

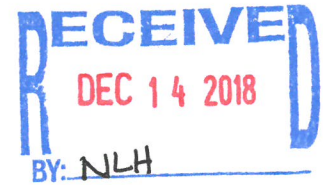
# **Application**



# Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**  
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

## PROPERTY DESCRIPTION:

Site Address: 501 Front Street

Zoning District: HRCC-1

Real Estate (RE) #: 00000100-000000

Property located within the Historic District?

☒ Yes

☐ No

## APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 First Street unit 101

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: NA

Office: 305-293-8983

Fax: 305-293-8748

Email: owen@owentrepanier.com

## PROPERTY OWNER: (if different than above)

Name: Conch Tour Train, Inc.

Mailing Address: P.O. Box 1237

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: NA

Office: c/o305-293-8983

Fax: c/o305-293-8748

Email: c/o owen@owentrepanier.com

## Description of Proposed Construction, Development, and Use:

This application is to renovate the Train Depot at 501 Front Street, making it ADA accessible.

## List and describe the specific variance(s) being requested:

Parking

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: not that we are aware

**Will any work be within the dripline (canopy) of any tree on or off the property?**

☐ Yes ☐ No

If yes, provide date of landscape approval, and attach a copy of such approval.

**Is this variance request for habitable space pursuant to Section 122-1078?**

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

Please See attached

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at [http://www.municode.com/Library/FL/Key\\_West](http://www.municode.com/Library/FL/Key_West) under Subpart B.

\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

### Standards for Considering Variances

**Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:**

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

This property has very little auto-related traffic. It is a train and trolley depot that also services the pedestrian traffic in the immediate area.

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2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Conditions not created by applicant. ADA accessible structures and service is simply a legal and moral imperative

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3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

No special privileges will be conferred. the variance will allow the property to better serve the special needs community and will not expand the commercial activity in any way.

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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

This property can not accommodate the parking requirement associated with the expansion of floor area to allow the conversion of the structure to ADA.

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5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

The variance request less than the total loss of floor area to the ADA conversion

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6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Not injurious to the public welfare, in fact it is quite the opposite

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7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing nonconforming uses of other property are not be considered as the basis for the request

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**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

**REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.**

- ☒ Correct application fee. Check may be payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Property record card
- ☒ Signed and sealed survey
- ☒ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☒ Floor plans
- ☐ Stormwater management plan

**Additional Information for Variance Application:****Description of Proposed Construction, Development and Use:**

The site for the proposed upgrades to an existing building on a horizontally built-out parcel is in the heart of Old Town at the corner of Duval and Front Streets. The upgrades to the exiting baths into ADA conforming baths necessitate the addition of 706 square feet to the building to make up for the loss of several key areas. Therefore, a net change of 706 sf of additional floor area for ADA additions is necessary. As previously stated, the proposal also calls for a second floor addition and updated facade that is architecturally sympathetic to the existing neighborhood and significantly improve the existing low-slung building. Because of site constraints and the nature of the business and how patrons arrive at the business, currently there is no vehicular parking. As such, this proposal calls for the addition of 12 bicycle parking spots in lieu of vehicle parking. This represents a bicycle substitution of four to one, with three vehicle parking spots needed ( $700 \text{ sf} / 300 \text{ sf} = 2.3 \text{ or } 3$ ). A minor development plan is concurrently being submitted with this variance application. In addition to the parking space variance, this application is for a variance to impervious surface ratio, landscape area and open space because this is an existing developed site and therefore compliance with the provisions of this section of the Code are impracticable. Furthermore, the site poses no threat to the health, safety or well-being of the general public in its current nonconforming status.

**List and describe the specific variances being requested:**

Parking

**Are there easements, deed restrictions or other encumbrances attached to the property NO**

**Will any work be within the dripline (canopy) of any tree on or off the property? NO**

**Is this variance request for habitable space pursuant to Section 122-1078? NO**

**SITE DATA TABLE**

**SITE AREA:** 18,750 SF (0.430 ACRES)

**LAND USE:** HCCR-1

**FLOOD ZONE:** 'AE-7' AND 'AE-9'

**FAR ALLOWED:** 1.0 MAXIMUM

**HEIGHT:** 35' MAXIMUM

SETBACKS:

FRONT:

REQUIRED = 0'-0"

EXISTING = 14' - 8"

PROPOSED = 14' - 8"

SIDE (NORTH):

REQUIRED = 2' - 6"

EXISTING = 1' - 10 1/2"

PROPOSED = 1' - 10 1/2"

**VARIANCE REQUEST: 8.75", MOL**

STREET SIDE:

REQUIRED = 0' - 0"

EXISTING = 20' - 6"

PROPOSED = 20' - 6"

REAR:

REQUIRED = 10'

EXISTING = 19' - 9 1/2"

PROPOSED = 19' - 9 1/2"

BUILDING COVERAGE AREA:

ALLOWED = 9,375 SF (50% MAX.)

EXISTING = 3,679 SF (19.62%)

PROPOSED = 3,679 SF (19.62%)

IMPERVIOUS AREA:

ALLOWED = 13,125 SF (70% MAX.)

EXISTING = 18,750 SF (100%)

PROPOSED = 18,750 SF (100%)

**VARIANCE REQUEST: 5,625 SF FOR CURRENT CONDITIONS)**

LANDSCAPE AREA

REQUIRED = 3,625 SF (30% MIN.)

EXISTING = 0 SF (0%)

PROPOSED = 0 SF (0%)

**VARIANCE REQUEST: 3,625 SF FOR CURRENT CONDITIONS**

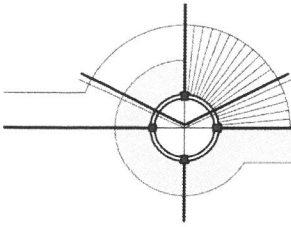
OPEN SPACE AREA:

REQUIRED = 3,625 SF (30% MIN.)

EXISTING = 0 SF (0%)

PROPOSED = 0 SF (0%)

**VARIANCE REQUEST: 3,625 SF FOR CURRENT CONDITIONS**



WILLIAM P. HORN ARCHITECT, PA.

LICENSE NO. AA 0003040

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WILLIAMPHORNARCHITECTPA.COM

October 2, 2018, 2018

To: Owen Trepanier  
Owen Trepanier & Associates, Inc.  
Land Planners & Development Consultants  
1421 First Street  
Key West, FL 33040

**RE: 501- Front Street – Conch Tour Train**  
**Sec. 108-91.C. Floor Area Modifications made for Handicapped Accessibility**

Owen:

We are working on doing a renovation and addition to the Conch Tour Train Facility at 501 Front Street. The objective of this renovation and addition is to increase ADA accessibility. There are currently a number of handicap inaccessible areas throughout the store which we will be correcting. Below is a breakdown of existing square footages of spaces compared to the area added to each space to get them to be handicap accessible. You will see how these overall square footages for handicap accessibility are more than the proposed floor area needed to provided ADA access while maintaining necessary retail and storage floor area.

**Men's Bathroom**

Existing – 150 SF      Proposed – 250 SF

**Women's Bathroom**

Existing – 150 SF      Proposed – 311 SF

**Concession Area**

Existing – 226 SF      Proposed – 289 SF

**Storage**

Existing – 131 SF      Proposed – 331 SF

**Breakroom**

Existing – 68 SF      Proposed – 135 SF

**Retail Addition for**      Proposed – 115 SF  
**Handicap Access**

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**Net Changes required for Handicap Access = 706 SF**

**Proposed additional floor area = 689 SF**

As you can see the additional square footage needed to make the existing building Handicap Accessible is greater than the proposed additional floor area needed to maintain the necessary retail and storage floor area.

WILLIAM P. HORN ARCHITECT, PA

WILLIAM P. HORN, R.A. NCARB, LEED AP  
PRINCIPAL

# Warranty Deed

307743

## Warranty Deed

This Indenture, Made this 6th day of May

A.D. 1983

Between Hometco Enterprises, Inc.,

, a corporation

existing under the laws of the State of Florida

business in the County of Dade

having its principal place of

and State of

and lawfully authorized to transact business in the State of Florida, party of the first part, and

Conch Tour Train, Inc.

601 Duval Street, Suite 5, Key West,

of the County of Monroe

and State of Florida

part of the second part Witnesseth:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration - Dollars-  
 to it in hand paid by the said part of the second part, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said part of the second part, its successors and assigns forever, the following described land situate, lying and being in the County of Monroe and State of Florida, to-wit:

See Exhibit "A"

OS Paid 2137.58 Date 5-16-83  
 MONROE COUNTY  
 RALPH VINNIE, CLERK OF CIR. CT.  
 By Andrew C. Brown Dkt.

FILED FOR RECORD  
 83 MAY 16 AM 11:15  
 CLERK OF CIR. CT.

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.

(Corporate Seal)

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

Attest: Bruce Irving  
 Bruce Irving, Secretary

HOMETCO ENTERPRISES, INC.

Signed, sealed and delivered in presence of us:

Stanley L. Stern  
Jermaine Sawyer

Stanley L. Stern President  
Jermaine Sawyer Senior Vice President

This instrument prepared by Marjorie Holashy, Esq.

Address 316 N. Miami Avenue  
 Miami, Florida 33128

880 MAY 1331

State of Florida,

County of Dade

I Herby Certify that on the 6th day of May

A.D. 1983, before me personally appeared Stanley L. Stern  
and J. Bruce Irving Senior Vice

President and Secretary respectively of  
Homestead Enterprises, Inc., a corporation under the laws of

the State of Florida

to me known to be the persons who signed the foregoing  
instrument as such officers and actually witnessed the execution thereof to be their free act and deed, as such  
officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation,  
and that the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Miami

in the County of Dade  
the day and year last aforesaid.

and State of Florida

My commission expires

NOTARY PUBLIC STATE OF FLORIDA

EXPIRES 12/31/1984

MY COMMISSION BEGINS MAY 31 1983

*Clarence Allen*  
Notary Public, State of Florida

STATE OF FLORIDA

**Warrant Deed**

(FROM CORPORATION)

HOMESTEAD ENTERPRISES, INC.  
TO

CORCORAN TRUST, INC.

Dated May 6, 1983

EXHIBIT "A"

COMMENCE at the intersection of the northerly right-of-way line of Front Street and the easterly right-of-way line of Duval Street and run thence in a northerly direction along the easterly right-of-way line of Duval Street 150 feet to an iron pin; thence in an easterly direction and parallel with Front Street, 150 feet to an iron pin; thence in a southerly direction and parallel with Duval Street, 150 feet to an iron pin on the northerly right-of-way line of Front Street; thence in a westerly direction along the northerly right-of-way line of Front Street, 150 feet to the point of beginning as shown on survey prepared by Garris Engineers, Incorporated dated April 16, 1974, a print of which is attached hereto and made a part hereof, being a part of Lot 4 of Square 2 according to the Map of the Island of Key West, delineated in Feb, 1829 by William A. Whitehead, less and except the East 2 feet of the West 72.5 feet of the South 70 feet of the above described premises.

Said property lying and being in Monroe County, Florida.

880 N. 1333

BUILDINGS NOT LOCATED

DUVAL ST

2' SIDEWALK

2' SIDEWALK

2' SIDEWALK

2' SIDEWALK

FRONT ST

GARRIS ENGINEERS, INC. - CIVIL AND CONSULTING ENGINEERS - LAND SURVEYORS - MIAMI - FL

EXACTNESS OF WRITING, TYPING, OR PRINTING WAS  
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

880 INC 1334

I hereby certify that this sketch of survey of a 1966 survey of the South 1/4 of the West 1/4 of Sec 4, Range 2 in the City of Key West, Florida, that the boundaries of the above described property have been marked as shown on this sketch. That the buildings on this property were not located as requested. That the signs with names and addresses are located on and adjacent to this property as shown. Signed this 11th day of April A.D. 1974 at Miami, Florida.  
CARLOS J. JACOB, E.C.

Jack J. Garrie

Registered Civil Engineer No. 4346  
Registered Land Surveyor No. 95  
State of Florida

ACCEPTED AS OFFICIAL RECORD OF  
DEEDS OF DEEDS, BOOKS, ETC.  
COUNTY CLERK  
DALE W. WHITE  
CLERK

RECEIVED  
COUNTY CLERK, MIAMI, FLORIDA  
UNSATISFACTORY ON THIS DOCUMENT WHICH RECEIVED

P.B. P.

ORDER NO. 100

FILE NO. 100

# **Property Record Card**

### 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 00000100-000000  
 Account# 1000108  
 Property ID 1000108  
 Millage Group 10KW  
 Location 501 FRONT St, KEY WEST  
 Address  
 Legal KW PT LOTS 4 & 5 SQR 2 125 X 150 FT DUVAL & FRONT ST G17-309/12 G17-523/26 H3-300  
 Description OR593-905/09 OR612-803/04 OR618-287/88 OR593-905/09 OR880-1330/34 OR892-1800/01Q/C  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32010  
 Property Class TOURIST ATTRACTION (3500)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



### Owner

CONCH TOUR TRAIN INC  
 PO Box 1237  
 Key West FL 33041

### Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$860,942	\$860,942	\$929,817	\$929,817
+ Market Misc Value	\$15,439	\$15,439	\$15,438	\$13,425
+ Market Land Value	\$4,777,500	\$4,777,500	\$4,816,744	\$4,816,744
= Just Market Value	\$5,653,881	\$5,653,881	\$5,761,999	\$5,759,986
= Total Assessed Value	\$5,653,881	\$5,653,881	\$5,761,999	\$5,759,986
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$5,653,881	\$5,653,881	\$5,761,999	\$5,759,986

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	18,750.00	Square Foot	150	125

### Commercial Buildings

Style 1 STY STORE-A / 11A  
 Gross Sq Ft 3,679  
 Finished Sq Ft 2,420  
 Perimeter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls WD OVER CONC BL  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 WD OVER CONC BL  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1975  
 Year Remodeled  
 Effective Year Built 1996  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,420	2,420	0
OPF	OP PRCH FIN LL	1,175	0	0
SBF	UTIL FIN BLK	84	0	0
<b>TOTAL</b>		<b>3,679</b>	<b>2,420</b>	<b>0</b>

Style 1 STY STORE-A / 11A  
 Gross Sq Ft 5,467  
 Finished Sq Ft 4,568  
 Perimeter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls CUSTOM  
 Quality 400 ()  
 Roof Type

Roof Material  
Exterior Wall1  
Exterior Wall2  
Foundation  
Interior Finish  
Ground Floor Area  
Floor Cover  
Full Bathrooms 0  
Half Bathrooms 0  
Heating Type  
Year Built 1988  
Year Remodeled  
Effective Year Built 1999  
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	208	0	0
FLA	FLOOR LIV AREA	4,568	4,568	0
OPU	OP PR UNFIN LL	602	0	0
OUU	OP PR UNFIN UL	54	0	0
OPF	OP PRCH FIN LL	35	0	0
TOTAL		5,467	4,568	0

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TIKI	1979	1980	1	256 SF	3
TIKI	1979	1980	1	392 SF	3
ASPHALT PAVING	1987	1988	1	11529 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/1/1983	\$475,000	Warranty Deed		880	1330	U - Unqualified	Improved

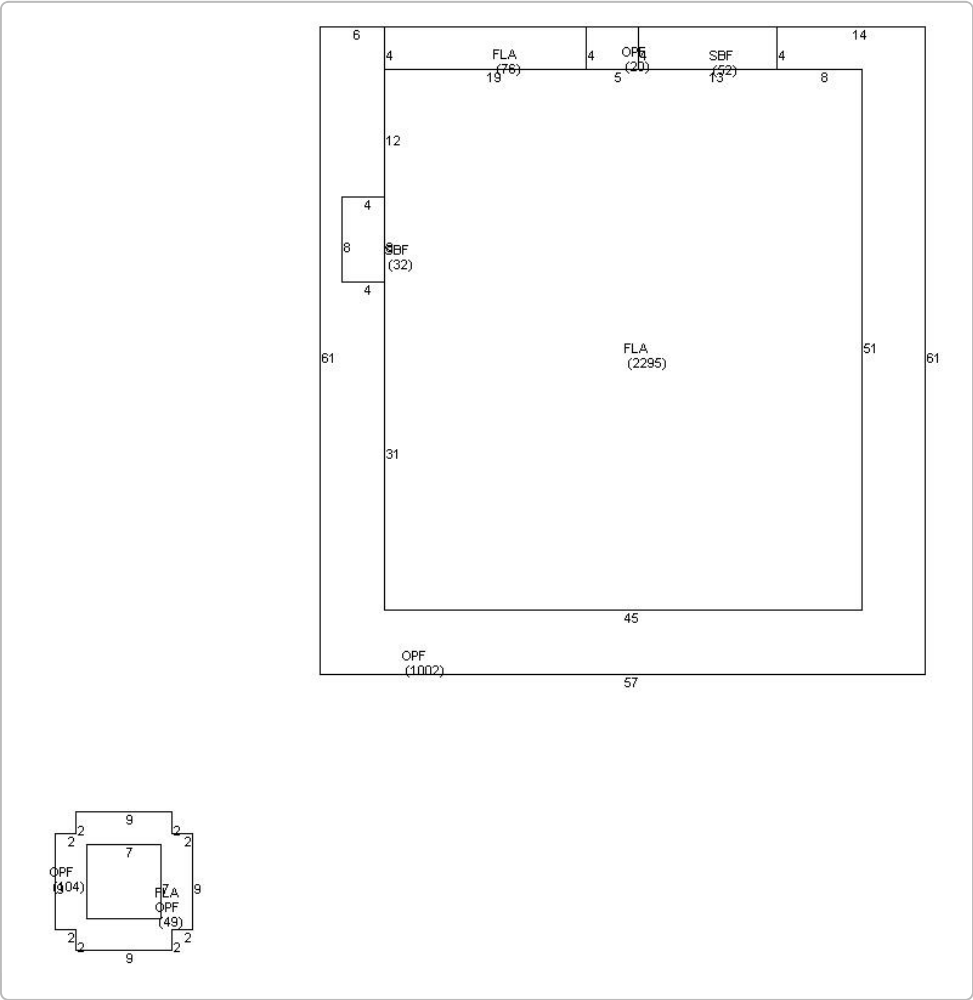
## Permits

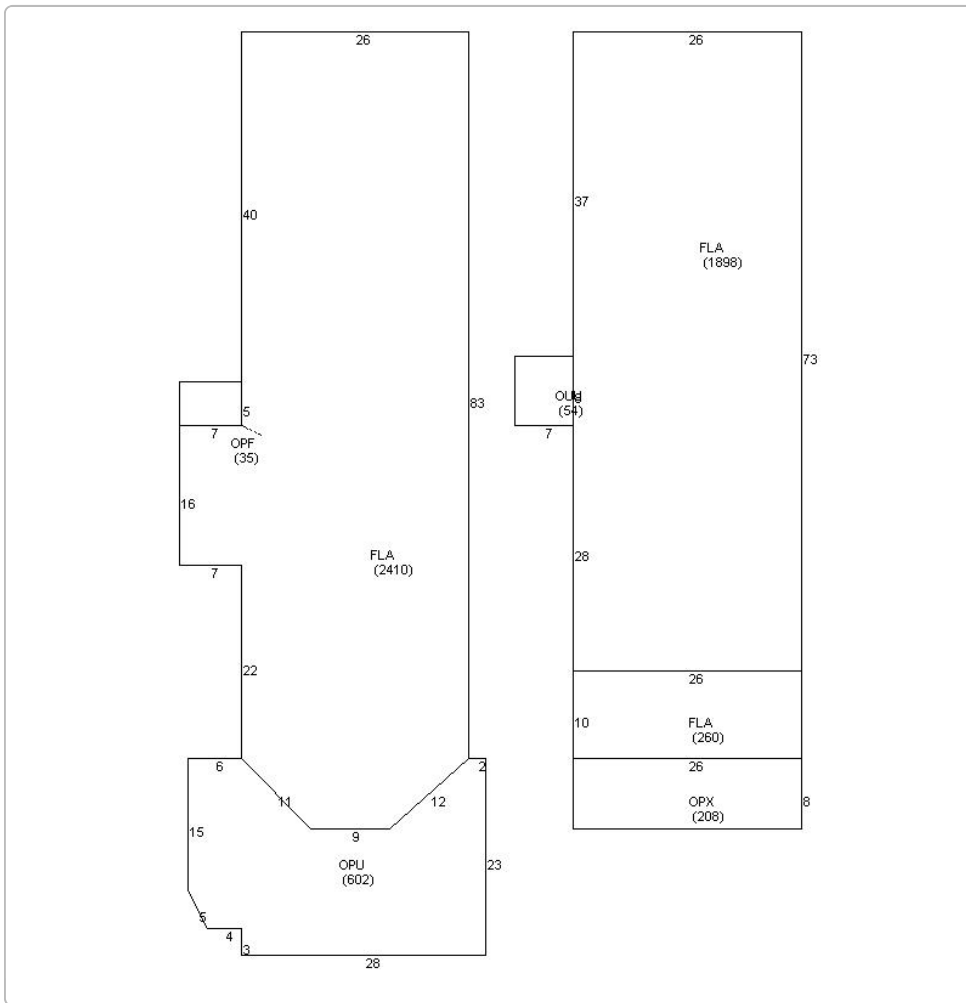
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-00002451	6/28/2017		\$18,000	Commercial	R/R OLD UNIT IN LOWER REAR STOCK ROOM AND CONDENSER RHEEM RAWL18CAZ CONDENSER ON EXISTING STAND INSTALLATION OF NEW RHEEM RHGL180ZL AIR HANDLER. N.O.C. REQUIRED. HARC INSPECTION REQUIRED. GH
17-00001440	4/11/2017		\$13,000	Commercial	R/R TRACK LIGHTING FROM SECOND FLOOR. R/R 25 CELING CAN LIGHTS FROM FIRST FLOOR.
16-1435	4/8/2016		\$7,500	Commercial	REPLACE 40' OF CAST IRON PIPING
13-2562	9/26/2013		\$0	Commercial	ATM SWAP
13-3482	8/29/2013		\$2,312	Commercial	CHANGE OUT A 9,000 BTU MINI SPLIT A/C SYSTEM USING EXISTING ELECTRICAL.
12-2722	8/31/2012	12/31/2012	\$1,000	Commercial	DEMOLITION OF SEATING AREA IN FRONT OF THE STORE ON FRONT ST. SIDE.
11-4027	11/3/2011		\$4,600	Commercial	REPLACE ROOFTOP 5-TON PACKAGE UNIT W/SAME
11-3639	10/4/2011		\$26,000	Commercial	REMOVE EXISTING ROOF & INSTALL 22 SQS OF FIRESTONE ULTRA PLY 60 MILLS ROOF SYSTEM
10-1853	6/8/2010	12/10/2010	\$6,500	Commercial	PAINT EXTERIOR OF THE BUILDING. PAINT EXTERIOR OF TICKET BOOTH. REPLACE 375SF OF DUTCH LAP SIDING WITH HARDIE BOARD ON TICKET BOOTH. REPLACE 75 SF OF DUTCH LAP SIDING ON MAIN BUILDING CHANGE COLOR FROM COTTAGE RED TO FLAGLER YELLOW WITH WHITE TRIM.
09-00004214	1/6/2010	2/24/2010	\$2,200	Commercial	REMOVE AND REPLACE TWO ROTTED 6"X 6" COLUMNS
09-00004456	1/6/2010	2/24/2010	\$2,100	Commercial	REMOVE AND REPLACE 70 SF OF EXTERIOR FLOOR TILE AND TOUCH UP PAINT TO MATCH
09-1223	4/29/2009	2/24/2010	\$5,258	Commercial	INSTALL 500 SF ADVANCED SINGLE PLY ROOF
08-1347	4/29/2008	2/24/2010	\$2,400	Commercial	ROOFING
06-4580	8/9/2006	12/11/2006	\$8,500	Commercial	REPLACE ROTTEN COLUMNS
06-3579	6/14/2006	8/11/2006	\$2,500	Commercial	REPLACE 7 LIGHT FIXTURES, 2 FLOOD LIGHTS
06-2913	5/11/2006	8/9/2006	\$12,000	Commercial	REMOVE ASPHALT SHINGLES & REPLACE METAL ROOFING
06-0026	1/4/2006	12/31/2005	\$8,000	Commercial	HURRICANE REPAIRS REPLACE THREE CONDENSERS UNITS
05-5808	12/15/2005	12/31/2005	\$69,900	Commercial	A/C MECHANICAL WORK
05-5683	12/13/2005	12/31/2005	\$75,000	Commercial	INSIDE WIRING
05-5369	12/8/2005	12/31/2005	\$21,000	Commercial	REPLACE 30 SQS OF V-CRIMP ROOFING
05-5248	11/29/2005	12/31/2005	\$125,000	Commercial	REVISION TO ORIGINAL PLANS
05-4488	10/11/2005	12/31/2005	\$3,500	Commercial	REPLACE 2 WATER CLOSETS
05-3552	10/4/2005	12/31/2005	\$15,000	Commercial	ENCLOSE 2ND FLOOR PORCH WITH HARDI PLANK
05-4414	10/4/2005	12/31/2005	\$60,000	Commercial	DEMO INTERIOR & REBUILD
05-2237	6/8/2005	12/31/2005	\$1,200	Commercial	INSTALL 120V CIRCUIT FOR AIR CURTAIN
04-0282	2/3/2004	9/30/2004	\$450		EXT SIGN LIGHTS
02-0686	3/21/2002	8/30/2002	\$2,350	Commercial	CHANGE 3-TON A/C
02-0484	2/28/2002	8/30/2002	\$2,150		CHANGE 2-TON A/C
02-0018	1/30/2002	8/30/2002	\$8,280	Commercial	ELECTRIC
02-0018	1/24/2002	8/30/2002	\$6,780	Commercial	PLUMBING
02-0018	1/22/2002	8/30/2002	\$6,780	Commercial	HANDICAP BATHROOM
01-3677	11/19/2001	8/30/2002	\$500		PAVERS
0000877	4/12/2000	7/22/2000	\$1,700	Commercial	SIGNS
0000742	4/5/2000	7/22/2000	\$2,541	Commercial	PAINT ROOFING
0000522	3/1/2000	7/22/2000	\$1,200	Commercial	CHANGEOUT ATM PANEL
9903150	9/8/1999	11/4/1999	\$3,800	Commercial	CHANGE-OUT A/C
9802733	11/13/1998	11/5/1998	\$1,000	Commercial	REPLACE BANK SIGN
9802345	8/4/1998	11/5/1998	\$2,000	Commercial	BRICK WORK TICKET BOOTH
9802317	7/23/1998	11/5/1998	\$600	Commercial	INSTALL RECIP FOR SALES C
96-4020	10/1/1996	12/1/1996	\$44,000	Commercial	REMODELING
96-3663	9/1/1996	12/1/1996	\$1		PAVING COATING
9601483	4/1/1996	8/1/1996	\$50		SIGN

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



## TRIM Notice

Trim Notice

### 2018 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

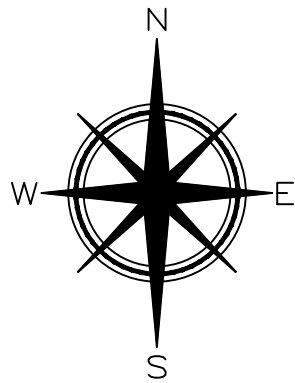
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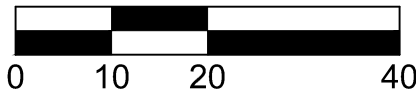
Developed by



# Survey



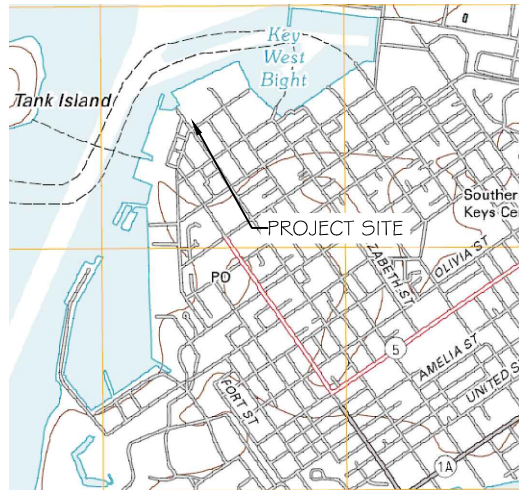
1"=20'



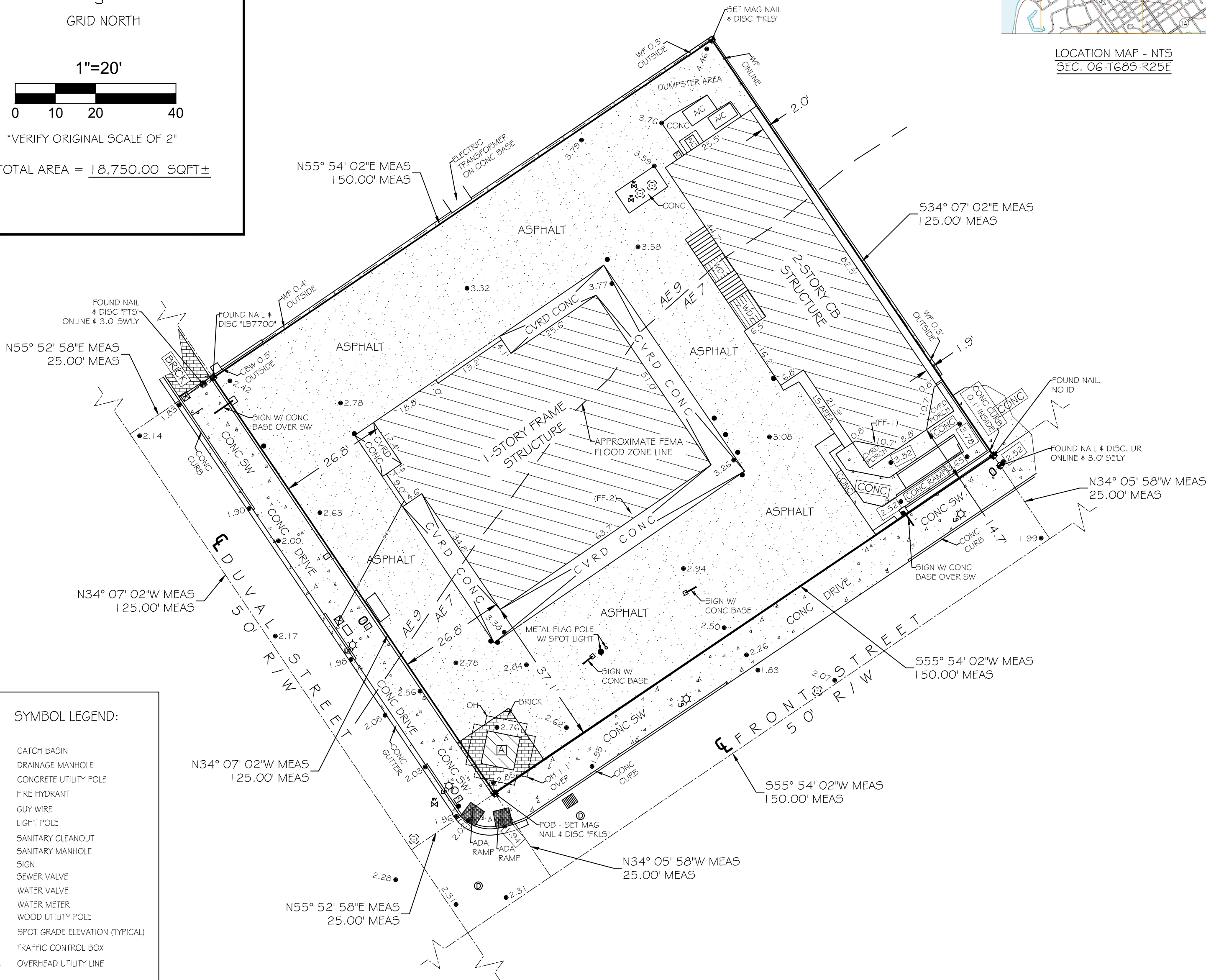
\*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 18,750.00 SQFT ±

# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 06-T685-R25E



## SYMBOL LEGEND:

	CATCH BASIN
	DRAINAGE MANHOLE
	CONCRETE UTILITY POLE
	FIRE HYDRANT
	GUY WIRE
	LIGHT POLE
	SANITARY CLEANOUT
	SANITARY MANHOLE
	SIGN
	SEWER VALVE
	WATER VALVE
	WATER METER
	WOOD UTILITY POLE
	SPOT GRADE ELEVATION (TYPICAL)
	TRAFFIC CONTROL BOX
	OVERHEAD UTILITY LINE

## SURVEYORS NOTES

- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC SURVEY DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "872 4580 TIDAL 25" P.I.D. AA0004, ELEVATION=5.11' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT POSITIONALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 501 FRONT STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 08/31/2018.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: AE; BASE ELEVATION(S): 7 # 9

[A] = 1-STORY OPEN FRAME STRUCTURE  
(TOUR TRAIN TICKET STAND)  
FINISH FLOOR ELEVATION=3.2' (NGVD 1929)

(FF-1) = 3.9' (NGVD 1929)

(FF-2) = 3.7' (NGVD 1929)

- FINISH FLOOR ELEVATIONS (FF-1 & FF-2) WERE TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

CERTIFIED TO -

Key Canbe, LLC;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE END	PRC = POINT OF REVERSE CURVE
C 4 G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	PT = POINT OF TANGENT
CL = CENTERLINE	LS = LANDSCAPING	R = RADIUS
CLF = CHAINLINK FENCE	MB = MAILBOX	RW = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MF = METAL FENCE	SW = SIDE WALK
CPT = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
CVRD = COVERED	NGVD = NATIONAL GEODETIC SURVEY DATUM (1929)	TOS = TOP OF BANK
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TOS = TOP OF SLOPE
EL = ELEVATION	OH = ROOF OVERHANG	TS = TRAFFIC SIGN
ENCL = ENCLOSURE	OHV = OVERHEAD WIRES	TYP = TYPICAL
EP = EDGE OF PAVEMENT	PM = PARKING METER	UR = UNREADABLE
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMBINATION CURVE	UE = UTILITY EASEMENT
FI = FIRE HYDRANT	PCT = PERMANENT CONTROL POINT	WD = WOOD DECK
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WF = WOOD FENCE
FND = FOUND	POB = POINT OF BEGINNING	WL = WOOD LANDING
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WM = WATER METER
FOL = FENCE ON LINE		WPF = WOOD POWER POLE
		WRACK LINE = LINE OF DEBRIS ON SHORE
		WW = WATER VALVE

## LEGAL DESCRIPTION -

A parcel of land in Square 2 according to William A. Whitehead's Map of Key West, Florida, delineated in 1829 and being more particularly described by metes and bounds as follows: Commence at the Southwesterly corner of Lot 5, Square 2, of the map of Key West, said point being the Point of Beginning and run Northwesterly along the Northeasterly right of way boundary line of Duval Street for a distance of 125 feet to a point; thence run Northeasterly at right angles for a distance of 150 feet to a point; thence run Southeasterly at right angles for a distance of 125 feet to a point on the Northwesterly boundary line of Front Street; thence run in a Southwesterly direction along the Northwesterly boundary line of Front Street 150 feet back to the Point of Beginning.

SCALE: 1"=20'

FIELD WORK DATE: 08/31/2018

MAP DATE: 10/18/2018

REVISION DATE: XXXXXXXX

SHEET: 1 OF 1

DRAWN BY: MPB

JOB NO.: 17-380

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAAC, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



FLORIDA KEYS  
LAND SURVEYING

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

# **Proposed Plans**

# SITE DATA

SITE AREA: 18,750 S.F. (0.430 ACRES)

LAND USE: HCCR-1

FLOOD ZONE: 'AE 9' ZONE

FAR: ALLOWED = 1.0 MAX.

DENSITY = 22 UNITS/ACRE

HEIGHT: ALLOWED = 35' MAX.

SETBACKS:

FRONT SETBACK:  
REQUIRED = 0'-0"  
EXISTING = 14'-8"  
PROPOSED = 14'-8"

SIDE SETBACK (NORTH) :  
REQUIRED = 2'-6"  
EXISTING = 1'-10 1/2"  
PROPOSED = 1'-10 1/2"

STREET SIDE SETBACK (SOUTH) :  
REQUIRED = 0'-0"  
EXISTING = 20'-6"  
PROPOSED = 20'-6"

REAR SETBACK:  
REQUIRED = 10'-0"  
EXISTING = 19'-9 1/2"  
PROPOSED = 19'-9 1/2"  
(5' FOR ACCESSORY STRUCTURE)

BUILDING COVERAGE AREA:

ALLOWED: 9,375 S.F. (50% MAX.)  
EXISTING : 9,146 S.F. (48.77 %)  
PROPOSED: 9,146 S.F. (48.77 %)

IMPERVIOUS AREA:

ALLOWED: 13,125 S.F. (70% MAX.)  
EXISTING : 18,674 S.F. (99.6 %)  
PROPOSED: 18,642 S.F. (99.4 %)

LANDSCAPE AREA:

REQUIRED: 5,625 S.F. (30% MIN.)  
EXISTING: 76 S.F. (0.4 %)  
PROPOSED: 108 S.F. (0.6 %)

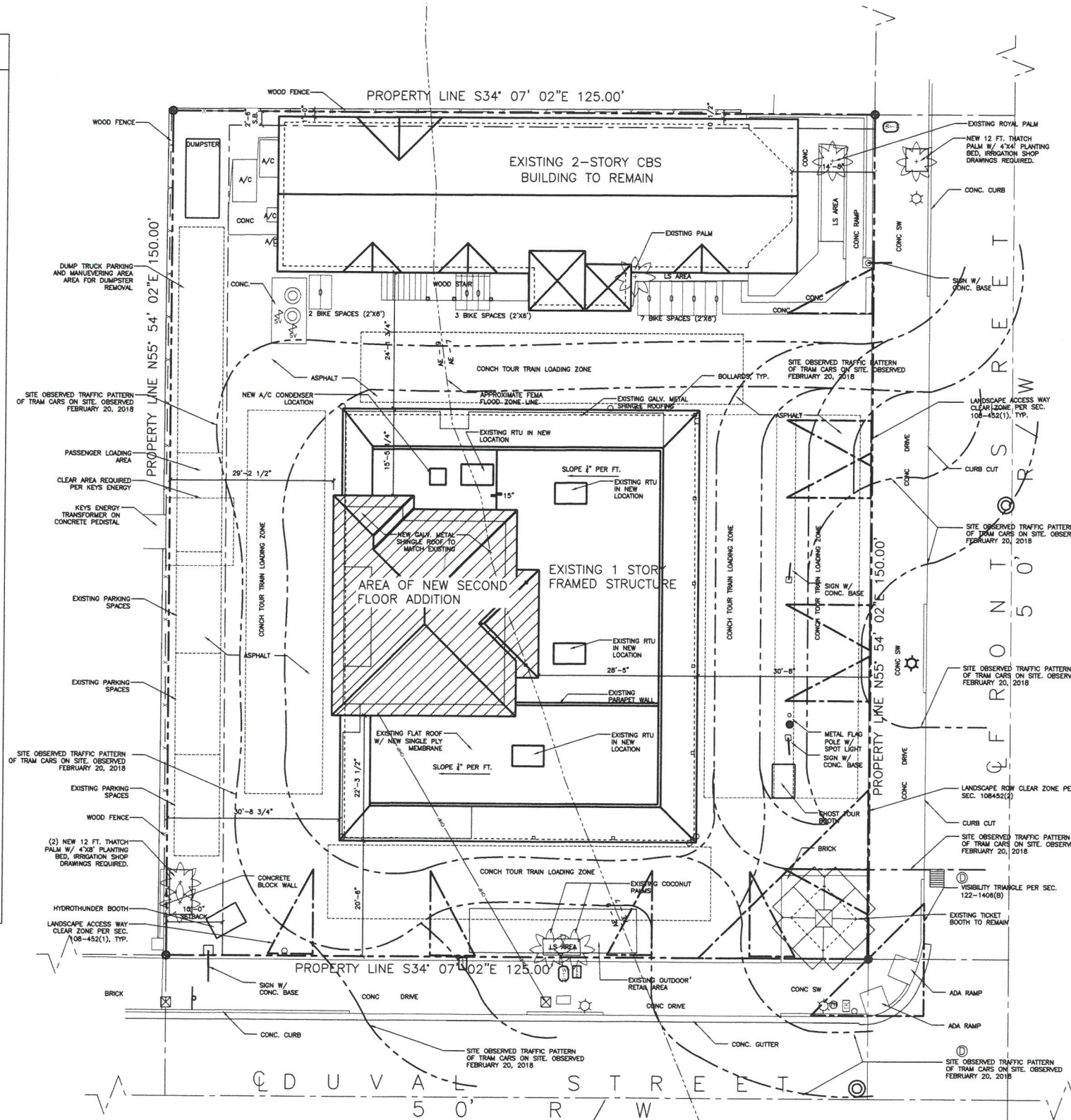
OPEN SPACE AREA:

REQUIRED: 5,625 S.F. (30% MIN.)  
EXISTING: 76 S.F. (0.4 %)  
PROPOSED: 108 S.F. (0.6 %)

PARKING REQUIREMENTS :

EXISTING PARKING SPACES = 3.0 SPACES  
ADDITIONAL PARKING SPACES REQUIRED = 3.0 SPACES  
(1 SPACE PER 300 SF GROSS ADDITIONAL FLOOR AREA)  
ADDITIONAL PARKING SPACES PROVIDED = 0.0 SPACES  
(SEE BELOW)

EXISTING ON SITE BIKE/SCOOTER SPACES = 0  
PROPOSED ON SITE BIKE/SCOOTER SPACES = 12  
(PER SEC. 108-574 - SUB. OF BICYCLE PARKING SPACES)  
(4 BICYCLE SPACES PER PARKING SPACE REQUIRED)



## PROPOSED ROOF PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING  
SURVEYOR DATED ON 10/18/2018

SCALE: 3/32"=1'-0"

## DRAWING LIST

A-1.0 SITE PLAN  
A-2.0 FIRST FLOOR PLAN  
A-2.1 SECOND FLOOR PLAN  
A-3.0 ELEVATIONS  
A-3.1 ELEVATIONS  
A-4.0 STREETSCAPE ELEVATIONS

LS-1 LIFE SAFETY PLAN FIRST FLOOR  
LS-2 LIFE SAFETY PLAN SECOND FLOOR

Ex-1 EXISTING SITE PLAN  
Ex-2 EXISTING FIRST FLOOR PLAN  
Ex-3 EXISTING ELEVATIONS  
Ex-3.1 EXISTING ELEVATIONS

SU-SURVEY

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL (305) 296-9302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

CONCH TOUR TRAIN  
RENOVATIONS  
501 Front Street  
KEY WEST, FLORIDA

SEAL

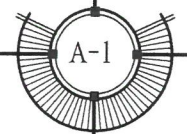
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09-24-18 PRELIM HARC  
10-26-18 HARC SUBMITTAL  
01-24-19 DRC REVIEW  
02-28-19 PLANNING SUBMIT

REVISIONS

DRAWN BY  
JW

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A-1

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4-11-19

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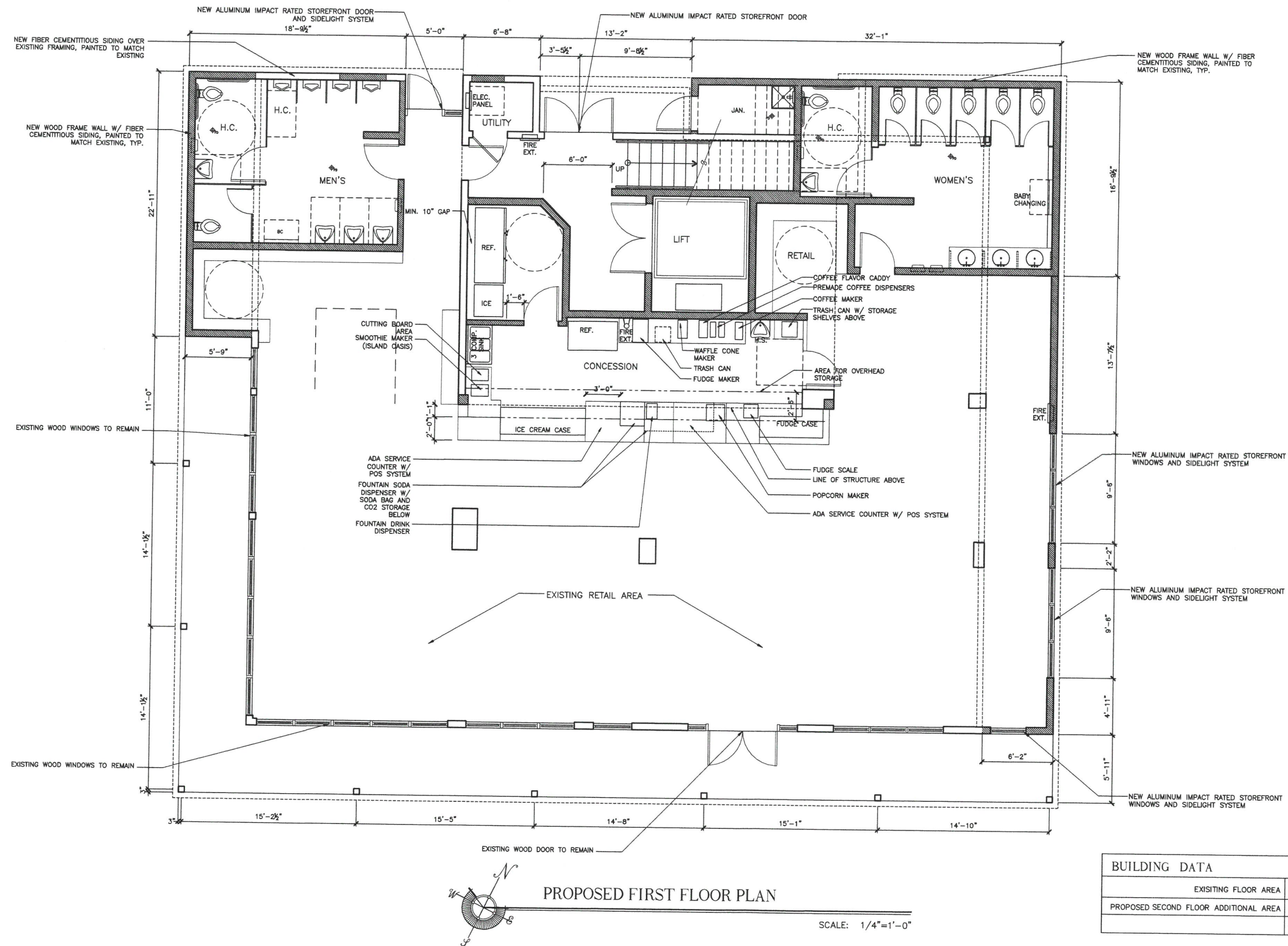
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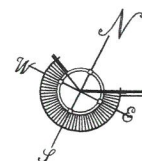
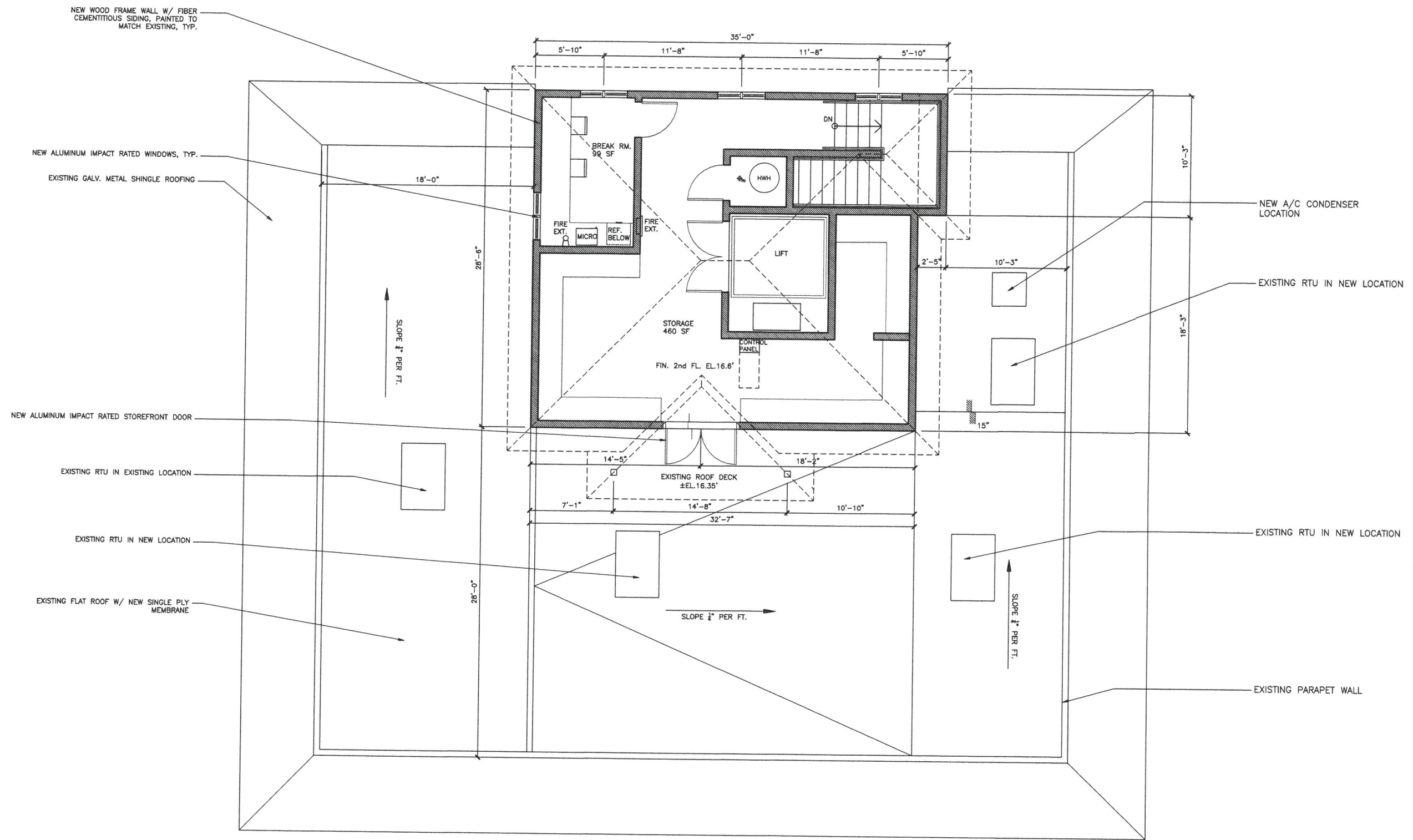
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CONCH TOUR TRAIN RENOVATIONS  
501 Front Street  
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A2.0



PROPOSED SECOND FLOOR PLAN

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

CONCH TOUR TRAIN RENOVATIONS  
501 Front Street  
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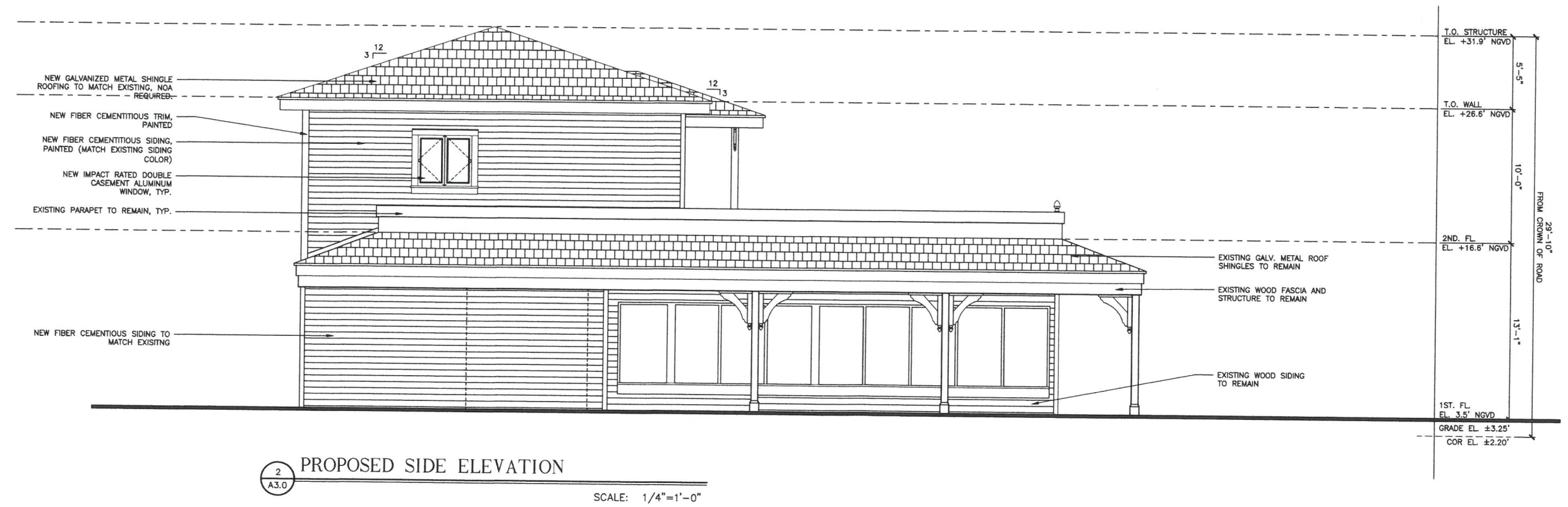
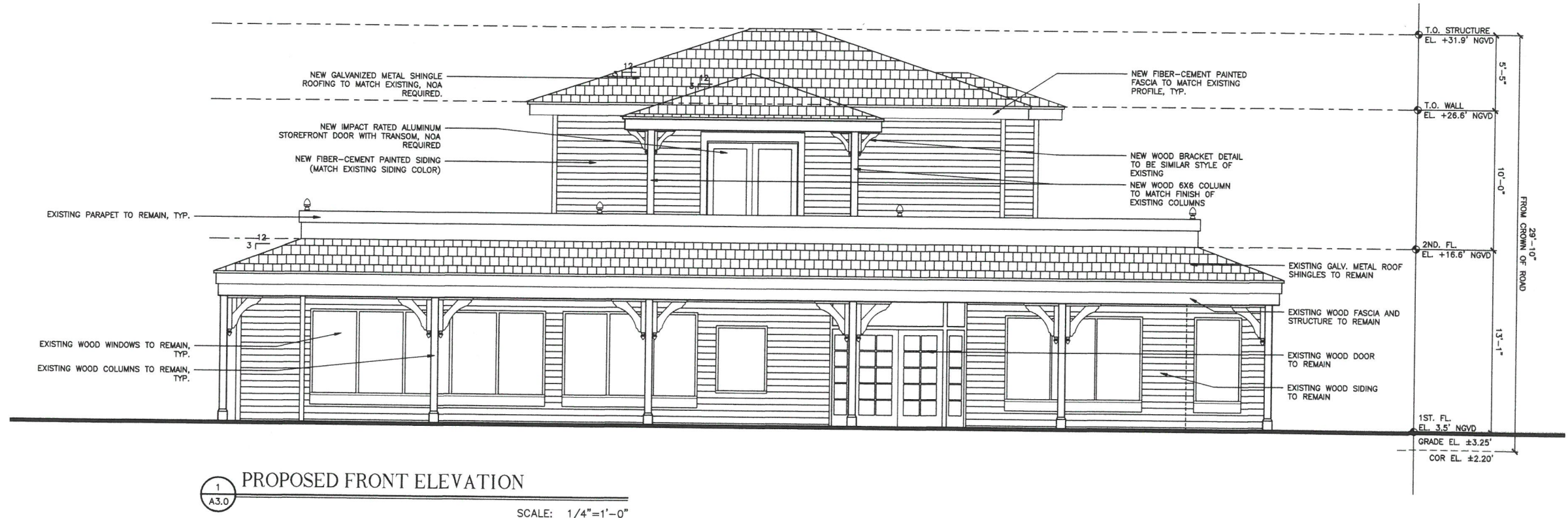
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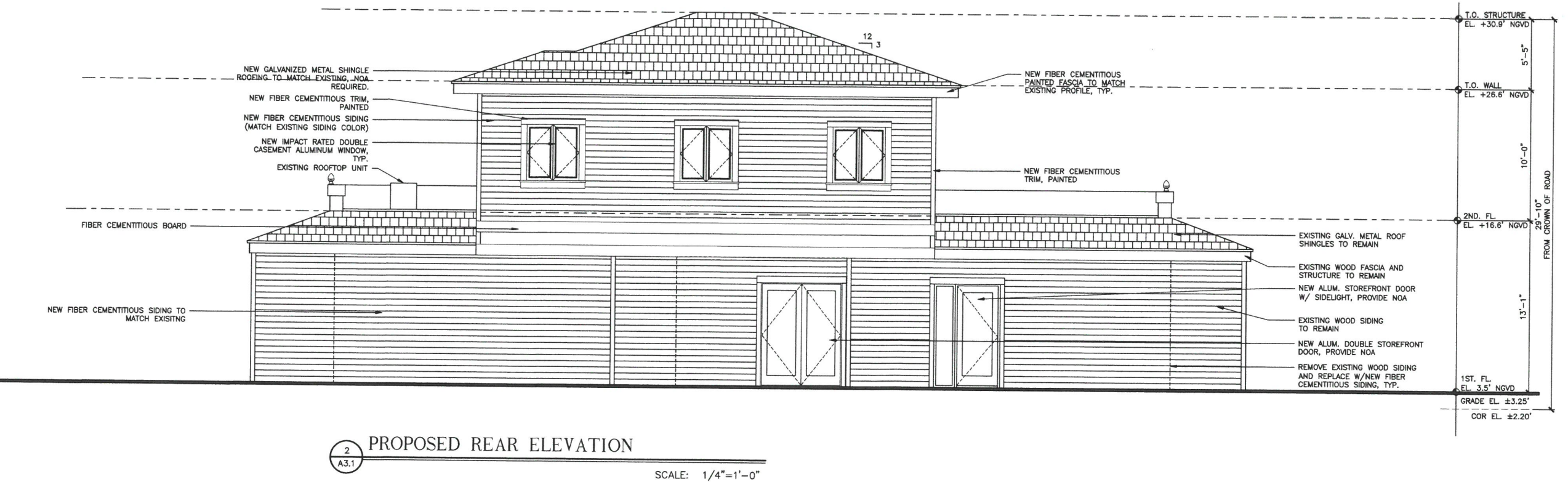
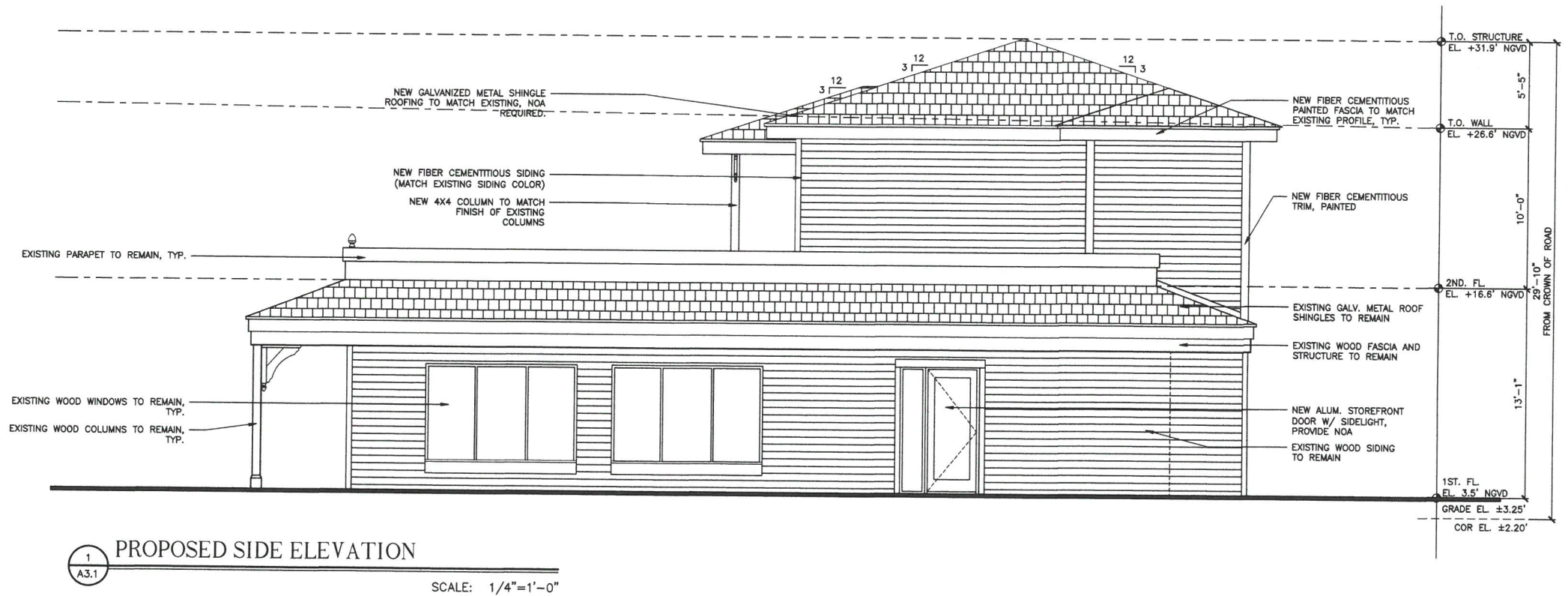
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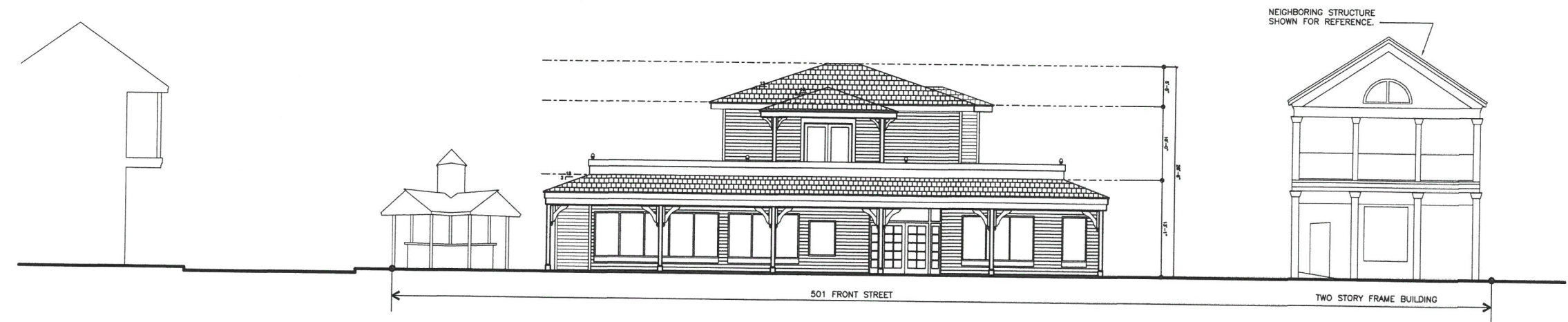
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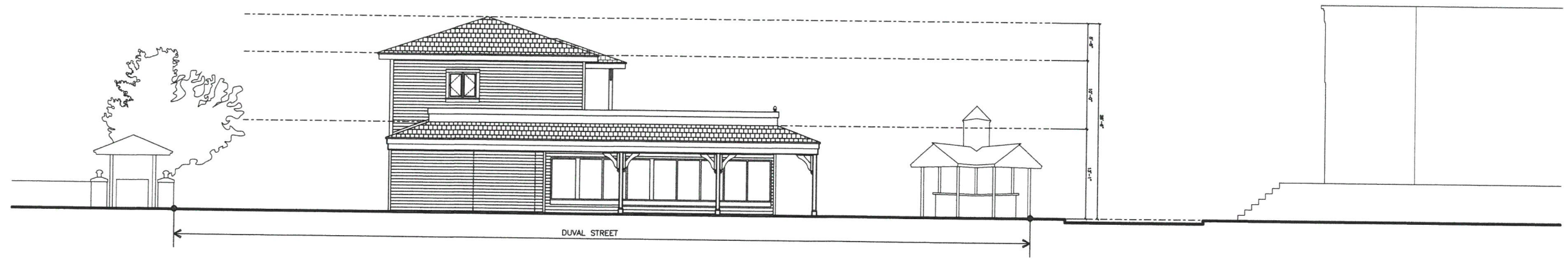
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1  
A4.0  
STREETSCAPE ELEVATION

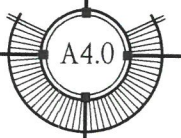
SCALE: 1/8"=1'-0"



2  
A4.0  
STREETSCAPE ELEVATION

SCALE: 1/8"=1'-0"

CONCH TOUR TRAIN RENOVATIONS  
501 Front Street  
KEY WEST, FLORIDA



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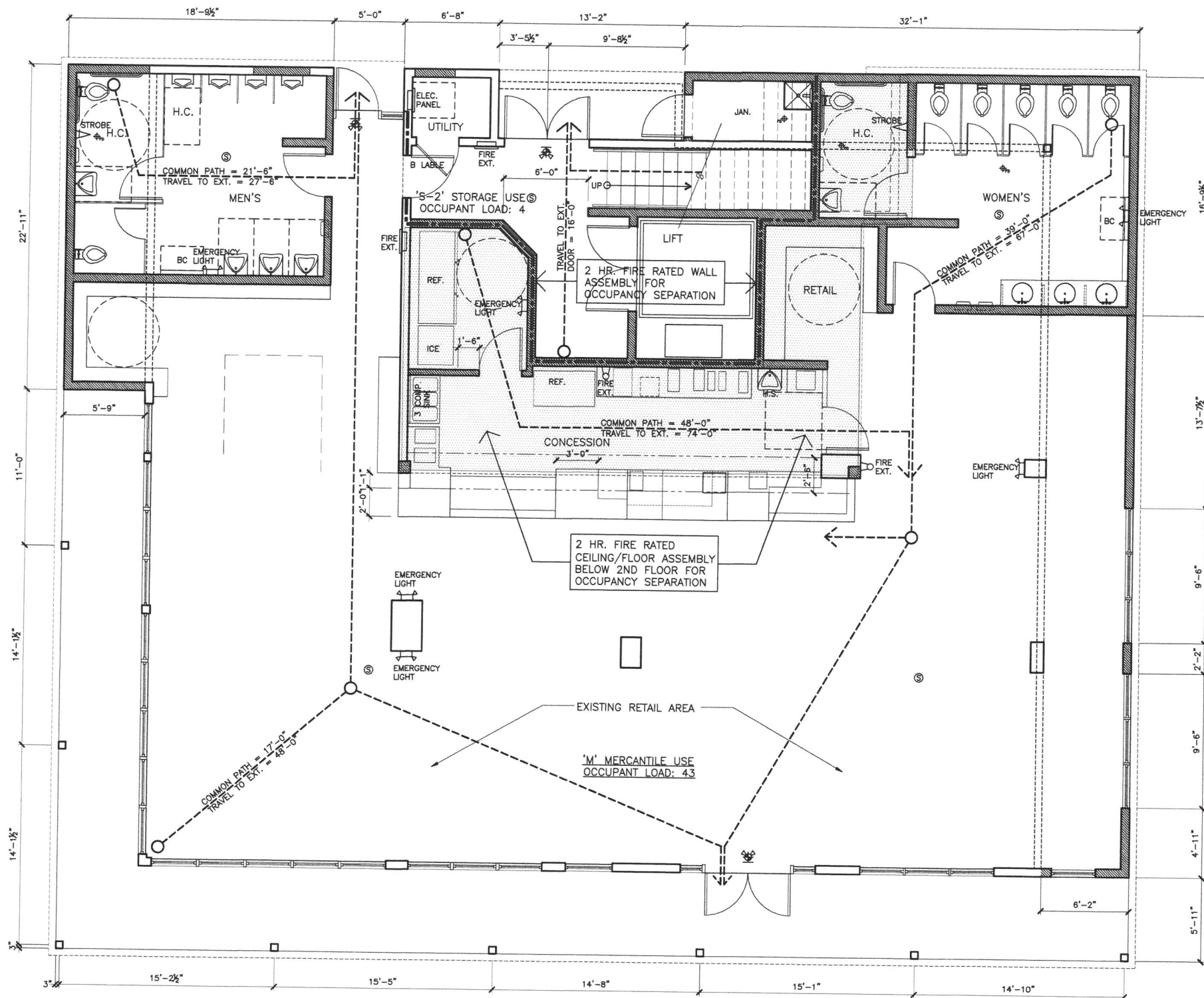
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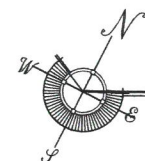


#### LIFE SAFETY NOTES:

- BUILDING CONSTRUCTION TYPE: TYPE VB, NON SPRINKLERED  
MAXIMUM HEIGHT (M, S-2)=40', TABLE 504.3 (28'-6" PROVIDED)  
MAXIMUM STORIES (TABLE 504.4): M = 1 STORY (1 STORY PROVIDED)  
S-2 = 2 STORY (2 STORY PROVIDED)  
MAXIMUM AREA (TABLE 506.2): M = 9,000 S.F. (3,578.5 PROVIDED)  
S-2 = 13,500 S.F. (1,116.5 PROVIDED)
- 1ST FLOOR 'M' MERCANTILE USE INCLUDING RESTROOMS AND CONCESSIONS = 43 OCCUPANTS
- 1ST FLOOR 'S-2' STORAGE USE = 4 OCCUPANTS
- 2ND FLOOR 'S-2' STORAGE USE INCLUDES BREAK ROOM AS ACCESSORY USE (BELOW 100 SF) = 4 OCCUPANTS
- PER SECTION 508.4 SEPARATED MIX USE A 2 HR RATED SEPARATION IS REQUIRED BETWEEN 'M' AND 'S-2' OCCUPANCIES
- SINGLE EXIT CRITERIA BASED ON TABLE 1006.2.1
- TRAVEL LIMITS - NON SPRINKLERED  
COMMON PATH:  
'M'=75'  
'S-2'=100'
- EXIT ACCESS  
TRAVEL DISTANCE:  
'M'=200'  
'S-2'=300'
- THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM. ALARM SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 72 AND ALL OTHER APPLICABLE CURRENT CODES
- THE 1ST AND 2ND FLOORS ARE SEPARATED BY 2 HR FIRE RATED FLOOR ASSEMBLY
- ALL PENETRATIONS OF RATED ASSEMBLIES SHALL BE PROTECTED PER CURRENT CODE

#### LIFE SAFETY LEGEND

- Ⓢ SMOKE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
- Ⓛ EXIT LIGHT COMBINED WITH BATTERY BACKUP EMERGENCY LIGHTING
- Ⓛ EMERGENCY LIGHT 'G' W/ BATTERY BACKUP
- Ⓛ FIRE EXTINGUISHER CABINET
- Ⓛ FIRE EXTINGUISHER
- Ⓛ STROBE
- Ⓛ EM WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT



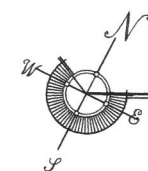
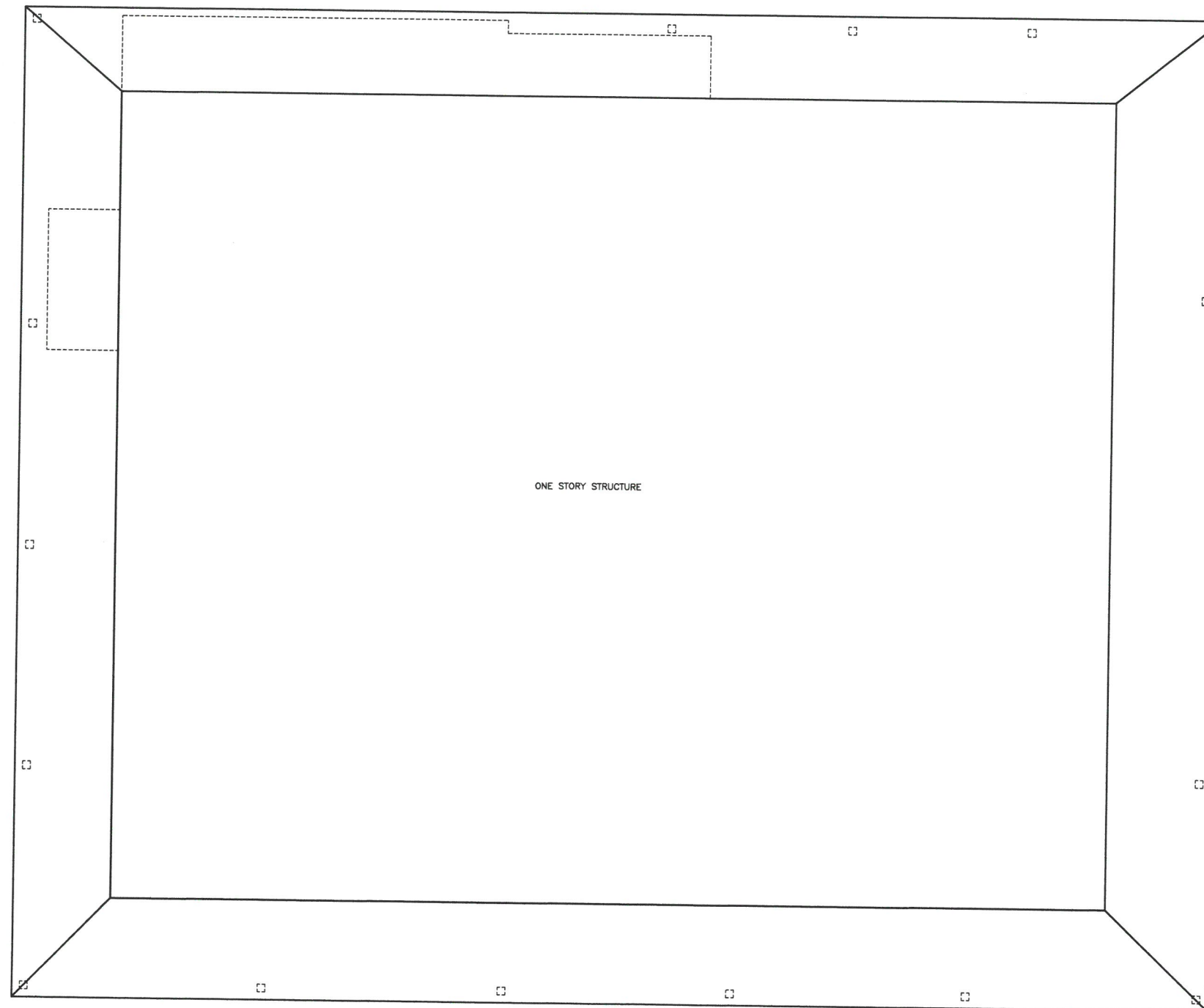
#### PROPOSED FIRST FLOOR LIFE SAFETY PLAN

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

#### BUILDING DATA

EXISTING			
FLOOR AREA	RETAIL	CONCESSION	BACK OF HOUSE
3149 SF	2080 SF	226 SF	816 SF
PROPOSED			
FLOOR AREA	RETAIL	CONCESSION	BACK OF HOUSE
3589 SF	2272 SF	289 SF	1028 SF
SECOND FLOOR ADDITIONAL AREA		689 SF	4278 TOTAL SF





EXISTING ROOF PLAN

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

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SEAL

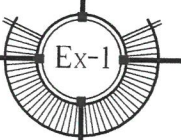
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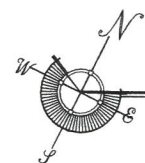
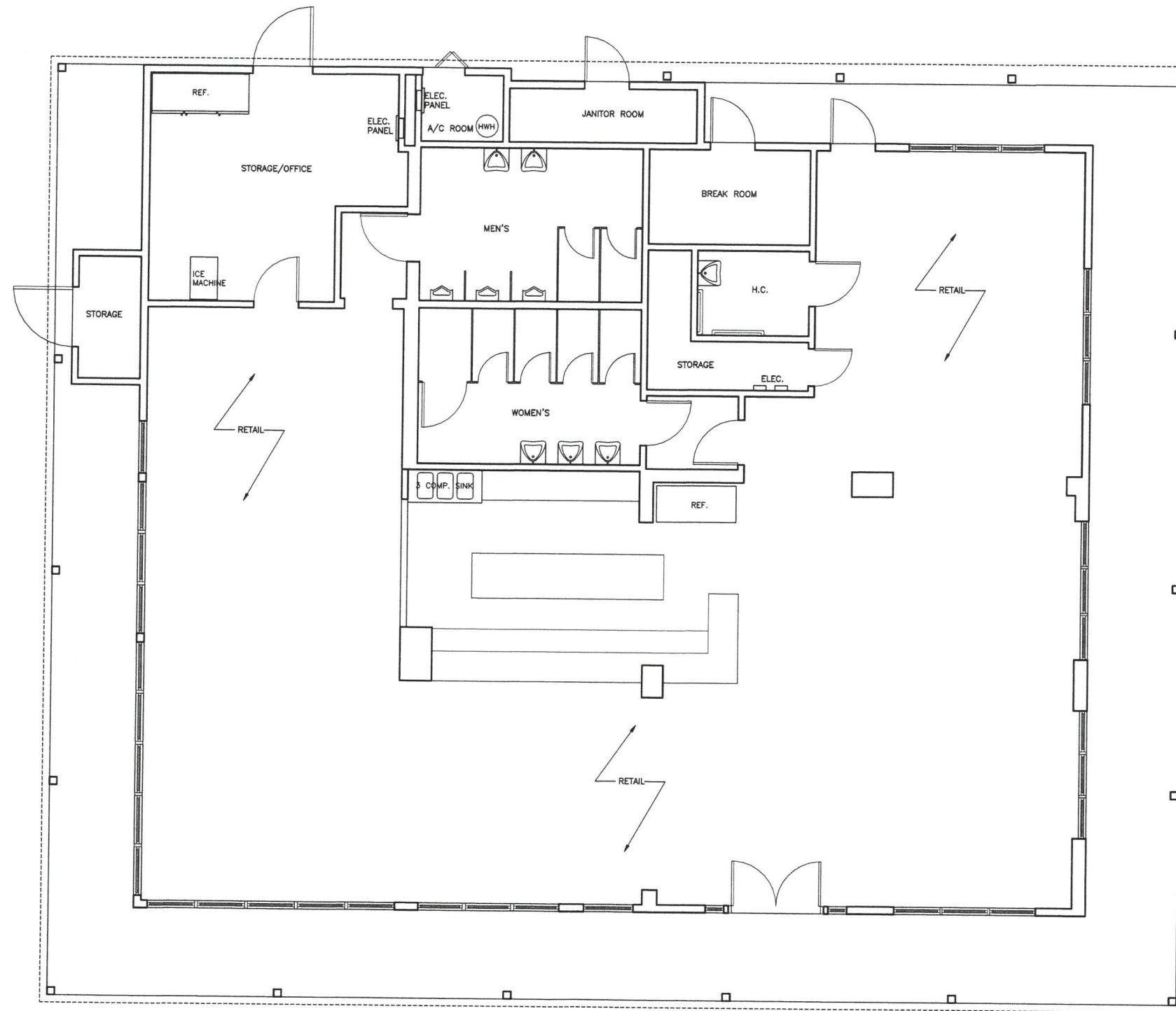
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EXISTING FIRST FLOOR PLAN

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

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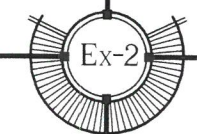
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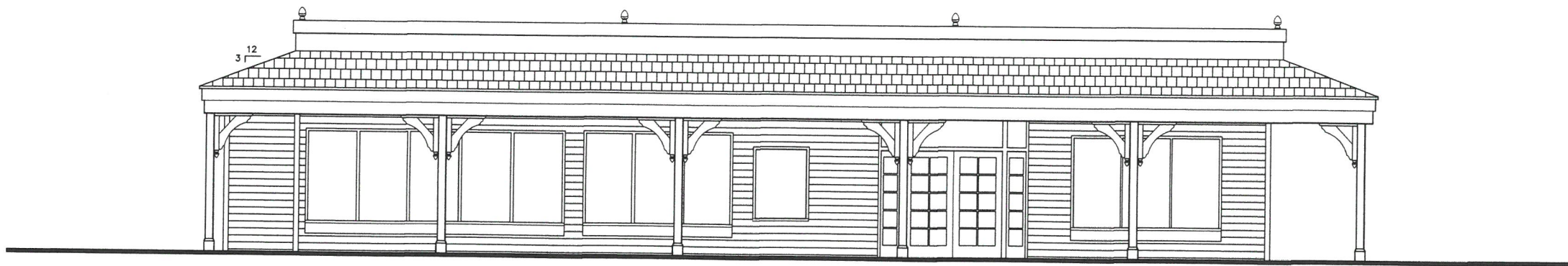
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NUMBER  
1807

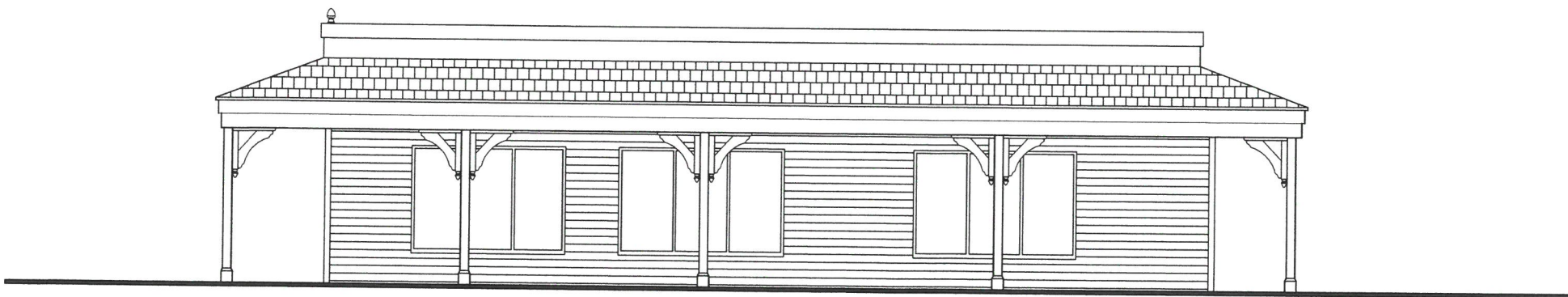




1  
Ex-3

EXISTING FRONT ELEVATION

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

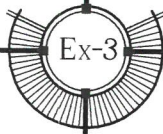


2  
Ex-3

EXISTING SIDE ELEVATION

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

CONCH TOUR TRAIN RENOVATIONS  
501 Front Street  
KEY WEST, FLORIDA



WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

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

LICENSE NO.  
AA 0003040

CONCH TOUR TRAIN  
RENOVATIONS  
501 Front Street  
KEY WEST, FLORIDA

SEAL

DATE

09-24-18 PRELIM HARC  
10-26-18 HARC SUBMITTAL  
01-24-19 DRC REVIEW  
02-28-19 PLANNING SUBMIT

REVISIONS

DRAWN BY

JW

PROJECT  
NUMBER

1807

10-11-19

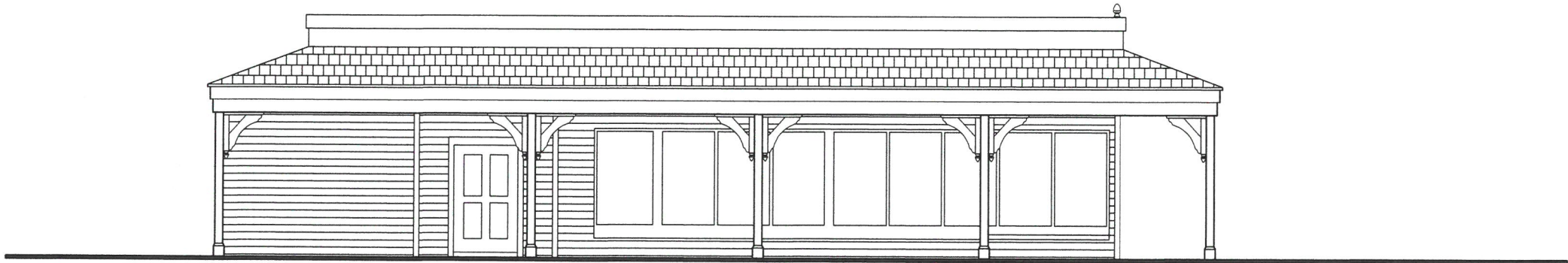
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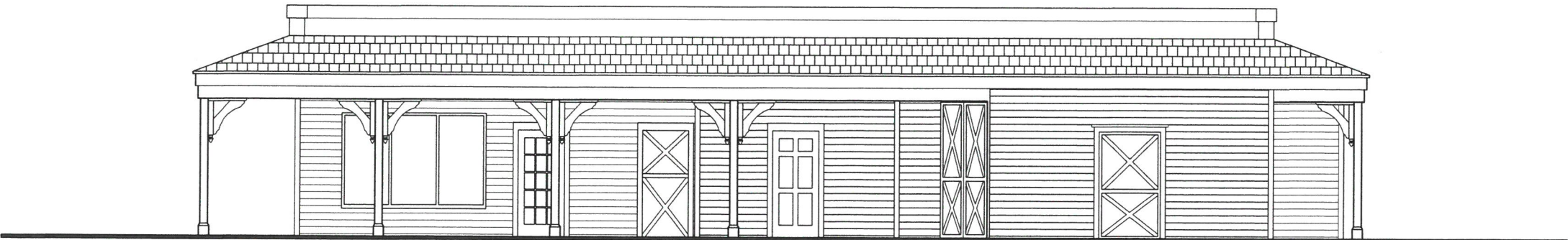
CONCH TOUR TRAIN  
RENOVATIONS  
501 Front Street  
KEY WEST, FLORIDA



1  
Ex-4

EXISTING SIDE ELEVATION

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



2  
Ex-4

EXISTING REAR ELEVATION

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

SEAL

DATE

09-24-18 PRELIM HARC  
10-26-18 HARC SUBMITTAL  
01-24-19 DRC REVIEW  
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REVISIONS

DRAWN BY

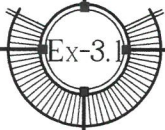
JW

PROJECT

NUMBER

1807

CONCH TOUR TRAIN RENOVATIONS  
501 Front Street  
KEY WEST, FLORIDA



# **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, EDWIN O SWIFT, III as  
*Please Print Name of person with authority to execute documents on behalf of entity*

PRESIDENT of CONCH TOUR TRAIN, INC.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize TREPANIER & ASSOCIATES, INC.  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this 12-12-18  
*Date*

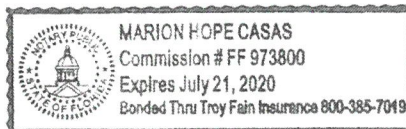
by EDWIN O SWIFT, III  
*Name of person with authority to execute documents on behalf on entity owner*

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

Marion Hope Casas  
*Notary's Signature and Seal*

MARION HOPE CASAS  
*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:

**501 FRONT STREET**

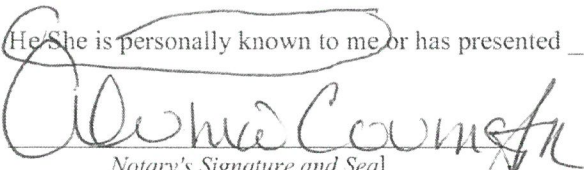
*Street Address of subject property*

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.

  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 13<sup>th</sup> Dec 2018 by  
date  
**OWEN TREPANIER**  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

**ALVINA COVINGTON**

*Name of Acknowledger typed, printed or stamped*



Alvina Covington  
COMMISSION #FF913801  
EXPIRES: August 27, 2019  
WWW.AARONNOTARY.COM

8-27-19  
*Commission Number, if any*