

# **Application**

# Application For Alcohol Sales Special Exception

City of Key West, Florida • Planning Department

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

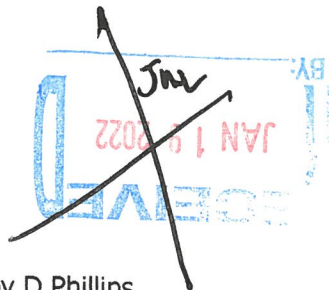
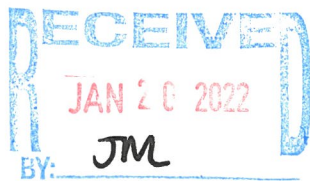
**Application Fee \$2,735.50**

**(Includes \$310.00 advertising / noticing fee and \$110.25 fire review fee)**

Special Exceptions are Quasi-Judicial Hearings, and it is Improper to Speak to Planning BoardMembers about the Request Outside of the Hearing.

Please print or type a response to the following:

1. Site Address 601 Truman Avenue, Key West, FL 33040
2. Name of Applicant Trepanier & Associates, Inc.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
*(please see the attached Verification & Authorization Forms)*
4. Address of Applicant 1421 First Street, #101, Key West, FL 33040
5. Phone # of Applicant 305-293-8983 Mobile# \_\_\_\_\_
6. E-Mail Address Nikita@OwenTrepanier.com
7. Name of Owner, if different than above Venter Enterprises, LLC
8. Address of Owner 608 Griffin Lane, Key West, FL 33040
9. Phone Number of Owner c/o 305-293-8983 Mobile# \_\_\_\_\_
10. Email Address c/o Nikita@OwenTrepanier.com
11. Zoning District of Parcel HNC-1 RE# 00017270-000000



12. Description of Use and Exception Requested

This alcohol sales special exception request is to allow a restaurant as part of the redevelopment of 601 Truman Avenue, most recently known as the Moped Hospital.

**Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public’s health, safety and welfare.**

**The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:**

13. Demonstrate compatibility with surrounding existing uses:

This property is a historic neighborhood commercial area. This area is characterized by retail, restaurants, offices, hotel, motels, transient and permanent living accommodations, small recreational power-driven vehicular rentals and places of whorship. The proposed restaurant will comfortably and compatibly fit it with the surrounding land uses.

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

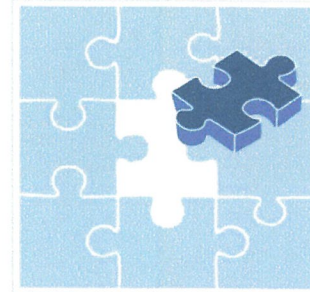
No conflict is anticipated. Restaurants currently operate in the immediate area with alcohol sales with no conflicts. The proposed hours for the restaurant is 7am to 9pm.

15. What are the mitigative measures proposed to be implemented by the applicant:

The following mitigative measures are proposed:

1. The accessory sale and service of beer and wine will be limited to the proposed consumption area of the proposed restaurant.
  2. The accessory sale and service of beer and wine will be limited to the normal hours of operation of the restaurant, which will operate no later than 9pm.
-

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

January 19, 2022

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

**RE: 601 Truman Ave. – Alcohol Sales Exception Application**  
RE: 00017270-000000

Dear Ms. Halloran:

Please see the attached application for an Alcohol Sales Special Exception for the property at 601 Truman Ave owned by Mr. Marius Venter. This application stipulates the accessory sale and service of beer and wine during normal business hours.

As part of our application, we have received a letter of no issue from The Basilica of Saint Mary Star of the Sea Catholic Church and The Basilica School. This is attached.

Thank you for your consideration on this application.

Best,

Nikita Stange

Project Management Associate  
Trepanier and Associates, Inc.  
305-293-8983  
nikita@owentrepanier.com

# **Authorization Form**

**City of Key West  
Planning Department**



**Authorization Form**  
*(Where Owner is a Business Entity)*

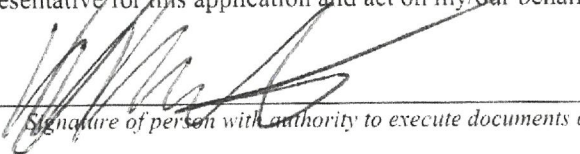
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Marius Venter as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of Venter Enterprises, LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Trepanier and Associates, Inc.  
*Please Print Name of Representative*

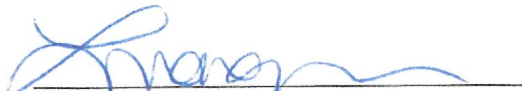
to be the representative for this application and act on my/our behalf before the City of Key West.

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

Subscribed and sworn to (or affirmed) before me on this 10/16/2020  
*Date*

by Marius Venter  
*Name of person with authority to execute documents on behalf on entity owner*

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

  
*Notary's Signature and Seal*



Lauren Mongelli  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

# **Verification Form**



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Owen Trepanier, in my capacity as President  
*(print name)* *(print position; president, managing member)*  
of Trepanier & Associates, Inc.  
*(print name of entity serving as Authorized Representative)*

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

601 Truman Ave

*Street Address of subject property*

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

[Handwritten Signature]  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 2/11/2020 by  
owen Trepanier  
*Name of Authorized Representative* *date*

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

[Handwritten Signature]  
*Notary's Signature and Seal*

Alvina Covington  
*Name of Acknowledger typed, printed or stamped*

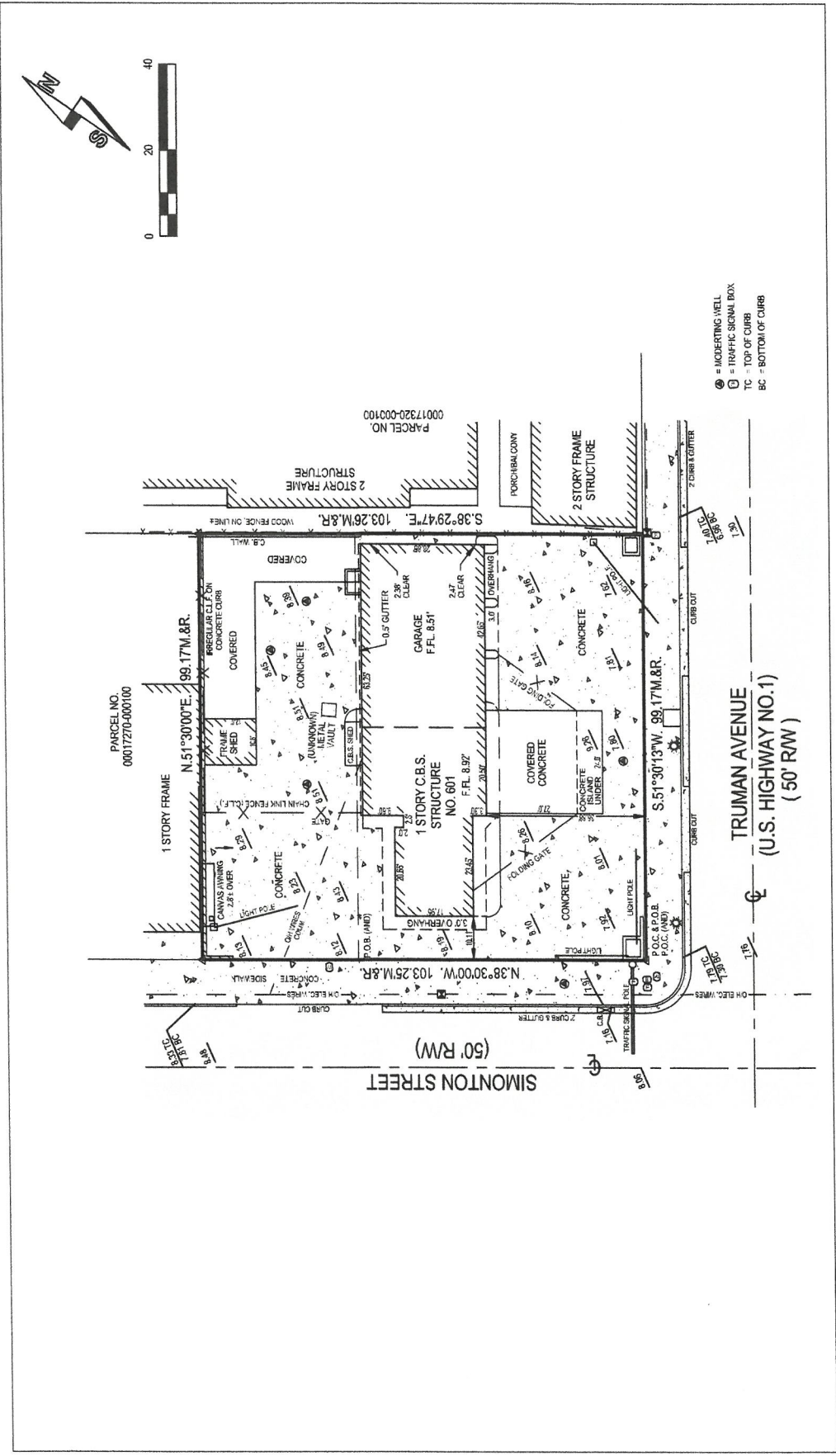
FF913801  
*Commission Number*



**Ukg' Rnc p**



# **Boundary Survey**



**SURVEYORS NOTE:**  
 THIS IS SHEET 2 OF 2. FOR LOCAL DESCRIPTION NOTES, ABBREVIATIONS,  
 LOCATION MAP AND ETCETERA PLEASE SEE SHEET 1 OF 2  
 SHEET SIZE 13"X19"

**MONROE COUNTY SURVEYING & MAPPING, INC.**  
**SURVEYORS & MAPPERS, CIVIL ENGINEERS**  
**A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)**  
 1100 PRUMAN AVENUE, KEY WEST, FL 33908  
 MONROE COUNTY SURVEYING & MAPPING, INC. IS AN EQUAL OPPORTUNITY  
 FIRM. IT OPERATES UNDER THE CLOSEST SUPERVISION OF THE BOARD OF  
 SURVEYING AND MAPPING ENGINEERS.



**SQUARE FOOT PROPERTIES, INC.**  
**601 TRUMAN AVENUE**  
**KEY WEST, FL 33040**

*Edie A. Martinez*  
**EDDIE A. MARTINEZ**  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 14055  
 STATE OF FLORIDA

DATE	DRAWN	DATE	REVISED	BY	DATE
03-16-2020	N/A				

**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THE ATTACHED PLANS, MAPS, AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PRESENT TO CHAPTER 463, PART 1, F.S. AND THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS UNDER CHAPTER 463, PART 2, F.S. I AM NOT PROVIDING THIS SERVICE TO ANY OTHER CLIENTS OR PROJECTS AT THE SAME TIME.

**EDDIE A. MARTINEZ**  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 14055  
 STATE OF FLORIDA





NO  
PARKING  
-ANY-  
TIME

HOPED HOSPITAL

HOPED HOSPITAL  
Firebats, Clogs, Repairs

Cloyd's Bike Tour

KEY WEST  
FIRST LEGAL  
RUM  
DISTILLERY



# **Property Record Card**



**qPublic.net**™ Monroe County, FL

**Disclaimer**

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

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00017270-000000  
 Account# 1017736  
 Property ID 1017736  
 Millage Group 10KW  
 Location 601 TRUMAN Ave, KEY WEST  
 Address  
 Legal KW PT LOT 1 5QR 7 TR 4 G2-1770 OR84-460/62 OR807-1018/20 OR976-9/11  
 Description OR1706-2011/12 OR2662-2113/14 OR3049-1163  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32080  
 Property SERVICE SHOPS (2500)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

[VENTER ENTERPRISES LLC](#)  
 608 Griffin Ln  
 Key West FL 33040

**Valuation**

	2021	2020	2019	2018
+ Market Improvement Value	\$187,778	\$179,730	\$179,730	\$180,060
+ Market Misc Value	\$18,271	\$18,271	\$18,271	\$18,271
+ Market Land Value	\$1,057,558	\$731,205	\$838,141	\$809,239
▪ Just Market Value	\$1,263,607	\$929,206	\$1,036,142	\$1,007,570
▪ Total Assessed Value	\$1,263,607	\$769,098	\$699,180	\$635,619
- School Exempt Value	\$0	\$0	\$0	\$0
▪ School Taxable Value	\$1,263,607	\$929,206	\$1,036,142	\$1,007,570

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(2500)	10,239.00	Square Foot	67	99

**Commercial Buildings**

Style SERV SHOPS ETC / 25C  
 Gross Sq Ft 2,596  
 Finished Sq Ft 2,150  
 Perimlter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1958  
 Year Remodeled 0  
 Effective Year Built 1998

Condition Code	GOOD Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	414	0	0
FLA	FLOOR LIV AREA	2,150	2,150	0
SBF	UTIL FIN BLK	32	0	0
TOTAL		2,596	2,150	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1975	1976	1	4080 SF	2
CH LINK FENCE	1980	1981	1	336 SF	1
CONC PATIO	1980	1981	1	360 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/30/2020	\$1,525,000	Warranty Deed	2285415	3049	1163	01 - Qualified	Improved
12/12/2013	\$825,000	Warranty Deed		2662	2113	05 - Qualified	Improved
6/27/2001	\$411,000	Warranty Deed		1706	2011	M - Unqualified	Improved

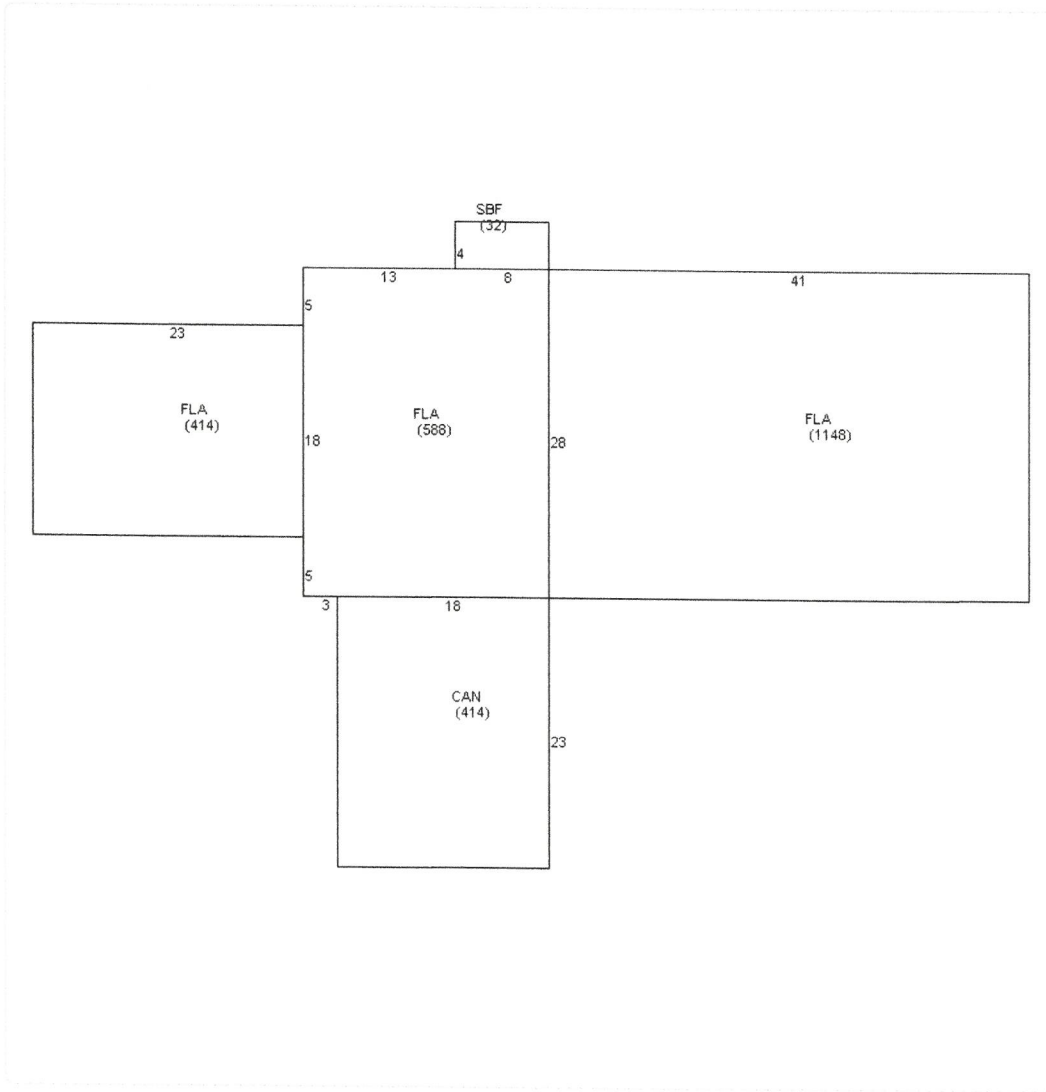
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-0306	3/30/2021		\$7,975	Commercial	INSTALLING NEW 5 TON SPLIT SYSTEM WITH DUCT CONDENSER UNIT TO BE MOUNTED ON WALL
04-2583	8/2/2004	11/5/2004	\$1,500		BLOVK-IN 2 A/C HOLES
04-2302	7/13/2004	11/5/2004	\$4,800		INSTALL 3 A/C DUCTLESS
0201175	5/7/2002	10/7/2002	\$1,000		CLEAN/PAINT BLDG
0000347	2/11/2000	12/7/2000	\$10,000		27 SQS RUBBER ROLL ROOFIN

**View Tax Info**

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 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: 1/14/2022, 5:22:09 AM](#)



Version 2.3.171

**Deed**

Doc # 2285415 Blk# 3049 Pg# 1163 Recorded 10/9/2020 at 12:32 PM Pages 6  
 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
 REC: \$52.50 Deed Doc Stamp \$10,675.00

Prepared by and return to:  
 Gregory S. Oropeza, Esq.  
 Attorney at Law  
 Oropeza Stones Cardenas, PLLC  
 221 Simonton Street  
 Key West, FL 33040  
 305-294-0252  
 File Number: 20-619  
 Consideration: \$1,525,000.00

Parcel Identification No. 00017270-000000 and 00017270-000100

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30<sup>th</sup> day of September, 2020 between Square Foot Properties, Inc., a Florida corporation whose post office address is 22 Spoonbill Way, Key West, FL 33040 of the County of Monroe, State of Florida, grantor\*, and Venter Enterprises, LLC, a Florida limited liability company whose post office address is 608 Griffin Lane, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*.

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

On the Island of Key West and is known as a part of Tract Four according to William A. Whitehead's map of said Island, delineated in February, 1829, and is further known as a part of Lot Two in Square Number Seven according to Simonton & Wall's Addition to Key West, recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, but is now better known and described as part of Lot One of Block One, according to a diagram of Charles R. Pierce's Subdivision of Lots One and Two, Square Seven in said Tract Four, according to C.W. Tift's map dated 1874, which diagram of Charles R. Pierce's is recorded in Plat Book 1 on Page 20, of the Public Records of Monroe County, Florida. Said part of Lot One according to Charles R. Pierce's diagram being described by metes and bounds as follows:

Commencing at the corner of Division and Simonton Streets and running thence in a Northeasterly direction along the Northwesterly side of Division Street Ninety-nine (99) feet and Two (2) inches; thence at right angles in a Northwesterly direction Sixty-seven (67) feet; thence at right angles in a Southwesterly direction Ninety-nine (99) feet and Two (2) inches out to Simonton Street; thence at right angles in a Southeasterly direction along Simonton Street Sixty-seven (67) feet to the Point of Beginning.

AND

On the Island of Key West and is known as a part of Tract Four (4), according to William A. Whitehead's map of said Island delineated in February, 1829, and is further known as a part of Lot Two (2), in Square Seven (7), according to Simonton and Wall's Addition to Key West, recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, but is now better known and described as part of Lot One (1) and part of Lot Two (2), of Block One (1), according to a diagram of Charles R. Pierce's subdivision of Lots One (1) and Two (2), Square Seven (7), in said Tract Four (4), according to C.W. Tift's map, dated 1874, which diagram of Charles R. Pierce's subdivision is recorded in Plat Book 1, at Page 20, of the Public Records of Monroe County, Florida.

DoubleTime®

Commencing at a point on the Northeasterly side of Simonton Street, distant 67 feet Northwesterly from the corner of the intersection of Simonton Street and Truman Avenue (formerly Division Street) and from said point run thence North 38° 30' West 36.25 feet; thence North 51° 30' East 99.165 feet; thence South 38° 30' East 36.25 feet; thence South 51° 30' West 99.2 feet to the Point or Place of Beginning on Simonton Street.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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


Signed, sealed and delivered in our presence:

Square Foot Properties, Inc., a Florida corporation

By:   
Lisa J. Smith-Duffy, President

Signature of Witness   
Printed Name of Witness

ANN HINES

Signature of Witness   
Printed Name of Witness

JANE CUMBERPATCH

Prepared by and Return to:  
Oropeza Stones & Cardenas  
221 Simonton Street  
Key West, FL 33040

**RESOLUTIONS OF CORPORATE BOARD AUTHORIZING EXECUTION OF SALE OF ALL  
ASSETS NOT IN THE ORDINARY COURSE OF BUSINESS AND SHAREHOLDER  
APPROVAL AND COMPLIANCE WITH FLORIDA STATUTES §607.1202**

LISA J. SMITH-DUFFY, the President/Secretary/Treasurer, sole Director and sole Shareholder of SQUARE FOOT PROPERTIES, INC., a Florida corporation (the "Corporation"), does hereby certify as follows:

1. I am the duly elected and qualified President/Secretary/Treasurer of SQUARE FOOT PROPERTIES, INC., a Florida corporation (the "Corporation") and the keeper of the records and corporate seal of said Corporation.
2. The Corporation owns fee simple title to real properties located 601 Truman Avenue, Key West, Florida and 919 Simonton Street, Key West, Florida, which properties are more particularly described as follows:

On the island of Key West and is known as a part of Tract Four according to William A. Whitehead's map of said island, delineated in February, 1829, and is further known as a part of Lot Two in Square Number Seven according to Simonton & Wall's Addition to Key West, recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, but is now better known and described as part of Lot One of Block One, according to a diagram of Charles R. Pierce's Subdivision of Lots One and Two, Square Seven in said Tract Four, according to C.W. Tift's map dated 1874, which diagram of Charles R. Pierce's is recorded in Plat Book 1 on Page 20, of the Public Records of Monroe County, Florida. Said part of Lot One according to Charles R. Pierce's diagram being described by metes and bounds as follows:

Commencing at the corner of Division and Simonton Streets and running thence in a Northeasterly direction along the Northwesternly side of Division Street Ninety-nine (99) feet and Two (2) inches; thence at right angles in a Northwesternly direction Sixty-seven (67) feet; thence at right angles in a Southwesterly direction Ninety-nine (99) feet and Two (2) inches out to Simonton Street; thence at right angles in a Southeasterly direction along Simonton Street Sixty-seven (67) feet to the Point of Beginning.

AND

On the island of Key West and is known as a part of Tract Four (4), according to William A. Whitehead's map of said island delineated in February, 1829, and is further known as a part of Lot Two (2), in Square Seven (7), according to Simonton and Wall's Addition to Key West, recorded in Deed Book "E", Page 245, of the Public Records of Monroe County, Florida, but is now better known and described as part of Lot One (1) and part of Lot Two (2), of Block One (1), according to a diagram of Charles R. Pierce's subdivision of Lots One (1) and



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*[Faint, illegible text or markings in the center of the page]*

|

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DocuSign Envelope ID: FE0498E5-016F-469C-91ED-94E04E812F06

Two (2), Square Seven (7), in said Tract Four (4), according to C.W. Tiff's map, dated 1874, which diagram of Charles R. Pierce's subdivision is recorded in Plat Book 1, at Page 20, of the Public Records of Monroe County, Florida.

Commencing at a point on the Northeastern side of Simonton Street, distant 67 feet Northwest from the corner of the intersection of Simonton Street and Truman Avenue (formerly Division Street) and from said point run thence North 38° 30' West 36.25 feet; thence North 51° 30' East 99.165 feet; thence South 38° 30' East 36.25 feet; thence South 51° 30' West 99.2 feet to the Point or Place of Beginning on Simonton Street.

(collectively the "Property")

3. The following is a true and correct copy of resolutions duly adopted at a special meeting of the Board of Directors of SQUARE FOOT PROPERTIES, INC., a Florida corporation held in accordance with its bylaws at its offices located in Key West, Florida, on the \_\_\_\_ day of September, 2020, and the same are now in full force and effect.

**COPY OF RESOLUTIONS**

RESOLVED that the execution and delivery of that certain Commercial Contract (the "Contract") dated August 10, 2020, for the purchase and sale of the Property, by and between, SQUARE FOOT PROPERTIES, INC., a Florida corporation, as Seller, and MARIUS VENTER, which Contract was assigned to VENTER ENTERPRISES, LLC, a Florida limited liability company, as Buyer, and any and all amendments thereto (the "Contract Documents"), and other documents referred to therein, and/or related thereto are hereby ratified and approved; and

FURTHER RESOLVED that the taking of any and all necessary action to consummate purchase and sale of the Property (the "Purchase and Sale Transaction") and the execution of all documents by LISA J. SMITH-DUFFY, on behalf of the Corporation, to effect said Purchase and Sale Transaction, are hereby ratified and approved; and

FURTHER RESOLVED that, the Purchase and Sale Transaction is a disposition of all or substantially all of the Company's property otherwise than in the usual and regular course of business, requiring approval of all shareholders in accordance with the requirements of Florida Statutes §607.1202; and

4. The following named person has been duly elected to the office of President of SQUARE FOOT PROPERTIES, INC., a Florida corporation, he/she continues to hold this office at the present time, and the signature appearing hereon is the genuine, original signature of said person;


DocuSigned by:  
*Lisa J. Smith-Duffy*  
D1F9F0E18C29404...

LISA J. SMITH-DUFFY, as President

5. LISA J. SMITH-DUFFY, is duly authorized to enter into the Purchase and Sale Transaction, and is duly authorized to execute any and all documents on behalf of the Corporation, in connection with said transaction.

WHEREOF I have hereunto affixed my name as President/Secretary/Treasurer of said Corporation, this 30 day of September, 2020.

SQUARE FOOT PROPERTIES, INC., a Florida corporation,

By:   
LISA J. SMITH-DUFFY, President/Secretary/Treasurer

I / WE HEREBY CERTIFY that I/we are all of the directors of SQUARE FOOT PROPERTIES, INC., a Florida corporation and that the foregoing is a true and correct copy of resolutions passed as therein set forth, and that the same are now in full force and effect, and that the Purchase and Sale Transaction referenced therein is approved.

  
LISA J. SMITH-DUFFY, sole director of SQUARE FOOT PROPERTIES, INC., a Florida corporation

I / WE HEREBY CERTIFY that I/we are all of the shareholders of SQUARE FOOT PROPERTIES, INC., a Florida corporation, and that the foregoing is a true and correct copy of resolutions passed as therein set forth, and that the same are now in full force and effect, and that the Purchase and Sale Transaction referenced therein is approved.

  
LISA J. SMITH-DUFFY, sole shareholder of SQUARE FOOT PROPERTIES, INC., a Florida corporation



## **Memo From Applicant**

# MEMORANDUM

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**Date:** May 27, 2022  
**To:** Ms. Katie Halloran, City Planner  
Via Ms. Scarlet Hammons, Corradino Group  
**From:** Thomas Francis-Siburg  
**CC:** Mr. Owen Trepanier, Trepanier & Associates  
Mr. Marius Venter, Owner  
**Re:** **601 Truman-919 Simonton Response to Staff Comments dated 5/26/22**

---

Thank you for your email from 5/26/22 (attached) including clarifying questions and comments regarding the pending major development plan with conditional use, variance(s), and alcohol sales special exception applications. Please see below applicant responses to each staff comment.

Can you provide the estimated ad valorem taxes?

- Applicant Response – This project is estimated to increase ad valorem tax by 79% (an estimated increase of \$8,756.90), from \$11,065.28 currently to an estimated \$19,822.18.<sup>1</sup>

How will the two lots be aggregated? What type of instrument will be used?

- Applicant Response – Code treats these two lots of record as an aggregated site for the purposes of development pursuant to Sec. 86-9<sup>i</sup>, Sec. 122-1142(c)<sup>ii</sup>, 122-1142(h)<sup>iii</sup>. The approval resolution will be the memorializing instrument.

What is the square footage of the scooter/golf cart trainer area?

- Applicant Response – Scooter & golf cart training area is approximately 270 sq ft.

What is the square footage of the outside patio and the indoor dining area?

- Applicant Response – The outdoor consumption area is 573 sq ft and the indoor consumption area is 340 sq ft (total consumption area is 913 sq ft).

What are the hours of operation of the restaurant?

- Applicant Response – Hours of operation will be like other restaurants in the HNC serving breakfast, lunch, and dinner. Further, the nearby The Basilica of Saint Mary Star of the Sea Catholic Church and The Basilica School do not object to the restaurant having the ability to serve beer and wine from 7 AM to 9 PM daily.

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<sup>1</sup> The Monroe County Property Appraiser calculates the 2021 ad valorem tax to be \$11,065.28, based on a just market value of \$1,263,607. At least \$1,000,000 will be invested into this property as part of this project, increasing the just market value to at least \$2,263,607. The Property Appraiser estimates the estimated just market value as generating \$19,882.18 in ad valorem tax. These are likely underestimates.

We will need a radius map of 300' for the alcohol special exception

- Applicant Response – Please find a radius map of 300 ft from the subject property attached as "Exhibit A". Outlined in light blue is the property of The Basilica of Saint Mary Star of the Sea Catholic Church and The Basilica School.

Was the request to address the stormwater to drain from the roof to exfiltration trench included in the design?

- Applicant Response – Yes, stormwater from the proposed roof to drain into the proposed exfiltration trench is included in the proposed project design.

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<sup>i</sup> Sec. 86-9. Lot, buildable, and buildable site means a site of at least sufficient size to meet minimum zoning requirements for use, coverage and area, including the open spaces mandated. Such buildable site may be a single lot or, for common ownership of two or more adjacent lots, parcels, or fractions thereof which have common street frontage, the entire area under common ownership shall be deemed the buildable lot or buildable site.

Sec. 86-9. Density, maximum gross residential, means the density which shall be determined by dividing the maximum allowable units by the gross acres of land (i.e., dwelling units/gross land acres). All residential densities denoted on the future land use map and the official zoning map stipulate the maximum gross densities permitted for development on the land. Gross land area shall be defined as those contiguous land areas under common ownership proposed for residential development.

<sup>ii</sup> Sec. 122-1142(c). All residential densities stipulate the maximum gross densities. Gross land area shall be defined as those contiguous land areas under common ownership proposed for residential development. When developable land abuts wetlands, waters of the state or other environmentally sensitive land, including but not limited to those lands within state and/or federal jurisdiction, the boundary shall be delineated as established in section 110-88 or as established by the state or federal government.

<sup>iii</sup> Sec. 122-1142(h). - Furthermore, the calculations of floor area ratios for determining allowable intensity in mixed use developments on sites greater than one-half acre at the time of adoption of the comprehensive plan (January 1994) shall apply the following specific procedures to avoid excessive intensity. Upon adoption of the comprehensive plan, where common ownership exists on contiguous parcels, applicants for development must aggregate the land under common ownership into a single site plan.

## Thomas Francis-Siburg

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**From:** Scarlet Hammons <shammons@CORRADINO.com>  
**Sent:** Thursday, May 26, 2022 1:44 PM  
**To:** Thomas Francis-Siburg  
**Subject:** 601 Truman Avenue

Hi Thomas,

I have some questions and need additional information on the applications.

Can you provide the estimated ad valorem taxes?

How will the two lots be aggregated? What type of instrument will be used?

What is the square footage of the scooter/golf cart trainer area?

What is the square footage of the outside patio and the indoor dining area?

What are the hours of operation of the restaurant?

We will need a radius map of 300' for the alcohol special exception

Was the request to address the stormwater to drain from the roof to exfiltration trench included in the design?

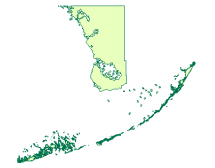
Thank you

Scarlet





Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Date created: 5/27/2022  
Last Data Uploaded: 5/27/2022 5:23:09 AM

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