

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD AND STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW

500 FLEMING STREET

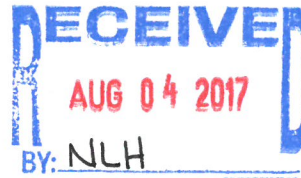
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
WILLIAM B. SPOTTSWOOD
ERICA H. STERLING
CRISTINA L. SPOTTSWOOD
WILLIAM B. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

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

OF COUNSEL:

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



August 4, 2017

VIA HAND DELIVERY

Patrick Wright, City Planner
City of Key West
P. O. Box 1409
Key West, FL 33040

Re: Boundary Adjustment
616 Eaton Street (Parcel ID 00006210-000000) and
416 Elizabeth Street (Parcel ID 00006240-000000)

Dear Patrick:

My client, Far Niente, LLC, a Minnesota limited liability company ("Far Niente"), owns the above-referenced parcels. Far Niente wants to change the rear boundary between the two parcels pursuant to section 118-169 of the Land Development Regulations. The proposed boundary adjustment would enlarge the 416 Elizabeth property and correspondingly reduce the size of the 616 Eaton property. Enclosed with this letter are site plans reflecting the existing and proposed layouts of the parcels.

The 616 Eaton St. property has two market-rate, residential ROGO units attached to it. The City of Key West issued a building permit to construct a new market-rate residential unit ("Approved Unit") on the rear of the 616 Eaton parcel in January of this year. The Approved Unit is sited on the portion of the 616 Eaton property that will be transferred to the 416 Elizabeth property ("Transfer Parcel"). My client asks that the building permit allocation/ROGO remain with the Transfer Parcel and be assigned to the 416 Elizabeth property when the boundary is changed. The building permit/ROGO would thus remain with the physical real estate for which it was granted. Any construction of an Approved Unit on the reconfigured 416 Elizabeth property would, of course, need to meet all requirements enumerated within the Code of Ordinances and Land Development Regulations.

Please contact my office should you have any questions.

Sincerely,

John M. Spottswood, Jr.

Cc: Shawn Smith
Without attachments

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August 4, 2017

SENT VIA IN-HAND DELIVERY

Patrick Wright, City Planner
City of Key West
1300 White Street
Key West, FL 33040

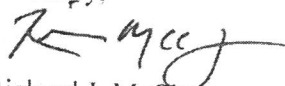
Re: Boundary Adjustment
616 Eaton Street (Parcel ID 00006210-000000) and
416 Elizabeth Street (Parcel ID 00006240-000000)

Dear Patrick:


I am following up regard the above referenced boundary adjustment request which was submitted with your office on August 4, 2017. For this purpose, please find the enclosed check in the amount of \$500.00. Kindly accept this check as payment for the application fee relative to this matter.

If you should have any questions, please do not hesitate to call me personally. Thank you.

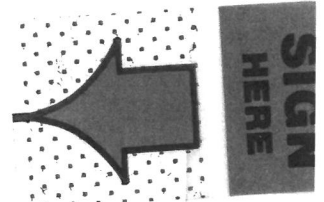
Sincerely,


Richard J. McChesney

RJM/ drc
Enclosure

Receipt is hereby acknowledged
this 8 day of August, 2017
By: 

Chris Haeze (H2L)



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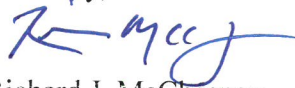
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Sincerely,



Richard J. McChesney

RJM/ drc
Enclosure

PREPARED 8/17/17, 8:54:47
City of Key West

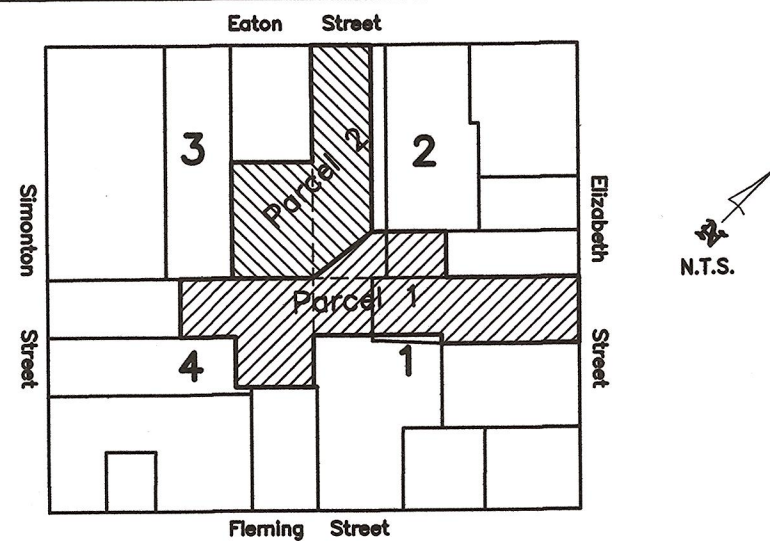
PAYMENTS DUE INVOICE
PROGRAM PZ821L

PROJECT NUMBER: 17-02000014 LOT SPLIT - 616 EATON & 416 ELIZABETH

FEE DESCRIPTION	AMOUNT DUE
-----	-----
LOT SPLIT	500.00
TOTAL DUE	500.00

Please present this invoice to the cashier with full payment.

Oper: KEYWAY Type: BP Drawer: 1
Date: 8/17/17 61 Receipt no: 25987
2017 2000014
PZ PLANNING & ZONING
1.00 \$500.00
OK CHECK 885 \$500.00
Total tendered \$500.00
Total payment \$500.00
Trans date: 8/17/17 Time: 9:23:14

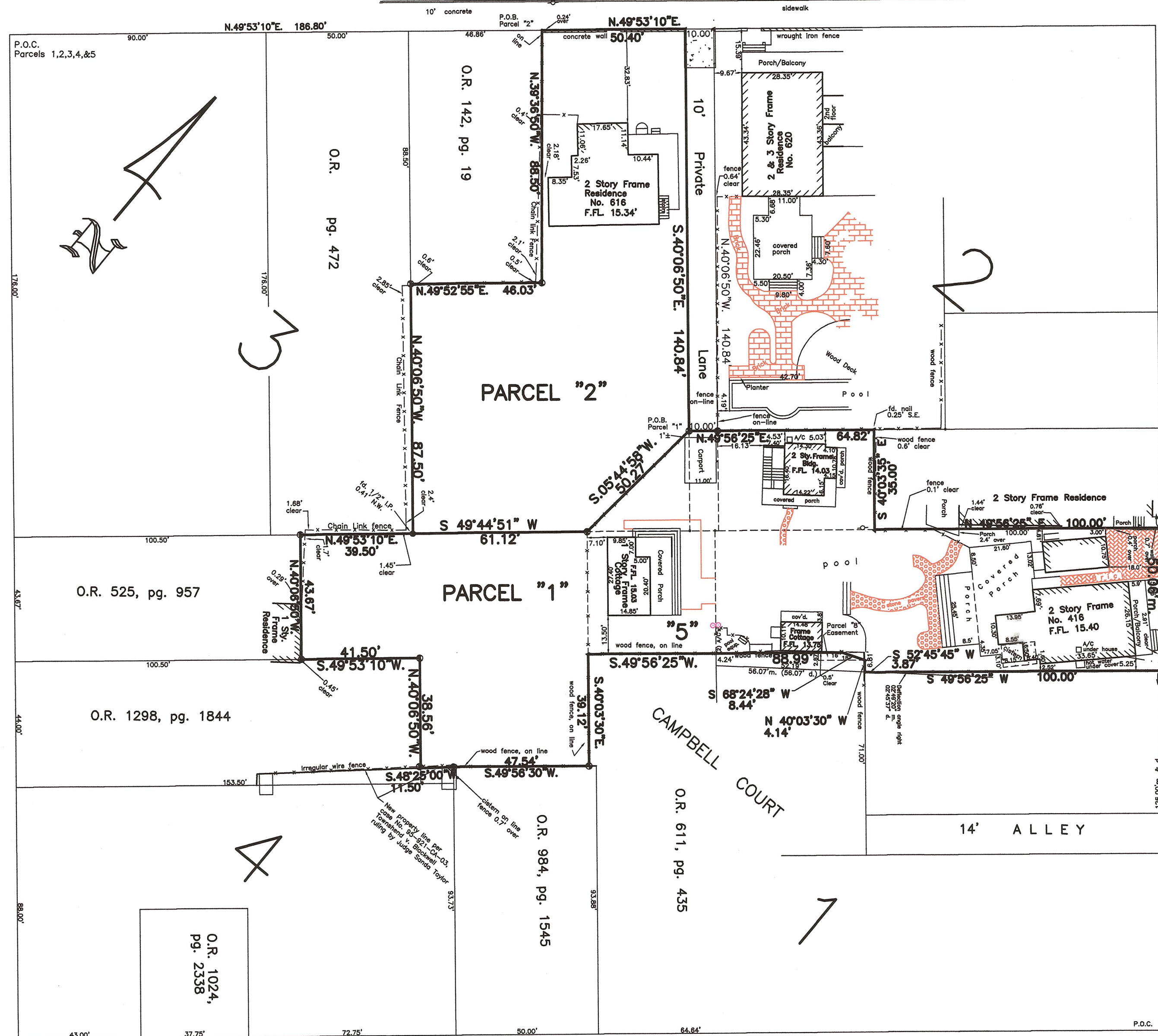


LOCATION MAP
Square 31, City of Key West

LEGAL DESCRIPTION (Parcel "1"): Prepared by undersigned:
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lots 1, 2, & 4, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simon Street and the Southeastly Right-of-Way Line of Eaton Street; thence N 49°53'10" E along the said Southeastly Right-of-Way Line of Eaton Street for 237.20 feet; thence S 40°06'50" E for a distance of 140.84 feet to the Point of Beginning of Parcel 1; thence N 49°56'25" E for a distance of 64.82 feet; thence S 40°03'35" E for a distance of 35.00 feet; thence N 49°56'25" E for a distance of 100.00 feet to the said Southeastly Right-of-Way Line of Elizabeth Street; thence S 40°03'35" E along the said Southeastly Right-of-Way Line of Elizabeth Street for a distance of 50.06 feet; thence S 49°56'25" W for a distance of 100.00 feet; thence S 52°45'45" W for a distance of 3.87 feet; thence N 40°03'30" W for a distance of 4.14 feet; thence S 68°24'28" W for a distance of 8.44 feet; thence S 49°56'25" W for a distance of 88.99 feet; thence S 40°03'30" E for a distance of 39.12 feet; thence S 49°56'30" W for a distance of 47.54 feet; thence S 48°25'00" W for a distance of 11.50 feet; thence N 40°06'50" W for a distance of 38.56 feet; thence S 49°53'10" W for a distance of 41.50 feet; thence N 40°06'50" W for a distance of 43.67 feet; thence N 49°53'10" E for a distance of 39.50 feet; thence N 49°44'51" E for a distance of 61.12 feet to the Point of Beginning. Containing 13,234.56 square feet, more or less.

LEGAL DESCRIPTION (Parcel "2"): Prepared by undersigned:
A portion of land located on the Island of Key West, Monroe County, Florida and being a portions of Lots 2 & 3, in Square 36, of William A. Whitehead's Map of the City of Key West, delineated in February 1829 and being more particularly described as follows: Commence at the Northeastly Right-of-Way Line of Simon Street and the Southeastly Right-of-Way Line of Eaton Street for 186.80 feet to the Point of Beginning; thence continue N 49°53'10" E, and along the said Southeastly Right-of-Way line of Eaton Street a distance of 50.40 feet; thence S 40°06'50" E, and leaving the said Southeastly Right-of-Way line of Eaton Street a distance of 140.84 feet; thence S 05°44'58" W a distance of 50.27 feet; thence S 49°44'51" W a distance of 61.12 feet; thence N 40°06'50" W a distance of 87.50 feet; thence N 49°52'55" E, a distance of 46.03 feet; thence N 39°36'50" W, a distance of 88.50 feet to the said Southeastly Right-of-Way Line of Eaton Street and the Point of Beginning. Parcel contains 12,358.3 square feet, more or less.

S I M O N S T R E E T (50' R/W)



E L I Z A B E T H S T R E E T (50' R/W)

CERTIFICATION:
I HEREBY CERTIFY that the attached **Specific Purpose Survey, Re-divide property** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:
North arrow based on assumed median
Reference Bearing: R/W Eaton Street, assumed
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:
● = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Pipe
● = Found 1/2" Iron Bar
▲ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plot
m. = Measured
O.R. = Official Records
N.T.S. = Not to Scale
© = Centerline
Elev. = Elevation
B.M. = Bench Mark
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
Elec. = Electric
Tel. = Telephone
Ench. = Encroachment
O.L. = On Line
C.L.F. = Chain Link Fence
A/C = Air Conditioner

irr. = Irregular
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
B. = Baseline
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd. = Covered
P.I. = Point of Intersection
wd. = Wood
= Denotes grade, taken on 12/1/15

Field Work performed on: 12/1/15

7/31/17: Re-divide property

Dana Day 416 Elizabeth Street, Key West, Florida 33040		Dwn No.: 17-301
Specific Purpose Survey Re-Divide Property		Dwn. By: F.H.H.
Scale: 1"=20'	Ref. 130-12	Flood Zone: X
Date: 1/6/05	File	Flood Elev. -
REVISIONS AND/OR ADDITIONS		
7/24/12: Updated, owner, new legal descriptions		
2/5/13: Updated, new legal descriptions		
12/11/15: Partial update, fence elevations		
f:\data\fred\dwg\keywest\block31\416eaton		

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0486
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700