



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

July 15, 2022

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

Re: Application for Minor Development Plan and Conditional Use  
724 Truman Avenue, Key West, Florida

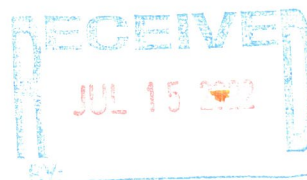
Dear Ms. Halloran:

Enclosed please find the Application for Minor Development Plan and Conditional Use for the property located at 724 Truman Avenue. Also enclosed is this firm's check in the amount of \$4,609.75 representing the fees.

Sincerely,

Gregory S. Oropeza

Enclosures



**DEVELOPMENT PLAN CRITERIA**  
**Pursuant to Section 108 of the Code of Ordinances**

724 Truman Ave. (R.E. # 00030020-000000)

**Sec. 108-227 Title Block:**

- |                               |                                 |
|-------------------------------|---------------------------------|
| a. Name of Development:       | Basilica Highschool             |
| b. Name of Owner:             | Archdiocese of Miami, Inc.      |
| c. Scale:                     | As identified on the site plans |
| d. North Arrow:               | As identified on the site plans |
| e. Preparation/Revision Date: | July 10, 2022                   |

**Sec. 108-228 Identification of Key Persons:**

- |                              |                                  |
|------------------------------|----------------------------------|
| a. Owners:                   | Archdiocese of Miami, Inc.       |
| b. Owner's Authorized Agent: | Oropeza, Stones & Cardenas, Esq. |
| c. Engineer:                 | David Douglas Associates, Inc.   |
| d. Architect:                | William P. Horn Architect, P.A.  |
| e. Surveyor:                 | Island Surveying                 |
| f. Landscape Architect:      | Mitchell Planning & Design, Inc. |

The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows: Archdiocese of Miami, Inc.

**Sec. 108-229 Project Description:** The proposed development is to an existing building located on the Basilica of Key West campus located at 724 Truman Avenue, Key West, FL 33040. The building designated as the Auditorium would be converted into a Two (2) story High School, what the structure was historically used as. Nothing within the Three-dimensional envelope of the area is being altered besides the removal of the staircase which rests within the setbacks on the west side of the building. The proposed development will decrease current nonconformity.

## SITE DATA

LAND USE: HPS (HISTORIC PUBLIC AND SEMI PUBLIC SERVICE)

FLOOD ZONE: X

FUTURE FLOOD ZONE: AE9

### HEIGHT:

ALLOWED: 25' ABOVE GRADE  
EXISTING: 38.54'  
PROPOSED: 38.54' (NO CHANGE)

### SETBACKS:

FRONT SETBACK:  
REQUIRED = 20'  
EXISTING = 195.79'  
PROPOSED = 195.38'

SIDE SETBACK:  
REQUIRED = 15'  
EXISTING = 8.75'  
PROPOSED = 12.63' (REMOVED STAIR OUT OF SETBACK)

REAR SETBACK:  
REQUIRED = 20'  
EXISTING = 257.75'  
PROPOSED = 257.75'

LOT AREA: 378,972 SQUARE FEET (8.7 ACRE)

### BUILDING LOT COVERAGE:

ALLOWED: = 40.00% (151,588.8 SF)  
EXISTING: = 14.16% (53,670.0 SF)  
PROPOSED: = 14.32% (54,266.41 SF)

### FLOOR AREA RATIO:

ALLOWED: = 1.0 (378,972 SF)  
EXISTING: = 0.196 (74,295 SF)  
PROPOSED: = 0.198 (75,187.59 SF)

### IMPERVIOUS AREA:

REQUIRED: = 50.00% (189,486 SF)  
EXISTING: = 45.14% (171,834.6 SF)  
PROPOSED: = 45.55% (172,618.16 SF)

### OPEN SPACE/LANDSCAPE AREA:

REQUIRED: = 50.00% (189,486 SF)  
EXISTING: = 54.86% (207,137.4 SF)  
PROPOSED: = 54.45% (206,353.84 SF)

### PARKING:

REQUIRED =  
LARGEST ASSEMBLY AREA = 13,932 SF GYM/CAFETERIA  
1 SPACE PER 150 SF  
= 93 SPACES  
EXISTING PARKING = 111 SPACES  
PROPOSED = PER FLORIDA BUILDING CODE 453.10.2.8  
NEW SCHOOL REQUIRES AN ADDITIONAL 18 SPACES  
5 SPACES FOR STUDENTS IN 11TH AND 12TH GRADE  
2 SPACES FOR VISITORS  
11 SPACES FOR FACULTY  
REQUIRED PARKING PER SEC 108-572 = 93 SPACES  
PROPOSED ADDITIONAL PER FBC = 18 SPACES  
= 111 SPACES

EXISTING PARKING SPACES TO BE MAINTAINED 111 PARKING SPACES  
5 SPACES REQUIRED TO MEET ADA HANDICAP GUIDELINES

## BUILDING DATA

### EXISTING BUILDING AREA:

EXISTING ENCLOSED = 13,310.94 SF  
EXISTING COVERED = 1,171.19 SF

### PROPOSED BUILDING AREA:

PROPOSED FIRST FLOOR ENCLOSED = 6,929.40 SF  
PROPOSED FIRST FLOOR COVERED = 680.74 SF  
PROPOSED MEZZANINE ENCLOSED = 1,944.33 SF  
PROPOSED SECOND FLOOR ENCLOSED = 6,313.48 SF  
PROPOSED SECOND FLOOR COVERED = 522.21 SF

OVERALL PROPOSED ENCLOSED = 15,187.21 SF (+1,876.27 SF)  
OVERALL PROPOSED COVERED = 1,202.95 SF (+31.76 SF)

**Sec. 108-230 Other Project Information:**

- a. Proposed Phases of Development and Target Dates
  - i. Single Phase – Completion of the development of the Basilica Highschool from the existing 13,310.94 SF enclosed building area.
- b. Phase Target Dates – on or before April 30, 2024 (Single Phase)
- c. Expected Completion Date – on or before April 30, 2024
- d. Proposed Development Plan for the site – See attached development plan.
- e. A written description of characteristics of the proposed development
  - i. No Residential Units
  - ii. The Floor Area is 13,310.94 SF of enclosed area.
  - iii. No Tourist Accommodation Units
  - iv. Parking Capacities – 111 Parking spaces will be available, satisfying the 93 required under Sec. 108-572 and the 18 required per Florida Building Code Sec. 453.10.2.8.
  - v. No Hospital beds.
  - vi. No additions of outside facilities for storage, display, outside sale, or waste disposal.
- f. For planned unit developments, indicate design techniques – N/A
- g. Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- h. Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas – N/A

**Sec. 108-231 Residential Development.**

There are no residential developments as part of this proposed project.

**Sec. 108-232 Intergovernmental Coordination:**

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). N/A.
- b. City electric system (CES). All coordination regarding electrical service will be completed with Keys Energy.



- c. State department of environmental protection (DEP). N/A.
- d. Army Corps of Engineers (ACOE). N/A.
- e. South Florida Water Management District (SFWMD). N/A.
- f. State department of transportation (DOT). N/A.
- g. State department of community affairs (DCA). All coordination with DEO will be completed as part of the City of Key West development process.
- h. Florida Keys Aqueduct Authority (FKAA). All coordination regarding water services will be completed with FKAA.
- i. State fish and wildlife conservation commission (F&GC). N/A.
- j. The county. N/A.

# Application - 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 \$310.00 advertising/noticing fee and the \$110.25 fire review fee)

Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan	
Minor:	
Within Historic District	\$ 3,397.00
Outside Historic District	\$ 2,735.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Major:	\$ 4,499.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Administrative Modification	\$ 800.00
Minor Modification	\$ 1,525.00
Major Modification	\$ 2,155.00
Conditional Use (not part of a development plan)	\$ 3,176.50
Extension (not part of a development plan)	\$ 971.50
Revision or Addition (not part of a development plan)	\$ 2,000.00

### **Applications will not be accepted unless complete**

Development Plan

Major   X  

Minor       

Conditional Use

Historic District

Yes   X  

No       

Please print or type:

- 1) Site Address: 724 Truman Avenue, Key West, Florida 33040
- 2) Name of Applicant: Gregory S. Oropeza
- 3) Applicant is:  
Property Owner:         
Authorized Representative:   X    
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 221 Simonton Street, Key West, FL 33040
- 5) Applicant's Phone #: 305 294-0252 Email: greg@oropezastonescardenas.com
- 6) **Email Address:** Greg@oropezastonescardenas.com
- 7) Name of Owner, if different than above: Archbishop Thomas Wenski
- 8) Address of Owner: 9401 Biscayne Boulevard, Miami Shores, FL 33138

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## Applications will not be accepted unless complete

Development Plan

Major \_\_\_\_\_

Minor   X  

Conditional Use

\_\_\_\_\_

Historic District

Yes   X  

No \_\_\_\_\_

Please print or type:

- 1) Site Address: 724 Truman Avenue, Key West, Florida 33040
- 2) Name of Applicant: Gregory S. Oropeza, Esq.
- 3) Applicant is:  
Property Owner: \_\_\_\_\_  
Authorized Representative:   X    
(attached Authorization and Verification Forms must be completed)
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9) Owner Phone #: c/o (305) 294-0252 Email: c/o greg@oropezastonescardenas.com

10) Zoning District of Parcel: HPS RE# 00030020-000000

11) Is Subject Property located within the Historic District? Yes X No       

If Yes: Date of approval N/A

HARC approval # N/A

OR: Date of meeting Pending

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).

This project proposes to renovate the existing auditorium building for the purpose of converting the space into a high school.

13) Has subject Property received any variance(s)? Yes        No X

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 X

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.

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**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.

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- 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.

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- (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 siting 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.



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- (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 complies 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

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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.

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- 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.

**DEVELOPMENT PLAN CRITERIA**  
**Pursuant to Section 108 of the Code of Ordinances**

724 Truman Ave. (R.E. # 00030020-000000)

**Sec. 108-227 Title Block:**

- |                               |                                 |
|-------------------------------|---------------------------------|
| a. Name of Development:       | Basilica Highschool             |
| b. Name of Owner:             | Archdiocese of Miami, Inc.      |
| c. Scale:                     | As identified on the site plans |
| d. North Arrow:               | As identified on the site plans |
| e. Preparation/Revision Date: | July 10, 2022                   |

**Sec. 108-228 Identification of Key Persons:**

- |                              |                                  |
|------------------------------|----------------------------------|
| a. Owners:                   | Archdiocese of Miami, Inc.       |
| b. Owner's Authorized Agent: | Oropeza, Stones & Cardenas, Esq. |
| c. Engineer:                 | David Douglas Associates, Inc.   |
| d. Architect:                | William P. Horn Architect, P.A.  |
| e. Surveyor:                 | Island Surveying                 |
| f. Landscape Architect:      | Mitchell Planning & Design, Inc. |

The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows:      Archdiocese of Miami, Inc.

**Sec. 108-229 Project Description:** The proposed development is to an existing building located on the Basilica of Key West campus located at 724 Truman Avenue, Key West, FL 33040. The building designated as the Auditorium would be converted into a Two (2) story High School, what the structure was historically used as. Nothing within the Three-dimensional envelope of the area is being altered besides the removal of the staircase which rests within the setbacks on the west side of the building. The proposed development will decrease current nonconformity.

## SITE DATA

LAND USE: HPS (HISTORIC PUBLIC AND SEMI PUBLIC SERVICE)

FLOOD ZONE: X

FUTURE FLOOD ZONE: AE9

HEIGHT:

ALLOWED: 25' ABOVE GRADE  
EXISTING: 38.54'  
PROPOSED: 38.54' (NO CHANGE)

SETBACKS:

FRONT SETBACK:  
REQUIRED = 20'  
EXISTING = 195.79'  
PROPOSED = 195.38'  
SIDE SETBACK:  
REQUIRED = 15'  
EXISTING = 8.75'  
PROPOSED = 12.63' (REMOVED STAIR OUT OF SETBACK)  
REAR SETBACK:  
REQUIRED = 20'  
EXISTING = 257.75'  
PROPOSED = 257.75'

LOT AREA: 378,972 SQUARE FEET (8.7 ACRE)

BUILDING LOT COVERAGE:

ALLOWED: = 40.00% (151,588.8 SF)  
EXISTING: = 14.16% (53,670.0 SF)  
PROPOSED: = 14.32% (54,266.41 SF)

FLOOR AREA RATIO:

ALLOWED: = 1.0 (378,972 SF)  
EXISTING: = 0.196 (74,295 SF)  
PROPOSED: = 0.198 (75,187.59 SF)

IMPERVIOUS AREA:

REQUIRED: = 50.00% (189,486 SF)  
EXISTING: = 45.14% (171,834.6 SF)  
PROPOSED: = 45.55% (172,618.16 SF)

OPEN SPACE/LANDSCAPE AREA:

REQUIRED: = 50.00% (189,486 SF)  
EXISTING: = 54.86% (207,137.4 SF)  
PROPOSED: = 54.45% (206,353.84 SF)

PARKING:

REQUIRED =  
LARGEST ASSEMBLY AREA = 13,932 SF GYM/CAFETERIA  
1 SPACE PER 150 SF  
= 93 SPACES  
EXISTING PARKING = 111 SPACES  
PROPOSED = PER FLORIDA BUILDING CODE 453.10.2.8  
NEW SCHOOL REQUIRES AN ADDITIONAL 18 SPACES  
5 SPACES FOR STUDENTS IN 11TH AND 12TH GRADE  
2 SPACES FOR VISITORS  
11 SPACES FOR FACULTY  
REQUIRED PARKING PER SEC 108-572 = 93 SPACES  
PROPOSED ADDITIONAL PER FBC = 18 SPACES  
= 111 SPACES

EXISTING PARKING SPACES TO BE MAINTAINED 111 PARKING SPACES  
5 SPACES REQUIRED TO MEET ADA HANDICAP GUIDELINES

## BUILDING DATA

EXISTING BUILDING AREA:

EXISTING ENCLOSED = 13,310.94 SF  
EXISTING COVERED = 1,171.19 SF

PROPOSED BUILDING AREA:

PROPOSED FIRST FLOOR ENCLOSED = 6,929.40 SF  
PROPOSED FIRST FLOOR COVERED = 680.74 SF  
PROPOSED MEZZANINE ENCLOSED = 1,944.33 SF  
PROPOSED SECOND FLOOR ENCLOSED = 6,313.48 SF  
PROPOSED SECOND FLOOR COVERED = 522.21 SF

OVERALL PROPOSED ENCLOSED = 15,187.21 SF (+1,876.27 SF)  
OVERALL PROPOSED COVERED = 1,202.95 SF (+31.76 SF)

**Sec. 108-230 Other Project Information:**

- a. Proposed Phases of Development and Target Dates
  - i. Single Phase – Completion of the development of the Basilica Highschool from the existing 13,310.94 SF enclosed building area.
- b. Phase Target Dates – on or before April 30, 2024 (Single Phase)
- c. Expected Completion Date – on or before April 30, 2024
- d. Proposed Development Plan for the site – See attached development plan.
- e. A written description of characteristics of the proposed development
  - i. No Residential Units
  - ii. The Floor Area is 13,310.94 SF of enclosed area.
  - iii. No Tourist Accommodation Units
  - iv. Parking Capacities – 111 Parking spaces will be available, satisfying the 93 required under Sec. 108-572 and the 18 required per Florida Building Code Sec. 453.10.2.8.
  - v. No Hospital beds.
  - vi. No additions of outside facilities for storage, display, outside sale, or waste disposal.
- f. For planned unit developments, indicate design techniques – N/A
- g. Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- h. Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas – N/A

**Sec. 108-231 Residential Development.**

There are no residential developments as part of this proposed project.

**Sec. 108-232 Intergovernmental Coordination:**

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). N/A.
- b. City electric system (CES). All coordination regarding electrical service will be completed with Keys Energy.

- c. State department of environmental protection (DEP). N/A.
- d. Army Corps of Engineers (ACOE). N/A.
- e. South Florida Water Management District (SFWMD). N/A.
- f. State department of transportation (DOT). N/A.
- g. State department of community affairs (DCA). All coordination with DEO will be completed as part of the City of Key West development process.
- h. Florida Keys Aqueduct Authority (FKAA). All coordination regarding water services will be completed with FKAA.
- i. State fish and wildlife conservation commission (F&GC). N/A.
- j. The county. N/A.





**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, Sister Elizabeth Worley as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Vice President of Archdiocese of Miami, Inc  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Oropeza, Stones, Cardenas PLLC  
*Please Print Name of Representative*

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

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

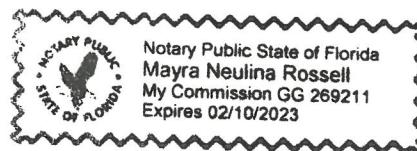
Subscribed and sworn to (or affirmed) before me on this 30 day of June 2022  
*Date*

by Sr. Elizabeth Worley  
*Name of person with authority to execute documents on behalf of entity owner*

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

Mayra Neulina Rossell  
*Notary's Signature and Seal*

Mayra Neulina Rossell  
*Name of Acknowledger typed, printed or stamped*



GG 269211  
*Commission Number, if any*



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

I, Gregory Oropeza, in my capacity as Owner  
(print name) (print position; president, managing member)  
of Oropeza, Stones, Cardenas, PLLC  
(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:

724 Truman Avenue

*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.

  
*Signature of Applicant*

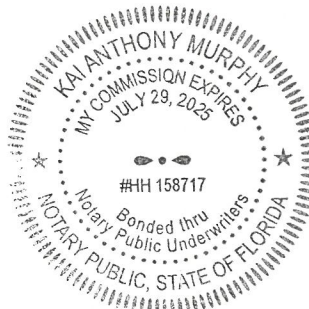
Subscribed and sworn to (or affirmed) before me on this 7/8/2022 by  
Gregory Oropeza *date*  
*Name of Applicant*

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

  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

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



# This Indenture

Made this twenty-fifth day of May, A. D. 1971

Between, THE CONVENT OF MARY IMMACULATE OF KEY WEST, FLORIDA  
a corporation existing under the laws of the State of FLORIDA  
having its principal place of business in the County of MONROE  
State of FLORIDA party of the first part, and  
THE MOST REVEREND COLEMAN F. CARROLL as ARCHBISHOP of the ARCHDIOCESE  
OF MIAMI, his successors in office, a corporation sole  
of the County of Dade and State of FLORIDA  
party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS & OTHER VALUABLE CONSIDERATIONS, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and his successors heirs and assigns forever, all that certain parcel of land lying and being in the County of MONROE and State of Florida, more particularly described as follows:

All that piece, parcel or lot of land situate in the Island of Key West, County of Monroe, and State of Florida and known in the plan of survey of the said Island of Key West by William A. Whitehead delineated in Feb. 1829, as the S.E. 1/4 of Tract numbered 12 containing 8.55 acres it being the same piece, parcel or lot of land deeded to John P. Baldwin, and to his heirs and assigns as Trustee etc. by Philip J. Fontane, the deed for which is recorded in Book "E" pages 834 and 835 of Monroe County Records.

FILED FOR RECORD  
MAR 7 AM 11:13  
CLERK OF COUNTY



DOCUMENTARY  
FLORIDA  
SUR TAX  
\$00.55

STATE OF FLORIDA  
DOCUMENTARY  
DEPT. OF REVENUE  
\$00.30

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.  
And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.  
THE CONVENT OF MARY IMMACULATE  
OF KEY WEST, FLORIDA  
Attest: Margaret Mary Schick, SPM  
its Secretary By: John P. Fontane  
Signed, Sealed and Delivered in Our Presence: John P. Fontane  
John P. Fontane  
its President.

OFF REC 498 PAGE 1010

My Commission Expires Aug 9, 1974

Mary Thomas  
Notary Public

NOTARY PUBLIC, STATE of N.Y. U.S.A.  
MY COMMISSION EXPIRES AUG. 9, 1974  
BONDED THROUGH FELD W. DISTENFELDER



218870  
Recorded in Official Record Book  
Harris County, Florida  
LARRY R. ADAMS  
CLERK OF CIRCUIT COURT  
INCORPORATED

### ABSTRACT OF DESCRIPTION

Date \_\_\_\_\_

218870

or

FROM COMPANION

Deurloof





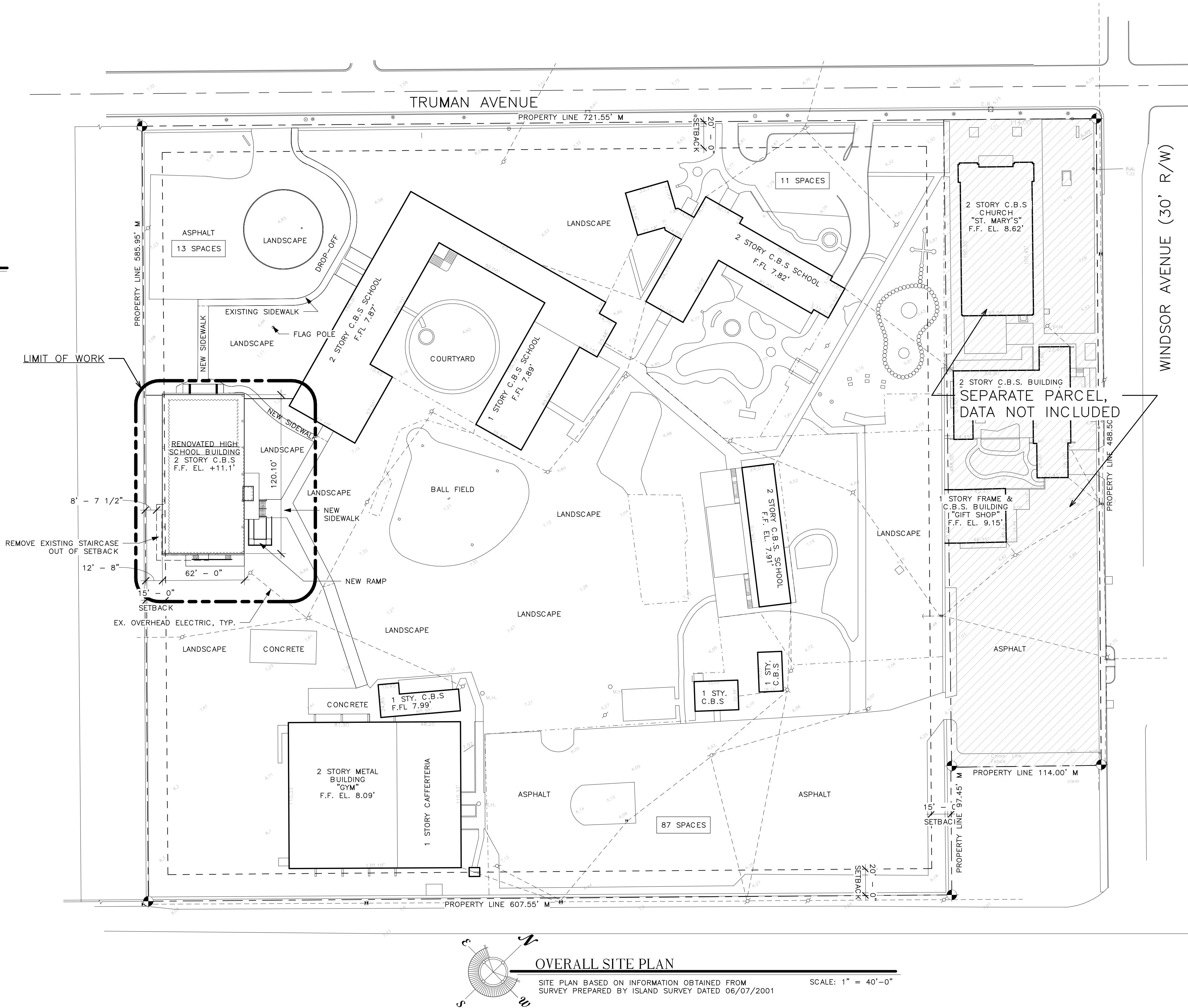
LOCATION MAP

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FUTURE\_FLOOD\_ZONE: AE9  
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OVERALL PROPOSED ENCLOSED = 15,187.21 SF (+1,876.27 SF)  
OVERALL PROPOSED COVERED = 1,202.95 SF (+31.76 SF)



OVERALL SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001

SCALE: 1" = 40'-0"

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AR 13537

THE BASILICA  
SCHOOL OF SAINT  
MARY STAR OF  
THE SEA

700 TRUMAN AVE.  
KEY WEST, FLORIDA 33040

SEAL

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WILLIAM P. HORN

DATE  
07-10-2022 DRC SUBMISSION

REVISIONS

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JFS

PROJECT NUMBER  
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THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA

700 TRUMAN AVE.  
KEY WEST, FLORIDA 33040



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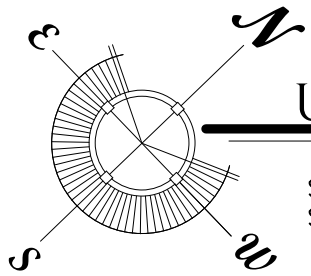
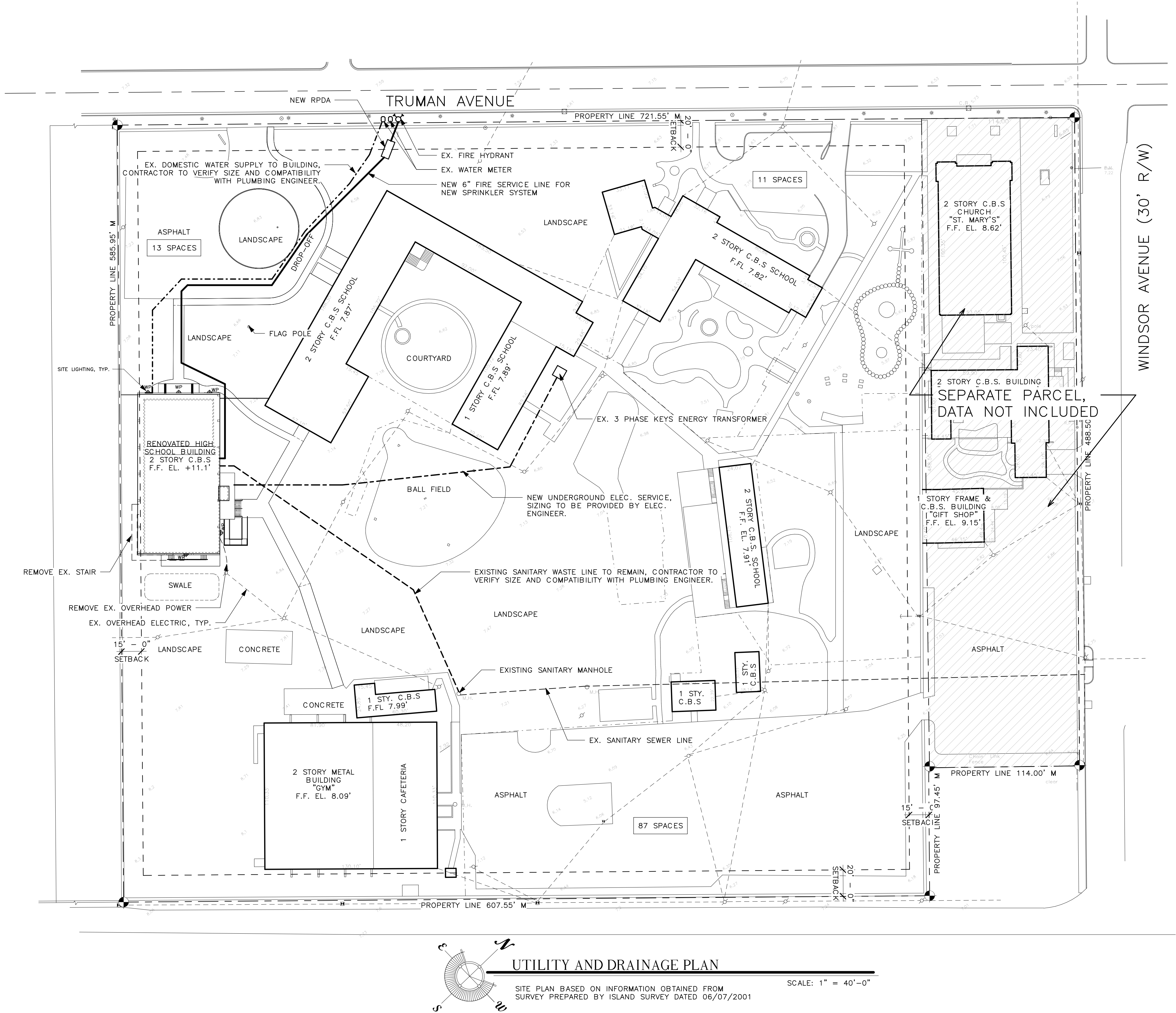
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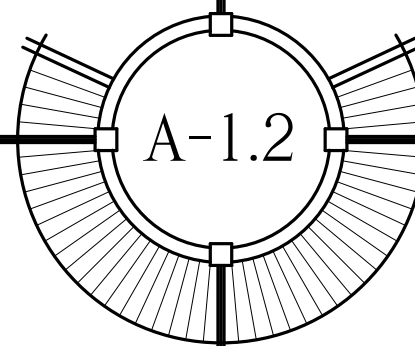
UTILITY AND DRAINAGE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM  
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SCALE: 1" = 40'-0"

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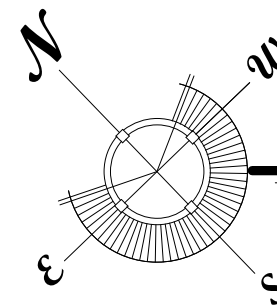
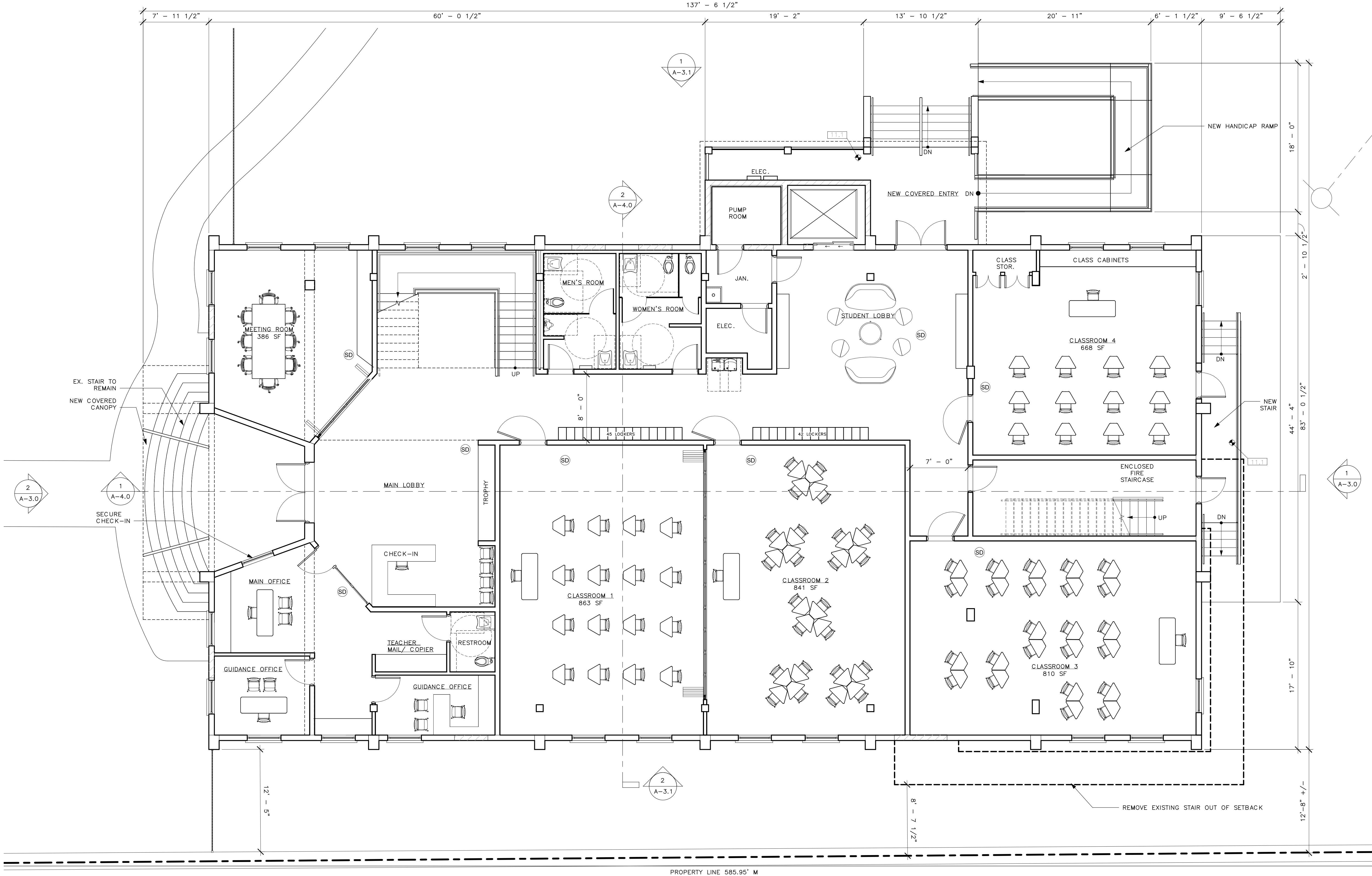
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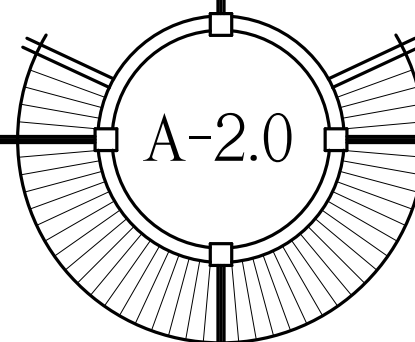
#### FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001

SCALE: 3/16" = 1'-0"

THE BASCILICA SCHOOL OF SAINT MARY STAR OF THE SEA

700 TRUMAN AVE.  
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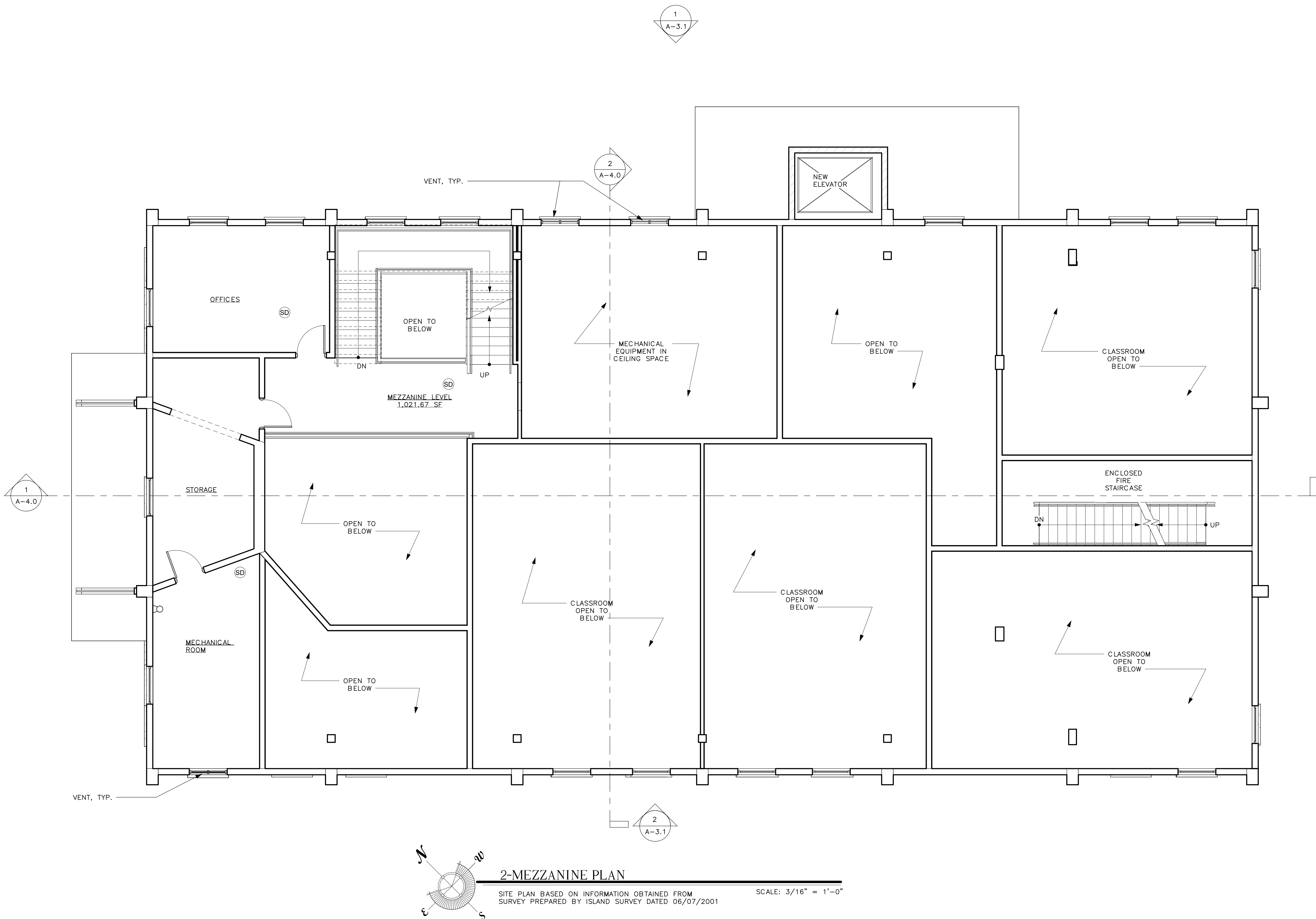
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700 TRUMAN AVE.  
KEY WEST, FLORIDA 33040

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\\SERVER\\Shared Files\\projects\\2120- The Basilica School - High School\\Basilica High School - Design Model 2.rvt

WILLIAM P. HORN  
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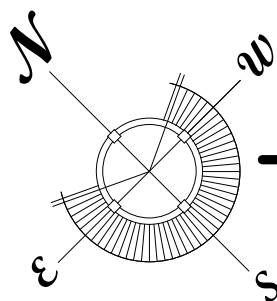
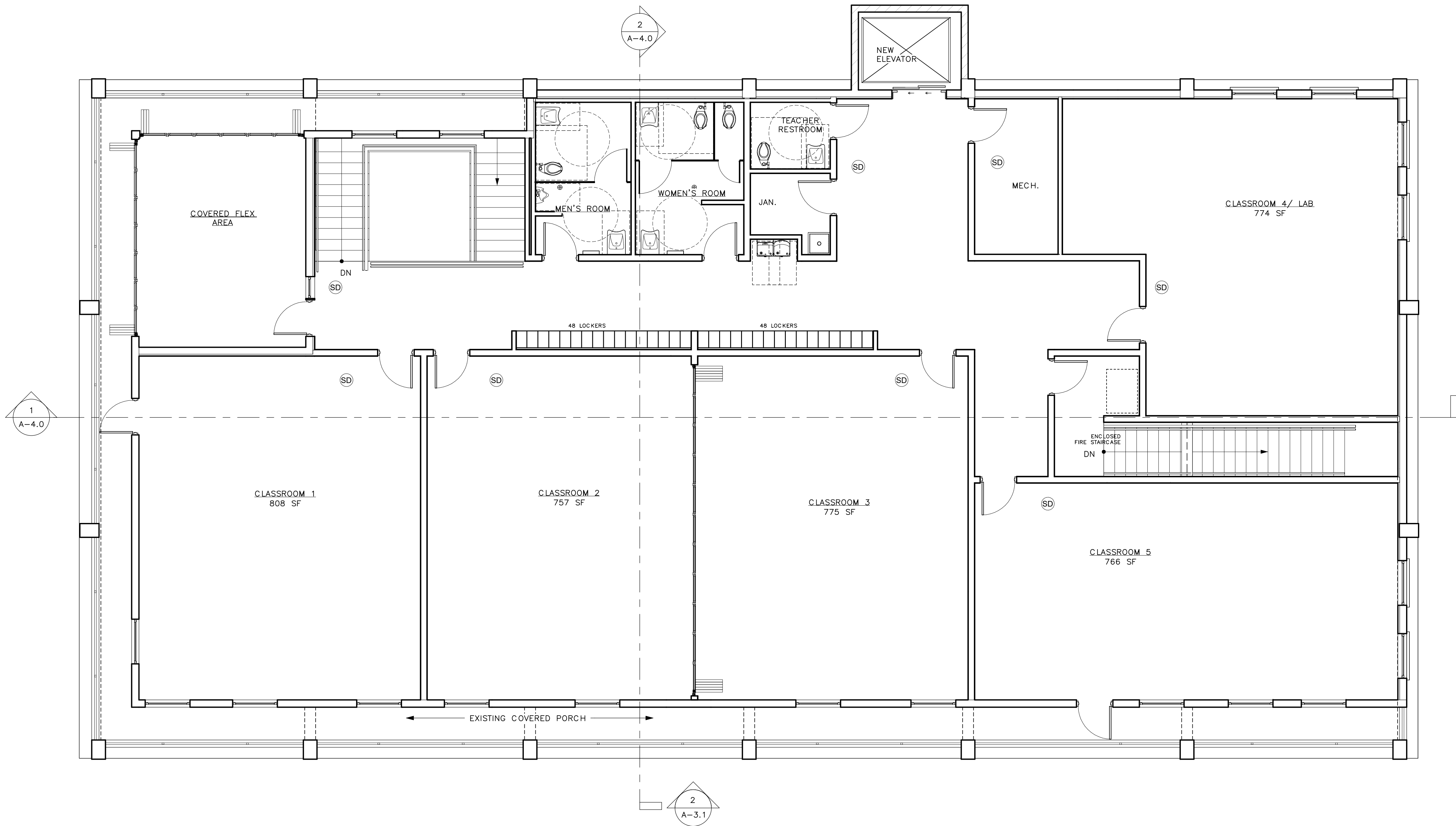
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### 3-SECOND FLOOR

SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY ISLAND SURVEY DATED 06/07/2001

SCALE: 3/16" = 1'-0"

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AR 13537

THE BASCILICA  
SCHOOL OF SAINT  
MARY STAR OF  
THE SEA

700 TRUMAN AVE.  
KEY WEST, FLORIDA 33040

SEAL

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WILLIAM P. HORN

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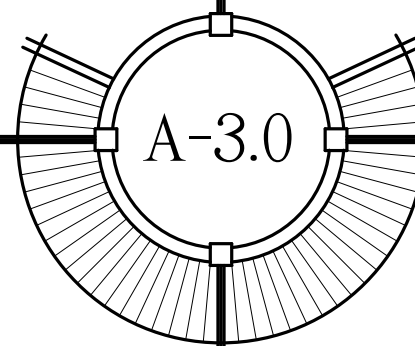
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THE BASCILICA SCHOOL OF SAINT MARY STAR OF THE SEA  
700 TRUMAN AVE.  
KEY WEST, FLORIDA 33040



WILLIAM P. HORN  
ARCHITECT, P.A.

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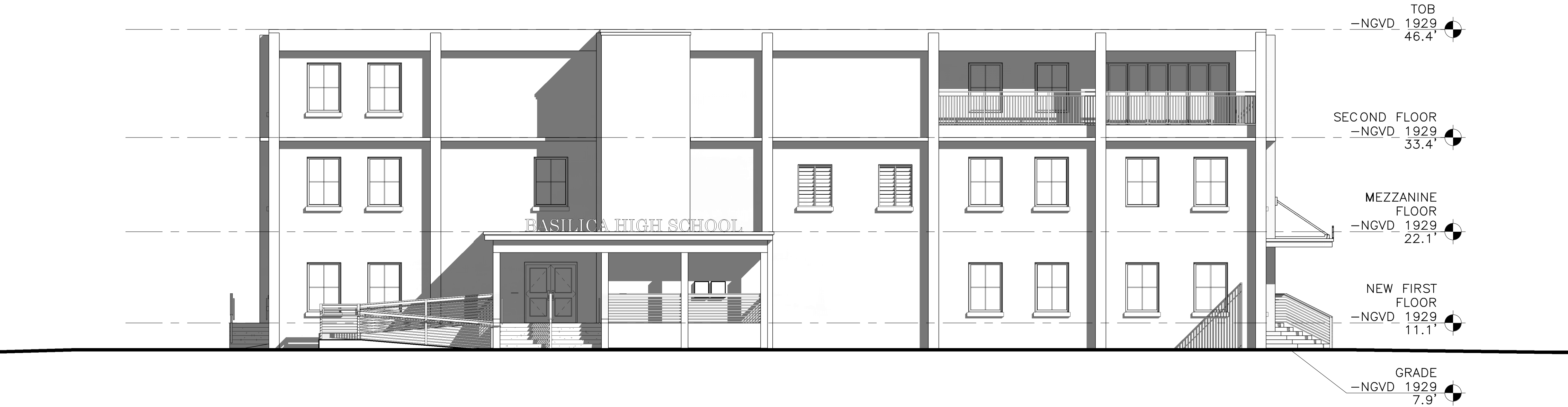
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2  
A-3.1  
SOUTHEAST ELEVATION  
SCALE: 1/8" = 1'-0"



1  
A-3.1  
NORTHWEST ELEVATION  
SCALE: 1/8" = 1'-0"

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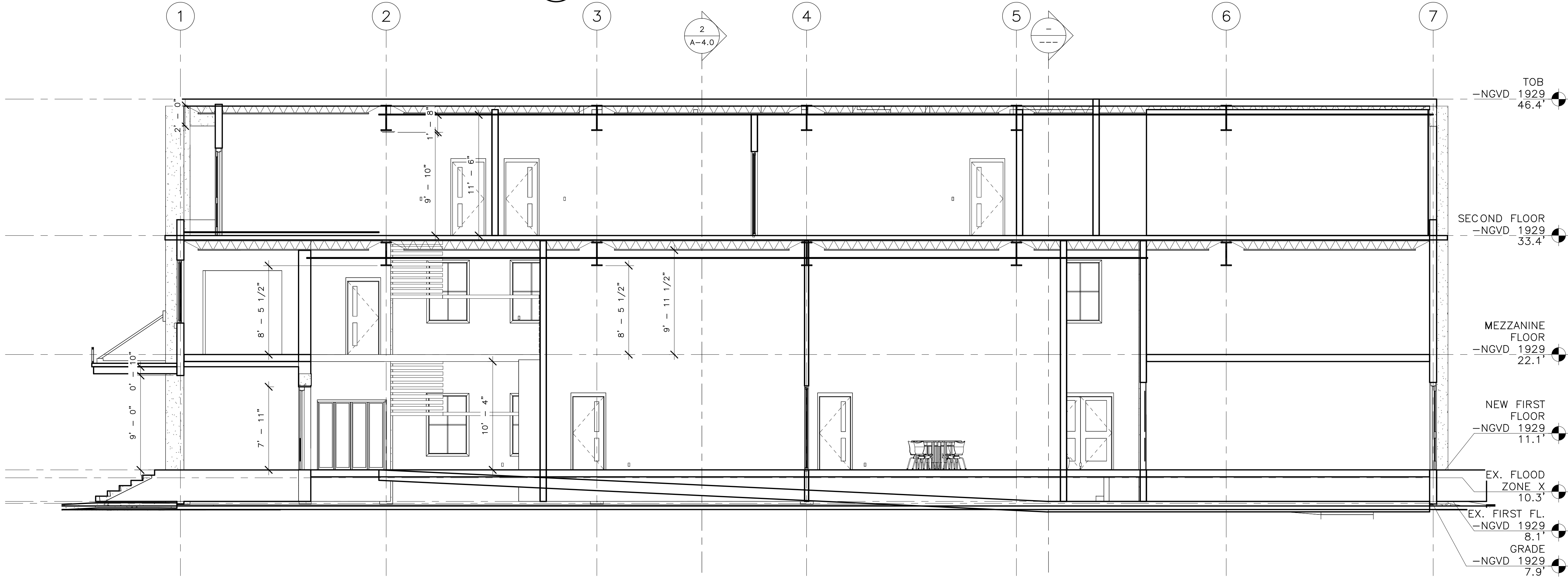
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A-4.0

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2 SHORT SECTION  
A-4.0  
SCALE: 3/16" = 1'-0"



1 LONG SECTION  
A-4.0  
SCALE: 3/16" = 1'-0"

THE BASILICA SCHOOL OF SAINT MARY STAR OF THE SEA

700 TRUMAN AVE.  
KEY WEST, FLORIDA 33040

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CONSTRUCTION TYPE: TYPE IIB

MAX. COMMON PATH; EDUCATIONAL (E);  
SPRINKLED BUILDING = 75'-0"

MAX. COMMON PATH; BUSINESS (B);  
SPRINKLED BUILDING = 100'-0"

MAX. COMMON PATH; STORAGE (S);  
SPRINKLED BUILDING = 100'-0"

MAX. EXIT ACCESS TRAVEL DISTANCE; EDUCATIONAL(E);  
SPRINKLED BUILDING = 200'-0"

1 HR. SEPARATION BETWEEN E, B, AND S.

BUILDING SHALL BE FULLY SPRINKLED THROUGH OUT (ALL LEVELS). SPRINKLER SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 13. THIS WORK SHALL INCLUDE INVESTIGATION OF CONNECTIONS TO THE UTILITY MAIN IN THE STREET AND UPGRADES IF REQUIRED.

THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM. ALARM SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 72, FBC SECTION 903, AND ALL OTHER APPLICABLE CURRENT CODES.

THE BUILDING SHALL BE EQUIPPED WITH A SMOKE CONTROL SYSTEM IN ACCORDANCE WITH FBC SECTION 909.

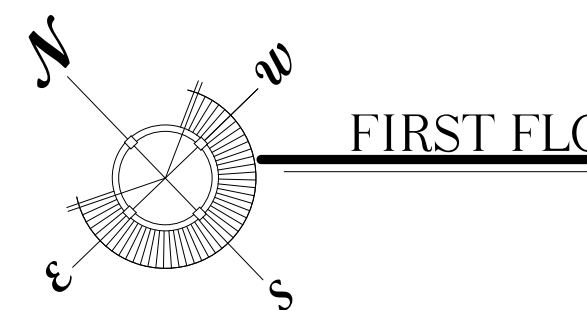
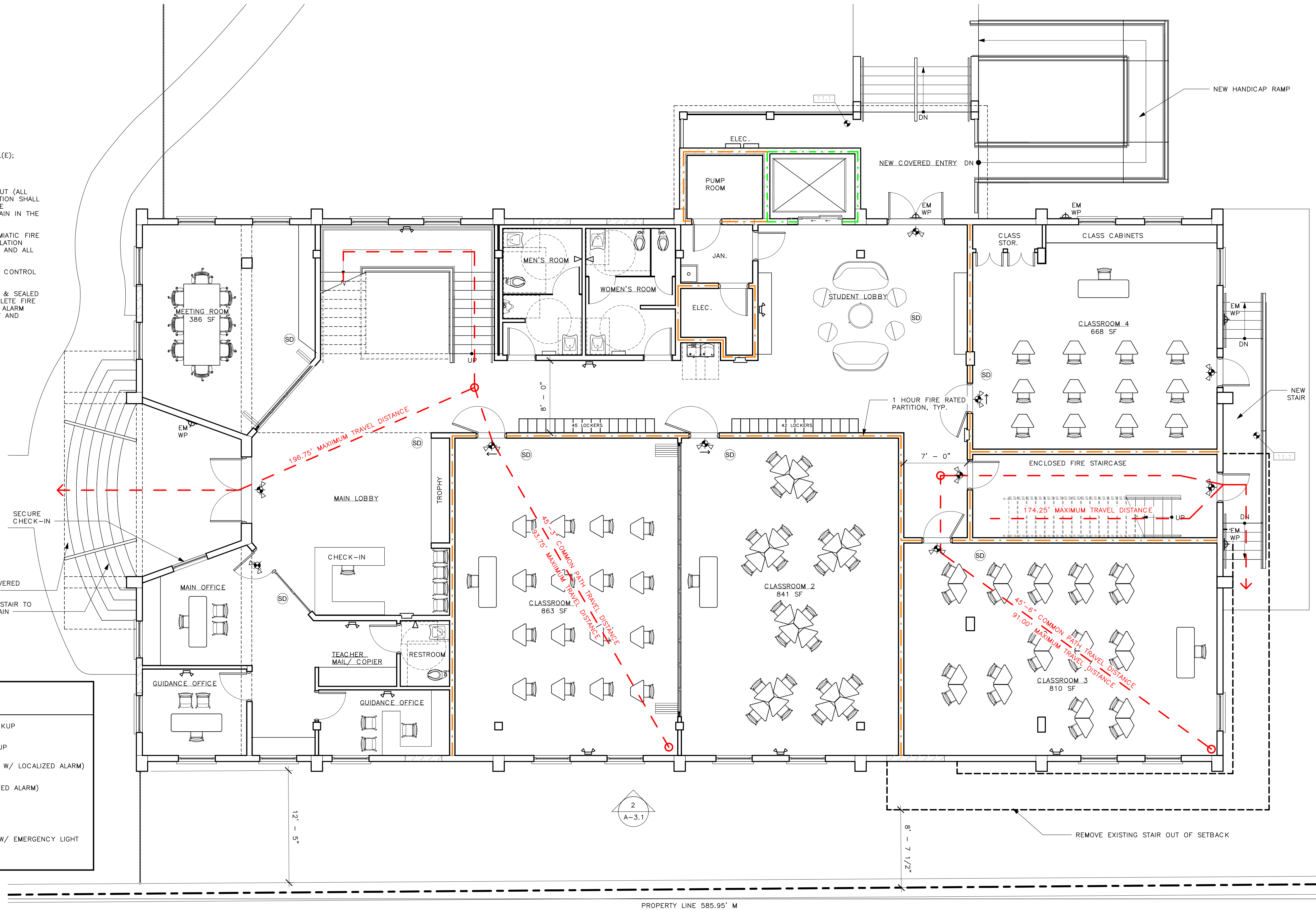
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**FIRE RATING LEGEND**

- 1 HR FIRE RATING
- 1 HR SHAFT OPENING

### LIFE SAFETY LEGEND

- EXIT LIGHT COMBINED WITH BATTERY BACKUP  
EMERGENCY LIGHTING
- EMERGENCY LIGHTING W/ BATTERY BACKUP
- CARBON MONOXIDE DETECTOR (HARDWARE W/ LOCALIZED ALARM)
- SMOKE DETECTOR (HARDWARE W/ LOCALIZED ALARM)
- STROBE
- FIRE EXTINGUISHER CABINET
- WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT
- FIRE EXTINGUISHER



### FIRST FLOOR LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

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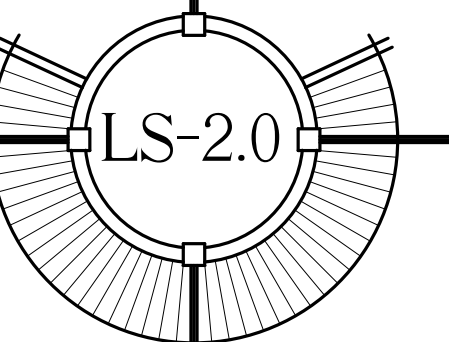
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CONSTRUCTION TYPE: TYPE IIB

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SPRINKLED BUILDING = 75'-0"

MAX. COMMON PATH; BUSINESS (B);  
SPRINKLED BUILDING = 100'-0"

MAX. COMMON PATH; STORAGE (S);  
SPRINKLED BUILDING = 100'-0"

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SPRINKLED BUILDING = 200'-0"



1 HR. SEPARATION BETWEEN E, B, AND S.

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






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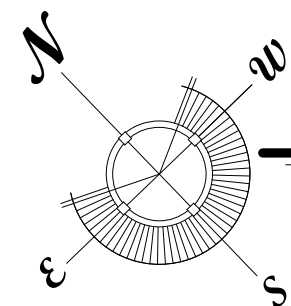
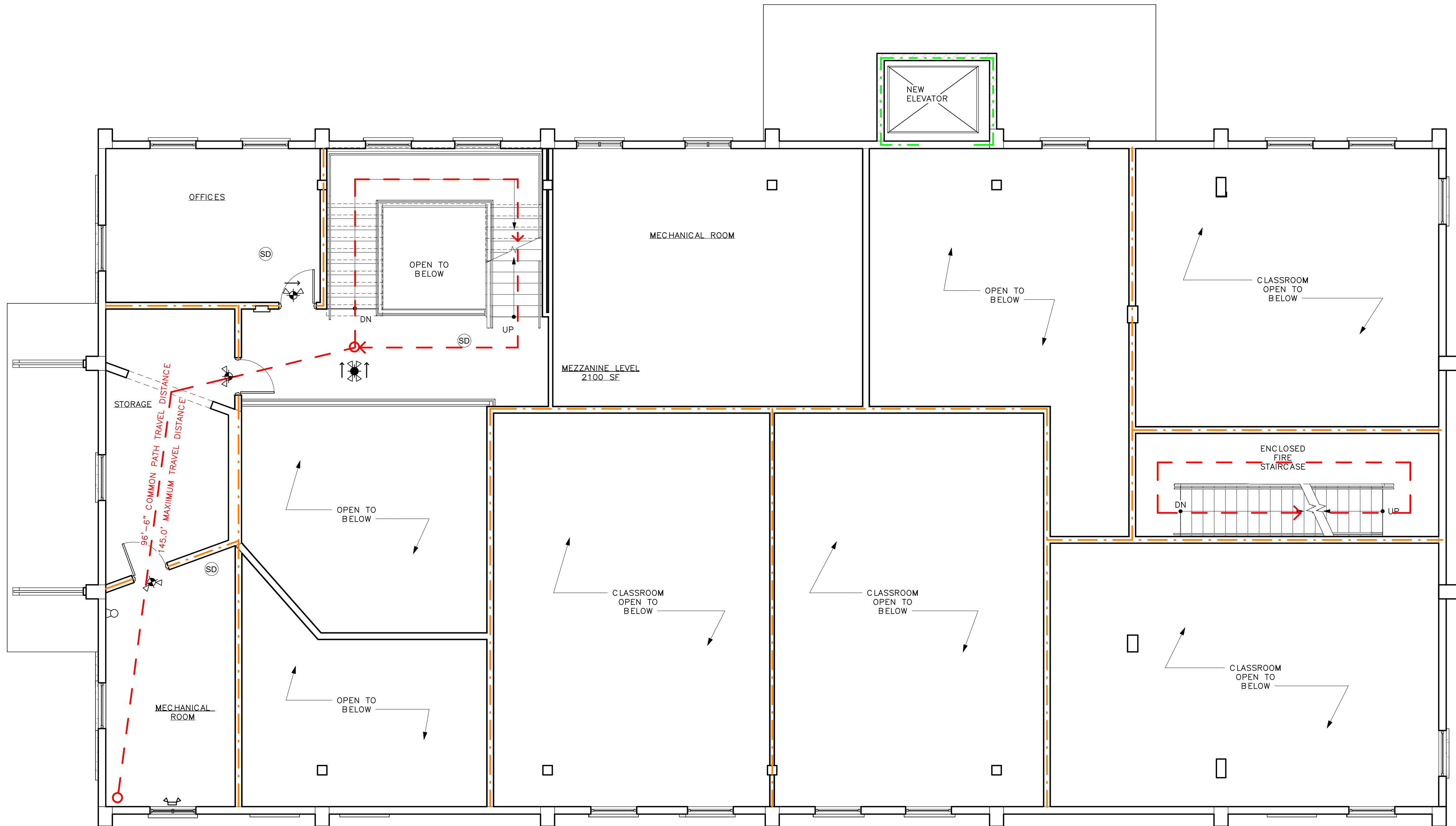
THE BUILDING SHALL BE EQUIPPED WITH A SMOKE CONTROL SYSTEM IN ACORDANCE WITH FBC SECTION 909.

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FIRE RATING LEGEND	
	1 HR FIRE RATING
	1 HR SHAFT OPENING

#### LIFE SAFETY LEGEND

	EXIT LIGHT COMBINED WITH BATTERY BACKUP EMERGENCY LIGHTING
	EMERGENCY LIGHTING W/ BATTERY BACKUP
	CARBON MONOXIDE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
	SMOKE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
	STROBE
	FIRE EXTINGUISHER CABINET
	WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT
	FIRE EXTINGUISHER



LIFE SAFETY MEZZANINE PLAN

SCALE: 3/16" = 1'-0"

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THE BASCILICA  
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MARY STAR OF  
THE SEA

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KEY WEST, FLORIDA 33040

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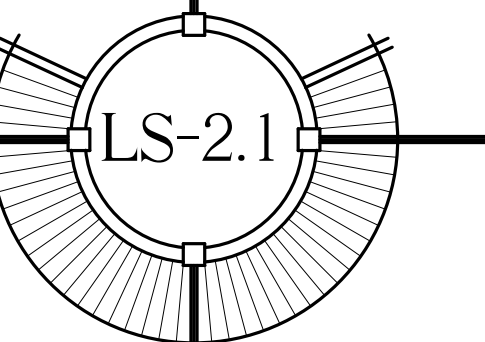
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THE BASCILICA SCHOOL OF SAINT MARY STAR OF THE SEA

700 TRUMAN AVE.  
KEY WEST, FLORIDA 33040



CONSTRUCTION TYPE: TYPE IIB

MAX. COMMON PATH; EDUCATIONAL (E);  
SPRINKLED BUILDING = 75'-0"

MAX. COMMON PATH; BUSINESS (B);  
SPRINKLED BUILDING = 100'-0"

MAX. COMMON PATH; STORAGE (S);  
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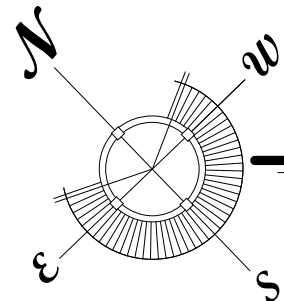
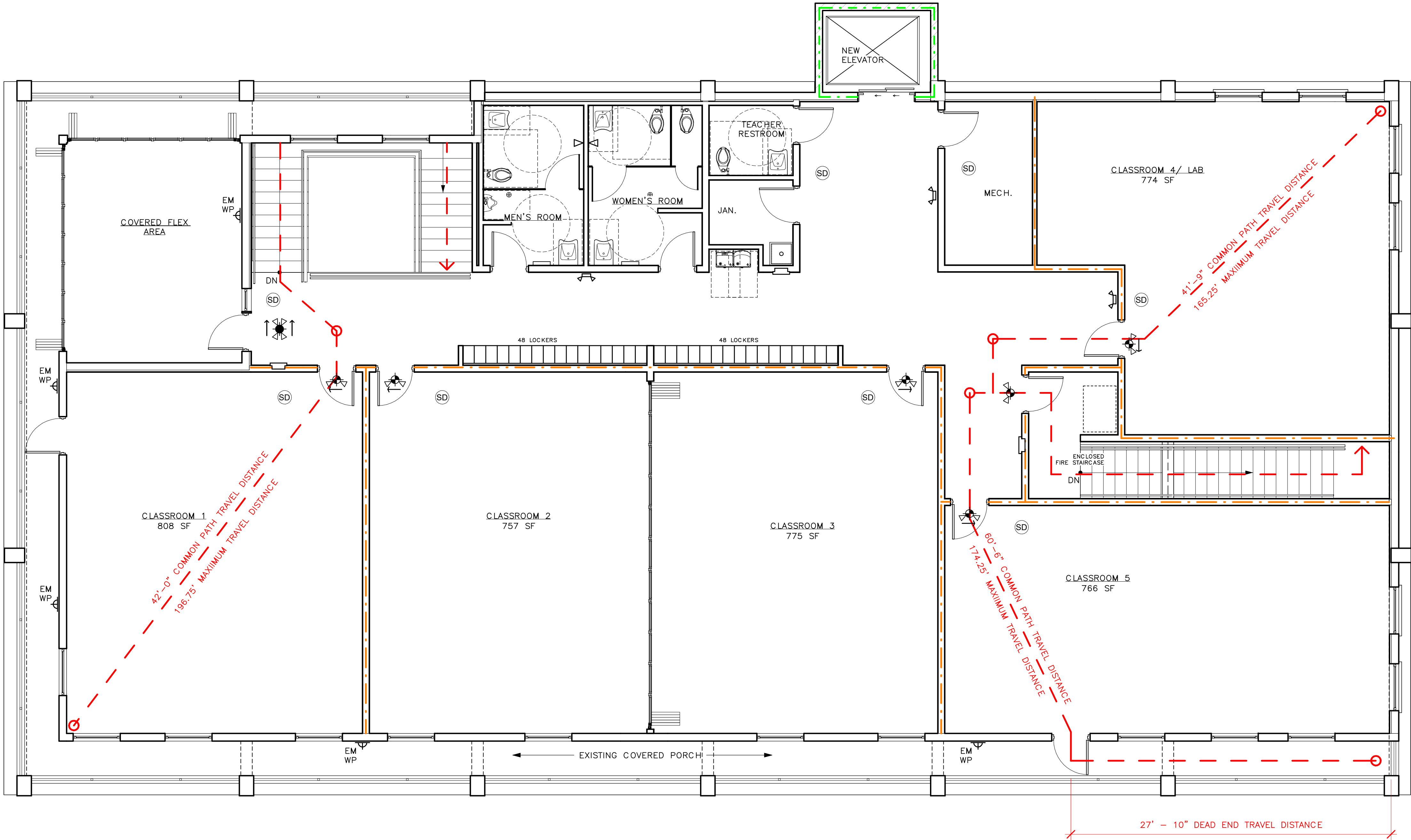
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FIRE RATING LEGEND	
	1 HR FIRE RATING
	1 HR SHAFT OPENING

LIFE SAFETY LEGEND	
	EXIT LIGHT COMBINED WITH BATTERY BACKUP EMERGENCY LIGHTING
	EMERGENCY LIGHTING W/ BATTERY BACKUP
	CARBON MONOXIDE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
	SMOKE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
	STROBE
	FIRE EXTINGUISHER CABINET
	WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT
	FIRE EXTINGUISHER



LIFE SAFETY SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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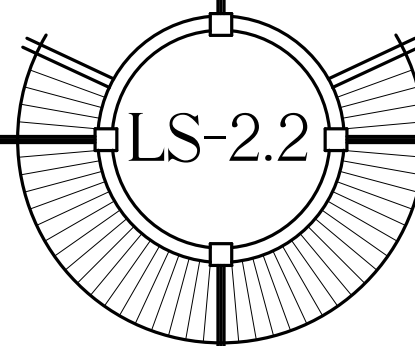
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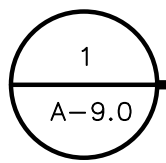
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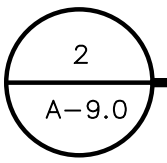






RENDERING 1

SCALE: 12" = 1'-0"



RENDERING 2

SCALE: 12" = 1'-0"

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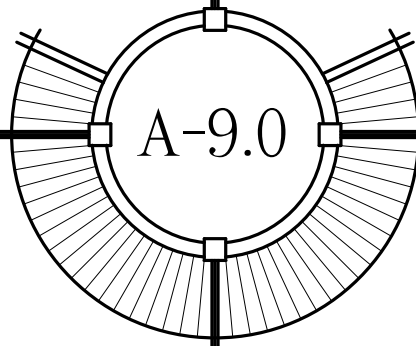
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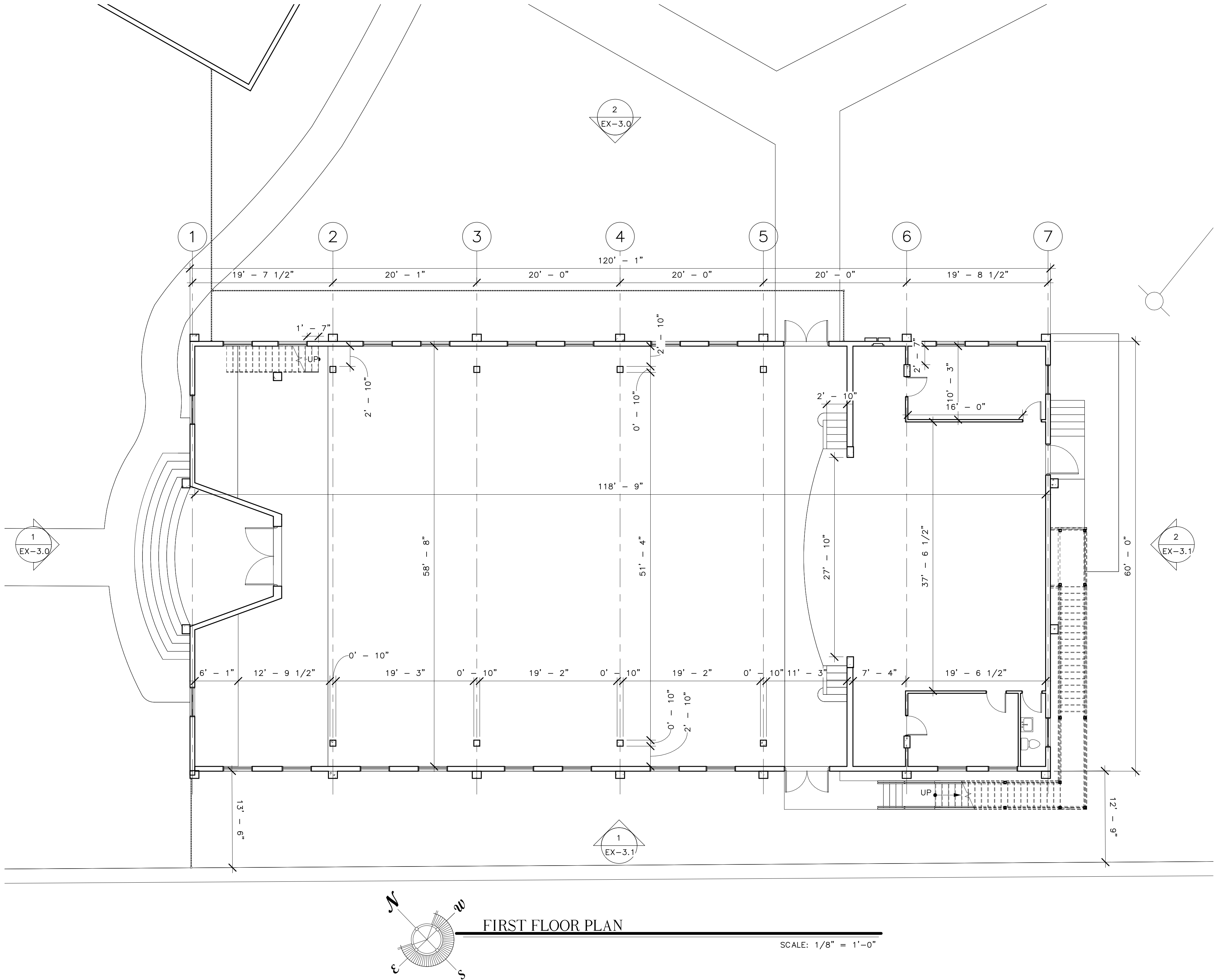
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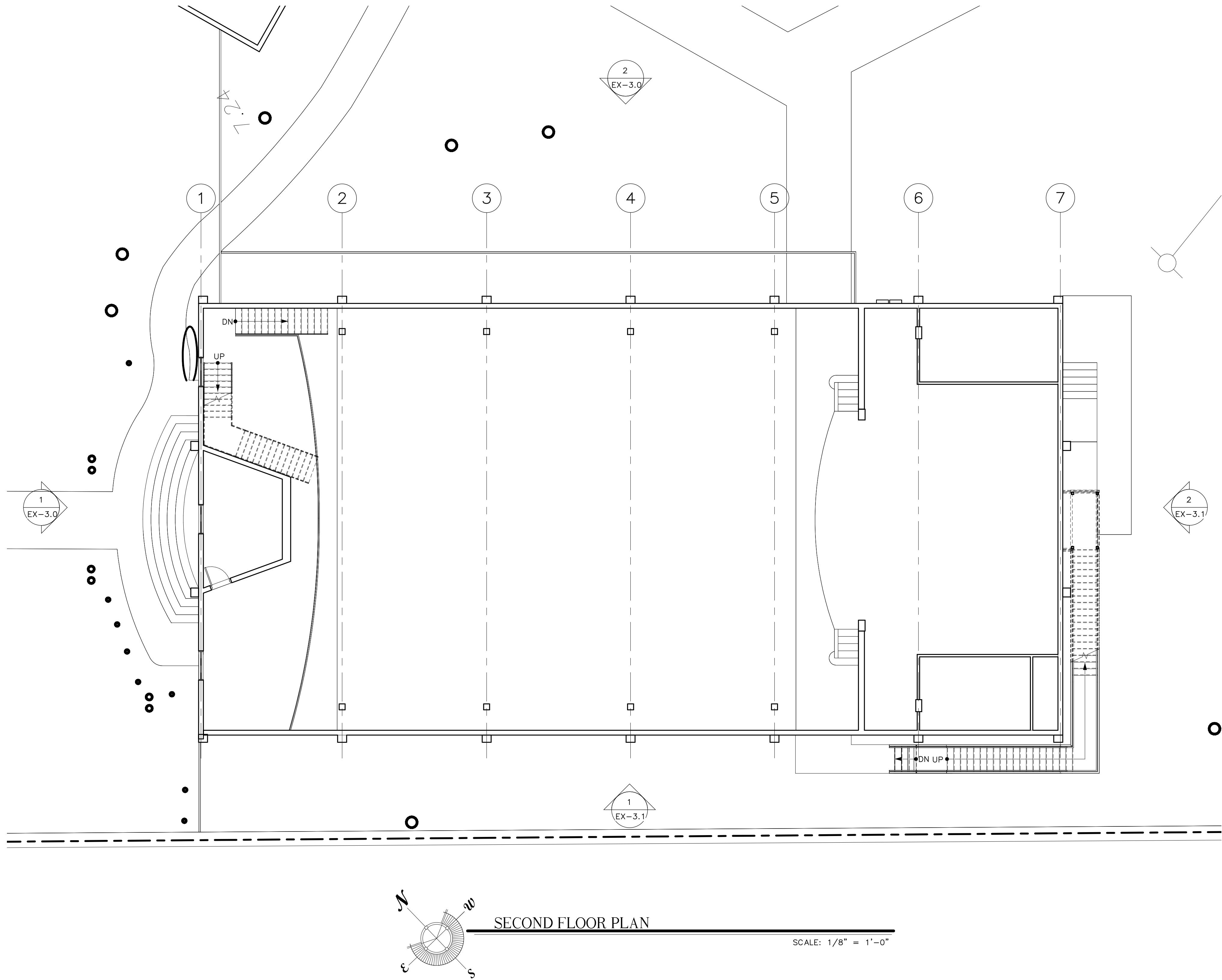
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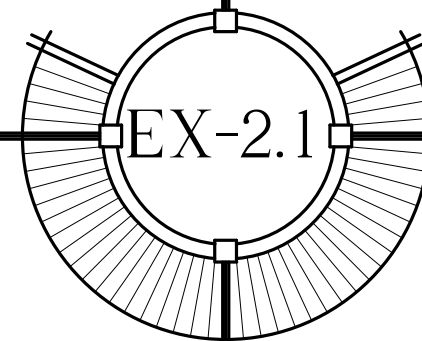
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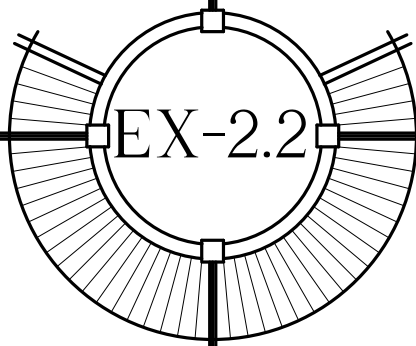
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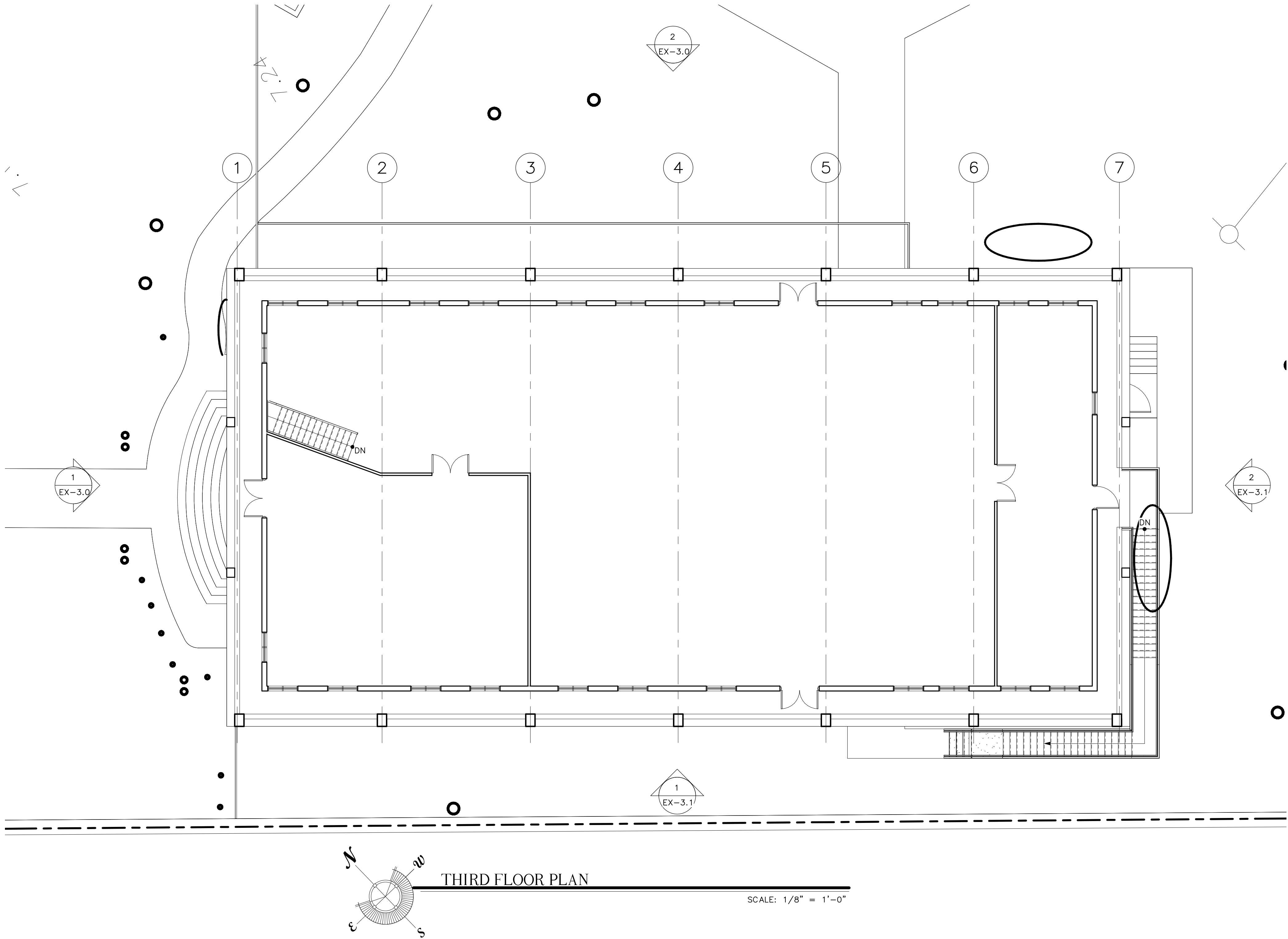
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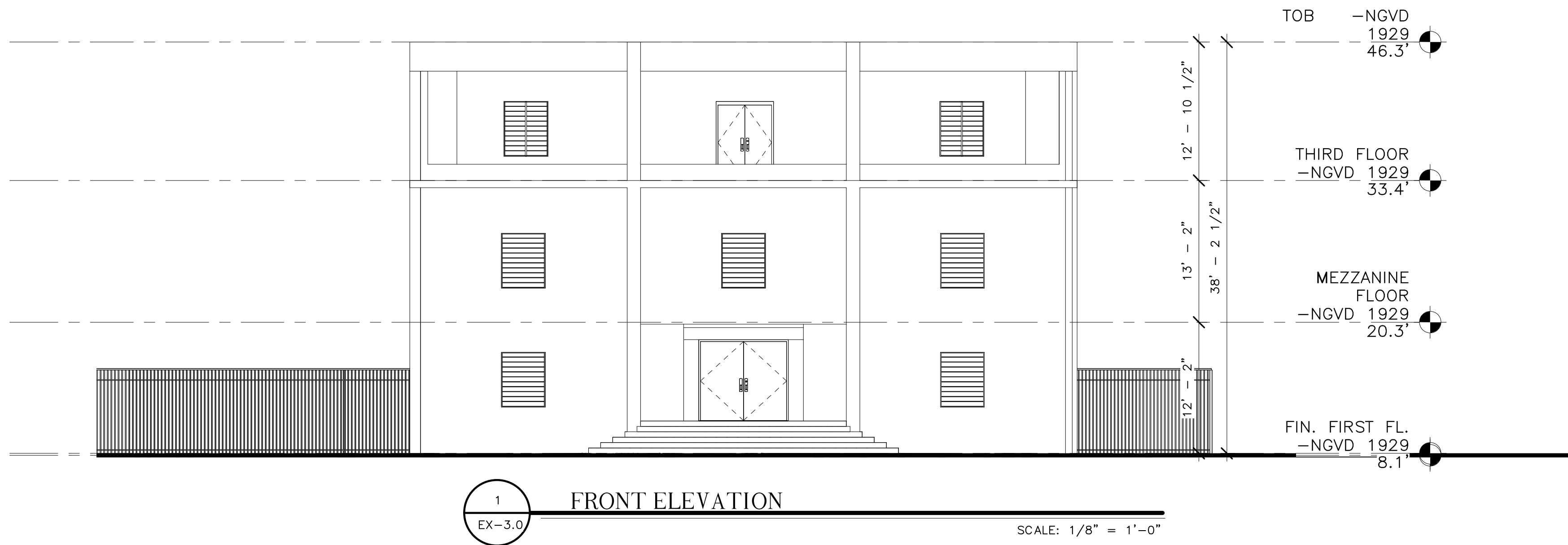
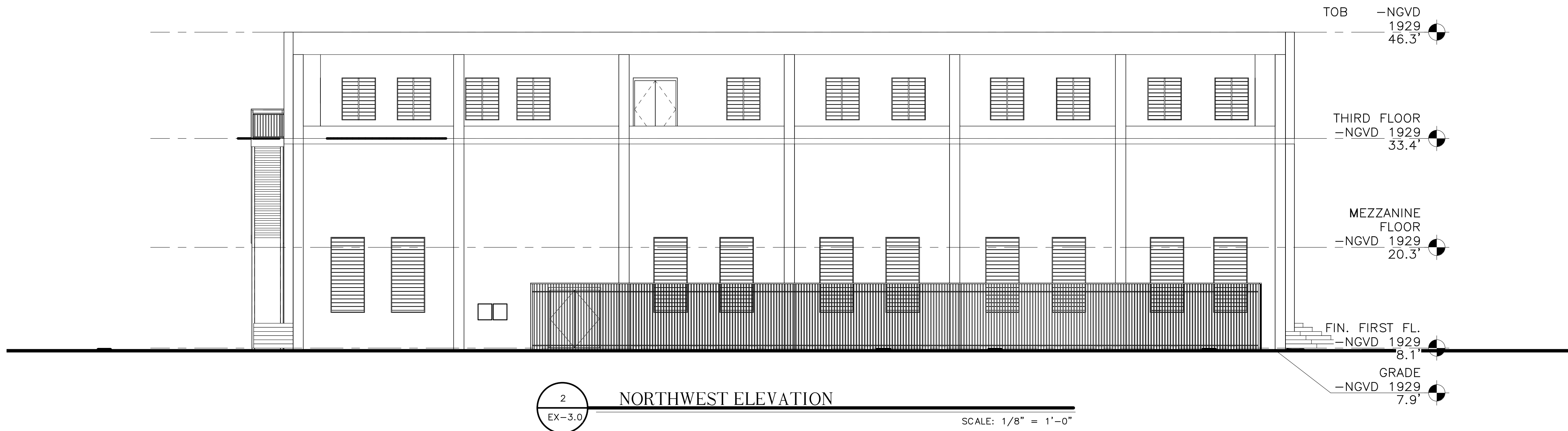
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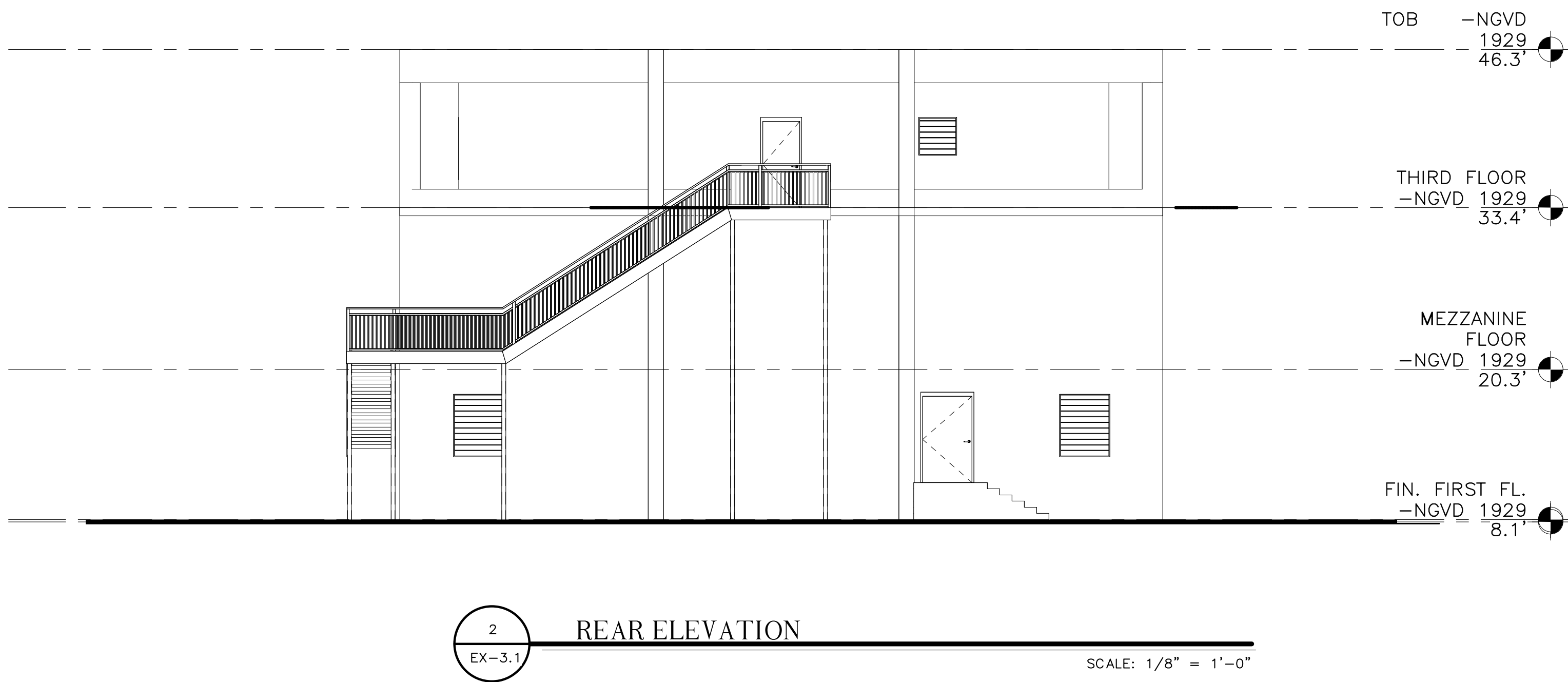
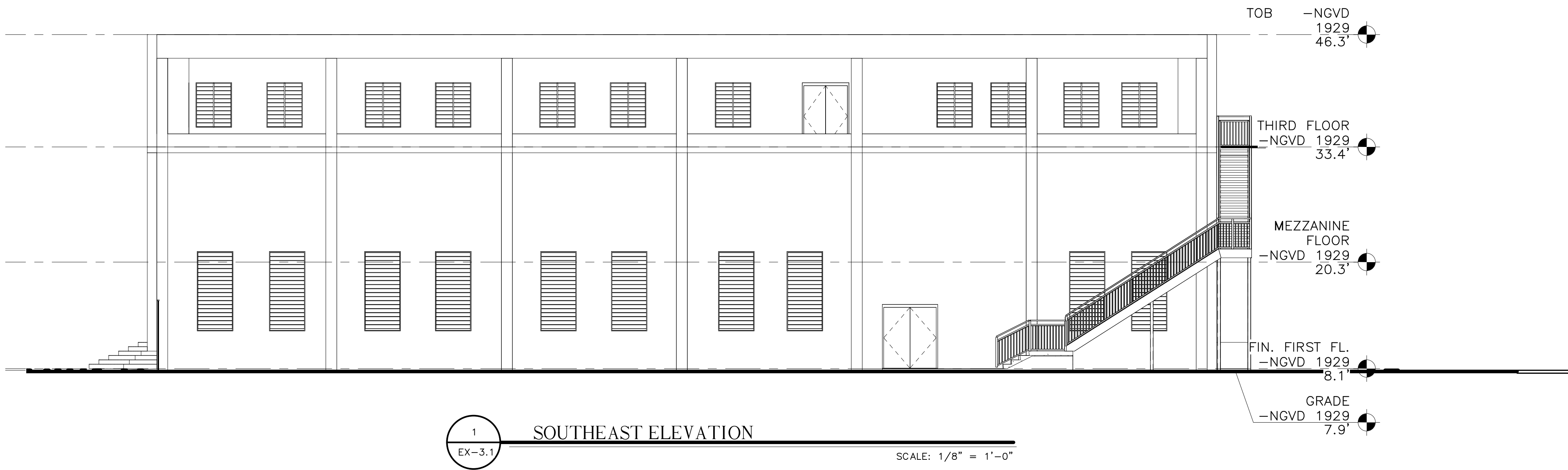
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**LA-01**





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

### Summary

Parcel ID 00030020-000000  
 Account# 1030775  
 Property ID 1030775  
 Millage Group 10KW  
 Location Address 724 TRUMAN Ave, KEY WEST  
 Legal Description KW PT OF TR 12 OR498-1009  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32130  
 Property Class PRIVATE SCHOOL (7200)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable Housing No



### Owner

COLEMAN F CARROLL ARCH-BISHOP OF  
 ARCHDIOCESE  
 9401 Biscayne Blvd  
 Miami Shores FL 33138

### Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$10,199,968	\$10,513,814	\$10,513,814	\$9,650,474
+ Market Misc Value	\$177,729	\$177,954	\$178,180	\$135,694
+ Market Land Value	\$18,561,000	\$18,561,000	\$18,561,000	\$18,561,000
= Just Market Value	\$28,938,697	\$29,252,768	\$29,252,994	\$28,347,168
= Total Assessed Value	\$28,938,697	\$29,252,768	\$29,252,994	\$28,347,168
- School Exempt Value	(\$28,938,697)	(\$29,252,768)	(\$29,252,994)	(\$28,347,168)
= School Taxable Value	\$0	\$0	\$0	\$0

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	8.07	Acreage	577.5	606

### Buildings

Building ID	39995	Exterior Walls	C.B.S.	
Style		Year Built	1969	
Building Type	PRIVATE SCHOOLS A / 72A	EffectiveYearBuilt	1994	
Gross Sq Ft	7200	Foundation		
Finished Sq Ft	14400	Roof Type		
Stories	1 Floor	Roof Coverage		
Condition	AVERAGE	Flooring Type		
Perimeter	360	Heating Type		
Functional Obs	0	Bedrooms	0	
Economic Obs	0	Full Bathrooms	0	
Depreciation %	35	Half Bathrooms	0	
Interior Walls		Grade	400	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	7,200	14,400	0
TOTAL		7,200	14,400	0

Building ID	39996	Exterior Walls	C.B.S.
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Style		Year Built	1970
Building Type	PRIVATE SCHOOLS A / 72A	EffectiveYearBuilt	1994
Gross Sq Ft	8832	Foundation	
Finished Sq Ft	7920	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	536	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	7,920	0
OPU	OP PR UNFIN LL	3,552	0	0
TOTAL		8,832	7,920	0

Building ID	39997	Exterior Walls	C.B.S.
Style		Year Built	1970
Building Type	PRIVATE SCHOOLS A / 72A	EffectiveYearBuilt	1994
Gross Sq Ft	576	Foundation	
Finished Sq Ft	576	Roof Type	
Stories	1 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	104	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	576	576	0
TOTAL		576	576	0

Building ID	39998	Exterior Walls	C.B.S.
Style		Year Built	1957
Building Type	PRIVATE SCHOOL D / 72D	EffectiveYearBuilt	1994
Gross Sq Ft	1560	Foundation	
Finished Sq Ft	1560	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	232	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,560	1,560	0
TOTAL		1,560	1,560	0

Building ID	39999	Exterior Walls	C.B.S.
Style		Year Built	1970
Building Type	PRIVATE SCHOOLS A / 72A	EffectiveYearBuilt	1994
Gross Sq Ft	16905	Foundation	
Finished Sq Ft	22272	Roof Type	
Stories	4 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	1110	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	400
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	12,441	22,272	0
OUF	OP PRCH FIN UL	4,464	0	0
TOTAL		16,905	22,272	0

Building ID	40000	Exterior Walls	C.B.S.
Style		Year Built	1969
Building Type	PRIVATE SCHOOLS A / 72A	EffectiveYearBuilt	1994
Gross Sq Ft	7305	Foundation	
Finished Sq Ft	13635	Roof Type	
Stories	2 Floor	Roof Coverage	

Condition	AVERAGE				Flooring Type	
Perimeter	640				Heating Type	
Functional Obs	0				Bedrooms	0
Economic Obs	0				Full Bathrooms	0
Depreciation %	35				Half Bathrooms	0
Interior Walls					Grade	400
					Number of Fire PI	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	6,980	13,635	0		
GBF	GAR FIN BLOCK	325	0	0		
TOTAL		7,305	13,635	0		

Building ID	2437				Exterior Walls	INSULATED METAL
Style					Year Built	1984
Building Type	PRIVATE SCHOOLS A / 72A				Effective Year Built	1994
Gross Sq Ft	13932				Foundation	
Finished Sq Ft	13932				Roof Type	
Stories	2 Floor				Roof Coverage	
Condition	AVERAGE				Flooring Type	
Perimeter	690				Heating Type	
Functional Obs	0				Bedrooms	0
Economic Obs	0				Full Bathrooms	0
Depreciation %	35				Half Bathrooms	0
Interior Walls					Grade	400
					Number of Fire PI	0
Code	Description	Sketch Area	Finished Area	Perimeter		
FLA	FLOOR LIV AREA	13,932	13,932	0		
TOTAL		13,932	13,932	0		

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1949	1950	1	12984 SF	3
CH LINK FENCE	1964	1965	1	11422 SF	1
CONC PATIO	1969	1970	1	2553 SF	2
COMM POOL	1969	1970	1	578 SF	3
ASPHALT PAVING	1969	1970	1	5870 SF	2
FENCES	1974	1975	1	1104 SF	2
WROUGHT IRON	1995	1996	1	1126 SF	1
ASPHALT PAVING	1995	1996	1	24009 SF	2

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-1929	6/30/2021		\$21,980	Commercial	RELOCATE EXISTING FEEDERS FROM VAULT TRANSFORMER TO OUTDOOR SELF CONTAINED TRANSFORMER.
BLD2019-3704	10/30/2019		\$183,099	Commercial	Installation of impact windows MG-200 (195)
BLD2019-3731	10/17/2019	2/2/2020	\$37,000	Commercial	FENCE
BLD2019-1233	6/2/2019		\$2,400	Commercial	Rewire auditorium building for fire alarm
18-00000678	2/23/2018	6/19/2018	\$140,000	Commercial	INSTALL (1) 2-TON, (2) - 1.5 TON, (3) -3.5 TON (GOODMAN-ASPT30C14A/GSX1402414, ASPT30C14A/GSX14018K,ASPT48D14A/GXS140421K) PER PLANS AND INSTALL A 40 TON SPLIT SYSTEM. AR55, 5XX-5, RSCO40D (DAIKEN), 4 BATHROOM FANS ( EXHAUST) ARIZON (JOHNSON), **NOC UNDER CGC** HARC INSPECTION REQUIRED**
17-2062	5/26/2017	6/19/2018	\$165,945	Commercial	INSTALLATION OF NEW WIRING FOR LIGHTING, SWITCHES AND FIXTURES. INSTALLATION OF BOXES AND CONDUIT ONLY, FOR LOW VOLTAGE.
17-2007	5/24/2017	6/19/2018	\$22,455	Commercial	2 ADA TOILETS, 2 ADA LAVS, 4 TOILETS, 6 LAVS, 4 URINALS, 1 WATER COOLER, 7 FLOOR DRAINS, 1 ELECTRIC TANGLESS WATER HEATER, 7 HOSE BIBS, 1-2 COMPARTMENT SINK, 1 DISHWASHER, 2 HAND SINKS, 2L FLOOR SINKS AND 2 GREASE TRAPS
17-1286	4/28/2017	4/28/2019	\$1,800,000	Commercial	CONSTRUCTION OF NEW GYMNASIUM, KITCHEN, RESTROOMS AND MEETING ROOMS, INCLUDING SITE WORK
16-3139	8/25/2016	8/23/2018	\$86,825	Commercial	DEMO OF GYM
2016-00000052	2/10/2016	4/15/2017	\$68,000	Commercial	INSTALL NEW A/C SYSTEMS, DUCT, INSULATE COPPER PIPING INCLUDING A VRF SYSTEM. N.O.C. UNDER CGC. H15-01-0020 GH **HSA 01/06/16 Equipment to be setback at least 5 feet from property lines.(KP)
15-4277	10/20/2015	4/15/2017	\$125,000	Commercial	PROVIDE AND INSTALL PLUMBING COMPLETE.
15-3946	10/5/2015	5/7/2017	\$97,751	Commercial	RE-ROOF WITH METAL, 7425SF. CHAPEL WITH COPPER STANDING SEAM.
04-2433	8/16/2004	8/25/2006	\$6,000		CEMENT WORK
03/2137	7/16/2003	7/22/2003	\$14,500		AWNING
9802471	8/10/1998	12/1/1998	\$30,000	Commercial	REPAINT EXTERIOR
9801767	6/16/1998	12/1/1998	\$3,000	Commercial	REPAIRS/ROOF

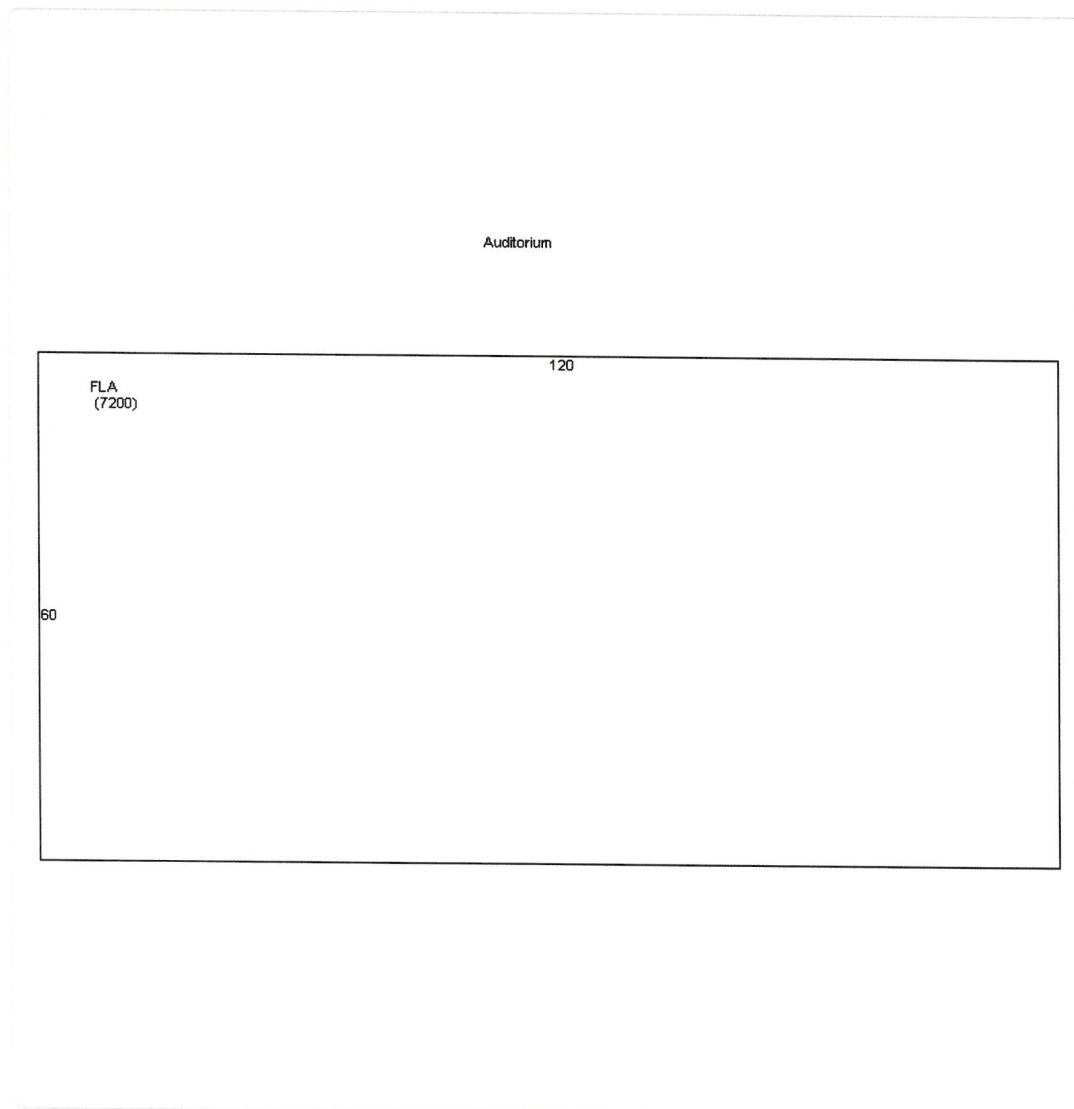
B942404 7/1/1994 11/1/1994 \$8,000

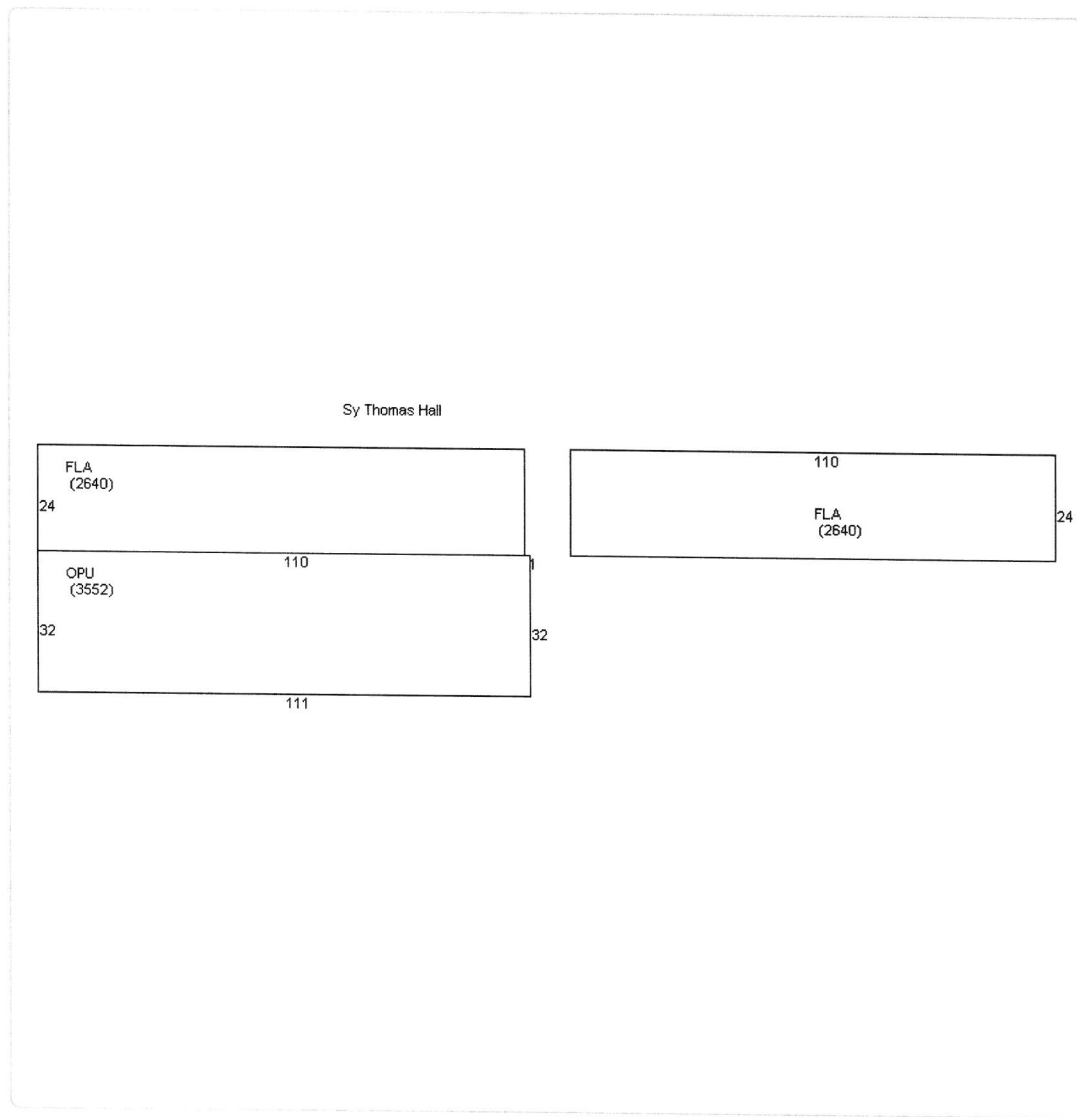
STORM SHUTTERS

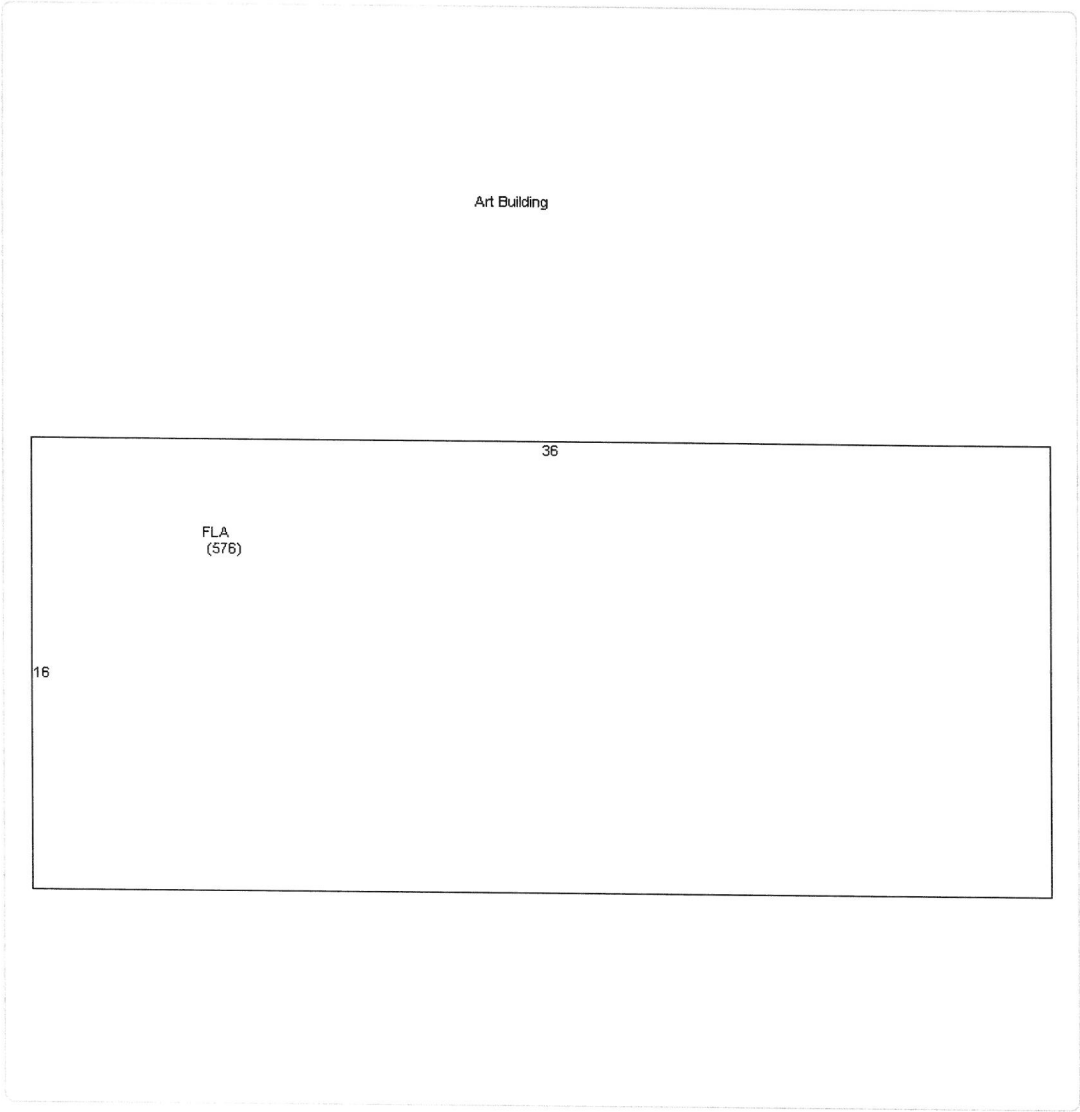
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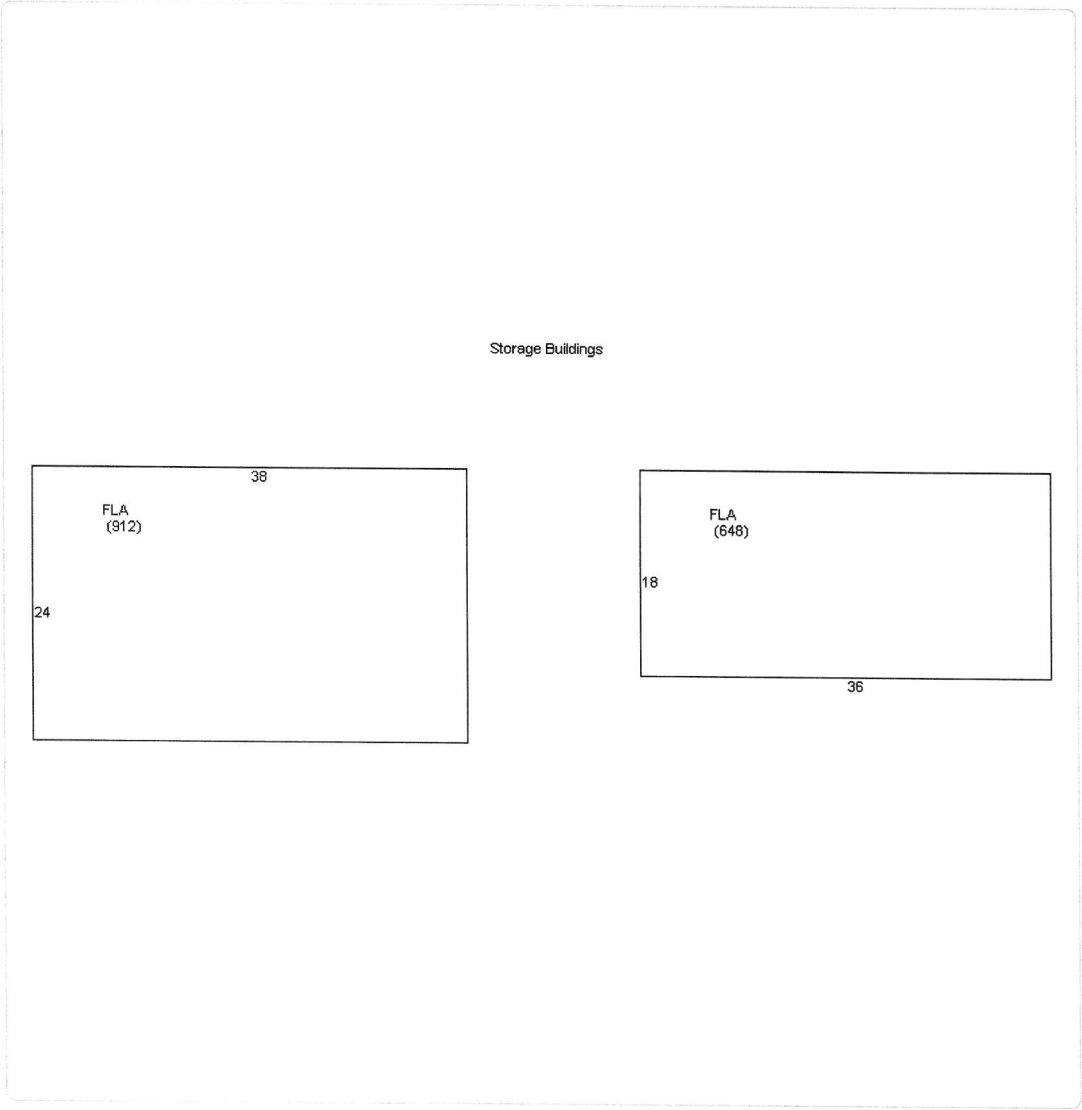
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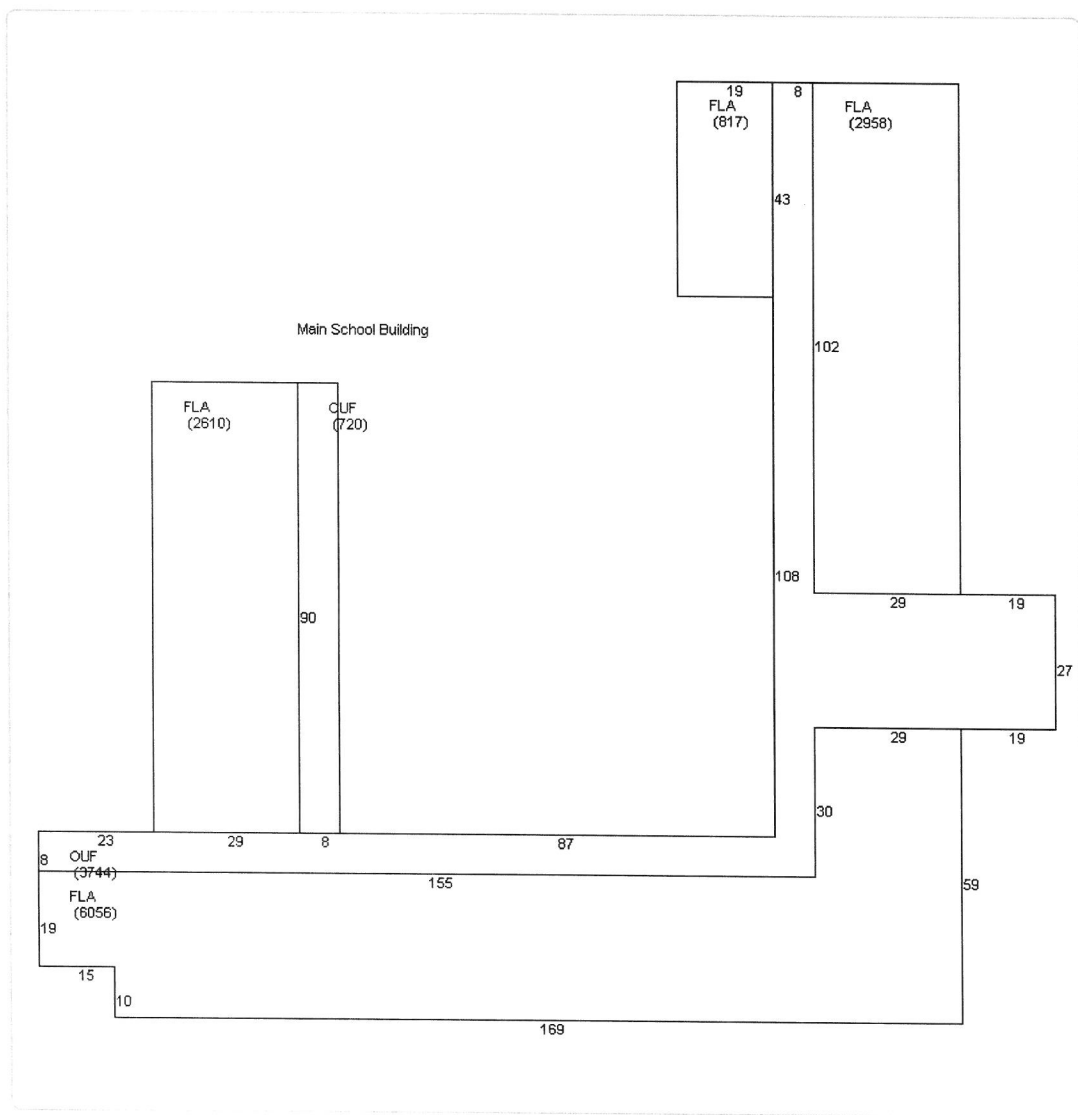
### Sketches (click to enlarge)



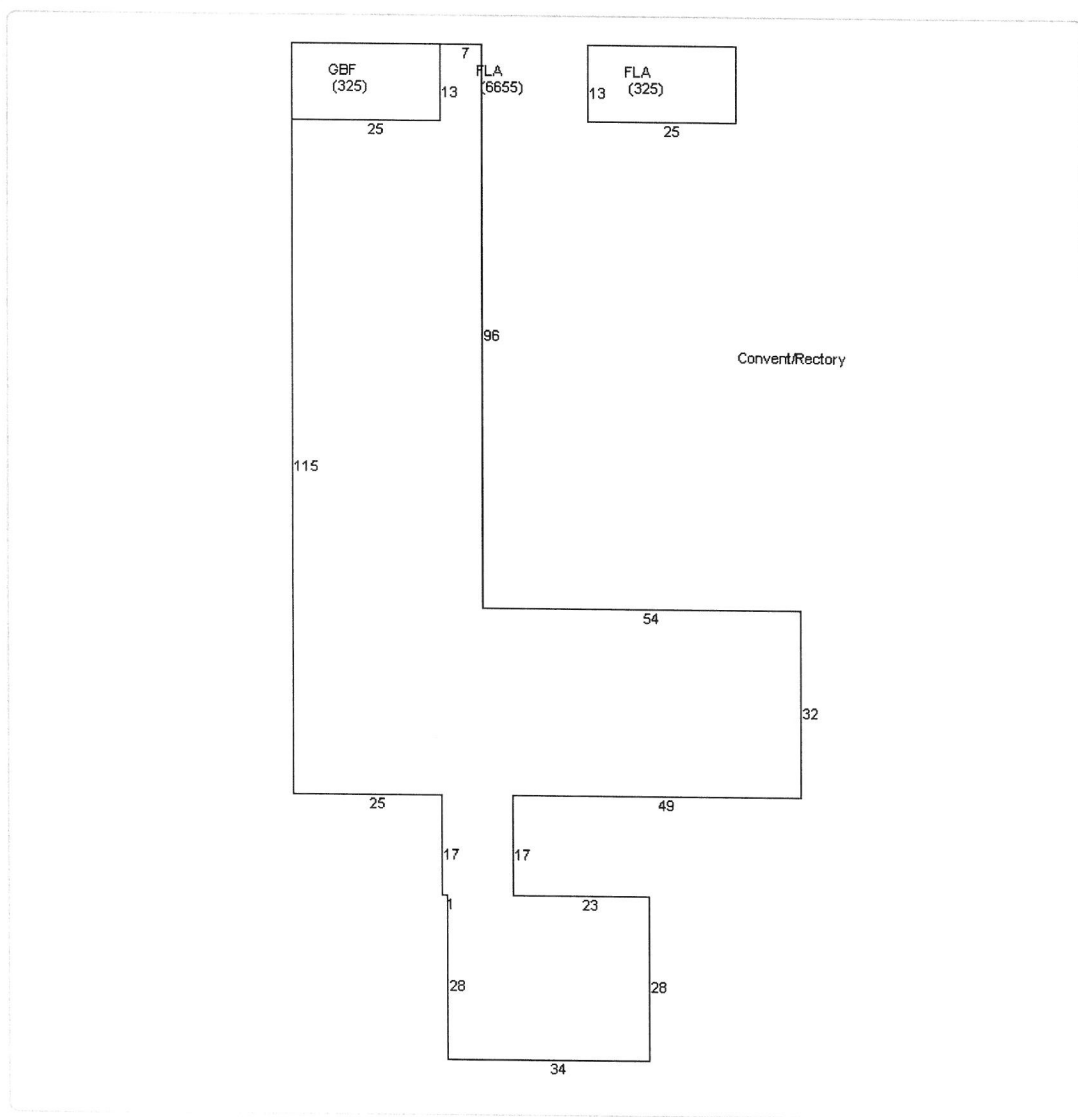


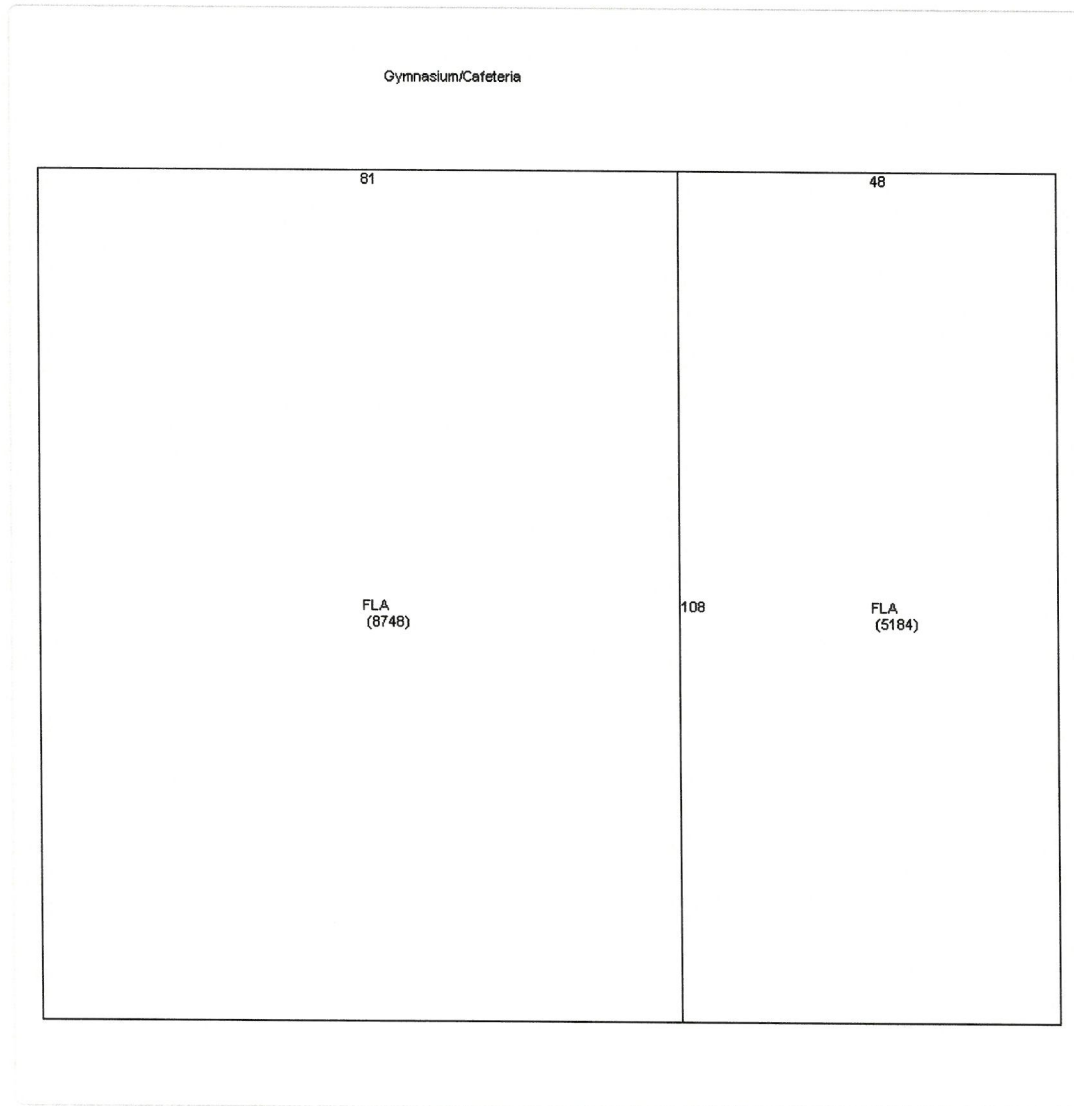












Photos



## Map



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