DEVELOPMENT REVIEW COMMITTEE

Tuesday, February 22, 2011

AGENDA

The Monroe County Development Review Committee will conduct a meeting on Tuesday, February 22, 2011, beginning at 10:00 AM at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:
Townsley Schwab, Senior Director of Planning and Environmental Resources
Mike Roberts, Sr. Administrator, Environmental Resources
Joe Haberman, Planning & Development Review Manager
DOT Representative
Steve Zavalney, Captain, Fire Prevention
Public Works Department Representative

STAFF MEMBERS
Susan Grimsley, Assistant County Attorney
Mitch Harvey, Comprehensive Plan Manager
Gail Creech, Planning Commission Coordinator

CHANGES TO THE AGENDA

MEETING

NEW ITEM:

1. The Wharf Bar & Grill, 25163 Overseas Highway (US 1), Summerland Key, Mile Marker 25: A request for a minor conditional use permit in order to establish a new waterfront dining area (aka outdoor seating area) and other water-dependent uses within the required shoreline setback. The subject property is legally described as Lots 1 through 6, Summerland Yacht Harbor (PB2-142), Summerland Key, Monroe County, Florida, having real estate number 00194560.000000.
2011-017 FILE.PDF
2011-017 Recvd 02.24.11 Site Plan.pdf

ADJOURNMENT

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call “711”.

File #: **2011-017**

Owner's Name: Reger, Melodye

Applicant: Reger, Melodye
Aka Wharf Bar & Grill

Agent: Franklin D. Greenman, Esq.

Type of Application: Minor

Key: Summerland Key

RE: **00194560-000000**

Additional Information added to File 2011-017

County of Monroe
Growth Management Division

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

We strive to be caring, professional and fair

Board of County Commissioners
Mayor Heather Carruthers, Dist. 3
Mayor Pro Tem David Rice, Dist. 4
Kim Wigington, Dist. 1
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

Date: 2.24.11

Time: pm

Dear Applicant:

This is to acknowledge submittal of your application for Minor
Type of application

Melodye Reger
Wharf Bar + Grill to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

End of Additional File 2011-017

Greenman & Manz

A Partnership of Professional Associations
Attorneys At Law

Franklin D. Greenman, P.A.
David L. Manz, P.A.*

*Board Certified in Marital and Family Law
Fellow of the American Academy
of Matrimonial Lawyers

Gulfside Village, Suite 40
5800 Overseas Highway
Marathon, FL 33050

(305) 743-2351
(305) 743-6523 Fax
FDGreenman@Bellsouth.net

February 2, 2011

Monroe County Planning Department
Regional Government Center
2798 Overseas Highway
Marathon, Fl 33050

RE: Melody Reger -Wharf Bar and Grill - Summerland Key

Dear Planning Commission,

Attached please find:

- The original Minor Conditional Use Permit application
- ~~As to the fee, until the correct amount is determined, based upon the withdrawal and return of the variance application, the fee with be forthcoming when that determination is made.~~ paid
- Proof of Ownership
- Current Property Record Card
- Location map
- Photograph
- ~~16 Boundary Survey and Site Plan were previously provided with the original Variance Application~~ 1 Boundary Survey
- Address labels of adjacent property owners

I am also enclosing two (2) copies of the prior site plan for re-determination for the parking locations.

Respectfully,

Franklin D. Greenman

RECEIVED
FEB 2 2011
MONROE CO. PLANNING DEPT.

FDG/ms

APPLICATION

MONROE COUNTY

PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
FEB 24 2011
MONROE CO. PLANNING DEPT.

Request for a Minor Conditional Use Permit / Amendment to a Minor Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Minor Conditional Use Permit Application Fee: $8,484.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed

Date of Submittal: 02 / 02 / 2011
Month Day Year

Property Owner:
Melodye Reger
Name
100 Bay Drive, Key West, FL 33040
Mailing Address (Street, City, State, Zip Code)
745-3322
Daytime Phone
melodye@wharfbarandgrill.com
Email Address

Agent (if applicable):
Franklin D. Greenman, Esq.
Name
5800 Overseas Hwy, Ste 40, Marathon FL 33050
Mailing Address (Street, City, State, Zip Code)
743-2351
Daytime Phone
fdgreenman@bellsouth.net
Email Address

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet)

Block	Lot	Subdivision	Key
	1-6	Summerland Yacht Harbor	Summerland

00194560-000000
Real Estate (RE) Number — Alternate Key Number

251164 Overseas Hwy, Summerland Key FL 33042
Street Address (Street, City, State, Zip Code) — Approximate Mile Marker

APPLICATION

Land Use District Designation(s): Commercial fishing Special District #13(FLUM M

Present Land Use of the Property: Seafood retail & wholesale, Fishhouse & Restaurau

Proposed Land Use of the Property: _____

Total Land Area: 13572 sq. ft

If non-residential or commercial floor area is proposed, please provide:

3 Total number of non-residential buildings

_____ Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

_____ Total number of residential buildings

_____ Total number of permanent, market-rate units

_____ Total number of permanent, affordable / employee housing units

_____ Total number of transient units (hotel rooms, recreational vehicle / campground spaces)

Has a previous application been submitted for this site within the past two years? Yes ___ No X

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☐ **Complete minor conditional use permit application** (unaltered and unbound);
- ☐ **Correct fee** (check or money order to Monroe County Planning & Environmental Resources);
- ☐ **Proof of ownership (i.e. Warranty Deed);**
- ☐ **Current Property Record Card(s) from the Monroe County Property Appraiser;**
- ☐ **Location map;**
- ☐ **Photograph(s) of site from adjacent roadway(s);**
- ☐ **Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets** (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- ☐ **Written description of project;**
- ☐ **Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– 6 sets** (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
  - ☐ Date, north point and graphic scale;
  - ☐ Boundary lines of site, including all property lines and mean high-water lines;
  - ☐ Land use district of site and any adjacent land use districts;
  - ☐ Flood zones pursuant to the Flood Insurance Rate Map(s);

- ☐ Locations and dimensions of all existing and proposed structures and drives;
- ☐ Type of ground cover (i.e. concrete, asphalt, grass, rock);
- ☐ Adjacent roadways;
- ☐ Setbacks as required by the land development regulations;
- ☐ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- ☐ Calculations for open space ratios, floor area ratios, residential density and parking;
- ☐ Location and type of outdoor lighting;
- ☐ Extent and area of wetlands, open space areas and landscape areas;
- ☐ Location of solid waste storage;
- ☐ Location of sewage treatment facilities;
- ☐ Location of existing and proposed fire hydrants or fire wells;

N\A ☐ **Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features);

N\A ☐ **Elevations for all proposed structures and for any existing structures to be modified – 6 sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure);

N\A ☐ **Landscape Plan by a Florida registered landscape architect – 6 sets** (may be shown on the site plan; however, if a separate plan, must drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the landscaping plan should include the following:

- ☐ Date, north point and graphic scale;
- ☐ Boundary lines of site, including all property lines and mean high-water lines;
- ☐ Locations and dimensions of all existing and proposed structures and drives;
- ☐ Open space preservation areas;
- ☐ Existing natural features;
- ☐ Size and type of buffer yards including the species, size and number of plants;
- ☐ Parking lot landscaping including the species, size and number of plants;
- ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;
- ☐ Transplantation plan (if required);

N\A ☐ **Conceptual Drainage Plan – 6 sets** (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas;

N\A ☐ **Traffic Study, prepared by a licensed traffic engineer;**

N\A ☐ **Construction Management Plan,** stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);

☐ **Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

N\A ☐ **Letters of Coordination are required from the following:**

- ☐ Florida Keys Aqueduct Authority (FKAA);
- ☐ Florida Keys Electric Cooperative (FKEC) or Keys Energy Services;
- ☐ Monroe County Office of the Fire Marshal;
- ☐ Monroe County Health Department;
- ☐ Monroe County Solid Waste Management;

- ☐ Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, the following must be submitted in order to have a complete application submittal:

- ☐ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- N\A ☐ **Vegetation Survey or Habitat Evaluation Index** (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)
- N\A ☐ **Construction Phasing Plan**
- N\A ☐ **Additional Letters of Coordination** may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to

  - ☐ Key Largo Wastewater Treatment District (KLWTD)
  - ☐ South Florida Water Management District (SFWMD)
  - ☐ Florida Department of Transportation (FDOT)
  - ☐ Florida Department of Environmental Protection (FDEP)
  - ☐ Florida Department of State, Division of Historic Resources
  - ☐ Florida Game and Freshwater Fish Commission (FGFFC)
  - ☐ U.S. Army Corps of Engineers (ACOE)
  - ☐ U.S. Fish and Wildlife Service (USFW)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: _____ **Date:** _____

Sworn before me this _____ day of _____

_____
Notary Public
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

$ 1,200,000

Doc# 1724325 12/24/2008 12:45PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

12/24/2008 12:45PM
DEED DOC STAMP CL: TRINA $8,400.00

Doc# 1724325
Bk# 2393 Pg# 1533

Prepared by and return to:
Erica N. Hughes-Sterling
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 08-431-EB

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **December, 2008** between **First State Bank of the Florida Keys, a Florida Banking Institution, a Florida corporation** whose post office address is **1201 Simonton Street, Key West, FL 33040**, grantor, and **Melodye Reger, a single woman** whose post office address is **100 Bay Drive, Key West, FL 33040**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

Lots 1, 2, 3, 4, 5, 6 and 34, SUMMERLAND YACHT HARBOR, Summerland Key, according to the Plat thereof recorded in Plat Book 2, Page 142, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00194560-000000

Subject to taxes for 2009 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**.

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

DoubleTimes

Signed, sealed and delivered in our presence:

Witness Name: SHELLEY A. LOWE

Witness Name: Patricia Snyder

First State Bank of the Florida Keys, a Florida Banking Institution, a Florida corporation

By: _____
Robert Murrell, Vice President

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 11th day of December, 2008 by Robert Murrell, Vice President of First State Bank of the Florida Keys, a Florida Banking Institution, a Florida corporation, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: SHELLEY A LOWE

My Commission Expires: _____

SHELLEY A. LOWE
Notary Public - State of Florida
My Comm. Expires Nov 27, 2012
Commission # DD 626451
Bonded Through National Notary Assn.

MONROE COUNTY
OFFICIAL RECORDS

DoubleTimes

Ervin A. Higgs, Cl
Property Appraiser
Monroe County, Florida

office (305) 292
fax (305) 292

Property Record View

Alternate Key: 1256382 Parcel ID: 00194560-000000

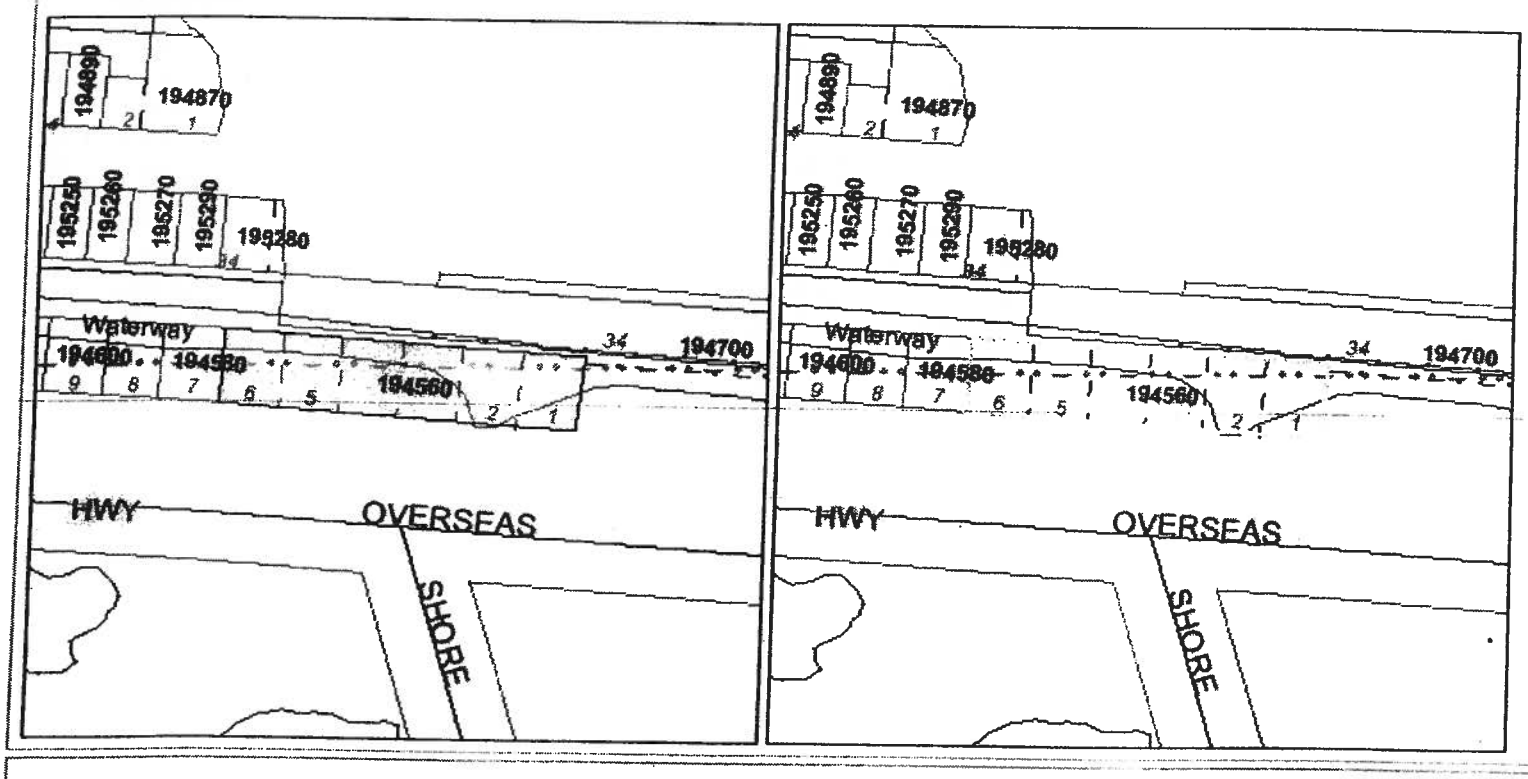
Ownership Details

Mailing Address:
REGER MELODYE
100 BAY DRIVE
KEY WEST, FL 33040

Property Details

PC Code: 46 - OTHER FOOD PROCESSING(PC/LIST)
Millage Group: 120C
Affordable Housing: No
Section-Township-Range: 25-66-28
Property Location: 25163 OVERSEAS HWY SUMMERLAND KEY
Subdivision: SUMMERLAND YACHT HARBOR SUBD
Legal Description: SUMMERLAND YACHT HARBOR PB2-142 SUMMERLAND KEY LOTS 1 THRU 6 OR565-915 OR836-2126 OR992-309 OR1073-1543 OR2248-638/ OR2248-638/47E IITF/LEASE OR2383-925/6 OR2393-1533/34 OR2426-1993/94U/T

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area

10HC - COMM CANAL	60	77	4,620.00 SF
000X - ENVIRONMENTALLY SENS	60	77	1.00 LT
000X - ENVIRONMENTALLY SENS	60	77	1.00 LT
10HC - COMM/HY/CANAL	60	77	4,620.00 SF
10HC - COMM/HY/CANAL	60	77	4,620.00 SF
10HC - COMM/HY/CANAL	60	77	4,620.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 2425
Year Built: 1975

Building 1 Details

Building Type
Effective Age 17
Year Built 1975
Functional Obs 0

Condition F
Perimeter 364
Special Arch 0
Economic Obs 0

Quality Grade 250
Depreciation % 23
Grnd Floor Area 2,425

Inclusions:

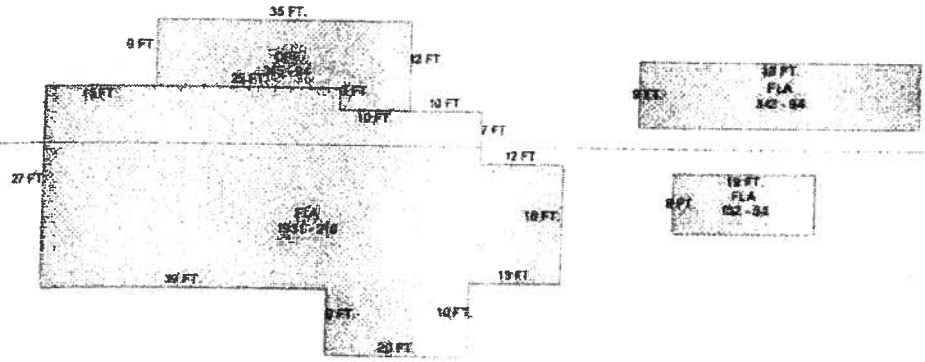
Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	10	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA		1	1975					1,931
0	OPF		1	1975					345
0	FLA		1	1994					342
0	FLA		1	1994					152

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	FOOD PROCESSING-B-	50	N	Y
	1	RESTRNT/CAFETR-D-	100	N	N
	1	CAMP BLDG	100	N	N
	2	RESTAURANT & CAFETR	50	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
3425	AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT3:PATIO	434 SF	0	0	2006	2007	1	50
0	DK4:WOOD DOCKS	280 SF	20	14	1985	1986	3	40
0	AP2:ASPHALT PAVING	2,160 SF	0	0	1987	1988	1	25
0	PT3:PATIO	723 SF	0	0	1987	1988	2	50
0	DK3:CONCRETE DOCK	952 SF	119	8	1991	1992	4	60
0	SW2:SEAWALL	616 SF	154	4	1991	1992	4	60
0	AC2:WALL AIR COND	1 UT	0	0	2002	2003	2	20

Appraiser Notes

2008 CERTIFICATE OF TITLE TRANSFERED LOTS ONE THRU SIX AND LOT THIRTY FOUR AK 1256382 (1-6) AND AK 1256510 (34)
1/23/09; FISHCUTTERS RESTAURANT, FISH HOUSE & MARINA; BRING PRC CURRENT,NL108
2009 MULTI PARCEL SALE TRANSFERED LOTS ONE THRU SIX AND LOT THIRTY FOUR AK 1256382 (1-6) AND AK 1256510 (34)
FOR SALE MLS $3,250,000.
SUMMERLAND KEY SEAFOOD RETAIL & WHOLESALE
2005-12-07 THE OWNERS REQUESTED ALCOHOLIC BEVERAGE SPECIAL USE PERMIT2COP(BEER & WINE .25000 OVERSEAS HIGHWAY.-SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09100166	01/16/2009	05/24/2010	2,450	Commercial	REPAIR AND PAINT EXTERIOR OF BLDG
	09100224	03/06/2009	05/24/2010	16,700	Commercial	INTERIOR RENOVATIONS
	09101231	04/30/2009	05/24/2010	1,000	Commercial	SECURITY ALARM
	10101682	04/01/2010	05/24/2010	50	Commercial	SANDWICH BOARD IN FRONT OF BUILDING.
	09101651	06/17/2009	10/22/2010	2,400	Commercial	FIRE SUPPRESSION SYSTEM

A-15627	06/01/1986	01/1986	1,200	Commercial	SLABS
A-16608	12/01/1986	12/01/1986	3,000	Commercial	ELECTRICAL MISC.
93-7016	11/01/1993	08/01/1994	10,000	Commercial	COMM.MISCELLANEOUS
88-1342	07/01/1988	11/01/1988	12,640	Commercial	SEAWALL
91-3418	10/01/1991	12/01/1992	5,056	Commercial	SEAWALL
04100658	02/17/2004	05/04/2005	1,200	Commercial	DEMOLITION
06105211	06/22/2007	01/23/2009	10,000	Commercial	New Sign

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	185,335	51,906	286,540	523,781	523,781	0	523,781
2009	185,335	53,472	332,740	571,547	571,547	0	571,547
2008	139,157	53,586	277,300	470,043	470,043	0	470,043
2007	90,828	44,787	277,300	412,915	412,915	0	412,915
2006	90,828	37,516	277,300	405,644	405,644	0	405,644
2005	92,966	38,099	277,300	408,365	408,365	0	408,365
2004	69,726	39,130	147,940	256,796	256,796	0	256,796
2003	69,726	40,189	120,220	230,135	230,135	0	230,135
2002	69,726	40,860	120,220	230,806	230,806	0	230,806
2001	69,726	42,087	120,220	232,033	232,033	0	232,033
2000	69,726	12,994	120,220	202,940	202,940	0	202,940
1999	69,726	13,309	120,220	203,255	203,255	0	203,255
1998	46,612	13,720	120,220	180,552	180,552	0	180,552
1997	46,612	14,142	120,220	180,974	180,974	0	180,974
1996	42,375	14,456	120,220	177,051	177,051	0	177,051
1995	42,375	14,869	120,220	177,464	177,464	0	177,464
1994	31,505	14,790	120,220	166,515	166,515	0	166,515
1993	31,505	15,077	120,220	166,802	166,802	0	166,802
1992	31,505	2,693	30,030	64,228	64,228	0	64,228
1991	31,505	2,827	30,030	64,362	64,362	0	64,362
1990	31,505	2,953	19,635	54,093	54,093	0	54,093
1989	31,505	3,080	15,939	50,524	50,524	0	50,524
1988	31,092	2,088	15,939	49,119	49,119	0	49,119
1987	8,345	0	15,939	24,284	24,284	0	24,284
1986	8,374	0	15,939	24,313	24,313	0	24,313
1985	8,118	0	15,832	23,950	23,950	0	23,950
1984	8,042	0	15,832	23,874	23,874	0	23,874
1983	8,086	0	15,832	23,918	23,918	0	23,918
1982	7,100	0	7,068	14,168	14,168	0	14,168

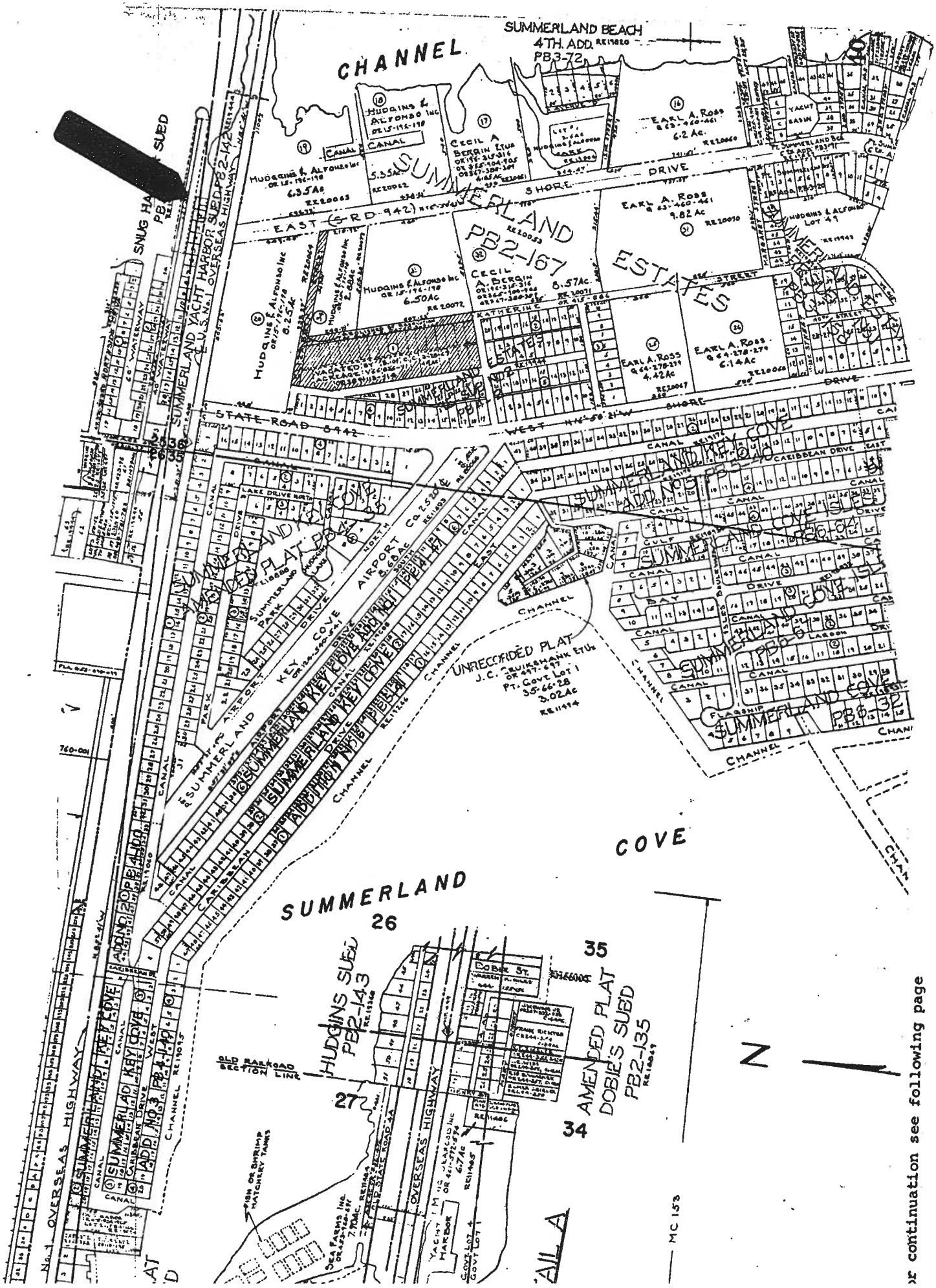
Parcel Sales History

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

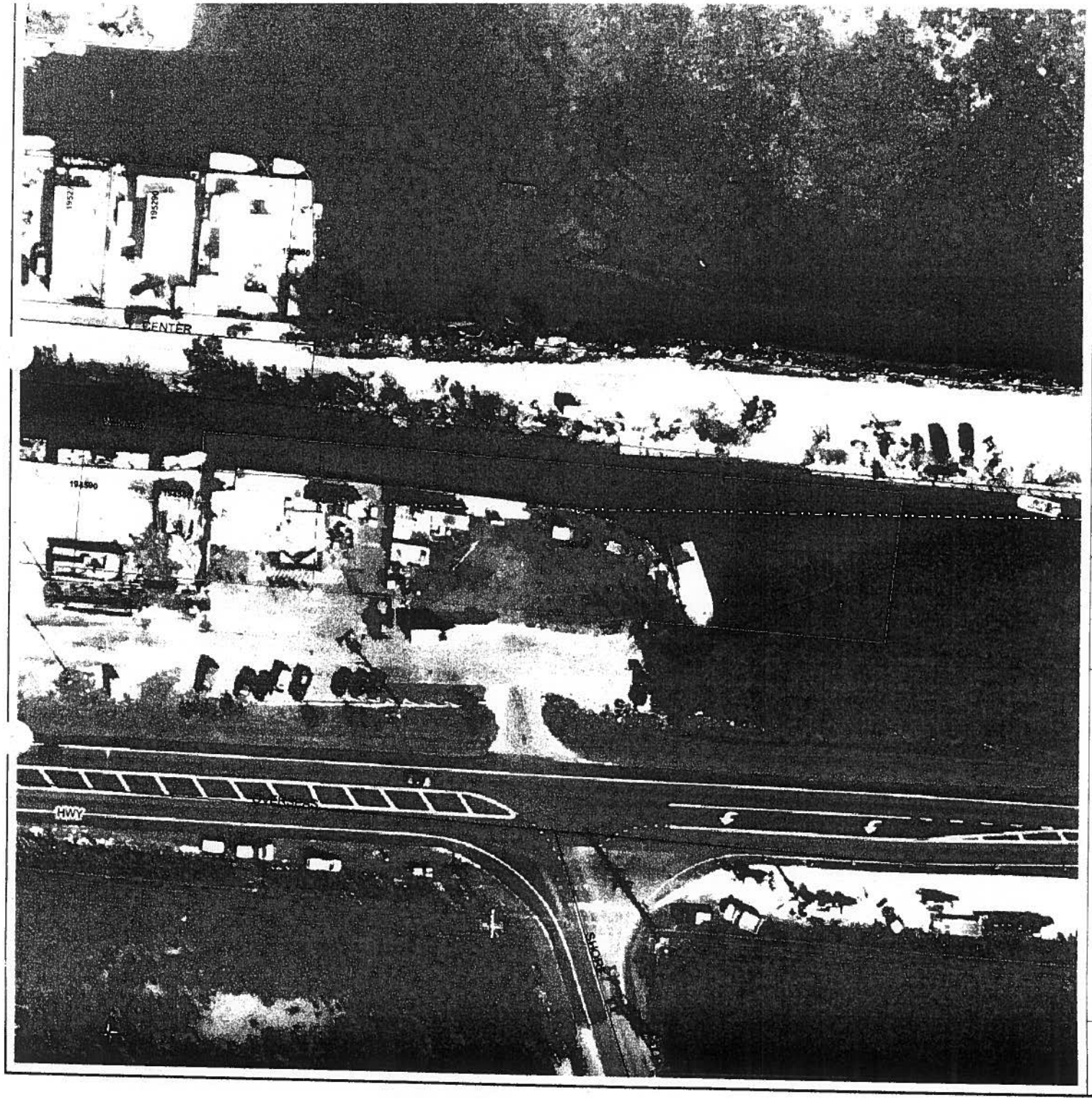
Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/11/2008	2393 / 1533	1,200,000	WD	M
10/6/2008	2383 / 925	100	CT	F
10/1/1986	992 / 309	1	WD	M
7/1/1981	836 / 2126	45	WD	M

This page has been visited 77,164 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176



or continuation see following page



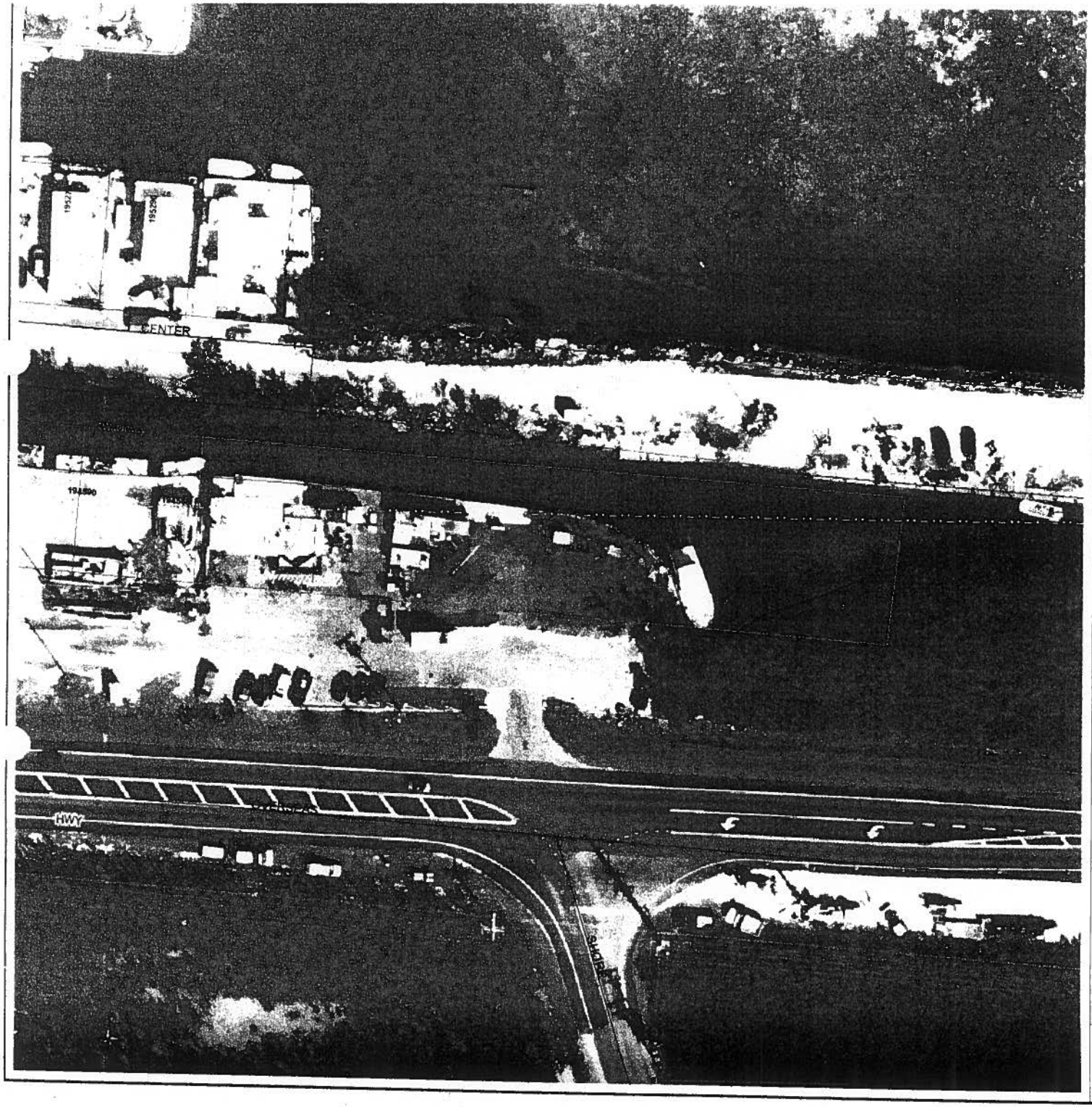
Legend
Highlighted Feature
Real Estate Number
Parcel Lot Text
Dimension Text
Block Text
Point of Interest Text
Hooks/Leads
Lot Lines
Easements
Road Centerlines
Water Names
Parcels
Shoreline
Section Lines
2006 Aerials

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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

Date Created: February 2, 2011 10:30 AM



Legend

- Highlighted Feature
- Real Estate Number
- Parcel Lot Text
- Dimension Text
- Block Text
- Point of Interest Text
- Hooks/Leads
- Lot Lines
- Easements
- Road Centerlines
- Water Names
- Parcels
- Shoreline
- Section Lines
- 2006 Aerials

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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

Date Created: February 2, 2011 10:30 AM

WHARF BAR & GRILL

25163 OVERSEAS HIGHWAY
SUMMERLAND KEY, FLORIDA

SITE DATA

ZONING DISTRICT: CPED-13

FLOOD ZONE: AE-11 / AE-10

F.I.R.M. - COMMUNITY #125129; PANEL #1211 SUFFIX "K"; DATED: 03-10-2005

LEGAL DESCRIPTION: Lots 3, 4, 5 & 6, SUMMERLAND YACHT HARBOR SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page 142, of the Public Records of Monroe County, Florida.

"AND ALSO"
Commence at Station 500+70.83, said station being the intersection of the centerline of Nassau Street and Overseas Highway (US-1) in Monroe County, State of Florida, Section 38, Township 66 South, Range 32 East; thence South 89°00'00" East a distance of 222.57' (feet) to a point on the centerline of Overseas Highway (US-1); thence at right angle on a bearing of North 00°01'00" East, a distance of 67.00' (feet) to the Point of Beginning; thence continue North 00°01'00" East a distance of 65.00' (feet); thence at right angles on a bearing of South 89°00'00" East a distance of 222.57 (feet); thence at right angles on a bearing South 00°01'00" West a distance of 65.00' (feet); thence at right angles on a bearing of North 89°00'00" West a distance of 222.57 (feet) to the Point of Beginning, said parcel containing 14,472 square feet, more or less.

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2004 FLORIDA BUILDING CODE.

THE WORK DEPICTED HEREIN WILL NOT YIELD ANY ADDITIONAL IMPERVIOUS COVERAGE.

OCCUPANCY CLASSIFICATION: A-2
CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
WIND LOAD: 100 MPH (ASCE 7-98) (3 SEC. GUST, EXPOSURE "C")

INDEX OF DRAWINGS

SHEET 1 - SITE DATA
SHEET 2 - BUILDING PLAN
SHEET 3 - ROOF FRAMING PLAN

GENERAL NOTES

1. These plans are for the work at the location so designated herein.
2. The contractor shall provide all material, labor, equipment and supervision necessary to provide the work complete and ready for use.
3. There shall be no deviation from these plans without prior approval from the engineer of record.
4. The contractor shall visit the site and become familiar with existing conditions before bid. Check and verify all dimensions and conditions of the work, and report any discrepancies, omissions or conflicts to the engineer of record before proceeding with the work.
5. [redacted]
6. [redacted]
7. [redacted]
8. [redacted]
9. [redacted]
10. [redacted]
11. [redacted]
12. [redacted]
13. The contractor shall furnish all subcontractors with a complete set of plans. All changes shall be noted on the drawings and in complete as-built sets shall be delivered to the owner after completion of work.

LEGEND

SYMBOLS

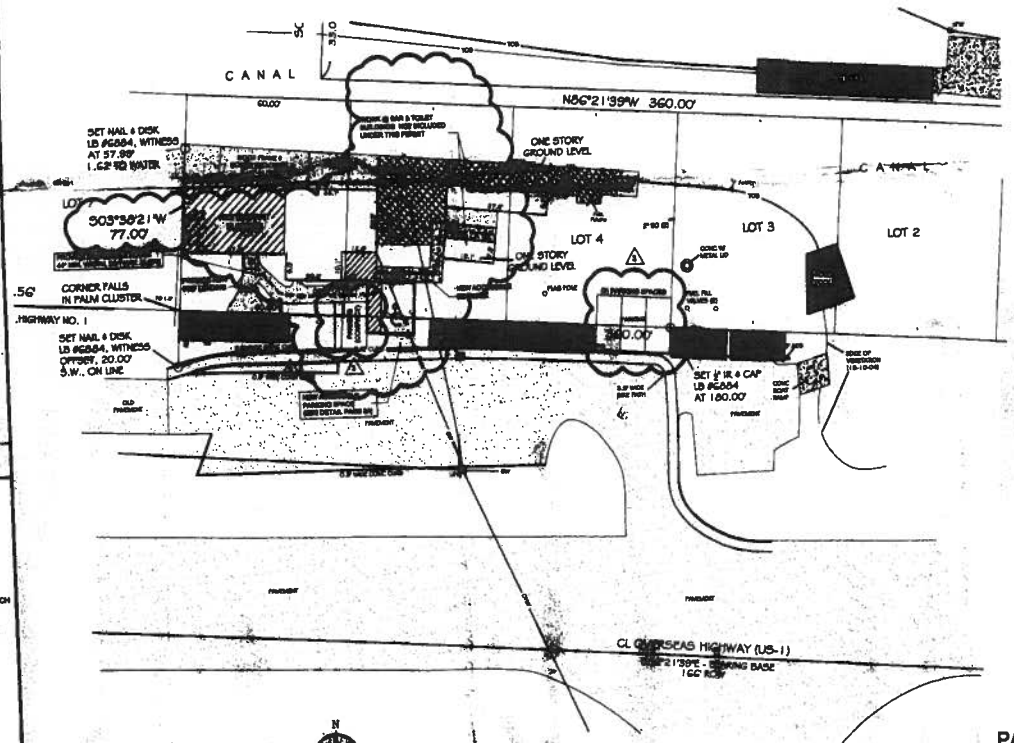
- ELEVATION MARK
- WALL TYPE SYMBOL
- WINDOW TYPE SYMBOL
- DOOR NUMBER SYMBOL
- GARAGE 118 — ROOM NAME AND ROOM NUMBER
- DETAIL OR SECTION AREA
- A/S — DETAIL OR SECTION NUMBER; DRAWING WHERE DETAIL IS SHOWN
- B/S1 — SECTION NUMBER; DRAWING WHERE DETAIL IS SHOWN; DRAWING WHERE DETAIL IS SHOWN

MATERIAL INDICATIONS

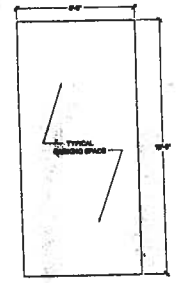
- CONCRETE
- COMPACTED EARTH FILL
- STUCCO OR GYPSUM WALL BOARD
- CONCRETE MASONRY UNIT
- BRICK
- BATT INSULATION
- RIGID INSULATION
- SAND
- GRAVEL
- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- FINISH WOOD

ABBREVIATIONS

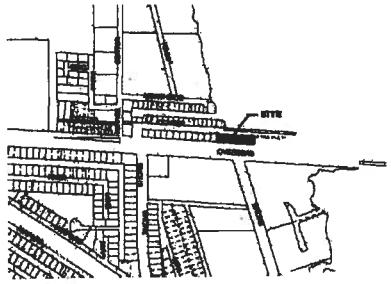
&	AND
@	AT
APPROX.	APPROXIMATE(LY)
FT.	FOOT(FEET)
FFL	FINISH FLOOR LEVEL
IN.	INCH
MAX.	MAXIMUM
MIN.	MINIMUM
#	NUMBER
O.C.	ON CENTER
LB.	POUND
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
SF	SQUARE FOOT
T&G	TONGUE AND GROOVE
WWM	WELDED WIRE MESH



SITE PLAN
SCALE: 1"=20'-0"



PARKING SPACE DETAIL
SCALE: 1"=10'-0"



LOCATION MAP

RECEIVED
FEB 24 2011
2011-017
MONROE CO. PLANNING DEPT.

FLORIDA BUILDING CONSULTANTS, INC.
3144 NORTHSIDE DRIVE, SUITE 201
KEY WEST, FLORIDA 33040
(305) 294-4488
CA-26046

Revision "A" Submitted 6-24-05 D.T.

WHARF BAR & GRILL
25163 OVERSEAS HIGHWAY
KEY WEST, FLORIDA

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MONROE CO. PLANNING DEPT.

REVISIONS
A ACCESSIBILITY UPGRADES 03-10-09
A ADDITIONAL PARKING 09-22-09

JOB:
START DATE: 12-08-08
ISSUE DATE: 01-12-09
DRAWN: SKM

1 of 3

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William and Kandi Ballard
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Summerland Key, FL 33042

Riddle Marty Benjamin Estate
c/o Holly Debbie
24293 Huron River Drive
Rockwood, MI 48173-9765

Paul Craddock Jr
25093 Center St
Summerland Key, FL 33042-4601

Beaver Woods LLC
29 Forest Viw Ln
Hebron, CT 06248

Sylvester Mariana Alvarez Rev
Trust DTD 6/7/07
2024 Palmetto Rd
West Palm Beach, FL 33406

Michael and Claudia Lee
410 W 4th Street
Cameron, TX 76520

Ronald and Diane Neault
PO BOX 420710
Summerland Key, FL 33042

Laura Rusak
17449 133th Way
Jupiter, FL 33478

Winifred Shosie
25112 Northside Dr
Summerland Key FL 33042

Richard and Polly Schwartz
4403 Ferry Landing
Evans GA 30809

Clay Hudgins and John Hudgins
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Flowery Branch GA 30542

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WHARF BAR & GRILL

25163 OVERSEAS HIGHWAY
SUMMERLAND KEY, FLORIDA

SITE DATA

ZONING DISTRICT: CFSD-13

FLOOD ZONE: AE-11 / AE-10

F.I.R.M. - COMMUNITY #125129; PANEL #1312 SUFFIX "K"; DATED: 02-18-2005

LEGAL DESCRIPTION: Lots 3, 4, 5 & 6, SUMMERLAND YACHT HARBOR SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 142, of the Public Records of Monroe County, Florida.

"AND ALSO"
Commence at Station 846+70.53, said station being the intersection of the centerlines of Horace Street and Overseas Highway (US-1) in Monroe County, State of Florida, Section 36, Township 66 South, Range 28 East; thence South 86°06'52" East a distance of 932.07' (feet) to a point on the centerline of Overseas Highway (US-1); thence at right angels on a bearing of North 03°51'08" East, a distance of 57.50' (feet) to the Point of Beginning; thence continue North 03°51'08" East a distance of 58.50' (feet); thence at right angles on a bearing of South 86°06'52" East a distance of 232.0' (feet); thence at right angles on a bearing South 03°51'08" West a distance of 58.50' (feet); thence at right angles on a bearing of North 86°06'52" West a distance of 232.00' (feet) to the Point of Beginning, said parcel containing 13,572 square feet, more or less.

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2004 FLORIDA BUILDING CODE.

THE WORK DEPICTED HEREIN WILL NOT YEILD ANY ADDITIONAL IMPERVIOUS COVERAGE.

OCCUPANY CLASSIFICATION: A-2
CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
WIND LOAD: 150 MPH (ASCE 7-05) (3 SEC. GUST, EXPOSURE "C")

INDEX OF DRAWINGS

SHEET 1 - SITE DATA
SHEET 2 - BUILDING PLAN
SHEET 3 - ROOF FRAMING PLAN

GENERAL NOTES

1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID, CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNFAVORABLE TO THE OWNER.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, SUPPOSITIONS, ERRORS OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2004 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2004 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

LEGEND

SYMBOLS

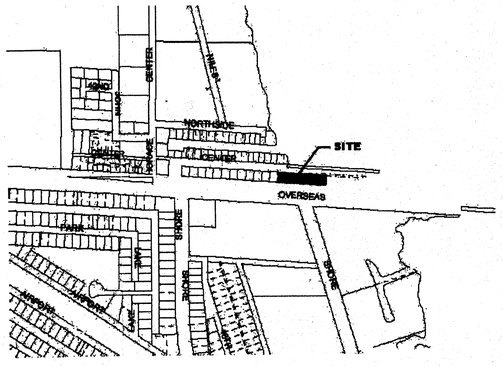
- ELEVATION MARK
- 3 — WALL TYPE SYMBOL
- A — WINDOW TYPE SYMBOL
- 01 — DOOR NUMBER SYMBOL
- GARAGE 115 — ROOM NAME AND ROOM NUMBER
- DETAIL OR SECTION AREA
- A 5 — DETAIL OR SECTION NUMBER; SHEET# WHERE DETAIL IS SHOWN
- B 3 5 — SECTION (SCALE: 1"=1'-0"); DETAIL OR SECTION NUMBER; SHEET# WHERE DETAIL IS SHOWN; SHEET# WHERE DETAIL IS TAKEN

MATERIAL INDICATIONS

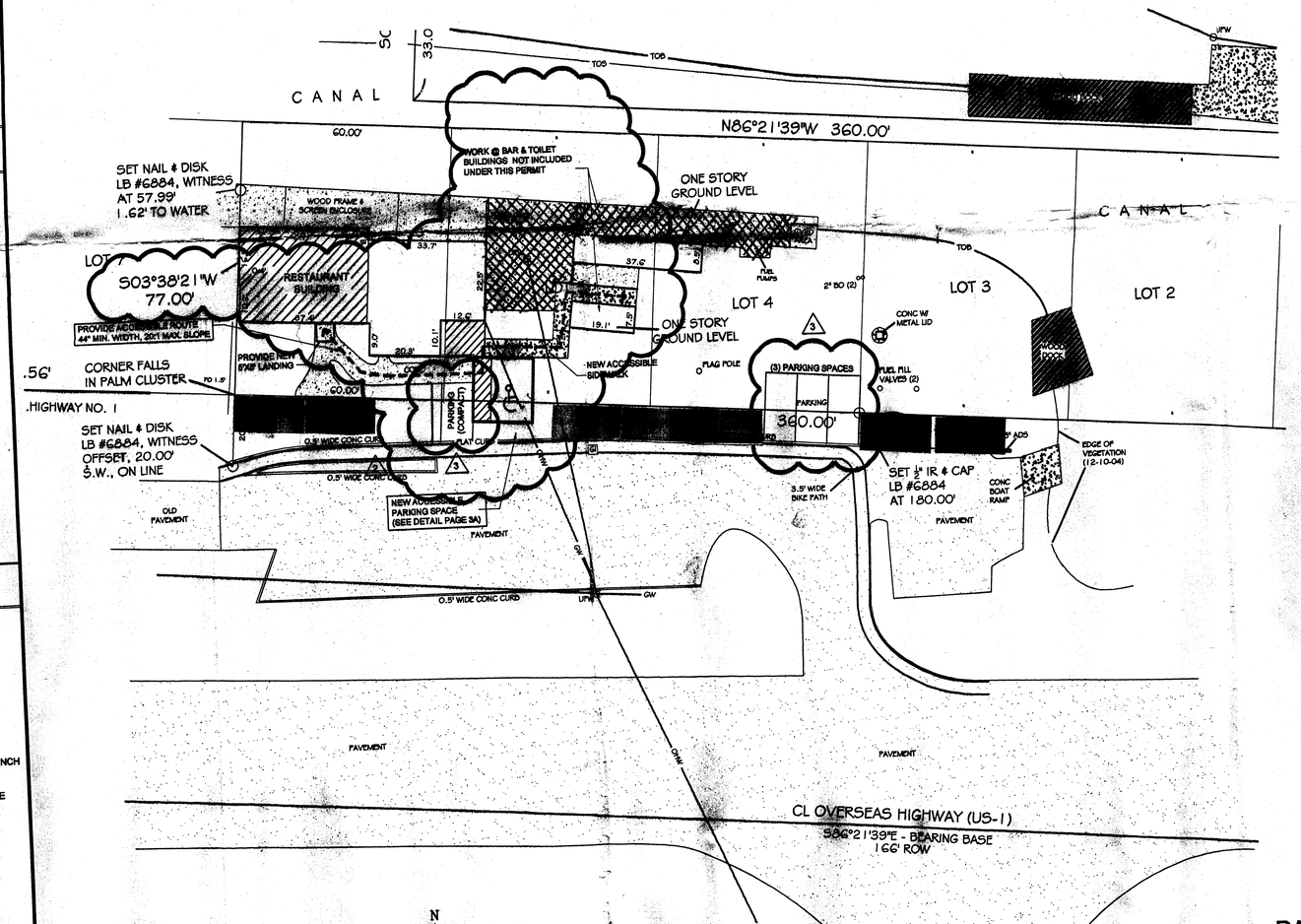
- CONCRETE
- COMPACTED EARTH FILL
- STUCCO OR GYPSUM WALL BOARD
- CONCRETE MASONRY UNIT
- BRICK
- BATT INSULATION
- RIDGE INSULATION
- SAND
- GRAVEL
- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- FINISH WOOD

ABBREVIATIONS

&	AND
@	AT
APPROX.	APPROXIMATE(LY)
FT.	FOOT/FEET
FFL	FINISH FLOOR LEVEL
IN.	INCH
MAX.	MAXIMUM
MIN.	MINIMUM
#	NUMBER
O.C.	ON CENTER
LB.	POUND
PSI	POUND PER SQUARE INCH
P.T.	PRESSURE TREATED
SF	SQUARE FOOT/FEET
T & G	TONGUE AND GROOVE
WWM	WELDED WIRE MESH

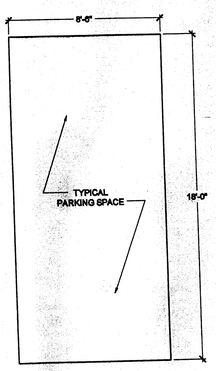


LOCATION MAP



SITE PLAN

SCALE:1"=20'-0"



PARKING SPACE DETAIL

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

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KEY WEST, FLORIDA 33040
(305)294-9993
C.A.#26045

Revision "A" Submitted 6-24-09 O.T.

WHARF BAR & GRILL
25163 OVERSEAS HIGHWAY
KEY WEST, FLORIDA

REVISIONS
2 ACCESSIBILITY UPGRADES 02-10-09
3 ADDITIONAL PARKING 06-23-09

JOB:
START DATE: 12-09-08
ISSUE DATE: 01-12-09
DRAWN: EKM