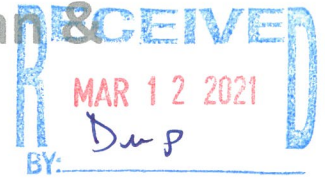


# **Application**



# Application for Development Plan & Conditional Use



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

<b>Minor:</b>	
Within Historic District	\$ 3,150.00
Outside Historic District	\$ 2,520.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00
<b>Major:</b>	\$ 4,200.00
Conditional Use	\$ 1,470.00
Extension	\$ 840.00
Minor Deviation	\$ 840.00
Major Deviation	\$ 1,470.00
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:

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

- 10) Zoning District of Parcel: HNC-1 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 50
- 
- 13) Has subject Property received any variance(s)? Yes  No  (not to our knowledge) If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_  
 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;

- 4) Topography;
  - 5) Easements; and
  - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.
- II. **Proposed Development:** Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.
- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
    - 1) Buildings
    - 2) Setbacks
    - 3) Parking:
      - a. Number, location and size of automobile and bicycle spaces
      - b. Handicapped spaces
      - c. Curbs or wheel stops around landscaping
      - d. Type of pavement
    - 4) Driveway dimensions and material
    - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
    - 6) Location of garbage and recycling
    - 7) Signs
    - 8) Lighting
    - 8) Project Statistics:
      - a. Zoning
      - b. Size of site
      - c. Number of units (or units and Licenses)
      - d. If non-residential, floor area & proposed floor area ratio
      - e. Consumption area of restaurants & bars
      - f. Open space area and open space ratio
      - g. Impermeable surface area and impermeable surface ratio
      - h. Number of automobile and bicycle spaces required and proposed
  - B) Building Elevations
    - 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
    - 2) Height of building.
    - 3) Finished floor elevations and bottom of first horizontal structure
    - 4) Height of existing and proposed grades
  - C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
  - D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

## **Development Plan Submission Materials**

### **Sec. 108-226. Scope.**

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

### **Sec. 108-227. Title block.**

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

### **Sec. 108-228. Identification of key persons.**

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

### **Sec. 108-229. Project description.**

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

**Sec. 108-230. Other project information.**

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

**Sec. 108-231. Residential developments.**

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
  - (1) A breakdown of the proposed residential units by number of bedrooms;
  - (2) Tenure (i.e., owner-occupied or rental); and
  - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

**Sec. 108-232. Intergovernmental coordination.**

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
  - a. South Florida Regional Planning Council (SFRPC).
  - b. City electric system (CES).
  - c. State department of environmental protection (DEP).
  - d. Army Corps of Engineers (ACOE).
  - e. South Florida Water Management District (SFWMD).
  - f. State department of transportation (DOT).
  - g. State department of community affairs (DCA).
  - h. Florida Keys Aqueduct Authority (FKAA).
  - i. State fish and wildlife conservation commission (F&GC).
  - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

## CONDITIONAL USE CRITERIA

### Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

### Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
  - (1) Scale and intensity of the proposed conditional use as measured by the following:
    - a. Floor area ratio;
    - b. Traffic generation;
    - c. Square feet of enclosed building for each specific use;
    - d. Proposed employment;
    - e. Proposed number and type of service vehicles; and
    - f. Off-street parking needs.
  - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
    - a. Utilities;
    - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
    - c. Roadway or signalization improvements, or other similar improvements;
    - d. Accessory structures or facilities; and
    - e. Other unique facilities/structures proposed as part of site improvements.
  - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
    - a. Open space;
    - b. Setbacks from adjacent properties;
    - c. Screening and buffers;
    - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
    - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
  - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
  - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
  - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
  - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
  - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
    - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
    - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
    - c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance,



design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

# MEMORANDUM

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**Date:** 03/12/21  
**To:** KW Planning Department  
**From:** Owen Trepanier  
**Re:** **529 Un ted Street - Conditional Use  
Solutions Statement & Required Information**

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## Project Description/ Solutions Statement:

The owner of Frenchie's Café would like to amend his conditional use to allow 50 seats (13 existing). Frenchie's is an authentic Parisian-style café located in the HNC-1. It has grown in popularity and has developed a devoted following. The result has been long lines and waits. The upgrade 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 50.

## 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 the Institute of Transportation Trip Generation Manual, 7th Edition, the proposed conditional use compared to the existing and previous uses on the site should produce similar traffic generation. The majority of patrons to the site will be walk up or bicycle related patrons.
  - c. Square feet of enclosed building for each specific use:
    - i. 784 Square Feet indoor
    - ii. 300 sq. ft. outdoor
  - d. Proposed employment:
    - i. There will be two to three employees working on site at any one given time.
  - e. Proposed number and type of service vehicles:
    - i. Deliveries are currently approximately two per week. No change anticipated as a result of this application.
  - f. Off-street parking needs
    - i. The property is located in the Parking Waiver Zone (Sec. 108-573(c)), and new consumption area is proposed only in previously existing floor area, with the exception of new outdoor seating. 260 sq. ft. of new

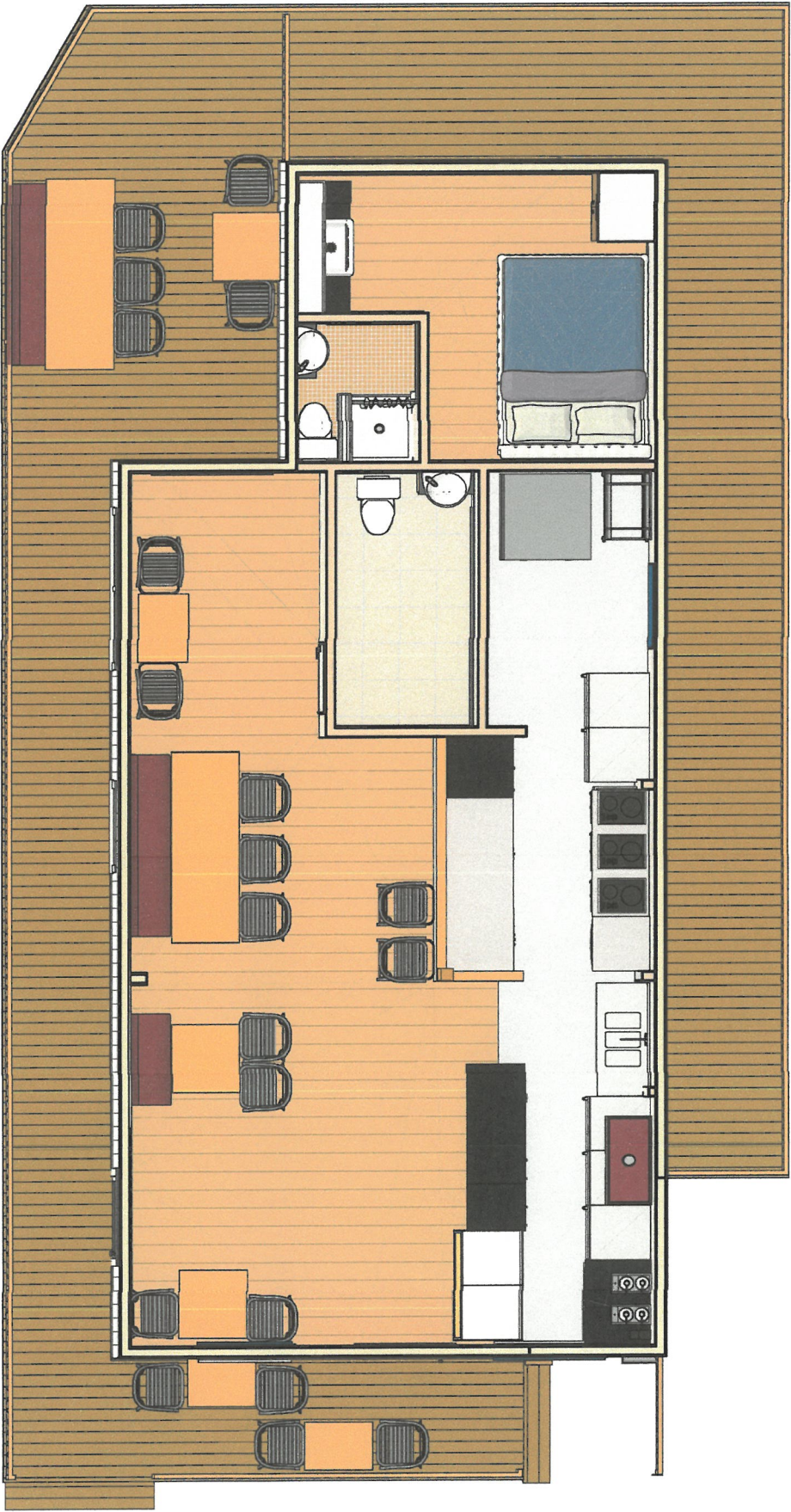
consumption area proposed. This will require the following parking: 1 sp. / 45 sq. ft. of consumption area. 260 sq. ft. / 45 sq. ft. / sp. = 5.8 sp.

- ii. The vast majority of customers arrive to the Café on foot. Notwithstanding, the fronting United Street has city managed metered parking. In addition, to the new public access parking lot on the corner of Duval and United.
  - iii. Based on the above, parking demand will increase by 5.8 spaces. A corresponding variance application 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 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:
    - i. The proposed use will not require additional signage or signals.
  - d. Accessory structures or facilities;
    - i. The proposed use does not create or generate any accessory structure or facility.
  - e. Other unique facilities/structures proposed as part of site improvements.
    - i. 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;
    - i. No change to open space is proposed.
  - b. Setbacks from adjacent properties;
    - i. No change to the set back is proposed.
  - c. Screening and buffers;
    - i. No change to screening and or buffering is proposed.
  - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites;
    - i. 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.
    - i. There will be no change to existing conditions
  
4. Criteria for Conditional Use:
  - a. Land Use Compatibility:
    - i. 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.
    - i. 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:
    - i. No mitigative techniques are proposed or required.
  - d. Hazardous Waste:
    - i. No hazardous waste will be produced by the applicant
  - e. Compliance with Applicable Laws and Ordinances:
    - i. 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:
      1. Not applicable.
    - ii. Residential Development:

1. 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:
  1. 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:
  1. Not Applicable.
- v. Commercial Structure Within Tidal Waters:
  1. Not Applicable.
- vi. Adult Entertainment Establishments:
  1. Not Applicable.





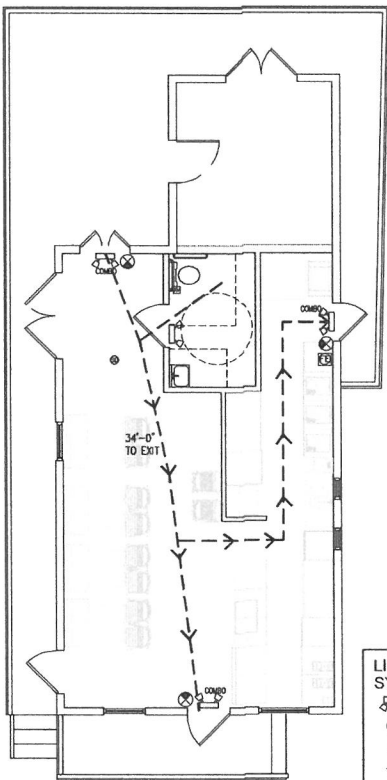
**Electrical Panel Schedule - 200A Service Private Residence**  
Copper Bus / GND BUS

Form: Square D      Vols: 120/240, Single Phase, 3W  
MFC: 00 Load Center (42 Panel)      BSES: 200A  
Main: Phase      Load: MLI O

Ckt No.	Local Description	Phase						Ckt No.	
		A	C	BK	P	W	E*		
1	100A (1")							1	
2	200A							2	
3								3	
4								4	
5								5	
6	Over	1200	1200	20	7	10	1/4"	1/4"	8
7								9	
8	Breakroom							10	
9	Breakroom							11	
10	Breakroom							12	
11	Breakroom							13	
12	Breakroom							14	
13	Breakroom							15	
14	Breakroom							16	
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36	Breakroom							38	
37	Breakroom							39	
38	Breakroom							40	
39	Breakroom							41	
40	Breakroom							42	

Total A: 11950  
Total C: 11950  
Breakroom: 11950  
Total Load (P): 21900  
Total Amps: 99

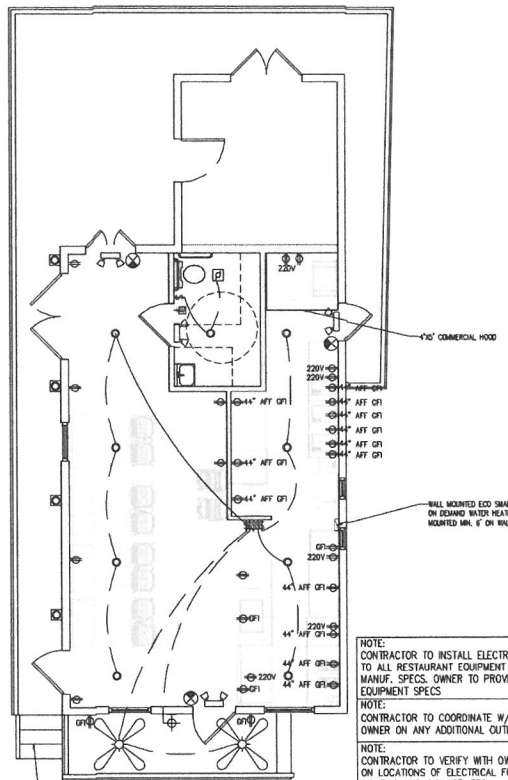
Notes:  
\* 1/2 inch of the 300V / 300V Load  
1. 1/2 inch of the 300V / 300V Load  
2. 1/2 inch of the 300V / 300V Load  
3. 1/2 inch of the 300V / 300V Load



**2 LIFE SAFETY PLAN**  
SCALE: 1/4" = 1'-0"

**LIFE SAFETY SYMBOL KEY**

	EMERGENCY LIGHT
	EXIT SIGN
	SMOKE DETECTOR
	AUDIO/VISUAL ALARM
	HEAT DETECTOR
	PULL STATION



**1 ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

NOTE:  
CONTRACTOR TO INSTALL ELECTRICAL TO ALL RESTAURANT EQUIPMENT PER MANUF. SPECS. OWNER TO PROVIDE EQUIPMENT SPECS

NOTE:  
CONTRACTOR TO COORDINATE W/ OWNER ON ANY ADDITIONAL OUTLETS

NOTE:  
CONTRACTOR TO VERIFY WITH OWNER ON LOCATIONS OF ELECTRICAL FOR LIGHTING AND SIGNAGE, ETC.

- LIFE SAFETY NOTES:**
- BUILDING CODES: 2017 FLORIDA BUILDING CODE, NFPA 101 AND NFPA 70
  - BUILDING FLOOR AREA: 480 SF
  - OCCUPANCY: ASSEMBLY A-2
  - FIRE PROTECTION: FIRE EXTINGUISHER
  - FIRE RATING: 2 HR FIRE RESISTANCE
  - CORRIDOR MIN WIDTH 44 INCHES (IBC 1014.2)
  - EXIT WIDTH CAPACITY: 0.3 INCHES/PERSON; ASSUMED OCCUPANT LOAD 21 PERSONS @ 6.3 INCHES
- NOTE:**  
PER FLORIDA BUILDING CODE (BUILDING) 1000.5 DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY.  
WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE COMPARED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH.
- EACH LAYER OF TYPE X GYPSUM SHALL BE TAPED AND JOINTS SHALL BE OFFSET.
  - ALL PENETRATIONS SHALL BE SEALED WITH AN APPROVED FIRE CAULK OR FIRE COLLAR.
  - EXISTING SMOKE DETECTORS AND FIRE EXTINGUISHERS.
  - EXIT ACCESS TRAVEL DISTANCE (1.5FT) (IBC 1014.2)

- ELECTRICAL NOTES:**
- CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY TO USE.
  - ALL DEVICES, EQUIPMENT, MATERIAL AND LABOR SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
  - ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE INSTALLED AS PER EQUIPMENT AND DEVICE MANUFACTURER RECOMMENDATIONS.
  - ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE CODES AND STANDARDS.
  - NO FIRE, CONDUIT OR ANCHOR BOLT SHALL BE INSTALLED IN STRUCTURAL BEAMS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
  - THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING EXISTING CONDITIONS AT THE SITE AND WITHIN THE BUILDING PRIOR TO BID.
  - THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS. SECONDARY SERVICE OVERHEAD FEEDER BY KEYS. ELECTRICAL CONTRACTOR SHALL COORDINATE SERVICE LOCATION WITH KEYS SERVICE REQUIREMENTS.
  - ELECTRICAL DRAWINGS (PLANS, DIAGRAMS, ETC) ARE DIAGNOSTIC AND SHOULD NOT BE SCALED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE COMPARED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH.
  - ALL WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
  - ALL MATERIALS AND EQUIPMENT TO BE INSTALLED SHALL BE NEW AND FREE OF DEFECTS. ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION (NEHA) STANDARDS AND SHALL BE UL LABELED.
  - THE CONTRACTOR SHALL SATISFACTORILY REPAIR AND/OR REPLACE EXISTING WORK, FEATURES AND EQUIPMENT DAMAGED AS A RESULT OF HIS WORK. SURFACES AND FINISHES SHALL BE RESTORED TO MATCH ADJACENT AREAS.
  - ALL CUTTING AND NOTICING REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.
  - EXISTING ELECTRICAL WORK, FEEDERS AND EQUIPMENT PROTECTED AND/OR REQUIRED TO BE REMOVED SHALL BE PROPERLY DISPOSED BY THE CONTRACTOR INCLUDING REMOVED RACEWAYS, WIRING, BOXES, SWITCHES AND OTHER ELECTRICAL ITEMS NOT PLANNED TO REMAIN IN USE.
  - ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN ON NOTED OTHERWISE.
  - ALL CONDUITS INSTALLED INTERIOR SHALL BE EMT. ALL CONDUITS INSTALLED EXTERIOR SHALL BE GALVANNEED RIGID METAL CONDUIT.
  - ALL WIRE SIZE SHALL BE #12 UNLESS OTHERWISE NOTED ON DRAWINGS. CONDUITS #10 AND SMALLER SHALL BE SOLID COPPER. CONDUITS #8 AND LARGER SHALL BE STRANDED COPPER.
  - CONTRACTOR TO PROVIDE PUNCH TAPE LABELS ON ALL WIRING DEVICES FOR IDENTIFICATION. SHALL BE 1/2" BLACK TAPE WITH WHITE RAISED LETTERS. TAPE LABELS SHALL STATE PANELBOARD WIRE AND CIRCUIT NUMBER.
  - TYPEWRITTEN PANEL SCHEDULE SHALL BE ATTACHED TO THE PANEL DOOR AFTER COMPLETION OF WORK THAT REFLECTS ALL CHANGES AND ADDITIONS.
  - CONTRACTOR TO PROVIDE COMPUTER PRINTED OR WHITE MANUSCRIPTED PAPER WITH CLEAR PLASTIC PROTECTION FOR ALL FOR ALL WIRE MARKINGS. NUMBER SHALL STATE PANELBOARD WIRE AND CIRCUIT NUMBER ON ALL WIRES IN JUNCTION AND PULL BOXES AND IN EQUIPMENT TERMINAL BOXES.
  - CONTRACTOR TO PROVIDE PUNCH TAPE LABELS ON ALL WIRING DEVICES FOR IDENTIFICATION. SHALL BE 1/2" BLACK TAPE WITH WHITE RAISED LETTERS. TAPE LABELS SHALL STATE PANELBOARD WIRE AND CIRCUIT NUMBER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF RECORD DRAWINGS TO THE OWNER AT THE END FOR THE CONSTRUCTION.
  - ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED WITH 100%.
  - ALL FLOOR PENETRATIONS SHALL BE SEALED WITH A FIRE SEAL SIMILAR TO 100% FLAMERSEAL.
  - ALL NON-POWER RELATED WIRING IN CEILING AT/F FLOOR FINISHING WITHOUT CONDUIT SHALL BE TYFON COATED CLASSIFIED FOR USE IN PLUMBING.
  - ALL OUTLETS, SWITCHES AND COVER PLATES SHALL HAVE WHITE FINISH OR OTHER COLOR SELECTED BY OWNER AND LISTED 500/525 SERIES OR EQUAL.
  - ALL BRANCH CIRCUITS SHALL BE EQUIPPED WITH A GREEN EQUIPMENT GROUNDING CONDUCTOR (EGC) IN ACCORDANCE WITH NEC 250.4.
  - ALL EMPTY CONDUITS SHALL BE PROVIDED WITH MINOR PULL STRINGS.
  - FUSES SHALL BE DUAL ELEMENT, TIME DELAY UNLESS OTHERWISE NOTED.
  - ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH CEILING MANUFACTURER RECOMMENDATIONS IF APPLICABLE AND LOCAL REQUIREMENTS. MOUNTING DEVICES MUST BE CAPABLE OF SUPPORTING CEILING FAN FIXTURES.
  - ALL DEVICES SHALL BE IC RATED AND CONTROLLED BY DIMMER SWITCHES.
  - ALL DEVICES SHALL BE RUN REMOTE SPACES UNLESS OTHERWISE NOTED.
  - PROVIDE REQUIRED CONNECTION FOR GARAGE DOOR OPERATOR, HITCHEN APPLIANCES, AND MECHANICAL EQUIPMENT.
  - ALL BATHROOM, GARAGE AND EXTERIOR RECEPTACLE OUTLETS AND KITCHEN RECEPTACLE OUTLETS WITHIN 6' OF WATER SOURCES SHALL BE GFI PROTECTED. ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WEATHER-PROOF PROTECTED. ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE ARC FAULT PROTECTED IN ACCORDANCE WITH NEC 210-12.
  - THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF DRAWINGS TO INDICATE ALL CHANGES MADE TO THE ELECTRICAL DESIGN. THE AS-BUILT DRAWINGS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF THE WORK.
  - ALL SMOKE DETECTORS SHALL BE WIRED IN TANDUM.

**ELECTRICAL SYMBOL LIST**

	DUPLEX RECEPTACLE		RECESSED UNDERCABINET FIXTURE
	SWITCH		RECESSED ADJUSTABLE CEILING FIXTURE
	RECEPTACLE OUTLET		WATERPROOF EXTERIOR FIXTURE
	KITCHEN OUTLET		WATERPROOF FIXTURE
	WATERPROOF GROUND FAULT INTERRUPTER OUTLET		EXHAUST FAN/LIGHT FIXTURE COMBINATION
	DIMMER SWITCH		JUNCTION BOX
	4-WAY TOGGLE SWITCH		CABLE TV OUTLET
	CEILING MOUNTED FIXTURE		EXHAUST FAN
	PULL-CHAIN FIXTURE		TELEPHONE OUTLET
	WALL MOUNTED FIXTURE		DATA OUTLET
	FLUSH RECEPTACLE		COMBO SMOKE/CO DETECTOR
	CEILING MOUNTED RECEPTACLE FIXTURE		RECESSED CARTRIDGE DOOR OPERATOR
	DUPLEX LIGHT FIXTURE		PADDLE FAN
	EMERGENCY LIGHT FIXTURE		PADDLE FAN WITH LIGHT
			OPTIONAL RECEPTACLE C.C.L.
			KITCHEN BOX

N  
W E  
S

Meridian Engineering LLC  
201 Fossil Creek, Suite 300  
Naples, Florida 34109  
ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 06/28/2018 BY 60322/UC/STW

No 58335

STATE OF  
FLORIDA  
REGISTERED PROFESSIONAL ENGINEER  
No. 11918  
Richard J. Willett, P.E.  
1400 S. W. 8th Street, Suite 200  
Naples, Florida 34102

Richard J. Willett  
Mile 11  
Date: 2020.05.11  
09:33:17 10/10/21

**COMMERCIAL REMODEL**

DRAWN BY: JMT      CHECKED BY: JLM  
PROJECT NO.:      SCALE: AS NOTED  
AUTOCAD FILE NO.:

FILE: PROPOSED ELECTRICAL AND LIFE SAFETY PLAN  
SHEET NUMBER: **E-1**  
DATE: 4/28/2020



**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



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

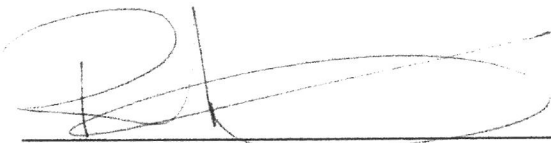
 Chairman  
 Planning Director

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

2/25/11

Date

**Filed with the Clerk:**




Cheryl Smith, City Clerk

7/31/11

Date

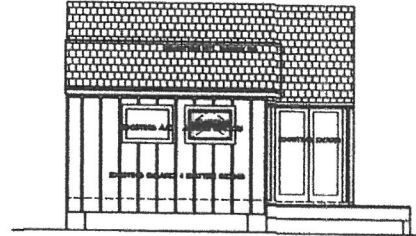


Chairman

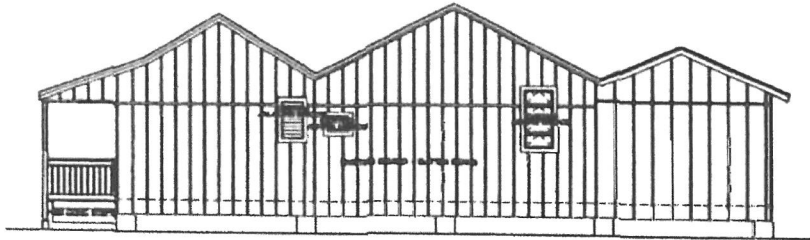
 Planning Director



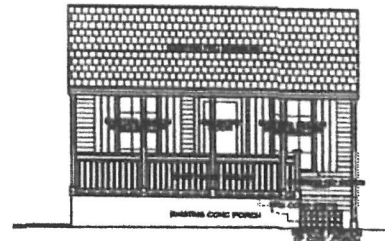
Left Side Elevation



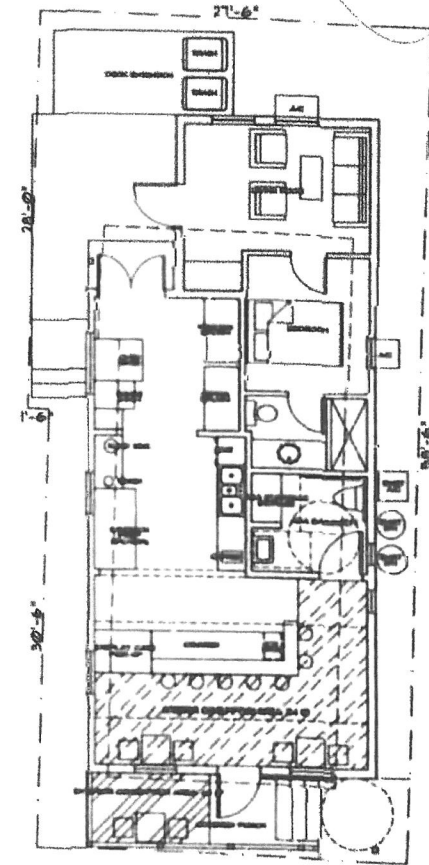
Rear Elevation



Right Side Elevation



Front Elevation



Proposed Floor Plan

INTERIOR CONSTRUCTION AREA: 194 SF  
 EXTERIOR CONSTRUCTION AREA: 49 SF  
 PROPOSED CONSTRUCTION AREA: 144 SF



529 United Street  
 529 United St  
 Key West, FL

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

date:  
 3/24/11  
 revision:  
 2/25/11  
 1/25/11

sheet:  
**A1**

# **Warranty 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 State of Florida, grantor, and  
of the County of Monroe  
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

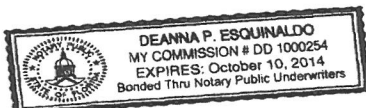
*Lucille C. Upright*  
Printed Name: Lucille C. Upright  
Witness

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. Esquinado*  
Printed Name: Deanna P. Esquinado  
Notary Public  
My Commission Expires:



# **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*

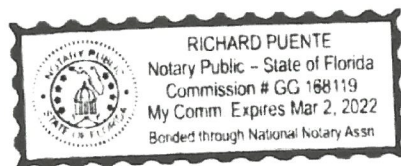
Subscribed and sworn to (or affirmed) before me on this **March 12, 2021** by  
**Nikita Stange**  
*Name of Applicant*  
*date*

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*





**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*

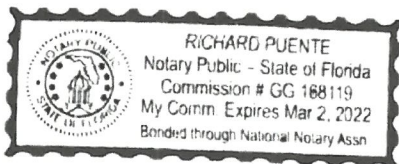
by Xavier Bellin  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

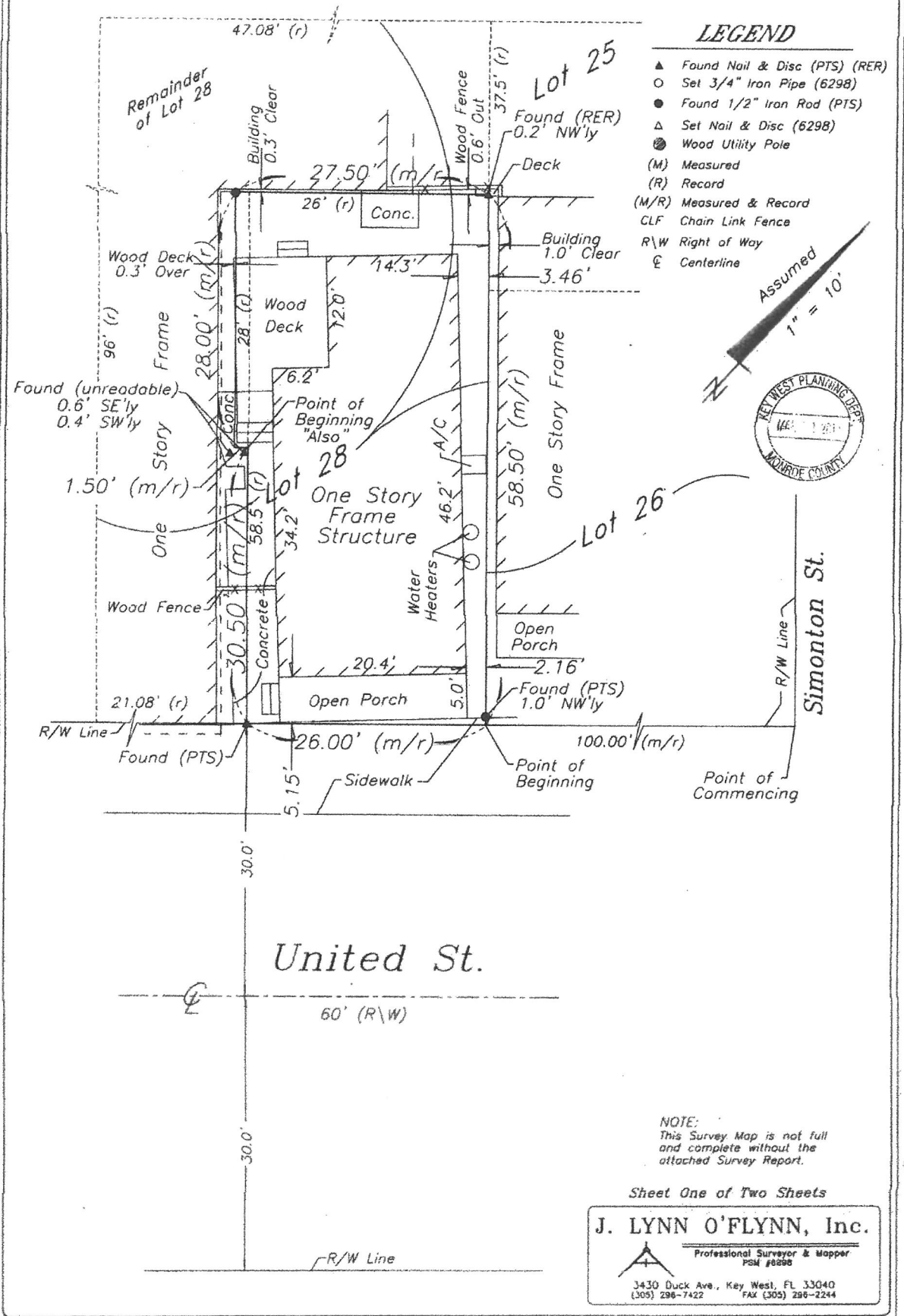
Richard Puente  
*Name of Acknowledger typed, printed or stamped*

GG168119  
*Commission Number, if any*



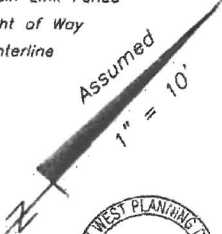
# Site Plans

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



**LEGEND**

- ▲ Found Nail & Disc (PTS) (RER)
- Set 3/4" Iron Pipe (6298)
- Found 1/2" Iron Rod (PTS)
- △ Set Nail & Disc (6298)
- ⊙ Wood Utility Pole
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊕ Centerline



NOTE:  
This Survey Map is not full  
and complete without the  
attached Survey Report.

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
PSM #8298  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

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.

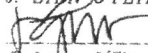
BOUNDARY SURVEY OF: Part of Lot 28 D.T. Sweeney's Subdivision, of Lot 1 and 2 of Square 8, recorded in Deed Book "L", Page 215, Monroe County, Records. COMMENCING at a point on United Street 100 feet from the corner of Simonton Street and runs Southwesterly on United Street 26 feet; thence at right angles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

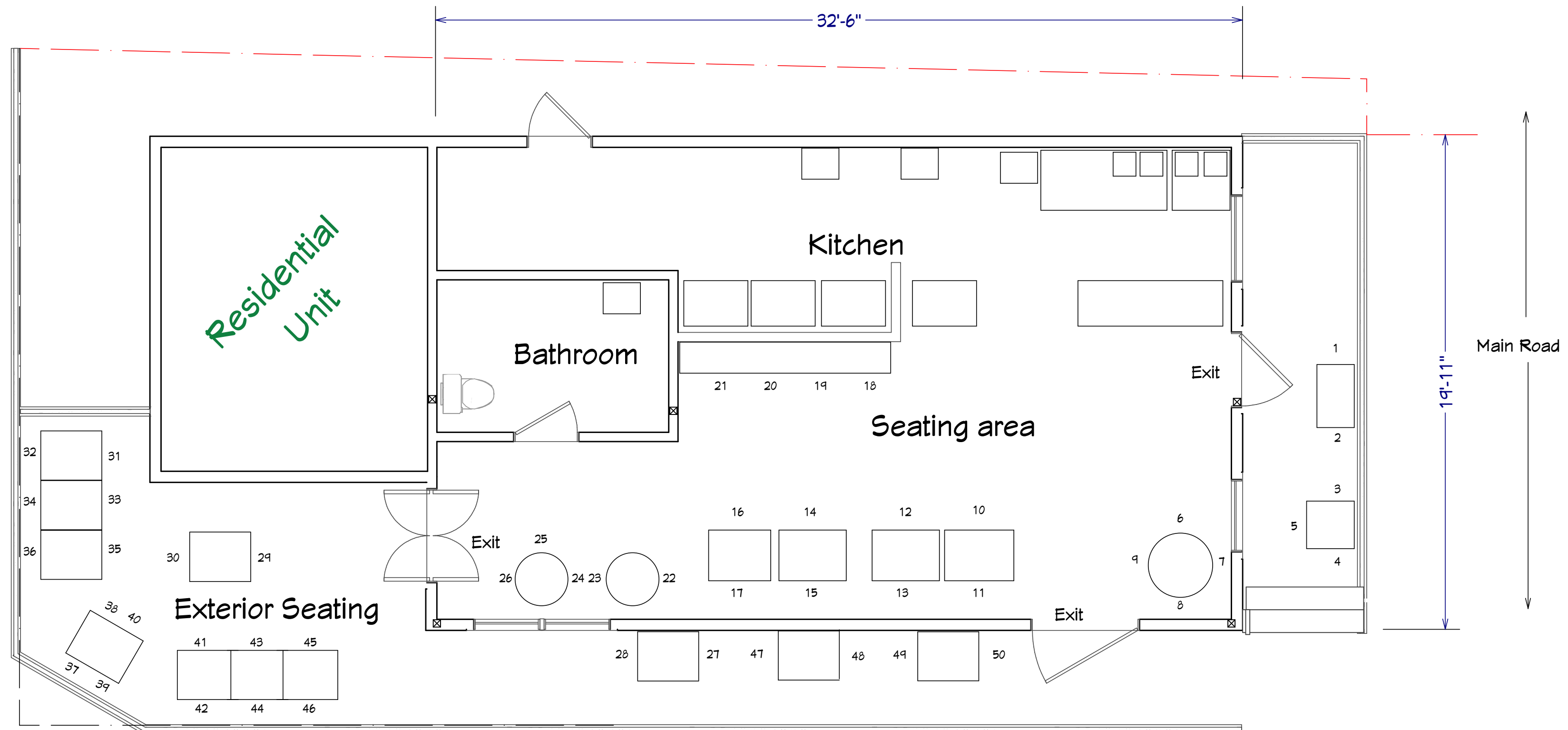
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

# Frenchie's Cafe Seating Diagram



## Notes

1. Updated tables and seating arrangement for Frenchie's Cafe April 2021
2. Scale: 1/4in=1ft

# **Site Visit**



# **Additional Information**



**Summary**

Parcel ID 00028790-000100  
 Account# 8660774  
 Property ID 8660774  
 Millage Group 10KW  
 Location 529 UNITED St, KEY WEST  
 Address  
 Legal KW PT LOT 28 SQR 8 TR 11 OR902-1281 OR994-1494/1495 O 1613-528/529  
 Description OR1738-588 OR1751-1623/24-C OR2326-1025 OR2508-1273  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32080  
 Property STORE COMBO (1200)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**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 Bathrooms 0  
 Heating Type  
 Year Buil 1928  
 Year Remodeled  
 Effective Year Buil 2003

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 DECK	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

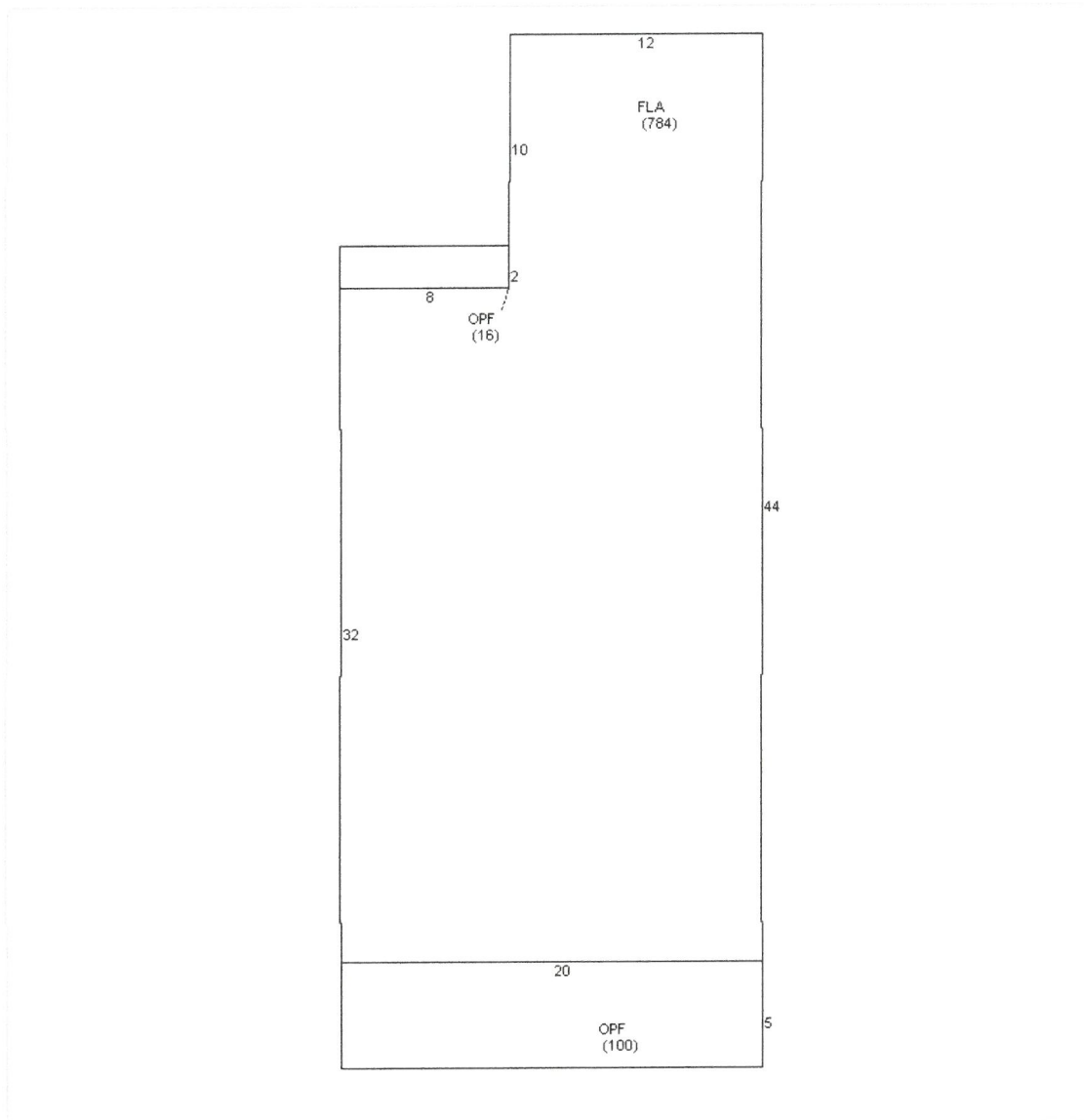
## Permits

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 ELECTRICAL 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	EMERGENCY ROOF HAS ACTIVE LEAK THROUGHOUT. TEAR OFF OLD IRMA DMG METAL SHINGLES AT TO GRACE
11-4263	7/20/2012	7/20/2012	\$0	Residential	CHANGE USE OF STRUCTUR 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 ELECTRICAL INSTALLATION PER DRAWINGS. INSTALLING OF NEW 300A/240A 2-GAUGE METER ELECTRICAL 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](#)

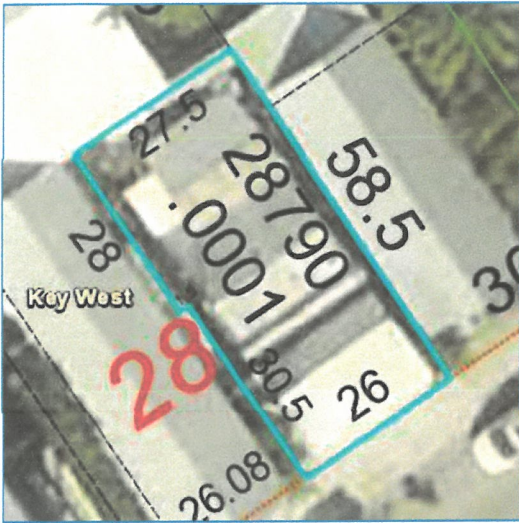
## Sketches (click to enlarge)



Photos



Map



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

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

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