sixteen (16), according to a diagram between Frederick Filer and John Boyle, recorded in Book "N", Page 476, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows:

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LESS AND EXCEPT; (Authored by the undersigned)

A parcel of land on the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract Sixteen (16), but better known and described as a part of Lot Seven (7) in Square Three (3) in said Tract Sixteen (16), according to a diagram between Frederick Filer and John Boyle, recorded in Book "N", Page 476, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows:

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BOUNDARY SURVEY FOR: Inocente Santiago & Ramona Louise Santiago; HomeSide Lending, Inc., its successors and/or assigns, as their interest may appear; Lynne Hankins Fielder, P.A.; Attorneys' Title Insurance Fund, Inc.;

NORBY & ASSOCIATES, INC.

Thomas A. Norby, PLS
Florida Reg. #5234

October 19, 2000

MONROE COUNTY
OFFICIAL RECORDS

NORBY



& Associates, Inc.

Professional Land Surveyors

3104 Flagler Avenue

Key West, FL 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422

FAX (305) 293-9924

Doc# 1677613
Bk# 2340 Pg# 30

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