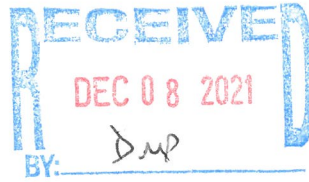


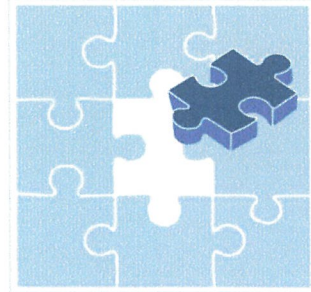
Application

12/08/21

Ms. Katie Halloran, Planning Director
City of Key West
1300 White Street
Key West, FL 33040



TREPANIER



ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

RE: 529 United Street
Variance and Conditional Use Application Revisions

Dear Ms. Halloran:

Attached are revised applications based on DRC comments for the pending conditional use application for 529 United Street. The variance application has also been revised accordingly.

	DRC Comment	Applicant Action
Life Safety	Residential unit is major life-safety concern. KWFD recommends use as storage room only.	COMPLETE - Upon recommendation by the Fire Marshal, the space will be used for office/ storage and the residential unit shall be retained within the property's bundle of rights.
	Update and revise occupancy loads based on seating plan.	COMPLETE - Occupancy calculated by Rick Milelli, P.E. (39 seats)
Utilities	2011 floor plan of trash and recycling location in conflict with proposed seating plan due to seats #31-36. Where is solid waste located? Show location and screened from view.	COMPLETE - Solid waste handling shown on plans
Trans	Consider bike parking spaces in ROW.	COMPLETE - Owner will apply to install bike racks on the sidewalk adjacent to the property
HARC	Determine if new outdoor covered area(s).	COMPLETE - No new covered seating is proposed
	Plans inconsistent. West side deck cannot extend toward front.	COMPLETE - All decking is existing
	West-side window conversion to door. Why was this done?	COMPLETE - Door constitutes ADA access to the restaurant
	ADA compliance into building?	COMPLETE - Side door is the ADA access
Engineering	Drawn plans need property lines to determine encroachment and potential required easement onto ROW.	COMPLETE - Plan shows property lines

If you have any questions or would like to review the application with me, please don't hesitate to call.

Thank you very much.

Sincerely,

Owen Trepanier



Application for Development Plan & Conditional Use

Revised
12/08/21

City of Key West, Florida • Planning Department
1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

Development Plan

Minor:

Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00

Major:

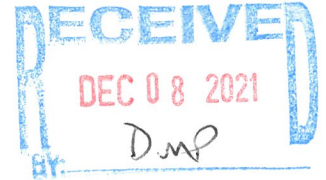
Conditional Use	\$ 4,200.00
Extension	\$ 1,470.00
Minor Deviation	\$ 840.00
Major Deviation	\$ 840.00

Conditional Use (not part of a development plan)

\$ 2,940.00

Extension (not part of a development plan)

\$ 840.00



Applications will not be accepted unless complete

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

Please print or type:

- Site Address: 529 United Street, Key West, FL 33040
- Name of Applicant: Trepanier and Associates, Inc. on behalf of Xavier Bellin
- Applicant is:
Property Owner: _____
Authorized Representative: Trepanier and Associates, Inc.
(attached Authorization and Verification Forms must be completed)
- Address of Applicant: 1421 First Street, Key West, FL 33040
- Applicant's Phone #: 305-293-8983 Email: Owen@OwenTrepanier.com
- Email Address: Owen@OwenTrepanier.com
- Name of Owner, if different than above: Xavier Bellin
- Address of Owner: 529 United Street, Key West, FL 33040
- Owner Phone #: C/o 305-293-8983 Email: C/o: Owen@OwenTrepanier.com

- 10) Zoning District of Parcel: HNC-1 & Parking Waiver Zone RE# 00028790-000100
- 11) Is Subject Property located within the Historic District? Yes No If Yes: Date of approval Various HARC Approvals over time
 HARC approval # NA OR: Date of meeting NA
- 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).
-
- Increase cafe seating from 13 to 39; Located in the HNC-1 & the Parking Waiver Zone
- 13) Has subject Property received any variance(s)? Yes No (not to our approval) Resolution # If Yes: Date of approval Attach resolution(s).
- 14) Are there any easements, deed restrictions or other encumbrances on the subject property? Yes No (not to our knowledge) If Yes, describe and attach relevant documents.
-

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

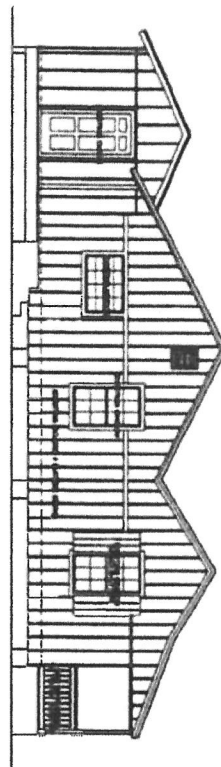
Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

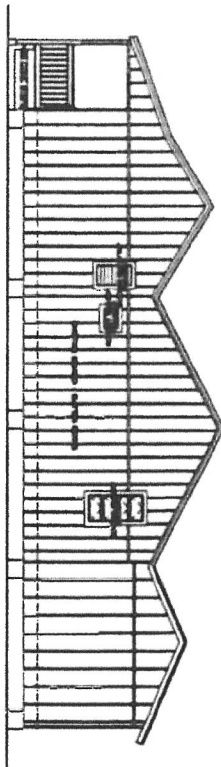
I. **Existing Conditions.**

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;

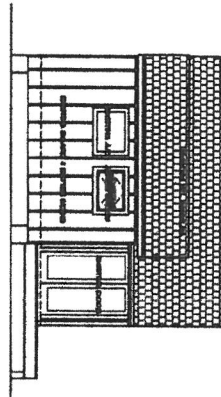
Existing Approved Plan



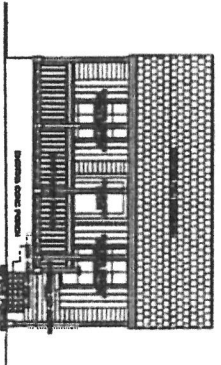
Left Side Elevation



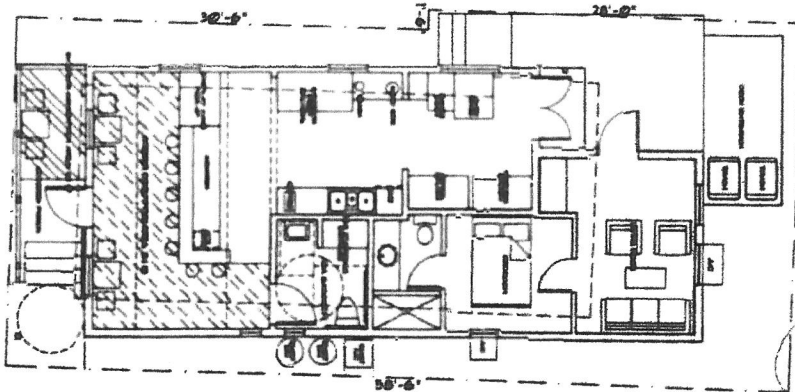
Right Side Elevation



Rear Elevation



Front Elevation



Proposed Floor Plan

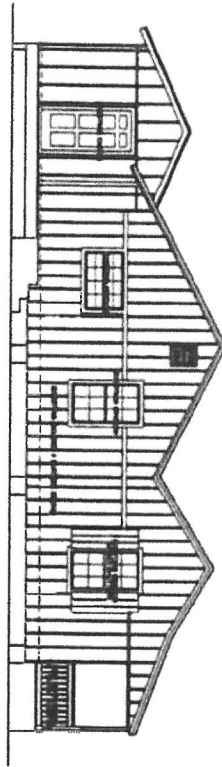
INTERIOR CONSTRUCTION AREA, 34 sq ft
EXTERIOR CONSTRUCTION AREA, 48 sq ft
PROPOSED CONSTRUCTION AREA, 144 sq ft



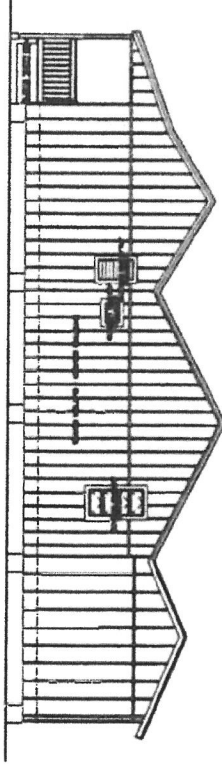
THOMAS E. POPE, P.A. ARCHITECT
7009 Shrimp Road #4, Key West FL
(305) 296 3811 TEPopaPA@aol.com

529 United Street
629 United St Key West, FL

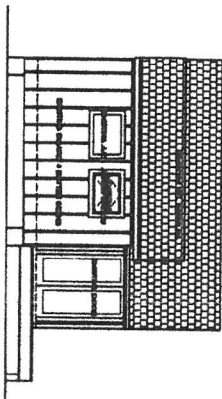




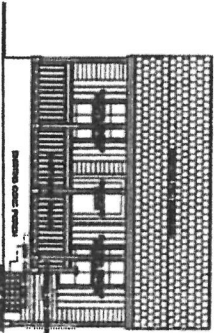
Left Side Elevation



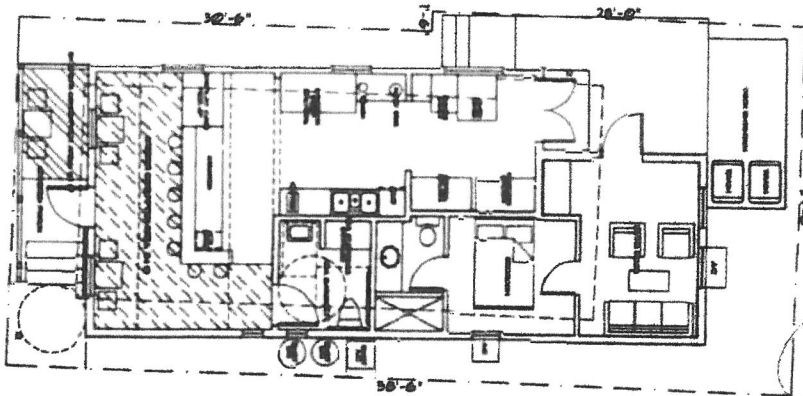
Right Side Elevation



Rear Elevation



Front Elevation



Proposed Floor Plan

MINIMUM CONSTRUCTION AREA: 34.48
EXISTING CONSTRUCTION AREA: 49.77
PROPOSED CONSTRUCTION AREA: 34.48

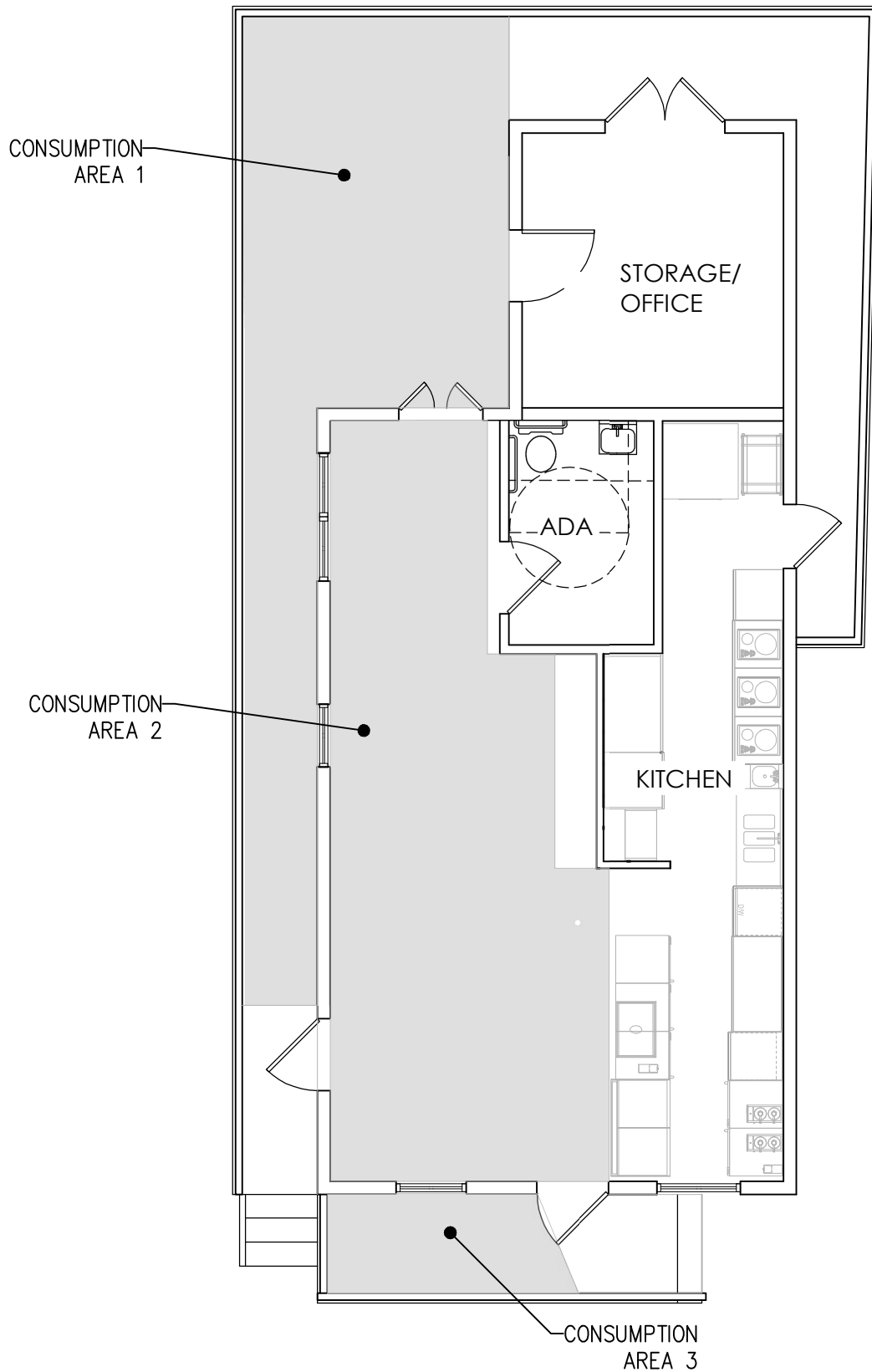


THOMAS E. POPE, P.A. ARCHITECT
7009 Shrimp Road #4, Key West FL
(305) 296 3811 TEPopePA@aol.com

529 United Street
629 United St Key West, FL



Proposed Consumption Area and Seating Calculation



CONSUMPTION AREA 1 = 255 SF

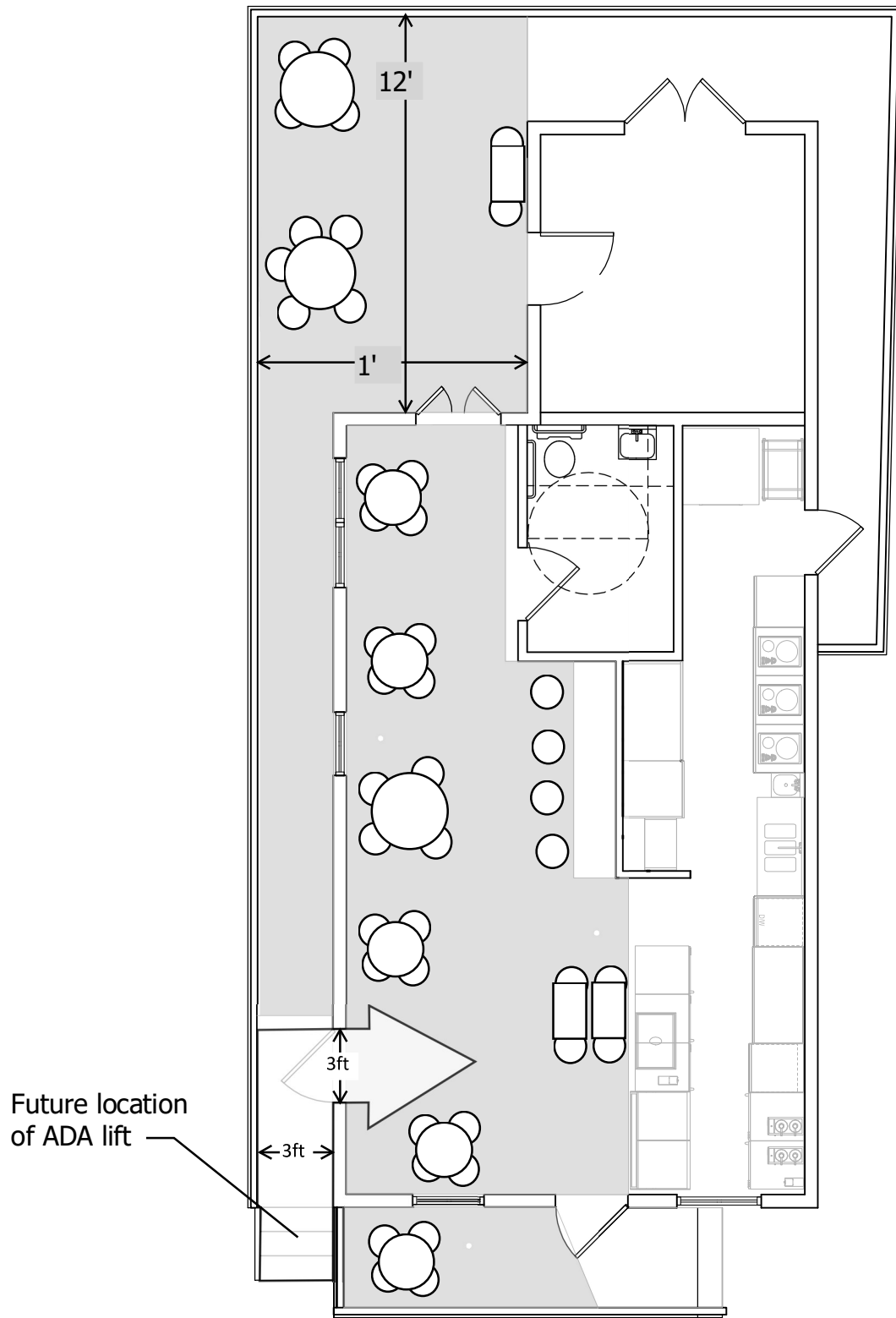
CONSUMPTION AREA 2 = 298 SF

CONSUMPTION AREA 3 = 39 SF

TOTAL = 592 SF

ASSEMBLY OCCUPANCY UNCONC. TABLES AND CHAIRS = 15 NET (FBC TABLE 1004.5)

TOTAL OCCUPANCY = $592/15 = 39.5$ (39 PEOPLE)



529 United Street
Seating Sketch

KBP CONSULTING, INC.

November 22, 2021

Mr. Thomas Francis-Siburg, MSW, MURP, AICP
Planner / Development Specialist
Trepanier & Associates, Inc.
1421 First Street
Key West, Florida 33040

**Re: Frenchie's Café – Key West, Florida
Documentation of Trip Generation Characteristics**

Dear Thomas:

Frenchie's Café is an existing restaurant located at 529 United Street in Key West, Monroe County, Florida. This restaurant has 39 seats, 592 square feet of consumption area, and a total floor area of 800 square feet. There is no automobile or bicycle parking provided at this site. By virtue of its location, the site's trip generation intensity is limited to 100 trips per 1,000 square feet of floor area. The purpose of this traffic statement is to document the trip generation characteristics of this existing restaurant.

Data Collection

Given that this is an existing restaurant, it is more appropriate (and more accurate) to rely upon actual trip generation data collected at Frenchie's Café rather than relying upon industry data for a similar land use category. As such, detailed customer and transportation mode data was collected at the subject site on Monday, May 3, 2021, Tuesday, May 4, 2021, and Thursday, May 6, 2021, during the hours of operation (i.e. 7:00 AM to 3:00 PM). *(The data collection time period was extended to 3:30 PM in order to account for customers that arrived prior to 3:00 PM but left after the restaurant had formally closed.)* The data was collected in 30-minute intervals and included the following:

- Number of customers arriving at the restaurant
- Mode of transportation for each arriving party (i.e. automobile / car-share, scooter, bicycle, pedestrian, and bus / Duval Loop)
- Number of customers dining in and number taking out

The results of this data collection effort are presented in Attachment A to this memorandum. Of specific interest to this analysis are the number of parties arriving by automobile or scooter. As shown in this data the number of parties arriving by these modes on Monday was 45, on Tuesday it was 39, and on Thursday it was 37. And, because each of these visits involves two (2) trips (an arriving trip and a departing trip), these values must be doubled. Therefore, there were 90 vehicular trips on Monday, 78 vehicular trips on Tuesday and 74 vehicular trips on Thursday. The daily average number of trips is 81 of which approximately 41 trips would be associated with dine-in customers and 40 trips would be associated with take-out customers.

KBP CONSULTING, INC.

Peak Season Adjustment

Since the transportation data collected at Frenchie's Café was collected in early May, a peak season adjustment should be applied in order to account for average peak season conditions. Peak season adjustment factors published by the Florida Department of Transportation (FDOT) were reviewed and applied to the data. The FDOT data (see Attachment B) indicates that data collected during this time period should be adjusted by a factor of 1.06. In other words, the data should be increased by 6% in order to more accurately reflect average peak season conditions. By applying this factor to the data for Frenchie's Café, the average number of daily vehicular trips is estimated to be 86.

Pass-By Adjustment

Many trips associated with restaurant and retail land uses are considered to be pass-by trips. These are trips that are already on the roadway network for another primary reason, and they stop at a particular land use between their origin and their ultimate destination. In the case of Frenchie's Café, data published by the Institute of Transportation Engineers (ITE) in their report entitled *Trip Generation Handbook (3rd Edition)*, High-Turnover (Sit-Down) Restaurants exhibit a pass-by rate of approximately 43%. That is to say that 43% of the trips associated with this land use are already on the roadway network for another primary purpose. Therefore, of the 86 daily trips associated with Frenchie's Café, 49 trips are considered to be primary, and 37 trips are considered to be pass-by.

Trip Generation Analysis

Based upon the foregoing analysis of the trip generation data for Frenchie's Café, 49 primary trips and 800 square feet of total floor area yields a trip generation rate of 61.25 trips per 1,000 square feet. As a result, the subject restaurant complies with the trip generation criteria established for the area.

Conclusions

In summary, the foregoing data collection and trip generation analysis for Frenchie's Café indicates that the resulting trip generation rate complies with the applicable trip generation limitation for the area. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

Attachment A

Frenchie's Café

Transportation and Customer Data

Monday (5/3/21)

Start	End	No. of New Visitors	Take-Out / To-Go	Auto/Car-Share	Scooter	Bike	Walk	Bus/ Duval Loop	Dine-In Auto & Scooter	Take-Out Auto & Scooter	Dine-In Bike & Walk	Take-Out Bike & Walk	Dine-In Bus	Take-Out Bus
7:00 AM	7:30 AM	7	5	1	0	1	5	0	0	1	2	4	0	0
7:30 AM	8:00 AM	7	5	2	1	1	3	0	0	3	2	2	0	0
8:00 AM	8:30 AM	17	4	3	1	2	11	0	0	4	13	0	0	0
8:30 AM	9:00 AM	9	2	1	0	1	4	3	0	1	4	1	3	0
9:00 AM	9:30 AM	11	3	4	1	1	5	0	4	1	4	2	0	0
9:30 AM	10:00 AM	10	4	0	1	1	6	2	1	0	3	4	2	0
10:00 AM	10:30 AM	26	4	10	0	2	10	4	7	3	11	1	4	0
10:30 AM	11:00 AM	25	7	4	1	3	15	2	0	5	16	2	2	0
11:00 AM	11:30 AM	11	5	0	0	4	4	3	0	0	3	5	3	0
11:30 AM	12:00 PM	18	5	3	0	4	7	4	0	3	9	2	4	0
12:00 PM	12:30 PM	7	3	0	1	0	6	0	0	1	4	2	0	0
12:30 PM	1:00 PM	14	6	2	1	2	7	2	2	1	4	5	2	0
1:00 PM	1:30 PM	9	4	1	0	1	7	0	0	1	5	3	0	0
1:30 PM	2:00 PM	7	2	5	0	0	2	0	5	0	0	2	0	0
2:00 PM	2:30 PM	11	5	0	1	1	6	3	1	0	5	2	0	3
2:30 PM	3:00 PM	1	1	0	1	0	0	0	0	1	0	0	0	0
3:00 PM	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Daily Total		190	65	36	9	24	98	23	20	25	85	37	20	3

Tuesday (5/4/21)

Start	End	No. of New Visitors	Take-Out / To-Go	Auto/ Car Share	Scooter	Bike	Walk	Bus/ Duval Loop	Dine-In Auto & Scooter	Take-Out Auto & Scooter	Dine-In Bike & Walk	Take-Out Bike & Walk	Dine-In Bus	Take-Out Bus
7:00 AM	7:30 AM	9	7	2	0	0	8	0	2	0	8	6	0	0
7:30 AM	8:00 AM	12	5	0	1	1	10	0	0	1	7	4	0	0
8:00 AM	8:30 AM	13	5	3	0	1	7	2	0	3	6	2	2	0
8:30 AM	9:00 AM	18	7	2	1	4	9	2	0	3	9	4	2	0
9:00 AM	9:30 AM	15	3	4	1	2	5	3	3	2	6	1	3	0
9:30 AM	10:00 AM	13	4	0	1	1	7	4	0	1	5	3	4	0
10:00 AM	10:30 AM	8	4	2	0	2	4	0	2	0	2	4	0	0
10:30 AM	11:00 AM	17	7	3	0	3	9	2	1	2	7	5	2	0
11:00 AM	11:30 AM	9	2	1	0	1	7	0	0	1	7	1	0	0
11:30 AM	12:00 PM	14	3	4	0	2	4	4	4	0	3	3	4	0
12:00 PM	12:30 PM	9	3	4	0	2	3	0	2	2	4	1	0	0
12:30 PM	1:00 PM	12	3	2	0	1	5	4	0	2	5	1	4	0
1:00 PM	1:30 PM	9	3	2	0	0	7	0	2	0	4	3	0	0
1:30 PM	2:00 PM	13	7	2	1	0	10	0	2	1	4	6	0	0
2:00 PM	2:30 PM	8	3	0	0	2	3	3	0	0	2	3	3	0
2:30 PM	3:00 PM	6	6	3	0	0	3	0	0	3	0	3	0	0
3:00 PM	3:30 PM	1	1	0	0	1	0	0	0	0	0	1	0	0
Daily Total		186	73	34	5	23	101	24	18	21	79	51	24	0

Thursday (5/6/21)

Start	End	No. of New Visitors	Take-Out / To-Go	Auto/ Car Share	Scooter	Bike	Walk	Bus/ Duval Loop	Dine-In Auto & Scooter	Take-Out Auto & Scooter	Dine-In Bike & Walk	Take-Out Bike & Walk	Dine-In Bus	Take-Out Bus
7:00 AM	7:30 AM	9	7	1	0	0	8	0	0	1	2	6	0	0
7:30 AM	8:00 AM	14	4	2	1	2	9	0	3	0	7	4	0	0
8:00 AM	8:30 AM	10	4	2	0	3	3	2	0	2	4	2	2	0
8:30 AM	9:00 AM	12	4	3	0	1	8	0	3	0	5	4	0	0
9:00 AM	9:30 AM	15	2	3	0	3	6	3	3	0	7	2	3	0
9:30 AM	10:00 AM	17	8	5	1	2	7	2	3	3	4	5	2	0
10:00 AM	10:30 AM	9	3	3	0	2	1	3	0	3	3	0	3	0
10:30 AM	11:00 AM	9	1	2	0	1	6	0	2	0	6	1	0	0
11:00 AM	11:30 AM	17	5	3	0	1	9	4	3	0	5	5	4	0
11:30 AM	12:00 PM	14	8	0	1	3	8	2	0	1	4	7	2	0
12:00 PM	12:30 PM	8	2	0	0	1	7	0	0	0	6	2	0	0
12:30 PM	1:00 PM	11	3	2	0	1	8	0	2	0	6	3	0	0
1:00 PM	1:30 PM	8	6	3	0	0	3	2	0	3	0	3	2	0
1:30 PM	2:00 PM	3	0	0	0	0	3	0	0	0	3	0	0	0
2:00 PM	2:30 PM	10	3	4	0	0	6	0	4	0	3	3	0	0
2:30 PM	3:00 PM	10	6	0	1	0	9	0	0	1	4	5	0	0
3:00 PM	3:30 PM	1	1	0	0	0	1	0	0	0	0	1	0	0
Daily Total		177	67	33	4	20	102	18	23	14	69	53	18	0

Attachment B

Frenchie's Café

**FDOT Peak Season Conversion Factors
Monroe County**

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9000 MONROE COUNTYWIDE

MOCF: 0.92
 PSCF

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.01	1.10
2	01/06/2019 - 01/12/2019	1.00	1.09
3	01/13/2019 - 01/19/2019	0.98	1.07
4	01/20/2019 - 01/26/2019	0.96	1.04
* 5	01/27/2019 - 02/02/2019	0.95	1.03
* 6	02/03/2019 - 02/09/2019	0.93	1.01
* 7	02/10/2019 - 02/16/2019	0.92	1.00
* 8	02/17/2019 - 02/23/2019	0.91	0.99
* 9	02/24/2019 - 03/02/2019	0.90	0.98
*10	03/03/2019 - 03/09/2019	0.89	0.97
*11	03/10/2019 - 03/16/2019	0.89	0.97
*12	03/17/2019 - 03/23/2019	0.90	0.98
*13	03/24/2019 - 03/30/2019	0.91	0.99
*14	03/31/2019 - 04/06/2019	0.92	1.00
*15	04/07/2019 - 04/13/2019	0.93	1.01
*16	04/14/2019 - 04/20/2019	0.94	1.02
*17	04/21/2019 - 04/27/2019	0.95	1.03
18	04/28/2019 - 05/04/2019	0.97	1.05
19	05/05/2019 - 05/11/2019	0.98	1.07
20	05/12/2019 - 05/18/2019	0.99	1.08
21	05/19/2019 - 05/25/2019	0.99	1.08
22	05/26/2019 - 06/01/2019	0.99	1.08
23	06/02/2019 - 06/08/2019	0.99	1.08
24	06/09/2019 - 06/15/2019	1.00	1.09
25	06/16/2019 - 06/22/2019	0.99	1.08
26	06/23/2019 - 06/29/2019	0.99	1.08
27	06/30/2019 - 07/06/2019	0.98	1.07
28	07/07/2019 - 07/13/2019	0.98	1.07
29	07/14/2019 - 07/20/2019	0.97	1.05
30	07/21/2019 - 07/27/2019	0.99	1.08
31	07/28/2019 - 08/03/2019	1.01	1.10
32	08/04/2019 - 08/10/2019	1.02	1.11
33	08/11/2019 - 08/17/2019	1.04	1.13
34	08/18/2019 - 08/24/2019	1.08	1.17
35	08/25/2019 - 08/31/2019	1.11	1.21
36	09/01/2019 - 09/07/2019	1.15	1.25
37	09/08/2019 - 09/14/2019	1.19	1.29
38	09/15/2019 - 09/21/2019	1.22	1.33
39	09/22/2019 - 09/28/2019	1.19	1.29
40	09/29/2019 - 10/05/2019	1.16	1.26
41	10/06/2019 - 10/12/2019	1.13	1.23
42	10/13/2019 - 10/19/2019	1.10	1.20
43	10/20/2019 - 10/26/2019	1.09	1.18
44	10/27/2019 - 11/02/2019	1.08	1.17
45	11/03/2019 - 11/09/2019	1.07	1.16
46	11/10/2019 - 11/16/2019	1.06	1.15
47	11/17/2019 - 11/23/2019	1.05	1.14
48	11/24/2019 - 11/30/2019	1.04	1.13
49	12/01/2019 - 12/07/2019	1.03	1.12
50	12/08/2019 - 12/14/2019	1.02	1.11
51	12/15/2019 - 12/21/2019	1.01	1.10
52	12/22/2019 - 12/28/2019	1.00	1.09
53	12/29/2019 - 12/31/2019	0.98	1.07

* PEAK SEASON

14-FEB-2020 15:39:30

830UPD

6_9000_PKSEASON.TXT

Attachment C

Frenchie's Café

ITE Pass-by Traffic Data

**Table E.30 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 932—High-Turnover (Sit-Down) Restaurant**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS- BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
—	5.8	Orlando, FL	1992	150	2:00–6:00 p.m.	32	—	—	68	—	TPD Inc.
—	5	Casselberry, FL	1992	65	2:00–8:00 p.m.	58	—	—	42	—	TPD Inc.
168	5.3	Louisville area, KY	1993	24	4:00–6:00 p.m.	50	37	13	50	1,615	Barton- Aschman Assoc.
169	2.9	Louisville area, KY	1993	41	4:00–8:00 p.m.	37	27	36	63	3,935	Barton- Aschman Assoc.
150	3.1	Louisville area, KY	1993	21	4:00–6:00 p.m.	38	29	33	62	2,580	Barton- Aschman Assoc.
250	7.1	New Albany, IN	1993	—	4:00–8:00 p.m.	23	23	54	77	1,565	Barton- Aschman Assoc.
—	8	Kissimmee, FL	1995	664	2:00–6:00 p.m.	40	39	21	60	—	TPD Inc.
—	11	Orlando, FL	1996	267	2:00–6:00 p.m.	38	43	19	62	—	TPD Inc.
—	12	Orlando, FL	1996	317	2:00–6:00 p.m.	29	51	20	71	—	TPD Inc.
—	4.6	Orlando, FL	1992	275	2:00–6:00 p.m.	63	—	—	37	—	TPD Inc.
—	5.7	Orlando, FL	1994	308	2:00–6:00 p.m.	57	—	—	43	—	TPD Inc.
—	6.2	Orlando, FL	1995	521	2:00–6:00 p.m.	46	43	11	54	—	TPD Inc.

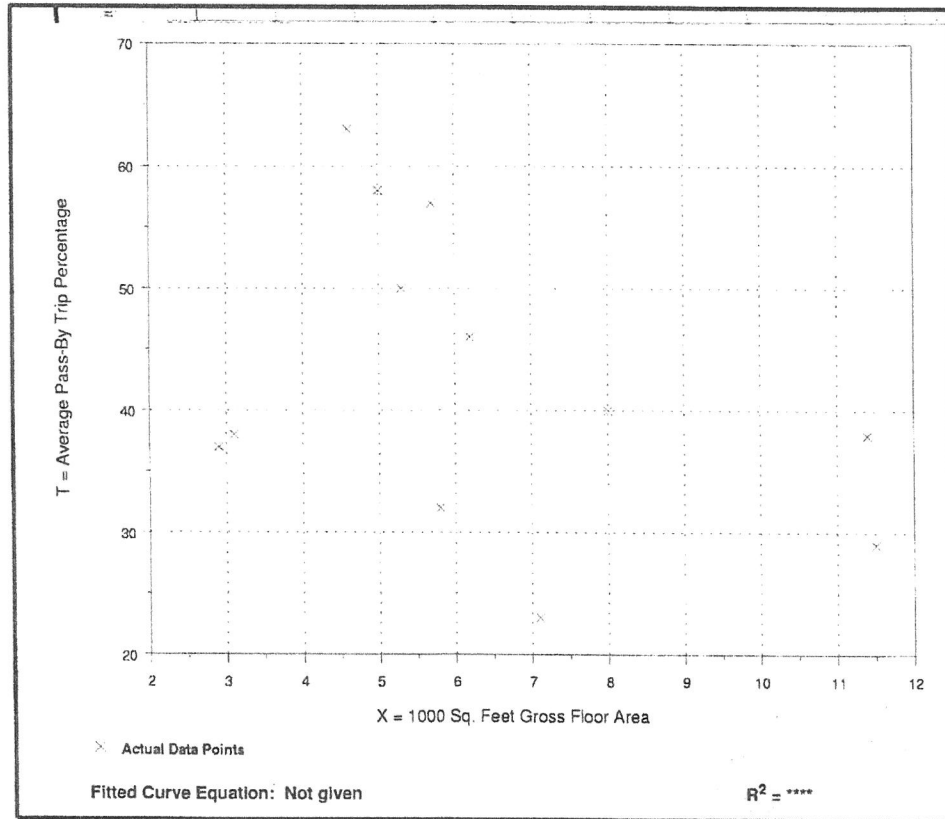
Average Pass-By Trip Percentage: 43

"—" means no data were provided

Figure E.16 High-Turnover (Sit-Down) Restaurant (932)

Average Pass-By/Trip Percentage vs: 1,000 Sq. Ft. Gross Floor Area
 On a: Weekday, PM Peak Period
 Number of Studies: 12
 Average 1,000 Sq. Ft. GFA: 6.4

Data Plot



Attachment C

Frenchie's Café

ITE Pass-by Traffic Data

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9000 MONROE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.92 PSCF
1	01/01/2019 - 01/05/2019	1.01	1.10
2	01/06/2019 - 01/12/2019	1.00	1.09
3	01/13/2019 - 01/19/2019	0.98	1.07
4	01/20/2019 - 01/26/2019	0.96	1.04
* 5	01/27/2019 - 02/02/2019	0.95	1.03
* 6	02/03/2019 - 02/09/2019	0.93	1.01
* 7	02/10/2019 - 02/16/2019	0.92	1.00
* 8	02/17/2019 - 02/23/2019	0.91	0.99
* 9	02/24/2019 - 03/02/2019	0.90	0.98
*10	03/03/2019 - 03/09/2019	0.89	0.97
*11	03/10/2019 - 03/16/2019	0.89	0.97
*12	03/17/2019 - 03/23/2019	0.90	0.98
*13	03/24/2019 - 03/30/2019	0.91	0.99
*14	03/31/2019 - 04/06/2019	0.92	1.00
*15	04/07/2019 - 04/13/2019	0.93	1.01
*16	04/14/2019 - 04/20/2019	0.94	1.02
*17	04/21/2019 - 04/27/2019	0.95	1.03
18	04/28/2019 - 05/04/2019	0.97	1.05
19	05/05/2019 - 05/11/2019	0.98	1.07
20	05/12/2019 - 05/18/2019	0.99	1.08
21	05/19/2019 - 05/25/2019	0.99	1.08
22	05/26/2019 - 06/01/2019	0.99	1.08
23	06/02/2019 - 06/08/2019	0.99	1.08
24	06/09/2019 - 06/15/2019	1.00	1.09
25	06/16/2019 - 06/22/2019	0.99	1.08
26	06/23/2019 - 06/29/2019	0.99	1.08
27	06/30/2019 - 07/06/2019	0.98	1.07
28	07/07/2019 - 07/13/2019	0.98	1.07
29	07/14/2019 - 07/20/2019	0.97	1.05
30	07/21/2019 - 07/27/2019	0.99	1.08
31	07/28/2019 - 08/03/2019	1.01	1.10
32	08/04/2019 - 08/10/2019	1.02	1.11
33	08/11/2019 - 08/17/2019	1.04	1.13
34	08/18/2019 - 08/24/2019	1.08	1.17
35	08/25/2019 - 08/31/2019	1.11	1.21
36	09/01/2019 - 09/07/2019	1.15	1.25
37	09/08/2019 - 09/14/2019	1.19	1.29
38	09/15/2019 - 09/21/2019	1.22	1.33
39	09/22/2019 - 09/28/2019	1.19	1.29
40	09/29/2019 - 10/05/2019	1.16	1.26
41	10/06/2019 - 10/12/2019	1.13	1.23
42	10/13/2019 - 10/19/2019	1.10	1.20
43	10/20/2019 - 10/26/2019	1.09	1.18
44	10/27/2019 - 11/02/2019	1.08	1.17
45	11/03/2019 - 11/09/2019	1.07	1.16
46	11/10/2019 - 11/16/2019	1.06	1.15
47	11/17/2019 - 11/23/2019	1.05	1.14
48	11/24/2019 - 11/30/2019	1.04	1.13
49	12/01/2019 - 12/07/2019	1.03	1.12
50	12/08/2019 - 12/14/2019	1.02	1.11
51	12/15/2019 - 12/21/2019	1.01	1.10
52	12/22/2019 - 12/28/2019	1.00	1.09
53	12/29/2019 - 12/31/2019	0.98	1.07

* PEAK SEASON

14-FEB-2020 15:39:30

830UPD

6_9000_PKSEASON.TXT

**Table E.30 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period
Land Use Code 932—High-Turnover (Sit-Down) Restaurant**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS- BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
—	5.8	Orlando, FL	1992	150	2:00–6:00 p.m.	32	—	—	68	—	TPD Inc.
—	5	Casselberry, FL	1992	65	2:00–6:00 p.m.	58	—	—	42	—	TPD Inc.
168	5.3	Louisville area, KY	1993	24	4:00–6:00 p.m.	50	37	13	50	1,615	Barton- Aschman Assoc.
169	2.9	Louisville area, KY	1993	41	4:00–6:00 p.m.	37	27	36	63	3,935	Barton- Aschman Assoc.
150	3.1	Louisville area, KY	1993	21	4:00–6:00 p.m.	38	29	33	62	2,580	Barton- Aschman Assoc.
250	7.1	New Albany, IN	1993	—	4:00–6:00 p.m.	23	23	54	77	1,565	Barton- Aschman Assoc.
—	8	Kissimmee, FL	1995	664	2:00–6:00 p.m.	40	39	21	60	—	TPD Inc.
—	11	Orlando, FL	1996	267	2:00–6:00 p.m.	38	43	19	62	—	TPD Inc.
—	12	Orlando, FL	1996	317	2:00–6:00 p.m.	29	51	20	71	—	TPD Inc.
—	4.6	Orlando, FL	1992	276	2:00–6:00 p.m.	63	—	—	37	—	TPD Inc.
—	5.7	Orlando, FL	1994	308	2:00–6:00 p.m.	57	—	—	43	—	TPD Inc.
—	6.2	Orlando, FL	1995	521	2:00–6:00 p.m.	46	43	11	54	—	TPD Inc.

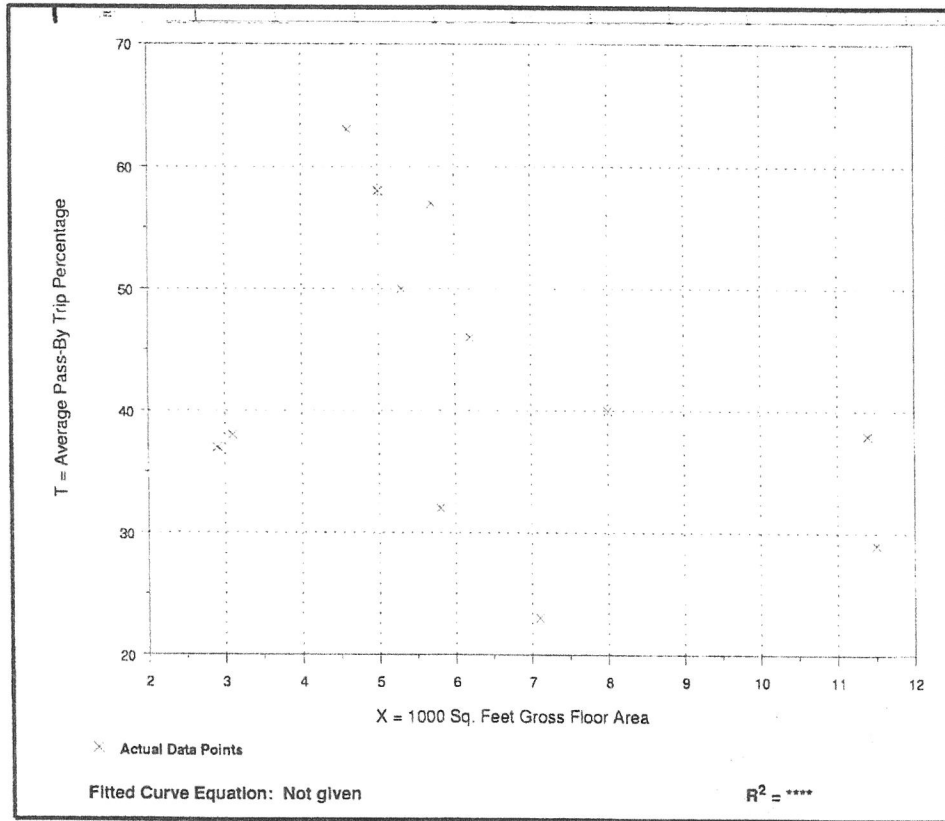
Average Pass-By Trip Percentage: 43

"—" means no data were provided

Figure E.16 High-Turnover (Sit-Down) Restaurant (932)

Average Pass-By/Trip Percentage vs: 1,000 Sq. Ft. Gross Floor Area
On a: Weekday, PM Peak Period
Number of Studies: 12
Average 1,000 Sq. Ft. GFA: 6.4

Data Plot



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, Xavier Bellin _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Owen Trepanier and Associates, Inc
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 03/10/21
Date

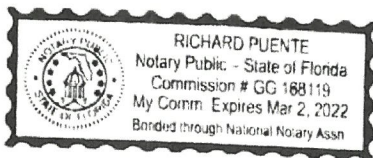
by Xavier Bellin _____
Name of Owner

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

[Signature]
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped

GG168119
Commission Number, if any



Verification Form



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

I, **Nikita Stange**, in my capacity as **Manager**
(print name) *(print position; president, managing member)*
of **Owen Trepanier & Associates, Inc.**
(print name of entity)

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

529 United Street, Key West, FL 33040 (RE # 00028790-000100)
Street address of subject property

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

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

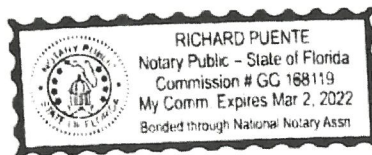
Nikita Stange
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this **March 12, 2021** by
Nikita Stange
Name of Applicant
date

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

Richard Puente
Notary's Signature and Seal

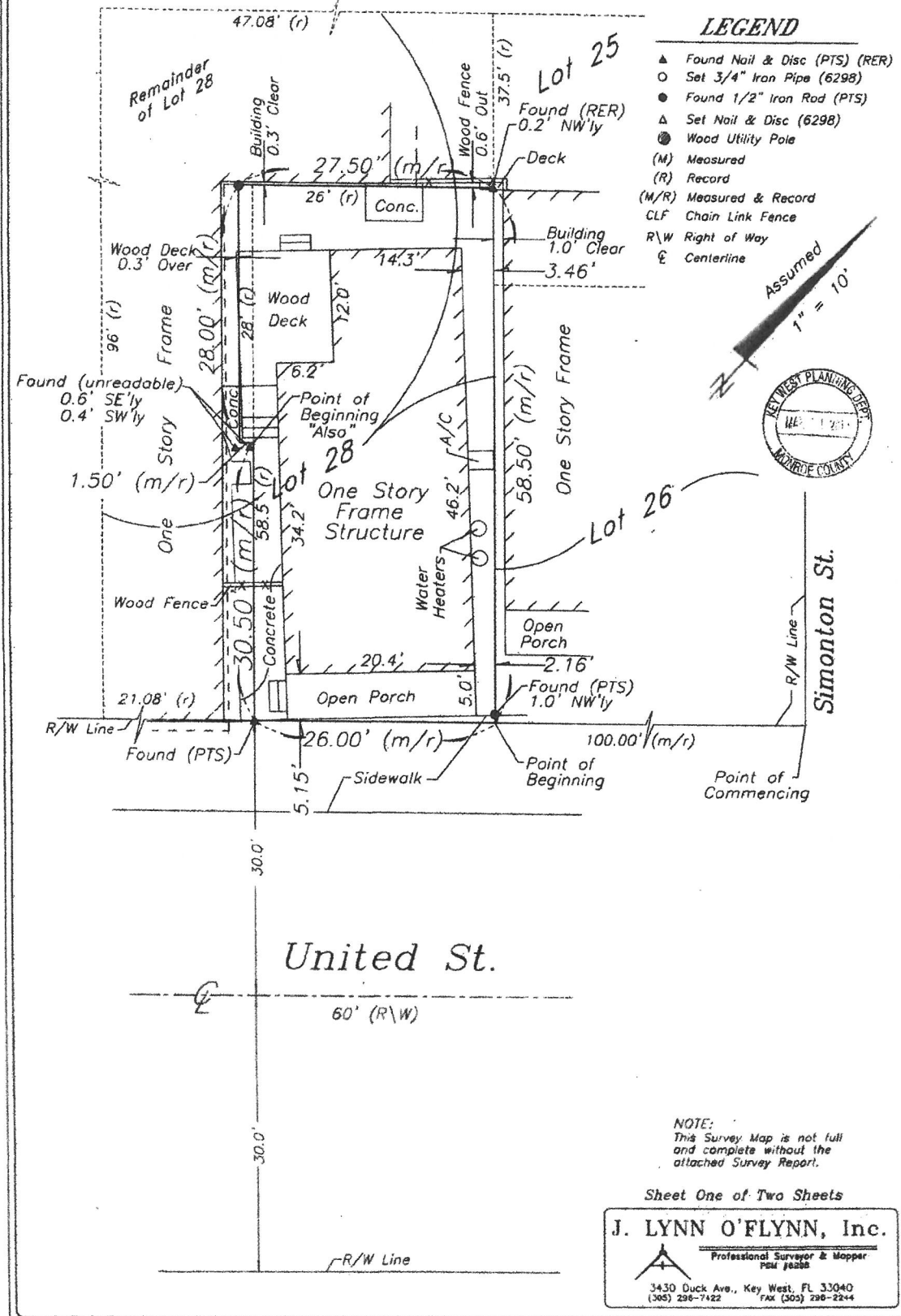
Richard Puente
Name of Acknowledger typed, printed or stamped



66168119
Commission Number, if any

Boundary Survey

Boundary Survey Map of part of Lot 28, Square 8, Tract 11,
D.T. Sweeney's Subdivision, Island of Key West



Boundary Survey Report of part of Lot 28, Square 8, Tract 11,
D.T. Sweeney's Subdivision, Island of Key West

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: 529 United 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. Adjoiners are not furnished.
9. Date of field work: February 7, 2011.
10. This Survey Report is not full and complete without the attached Survey Map.
11. The ownership of fences is undeterminable unless otherwise noted.

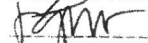
BOUNDARY SURVEY OF: Part of Lot 28 D.T. Sweeney's Subdivision, of Lot 1 and 2 of Square 8, recorded in Deed Book "L", Page 215, Monroe County, Records. COMMENCING at a point on United Street 100 feet from the corner of Simonton Street and runs Southwesterly on United Street 26 feet; thence at right angles in a Northwesterly direction 58.5 feet; thence runs Northeasterly 26 feet; thence runs at right angles Southwesterly 58.5 feet out to United Street to Point of Beginning.

ALSO:

On the Island of Key West, and known on Wm. A. Whitehead's Map delineated in February A.D. 1829, as a part of Tract 11, but now better known as Subdivision 28 of Square 8 in said Tract 11, according to D.T. Sweeney's diagram recorded in Deed Book "L", Page 215, Monroe County, Florida Records. COMMENCING at a point on United Street distant 126 feet from the corner of Simonton and United Street; thence at right angles in a Northwesterly direction 30.5 feet to the Point of Beginning; thence continue Northwesterly on the previously described course 28 feet to a point; thence at right angles in a Southwesterly direction 1.5 feet to a point; thence at right angles in a Southeasterly direction 28 feet to a point; thence at right angles in a Northeasterly direction, 1.5 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Xavier Bellin;
Feldman Koenig Highsmith & Van Loon, P.A.;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.


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

February 8, 2011

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

Planning Board
Resolution 2011-037

PLANNING BOARD RESOLUTION 2011- 037

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL FOR A RESTAURANT LOCATED AT 529 UNITED STREET (RE# 00028790-000100) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-1) ZONING DISTRICT, PURSUANT TO SECTION 122-808(13) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.


WHEREAS, the subject property is located in the Historic Neighborhood Commercial (HNC-1) zoning district; and

WHEREAS, Section 122-808(13) of the Code of Ordinances provides that restaurants are allowed as a conditional use within the Historic Neighborhood Commercial (HNC-1) zoning district; and

WHEREAS, Section 122-61 of the Code of Ordinances allows applicants to request a conditional use approval; and

WHEREAS, the applicant filed a conditional use application for a restaurant at 529 United Street; and

WHEREAS, Section 122-62 outlines the criteria for reviewing a conditional use application


Chairman
Planning Director

by the Planning Board; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 21, 2011; and

WHEREAS, the Planning Board found that the proposed use complies with the criteria in Section 122-62; and

WHEREAS, the approval of the conditional use application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as fully set forth herein.

Section 2. That a conditional use request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-808(13) is hereby approved as follows: allowing for 194 square foot consumption area for a restaurant including, 40 square feet of outdoor and 154 square feet of indoor


Chairman

Planning Director


consumption area, for property located at 529 United Street (RE# 00028790-000100), Key West, Florida, as shown in the attached floor plan dated July 15, 2011.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This conditional use approval does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications

 Chairman
 Planning Director

attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Section 7. The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

Read and passed on first reading at a regular meeting held this 21st day of July, 2011.

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



Richard Klitenick, Chairman
Key West Planning Board

7/28/2011

Date

Attest:



Chairman



Planning Director



Donald Leland Craig, AICP
Planning Director

7/25/11

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

7/31/11

Date



Chairman



Planning Director

Property Record Card



Summary

Parcel ID 00028790-000100
Account# 8660774
Property ID 8660774
Millage Group 10KW
Location 529 UNITED St, KEY WEST
Address
Legal Description KW PT LOT 28 SQR 8 TR 11 OR 902-1281 OR 994-1494/1495 O 1613-528/529 OR 1738-588 OR 1751-1623/24-C OR 2326-1025 OR 2508-1273
(Note: Not to be used on legal documents.)
Neighborhood 32080
Property Class STORE COMBO (1200)
Subdivision
Sec/Twp/Rn 06/68/25
Affordable Housing No



Owner

[BELLIN XAVIER](#)
 529 United St
 Key West FL 33040

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	1,563.00	Square Foot	26	58

Commercial Buildings

Style	APTS-B / 03B			
Gross Sq Ft	900			
Finished Sq Ft	784			
Perimeter	0			
Stories	1			
Interior Walls				
Exterior Walls	AB AVE WOOD SIDING			
Quality	400 ()			
Roof Type				
Roof Material				
Exterior Wall1	AB AVE WOOD SIDING			
Exterior Wall2				
Foundation				
Interior Finish				
Ground Floor Area				
Floor Cover				
Full Bathrooms	2			
Half Bathroom	0			
Heating Type				
Year Built	1928			
Year Remodeled				
Effective Year Built	2003			
Condition				
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	784	784	0
OPF	OP PRCH FIN LL	116	0	0
TOTAL		900	784	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1949	1950	1	93 SF	2
WOOD CK	1979	1980	1	120 SF	2
WOOD DECK	1979	1980	1	6 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/10/2011	\$305,000	Warranty Deed		2508	1273	01 - Qualified	Improved
8/31/2007	\$300,000	Warranty Deed		2326	1025	K - Unqualified	Improved
11/9/2001	\$260,000	Warranty Deed		1738	0588	Q - Qualified	Improved
1/10/2000	\$225,000	Warranty Deed		1613	0528	Q - Qualified	Improved
11/1/1986	\$110,000	Warranty Deed		994	1494	U - Unqualified	Improved
2/1/1984	\$38,000	Warranty Deed		902	1281	U - Unqualified	Vacant

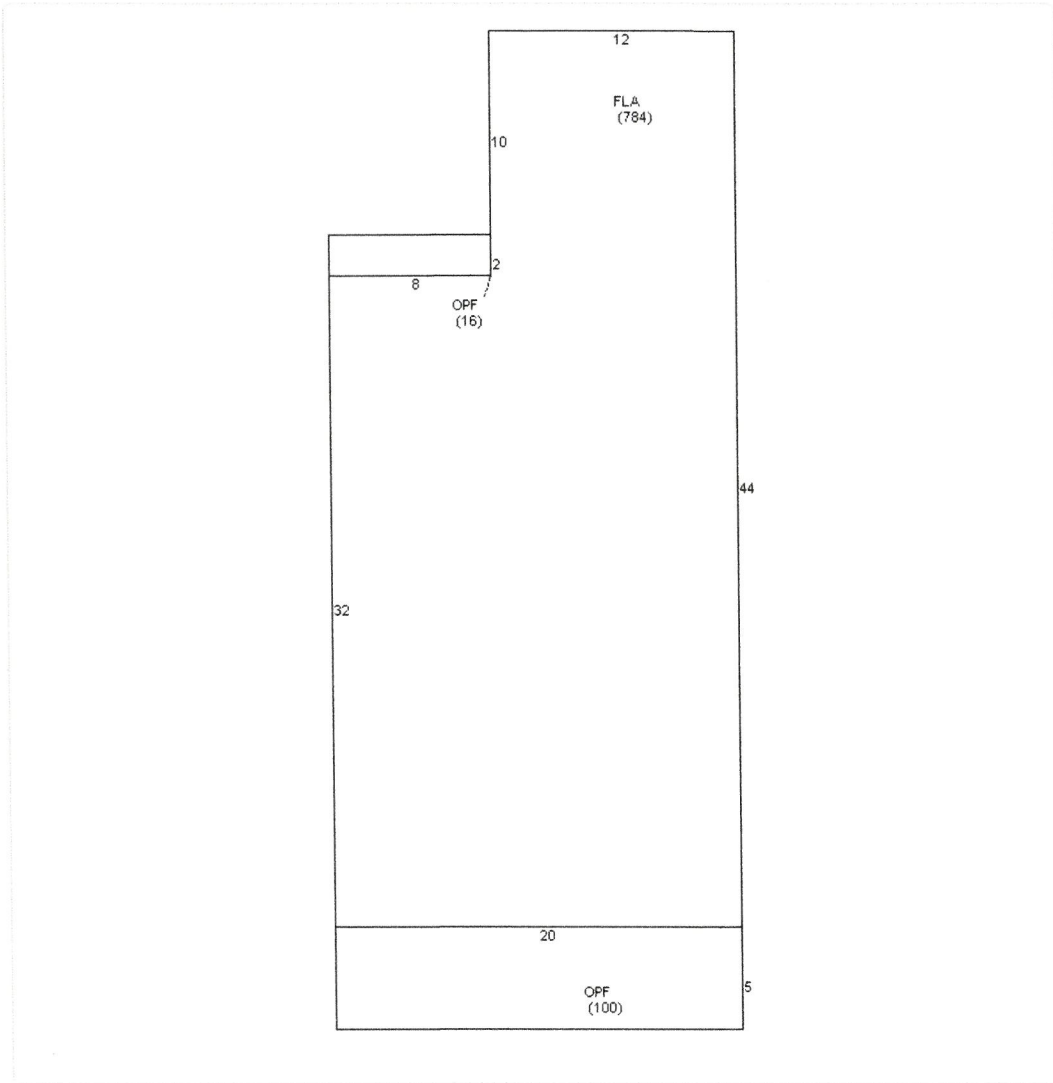
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-1467	6/16/2020		\$66,000	Commercial	PHASED INSTALLATION OF 12 NEW CONCRETE PIERS, 2X12/2X10 PT FRAMING, 3/4" CDX PLYWOOD, SIMPSON STRAPS AS SCHEDULED.
BLD2020-1292	4/28/2020		\$2,200	Commercial	COMPLETE ELECT ICAL INSTALLATION AND WIRING OF EMERGENCY LIGHTS , EXIT SIGN, SMOKE DETECTORS, ALARM , HEAT DETECTORS , LIGHT SWITCHES, INDOOR AND OUT DOOR OUTLETS, WATER HEATER ETC, UP TO CODE.
18-2948	7/11/2018	3/19/2019	\$7,800	Residential	EMERGENC ROOF HAS ACTIVE LEAK THROUGHOUT. TEAR OFF OLD IRMA DMG METAL SHINGLES AT TOP GRACE
11-4263	7/20/2012	7/20/2012	\$0	Residential	CHANG USE OF STRUCTURE FROM RESIDENTIAL/OFFICE TO RESIDENTIAL/RESTAURANT INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING.
12-0228	1/23/2012	12/31/2012	\$2,000	Residential	RELOCATE EXISTING AIR HANDLER FROM UNDER BUILDING TO PLATFORM IN CEILING. REPLACE DUCT WORK 5 DROPS 5-SUPPLY AIR 1-RETURN. CONDENSER STAYING IN EXISTING LOCATION. INSTALL TWO BATHROOM EXHAUST, 1 IS HANDICAP TERMINATING AT TWO 4" WALL CAPS.
12-0152	1/17/2012	12/31/2012	\$8,500	Residential	ROUGH IN 10 FIXTURES, 2-TOILETS, 1 TRIPLE COMPONENT SINK, 1 HAND SINK, 1 FLOOR SINK, 1 GREASE TRAP, TRIM OUT FIXTURE.
11-4600	12/20/2011	12/31/2012	\$9,000	Residential	COMPLETE ELECT ICAL INSTALLATION PER DRAWINGS. INSTALLING OF NEW 300A/240A 2-GAUGE METER ELECT ICAL SERVICE
11-4263	11/23/2011	12/31/2012	\$43,000	Residential	RENOVATION TO MIXED USE STRUCTURE; CHANGE FROM OFFICE/RESIDENTIAL TO RESTAURANT/RESIDENTIAL.
05-2967	7/19/2005	8/18/2006	\$700	Commercial	REPAIR EXISTING PORCH RAILS
9904135	12/21/1999	8/11/2000	\$1,000	Commercial	REPLACE SHOWER/SINK
B940850	3/1/1994	12/1/1994	\$500	Commercial	REPAIR WINDOWS

View Tax Info

[View Taxes for this Parcel](#)

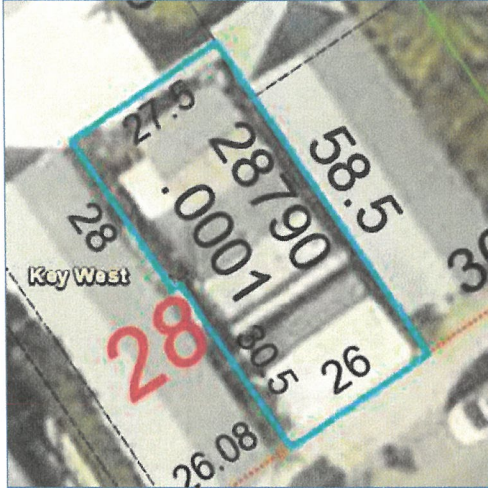
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: [8/31/2020, 2:55:39 AM](#)

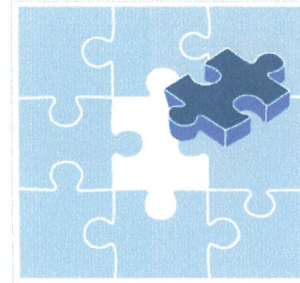
[Version 2.3.81](#)

Developed by
 Schneider
GEO SPATIAL

Solution Statement

MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: 12/07/21
To: KW Planning Department
From: Owen Trepanier
Re: **529 United Street - Conditional Use
Solutions Statement & DRC Summary**

Project Description/ Solutions Statement:

The owner of Frenchie's Café would like to amend his conditional use to allow 39 seats (13 existing). Frenchie's is an authentic Parisian-style café located in both the HNC-1 and the Parking Waiver Zone. It has grown in popularity and has developed a devoted following. The result has been long lines and long waits. The upgraded hotels in the area have also resulted in increase in demand for café's services. Xavier Bellin seeks to increase his seats from 13 to 39. The increase in seating will have a functional parking demand increase of 1.2 parking spaces.

Required Information:

1. Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio:
 - i. No changes are being proposed to F.A.R. with this conditional use application.
 - b. Traffic generation:
 - i. According to a project specific trip generation study performed by KBP Consulting, the proposed project will generate 61.25 trips/ 1k sq. ft. Just about half of the trips are "pass by", i.e. trips that are already on the roadway network for another primary reason, and the people stop as they pass by. This trip generation is well within the trip generation limits imposed within the HNC-1 Zoning district. The HNC-1 zoning district imposes a maximum trip generation limit of 100 trips/1k sq. ft.
 - c. Square feet of enclosed building for each specific use:

Consumption Area

 - 298 sq. ft. indoor
 - 294 sq. ft. outdoor
 - d. Proposed employment:

There are/will be two to four employees working on site at any given time.
 - e. Proposed number and type of service vehicles:

Deliveries are currently approximately two per week. No change anticipated as a result of this application.
 - f. Off-street parking needs

The property is located in the Parking Waiver Zone. However, 294 sq. ft. of outdoor deck is proposed for new seating. Pursuant to Sec. 108-573(b), this area is exempted from the benefits of the Parking Waiver Zone.

294 sq. ft. of new consumption area has a parking demand of 1 space per 45 sq. ft. Therefore, $294 \text{ sq. ft.} \times 1 \text{ space} / 45 \text{ sq. ft.} = 6.5 \text{ spaces}$. Based on the specific trip mode study performed at the subject property, the majority of patrons (81%) arrive by non-automobile-oriented transportation modes; and 64% arrive specifically by bike or foot.

Notwithstanding, United Street has city-managed metered parking, along with the new public-access parking lot on the corner of Duval and United.

Based on the above, parking demand pursuant to code will increase by 6.5 spaces, however, given that the Trip Mode study shows 81% of the patrons arrive by non-auto-oriented modes an actual parking demand increase of $6.5 \times 19\% = 1.2$ parking spaces is anticipated. Notwithstanding, a variance application addressing the parking demand pursuant to code accompanies this application.

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 this following:
 - a. Utilities;
 - i. No utility changes are expected as a result of the proposed conditional use. The Applicant will use the existing utility service in place.
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - i. Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.
 - ii. Policy 2-1.1.3 effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development. Notwithstanding, trip generation is laid out above in Sec. 122-62(b).
 - iii. There will be no change in the number of residential units and no change in the site size, therefore pursuant to the concurrency calculations in the Comprehensive Plan and the Land Development Regulations, there will be no change to calculations.
 - iv. Solid waste is managed through an commercial account an is handled on as-needed basis.
 - c. Roadway or signaling improvements, or other similar improvements:

The proposed use will not require additional signage or signals.
 - d. Accessory structures or facilities;

- The proposed use does not create or generate any accessory structure or facility.
- e. Other unique facilities/structures proposed as part of site improvements.
The proposed project does not create or generate any unique facilities or structures.
3. On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as: The applicant is proposing to renovate the exterior but not to change any of the design features,
- a. Open space;
No change to open space is proposed.
 - b. Setbacks from adjacent properties;
No change to the set back is proposed.
 - c. Screening and buffers;
No change to screening and or buffering is proposed.
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites;
The proposed use does will not create any adverse impacts to adjacent sites therefore no mitigative measures will be taken. The proposed renovations to the exterior will enhance the neighboring properties.
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.
There will be no change to existing conditions
4. Criteria for Conditional Use:
- a. Land Use Compatibility:
The location of the café is primarily surrounded by lodging facilities. Directly across the street and on either side of the property are intense commercial lodging and hotel facilities. In addition, there are two high volume banking institutions in the immediate vicinity which maintain a high level of vehicular and pedestrian traffic.
 - b. Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.
The size and shape of the property will be adequate to support the needs of a small sandwich shop which intends to be take out with only a minor number of stools for patrons to enjoy a sandwich and beverage
 - c. Mitigative Techniques:
No mitigative techniques are proposed or required.
 - d. Hazardous Waste:
No hazardous waste will be produced by the applicant
 - e. Compliance with Applicable Laws and Ordinances:
The applicant will comply with all applicable laws and regulations. The Applicant to ensure compliance with the American with Disabilities Act ("ADA") will maintain a mechanical track system which will be initiated through a bell system on the front porch. Additionally, the applicant will maintain an ADA compliant restroom for patrons.
 - f. Additional Criteria:
 - i. Land Use within a Conservation Area:
Not applicable.

- ii. Residential Development:
No residential development is proposed. Residential renovations within the confines of the building will be made to the rear portion of the structure to include a small living facility.
- iii. Commercial or Mixed Use Development:
No commercial or mixed use development is proposed. The applicant will make renovations to the front portion of the structure to accommodate a sandwich shop which will include a residential component in the rear of the building.
- iv. Public Facilities:
Not Applicable.
- v. Commercial Structure Within Tidal Waters:
Not Applicable.
- vi. Adult Entertainment Establishments:
Not Applicable.

DRC Comments:

This project was reviewed by the DRC on May 27, 2021. The following is summary of that meeting.

DRC Comment		Applicant Action
Life Safety	Residential unit is major life-safety concern. KWFD recommends use as storage room only.	COMPLETE - Upon recommendation by the Fire Marshal space will be used for office/ storage and the residential unit shall be retained within the property's bundle of rights.
	Update and revise occupancy loads based on seating plan.	COMPLETE - Occupancy calculated by Rick Milelli, P.E. (39 seats)
Utilities	2011 floor plan of trash and recycling location in conflict with proposed seating plan due to seats #31-36. Where is solid waste located? Show location and screened from view.	COMPLETE - Solid waste handling shown on plans
Trans	Consider bike parking spaces in ROW.	COMPLETE - Owner will apply to install bike racks on the sidewalk adjacent to the property
HARC	Determine if new outdoor covered area(s).	COMPLETE - No new covered seating is proposed
	Plans inconsistent. West side deck cannot extend toward front.	COMPLETE - All decking is existing
	West-side window conversion to door. Why was this done?	COMPLETE - Door constitutes ADA access to the restaurant
	ADA compliance into building?	COMPLETE - Side door is the ADA access
Engineering	Drawn plans need property lines to determine encroachment and potential required easement onto ROW.	COMPLETE - Plan shows property lines

Deed

Doc# 1827308 03/14/2011 11:15AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By and Return to:
Feldman Koenig Highsmith & Van Loon, P.A.
David Van Loon, Esquire
3158 Northside Drive
Key West, Florida 33040

\$ 305,000.00

03/14/2011 11:15AM
DEED DOC STAMP CL: JD \$2,135.00

Parcel ID Number: 00028790-000100

Doc# 1827308
Bk# 2508 Pg# 1273

Warranty Deed

This Indenture, Made this 10th day of March, 2011 A.D., Between
Tena E. Cleghorn, a married woman
701 Waddell Street, Key West, Fl. 33040 of the County of Monroe, State of Florida, grantor, and
Xavier Bellin, a single man

whose address is: 529 United Street, Key West, FL 33040

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

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe, State of Florida to wit:

Part of Lot 28 D.T. Sweeney's Subdivision, of Lot 1 and 2 of Square
8, recorded in Deed Book "L", Page 215, Monroe County, Records.
COMMENCING at a point on United Street 100 feet from the corner of
Simonton Street and runs Southwesterly on United Street 26 feet;
thence at right angles in a Northwesterly direction 58.5; thence runs
Northeasterly 26 feet; thence runs at right angles Southwesterly 58.5
feet out to United Street to Point of Beginning.

ALSO:

On the Island of Key West, and known on Wm. A. Whitehead's Map
delineated in February A.D., 1829, as a part of Tract 11, but now
better known as Subdivision 28 of Square 8 in said Tract 11,
according to D.T. Sweeney's diagram recorded in Deed Book "L", Page
215, Monroe County, Florida Records. COMMENCING at a point on United
Street distant 126 feet from the corner of Simonton and United
Street; thence at right angles in a Northwesterly direction 30.5 feet
to the Point of Beginning; thence continue Northwesterly on the
previously described course 28 feet to a point; thence at right
angles in a Southwesterly direction 1.5 feet to a point; thence at right
angles in a Southeasterly direction 28 feet to a point; thence
at right angles in a Northeasterly direction, 1.5 feet back to the
Point of Beginning.

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor.
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Carol J. King
Printed Name: Carol J. King
Witness

Tena E. Cleghorn (Seal)
Tena E. Cleghorn
P.O. Address: 701 Waddell Street, Key West, FL 33040

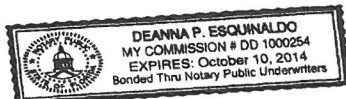
Ducille C. Upright
Printed Name: Ducille C. Upright
Witness

MONROE COUNTY
OFFICIAL RECORDS

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 10th day of March, 2011 by
Tena E. Cleghorn, a married woman

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



Deanna P. Esquinaldo
Printed Name: Deanna P. Esquinaldo
Notary Public
My Commission Expires:

**City of Key West
Fire Department
Memo**



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

7/14/2021 - TA

To whom it may concern:

Regarding 529 United Street and the existing residential unit, due to life safety and current codes, a residential unit cannot be in the same space as the current assembly use.

3366 US301 NBX

Thank you for your understanding and cooperation in this matter.

Lt. Tim Anson
Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-809-3935 Office
Serving the Southernmost City

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.