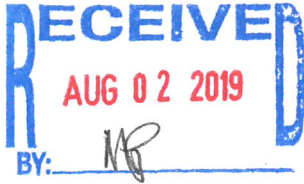


Application



THE CITY OF KEY WEST
Planning Department

**SPECIAL EXCEPTIONS ARE QUASI-JUDICIAL HEARINGS
AND IT IS IMPROPER TO SPEAK TO PLANNING BOARD
MEMBERS ABOUT THE REQUEST
OUTSIDE OF THE HEARING**

*Alcohol Sales Special Exception
Application*

Please print or type a response to the following:

1. Site Address 417 Eaton St Key West FL. 33040
2. Name of Applicant Seaside Hospitality Corp.
3. Applicant is: Owner Authorized Representative
(please see the attached Verification & Authorization Forms)
4. Address of Applicant 417 Eaton St.
Key West, FL. 33040
5. Phone # of Applicant 3052943200 Mobile# 2147627969 Fax# 3052941086
6. E-Mail Address dmark22@mac.com abraham.cox@sainhotels.com
7. Name of Owner, if different than above _____
8. Address of Owner _____

9. Phone Number of Owner _____ Fax# _____
10. Email Address _____
11. Zoning District of Parcel _____ RE# 4380.0001-0003
12. Description of Use and Exception Requested
Would like to increase our seating from 30 to 66

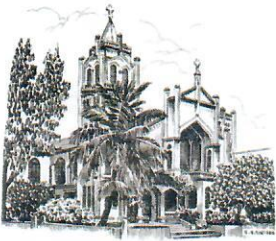
Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public’s health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:
Already an existing amenity of the Hotel with out chairs. Want to add chairs and be able
serve food and drinks.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:
Will not be affected at all. Will operate same hours as existing operation.
Will close at 11pm with the exception of city recognized special events.

15. What are the mitigative measures proposed to be implemented by the applicant:
We have a kit bar that assembles and plugs in for lighting. Have dump sink and hand
sink that ties into existing plumbing. All serving cups are disposable.



ST PAUL'S EPISCOPAL CHURCH

401 Duval Street, Key West, FL 33040

info@stpaulskeywest.org

30 August 2019

To Whom it May Concern,

A decision was made on March 4, 2015 with the Executive Committee of the Vestry of St. Paul's Episcopal Church to not block the application and granting of a liquor license to The Saint Hotel located at 417 Eaton Street, Key West, FL 33040. We understand they are looking to expand the seating capacity to 66 seats from 30 to enable upstairs seating on the balcony overlooking Duval Street.

We are still happy to have them as neighbors and wish them continued success in their business.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Stephen Carlsen", written over a horizontal line.

The Rev. Stephen Carlsen, Interim Rector


**PLANNING BOARD
RESOLUTION NO. 2016-39**


A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A SPECIAL EXCEPTION TO MARK DAVID WYANT, OF SEASIDE HOSPITALITY CORPORATION ALLOWING FOR THE SALE OF BEER, WINE AND LIQUOR TO THE GENERAL PUBLIC AT THE RESTAURANT/BAR ON PROPERTY WITHIN 300 FEET OF A CHURCH FOR PROPERTY LOCATED WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE (HRCC-1) ZONING DISTRICT AT 417 EATON STREET (RE # 00004380-000200, AK # 9102622) PURSUANT TO SECTION 18-28(B) OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 18-28(a) of the Code of Ordinances of the City of Key West, Florida provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

WHEREAS, City Code Section 18-28(b)(2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;
- C. Mitigation measures agreed to be implemented by the applicant;



Chairman


Planning Director

D. Public input;

E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;

F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

WHEREAS, the applicant requested a Special Exception for a 6COPs license to sell beer, wine and liquor to the general public within 300 feet of St. Paul’s Episcopal Church, pursuant to City Code Section 18-28(b)(2); and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 21, 2016; and

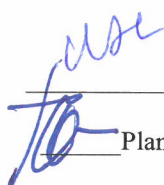
WHEREAS, the Planning Board finds that the applicant’s proposal to sell alcohol is compatible with surrounding existing uses; and

WHEREAS, the Planning Board finds that the extent of conflict between the proposed use and the established church will be minimal; and

WHEREAS, the Planning Board considered the mitigation measures agreed to be implemented by the applicant; and

WHEREAS, the Planning Board considered public input; and

WHEREAS, the Planning Board has found that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors; and



Chairman

Planning Director

WHEREAS, the Planning Board considered other factors determined relevant to the public's health, safety, and welfare; and

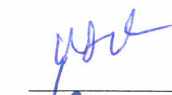
NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:


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

Section 2. That a Special Exception, under Section 18-28(b)(2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: exclusive to Mark David Wyant, President of Seaside Hospitality Corporation, located at 417 Eaton Street (RE # 00004380-000200, AK # 9102622), Key West, Florida with the following conditions:

1. The Special Exception is granted exclusively to Mark David Wyant, President of Seaside Hospitality Corporation, and shall not be transferable.
2. The Special Exception shall only be effective in conjunction with a 6COPs alcoholic beverage license for on-premises consumption of beer, wine and liquor.
3. That the exception and therefore, the sale of alcohol, is accessory to the restaurant use at the hotel on the site and is limited to 30 seats.
4. Restaurant hours of operation for the whole facility be from 7 a.m. until 11 p.m., with the exception of City Sponsored Special Events.
5. Pursuant to Section 18-57 an entertainment license shall be required for any live or recorded amplified music.

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



Chairman


Planning Director

date hereof.

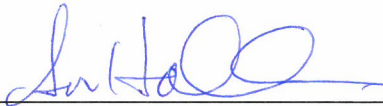
Section 4. This Special Exception does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage, 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).

Read and passed at a dually noticed meeting held this 21st day of July, 2016.

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




Sam Holland, Chairman
Key West Planning Board

7/28/16

Date

Attest:



Thaddeus Cohen,
Planning Director

7/27/16

Date

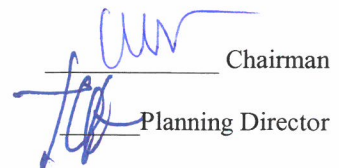
Filed with the Clerk:



Cheryl Smith, City Clerk

7/28/16

Date



Chairman
Planning Director

**PLANNING BOARD
RESOLUTION NO. 2015-43**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A SPECIAL EXCEPTION TO MARK DAVID WYANT, OF SEASIDE HOSPITALITY CORPORATION ALLOWING FOR THE SALE OF ALCOHOLIC BEVERAGES TO OCCUR WITHIN 300 FEET OF A CHURCH FOR PROPERTY LOCATED WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL – TRUMAN/SIMONTON (HNC-1) ZONING DISTRICT AT 417 EATON STREET (RE # 00004380-000200, AK # 9102622) PURSUANT TO SECTION 18-28(B) OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 18-28(a) of the Code of Ordinances of the City of Key West, Florida provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

WHEREAS, City Code Section 18-28(b)(2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;
- C. Mitigation measures agreed to be implemented by the applicant;
- D. Public input;



Vice Chairman


Planning Director

E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;

F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

tlb 10/9/15

WHEREAS, the applicant requested a Special Exception for a 6COR license to sell alcoholic beverages within 300 feet of one established church, pursuant to City Code Section 18-28(b)(2); and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on September 17, 2015; and

WHEREAS, the Planning Board finds that the applicant’s proposal to sell alcohol is compatible with surrounding existing uses; and

WHEREAS, the Planning Board finds that the extent of conflict between the proposed use and the established church will be minimal; and

WHEREAS, the Planning Board considered the mitigation measures agreed to be implemented by the applicant; and

WHEREAS, the Planning Board considered public input; and

WHEREAS, the Planning Board has found that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors; and

WHEREAS, the Planning Board considered other factors determined relevant to the public’s health, safety, and welfare; and

tlb

Vice Chairman
tlb

Planning Director

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

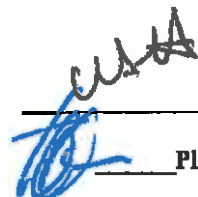
Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That a Special Exception, under Section 18-28(b)(2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: exclusive to Mark David Wyant, President of Seaside Hospitality Corporation, located at 417 Eaton Street (RE # 00004380-000200, AK # 9102622), Key West, Florida with the following conditions:

1. The Special Exception is granted exclusively to Mark David Wyant, President of Seaside Hospitality Corporation, and shall not be transferable.
2. The Special Exception shall only be effective in conjunction with a 6COPs⁵ alcoholic beverage license for on-premises consumption of beer, wine and liquor. Feb 10/9/15
^
3. The sale of beer, wine and liquor shall be to registered hotel guests only.
4. Pursuant to Section 18-57 an entertainment license shall be required for any live or recorded amplified music.

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 Special Exception 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.



Vice Chairman

Planning Director

Section 5. This resolution shall go into effect immediately upon its passage, 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).

Read and passed at a dually noticed meeting held this 17th day of September, 2015.

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




Sam Holland, Vice Chairman
Key West Planning Board




Date

Attest:



Thaddeus Cohen,
Planning Director



Date

Filed with the Clerk:



Cheryl Smith, City Clerk



Date



Vice Chairman



Planning Director


**PLANNING BOARD
RESOLUTION NO. 2015-19**


A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A SPECIAL EXCEPTION TO MARK DAVID WYANT, OF SEASIDE HOSPITALITY CORPORATION ALLOWING FOR THE SALE OF ALCOHOLIC BEVERAGES TO OCCUR WITHIN 300 FEET OF A CHURCH FOR PROPERTY LOCATED WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL – TRUMAN/SIMONTON (HNC-1) ZONING DISTRICT AT 417 EATON STREET (RE # 00004380-000200, AK # 9102622) PURSUANT TO SECTION 18-28(B) OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 18-28(a) of the Code of Ordinances of the City of Key West, Florida provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

WHEREAS, City Code Section 18-28(b)(2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;
- C. Mitigation measures agreed to be implemented by the applicant;
- D. Public input;



Vice Chairman


Planning Director

E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;

F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

WHEREAS, the applicant requested a Special Exception for a 2COP license to sell alcoholic beverages within 300 feet of three established churches, pursuant to City Code Section 18-28(b)(2); and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 16, 2015; and

WHEREAS, the Planning Board finds that the applicant’s proposal to sell alcohol is compatible with surrounding existing uses; and

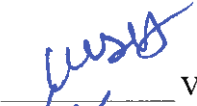
WHEREAS, the Planning Board finds that the extent of conflict between the proposed use and established churches will be minimal; and


WHEREAS, the Planning Board considered the mitigation measures agreed to be implemented by the applicant; and

WHEREAS, the Planning Board considered public input; and

WHEREAS, the Planning Board has found that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors; and

WHEREAS, the Planning Board considered other factors determined relevant to the public’s health, safety, and welfare; and



Vice Chairman


Planning Director

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 if fully set forth herein.

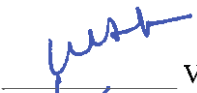
Section 2. That a Special Exception, under Section 18-28(b)(2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: exclusive to Mark David Wyant, President of Seaside Hospitality Corporation, located at 417 Eaton Street (RE # 00004380-000200, AK # 9102622), Key West, Florida with the following conditions:

1. The Special Exception is granted exclusively to Mark David Wyant, President of Seaside Hospitality Corporation, and shall not be transferable.
2. The Special Exception shall only be effective in conjunction with a 2COP alcoholic beverage license for on-premises consumption of beer and wine.
3. The sale of beer and wine shall be to registered hotel guests only.
4. Pursuant to Section 18-57 an entertainment license shall be required for any live or recorded amplified music.


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 Special Exception 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, adoption and



Vice Chairman



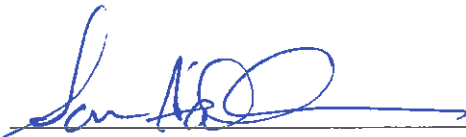
Planning Director

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).

Read and passed at a dually noticed meeting held this ____ day of April, 2015.

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




Sam Holland, Vice Chairman
Key West Planning Board

4/21/15

Date

Attest:

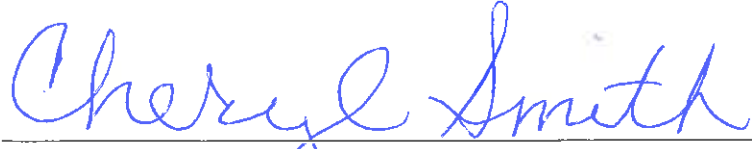


Thaddeus Cohen,
Planning Director

4/20/15

Date

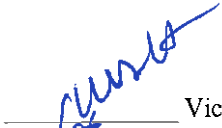
Filed with the Clerk:



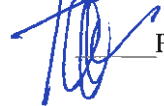
Cheryl Smith, City Clerk

4-24-15

Date



Vice Chairman



Planning Director

Verification

City of Key West
Planning Department



Verification Form

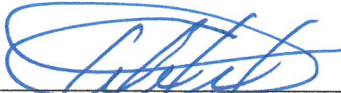
(Where Authorized Representative is an Individual)

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

417 Eaton 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 of Authorized Representative

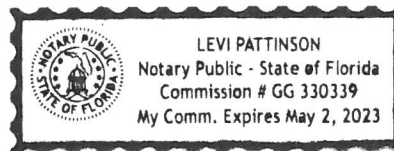
Subscribed and sworn to (or affirmed) before me on this 8/2/2019 by
Abraham Cox.
Name of Authorized Representative

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



Notary's Signature and Seal

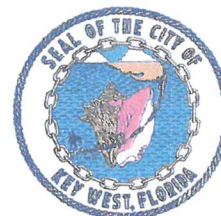
Levi Pattinson
Name of Acknowledger typed, printed or stamped



GG 330339
Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

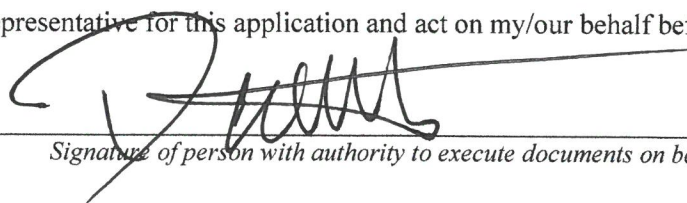
Please complete this form if someone other than the owner is representing the property owner in this matter.

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

President of Seaside Hospitality Corp.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Abraham Arren Cox
Please Print Name of Representative

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


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

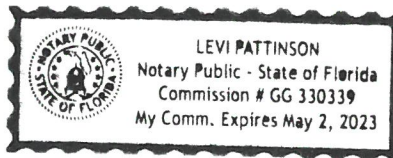
Subscribed and sworn to (or affirmed) before me on this 8-2-2019
Date

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

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


Notary's Signature and Seal

Levi Pattinson
Name of Acknowledger typed, printed or stamped



GG # 330339
Commission Number, if any

Deed

Prepared by and return to:

Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 14-084-EJ
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of August, 2014 between Colonial Suites, Inc. a Florida corporation whose post office address is 301 Lincoln Rd, Miami Beach, FL 33139, grantor, and Seaside Hospitality Corporation, a Florida corporation whose post office address is 417 Eaton Street, Key West, FL 33040, grantee:

(Whenever 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, trusts and trustees)

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:

HOTEL UNIT of COLONIAL SAINT CONDOMINIUM, a Commerical Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book _____, Page _____, and all subsequent amendments thereto, together with its undivided share in the common elements, of the Public Records of Monroe County, Florida.

Parcel Identification Number: A portion of 00004380-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, including without limitation the aforesaid Declaration.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully 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, except taxes accruing subsequent to **December 31, 2013**.

Grantee, by acceptance and recordation of this deed, expressly and specifically accepts, covenants and agrees to be bound by and to assume performance of all applicable provisions and requirements set forth in the Declaration, if and when applicable, which provisions and requirements are acknowledged to be reasonable and all of which are incorporated herein by reference.

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:

Erica H. Sterling
Witness Name: ERICA H. STERLING
Jenny S. Perry
Witness Name: JENNY S. PERRY

Colonial Suites, Inc., a Florida corporation

By: *Joseph Cohen*
Joseph Cohen, Director / President

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 12th day of August, 2014 by Joseph Cohen, Director / President of Colonial Suites, Inc., a Florida corporation, on behalf of said corporation. He is personally known or has produced a driver's license as identification.

[Notary Seal]

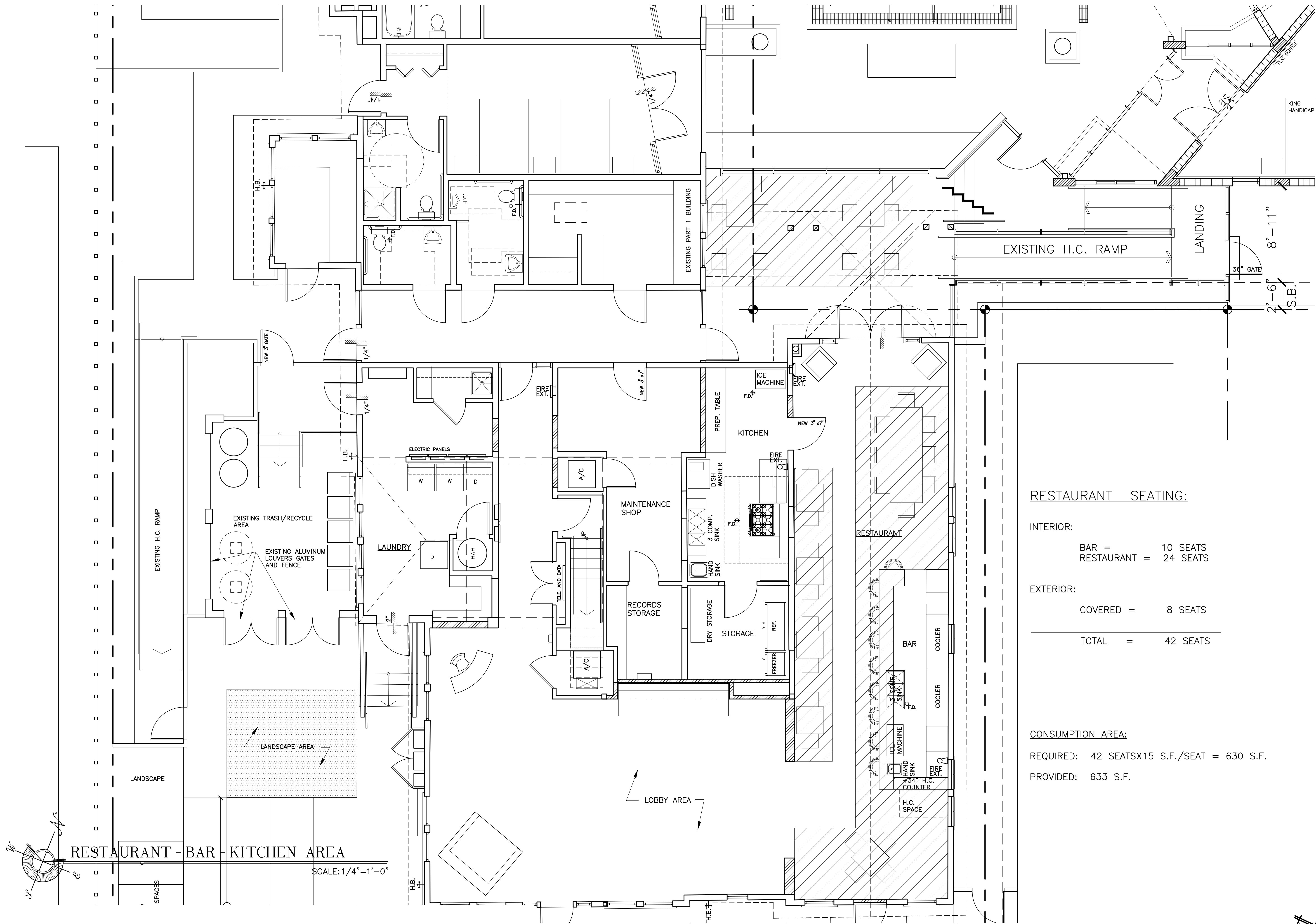


Jenny S. Perry
Notary Public

Printed Name: _____

My Commission Expires: _____

Site Plan



RESTAURANT - BAR - KITCHEN AREA

SCALE: 1/4" = 1'-0"

RESTAURANT SEATING:

INTERIOR:	
BAR =	10 SEATS
RESTAURANT =	24 SEATS
EXTERIOR:	
COVERED =	8 SEATS
<hr/>	
TOTAL =	42 SEATS

CONSUMPTION AREA:

REQUIRED: 42 SEATX15 S.F./SEAT = 630 S.F.
 PROVIDED: 633 S.F.

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040



PAUL R. SEMMES, P.E.
P.E. #44137

1010 KENNEDY DRIVE
SUITE #201
KEY WEST, FL 33040
(305) 294-9440

THE SAINT
HOTEL
KEY WEST

326 DUVAL STREET
- 417 EATON STREET
KEY WEST, FLORIDA.

SEAL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE

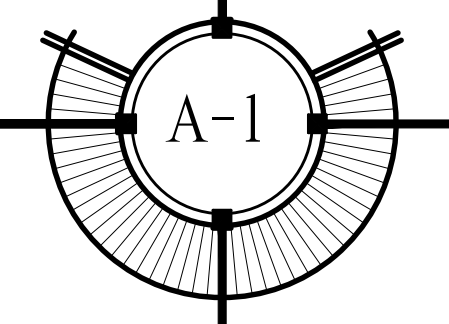
- 06-03-14
- 08-21-14 DEMO
- 08-28-14 HARC
- 09-09-14 LOBBY CD'S
- 09-22-14 326 DUVAL
EXT. CD'S
- 12-18-14 HARC
- 03-28-16 RESTAURANT REV.
- 09-04-19 SEATING UPDATE

DRAWN BY

EMA

PROJECT
NUMBER

1406



**THE SAINT HOTEL
KEY WEST**

326 DUVAL STREET
- 417 EATON STREET
KEY WEST, FLORIDA.

SEAL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE

06-03-14
08-21-14 DEMO
08-28-14 HARC
09-09-14 LOBBY CD'S
09-22-14 326 DUVAL
EXT. CD'S
12-18-14 HARC

REVISIONS

03-28-16 RESTAURANT REV.
09-04-19 SEATING UPDATE

DRAWN BY

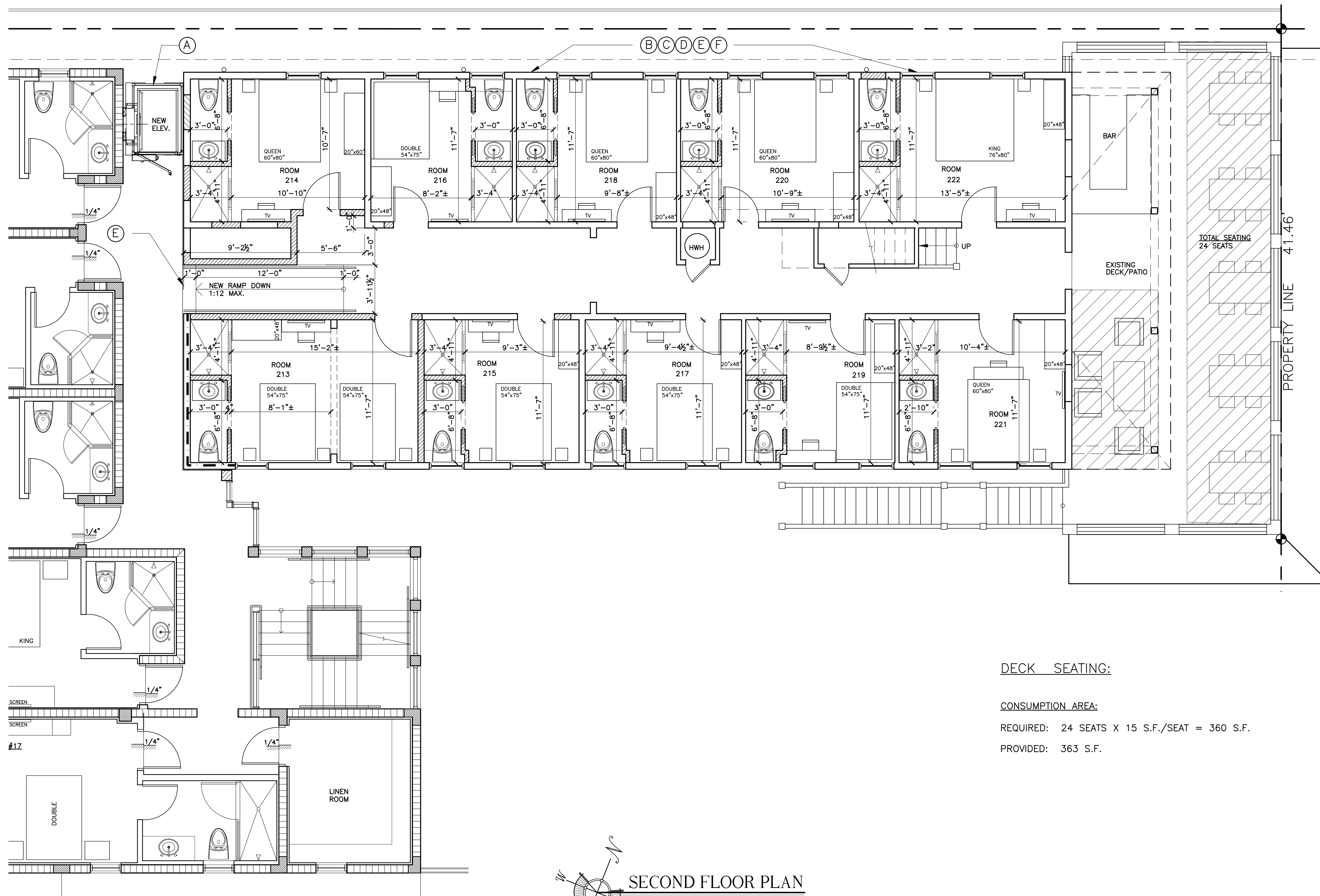
EMA

PROJECT NUMBER

1406

DUVAL STREET

PROPERTY LINE 41.46'



DECK SEATING:

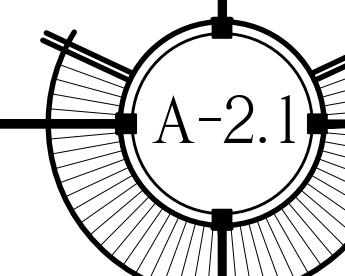
CONSUMPTION AREA:

REQUIRED: 24 SEATS X 15 S.F./SEAT = 360 S.F.

PROVIDED: 363 S.F.

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



Site Photos

417 Eaton Street, Key West, Florida 33040
SITE VISIT



417 Eaton Street, Key West, Florida 33040
SITE VISIT



417 Eaton Street, Key West, Florida 33040
SITE VISIT



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417 Eaton Street, Key West, Florida 33040
SITE VISIT



Property Appraiser



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 9102622 Parcel ID: 00004380-000200

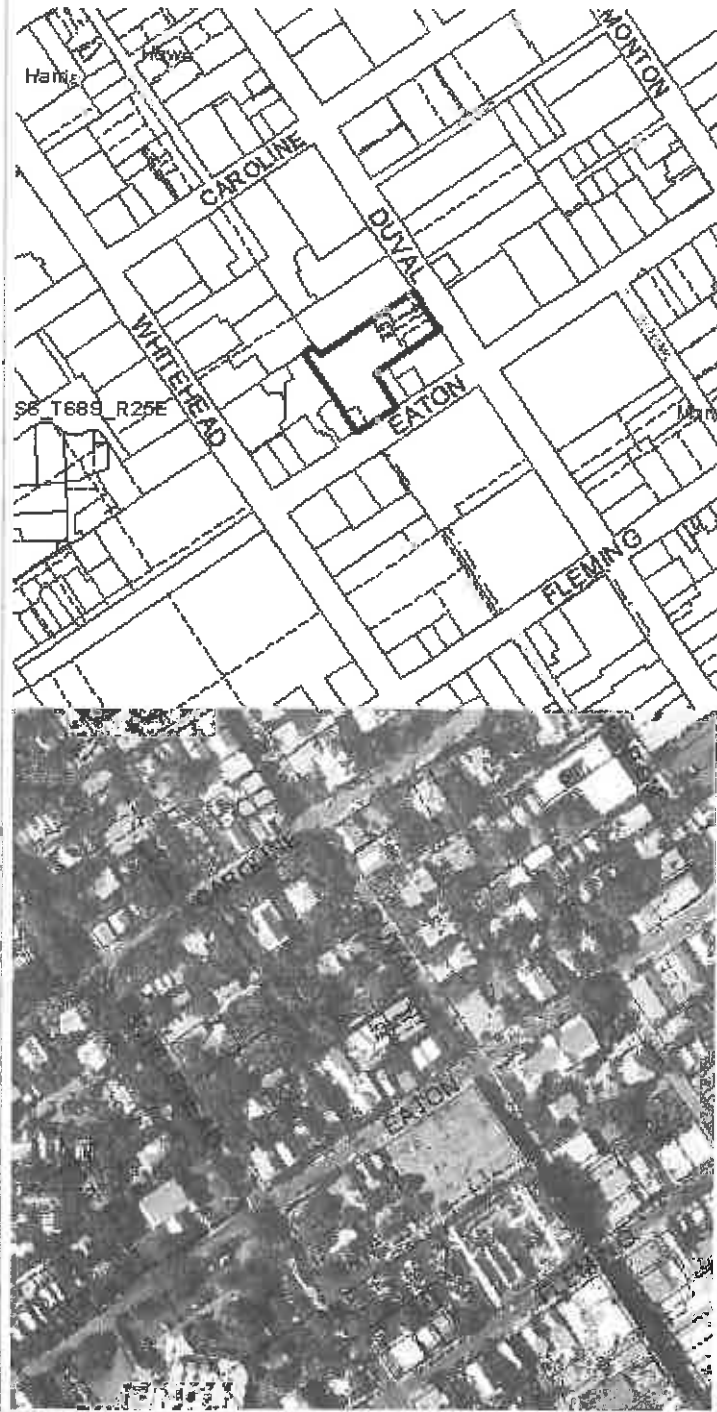
Ownership Details

Mailing Address:
SEASIDE HOSPITALITY CORPORATION
417 EATON ST
KEY WEST, FL 33040-6511

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 417 EATON ST KEY WEST
Legal Description: HOTEL UNIT COLONIAL SAINT CONDOMINIUM, A COMMERCIAL CONDOMINIUM OR2698-1310/1406DEC OR2698-1416/1417

Click Map Image to open interactive viewer



Condominium Details

Condo Name: COLONIAL SAINT CONDO
 Footage: 0 Year Built: 0

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	CON:CONDOMINIUM	1 UT	0	0	0	2014	1	60

Appraiser Notes

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Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-5595	12/08/2014		2,400		INSTALL DISCONNECT TO LEFT SIDE OF BUILDING APPROX.40 FT
14-5408	12/09/2014		1,000		POUR SLAB TO ELAVATOR
14-5406	12/09/2014		1,000		WIRE ELOVATOR
15-0245	01/28/2015		2,000		ADD METAL LOUVER FENCING ON DUVAL ENTRY
15-0210	02/19/2015		19,900		INSTALL 4" MAIN FOR FIRE LINE CONNECT TO BACKFLOW, INSTALL FIRE SPRINKLER SYSTEM WITH 32- HEADS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	3,530,937	0	3,530,937	3,530,937	0	3,530,937
2014	0	3,530,937	0	3,530,937	2,852,444	0	3,530,937

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/12/2014	2698 / 1416	11,900,000	WD	05

This page has been visited 117,635 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

Additional Information

Search Results

Seaside Hospitality Corporation

417 EATON ST
Key West FL 33040-6511

The Florida Business Tax Application you submitted online has been approved.
Your certificate/account number(s):

• Sales & Use Tax Certificate Number : 54-8016511093-1

You will receive certificates of registration or other official notification by mail within ten days. If you registered for sales and use tax or communications services tax and need to make resale purchases before receipt of certificates, your suppliers may use the Department's resale certificate verification system at a transaction authorization code for your resale purchases. or may call 877-FL RESALE (877-357-3725) to obtain

Comments:

If you did not enroll in the e-Services program to file and pay taxes electronically when you registered, you may wish to do so. Learn more about e-Services at

A start-up kit for new business owners is available for you to view, download or print.

If you are interested in becoming a Florida Lottery Retailer, learn more at <http://www.flottery.com/retailers.do>

If you require further assistance, you may call or visit your local taxpayer service center:

MIAMI SERVICE CENTER
8175 NW 12TH ST STE 119
CORAL FL 33126-1828
305-470-5001

You may also call Taxpayer Services at 800-352-3671. Telephones are staffed from 9:00 a.m. to 5:00 p.m., ET, Monday through Friday.

Restart Search

Print

Close

CITY OF KEY WEST, FLORIDA

Business Tax Receipt



This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name SAINT HOTEL KEY WEST, THE CtlNbr:0021067
Location Addr 417 EATON ST
Lic NBR/Class 16-00030478 RENTAL-MOTEL/HOTEL/TIMESHARE
Issue Date: July 17, 2015 Expiration Date: September 30, 2016
License Fee \$608.00
Add. Charges \$608.00
Penalty \$0.00
Total \$0.00
Comments: 38 HOTEL ROOMS

This document must be prominently displayed.

SEASIDE HOSPITALITY CORP

SAINT HOTEL KEY WEST, THE
417 EATON ST

KEY WEST FL 33040

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

RICENSE NUMBER

HOT5400103

NBR. OF UNITS: 38

The HOTEL (2001)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: OCT 1, 2015

SEASIDE HOSPITALITY CORPORATION
THE SAINT HOTEL KEY WEST
417 EATON ST.
KEY WEST FL 33040



NON-TRANSFERABLE



ISSUED: 11/30/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L141130000045



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

850-487-1395

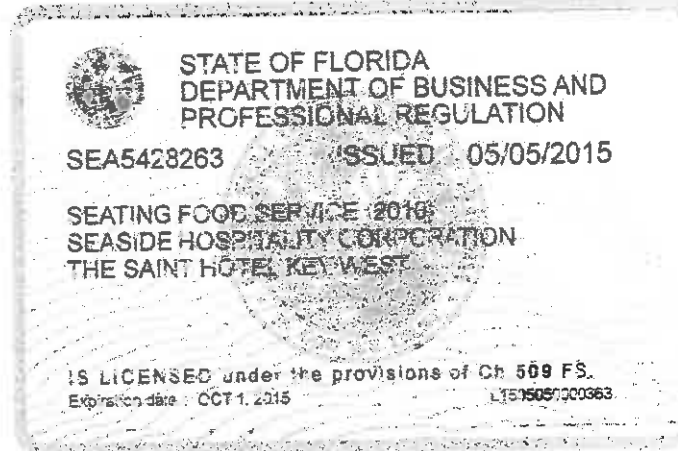
**DIVISION OF HOTELS AND RESTAURANTS
1940 NORTH MONROE STREET
NORTHWOOD CENTRE
TALLAHASSEE FL 32399-1015**

**THE SAINT HOTEL KEY WEST
THE SAINT HOTEL KEY WEST
417 EATON ST
KEY WEST FL 33040**

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS**

LICENSE NUMBER	NBR. OF SEATS: 30
SEA5428263	

The SEATING FOOD SERVICE (2010)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: OCT 1, 2015

**SEASIDE HOSPITALITY CORPORATION
THE SAINT HOTEL KEY WEST
417 EATON ST
KEY WEST FL 33040**



NON-TRANSFERABLE





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No Filing History

Fictitious Name Detail

Fictitious Name

THE SAINT HOTEL KEY WEST

Filing Information

Registration Number	G15000004036	Annual Report Filing	
Status	ACTIVE	Reinstatement Filing	
Filed Date	01/12/2015	Fictitious Name Registration	
Expiration Date	12/31/2020	Fictitious Name Renewal	
Current Owners	1	Judgment Lien Filings	
County	MONROE	FL Profit Articles of Incorporation	
Total Pages	1	FL NonProfit Articles of Incorporation	
Events Filed	NONE	FL Limited Liability Company Articles of Organization	
FEI/EIN Number	46-4480746	FL Certificate of Limited Partnership	
		Corporation Dissolution (profit and LLC Dissolution)	
		Foreign Corporation Withdrawal (profit and non-profit)	
		Foreign LLC Withdrawal	
		Sunbiz E-filing by FAX	
		Electronic Certification	

Mailing Address

417 EATON ST
KEY WEST, FL 33040

Owner Information

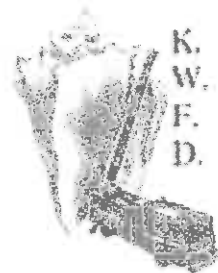
SEASIDE HOSPITALITY CORP
417 EATON ST
KEY WEST, FL 33040
FEI/EIN Number: 46-4480746
Document Number: P14000001573

Document Images

01/12/2015 -- Fictitious Name Filing

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No Filing History



THE CITY OF KEY WEST

Post Office Box 1400 Key West, FL 33041-1400 (305) 809-3933

To: The Saints Hotel
417 Eaton St.
Key West, FL 33040

Date: 04/28/2015

Inspection Date: Fire Inspection – 04/21/2015

This location is compliant with all Life Safety Codes as inspected by
the Fire Prevention Bureau of the Key West Fire Department.

Danny Blanco, Fire Marshal/Division Chief
Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-809-3933 Office
305-293-8399 Fax
dblanc@cityofkeywest-fl.gov

Serving the Southernmost City

KEY WEST FIRE

Carolyn Walker

From: Mary Anderson
Sent: Tuesday, April 28, 2015 2:22 PM
To: Carolyn Walker
Subject: 417 Eaton St. (The Saints Hotel) - Compliance Letter - KWFD



**KEY WEST FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE**

This is to verify that the property known as: **The Saints Hotel**

Located at the address listed: **417 Eaton St.**

Was inspected by this office on the following date: **4/21/2015**

By the following Fire Inspector: **Kenneth Wardlow**

At the time of the said inspection, all areas concerning life safety were found to be in compliance with all Life 101 (NFPA) codes as required by this office and the City of Key West.

Please do not hesitate to contact this office if you have any questions or if I may be of any further assistance.

Kenneth Wardlow, Capt. Fire Inspector
Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-809-3933 Office
305-292-8284 Fax
dblanc@keywestcity.com
Serving the Southernmost City