

Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

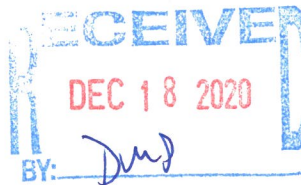
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

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WILLIAM B. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD, JR. of Counsel



December 18, 2020

VIA HAND DELIVERY
AND ELECTRONIC MAIL:

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

Re: Application for Conditional Use – 1327 Duval Street, Key West, FL 33040

Ms. Halloran:

Please allow this letter and supporting documentation to serve as the Santiago Family Partnership LTD., a Florida limited partnership's ("Applicant") application for Conditional Use at 1327 Duval Street, Key West, Florida 33040 (the "Property"). The Applicant proposes to provide food service to non-guests as a restaurant, excluding drive-through, pursuant to section 122-898 of the Land Development Regulations. By way of background, the Property has received a conditional use approval for a bar as accessory to a hotel property as outlined in Planning Board Resolution 2019-42. The Applicant also has active State and City food service licenses, copies of which are enclosed. Food service to guests is already established as an accessory use on the Property.

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:** Please see the enclosed site plans.
- C. **Existing stormwater retention areas and drainage flows:** Please see the enclosed site plans.
- D. **A sketch showing adjacent land uses, buildings and driveways:** Please see the enclosed documents.

Proposed Development:

- A. **Site Plan:** Please find a copy of the site plans for the subject Property included in this application.
- B. **Building Elevations:** Please find a copy of the site plans for the subject Property including the applicable elevations and floor plans.
- C. **Drainage Plan:** The proposed use will not increase the impervious surface ratio.
- D. **Landscape Plan:** Not applicable.

Solutions Statement: The Applicant has existing infrastructure on the Property including a food-service/breakfast bar and ADA bathrooms to serve the proposed use. The Applicant also has a State and City food service license for guests of the Property. This application seeks approval to allow food service to non-guests as provided in section 122-898 of the Land Development Regulations. Food service will be provided via the bar that was approved by HARC on January 29, 2019, COA# 2019-0001 and subsequently constructed. Guests will also be able to sit at outdoor tables near the accessory structure. The accessory structure provides ADA compliant bathrooms for patrons. The proposed use similar and complimentary to other uses in the immediate area.

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 existing building coverage is 28.24%. The allowable building coverage on this property is 50%. No changes are proposed as part of this application.
 - b. **Traffic generation:** As an accessory use to the principal use, it is unlikely that the proposed use will generate an additional vehicle traffic. The patrons will consist of hotel guests and tourists and/or locals who are passing by on foot.
 - c. **Square feet of enclosed building for each specific use:** The square footage of the buildings are indicated on the enclosed plans.
 - d. **Proposed employment:** Not applicable.
 - e. **Proposed number and type of service vehicles:** Applicant is not proposing any service vehicles.
 - f. **Off-street parking needs:** The property has fifteen (15) off-street parking spaces, one of which is a handicap space.
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 adequate utilities to support the proposed use.
 - 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.
 - e. **Other unique facilities/structures proposed as part of site improvement:** None.
3. **On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:**
- a. **Open space:** Applicant is providing ample open space for the proposed use.
 - b. **Setbacks from adjacent properties:** Not applicable.
 - 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:** Smoke, odor, noise and other noxious impacts will not be triggered by this application. The Applicant will comply with garbage service to comport with the anticipated level of patronage at the site.

C. Criteria for conditional use review and approval

- 1. **Land use compatibility:** The conditional use accessory bar is compatible with the surrounding area in that the neighborhood contains multiple hotels, motels, and other transient living facilities with similar accessory uses. The neighborhood is also made up of commercial and residential uses and is heavily tourist-oriented. The surrounding area contains public parking; however, the Applicant is able to provide fifteen off-street parking spaces.
- 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. As an accessory use, the Applicant feels that all infrastructure currently exists to support the proposed use.
- 3. **Proper use of mitigative techniques:** Applicant is providing the requisite off-street parking for the proposed use. Applicant will comply with all garbage and waste requirements to support the proposed use.
- 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.
- 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 does not contemplate residential development.
- c. **Commercial or mixed use development:** The proposed accessory structure has been approved by HARC confirming its' compliance with section 102 of the Land Development Regulations.
- d. **Development within or adjacent to historic district:** This conditional use application is within the historic district. The Property owner has received HARC approval for the accessory structure
- 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,



Richard McChesney

Enclosures:

As stated

- 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 comply 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.

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:

1327 Duval St, Key West, FL 33040
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Dec 18, 2020 by
date

Richard McChesney
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

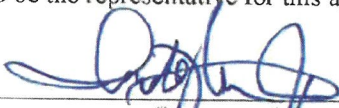
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Inocente O. Santiago, Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

General Partner of Santiago Family Partnership, LTD
Name of office (President, Managing Member) Name of owner from deed

authorize Richard J. McChesney - Spottswood, Spottswood, Spottswood & Sterling PLLC
Please Print Name of Representative

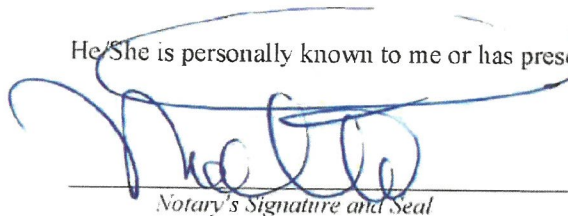
to be the representative for this application and act on my/our behalf before the City of Key West.


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

Subscribed and sworn to (or affirmed) before me on this Dec 18, 2020
Date

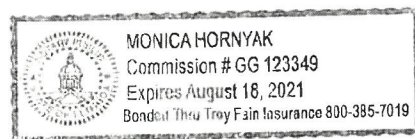
by Inocente O. Santiago, Jr.
Name of person with authority to execute documents on behalf of entity owner

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



Boundary Survey

[illegible]

- Found 1/2" Iron Rod (Norby) (RER) (No ID)
- ▲ Found Broken Nail
- ⊙ Found 1/2" Iron Pipe (No ID)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ℄ Centerline
- ☒ Concrete Utility Pole
- ⊘ Wood Utility Pole
- P.O.B. Point of Beginning
- P.O.C. Point of Commencing
- 3.1 Spot Elevation (Typical)

 Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 7, Square 3, Tract 16, Island of Key West, FL

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1327 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All bricking and concrete is not shown.
9. Date of field work: July 13, 2015 and February 3, 2017.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This Survey Report is not full and complete without the attached Survey Map.
12. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
13. Flood Insurance Rate Map Zones: AE (EL 8) and AE (EL 9); Community Panel #120168; 1516K; dated 2/18/05; revised 1/24/17.

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Tract Sixteen (16), but better known and described as a part of Lot 7 in Square Three (3) in said Tract Sixteen (16), according to a diagram of a division of said Tract Sixteen (16) between Frederick Filer and John Boyle, recorded in Book "N", page 476, of the Public Records of Monroe County, Florida and being more particularly described as follows: BEGIN at an intersection of the Southwesterly right-of-way line of Duval Street and the Northwesterly right-of-way line of South Street; thence Southwesterly along the said Northwesterly right-of-way line of South Street for 119.50 feet; thence at a right angle and in a Northwesterly direction for 100.00 feet; thence at a right angle and in a Northeasterly direction 119.50 feet to the said Southwesterly right-of-way line of Duval Street; thence at a right angle and in a Southeasterly direction along the said Southwesterly right-of-way line of Duval Street for 100.00 feet to the Point of Beginning.

AND ALSO;

A parcel of land on the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract Sixteen (16), but better known and described as a part of Lot Seven (7) in Square Three (3) in said Tract Sixteen (16), according to a diagram between Frederick Filer and John Boyle, recorded in Book "N", Page 476, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows: COMMENCE at the NW'ly right of way line of South Street with the SW'ly right of way line of Duval Street and run thence SW'ly along the NW'ly right of way line of the said South Street for a distance of 119.50 feet to the Point of Beginning; thence continue SW'ly along the said South Street for a distance of 26.25 feet; thence NW'ly and at right angles for a distance of 100.0 feet; thence NE'ly and at right angles for a distance of 26.25 feet; thence SE'ly and at right angles for a distance of 100.0 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Santiago Family Partnership, Ltd.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

July 16, 2015
Updated February 6, 2017
Updated 1/31/18 to show ramp and flood zones

Sheet Two of Two Sheets

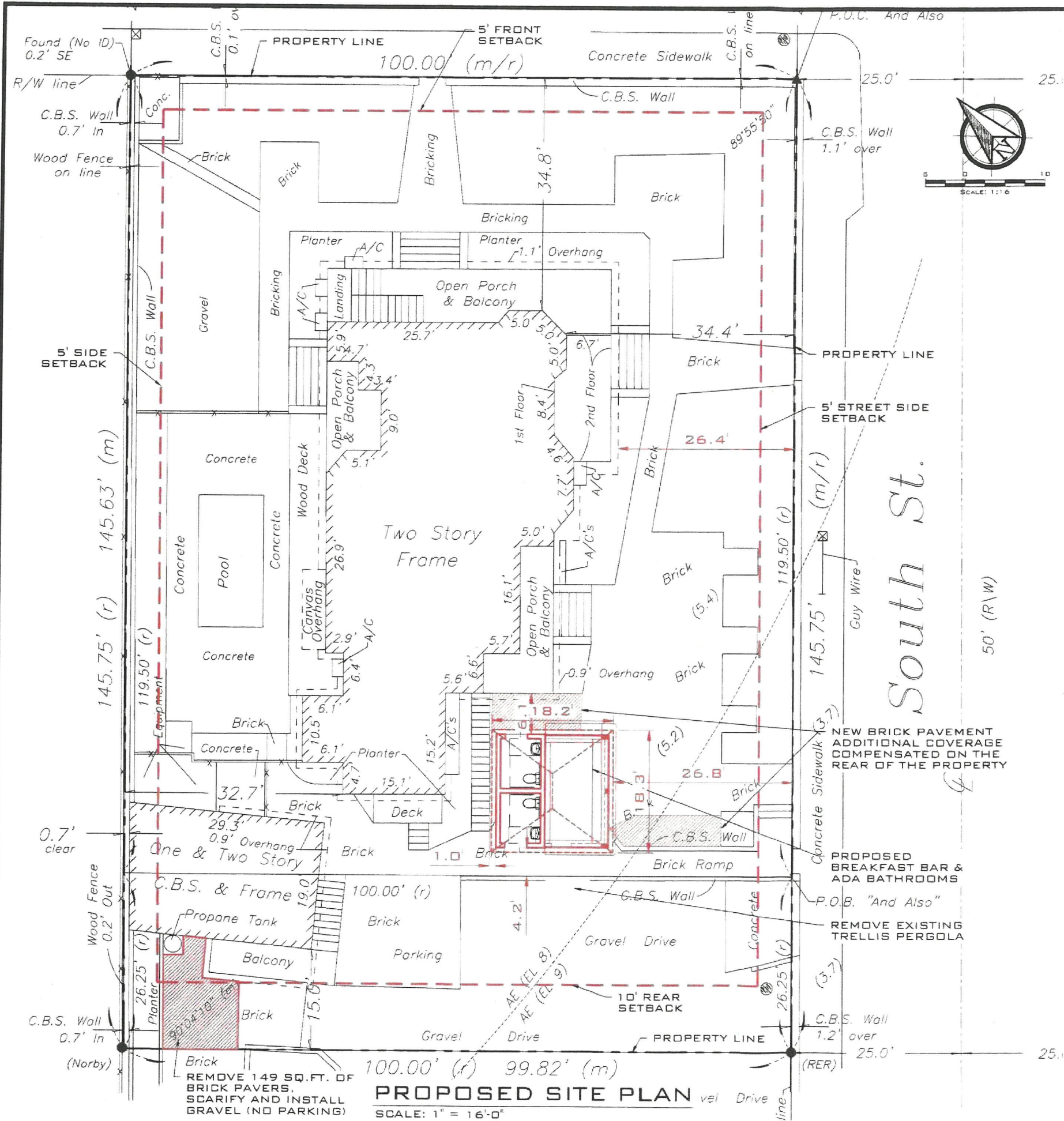
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Ukg'Rnc p



SITE DATA:

TOTAL SITE AREA: ±14,556.09 SQ.FT
LAND USE: HDT
FLOOD ZONE: AEB

SETBACKS

FRONT:
REQUIRED 5 FT
EXISTING ±27'-6" (ROOF)
PROPOSED NO CHANGE

STREET SIDE:
REQUIRED 5 FT
EXISTING ±26'-4" (ROOF)
PROPOSED NO CHANGE

SIDE:
REQUIRED 5 FT
EXISTING ±5'-2" (HOUSE)
PROPOSED NO CHANGE

REAR:
REQUIRED 10 FT
EXISTING ±9'-9" (HOUSE)
PROPOSED NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 70% (10,189.09 SQ.FT.)
EXISTING 72.49% (±10,552.65 SQ.FT.)
PROPOSED NO CHANGE

MAXIMUM BUILDING COVERAGE:

REQUIRED 50.00% (7,278.05 SQ.FT.)
EXISTING 25.95% (±3,778.0 SQ.FT.)
PROPOSED 28.24% (±4,110.9 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED 20% (2,911.22 SQ.FT.)
EXISTING 27.50% (±4,003.44 SQ.FT.)
PROPOSED NO CHANGE

MAXIMUM HEIGHT: 35 FT

EXISTING N/A
PROPOSED NO CHANGE

REV.	DESCRIPTION	BY	DATE
1	FINAL		



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

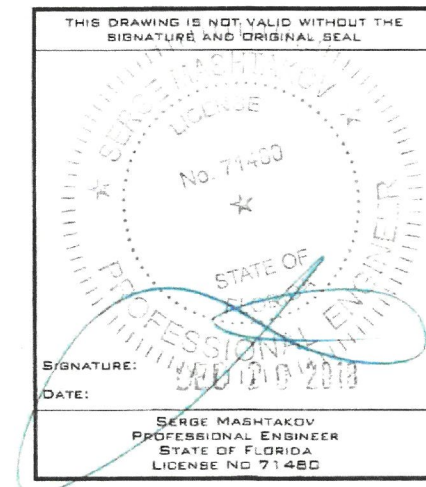
CLIENT: SANTIAGO FAMILY PARTNERSHIP LTD

PROJECT: 1327 DUVAL ST ADA BATHROOMS

SITE: 1327 DUVAL ST, KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE BY 1/16"	DATE	DRAWN	CHECKED
AS SHOWN	05/28/18	MNE	SAM
PROJECT NO.	DRAWING NO.	REVISION	
1805-01	C-101	1	



Warranty Deed

This Instrument Prepared By and Return To:

Lynne Hankins Fielder, P.A.
Attorney At Law
P.O. Box 420973
Summerland Key, FL 33042-0973
(305) 872-5000

Doc# 1677613 01/09/2008 3:10PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

01/09/2008 3:10PM
DEED DOC STAMP CL: TRINA \$1,319.50

Property Appraisers Parcel Identification (Folio) Number: 00036220-000000

Doc# 1677613
Bk# 2340 Pg# 26

SPACE ABOVE THIS LINE FOR RECORDING DATA

CORRECTED WARRANTY DEED

(To correct legal description in Warranty Deed date 07-07-2001, recorded 07-13-2001, at O.R. Book 1710, Page 113, whereby entire legal description for homestead was accidentally included instead of only 26.25 foot strip; see copy of 10-19-2000 survey attached hereto to support corrective deed)

THIS CORRECTED WARRANTY DEED made this 31st day of December, 2007, by RAMONA LOUISE SANTIAGO and INOCENTE SANTIAGO, her husband, whose address is 407 South Street, Key West, County of Monroe and State of Florida, 33040, herein called "the Grantors", and SANTIAGO FAMILY PARTNERSHIP, LTD, a Florida Limited Partnership, whose address is 1327 Duval Street, Key West, County of Monroe, and State of Florida, 33040, herein called "the Grantee", (wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other valuable consideration, receipt of which from the Grantee is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all of the certain lot, parcel or piece of land situate in Monroe County, State of Florida, to wit: See "Schedule A."

SUBJECT TO limitations, covenants, easements and restrictions of record and mortgages, including but not necessarily limited to mortgages in favor of First State Bank of the Florida Keys recorded on January 14, 2002, in the Public Records of Monroe County, Florida, at O.R. Book 1752, Page 1324, and at O.R. Book 1752, Page 1343,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging on in anyway appertaining,

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is/are lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to

said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

Signed, Sealed and Delivered in Our Presence:

X Oscar Lopez Jimenez
WITNESS Oscar Lopez Jimenez

Inocente Santiago
Grantor: INOCENTE SANTIAGO
a/k/a INOCENTE O. SANTIAGO

L. Hankins Fielder
WITNESS Lynne Hankins Fielder

Ramona Louise Santiago
Grantor: RAMONA LOUISE SANTIAGO
a/k/a RAMONA L. SANTIAGO

X Oscar Lopez Jimenez
WITNESS Oscar Lopez Jimenez

L. Hankins Fielder
WITNESS Lynne Hankins Fielder

**STATE OF FLORIDA
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this 31st day of December, 2007, by INOCENTE SANTIAGO a/k/a INOCENTE O. SANTIAGO and RAMONA LOUISE SANTIAGO a/k/a RAMONA L. SANTIAGO, who are personally known to me or who have produced n/a and n/a, respectively, as identification.

(Seal)

L. Hankins Fielder
Notary Public - State of Florida
My Commission Expires:

C:\Office\CLIENT\Santiago\Corrective Deed.wpd



L. Hankins-Fielder
Commission # DD347129
Expires: SEP. 15, 2008
State of Florida
Atlantic Bonding Co., Inc.

A parcel of land on the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract Sixteen (16), but better known and described as a part of Lot Seven (7) in Square Three (3) in said Tract Sixteen (16), according to a diagram between Frederick Filer and John Boyle, recorded in Book "N", Page 476, of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the NW'ly right of way line of South Street with the SW'ly right of way line of Duval Street and run thence SW'ly along the NW'ly right of way line of the said South Street for a distance of 119.50 feet to the Point of Beginning; thence continue SW'ly along the said South Street for a distance of 26.25 feet; thence NW'ly and at right angles for a distance of 100.0 feet; thence NE'ly and at right angles for a distance of 26.25 feet; thence SE'ly and at right angles for a distance of 100.0 feet back to the Point of Beginning.

EXHIBIT "A"