

# **Application**

**SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD**

ATTORNEYS AND COUNSELORS AT LAW  
500 FLEMING STREET  
P. O. BOX 900  
KEY WEST, FLORIDA 33041-1900

JOHN M. SPOTTSWOOD, JR.  
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ERICA N. HUGHES  
CRISTY L. SPOTTSWOOD  
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TELEPHONE  
305-294-9556  
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305-292-1982

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)  
ROBERT A. SPOTTSWOOD

VIA HAND DELIVERY AND  
ELECTRONIC MAIL

May 19, 2017

Patrick Wright, Planning Director  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

RE: Application for Conditional Use – 328 Simonton Street, Key West, Florida 33040

Dear Mr. Wright,

Please allow this letter and supporting documentation to serve as my client's, 328 Simonton Street LLC ("Applicant"), application for a Conditional Use at 328 Simonton Street, Key West, Florida 33040 ("Property"). The Applicant desires a conditional use for Unit C of the subject property, as provided in Section 122-808.

**Conditional Use and Development Plan:**

**Existing Conditions:**

- A. **Survey:** Please find a copy of the survey for the subject Property included in this application.
- B. **Existing size, type and location of trees, hedges and other features:** Not applicable. This property currently houses a legal commercial kitchen that prepares food for sale and consumption at an offsite licensed restaurant (see attached licenses). The Applicant is proposing to operate this kitchen as a stand-alone catering business, all food also for offsite consumption, which is defined as a change in use per this zoning district. As such, this portion of this application is not applicable because this application only seeks a conditional use for an existing interior unit of the subject Property.
- C. **Existing stormwater retention areas and drainage flows:** Not applicable as this application only seeks a conditional use for an existing interior unit of the subject Property.

- D. **A sketch showing adjacent land uses, buildings and driveways:** Not applicable as this application only seeks a conditional use for an existing interior unit of the subject Property.

**Proposed Development:**

- A. **Site Plan:** There is a legally existing commercial prep kitchen located in Unit C (in the rear of the building). Because it is already in existence, there are no site plans to submit. Enclosed in this application, please find photographs of the existing kitchen and a unit layout of the first floor.
- B. **Building Elevations:** Not applicable as this application only seeks a conditional use for an existing interior unit of the subject Property.
- C. **Drainage Plan:** Not applicable as this application only seeks a conditional use for an existing interior unit of the subject Property.
- D. **Landscape Plan:** Not applicable as this application only seeks a conditional use for an existing interior unit of the subject Property.

**Solutions Statement:** Currently there is a legally existing commercial prep kitchen in Unit C that prepares food for sale at an off-site licensed restaurant. That business is currently building its own prep kitchen closer to their primary restaurant and will no longer need to use the kitchen located at 328 Simonton Street, Unit C. The Applicant seeks to use this legally existing kitchen to open a stand-alone catering business with no onsite consumption area, which triggers the need for a conditional use as provided in section 122-808 of the Land Development Regulations.

**Conditional Use Criteria Section 122-62:**

**A. Findings:**

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 within the immediate vicinity.”

**B. Characteristics of use described**

**1. Scale and intensity of the proposed conditional use as measured by the following:**

- a. **Floor area ratio:** The current interior square footage of Unit C is 591.2 square feet. The square footage of this commercial unit shall not increase.
- b. **Traffic generation:** The granting of this conditional use will not generate any additional traffic to the neighborhood. The kitchen is already existing and being used as a commercial prep kitchen for an off-site licensed restaurant. Due to the size of the kitchen, it never has more than two to three employees working at a time. The new catering business will similarly only have two employees working at a time and will have no onsite sales or onsite consumption area.

- c. **Square feet of enclosed building for each specific use:** The square footage of the entire building is 4,212 square feet. The square footage of the subject commercial unit (Unit C) is 591.2 square feet.
  - d. **Proposed employment:** The applicant proposes to employ two people for the catering business that will be located in Unit C.
  - e. **Proposed number and type of service vehicles:** Applicant will have one catering van.
  - f. **Off-street parking needs:** The property has zero off-street parking spaces, and this conditional use triggers no additional parking needs. There is one loading zone, and all employees working in the building have Employee Parking Permits from the City of Key West.
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:** The property has an upgraded commercial garbage and recycling account.
  - b. **Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94:** Not applicable.
  - c. **Roadway or signalization improvements, or other similar improvements:** Not applicable.
  - d. **Accessory structures or facilities:** Not applicable. This Application is for a conditional use only. The application does not propose any exterior renovations or modifications.
  - e. **Other unique facilities/structures proposed as part of site improvement:** Not applicable.
3. **On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:**
- a. **Open space:** Not applicable. This application is for a conditional use for an existing unit only. The application does not propose any exterior renovations.
  - b. **Setbacks from adjacent properties:** The structure is a historic structure and all of the site dimensions, i.e. setbacks, are legally nonconforming.
  - c. **Screening and buffers:** Not applicable.
  - d. **Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:** No changes to the current landscaping configuration are proposed.
  - e. **Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:** This kitchen was purposefully designed as a small commercial kitchen so that there would be no significant impact on the surrounding area. The kitchen has no hood and there are no frying capabilities; there are no frying or grease laden



vapors present. Also, the Applicant has upgraded commercial garbage and recycling service.

### **C. Criteria for conditional use review and approval**

1. **Land use compatibility:** The conditional use requested is compatible and harmonious with the adjacent land uses and will not adversely impact land use activities in the immediate vicinity. The properties on either side of 328 Simonton are: The Studios of Key West (art studio, book store, etc.), and Simonton Court Guest House (transient use). Directly across the street is The Angling Company (retail store) and a transient rental. Behind the subject property is The Carriage House (guest house / transient use with a restaurant). This is a mixed use neighborhood with transient, residential and commercial uses in extremely close proximity to each other. This legally existing prep kitchen has been in existence and harmonious with the neighborhood for several years. It will continue to exist in the same manor with conditional use approval. There will be no additional intensity or additional traffic generation as a consequence of this conditional use approval.
2. **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use:** The size and shape of the site are adequate to accommodate the proposed scale and intensity of the conditional use requested.
3. **Proper use of mitigative techniques:** This kitchen was purposefully designed as a small commercial kitchen so that there would be no significant impact on the surrounding area. The kitchen has no hood and there are no frying capabilities; there will be no frying or grease laden vapors present. Also, the Applicant has upgraded commercial garbage and recycling service. Land use activities in the immediate vicinity will not be burdened with adverse impacts detrimental to the general public health, safety or welfare.
4. **Hazardous Waste:** No materials that contain hazardous waste will be used in connection with the proposed use.
5. **Compliance with applicable laws and ordinances:** The Applicant will comply with all applicable laws and regulations as a condition of approval. (See attached Fire Inspection.)
6. **Additional criteria applicable to specific land uses**
  - a. **Land uses within a conservation area:** Not applicable. This site is not located within a conservation area.
  - b. **Residential development:** Not applicable. This application is not for a residential development.

- c. **Commercial or mixed use development:** There is no new development proposed as part of this application. This application is for a conditional use for an existing unit only.
- d. **Development within or adjacent to historic district:** There is no new development proposed as part of this application. This application is for a conditional use for an existing unit only. The structure is a historic structure and all of the site dimensions are conforming or legally nonconforming.
- e. **Public facilities or institutional development:** Not applicable. Public facilities or institutional development is not being proposed as part of this application.
- f. **Commercial structures, uses and related activities within tidal waters:** Not applicable. The subject property is not located within tidal waters.
- g. **Adult entertainment establishments:** Not applicable.

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

Sincerely,



Cristina Spottswood, Esq.

For the Firm

**Enclosures:**

Application

Check for \$2,150.00

(\$2,000.00 Application fee + \$150.00 Fire and Advertising fee)

Survey

Photographs of Existing Kitchen

First Floor – Unit Layout

State Licenses

Fire Inspection Report

Easement

# DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
(305) 809-3720



## Development Plan & Conditional Use Application

**Applications will not be accepted unless complete**

### Development Plan

Major \_\_\_\_\_

Minor \_\_\_\_\_

### Conditional Use

X

### Historic District

Yes X

No \_\_\_\_\_

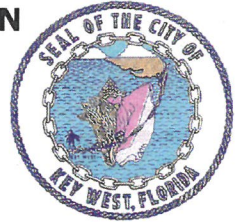
Please print or type:

- 1) Site Address: 328 Simonton Street, Unit C, Key West, Florida 33040
- 2) Name of Applicant: Cristina L. Spottswood, Esq., Spottswood, Spottswood, Spottswood & Sterling
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative X \_\_\_\_\_  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 500 Fleming Street, Key West, Florida 33040
- 5) Applicant's Phone # (305)294-9556 Email \_\_\_\_\_
- 6) Email Address: Cristy@SpottswoodLaw.com
- 7) Name of Owner, if different than above 328 Simonton Street, LLC
- 8) Address of Owner 205 Elizabeth Street, Unit 1, Key West, FL 33040
- 9) Owner Phone # \_\_\_\_\_ Email \_\_\_\_\_
- 10) Zoning District of Parcel HNC-1 RE# 00004170-000100
- 11) Is Subject Property located within the Historic District? Yes X No \_\_\_\_\_  
If Yes: Date of approval: N/A HARC approval #: N/A  
OR: Date of meeting: N/A
- 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).

See Attached Description.

## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
(305) 809-3720



13) Has subject Property received any variance(s)? Yes   X   No           

If Yes: Date of approval   Unknown   Resolution #   Unknown  

Attach resolution(s).   See Attached Explanation  

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes   X   No           

If Yes, describe and attach relevant documents.

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See Attached Easement.

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- 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.**



## Detailed Explanations for Conditional Use Application for 328 Simonton Street

- (12) 328 Simonton is a mixed use building with three retail units and a residential unit upstairs. Currently there is a design studio in Unit A, a beauty salon in Unit B and a legally existing commercial prep kitchen in Unit C that prepares food for sale at an off-site licensed restaurant. The business that occupies Unit C is currently building its own prep kitchen closer to their primary restaurant and will no longer need to use the kitchen located at 328 Simonton Street. The Applicant seeks to use this legally existing kitchen to open a stand-alone catering business with no onsite consumption area, which triggers the need for a conditional use as provided in section 122-808 of the Land Development Regulations. There is no Code section that covers this type of catering business, so the Applicant is required to seek a conditional use as a restaurant. This will not be a restaurant and there will be no consumption area at this site. Therefore there is no need for additional parking or for a parking variance. There will be one catering van associated with the business.
- (13) Applicant thinks there may have been a variance granted sometime around 1991 while renovations were being done on the property. Applicant has no knowledge of the exact nature of the variance nor does the applicant have copies of any resolution passed.



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

**DIVISION OF HOTELS AND RESTAURANTS  
2601 BLAIR STONE ROAD  
TALLAHASSEE FL 32399-1011**

**850-487-1395**

**MCGRAIL AND ROWLEY INC  
SEBAGO CATERING  
205 ELIZABETH ST UNIT I  
KEY WEST FL 33040**

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

**CAT5402819**

**ISSUED: 08/23/2016**

**CATERER (2013)  
MCGRAIL AND ROWLEY INC  
SEBAGO CATERING**

IS LICENSED under the provisions of Ch. 509 FS  
Expiration date OCT 1, 2017 L1608230001143

**DETACH HERE**

**RICK SCOTT, GOVERNOR**

**KEN LAWSON, SECRETARY**

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

<b>LICENSE NUMBER</b>	
<b>CAT5402819</b>	

The CATERER (2013)  
Named below IS LICENSED  
Under the provisions of Chapter 509 FS.  
Expiration date: OCT 1, 2017

**MCGRAIL AND ROWLEY INC  
SEBAGO CATERING  
328 SIMONTON ST  
KEY WEST FL 33040**



**NON-  
TRANSFERABLE**



ISSUED: 08/23/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1608230001143

**Licensee Details****Licensee Information**

Name: **MCGRAIL & ROWLEY INC (Primary Name)**  
**SEBAGO WATERSPORTS (DBA Name)**

Main Address: **205 ELIZABETH ST STE I**  
**KEY WEST Florida 33040**

County: **MONROE**

License Mailing: **205 ELIZABETH ST STE I**  
**KEY WEST FL 33040**

County: **MONROE**

LicenseLocation: **200 WILLIAM**  
**KEY WEST FL 33040**

County: **MONROE**

**License Information**

License Type: **Permanent Food Service**

Rank: **Seating**

License Number: **SEA5402683**

Status: **Current,Active**

Licensure Date: **12/30/1999**

Expires: **10/01/2017**

**Special Qualifications**      **Qualification Effective**

**Risk Level 1**                      **02/17/2017**

**Alternate Names****View Related License Information****View License Complaint****View Recent Inspections**

**2601 Blair Stone Road, Tallahassee FL 32399** :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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

---

This is to verify that the property Located at the address listed.

**328 Simonton St. Key West, FL 33040.**

Was inspected by this office on the following date: **04/04/2017**

By the following Fire Inspector: **G. Barroso**

At the time of the said inspection, all areas concerning life safety were found to be in compliance with all Life Safety 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.

*Alan Averett, Fire Marshal*

Key West Fire Department  
1600 N. Roosevelt Boulevard  
Key West, Florida 33040  
305-809-3933 Office  
305-292-8284 Fax

[Aaverett@cityofkeywest-fl.gov](mailto:Aaverett@cityofkeywest-fl.gov)

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# INVOICE

**Customer ID:****4-21242-22002**

Customer Name:

MCGRAIL AND ROWLEY INC

Service Period:

08/01/17-08/31/17

Invoice Date:

08/01/2017

Invoice Number:

8895482-1098-4

**How To Contact Us**Visit **wm.com**

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Customer Service:  
**(866) 690-1112**

**Your Payment Is Due****Aug 30, 2017**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due****\$311.80**

If payment is received after  
08/30/2017: **\$ 319.60**

See Reverse for Important Messages

Previous Balance	+	Payments	+	Adjustments	+	Current Charges	=	Total Due
238.20		(238.20)		0.00		311.80		<b>311.80</b>

**Details for Service Location:****Mcgrail And Rowley Inc, 328 Simonton St, Key West FL 33040-6869****Customer ID: 4-21242-22002**

Description	Date	Ticket	Quantity	Amount
96 Gallon toter 2 x week	08/01/17		2.00	89.24
Disposal 95 gallon 2 x week	08/01/17		2.00	222.56
<b>Total charges for service location</b>				<b>311.80</b>
<b>Total Current Charges</b>				<b>311.80</b>



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA  
PO BOX 42930  
PHOENIX, AZ 85080

(866) 690-1112  
(305) 296-8297  
(305) 296-8175 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
08/01/2017	8895482-1098-4	<b>4-21242-22002</b>
Payment Terms		Amount
Total Due by 08/30/2017	\$311.80	
If Received after 08/30/2017	\$319.60	

1098000042124222002088954820000003118000000031180 8

10290C54

MCGRAIL AND ROWLEY INC  
205 ELIZABETH ST STE I  
KEY WEST FL 33040-6612

WASTE MANAGEMENT INC. OF FLORIDA  
PO BOX 105453  
ATLANTA GA 30348-5453

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Make a payment from your financial institution using your Customer ID.



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#### Mail it

Write it, stuff it, stamp it, mail it. Envelope provided.

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<b>Visit <a href="http://wm.com">wm.com</a></b> To set up your online profile, sign up for paperless billing, manage your account, view holidays schedules, pay your bill or schedule a pickup. Customer Service <b>(866) 909-4458</b>		<b>August 19, 2017</b> If full payment of the invoiced amount is not received by the invoice due date, you will be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum charge of \$5.00, or such lesser late charge allowed under applicable law, regulation or contract.		<b>\$124.73</b> If payment is received after 08/19/2017: <b>\$126.60</b> See reverse for important messages.	
Previous Balance	Payments	Adjustments	Current Charges	Total Due	
97.12	(97.12)	0.00	124.73	<b>124.73</b>	
Details for Service Location: 311 Jackson Street, Stockton CA 95205 Customer ID: 2-82290-00885 PO Numbers: 45693					
Description	Date	Ticket	Quantity	Amount	
96 Gallon Total	07/01/17		1.00	90.00	
96 Gallon Total Recycle	07/01/17		1.00	0.00	
Extra Pickup Service	07/01/17	5934	1.00	15.00	
Fuel/Environmental Charge				19.73	
<b>Total Current Charges</b>				<b>124.73</b>	

1

States the date payment is due to Waste Management. Anything beyond that date may incur additional charges. Your **Total Due** is the total amount of current charges and any previous unpaid balances combined.

2

Previous balance is the total due from your previous invoice. We subtract any **Payments Received/Adjustments** and add your **Current Charges** from this billing cycle to get a **Total Due** on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire **Total Due** to avoid a late charge or service interruption.

3

Service location details the total current charges of this invoice.

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Waste Management is pleased to present our invoice in bright, vivid color! Visit [wm.com](http://wm.com) to learn about our easy ways to pay, including how you can "Go Green" yourself by signing up for paperless billing and automatic payments.



#### INVOICE

Page 1 of 2

Customer ID: **2-82290-00885**  
 Customer Name: WM CUSTOMER  
 Service Period: JUNE  
 Invoice Date: 07/21/17  
 Invoice Number: 9363589-1156-4

How To Contact Us		Your Payment Is Due		Your Total Due	
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Extra Pickup Service	07/01/17	5934	1.00	15.00	
Fuel/Environmental Charge				19.73	

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

#### CHECK HERE TO CHANGE CONTACT INFO

List your new billing information below. For a change of service address, please contact Waste Management.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

#### CHECK HERE TO SIGN UP FOR AUTOMATIC PAYMENT ENROLLMENT

If I enroll in Automatic Payment services, I authorize Waste Management to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying Waste Management at [wm.com](http://wm.com) or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email Address	
Date	
Bank Account Holder Signature	

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to PO Box 43290, Phoenix, AZ 85080 (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

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Make a payment from your financial institution using your Customer ID.



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Fuel/Environmental Charge				19.73	
<b>Total Current Charges</b>				<b>124.73</b>	

1

States the date payment is due to Waste Management. Anything beyond that date may incur additional charges. Your **Total Due** is the total amount of current charges and any previous unpaid balances combined.

2

Previous balance is the total due from your previous invoice. We subtract any **Payments Received/Adjustments** and add your **Current Charges** from this billing cycle to get a **Total Due** on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire **Total Due** to avoid a late charge or service interruption.

3

Service location details the total current charges of this invoice.

### OUR NEW INVOICE

# We're Making a Splash of color

Waste Management is pleased to present our invoice in bright, vivid color! Visit [wm.com](http://wm.com) to learn about our easy ways to pay, including how you can "Go Green" yourself by signing up for paperless billing and automatic payments.



#### INVOICE

Page 1 of 2

Customer ID: 2-82290-00885  
 Customer Name: WM CUSTOMER  
 Service Period: JUNE  
 Invoice Date: 07/21/17  
 Invoice Number: 9363589-1156-4

How To Contact Us		Your Payment Is Due		Your Total Due	
<b>Visit <a href="http://wm.com">wm.com</a></b> To set up your online profile, sign up for paperless billing, manage your account, view holidays schedules, pay your bill or schedule a pickup. (866) 909-4458		<b>August 19, 2017</b> If full payment of the invoiced amount is not received by the invoice due date, you will be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum charge of \$5.00, or such lesser late charge allowed under applicable law, regulation or contract.		<b>\$124.73</b> If payment is received after 08/19/2017: <b>\$126.60</b> See reverse for important messages.	
Previous Balance	Payments	Adjustments	Current Charges	Total Due	
97.12	(97.12)	0.00	124.73	<b>124.73</b>	
Details for Service Location: 311 Jackson Street, Stockton CA 95205 Customer ID: 2-82290-00885 PO Numbers: 45693					
Description	Date	Ticket	Quantity	Amount	
96 Gallon Total	07/01/17		1.00	90.00	
96 Gallon Total Recycle	07/01/17		1.00	0.00	
Extra Pickup Service	07/01/17	5934	1.00	15.00	
Fuel/Environmental Charge				19.73	

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

#### ■ CHECK HERE TO CHANGE CONTACT INFO

List your new billing information below. For a change of service address, please contact Waste Management.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

#### ■ CHECK HERE TO SIGN UP FOR AUTOMATIC PAYMENT ENROLLMENT

If I enroll in Automatic Payment services, I authorize Waste Management to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying Waste Management at [wm.com](http://wm.com) or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email Address	
Date	
Bank Account Holder Signature	

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to PO Box 43290, Phoenix, AZ 85080 (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



# INVOICE

**Customer ID:****11-23920-73001**

Customer Name:

MCGRAIL AND ROWLEY INC

Service Period:

08/01/17-08/31/17

Invoice Date:

08/01/2017

Invoice Number:

8895485-1098-7

**How To Contact Us**Visit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:  
**(866) 690-1112**

**Your Payment Is Due****Aug 30, 2017**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due****\$89.24**

If payment is received after  
08/30/2017: **\$ 94.24**

See Reverse for Important Messages

Previous Balance		Payments		Adjustments		Current Charges		Total Due
89.24	+	(89.24)	+	0.00	+	89.24	=	<b>89.24</b>

**Details for Service Location:****Mcgrail And Rowley Inc (Y), 328 Simonton St, Key West FL 33040-6869****Customer ID: 11-23920-73001**

Description	Date	Ticket	Quantity	Amount
96 Gallon recycle toter 2 x week	08/01/17		2.00	89.24
<b>Total Current Charges</b>				<b>89.24</b>



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA  
PO BOX 42930  
PHOENIX, AZ 85080

(866) 690-1112  
(305) 296-8297  
(305) 296-8175 FAX

Invoice Date	Invoice Number	Customer ID (Include with your payment)
08/01/2017	8895485-1098-7	<b>11-23920-73001</b>
Payment Terms		Amount
Total Due by 08/30/2017	\$89.24	
If Received after 08/30/2017	\$94.24	

1098000112392073001088954850000000892400000008924 0

10290C54

MCGRAIL AND ROWLEY INC  
205 ELIZABETH ST STE 1  
KEY WEST FL 33040-6612

WASTE MANAGEMENT INC. OF FLORIDA  
PO BOX 105453  
ATLANTA GA 30348-5453

**THINK GREEN.®**

Printed on  
recycled paper.

240715

EASEMENT

831-2487

April 1, 1977

IN CONSIDERATION of the terms and conditions of the Articles of Agreement executed between the parties hereto dated December 13, 1974 and the further consideration of ONE DOLLAR (\$1.00), in hand paid by DAVID W. WOLKOWSKY to SCOTTISH RITE TEMPLE ASSOCIATION, INC., a Florida Corporation, the receipt of which is hereby acknowledged, SCOTTISH RITE TEMPLE ASSOCIATION, INC., a Florida Corporation, does hereby grant, bargain, sell and convey to DAVID W. WOLKOWSKY, 5 Duval Street, Key West, Monroe County, Florida, a perpetual easement, for ingress and egress only, being solely confined to ground foot traffic, which easement is described as follows:

On the Island of Key West, Florida, and known on William A. Whitehead's map delineated in February A. D. 1829, as a part of Lot One (1) in Square Twenty-Four (24) and more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of Simonton and Eaton Streets run in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Fifty (50) feet to a point of Beginning; thence continue in a Northwesterly direction along said Westerly right of way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the point of Beginning.

TO HAVE AND TO HOLD the said easement unto the said DAVID W. WOLKOWSKY, his heirs, administrators and assigns for their individual use only.

IN WITNESS WHEREOF, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

SCOTTISH RITE TEMPLE  
ASSOCIATION, INC., a Florida  
Corporation

BY: Hubert W. Gibson (SEAL)  
Hubert W. Gibson, President

As to Hubert W. Gibson

ATTEST:  
BY: Sidney G. Lowe (SEAL)  
Sidney G. Lowe, 32<sup>nd</sup>, ECCH, Secretary

As to Sidney G. Lowe

OFF REC 831-2488

David W. Wolkowsky (SEAL)  
DAVID W. WOLKOWSKY

William J. Jankovich  
As to David W. Wolkowsky

Suanna Rodriguez  
As to David W. Wolkowsky

This instrument prepared by: HUGH R. PAPY, Attorney at Law  
509 Whitehead Street  
Key West, Florida 33040

STATE OF FLORIDA  
COUNTY OF MONROE

I HEREBY CERTIFY that on this 8th day of April, A. D. 1977, before me personally appeared HUBERT W. GIBSON and SIDNEY G. LOWE, President and Secretary respectively of SCOTTISH RITE TEMPLE ASSOCIATION, INC., a corporation under the laws of the State of Florida to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Key West, in the County of Monroe, and State of Florida, the day and year last aforesaid.



RECORDED IN OFFICIAL RECORD BOOK  
MONROE COUNTY, FLORIDA  
RALPH W. WHITE  
CLERK OF CIRCUIT COURT  
RECORD VERIFIED

[Signature]  
Notary Public, State of Florida

My Commission expires:  
Notary Public, State of Florida at Large  
My Commission Expires July 4, 1978  
Bonded by American Fire & Casualty Co.

STATE OF FLORIDA  
COUNTY OF MONROE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared DAVID W. WOLKOWSKY, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of April, A. D. 1977.

[Signature] (SEAL)  
Notary Public, State of Florida

My Commission expires:  
Notary Public, State of Florida at Large  
My Commission Expires Feb. 7, 1981  
Bonded by American Fire & Casualty Co.

240716

OFF REC 831-2489

REASSIGNMENT OF EASEMENT

May 7, 1981

IN CONSIDERATION of the terms and conditions of the Contract for Sale and Purchase executed between the parties hereto dated March 18, 1981, and the further consideration of ONE DOLLAR (\$1.00), in hand paid by SANDFORD MALLARY BIRDSEY to WILLIAM E. TIMMERMAN and ROBERT H. STONE, the receipt of which is hereby acknowledged, WILLIAM E. TIMMERMAN and ROBERT H. STONE, both single men over 18 years of age, do hereby reassign to SANDFORD MALLARY BIRDSEY, of 328 Simonton Street, Key West, Florida, that certain perpetual easement from SCOTTISH RITE TEMPLE ASSOCIATION, INC., to DAVID W. WOLKOWSKY dated April 1, 1977, and assigned to them by DAVID W. WOLKOWSKY on May 2, 1981, said easement being for ingress and egress only, being solely confined to ground foot traffic, which easement is described as follows:

On the Island of Key West, Florida, and known on William A. Whitehead's map delineated in February A.D. 1829, as a part of Lot One (1) in Square Twenty-Four (24) and more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of Simonton and Eaton Streets, run in a Northwesterly direction along the Westerly right-of-way line of Simonton Street for a distance of Fifty (50) feet to a Point of Beginning; thence continue in a Northwesterly direction along said Westerly right-of-way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the Point of Beginning.

TO HAVE AND TO HOLD the said easement unto the said SANDFORD MALLARY BIRDSEY, her heirs, administrators and assigns for her individual use only, reserving to DAVID W. WOLKOWSKY, his heirs, personal representatives and assigns the right to continue to use said easement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Judy Rhodes  
Alan F. Reynolds  
As to both parties

William E. Timmerman L.S.  
Robert H. Stone L.S.  
WILLIAM E. TIMMERMAN  
ROBERT H. STONE

STATE OF OHIO:

COUNTY OF OTTAWA:

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, WILLIAM E. TIMMERMAN and ROBERT H. STONE, both single men over 18 years of age, to me well known to be the persons described in and who executed the foregoing Reassignment of Easement, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Put-in-Bay, County of Ottawa, and State of Ohio, this 7th day of May, A.D. 1981.

RECORDED IN OFFICIAL RECORDS  
NOTARY PUBLIC  
CLERK OF COURT  
OTTA

Notary Public

My Commission Expires

WITNESS MY HAND AND SEAL  
AT PUT-IN-BAY, OHIO



240717

OFF REC 831pc2490

ASSIGNMENT OF EASEMENT

May 21, 1981

IN CONSIDERATION of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, DAVID W. WOLKOWSKY does hereby assign to WILLIAM E. TIMMERMAN and ROBERT H. STONE that certain perpetual easement from SCOTTISH RITE TEMPLE ASSOCIATION, INC., a Florida corporation, dated April 1, 1977, for ingress and egress only, being solely confined to ground foot traffic, which easement is described as follows:

On the Island of Key West, Florida, and known on William A. Whitehead's map delineated in February A.D. 1829, as a part of Lot One (1) in Square Twenty-Four (24) and more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of Simonton and Eaton Streets, run in a Northwesterly direction along the Westerly right-of-way line of Simonton Street for a distance of Fifty (50) feet to a Point of Beginning; thence continue in a Northwesterly direction along said Westerly right-of-way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the Point of Beginning.

TO HAVE AND TO HOLD said easement unto the said WILLIAM E. TIMMERMAN and ROBERT H. STONE, their heirs, personal representatives and assigns for their individual use only, reserving to the Assignor, his heirs, personal representatives and assigns the right to continue to use said easement.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Michael J. Insley  
Barbara R. Brown

David W. Wolkowsky L.S.  
DAVID W. WOLKOWSKY

STATE OF FLORIDA:

COUNTY OF MONROE:

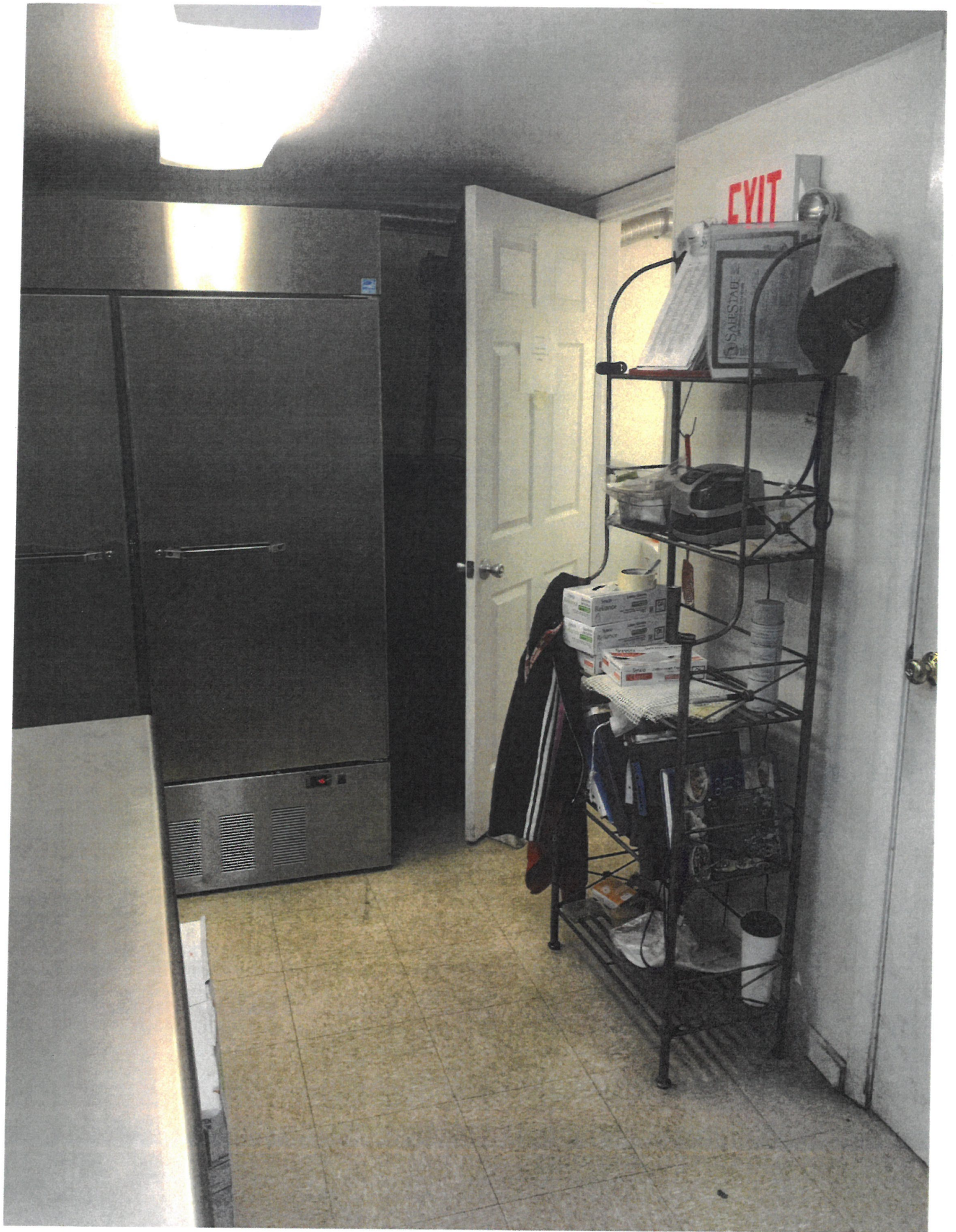
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, DAVID W. WOLKOWSKY, a single man over 18 years of age, to me well known to be the person described in and who executed the foregoing Assignment of Easement, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, County of Monroe, and State of Florida, this 21<sup>st</sup> day of May, A.D. 1981.

Barbara R. Brown  
Notary Public, State of Florida  
My Commission expires: 1-29-84

(SEAL)











[illegible]



Box  
Peanut/30 ppl max/8 bags  
Peanut Protein @ 70 lbs/cooling rack  
coolies/cookies/fruit  
Box/30 ppl max/1 Blue Box  
Lunch Box/200 lbs/Plastic  
@Kondiment/cooling rack  
Flyer/55 ppl max/0 Blue Box  
Black/200 lbs/cooling rack  
Grey/200 lbs/cooling rack  
Blue/200 lbs/cooling rack  
Box/55 ppl max/0 Blue Box  
Black/200 lbs/cooling rack  
Grey/200 lbs/cooling rack  
Cupboard/200 lbs/cooling rack  
Lunch Box/30 ppl max  
Kondiment/cooling rack



A



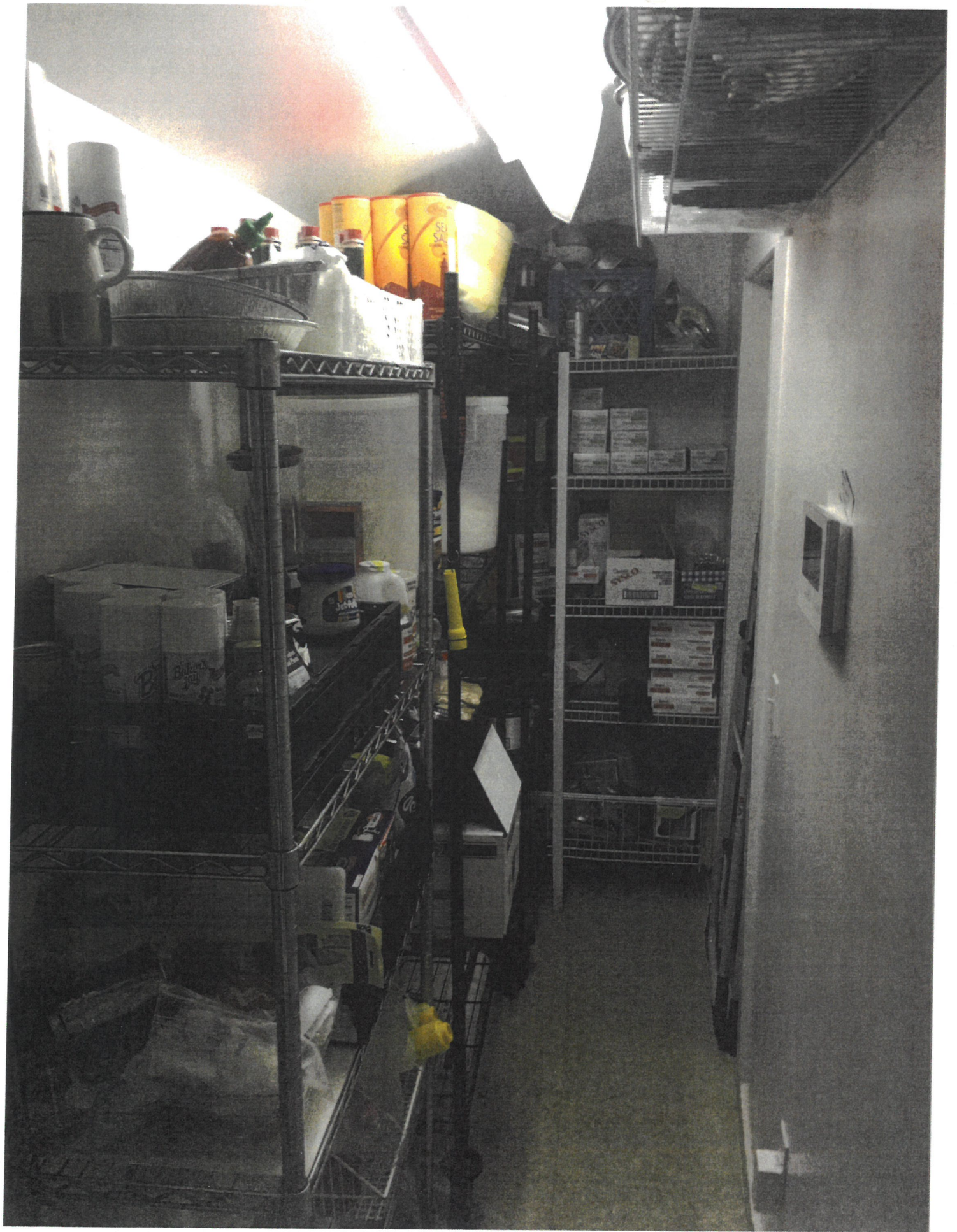




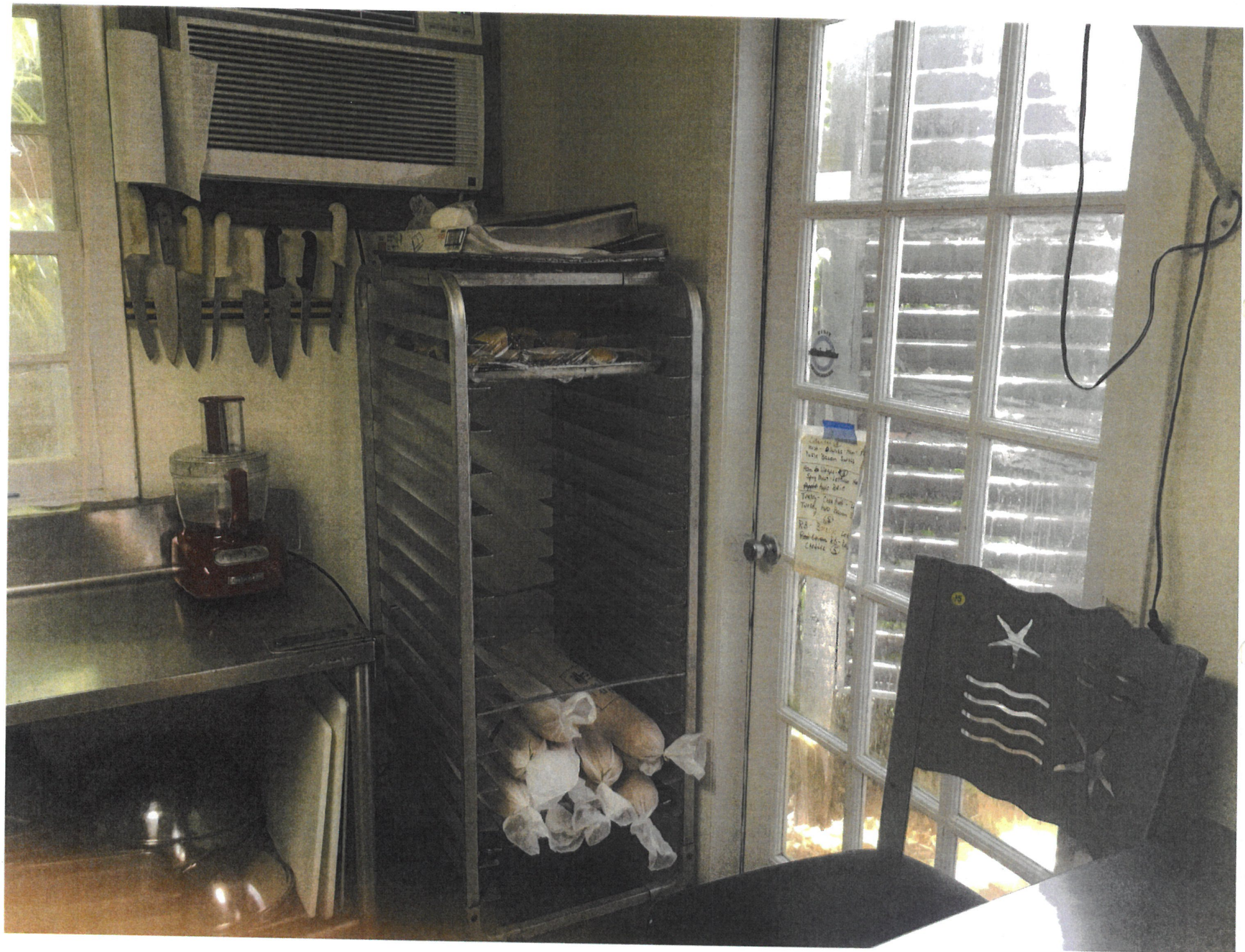
REFRIGERATOR

3x1  
Pelican/20 ppl max/Black  
Tub  
Pasta/Protein/3 Plates/Condiments  
cookies/nutrition/fruit  
Rev/20 ppl max/Black Tub  
Lunch ONLY/Pasta/Protein/3 Plates  
Condiments/Condiments  
Flyer/55 ppl max/Black Tub  
Black/Pasta/Protein/Condiments  
Grey/Deli/Shipping/Condiments  
Black/Pasta/Protein/Condiments  
Tubes/55 ppl max/Black Tub  
Black/Pasta/Protein/Condiments  
Grey/Deli/Shipping/Condiments  
Captains Choice/20 ppl max/Black Tub  
Lunch ONLY/20 ppl max/Black Tub  
20 shrimp/20 torts/20 chef  
choice

















# **Warranty Deed**



Return to: (Enclose self addressed stamped envelope)  
Name: John S. Bohatch, Esq.  
Address: GUTTENMACHER & BOHATCH, P.A.  
2600 Douglas Road  
Coral Gables, FL 33134

Doc# 1518191 05/24/2005 12:15PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

DEED DOC STAMP CL: JILL \$0.70

This Instrument Prepared By:  
John S. Bohatch, Esq.  
GUTTENMACHER & BOHATCH, P.A.  
2600 Douglas Road  
Coral Gables, FL 33134

Doc# 1518191  
Bk# 2116 Pg# 2412

## WARRANTY DEED

**THIS INDENTURE** made this 12<sup>th</sup> day of May, 2005, by and between PAUL H. MCGRAIL, a married man, joined by his wife, TAMMY LYNCH MCGRAIL, whose address is 328 Simonton Street, Key West, Florida, 33040, as Grantor, and 328 SIMONTON STREET, LLC, a Florida limited liability company, whose address is 328 Simonton Street, Key West, Florida, 33040, Grantee,

**WITNESSETH:** that the said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, its successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West, Florida, and known on William A. Whitehead's Map delineated in February, A.D., 1829, as a part of Lot One (1), Square Twenty-Four (24), and more particularly described by metes and bounds as follows:

COMMENCING at the Northwestern corner of Simonton and Eaton Streets, run in a Northwestern direction along the Westerly right of way line of Simonton Street for a distance of Fifty-eight (58) feet to the Point of Beginning; thence continue in a Northwestern direction along said Westerly right of way line of Simonton Street for a distance of Thirty-nine (39) feet; thence at right angles in a Southwesterly direction for a distance of 42.5 feet; thence at right angles in a Southeasterly direction for a distance of 11.47 feet; thence at right angles in a Southwesterly direction for a distance of 4.1 feet; thence at right angles in a Southeasterly direction for a distance of 12.55 feet; thence at right angles in a Southwesterly direction for a distance of 7.7 feet; thence at right angles in a Southeasterly direction for a distance of 13.25 feet; thence at right angles in a Northeasterly direction for a distance of 4.4 feet; thence at right angles in a Southeasterly direction for a distance of 1.61 feet; thence at right angles in a Northeasterly direction for a distance of 50.0 feet back to the Point of Beginning.

TOGETHER with a perpetual easement concerning the following described property to-wit:

On the Island of Key West, Florida, and known on William A. Whitehead's Map delineated in February, A.D., 1829, as a part of Lot One (1), Square Twenty-four (24) and more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Simonton and Eaton Streets, run in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Fifty (50) feet to a Point of Beginning; thence continue in a Northwesterly direction along said Westerly right of way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the Point of Beginning.

Property Appraiser's Parcel Identification No.: 00004170-000100

SUBJECT TO: Taxes for the year 2005, and subsequent years.

SUBJECT TO: Conditions, limitations, reservations and easements of record.


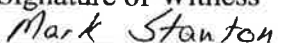
**TOGETHER** with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining.


**TO HAVE AND TO HOLD** the same in fee simple forever.

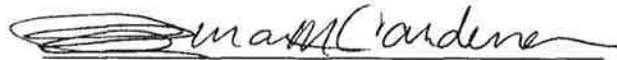
**AND** the said Grantor does hereby covenant with said Grantee that the said Grantor is lawfully seized of the said property; that it is free of all encumbrances except as above stated; that he/she/it has good right and lawful authority to sell the same; and that the said Grantee shall have quiet enjoyment thereof. The said Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Signature of Witness  
  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
PAUL H. MCGRAIL



Signature of Witness

Susan M. Cardenas

Printed Name of Witness

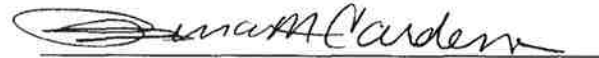


Signature of Witness

Mark Stanton

Printed Name of Witness

  
TAMMY LYNCH MCGRAIL



Signature of Witness

Susan M. Cardenas

Printed Name of Witness

STATE OF FLORIDA:  
COUNTY OF MONROE:

I **HEREBY CERTIFY** that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PAUL H. MCGRAIL, a married man, who is personally known to me to be the individual described in and who executed the foregoing instrument, or who produced Florida Drivers License, as identification, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

**WITNESS** my hand and official seal at Key West, County of Monroe and State of Florida, this \_\_\_\_\_ day of May, 2005.

Susan M. Cardenas

Printed Name of Notary



NOTARY PUBLIC

My Commission Expires



STATE OF FLORIDA:  
COUNTY OF MONROE:

I **HEREBY CERTIFY** that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, TAMMY LYNCH MCGRAIL, a married woman, who is personally known to me to be the individual described in and who executed the foregoing instrument, or who produced Florida Drivers  
license, as identification, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

**WITNESS** my hand and official seal at Key West, County of Monroe and State of Florida, this 12th day of May, 2005.

Susan M. Cardenas

Printed Name of Notary

Susan M. Cardenas

NOTARY PUBLIC

My Commission Expires



MONROE COUNTY  
OFFICIAL RECORDS

# Verification Form



City of Key West  
Planning Department



**Verification Form**  
(Where Authorized Representative is an entity)

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

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

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

328 Simonton Street, 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.

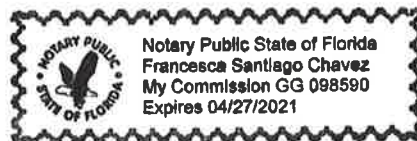
  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10/10/17 by  
date

Richard McChesney  
Name of Authorized Representative

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

  
Notary's Signature and Seal



Francesca S. Chavez

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

098590  
Commission Number, if any

# **Authorization Form**

City of Key West  
Planning Department



Authorization Form  
(Individual or Joint Owner)

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

I, 328 Simonton Street, LLC, a Florida Corporation authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Spottswood, Spottswood, Spottswood & Sterling, PLLC  
*Please Print Name of Representative*

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

[Signature]  
*Signature of Owner*

\_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 10/16/2017  
*Date*

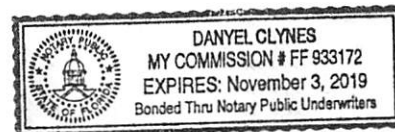
by Paul Haliday McGrail  
*Name of Owner*

He/She is personally known to me or has presented FL ID # M204-688-61-064-0. as identification.

[Signature]  
*Notary's Signature and Seal*

Danyel Clynes  
*Name of Acknowledger typed, printed or stamped*

#993172  
*Commission Number, if any*



# Survey

[illegible]

# Site Plan

FOOD SERVICE PLAN APPROVED

Reviewer: *[Signature]* Date: 08/10/12

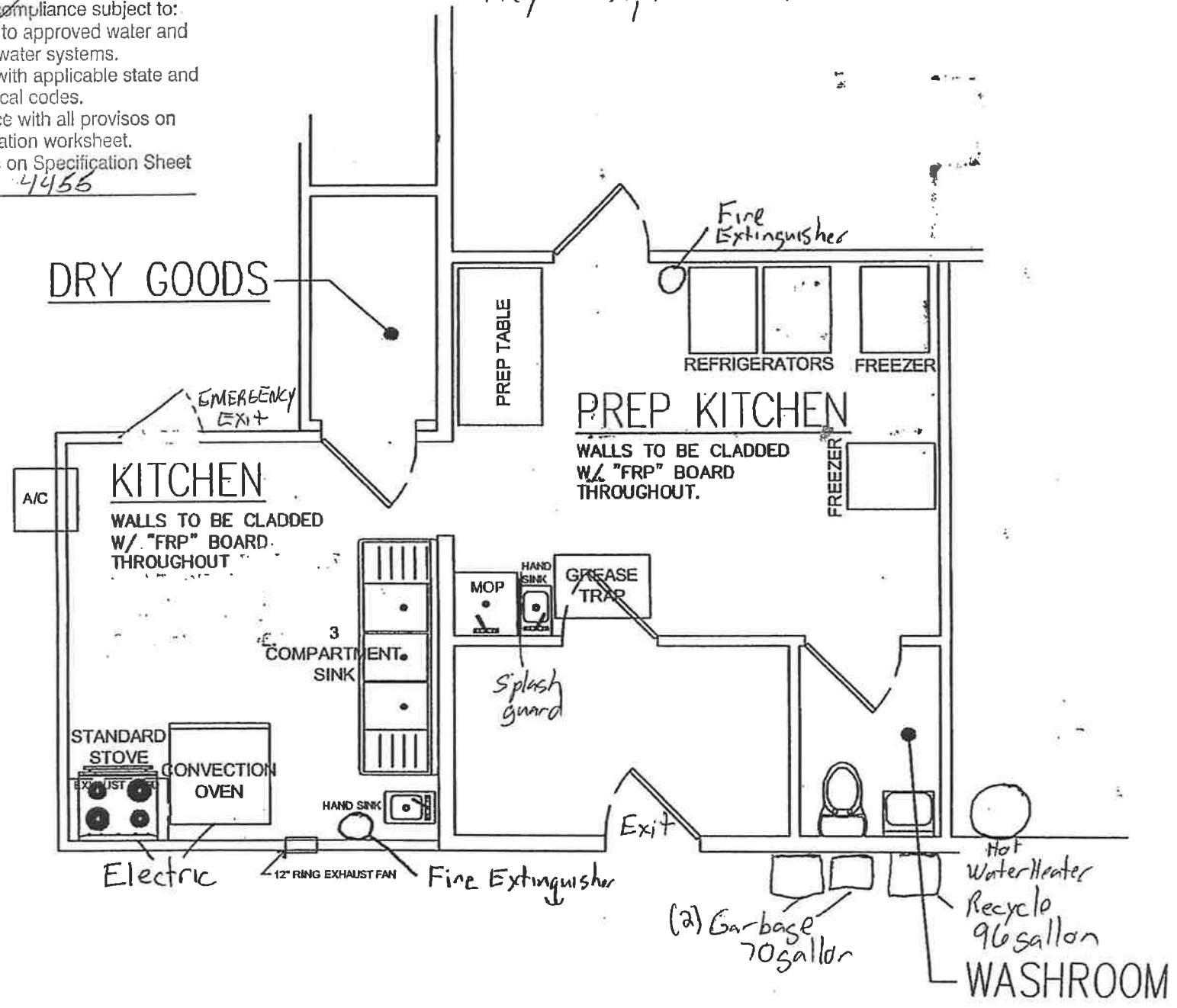
Plans are in compliance subject to:

- 1) Connection to approved water and wastewater systems.
- 2) Compliance with applicable state and local codes.
- 3) Compliance with all provisos on specification worksheet.

See comments on Specification Sheet

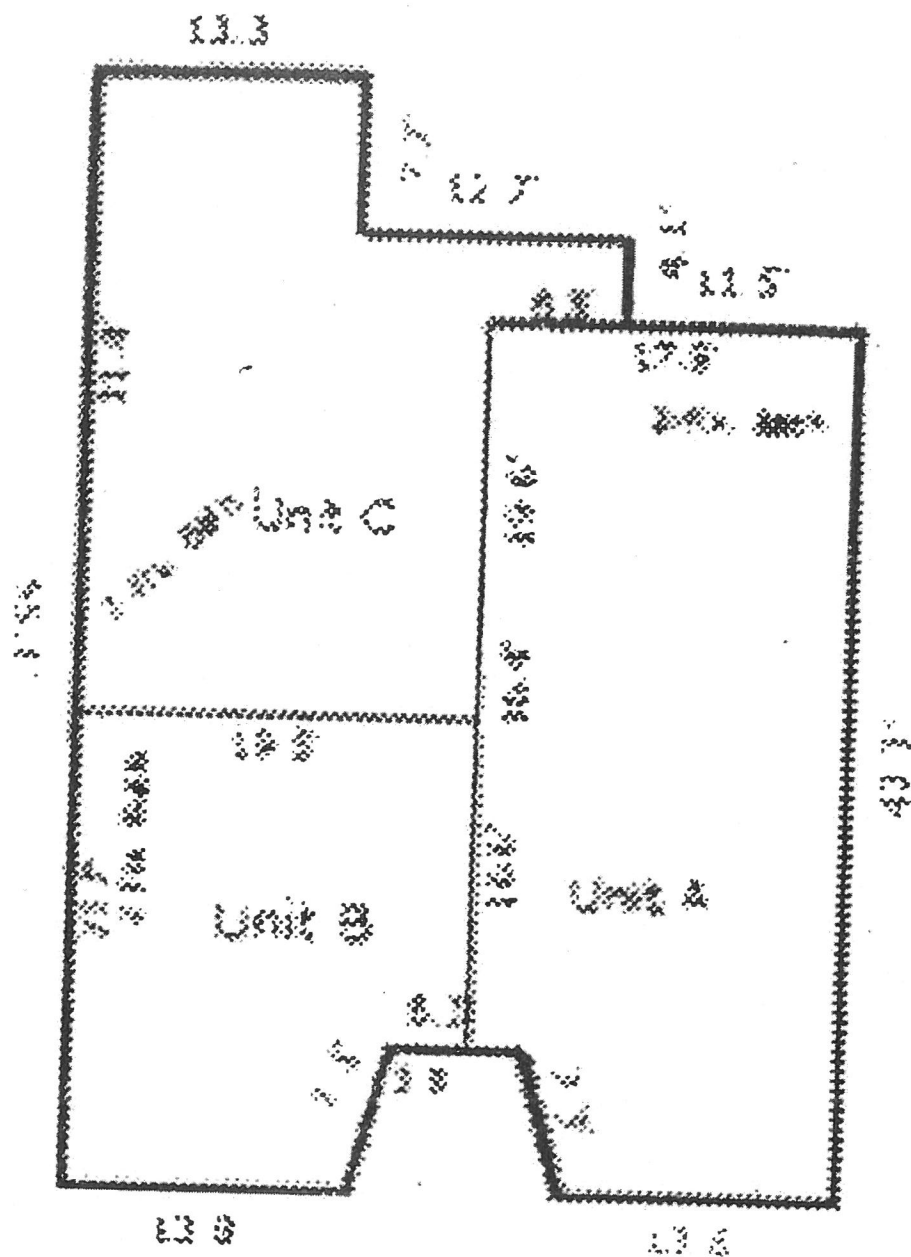
File # 4456

Sebago Catering  
328 Simonton Street  
Key West, FL 33040





First Floor



# Site Visit

328 Simonton Street Unit C, Key West, Florida  
SITE VISIT





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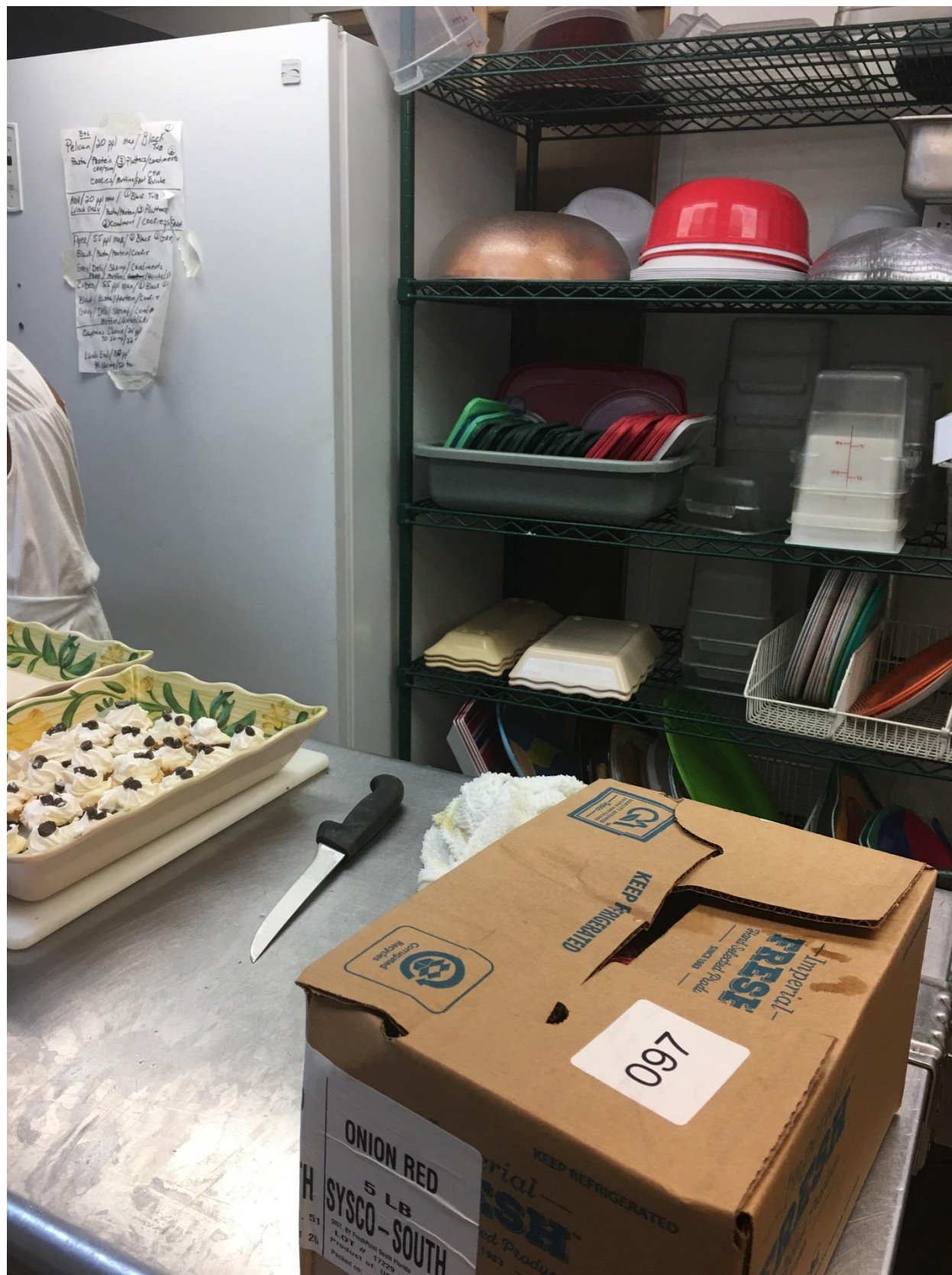


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328 Simonton Street Unit C, Key West, Florida  
SITE VISIT



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SITE VISIT



# **Additional Information**



# Catering Services

**305-294-5687 ext 2 [courtney@keywestflorida.com](mailto:courtney@keywestflorida.com)**

The menu pricing is based on “drop off service” and includes disposable presentation, paper plates and plastic utensils. All pricing is subject to 7.5% tax and a 20% gratuity/service fee.

## **Cocktail Party Selections**

### **Jumbo Shrimp Cocktail**

Jumbo shrimp cocktail served with cocktail sauce

**\$6.00 per person (two per person)**

### **Shrimp Ceviche**

Shrimp, diced onion, peppers, avocado and cilantro melded together for a refreshing flavor.

**Small: \$45 (serves 25)      Large: \$85 (serves 50)**

### **Miniature Crab Cakes**

Tender crabmeat tossed with a tasty combination of special ingredients then baked to golden brown.

**\$60.00 per dozen**

### **Conch Fritters**

Golden conch fritters served with a key lime honey mustard sauce. **\$25/dozen**

### **Smoked Fish Dip**

Delicate smoked white fish fused with a cream cheese base, house recipe herbs & spices served with assorted buttery crackers.

**Small: \$45 (serves 25)      Large: \$85 (serves 50)**



# Catering Services

## **Jerked Beef Filet Kabobs**

Caribbean flair added to an American favorite! Tender cubes of beef filet tossed in our special jerk seasoning. Skewered with seasonal fresh vegetables. **\$40.00 per dozen**

## **Jerked Chicken Kabobs**

Caribbean flair added to an American favorite! Tender cubes of chicken tossed in our special jerk seasoning. Skewered with seasonal fresh vegetables. **\$30.00 per dozen**

## **Chicken Wings Caribbean Style**

Golden baked chicken wings tossed in a sweet and spicy chili glaze with fresh chopped tomatoes and green onion. **\$20.00 per dozen**

**Quesadilla Trumpets \$25 per dozen/minimum one dozen per filling. Served with seasoned sour cream.**

- Blackened shrimp with jack cheese
- Grilled chicken, jack cheese cilantro and tomatoes
- Three cheese

## **Miniature Slider Platter**

Feed a crowd with our selection of favorites served on a potato roll. Assortment of turkey with smoked gouda and a garlic aioli, tender roast beef with cheddar, red onion and a horseradish cream spread and honey ham with granny smith apples, brie and a sweet and spicy mustard.

**Small: \$80.00 (serves 25)**

**Large: \$150.00 (serves 50)**



# Catering Services

## **Miniature Pressed Cubanitas**

Roasted Pork, Ham, Swiss Cheese and pickles. Pressed and served panini style.

**Small: \$80.00 (serves 25)    Large: \$150.00 (serves 50)**

## **Crudités Platter**

An assortment of fresh, crisp, colorful vegetables. Served with chef's selection of dip.

**Small: \$35.00 (serves 25)                      Large: \$65.00 (serves 50)**

## **Mediterranean Antipasto Platter**

Includes homemade hummus, roasted red peppers, roasted seasonal vegetables, feta cheese, Kalamata olives and assorted crackers.

**Small: \$55.00 (serves 25)                      Large: \$95.00 (serves 50)**

## **Ropa Vieja Empandas**

A delicious blend of shredded beef, peppers, onions and olives wrapped in a flaky dough served with a seasoned sour cream.

**\$25/dozen**

## **Hummus Platter**

Delicious platter of freshly made hummus. Choice of: garlic, Greek (feta, capers and Mediterranean olives), roasted red pepper, chipotle served with crispy flatbread crackers.

**Small: \$40 (serves 25)                      Large: \$75 (serves 50)**

**Cucumber Cups** – Crispy European cucumbers stuffed with assortment of fillings: veggie dip, chicken salad, hummus, etc. Finished with a tangy balsamic drizzle.

## Melissa Paul-Leto

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**From:** Richard McChesney <[richard@spottswoodlaw.com](mailto:richard@spottswoodlaw.com)>  
**Sent:** Tuesday, August 22, 2017 9:28 AM  
**To:** Melissa Paul-Leto  
**Cc:** Cristy Spottswood  
**Subject:** 328 Simonton

Good Morning Melissa,

The property owner met with the fire inspector and the owner has decided to remove the range to avoid any fire issues with a future tenant. The fire inspector was satisfied with this to move it along. Do you need something from us documenting the agreement to remove the range? Do you need something from the fire inspector? Let me know and I will get whatever it is that is needed for this.

Thank you,

Richard J. McChesney, Esq.  
Spottswood, Spottswood, Spottswood & Sterling  
500 Fleming Street  
Key West, FL 33040  
(305) 294-9556 - Office  
(305) 504-2696 - Fax  
[richard@spottswoodlaw.com](mailto:richard@spottswoodlaw.com)

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