

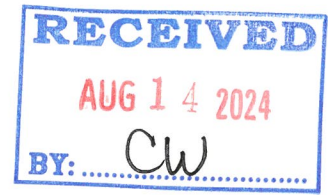


**DEVELOPMENT PLAN AND
CONDITIONAL USE APPLICATION**
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Fees listed below include a \$341.78 advertising/noticing fee and a \$121.55 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,745.19
Outside Historic District Total Application Fee	\$ 3,015.88
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Major Development Plan Total Application Fee	\$ 4,960.69
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Administrative Modification Fee	\$ 882.00
Minor Modification Fee	\$ 1,681.31
Major Modification Fee	\$ 2,839.21
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,502.09
Extension (not part of a development plan) Total Application Fee	\$ 1,071.07
Revision or Addition (not part of a development plan) Fee	\$ 2,205.00

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

X

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address: 804 Caroline Street, Key West, Florida 33040
- 2) Name of Applicant: Krystal Sanchez, Holly Tremaine
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 801 Virginia Street, Apt 3, Key West, Florida 33040
- 5) Applicant's Phone #: 305-900-8704 Email: _____
- 6) Email Address: thesocialgloss@gmail.com
- 7) Name of Owner, if different than above: James & Karen Disdier
- 8) Address of Owner: 2264 Argowood Way, Apopka, Florida, 32712

Please note, development plan and conditional use approvals are quasi-judicial hearings, and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospitalbeds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms.
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
 - d. Development within or adjacent to historic district. All development proposed as a conditional use within or

Letter on Revision

July 1, 2024

Planning Department
Key West, Monroe County

Subject: Request for Revision of Conditional Permit - Sec. 122-62(b) and (c)

Dear Planning Department,

We are writing to request a revision of our conditional permit in accordance with Sec. 122-62(b) and (c). Enclosed with this letter, you will find the survey and deed from the previous application for your reference. Below are the details addressing the relevant sections of the conditional permit:

1. **Traffic Generation:** Our customers are primarily walk-up customers, and the addition of seats will provide seating and shade for these customers. Therefore, we do not anticipate any increase in vehicular traffic as a result of these additional seats.
2. **Proposed Employment:** No change. The number of employees will remain the same.
3. **Business Use:** We request the permit to encompass a broader scope of operations to include "food/beverage service with commercial retail goods and services." Our goal is to enhance our offerings and better serve the community by incorporating the following elements:
 - Boutique refreshment and flower stand
 - Sales of locally made ceramic vases to complement our flower arrangements
 - Hosting intimate events such as table setting 101, bouquet making, paint & pick, and flower arranging workshops
4. These activities will be conducted using 4 small tables (2 top) and will occupy approximately 75 square feet of our premises. This expanded use is designed to not only avoid any adverse impact on the neighborhood but to positively contribute to the community by providing a unique and engaging space for social and creative activities.
5. **Other Relevant Conditions:**
 - **Sec. 122-62(b):** No change.
 - **Sec. 122-62(c):** N/A.

Attached is a sketch indicating the proposed location of the seating based on the survey. The seating will be positioned to ensure it does not interfere with pedestrian flow or access to the building.

Please let me know if any additional information is required to process this revision request. Thank you for your time and consideration.

Sincerely,

Krystal Sanchez & Holly Tremaine

Verification and Authorization Form



**City of Key West
Planning Department
Verification Form**

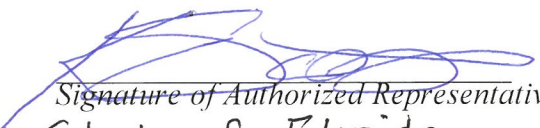
(Where Authorized Representative is an individual)

I, Krystal Sanchez, 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:

804 Caroline Street, Key West, FL 33040
Street address of subject property

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

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

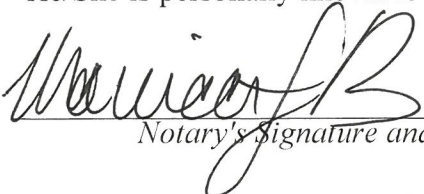

Signature of Authorized Representative

State of Florida
County of Monroe

Subscribed and sworn to (or affirmed) before me on this 8-14-24 by

Krystal Sanchez By means of ^{date} physical presence
Name of Authorized Representative

He/She is personally known to me or has presented driver license (R) as identification.


Notary's Signature and Seal

Monica Broadway
Name of Acknowledger typed, printed or stamped



HH 296434
Commission Number, if any



**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, JAMES AND KAREN DISDIER as
Please Print Name of person with authority to execute documents on behalf of entity

OWNER of JAMES AND KAREN DISDIER REVOCABLE TRUST
Name of office (President, Managing Member) Name of owner from deed

authorize KRYSTAL SANCHEZ
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 7/15/24
Date

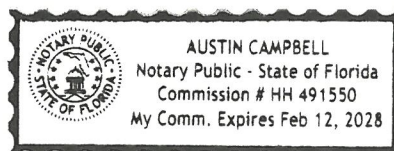
by James Disdier, Karen Disdier
Name of person with authority to execute documents on behalf of entity owner

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

Austin Campbell
Notary's Signature and Seal

Austin Campbell
Name of Acknowledger typed, printed or stamped

HH 491550
Commission Number, if any



Property Card

Monroe County, FL

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 00003200-000000
Account# 1003336
Property ID 1003336
Millage Group 12KW
Location Address 804 CAROLINE St, KEY WEST
Legal KW PT LOT 3 SQR 21 T-330 OR679-344/46 OR681-503/05 OR1179-2367 OR824-514 OR930-1961/62 OR1138-1792/93 OR1277-298/99
Description OR1277-300/02 OR1277-305/06 OR1277-307/10 OR2779-1309 OR3216-1121 OR3224-867 OR3227-1682
(Note: Not to be used on legal documents.)
Neighborhood 32120
Property Class STORE COMBO (1200)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



AK1003336 804 CAROLINE ST. 6/28/2011

Owner

DISDIER JAMES AND KAREN REVOCABLE TRUST
2264 Argo Wood Way
Apopka FL 32712

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$209,759	\$211,329	\$211,329	\$221,554
+ Market Misc Value	\$1,817	\$1,864	\$1,951	\$2,036
+ Market Land Value	\$593,888	\$593,888	\$593,888	\$593,888
= Just Market Value	\$805,464	\$807,081	\$807,168	\$817,478
= Total Assessed Value	\$805,464	\$807,081	\$807,168	\$817,478
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$805,464	\$807,081	\$807,168	\$817,478

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$593,888	\$211,329	\$1,951	\$807,168	\$807,168	\$0	\$807,168	\$0
2021	\$593,888	\$221,554	\$2,036	\$817,478	\$817,478	\$0	\$817,478	\$0
2020	\$593,888	\$221,554	\$2,123	\$817,565	\$743,597	\$0	\$817,565	\$0
2019	\$445,416	\$228,372	\$2,210	\$675,998	\$675,998	\$0	\$675,998	\$0
2018	\$428,579	\$208,785	\$2,295	\$639,659	\$639,659	\$0	\$639,659	\$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
(1200)	3,061.28	Square Foot	46.93	65

Buildings

Building ID	39269	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1920
Building Type	1 STY STORE-A / 11A	EffectiveYearBuilt	1993
Building Name		Foundation	
Gross Sq Ft	2602	Roof Type	
Finished Sq Ft	2201	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	
Perimeter	302	Bedrooms	0
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	40	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,201	2,201	0
OPU	OP PR UNFIN LL	72	0	0
OUU	OP PR UNFIN UL	30	0	0
OPF	OP PRCH FIN LL	167	0	0
OUF	OP PRCH FIN UL	132	0	0
TOTAL		2,602	2,201	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1944	1945	0 x 0	1	15 SF	1
CONC PATIO	1993	1994	0 x 0	1	192 SF	2
BRICK PATIO	1995	1996	0 x 0	1	156 SF	2
UTILITY BLDG	1995	1996	5 x 7	1	35 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/31/2023	\$0	Warranty Deed	2419885	3227	182	11 - Unqualified	Improved		
5/5/2023	\$0	Warranty Deed	2417101	3224	0867	11 - Unqualified	Improved		
3/21/2023	\$100	Warranty Deed	2410737	3216	1121	11 - Unqualified	Improved		
10/1/1993	\$250,000	Warranty Deed		1277	0307	U - Unqualified	Improved		

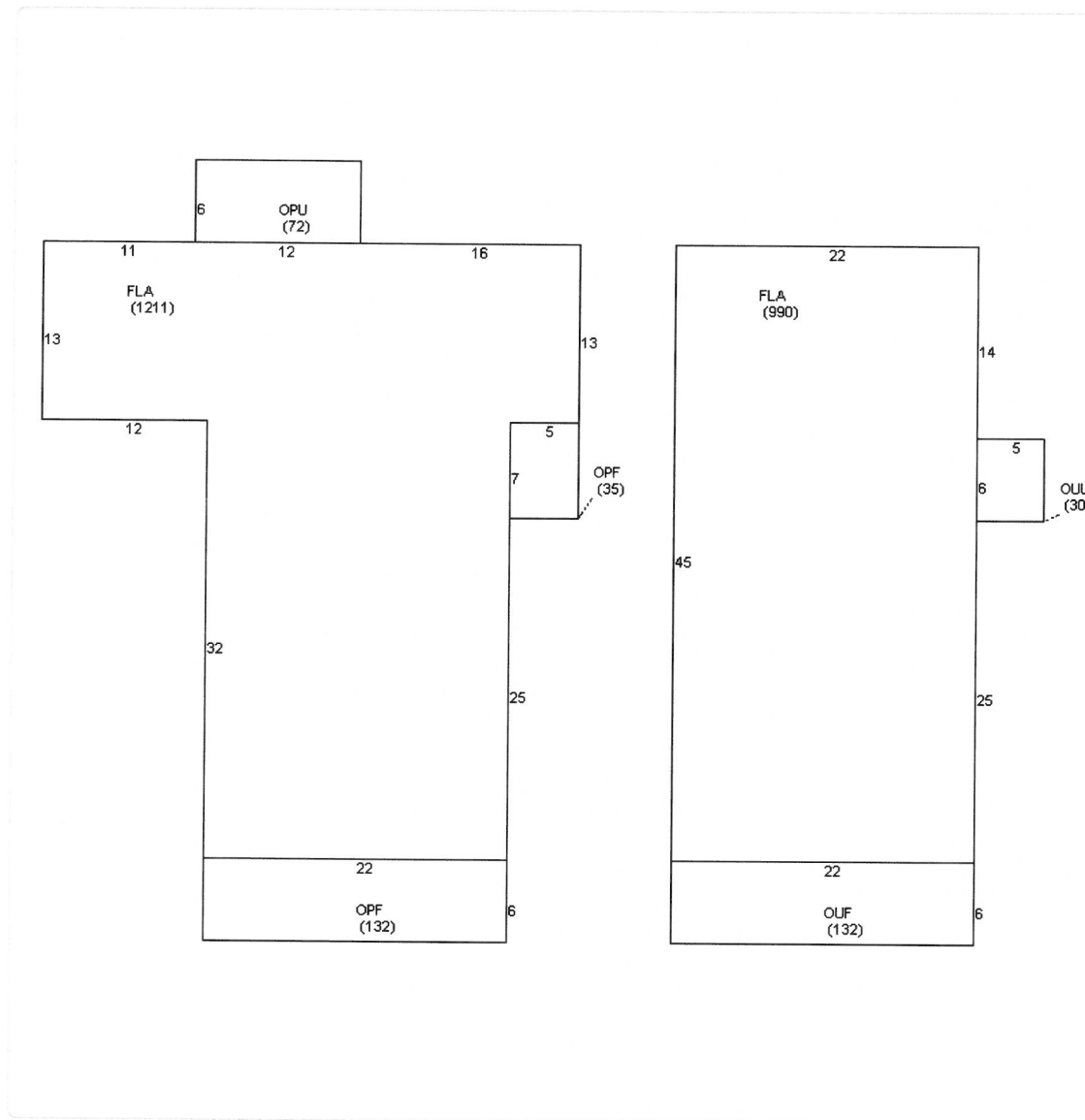
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
BLD2021-0248	2/1/2021		\$2,300	Commercial	NSTALL 1-HAND SINK 1-TRIPLE SINK 1-MOP SINK.
09-3169	9/21/2009	6/28/2011	\$750	Commercial	REPLACE 180SF OF PORCH DECKING BOARDS RE-STAIN DECKING STRUCTURE AND STAIRS WITH NATURAL STAIN, TONGUE AND GROOVE. NO STRUCTURAL CHANGES.
0103270	10/18/2001	1/9/2002	\$55,000		RENOVATIONS/REMODELING
9902877	9/13/1999	7/12/2000	\$2,000		REPLACE 35SF STRUCTURE
9900647	4/5/1999	8/16/1999	\$3,000	Commercial	REPAIRS TO SIDING
9900289	1/25/1999	8/16/1999	\$2,200	Commercial	REPAIRS TO ROOF
9602387	6/1/1996	7/1/1996	\$500		RENOVATIONS
9602082	5/1/1996	7/1/1996	\$300	Commercial	RENOVATIONS
B933123	11/1/1993	12/1/1993	\$49,000		RENOVATIONS
M933391	11/1/1993	12/1/1993	\$3,600		1-4TON A/C W/7 DROPS
B933048	10/1/1993	12/1/1993	\$1,000	Commercial	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 8/22/2024, 11:43:52 AM

[Contact Us](#)

Developed by
 **Schneider**
GEOSPATIAL

Survey and Plans

PROJECT STATISTICS

FEMA FLOOD ZONE	ZONE 'AE-7'	
ZONING DESIGNATION	HNC-2	
LOT SIZE	3,049 S.F.	
OCCUPANCY	SINGLE FAMILY	
	REQUIRED	EXISTING
BUILDING COVERAGE	1,219 S.F. MAX.	1,621 S.F.
3,049 S.F. X 40%		
IMPERVIOUS SURFACE	1,829 S.F. MAX.	2,574 S.F.
3,049 S.F. X 40%		
FRONT SETBACK (STREET)	10'-0" MIN.	6'-7"
SIDE SETBACK (WEST)	5'-0" MIN.	3'-7"
SIDE SETBACK (EAST)	5'-0" MIN.	0'-0"
REAR SETBACK	15'-0" MIN.	7'-4"
OPEN SPACE (35%)	1,067 S.F. MIN.	475 S.F.

BEARING BASE:
ALL BEARINGS ARE BASED
ON N85°09'19"E ASSUMED
ALONG THE CENTERLINE OF
CAROLINE STREET.

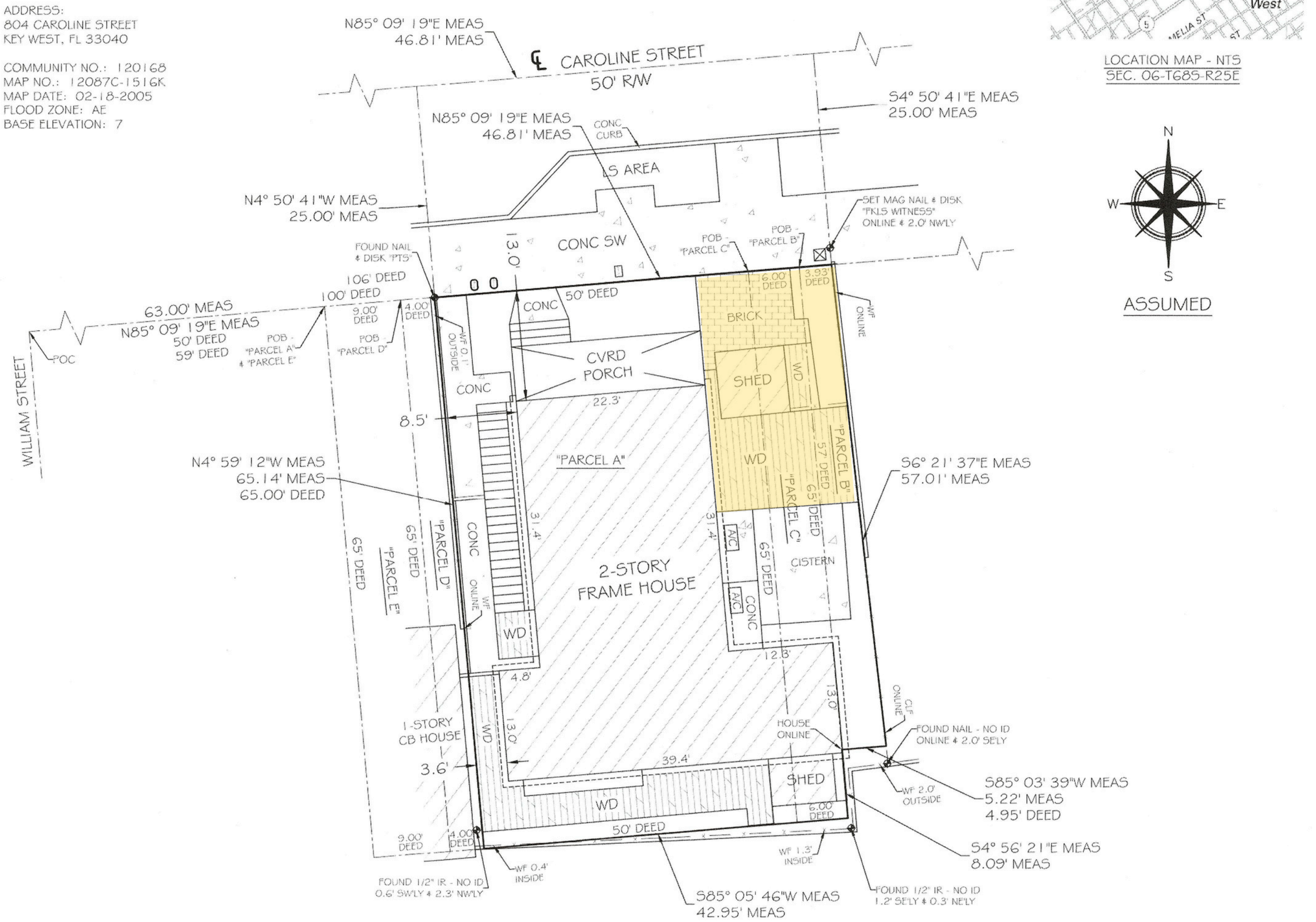
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
804 CAROLINE STREET
KEY WEST, FL 33040

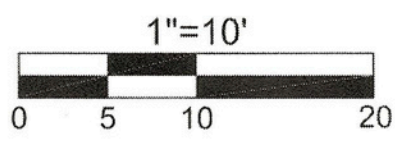
COMMUNITY NO.: 120165
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 7

MAP OF BOUNDARY SURVEY



LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE



TOTAL AREA = 3,055.45 SQFT ±

CERTIFIED TO -
JAMES DISOIER;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATES OR DISCLOSED DIMENSIONS, UNLESS INDICATED OTHERWISE.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SURVEY PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY. THE SOLID LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

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

ENC. A, TRACED MAP, PROFESSIONAL SURVEYOR AND MAPPER, LINE 7547

FLORIDA KEYS LAND SURVEYING
21460 OVERSEAS HIGHWAY, SUITE 4
CUDJOLE KEY, FL 33042
PHONE: (305) 394-3630
EMAIL: PKL5entari@gmail.com

LEGAL DESCRIPTION(S) -

PARCEL A -
THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF THE ISLAND COUNTY OF MONROE AND STATE OF FLORIDA, BEING A PART OF LOT 3 (3) IN SQUARE NUMBER TWENTY-ONE (21) ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OR PLAN OF THE SAID CITY DELINEATED IN FEBRUARY A.D. 1829, COMMENCING AT A POINT DISTANT FROM THE CORNER OF WILLIAM AND CAROLINE STREET IN A NORTHEASTERLY DIRECTION FIFTY (50) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION SIXTY-FIVE (65) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION FIFTY (50) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION SIXTY-FIVE (65) FEET TO THE PLACE OF BEGINNING.

PARCEL B - AND ALSO:
A PARCEL OF LAND ON THE ISLAND OF KEY WEST, COUNTY OF MONROE AND STATE OF FLORIDA, BEING A PART OF LOT 3 (3) IN SQUARE NUMBER TWENTY-ONE (21) ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OR PLAN OF THE SAID CITY DELINEATED IN FEBRUARY A.D. 1829, AND SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NEWLY RIGHT-OF-WAY LINE (ROWL) OF WILLIAM STREET AND SELV ROWL OF CAROLINE STREET AND RUN THENCE NELY ALONG THE SELV ROWL OF THE SAID CAROLINE STREET FOR A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE NELY AND ALONG THE SELV ROWL OF THE SAID CAROLINE STREET FOR A DISTANCE OF 6.00 FEET; THENCE SELV AND AT RIGHT ANGLES FOR A DISTANCE OF 57.00 FEET; THENCE CONTINUE SELV AND AT RIGHT ANGLES FOR A DISTANCE OF 57.00 FEET; THENCE SELV AND AT RIGHT ANGLES FOR A DISTANCE OF 57.00 FEET TO A POINT ON THE SELV ROWL OF SAID CAROLINE STREET; THENCE UN SELV ALONG SAID SELV ROWL FOR A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING.

PARCEL C - AND ALSO:
A PARCEL OF LAND ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND BEING A PART OF LOT 3, SQUARE 21, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF THE SAID ISLAND AS DELINEATED IN FEBRUARY, A.D. 1829, AND SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NEWLY RIGHT-OF-WAY LINE (ROWL) OF WILLIAM STREET AND SELV ROWL OF CAROLINE STREET AND RUN THENCE NELY ALONG THE SELV ROWL OF THE SAID CAROLINE STREET FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE NELY AND ALONG THE SELV ROWL OF THE SAID CAROLINE STREET FOR A DISTANCE OF 6.00 FEET; THENCE SELV AND AT RIGHT ANGLES FOR A DISTANCE OF 57.00 FEET; THENCE SELV AND AT RIGHT ANGLES FOR A DISTANCE OF 57.00 FEET; THENCE SELV AND AT RIGHT ANGLES FOR A DISTANCE OF 57.00 FEET TO A POINT ON THE SELV ROWL OF SAID CAROLINE STREET; THENCE UN SELV ALONG SAID SELV ROWL FOR A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING.

PARCEL D - AND LESS:
A PARCEL OF LAND ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA AND BEING A PART OF LOT 3, SQUARE 21, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF THE SAID ISLAND AS DELINEATED IN FEBRUARY, A.D. 1829, AND SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NEWLY RIGHT-OF-WAY LINE (ROWL) OF WILLIAM STREET AND SELV ROWL OF CAROLINE STREET AND RUN THENCE NELY ALONG THE SELV ROWL OF THE SAID CAROLINE STREET FOR A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE NELY AND ALONG THE SELV ROWL OF THE SAID CAROLINE STREET FOR A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE NELY AND ALONG THE SELV ROWL OF THE SAID CAROLINE STREET FOR A DISTANCE OF 59.00 FEET; THENCE SELV AND AT RIGHT ANGLES FOR A DISTANCE OF 59.00 FEET; THENCE SELV AND AT RIGHT ANGLES FOR A DISTANCE OF 59.00 FEET TO A POINT ON THE SELV ROWL OF SAID CAROLINE STREET; THENCE UN SELV ALONG SAID SELV ROWL FOR A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING.

PARCEL E - AND LESS:
A PARCEL OF LAND ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND BEING A PART OF LOT 3, SQUARE 21, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF THE SAID ISLAND AS DELINEATED IN FEBRUARY, A.D. 1829, AND SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NEWLY RIGHT-OF-WAY LINE (ROWL) OF WILLIAM STREET AND SELV ROWL OF CAROLINE STREET AND RUN THENCE NELY ALONG THE SELV ROWL OF THE SAID CAROLINE STREET FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE CONTINUE NELY AND ALONG THE SELV ROWL OF THE SAID CAROLINE STREET FOR A DISTANCE OF 50.00 FEET; THENCE SELV AND AT RIGHT ANGLES FOR A DISTANCE OF 50.00 FEET; THENCE SELV AND AT RIGHT ANGLES FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE SELV ROWL OF SAID CAROLINE STREET; THENCE UN SELV ALONG SAID SELV ROWL FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

804 CAROLINE STREET.
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No.:
Date: 11.30.2021

S

BEARING BASE:
ALL BEARINGS ARE BASED
ON N85°09'19"E ASSUMED
ALONG THE CENTERLINE OF
CAROLINE STREET.

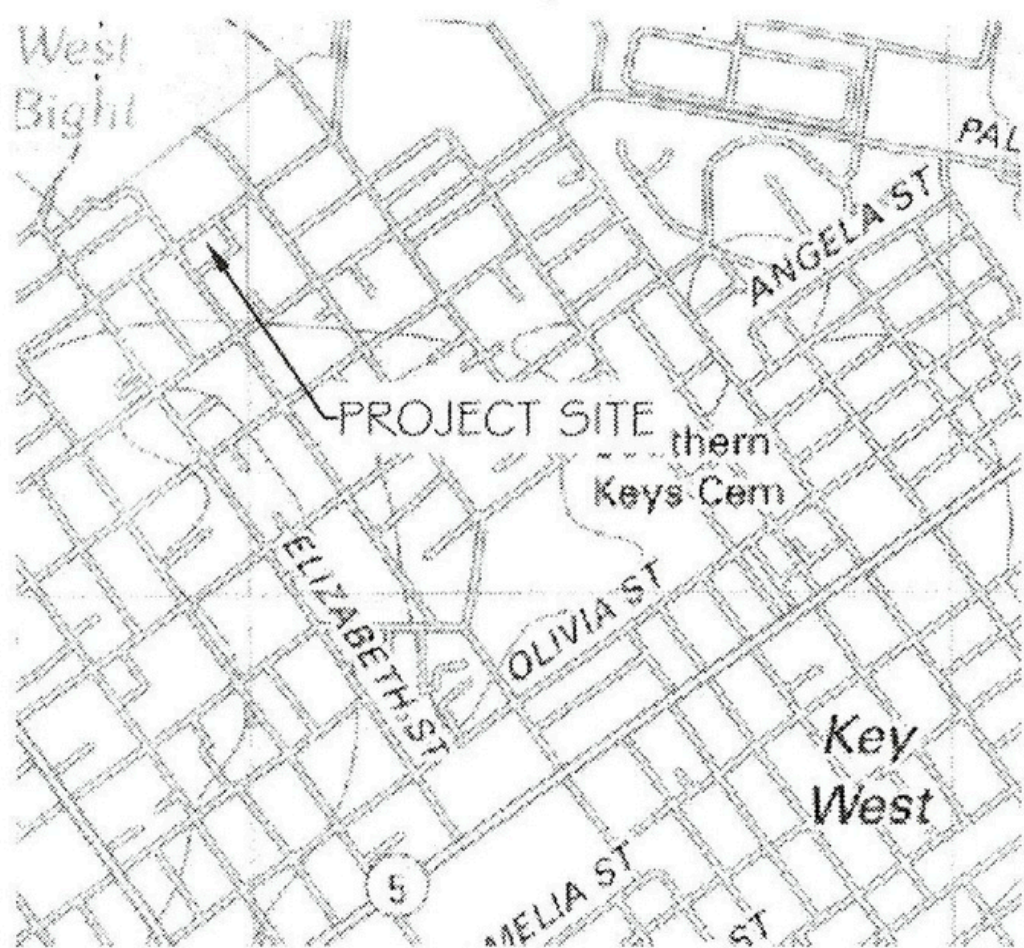
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

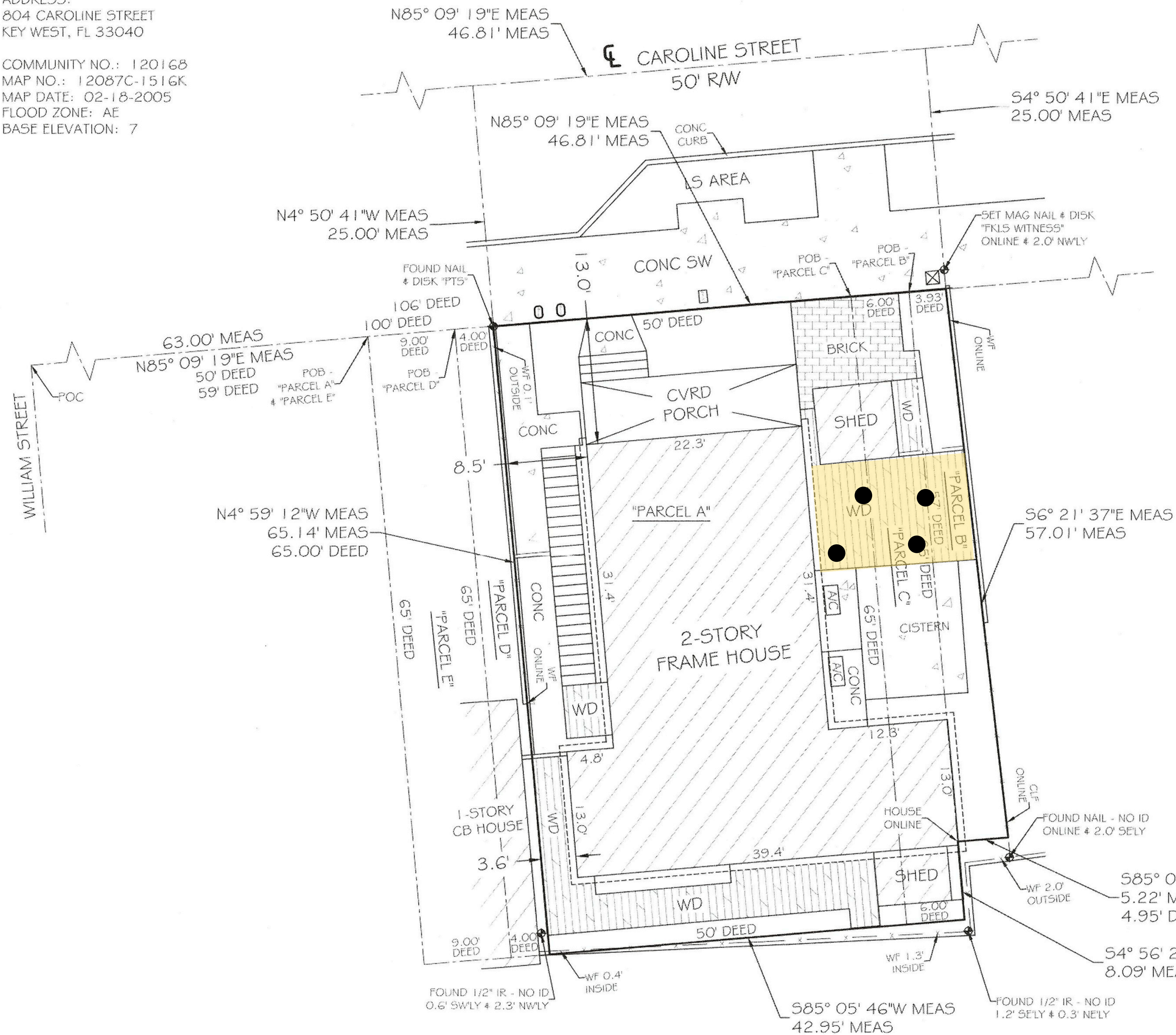
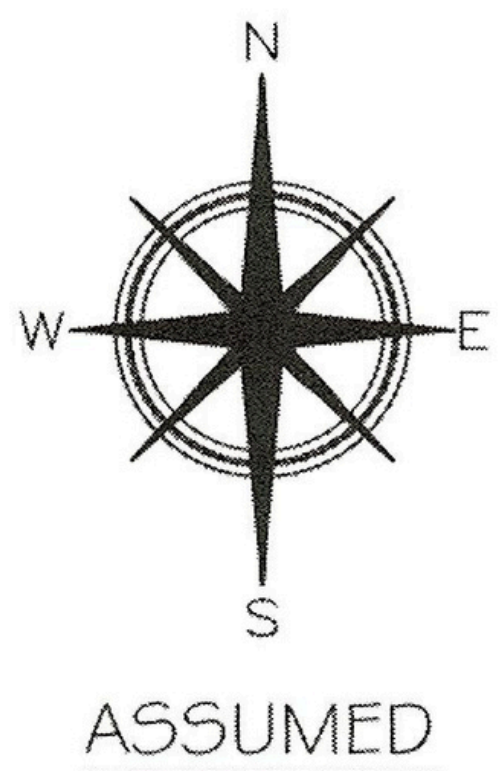
ADDRESS:
804 CAROLINE STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 7

MAP OF BOUNDARY SURVEY

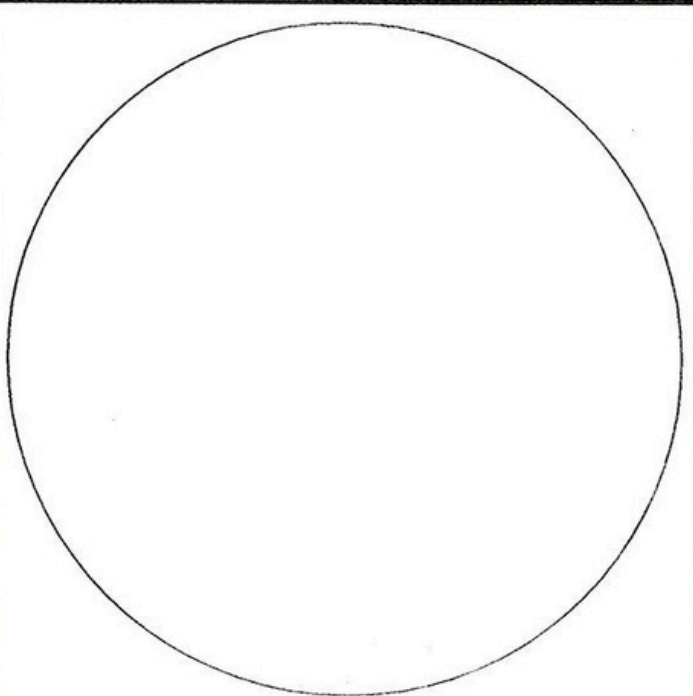


LOCATION MAP - NTS
SEC. 06-T685-R25E



● table
■ highlighted area

804 CAROLINE STREET.
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040

Warranty Deed

Return to: (enclose self addressed stamped envelope)

Name: JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Address: 500 Fleming Street
Key West, FL 33040

This Instrument Prepared by
JOHN M. SPOTTSWOOD, JR., ESQ.
Address: 500 Fleming Street
Key West, FL 33040
Grantee Name and S.S. #: JAMES--

Grantee Name and S.S. #: KAREN--

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Made this 15th day of October, A. D. 1993,
Between LAURENTINA GODINET, an unremarried widow, and
JACOB M. HUMBERT, JR., a married man,

of the County of Monroe in the State of Florida
party of the first part, and JAMES L. DISDIER and KAREN L. DISDIER, husband and
wife, whose address is 804 Caroline Street, Key West, FL 33040

of the County of Monroe in the State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONXXXXXXXXXXXX Dollars,
to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following
described land, situate lying and being in the County of Monroe, State of
Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to conditions, limitations, restrictions and easements
of record and taxes for the year 1993 and subsequent years.

THE GRANTORS HEREIN STATE THAT THE ABOVE-DESCRIBED PROPERTY
IS NOT THEIR HOMESTEAD.

Re Paid 176000 Date 10-12-93
MONROE COUNTY
LARRY MACBAGH, CLERK, C.T.
By [Signature] D.C.

Property Appraiser's Parcel Identification Number: 00003200

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same
against the lawful claims of all persons whomsoever.

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

Signed, Sealed and Delivered in Our Presence:

[Signature]
Witness,

[Signature] L.S.
LAURENTINA GODINET

[Signature]
Witness,

[Signature] L.S.
JACOB M. HUMBERT, JR.

L.S.

L.S.

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807187
PAGE 307

EXHIBIT "A"

(Page 2 of 2 Pages)

Whitehead's Map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NE'ly right-of-way-line (ROWL) of William Street and SE'ly ROWL of Caroline Street and run thence NE'ly and along the SE'ly ROWL of the said Caroline Street for a distance of 59.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NE'ly and along the SE'ly ROWL of the said Caroline street for a distance of 4.00 feet; thence SE'ly and at right angles for a distance of 65.00 feet; thence SW'ly and at right angles for a distance of 4.00 feet; thence NW'ly and at right angles for a distance of 65.00 feet back to the POINT OF BEGINNING, containing 260 square feet.

AND LESS:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 21 according to William A. Whitehead's Map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NE'ly right-of-way line (ROWL) of William Street and SE'ly ROWL of Caroline street and run thence NE'ly and along the SE'ly ROWL of the said Caroline Street for a distance of 50.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NE'ly and along the SE'ly ROWL of the said Caroline Street for a distance of 9.00 feet; thence SE'ly and at right angles for a distance of 65.00 feet; thence SW'ly and at right angles for a distance of 9.00 feet; thence NW'ly and at right angles for a distance of 65.00 feet back to the POINT OF BEGINNING.

AND ALSO:

Lot 54, AMENDED PLAT OF RIVIERA SHORES, FIRST ADDITION, a subdivision on the Island of Key West, as recorded in Plat Book 5, Page 88 of the Public Records of Monroe County, Florida.

Recorded in Official Records Book
Monroe County, Florida
DANNY L. KOLHAGE
Clerk Circuit Court

807187
REC
OFF 1277 PAGE 309

EXHIBIT "A"

(Page of 2 Pages)

That certain piece or parcel of land lying and being in the City of Key West, County of Monroe and State of Florida; being a part of Lot number three (3) in Square number twenty-one (21) according to William A. Whitehead's map or plan of said city delineated in 1829; commencing at a point distant from the corner of William and Caroline Streets fifty (50) feet and running thence on Caroline Street in a Northeasterly direction fifty (50) feet; thence at right angles in a Southeasterly direction sixty-five (65) feet; thence at right angles in a Southwesterly direction fifty (50) feet; thence at right angles in a Northwesterly direction sixty-five (65) feet to the place of beginning.

AND ALSO:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 21 according to William A. Whitehead's Map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NE'ly right-of-way line (ROWL) of William Street and SE'ly ROWL of Caroline Street and run thence NE'ly along the SE'ly ROWL of the said Caroline Street for a distance of 106.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence SE'ly and at right angles for a distance of 57.00 feet; thence NE'ly and at right angles for a distance of 4.95 feet to a point on an existing wood fence; thence run NW'ly along said existing wood fence for a distance of 57.00 feet to a point on the SE'ly ROWL of said Caroline Street; thence run SW'ly along said SE'ly ROWL for a distance of 3.93 feet back to the POINT OF BEGINNING.

AND ALSO:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 21 according to William A. Whitehead's Map of the said Island as delineated in February, A.D. 1829; and said parcel being described as follows: COMMENCE at the intersection of the NE'ly right-of-way-line (ROWL) of William Street and SE'ly ROWL of Caroline Street and run thence NE'ly along the SE'ly ROWL of the said Caroline Street for a distance of 100.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NE'ly and along the SE'ly ROWL of the said Caroline Street for a distance of 6.00 feet; thence SE'ly and at right angles for a distance of 65.00 feet; thence SW'ly and at right angles for a distance of 6.00 feet; thence NW'ly and at right angles for a distance of 65.00 feet back to the POINT OF BEGINNING.

AND LESS:

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3 Square 21 according to William A.

OFF 1277 PAGE 0308

807187

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 15th day of
October, 19 93, by LAURENTINA GODINET, an unmarried widow,
and JACOB M. HUMBERT, JR., a married man,
who is personally known to me or who has produced _____
as identification ~~and who did (did not) take an oath.~~

My Commission expires:

4-1-95

Signature

ROBIN R. GEDMIN

Printed Name

Notary Public

Title

Serial #, if Any

State of Florida
County of

The foregoing instrument was acknowledged before me this _____ day of
_____, 19 _____, by _____,
who is personally known to me or who has produced _____
as identification and who did (did not) take an oath.

Signature

Printed Name

Title

Serial #, if Any

FLORIDA REGISTERED LAND PATENT OFFICE
FORM 1104 (January Form) REV 11/91

Warranty Deed

TO

Date

ABSTRACT OF DESCRIPTION

PB RES 2022-023

**PLANNING BOARD
RESOLUTION NO. 2022-023**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING APPROVAL FOR A CONDITIONAL USE FOR A RESTAURANT USE (ITALIAN ICE KIOSK) AT 804 CAROLINE STREET (RE# 00000320-000000) LOCATED WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-2) ZONING DISTRICT, PURSUANT TO SECTION 122-62, SECTION 122-836 THROUGH SECTION 122-838 AND SECTION 108-573 OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the “Subject Property” located at 804 Caroline Street is within the Historic Neighborhood Commercial (HNC-2) zoning district; and


WHEREAS, the applicant filed a request for the conditional use of an existing booth to house an Italian ice kiosk; and

WHEREAS, Section 122-838(9) of the Code of Ordinance of the City of Key West provides that restaurants are conditional uses in the HNC-2 zoning district; and


WHEREAS, Sections 122-62(b) and (c) outlines the criteria for the Planning Board to review the conditional use request; and

WHEREAS, Section 122-63(e) of the Code of Ordinances requires a conditional use be reviewed based on the criteria in Sections 122-836 through 838; and

WHEREAS, Section 122-573 outlines the special provisions within historic commercial pedestrian-oriented area that no additional off-street parking shall be required within the historic commercial pedestrian-oriented area if a commercial structure is the subject of a change from one type of commercial use to another type of commercial use, so long as no additional or



Chairman



Planning Director

expanded floor area is created; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 21st, 2022; and

WHEREAS, the Planning Board found that the request for a revision to the conditional use complies with the criteria in Section 122-62(b) and (c); and

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

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

Section 2. That a request for a revision to a conditional use, pursuant to the Code of Ordinances of the City of Key West, Florida, per Section 122-62 and Section 122-838 is hereby approved as follows: allowing for restaurant use (Italian Ice kiosk) for property located at 804 Caroline Street (RE# 00003200-000000), Key West, Florida, as shown in the attached floor plan.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This conditional use approval does not constitute a finding as to ownership or

right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Section 7. The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

General conditions:

1. No tables or street furniture allowed.
2. There shall be no liquor sales from the business.
3. There shall be no outdoor music from the business.

 Chairman

 Planning Director


4. Operating hours are to stay within 9:00am- 10:00pm. Minor exceptions include Fantasy Fest, New Years Eve and city sanctioned street fairs and events.

Conditions prior to issuance of a Certificate of Occupancy and/or Business Tax Receipt:

5. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
6. The owner shall obtain any required HARC approvals for signage.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of April 2022.

Authenticated by the Chairman of the Planning Board and the Planning Director;



Sam Holland, Planning Board Chair

5/20/22

Date

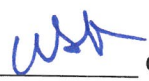
Attest:




Katie P. Halloran, Planning Director

5/20/2022


Date



Chairman


Planning Director

Filed with the Clerk:



Cheryl Smith, City Clerk

5/20/2022

Date
Keri O'Brien, Senior Deputy City Clerk



Chairman



Planning Director