

# **APPLICATION**



**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](http://www.cityofkeywest-fl.gov)



Fees listed below include a \$325.50 advertising/noticing fee and a \$115.76 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	\$ 3,566.85
Outside Historic District Total Application Fee	\$ 2,872.27
Conditional Use Total Application Fee	\$ 1,714.65
Extension Total Application Fee	\$ 1,020.07
Major Development Plan Total Application Fee	\$ 4,724.47
Conditional Use Total Application Fee	\$ 1,714.65
Extension Total Application Fee	\$ 1,020.07
Administrative Modification Fee	\$ 840.00
Minor Modification Fee	\$ 1,601.25
Major Modification Fee	\$ 2,262.75
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,335.32
Extension (not part of a development plan) Total Application Fee	\$ 1,020.07
Revision or Addition (not part of a development plan) Fee	\$ 2,100.00

**Applications will not be accepted unless complete**

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	X _____	Yes X _____
Minor _____		No _____

Please print or type:

- 1) Site Address: 801 Eaton Street, Key West, Florida 33040
- 2) Name of Applicant: Oropeza Stones & Cardenas, PLLC
- 3) Applicant is:  
Property Owner: \_\_\_\_\_  
Authorized Representative: X  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 221 Simonton Street, Key West, Florida 33040
- 5) Applicant's Phone #: (305) 294-0252 Email: greg@oropezastonescardenas.com
- 6) Email Address: greg@oropezastonescardenas.com; lisa@oropezastonescardenas.com
- 7) Name of Owner, if different than above: 801 Eaton Street, LLC, a Florida limited liability company
- 8) Address of Owner: 801 Eaton Street, Key West, Florida 33040

- 9) Owner Phone #: 305-294-0252 Email: greg@oropezastonescardenas.com
- 10) Zoning District of Parcel: HNC-2 RE# 00003340-000000
- 11) Is Subject Property located within the Historic District? Yes  No
- If Yes: Date of approval N/A
- HARC approval # \_\_\_\_\_
- OR: Date of meeting \_\_\_\_\_
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

The Property is currently approved for 9 restaurant seats. The Owner is seeking to an amendment to the existing conditional use under PB 2015-33 to add 7 additional seats, for a total of 16 seats.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- 13) Has subject Property received any variance(s)? Yes  No
- If Yes: Date of approval 7/16/2015 Resolution # 2015-33
- Attach resolution(s).

- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?
- Yes  No
- If Yes, describe and attach relevant documents.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

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.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

### **Development Plan Submission Materials**

**Sec. 108-226. Scope.**

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties.
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

**Sec. 108-227. Title block.**

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

**Sec. 108-228. Identification of key persons.**

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

**Sec. 108-229. Project description.**

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.



**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 hospital beds; 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 sitting 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.

**Sec. 122-62. Specific criteria for approval.**

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
    - a. Floor area ratio;
    - b. Traffic generation;
    - c. Square feet of enclosed building for each specific use;
    - d. Proposed employment;
    - e. Proposed number and type of service vehicles; and
    - f. Off-street parking needs.
  - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
    - a. Utilities;
    - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
    - c. Roadway or signalization improvements, or other similar improvements;
    - d. Accessory structures or facilities; and
    - e. Other unique facilities/structures proposed as part of site improvements.
  - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
    - a. Open space;
    - b. Setbacks from adjacent properties;
    - c. Screening and buffers;
    - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
    - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
  - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

- (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 adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.



GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel  
LISA MARIE KEHOE | KAI A. MURPHY

## CONDITIONAL USE CRITERIA

801 Eaton Street (R.E. # 00003340-000000)

### Title Block:

- |                             |   |
|-----------------------------|---|
| a. Name of Development:     | Eaton Seafood                                       |
| b. Name of Owner:           | 801 Eaton, LLC, a Florida limited liability company |
| c. Name of Tenant/Operator: | Eaton Seafood                                       |
| d. Name of Applicant:       | Oropeza Stones & Cardenas, PLLC                     |
| e. North Arrow:             | As identified on the survey                         |

### Identification of Key Persons:

- |                      |   |
|----------------------|---|
| a. Owners:           | 801 Eaton, LLC, a Florida limited liability company |
| b. Authorized Agent: | Oropeza, Stones & Cardenas, Esq.                    |
| c. Surveyor:         | Florida Keys Land Surveying                         |
| d. Engineer:         | Reynolds Engineering                                |

### Project Description:

**Project Description:** The proposed project is to amend the existing conditional use allowance to allow for thirteen (13) additional restaurant seats. The existing conditional use allowance provides for nine (9) restaurant seats. The Applicant is seeking a total of twenty-two (22) restaurant seats.

### Other Project Information:

- a. Proposed Phases of Development and Target Dates: NA

### Sec. 122-62. Specific Criteria for Approval

(a) The Planning Board may find that the Application meets the Code purpose of ensuring 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 with the immediate vicinity.”

The property is zoned HNC-2, which is generally intended to allow for mixed residential and commercial uses similar in character to traditional neighborhood commercial services which have very limited square footage and generate low volumes of traffic.

(b) Characteristics of use described.

The applicant is proposing an amendment to the existing conditional use permitted on the premises, which currently provides for nine (9) restaurant seats. The amended conditional use would allow for an additional seven (7) restaurant seats, for a total of sixteen (16) restaurant seats.

(1) Scale and intensity of the proposed conditional use as measured by the following:

- a. Floor area ratio – No changes are being proposed to F.A.R. with this conditional use application.
- b. Traffic generation – The proposed project will not alter any road ways and would not have a negative impact on the flow of traffic. Notably, the large majority of patrons of the Eaton Seafood restaurant are pedestrians and bicyclists, and therefore do not effect the flow of traffic along Eaton Street.
- c. Square feet of enclosed building for each specific use – 874 finished square feet.
- d. Proposed employment – No change to existing employment will be required to accommodate a total of sixteen (16) restaurant seats.
- e. Proposed number and type of service vehicles – None.
- f. Off-street parking needs – The existing four (4) parking spaces are sufficient given the large majority of patrons are pedestrians and bicyclists. A total of twelve (12) bicycle parking spaces are provided in addition to the four (4) vehicle parking spaces.

(2) On-or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

- a. Utilities – Current utility service is adequate to support the proposed increase of restaurant seats.
- b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94 – No changes to public facilities are required to ensure compliance with concurrency management, as provided in Chapter 94 of the City Code. There are no expected changes with regard to the level of service for potable water, sanitary sewer, or drainage, and no adverse impact is anticipated on roadway capacity or trip generation.
- c. Roadway or signalization improvements, or other similar improvements – No upgrades to roadways or signalization are required.
- d. Accessory structures or facilities – None.
- e. Other unique facilities/structures proposed as part of site improvements – None known at this time.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

- a. Open space – No change.
- b. Setbacks from adjacent properties – No change.
- c. Screening and buffers – No change.
- d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites – No change.
- e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts – The proposed amendment to the existing conditional use is not anticipated to produce an increase in smoke, odor, noise, or other noxious impacts.

(c) Criteria for conditional use review and approval.

(1) Land use compatibility – The proposed amended use is consistent with other similar arrangements at other restaurants in the same district.

(2) Sufficient site size, adequate site specifications and infrastructure to accommodate the proposed use – The size and shape of the site are more than adequate to accommodate the proposed scale and intensity of the conditional use requested.

(3) Proper use of mitigative techniques – Adverse impacts to the general public health, safety and welfare are not anticipated.

(4) Hazardous waste – No hazardous waste will be generated or used on the Property.

(5) Compliance with applicable laws and ordinances – All applicable federal, state, county and city laws shall be complied with.

(6) Additional criteria applicable to specific land uses.

- a. Land uses within a conservation area – Not applicable.
- b. Residential development – Not applicable.
- c. Commercial or mixed use development. Not applicable.
- d. Development within or adjacent to historic district – Not applicable as no new development is proposed.
- e. Public facilities or institutional development – Not applicable.



- f. Commercial structures, uses and related activities within tidal waters – Not applicable.
- g. Adult entertainment establishments – Not applicable.

Thank you for your consideration of this application and attendant documents. We look forward to working with you and Planning staff on this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'G. Oropeza', with a stylized flourish at the end.

Gregory S. Oropeza, Esq.

Enclosures

**PB Resolution 2015-33**

**PLANNING BOARD  
RESOLUTION NO. 2015-33**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL FOR A RESTAURANT USE ON PROPERTY LOCATED AT 801 EATON STREET (RE# 00003340-000000; AK# 1003476) WITHIN THE HISTORIC NEIGHBORHOOD COMMERCIAL – OLD TOWN NORTHEAST AND SOUTHEAST (HNC-2) ZONING DISTRICT PURSUANT TO SECTIONS 122-62 AND 122-838(9) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

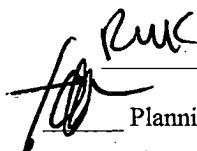
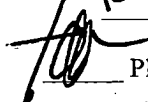
**WHEREAS**, the subject property is located within the Historic Neighborhood Commercial – Old Town Northeast and Southeast (HNC-2) Zoning District; and

**WHEREAS**, pursuant to Sections 122-62 and 122-838(9) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), the applicant filed a conditional use application for the proposed restaurant use within a existing commercial retail space on property located at 801 Eaton Street; and

**WHEREAS**, City Code Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

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

**WHEREAS**, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and

  
Chairman  
  
Planning Director

general purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

**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 conditional use request, pursuant to Sections 122-62 and 122-838(9) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing a restaurant use with on-site consumption for up to nine (9) seats and takeout service on property located at 801 Eaton Street (RE # 00003340-000000; AK # 1003476), with the following conditions:

**General conditions:**

1. All required Certificates of Appropriateness shall be obtained for the proposed development prior to building permit issuance.
2. Building permits shall be obtained for the installation of the necessary kitchen equipment, ADA accessible restroom, fire suppression system, grease interceptor and any life/safety improvements to the satisfaction of the City's Building Official and Fire Marshall.
3. In order to offset the solid waste generated by the proposed use, staff recommends the owner participate in Waste Management's commercial recycling program and/or participate in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE).

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

**Receipt:**

 Chairman  
 Planning Director



4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above general conditions.

**Conditions subject to a Conditional Approval Permit, and subject to an associated annual inspection:**

5. The consumption area of the approved restaurant use shall not exceed nine (9) seats or 135 square feet, whichever is greater, unless further City approvals are obtained. Impact fees shall be paid through the City Licensing Official on all restaurant seats.

6. In order to avoid any adverse impacts on surrounding residential uses, the restaurant shall close by 10:00 PM each day.

**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 and construction shall commence within 12 months after the date hereof.

**Section 4.** This resolution 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

  
Chairman  
  
Planning Director

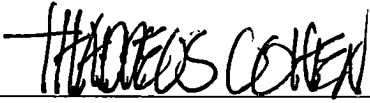
period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period the DEO 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.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of July, 2015.


Authenticated by the Chair of the Planning Board and the Planning Director.


  
\_\_\_\_\_  
Richard Klitenick, Planning Board Chair  
Date: 7/27/15

**Attest:**

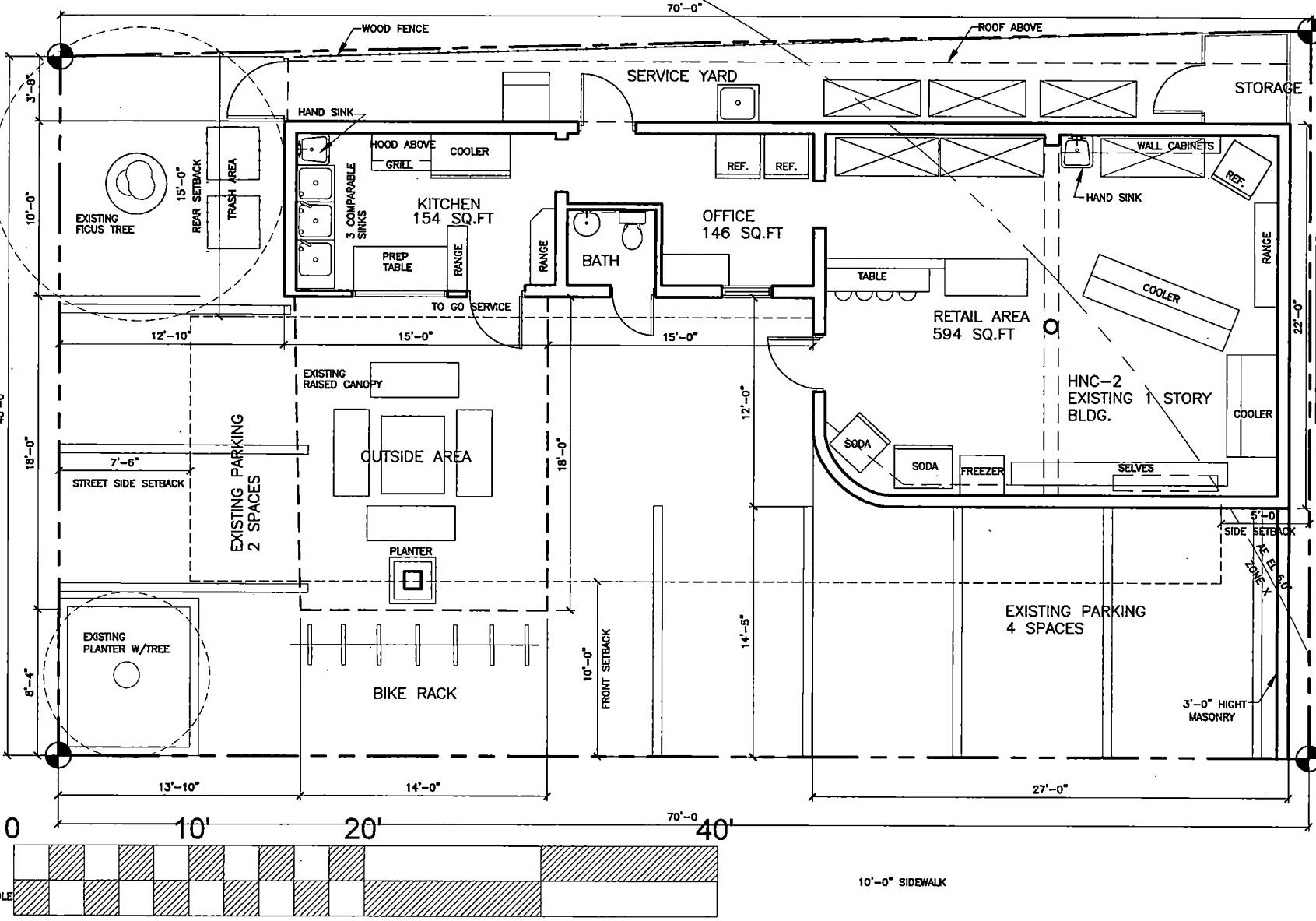
  
\_\_\_\_\_  
Thaddeus Cohen, Planning Director  
Date: 7/20/15

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk  
Date: 8-1-15

\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

WILLIAM STREET  
10'-0" SIDEWALK



**SITE DATA**

SITE AREA USE :  
2,840 SF

GENERAL BUILDING FLOOR  
AREA: 894 SF EXIST'G  
ENCLOSE BLDG  
COVERAGE 31% EXIST'G  
COVERAGE

FLOOD ZONE : AE +8.0'  
PANEL 1203781518K  
EFFECTIVE 02/18/05

SETBACKS :

FRONT SETBACK (EATON)  
REQUIRED : 10'-0"  
EXIST'G : 8'-4"

REAR SETBACK  
REQUIRED : 15'-0"  
EXIST'G : ±4'-8"

SIDE SETBACK  
REQUIRED : 5'-0"  
EXIST'G : ±1'-4"

STREET SIDE  
REQUIRED : 7.5'-0"  
EXIST'G : 13'-4"

TOTAL PARKING SPACES  
EXISTING: 6

BIKE PARKING SPACES  
EXISTING: 10

**SITE PLAN AND FLOOR PLAN**

No.	Date

Prepared by and Address:  
Elena Khranovskaya

Project Name and Address:  
830 EATON  
VENTURES D.B.A.  
EATON STREET  
SEAFOOD MARKET  
801 eaton street  
kay west

Project:  
6-10-15

Date:  
A 1

Scale:  
1/8"=1'-0"

*Handwritten notes:*  
6/10/15  
PMT

EATON STREET

# **PROPERTY CARD**



**Disclaimer**

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

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

**Summary**

Parcel ID 00003340-000000  
 Account# 1003476  
 Property ID 1003476  
 Millage Group 10KW  
 Location 801 EATON St, KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR 21 PARCEL 1 XX-387 OR546-717 OR744-691/92 OR782-1493/94  
 Description OR956-2421/22 OR1291-354/55 OR1650-441/44 OR2658-2459/60 OR2843-1370 OR2843-1375/77  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32090  
 Property Class RETAIL-SINGLE TENANT (1100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

801 EATON STREET LLC  
 801 Eaton St  
 Key West FL 33040

**Valuation**

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$104,755	\$109,824	\$109,824	\$113,203
+ Market Misc Value	\$4,999	\$4,999	\$4,999	\$4,999
+ Market Land Value	\$959,581	\$671,707	\$639,721	\$543,763
= Just Market Value	\$1,069,335	\$786,530	\$754,544	\$661,965
= Total Assessed Value	\$865,183	\$786,530	\$728,161	\$661,965
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,069,335	\$786,530	\$754,544	\$661,965

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$671,707	\$109,824	\$4,999	\$786,530	\$786,530	\$0	\$786,530	\$0
2021	\$639,721	\$109,824	\$4,999	\$754,544	\$728,161	\$0	\$754,544	\$0
2020	\$543,763	\$113,203	\$4,999	\$661,965	\$661,965	\$0	\$661,965	\$0
2019	\$517,869	\$113,203	\$4,999	\$636,071	\$636,071	\$0	\$636,071	\$0
2018	\$517,869	\$112,744	\$4,999	\$635,612	\$635,612	\$0	\$635,612	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	2,847.00	Square Foot	70	40

## Buildings

Building ID	39273	Exterior Walls	C.B.S.
Style		Year Built	1945
Building Type	1 STY STORE-D / 11D	EffectiveYearBuilt	1994
Building Name		Foundation	
Gross Sq Ft	1160	Roof Type	
Finished Sq Ft	893	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	178	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	252	0	0
FLA	FLOOR LIV AREA	893	893	0
SBF	UTIL FIN BLK	15	0	0
<b>TOTAL</b>		<b>1,160</b>	<b>893</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1947	1948	0 x 0	1	1114 SF	2
BRICK PATIO	1947	1948	5 x 14	1	70 SF	2
FENCES	1981	1982	7 x 18	1	126 SF	2

## Monroe County, FL

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/8/2017	\$750,000	Warranty Deed	2114114	2843	1375	01 - Qualified	Improved	BOYNTON JOYCE	
11/13/2013	\$0	Warranty Deed		2658	2459	11 - Unqualified	Improved		
10/1/1985	\$252,000	Warranty Deed		956	2421	M - Unqualified	Improved		

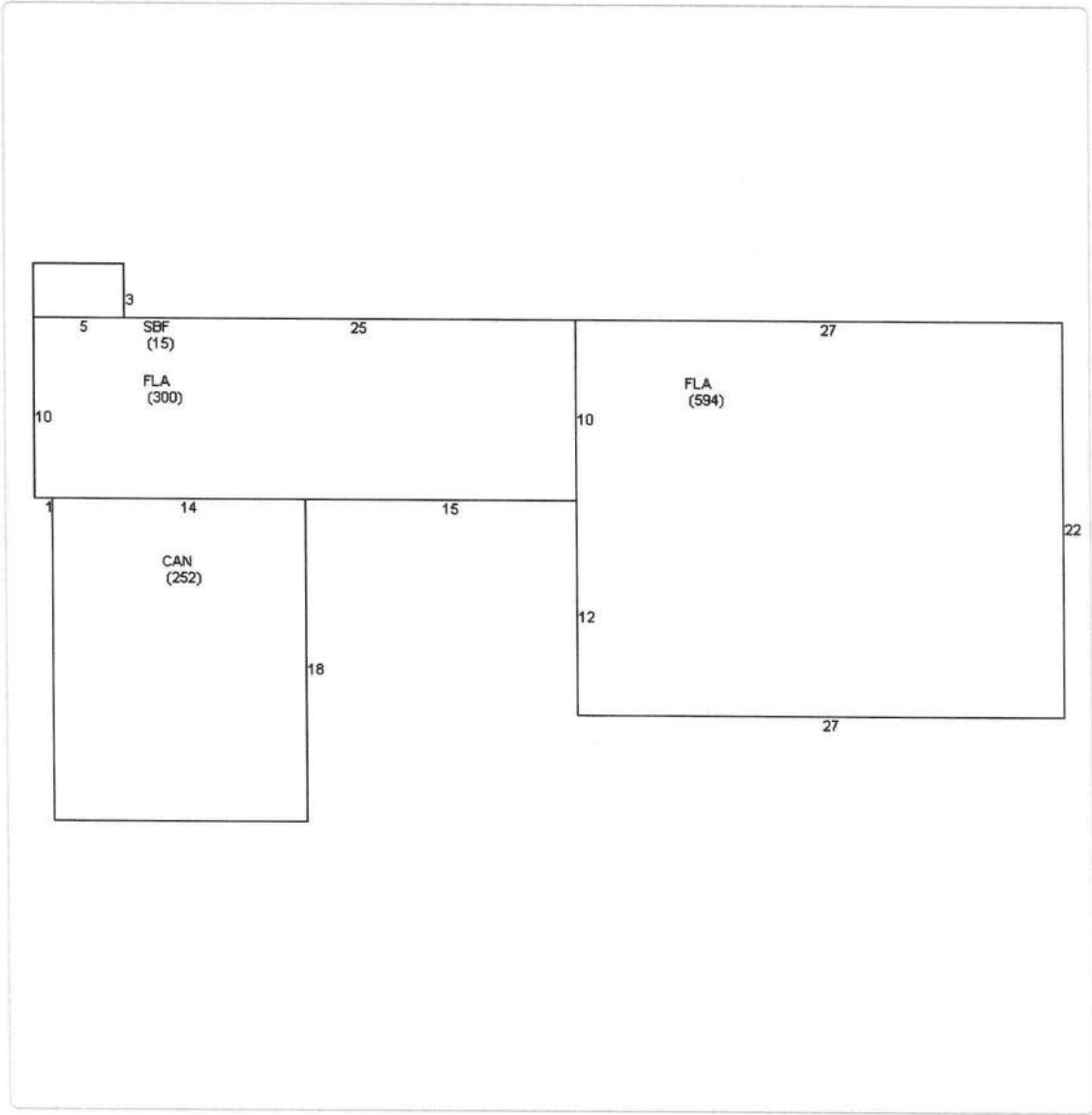
## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-2631	8/5/2019	10/1/2019	\$8,000	Commercial	Replace broken windows and replace doors on front of building Harc has already approved window type
10-1171	4/20/2010	7/19/2010	\$16,340	Commercial	REMOVE AND INSTALL ROOF COVERING
	4/20/2010		\$16,340	Commercial	REMOVE AND INSTALL NEW ROOFING, REMOVE DOWN TO WOOD DECK PEEL AND STICK 1/4" DECK, INSULLATION SINGLE PLY ROOF SYSTEM
B952804	8/1/1995	11/1/1995	\$700		INSTALL STORM PANELS
M932037	7/1/1993	12/1/1993	\$1,600		INSTALL 1.5 TON AC

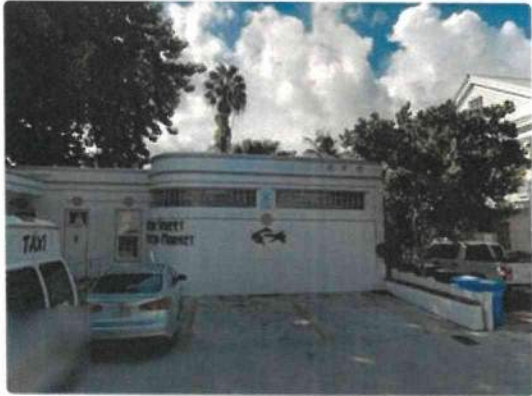
## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos



## Map



## TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 10/30/2023, 4:00:44 AM

[Contact Us](#)

Developed by  
 Schneider  
GEOSPATIAL

**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, Damon M. Santelli as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of 801 Eaton Street, LLC, a Florida limited liability Co.  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Oropeza, Stones & Cardenas, 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 of entity owner*

Subscribed and sworn to (or affirmed) before me on this 11/1/23  
*Date*

by Damon M. Santelli  
*Name of person with authority to execute documents on behalf of entity owner*

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

*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



**VERIFICATION  
FORM**





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

I, Gregory S. Oropeza, in my capacity as Managing Partner  
*(print name)* *(print position; president, managing member)*  
of Oropeza, Stones & Cardenas, PLLC  
*(print name of entity)*

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

801 Eaton Street, Key West, Florida 33040  
*Street address of subject property*

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

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

  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this 11/1/23 by  
*date*  
Gregory S. Oropeza  
*Name of Applicant*

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*



**DEED**

Doc# 2114114 03/14/2017 1:17PM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

NOTE TO CLERK/TAX EXAMINER: Actual consideration  
paid is \$ 750,000.00

03/14/2017 1:17PM  
DEED DOC STAMP CL: Krys \$5,250.00

This Instrument Prepared by and Return to:

Jennifer G. Sanchez, Esq.  
Sanchez & Ashby, P.A.  
1223 White Street, Unit 104  
Key West, FL 33040  
(305) 293-0084

Doc# 2114114  
Bk# 2843 Pg# 1375

Parcel ID Number: 00003340-000000

## Warranty Deed

This Indenture, Made this 8th day of March, 2017 A.D., Between  
Joyce M. Boynton, a single woman

of the County of Monroe, State of Florida, grantor, and  
801 Eaton Street, LLC, a Florida limited liability company

whose address is: 801 Eaton St., Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors 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**

**Subject to current taxes, easements and restrictions of record.**

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


Warranty Deed - Page 2


Doc# 2114114  
Bk# 2843 Pg# 1376

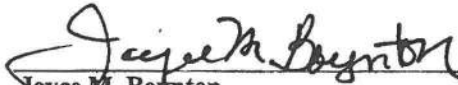
Parcel ID Number: 00003340-000000

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Printed Name: John Agnetti  
Witness

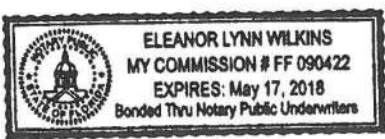
  
Printed Name: Angela Scott  
Witness

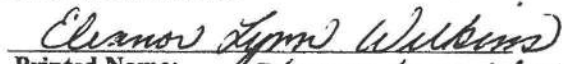
 (Seal)  
Joyce M. Boynton  
P.O. Address: 1704 Laird St., Key West, FL 33040

STATE OF Florida  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 8th day of March, 2017 by Joyce M. Boynton, a single woman

who is personally known to me or who has produced her Florida driver's license as identification.



  
Printed Name: Eleanor Lynn Wilkins  
Notary Public  
My Commission Expires:

**EXHIBIT "A"**

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said City of Key West, delineated in February, 1829, as part of Lot 4, Square 21, and being more particularly described as follows:

BEGIN at the intersection of the Northwesterly Right of Way Line of Eaton Street and the Northeasterly Right of Way line of William Street; thence in a Northeasterly direction along the said Northwesterly Right of Way Line of Eaton Street for 128.00 feet; thence at a right angle and in a Northwesterly direction for 125.00 feet; thence at a right angle and in a Southwesterly direction for 30 feet; thence at a right angle and in a Northwesterly direction for 14.00 feet; thence at a right angle and in a Southwesterly direction for 33.28 feet; thence at an angle of 89°53'00" to the right and in a Southeasterly direction for 22.87 feet; thence at a right angle and in a Northeasterly direction for 5.00 feet; thence at a right angle and in a Southeasterly direction for 76.00 feet; thence at a right angle and in a Southwesterly direction for 70 feet to the said Northeasterly Right-of-Way Line of William Street; thence at a right angle and in a Southeasterly direction along the said Northeasterly Right-of-Way Line of William Street for forty feet to the Point of Beginning.

LESS

Those lands conveyed pursuant to Warranty Deed recorded in Official Records Book 1973, Page 1786 and re-recorded in Official Records Book 2116, Page 1044, and more particularly described as follows:

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said City of Key West, delineated in February, 1829, as part of Lot 4, Square 21, and being more particularly described as follows: COMMENCE of the intersection of the Northwesterly Right-of-Way line of Eaton Street and the Northeasterly Right-of-Way line of William Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Eaton Street for 71.00 feet to the POINT OF BEGINNING; thence continue in a Northeasterly direction along the said Northwesterly Right-of-Way line of Easton Street for 57.00 feet; thence at a right angle and in a Northwesterly direction for 125.00 feet; thence at a right angle and in a Southwesterly direction for 30.00 feet; thence at a right angle in a Northwesterly direction for 14.00 feet; thence at a right angle and in a Southwesterly direction for 33.28 feet; thence at an angle of 90°07'00" to the left and in a Southeasterly direction for 22.87 feet; thence at a right angle and in a Northeasterly direction for 5.00 feet; thence at a right angle in a Southeasterly direction for 76.00 feet; thence at a right angle in a Northeasterly direction for 1.08 feet; thence at an angle of 90°07'00" to the left and in a Southeasterly direction for 40.14 feet to the Northeasterly Right of Way Line of Easton Street and the said Point of Beginning.

Property Address: 801 Eaton St., Key West, FL 33040

MONROE COUNTY  
OFFICIAL RECORDS

# **SURVEY**





# **SITE PLAN**

# CONDITIONAL USE REVISION

FOR

## 801 EATON ST. KEY WEST, FL



### SCOPE OF WORK

ADD 7 SEATS TO AN EXISTING 9 SEATING RESTAURANT

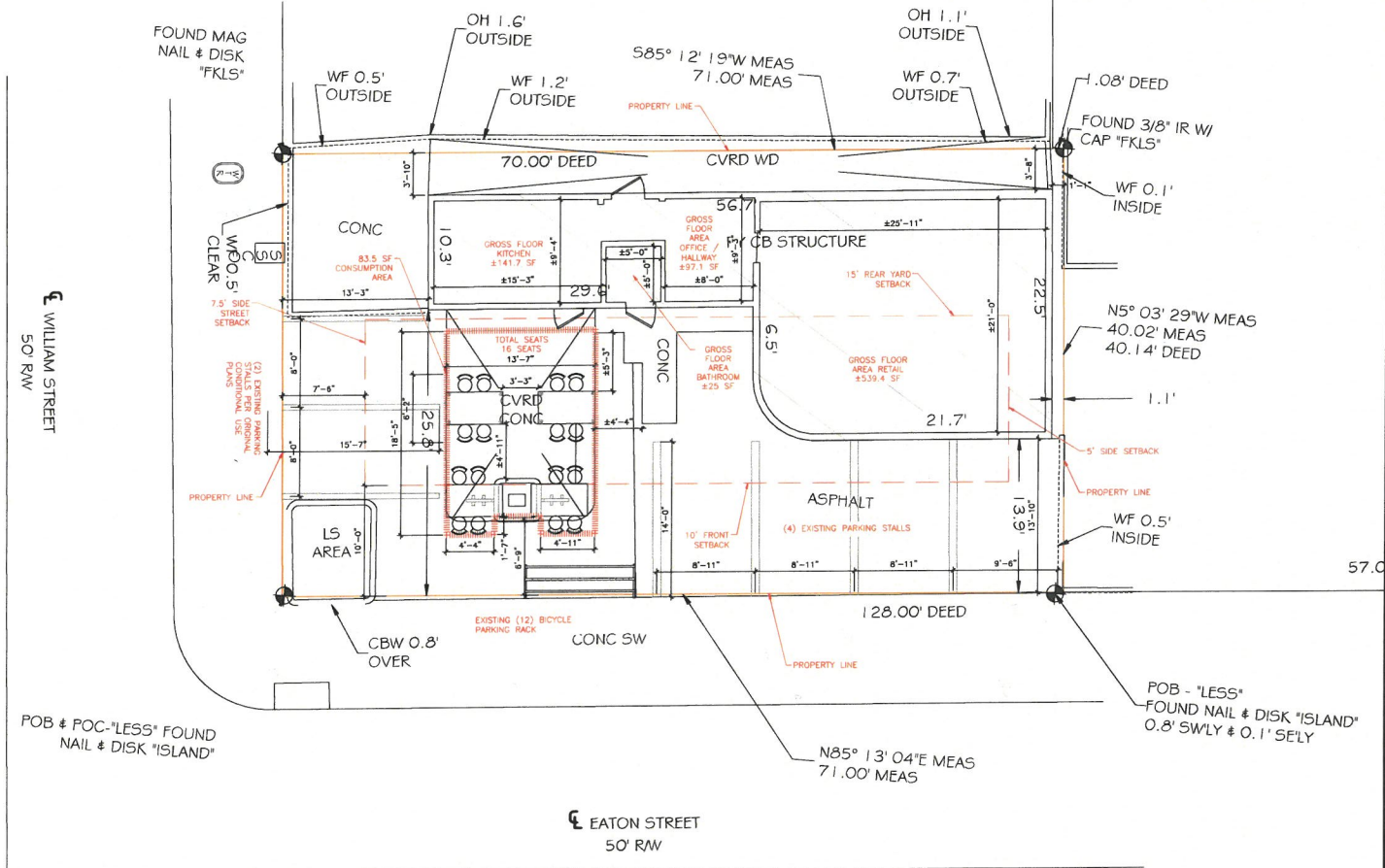
### INDEX OF DRAWINGS

S-1 - SITE DATA, NOTES & SITE PLAN

### SITE DATA


OWNER: 801 EATON STREET LLC  
 PARCEL ID: 000334800000  
 SECTION-TOWNSHIP-RANGE: 09/8/25  
 ZONING DISTRICT: HNC-2 (HISTORIC NEIGHBORHOOD COMMERCIAL)  
 OCCUPANCY: A-2  
 FLOOD ZONE: X1 AE  
 BASE FLOOD ELEV: 6.0' NGVD 1929  
 DESIGN FLOOD ELEV: 7.0' NGVD 1929  
 FIRM: -  
 COMMUNITY #120164  
 PREFIX #12087  
 MAP & PANEL #1516  
 SUFFIX: -C  
 DATED: 03-18-2005  
 LEGAL DESCRIPTION:  
 NW/4 PT LOT 4 & 6/8 21 PARCEL 1 XX-347  
 SETBACKS:  
 FRONT: 10 FT  
 STREET SIDE: 7.5 FT  
 SIDE YARD: 5 FT  
 REAR YARD: 15 FT

SITE DATA TABLE				
801 EATON ST. KEY WEST FL				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUEST
ZONING	HNC-2			
FLOOD ZONE	X1 AE-B			
SIZE OF SITE	2,340.5 SF			
HEIGHT	30 FT MAX	NA	NO CHANGE	NO
FRONT SETBACK	10 FT MIN	13'-10.5"	NO CHANGE	NO
SIDE SETBACK	5 FT MIN	1'-1.2"	NO CHANGE	NO
REAR SETBACK	5 FT MIN	NA	NO CHANGE	NO
STREET SIDE SETBACK	7.5 FT MIN	13'-3"	NO CHANGE	NO
REAR SETBACK	15 FT MIN	13'-3"	NO CHANGE	NO
F.A.R.	1.0 MAX	0.74 SF	NO CHANGE	NO
BUILDING COVERAGE	60% MAX / 1,126.25 SF	1,379 SF/84.5%	NO CHANGE	NO
IMPERVIOUS SURFACE	60% MAX / 1,126.25 SF	2,399.3 SF/84.5%	NO CHANGE	NO
PARKING	1 SPACE / 45 SF OF SERVING OR CONSUMPTION AREA	135 SF/45 SF / 3 SPACES	45 SF / 3 SPACES	NO
	1 SPACE / 300 SF OF RETAIL AND OFFICE SPACE	661.5 SF/300 SF / 3 SPACES	661.5 SF / 300 SF / 3 SPACES	NO
HANDICAP PARKING	1 SPACE (UP TO 25 IN LOT)	0	0	NO
BICYCLE PARKING	25% PER MOTOR VEH 4 BIKES = 1 CAR SPACE	10 BIKES / 3 SPACES	NO CHANGE	NO
OPEN SPACE / LANDSCAPING	20% MIN / 568.1 SF	441.2 SF/15.9%	NO CHANGE	NO
NUMBER / TYPE OF UNITS	NA	135 SF	135 SF	NO
CONSUMPTION AREA OR NUMBER OF SEATS	NA	9 SEATS	16 SEATS	YES



S  
N  
E  
W

SITE PLAN  
SCALE: 1"=5'-0"



Reynolds Engineering Services, Inc.  
 Fl. C.A. No. 26597  
 24478 Overseas Highway  
 Summerland Key, FL 33042  
 305-394-5987  
 Jim@Reynoldsengeeringservices.com

**CONDITIONAL USE REVISION**

FOR

**801 EATON STREET LLC**

**801 EATON ST. KEY WEST, FL**

James C. Reynolds, PE  
 Fl. License No. 46285

SITE DATA, NOTES & SITE PLAN

Sheet: 1 OF 1  
 Date: 7/19/2023