

Application



DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Fees listed below include a \$341.78 advertising/noticing fee and a \$121.55 fire review fee where applicable. 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 and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,745.19
Outside Historic District Total Application Fee	\$ 3,015.88
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Major Development Plan Total Application Fee	\$ 4,960.69
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Administrative Modification Fee	\$ 882.00
Minor Modification Fee	\$ 1,681.31
Major Modification Fee	\$ 2,839.21
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,502.09
Extension (not part of a development plan) Total Application Fee	\$ 1,071.07
Revision or Addition (not part of a development plan) Fee	\$ 2,205.00

Applications will not be accepted unless complete

Development Plan

Major X

Minor

Conditional Use

Historic District

Yes

No X

Please print or type:

- 1) Site Address: 621 Duval Street, Key West, FL 33040
- 2) Name of Applicant: Trepanier & Associates Inc (Thomas Francis-Siburg)
- 3) Applicant is:
Property Owner:
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 First Street, Unit 101, Key West, FL 33040
- 5) Applicant's Phone #: (305) 293-8983 Email: thomas@owentrepanier.com
- 6) **Email Address:** thomas@owentrepanier.com
- 7) Name of Owner, if different than above: 619 Duval Company
- 8) Address of Owner: c/o Duval Group, 7820 Peters Rd, Suite E104, Plantation, FL 33324

- 9) Owner Phone #: c/o (305) 293-8983 Email: c/o thomas@owentrepanier.com
- 10) Zoning District of Parcel: HRCC-1 RE# 00012380-000000
- 11) Is Subject Property located within the Historic District? Yes No
- If Yes: Date of approval _____
- HARC approval # _____
- OR: Date of meeting 6/21/24
- 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).

The property has build-back rights to 7 dwelling units which are part of the City's residential housing stock that were involuntarily destroyed by a 1995 fire. At the time of the 1995 fire, the front buildings contained a mix of commercial and residential uses and the back of the property contained 3 nonconforming residential structures. This project proposes to build back 6 of the 7 units. 4 units will be rebuilt in a new conforming multi-family building behind the commercial structure and 2 units will be rebuilt in an adaptive reuse of a portion of the existing commercial structure. The project proposes to bring the site into better conformance as compared to the pre-involuntary destruction. Located in the heart of Key West's historic commercial district, the project proposes multimodal-designed residences with more than required bicycle-scooter parking spaces and reduces the auto parking demand to address the ever-increasing housing shortage in Key West and the Florida Keys.

- 13) Has subject Property received any variance(s)? Yes No
- If Yes: Date of approval 11/13/95 Resolution # 95-439
- Attach resolution(s).
- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?
- Yes No
- 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.

**Applicant Cover Memo/
Solution Statement**

Major Development Plan

Development Analysis 619 & 621 Duval Street (RE# 00012380-000000)



Solutions Statement:

The property has build-back rights to 7 dwelling units which are part of the City's residential housing stock that were involuntarily destroyed by a 1995 fire. At the time of the 1995 fire, the front buildings contained a mix of commercial and residential uses and the back of the property contained 3 nonconforming residential structures. This project proposes to build back 6 of the 7 units. 4 units will be rebuilt in a new conforming multi-family building behind the commercial structure and 2 units will be rebuilt in an adaptive reuse of a portion of the existing commercial structure. The project proposes to bring the site into better conformance as compared to the pre-involuntary destruction. Located in the heart of Key West's historic commercial district, the project proposes multimodal-designed residences with more than required bicycle-scooter parking spaces and reduces the auto parking demand to address the ever-increasing housing shortage in Key West and the Florida Keys.

Background:

A 2019 build-back letter confirms that prior to the fire, 5 structures were located at 619 / 621 Duval Street; 4 buildings were associated with 619 & 619½ Duval and 1 building with 621 Duval.

619 & 619½ Duval: Building #1, located along Duval Street, contained commercial downstairs and residential upstairs, with a total of 3 units. Buildings #2, #3, & #4 were all located behind building #1. Building #2 contained 2 units. Building #3 contained 2 additional units, and building #4 was used for nonresidential purposes, for a total of 7 involuntarily destroyed residential units.

621 Duval: Building #5, located along Duval Street, contained commercial on the first floor.

Following the 1995 fire, the commercial portion of the property was rebuilt in the late '90s.

Analysis:

The following is an analysis of the proposed project pursuant to major development plan approval criteria.

Existing development is depicted in attached surveys and plans, including:

- Name of Development
- Name of Owner/Developer
- Scale
- North arrow
- Preparation and revision dates
- Location/street address
- Size of site
- Buildings
- Structures
- Parking
- FEMA flood zones
- Topography
- Easements
- Utility locations
- Existing vegetation
- Existing storm water
- Adjacent land uses
- Adjacent buildings
- Adjacent driveways

Proposed development is depicted in attached plans prepared by licensed engineers, including:

- Buildings
- Setbacks
- Parking
- Driveway dimensions and material
- Utility locations
- Garbage and recycling
- Signs
- Lighting
- Project Statistics
- Building Elevations
- Height of buildings
- Finished floor elevations
- Height of existing and proposed grades
- Drainage plan
- Landscape Plan

Title block (Sec. 108-227)

Name of Development:	619 Duval Street
Name of Owner/Developer:	619 Duval Company
Scale: (Architectural)	As noted on plans
North Arrow:	As noted on plans
Preparation and revision dates:	As noted on plans
Location of Development:	619 / 621 Duval Street

Key persons and entities (Sec. 108-228) involved in this project are as follows:

Owner:	619 Duval Company <ul style="list-style-type: none"> • Shlomo D’Jamal (Manager) • Charles Ittah (Manager) • Uri Gamal (Manager)
Authorized Agent:	Trepanier & Associates, Inc.
Architect:	William P Horn, Architect, P.A.
Surveyor:	Zurwelle-Whittaker
Landscape Architect:	Keith Oropeza, PLA, ASLA (Gai Consultants Inc)
Land Planner:	Trepanier & Associates, Inc.

Project Description (Sec. 108-229):

The project is proposed to be developed in one (1) phase.

Site Data:

Site Data	Permitted or Required	Existing <i>1995 Involuntary Demolition Conditions</i>	Previously Redeveloped	Proposed	Compliance
Zoning	HRCC-1	-	-	-	Complies
FLUM	HR	-	-	-	Complies
FEMA	Current & Future: X	-	-	-	Complies
Site Size	4,000 sq ft	7,557 sq ft	-	No Change	Complies
HARC	-	-	-	No Change	Complies
Height	35'-0"	≤35'-0"	N/A	≥35'-0"	Complies
Density	7 DU (build-back)	7 DU	7 DU (build back)	6 DU	Complies
FAR	1.0 (7,557 sq ft)	0.39 (2,975 sq ft)	0.53 (4,000 sq ft)	0.46 (3,463 sq ft)	Complies
Building Coverage	0.50 (3,779 sq ft); or improvement	0.60 (4,527 sq ft)	N/A	0.78 (5,925 sq ft)	Variance: 0.18 (1,398 sq ft)
Impervious Surface	0.70 (5,290 sq ft); or improvement	0.69 (5,234 sq ft)	N/A	0.86 (6,497 sq ft)	Variance: 0.16 (1,207 sq ft)
Open Space	<i>Existing</i> – 0.20 (1,511 sq ft) <i>Proposed</i> – 0.28 (2,126 sq ft); or improvement	0.30 (2,274 sq ft)	N/A	0.14 (1,060 sq ft)	Variance: 0.14 (1,066 sq ft)
Landscaping	0.20 (1,511 sq ft); or improvement	0.00 (0 sq ft)	N/A	0.14 (1,060 sq ft)	Complies
Front Setback	0'-0", or improvement	0'-0"	N/A	No Change	Complies
Side Setback (NW)	2'-6", or improvement	0'-0"	N/A	Existing Bldg: No Change New Rear Bldg: 4'-0"	Complies
Side Setback (SE)	2'-6", or improvement	0'-0"	N/A	Existing Bldg: No Change New Rear Bldg: 6'-6"	Complies
Side Setback (NE)	2'-6", or improvement	0'-0"	N/A	Existing Bldg: No Change New Rear Bldg: 4'-0"	Complies
Rear Setback	10'-0', or improvement	66'-1"	N/A	67'-6"	Complies
Parking	<i>Previously Redeveloped</i> – Auto: 20.3 sp Bike-Scooter: 3.9 sp <i>Proposed</i> – Auto: 15.5 sp Bike-Scooter: 7.3 sp; or improvement	Auto: 0 sp Bike-Scooter: 0 sp	Auto: 0 sp Bike-Scooter: 0 sp	Auto: 0 sp Bike-Scooter: 12 sp	Complies

Other Project Information (Sec. 108-230):

1. This is a single-phased proposal.
2. The target date for commencement shall immediately follow entitlement approvals.
3. The expected date of completion is within 2 years of commencement.
4. The proposed development plan is contained herewith.
5. The project proposes to build back 6 units previously destroyed involuntarily.
6. The project is not a planned unit development.
7. The project will comply with federal flood insurance regulations.
8. This project is not located in an environmentally sensitive area.

Residential Developments (Sec. 108-231):

This project proposes 6 non-transient residential units:

- 2 market-rate efficiency units consisting of 436 sq. ft. each.
- 1 market-rate efficiency unit consisting of 566 sq. ft.
- 2 market-rate 3-bedroom units consisting of 755 sq. ft. each.
- 1 market-rate 3-bedroom unit consisting of 1,153 sq. ft.

Intergovernmental Coordination (Sec. 108-232):

Coordination will occur through the Development Review Process of the City of Key West and as otherwise required.

Schedule of Approval Process:

The following development approval schedule and process is anticipated:

Step	Date
1. Submit Major Development Plan Application	03/15/24
2. Development Review Committee ("DRC") Meeting	04/25/24
3. Tree Commission Submission	05/15/24
4. Tree Commission Hearing	06/04/24
5. Submit Variance Application	05/17/24
6. Planning Board Meeting	07/18/24
7. HARC Pre-Application Meeting with Staff	07/26/24
8. HARC Application Submission	07/29/24
9. HARC Meeting	08/27/24
10. City Commission Meeting	09/12/24
11. City Commission Appeal Period (30 days)	+30 days
12. Florida Department of Commerce Appeal Period (45 days)	+45 days

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

Levels of Service – The impacts of the proposed project are generally summarized as follows:

- **Potable Water Supply (FKAA):** The expected potable water demand of the build back is expected to decrease by 232 gallons/day from what the property has rights to today. See concurrency analysis below.
- **Wastewater Management (Richard Heyman Environmental Protection Facility):** The expected sanitary sewage demand of the build back is expected to decrease by 232.1 gallons/day from what the property has rights to today. See concurrency analysis below.
- **Water Quality (FKAA):** No adverse impacts to the quality of receiving water are anticipated before, during or after construction.
- **Stormwater Management:** The expected impacts to stormwater LOS, as well as changes to the existing stormwater management system, are depicted on the attached stormwater management plans. See attached stormwater plans.

- **Solid Waste (Waste Management of Florida):** The expected solid waste demand of the build back is expected to decrease by 25.4 lbs/day from what the property has rights to today. And, the expected solid waste demand of the build back is expected to decrease by 1.9 lbs/day from what the property has rights to today.
- **Roadways:** The expected trip generation demand of the proposed build back is expected to decrease by 8 trips per day from the property has rights to today. See concurrency analysis below.
- **Recreation:** The impact to the Recreation LOS is expected to comply with Comp Plan Policy 7-1.1.9, inclusive of all three (3) types of parks identified; urban open spaces, neighborhood, and community.
- **Fire Protection:** The team will coordinate with FCAA to ensure the water pressure and flow will be adequate for fire protection for the type of construction proposed.
- **Reclaimed Water System:** There is no impact on the reclaimed water system.

Appearance, design, and compatibility (Section 108-234):

This development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

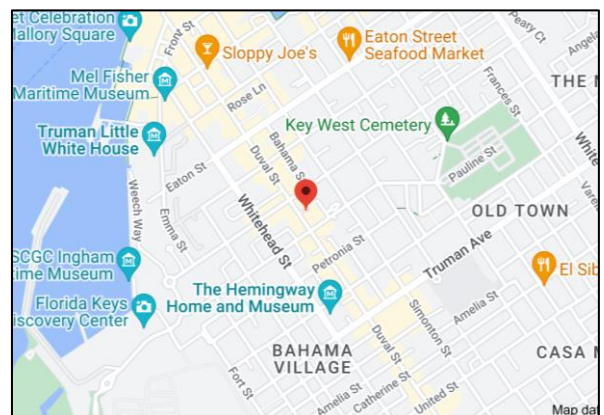
- **Chapter 102** – This property is located outside the Historic District and does not impact the district.
- **Articles III, IV and V of Chapter 108** – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- **Section 108-956** - The project team will coordinate with FCAA to ensure access to potable water and a wastewater disposal system exists.
- **Chapter 110** – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.

Site location and character of use (Section 108-235):

(a) Compliance. - This development plan complies with the requirements set forth in the Key West City Code as they pertain to Concurrency Management, Outdoor Displays and Nuisances, Resource Protection, Signs, and Articles I and III to IX of Chapter 108 of the Key West City Code.

(b) Vicinity Map. – See the map to the right.

(c) Land Use Compatibility. - The project site is in the Historic Residential Commercial Core - 1 (HRCC-1) zoning district. HRCC districts are established to



implement comprehensive plan policies for areas designated "HRCC-1 through 3" on the comprehensive future land use map. The HRCC districts shall accommodate the historic residential commercial core mixed use center. The HRCC district shall provide a management framework for preserving the nature, character and historic quality of the historic commercial core, including related residential development. The subject property currently contains two retail stores.

(d) Historic and archeological resource protection. - The site is located within the Historic Architecture Review Commission (HARC) District. The building is not a contributing historic structure, and the proposed project will be coordinated with HARC in its development. Any archeological resources will be protected as required.

(e) Subdivision of Land. N/A - No subdivisions are requested.

Legal Description:

Please see attached survey.

Flood Zone:

The property is located within the X-Zone on both current and future flood maps. X-Zones are areas where the elevation is higher than the minimum expected flood levels. Buildings in these zones aren't subject to enhanced building codes to prevent flood damage.

Future Land Use Map Designation ("FLUM"):

The property's FLUM designation is Historic Commercial (HC). HC is designed to accommodate the Historic Preservation District residential commercial core mixed use center. The HRCC zoning district is intended to provide a management framework for preserving the nature, character and historic quality of the Historic Preservation District commercial core, including related residential development. The HRCC-1 zoning sub-district encompasses the Duval Street Gulf side tourist commercial core, which provides an intensely vibrant tourist commercial entertainment center characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations.

Zoning ("HRCC-1")

The property is in the Historic Residential Commercial Core – 1 (HRCC-1) zoning district. The HRCC-1 Duval Street Gulf-side district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations.

Multiple-family residential dwellings and commercial retail low & medium intensity less than or equal to 5,000 square feet are permitted uses in the HRCC-1 zoning district.

Appearance of Site and Structures (Sec. 108-236):

The attached site plan complies with Sections 108-278 through 108-288 of the Key West City Code.

Site Plan (Sec. 108-237):

A site plan of the proposed development, drawn consistently with Sec. 108-237, is attached.

Architectural Drawings (Sec. 108-238):

All architecture or engineering designs were prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. Ch. 471 and 481, respectively, consistent with the provisions of this Section.

Site Amenities (Sec 108-239):

The attached site plan includes existing and proposed amenities which are required to comply with appearance, design and compatibility regulations outlined in chapter 102; articles III, IV and V of this chapter; section 108-956; and article II of chapter 110.

Site Survey (Sec 108-240):

A survey of the site is attached.

Soil Survey (Sec 108-241):

Soil surveys are not anticipated as part of this project.

Environmentally Sensitive Areas (Sec. 108-242):

This project is not located within an environmentally sensitive area.

Land clearing, excavation and fill, tree protection, landscaping and irrigation plan (Sec. 108-243):

All proposed clearing, excavation and landscaping is depicted on attached plans. Code requires 20% (1,511 sq ft) landscaping and 27.5% (2,078 sq ft) open space for the mixed-use development, or improvements to existing landscaping and/or open space. The proposed mixed-use development complies with permitted landscaping and open space. Storm water management will be addressed by a rainwater catchment system as well as appropriate landscape design.

On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (Sec. 108-244):

Per sec. 108-575, parking shall be provided when a greater number of parking spaces is required than existing. The project proposes a complying parking situation, improving the auto parking demand and adding 12 bicycle-scooter parking, more than is required. The property has an existing nonconforming parking situation which requires 20.3 auto spaces and 3.9 bicycle-scooter spaces. The proposed build back reduces the required auto parking, reducing it to 17.5 auto

spaces, and increases the bicycle-scooter demand to 7.3 spaces. Improvements to nonconformities are permitted by-right without variance approval.

	Use		Auto		Bike-Scooter	
			Rate	Demand	Rate	Demand
Res. No. 95-439	Restaurant + Retail Uses		-	29 Spaces	N/A	-
	Total		29.0 Spaces		N/A	
Previously Redeveloped	Commercial Retail	4,000 sq ft floor area	1 sp/ 300 sq ft floor area	13.3 spaces	25% of auto demand	3.3 spaces
	Market Rate Multi-Family (build-back)	7 DU	1 sp/ du	7.0 spaces	10% of auto demand	0.6 spaces
	Total		20.3 spaces		3.9 spaces	
Proposed	Commercial Retail	3,463 sq ft floor area	1 sp/ 300 sq ft floor area	11.5 spaces	25% of auto demand	2.9 spaces
	Market Rate Multi-Family	6 DU	1 sp/ du	6.0 spaces	10% of auto demand	0.6 spaces
	Total		17.5 spaces		7.3 spaces	

Housing (Sec 108-245):

This project proposes 6 non-transient residential units:

- 2 market-rate efficiency units consisting of 436 sq. ft. each.
- 1 market-rate efficiency unit consisting of 566 sq. ft.
- 2 market-rate 3-bedroom units consisting of 755 sq. ft. each.
- 1 market-rate 3-bedroom unit consisting of 1,153 sq. ft.

Economic Resources (Sec 108-246):

(a) Ad Valorem Estimates – The project is proposed as a single phase. Ad valorem estimates to be determined upon permitting analysis by the Monroe County Tax Collector and Property Appraiser.

(b) Construction expenditure – The project is proposed as a single phase. Construction expenditures will be determined at the time of permitting.

Special Considerations (Sec 108-247):

The proposal complies with the goals, objectives and policies of the comprehensive plan as demonstrated by:

- Goal 1-1: Ensure that the Character and Location of Land Uses Incorporate Best Management Practices and Principles of Resource Conservation
 - Objective 1-10: Protection of Archaeological and Historic Resources.
 - Policy 1-1.10.3: Retention of Historic Character and All Permanent Single Family Housing Units.

Construction Management Plan and Inspection Schedule (Sec 108-248):

The proposed development is a single-phase project. Construction is proposed to progress steadily based on Key West LDRs, and Florida Building Code. Construction is expected to commence as soon as possible.

Truman Waterfront Port Facilities (Sec 108-249):

This project is not located at the Truman Waterfront Port.

SITE PLAN

Scope (Sec 108-276):

This site plan conforms to all necessary and applicable sections of land development regulations.

Site Location and Character of Use (Sec. 108-277):

As depicted, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed uses in the manner proposed. Multiple-family residential dwellings and commercial retail low & medium intensity less than or equal to 5,000 square feet are permitted uses in the HRCC-1 zoning district.

Appearance of Site and Structures (Sec. 108-278):

This application's development plan exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):

All mechanical equipment and utility hardware will be appropriately screened. All waste storage areas will be screened from adjacent properties.

Front-end loaded refuse container requirements (Sec. 108-280):

The refuse container will be located in such a manner to facilitate convenient access.

Roll-off Compactor Container location requirements (Sec. 108-281):

A roll-off container shall meet the requirements of 108-281, as depicted on the site plan.

Utility lines (Section 108-282):

The proposed project will require installation of new utility services. Installation will be coordinated with the appropriate utility agencies and in accordance with Section 108-282.

Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):

NA - No new commercial activities are proposed for this development.

Exterior Lighting (Section 108-284):

All proposed lighting shall be shielded, and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from properties lying outside the district. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades.

Signs (Section 108-285):

All new signage proposed will adhere to Section 108-285.

Pedestrian sidewalks (Section 108-286):

The project, as proposed, complies with this section of the LDC. Refer to plans for precise placement of sidewalks and concrete paths that align with existing sidewalks on adjacent sites.

Loading docks (Section 108-287):

No loading docks are required or proposed.

Storage Areas (Section 108-288):

Storage areas, if developed for the use of tenants in each unit, will be located at the rear of the principal structure per code section 108-288.

Land Clearing, Excavation, and Fill (Sec 108-289):

There is no land clearing proposed for this project.

Open Space, Screening, Buffers, and Landscaping (Article V and VI) of Chapter 108:

Open space and landscaping will be enhanced as depicted on the plans.

Sec. 108-517. - Waivers or modifications.

No waivers or modifications to open space and landscaping are proposed. This project proposes significant improvements to existing non-conformities in impervious surface, open space, and landscaping.

Off-street parking and loading (Article VII):

Please see "On-site and off-site parking and vehicular, bicycle, and pedestrian circulation (Sec. 108-244)" above for a complete discussion regarding parking

Storm water and Surface Water Management (Article VIII):

The property is located in the FEMA "X" flood zone. The project proposes compliance with flood zone, stormwater, and surface water management article of the LDC. Therefore, the redevelopment will improve nearshore water quality.

Utilities (Article IX):

Concurrency Analysis:

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

- Transportation
- Sanitary Sewer
- Recyclables
- Potable Water
- Solid Waste
- Drainage

Policy 2-1.1.1- Transportation

Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Notwithstanding the City's policies, per sec. 94-101, multifamily residential uses are anticipated to generate 8 trips per day. The property has build-back rights to 7 residential units. The project proposes to build back 6 units.

The expected trip generation demand of the proposed build back is expected to **decrease by 8 trips per day** from the property has rights to today.

Policy 4-1.1.2.C – Potable Water

	Nonresidential		Residential		Total Daily Capacity
	LOS	Daily Capacity	LOS	Daily Capacity	
Existing	650 gal/acre/day x 0.09 ac	59.7 gal	100 gal/capita/day x (2.24 ppl/unit x 7 units)	1,568 gal	1,627.7 gal
Proposed	650 gal/acre/day x 0.08 ac	51.7 gal	100 gal/capita/day x (2.24 ppl/unit x 6 units)	1,344 gal	1,395.7 gal
Change:					-232 gal

Residential per capita: The US Census Bureau (2018-2022) establishes there is an average of 2.24 persons per household. The property has build-back rights to 7 residential units, equaling an average of 15.68 persons. The project proposes to build back 6 units, equaling an average of 13.44 persons.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of:

- The South Florida Water Management District’s issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season,
- 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer,
- Six million gallons per day provided by a reverse osmosis treatment plant in Florida City.

As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

The expected potable water demand of the build back is expected to **decrease by 232 gallons/day** from what the property has rights to today.

Policy 4-1.1.2.A - Sanitary Sewage

	Nonresidential		Residential		Total Daily Capacity
	LOS	Daily Capacity	LOS	Daily Capacity	
Existing	660 gal/acre/day x 0.09 ac	60.6 gal	100 gal/capita/day x (2.24 ppl/unit x 7 units)	1,568 gal	1,628.6 gal
Proposed	660 gal/acre/day x 0.08 ac	52.5 gal	100 gal/capita/day x (2.24 ppl/unit x 6 units)	1,344 gal	1396.5 gal
Change:					-232.1 gal

Residential per capita: The US Census Bureau (2018-2022) establishes there is an average of 2.24 persons per household. The property has build-rights to 7 residential units, equaling an average of 15.68 persons. The project proposes to build back 6 units, equaling an average of 13.44 persons.

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City’s wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods,

so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.

The expected sanitary sewage demand of the build back is expected to **decrease by 232.1 gallons/day** from what the property has rights to today.

Policy 4-1.1.2.D - Solid Waste

	Nonresidential		Residential		Total Daily Capacity
	LOS	Daily Capacity	LOS	Daily Capacity	
Existing	6.37 lbs/capita/day x 1 employee/175 sf x 4,000 sf	145.6 lbs	2.66 lbs/capita/day x 2.24 ppl/unit x 7 units	41.7 lbs	187.3 lbs
Proposed	6.37 lbs/capita/day x 1 employee/175 sf x 3,463 sf	126.1 lbs	2.66 lbs/capita/day x 2.24 ppl/unit x 6 units	35.8 lbs	161.9 lbs
Change:					-25.4 lbs

Nonresidential per capita: A common rule is 1 employee per 175 sq ft of floor area. The property has 4,000 sq ft of floor area, equaling an average of 22.9 employees. The build back proposes to reduce this to 3,463 sq ft, equaling an average of 19.8 employees.

Residential per capita: The US Census Bureau (2018-2022) establishes there is an average of 2.24 persons per household. The property has build-back rights to 7 residential units, equaling an average of 15.68 persons. The project proposes to build back 6 units, equaling an average of 13.44 persons.

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.

The expected solid waste demand of the build back is expected to **decrease by 25.4 lbs/day** from what the property has rights to today.

Policy 4-1.1.2. D - Recyclable Waste Generation Level of Service

	Nonresidential		Residential		Total Daily Capacity
	LOS	Daily Capacity	LOS	Daily Capacity	
Existing	0.25 lbs/capita/day x 1 employee/175 sf x 4,000 sf	5.7 lbs	0.5 lbs/capita/day x 2.24 ppl/unit x 7 units	7.8 lbs	13.5 lbs
Proposed	0.25 lbs/capita/day x 1 employee/175 sf x 3,463 sf	4.9 lbs	0.5 lbs/capita/day x 2.24 ppl/unit x 6 units	6.7 lbs	11.6 lbs
Change:					-1.9 lbs

Nonresidential per capita: A common rule is 1 employee per 175 sq ft of floor area. The property has 4,000 sq ft of floor area, equaling an average of 22.9 employees. The build back proposes to reduce this to 3,463 sq ft, equaling an average of 19.8 employees.

Residential per capita: The US Census Bureau (2018-2022) establishes there is an average of 2.24 persons per household. The property has build-back rights to 7 residential units, equaling an average of 15.68 persons. The project proposes to build back 6 units, equaling an average of 13.44 persons.

The expected solid waste demand of the build back is expected to **decrease by 1.9 lbs/day** from what the property has rights to today.

Policy 4-1.1.2. E- Drainage Facilities Level of Service

Please refer to the attached Drainage plans for pre and post-development analysis. The redevelopment will comply with all applicable federal, state and local standards.

Existing Level of Service Standard

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

2019 Buildback Letter



THE CITY OF KEY WEST – PLANNING DEPARTMENT

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3764

October 23, 2019

Ms. Lori Thompson
Trepanier & Associates, Inc.
1424 First Street
Key West, FL 33040

RE: Build-back rights for 619 Duval Street (RE # 00012380-000000), 621 Duval Street (0012380-000100)

Dear Ms. Thompson,

The purpose of this letter is to respond to your October 30, 2018 request that the Planning Department issue a Build-back rights for properties located at 619 Duval Street and 621 Duval Street in the Historic Residential Commercial Core (HRCC-1) zoning district. The property located at 619 Duval Street is currently classified as mixed-used with one (1) commercial unit with retail space. The property at 621 Duval Street is currently classified as one (1) commercial unit with retail space. According to the Monroe County Property Appraiser, the two parcels were combined for assessment purposes during the 2000 tax roll. The two parcels total 7,508.0 square feet with assigned RE # 00012380-000000.

The combined property is located between Southard and Angela Streets from Duval Street, encompassing an empty lot in the rear of the property that abuts Josephine Parker Road.

The Monroe County Property Appraiser's aerial photograph of 619-621 Duval Street from 1994 show 5 separate structures ; one (1) structure fronted Duval Street with the assigned address of 619 Duval Street and RE# 00012380-000000, three (3) detached structures are shown in the rear on this parcel and those structures were assigned the addresses of 619 ½ Duval Street or 619 Duval Street - rear.

The building associated with parcel RE # 00012380-000100, assigned the address of 621 Duval Street, had one (1) single story building that fronted Duval Street.

Information researched by the Planning Department indicates there was a total of 4 structures located at 619 Duval Street and 619 ½ Duval Street, RE# 00012380-000000; One (1) commercial unit was located on the entire first floor, and two (2) residential units existed on the second and third ½ story above the commercial unit for a total of three (3) units in the building. Located behind 619 Duval Street was building # 2, which housed two (2) residential units, and building # 3, which housed two (2) residential units. The Monroe County Property Appraisers record from July 25, 1995 corroborates the planners research to indicate a total of 7 units existed in the combined three (3) structures. Building #4 for this address did not have commercial or residential use.

The building located at 621 Duval Street, RE #00012380-000100, indicated a commercial unit on the first floor.

A fire occurred in the 600 block of Duval Street in August of 1995, causing substantial damage to surrounding properties and existing structures. Due to the devastating fire, all the buildings on these parcels were subsequently demolished.



THE CITY OF KEY WEST – PLANNING DEPARTMENT

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3764

A search of city building records revealed several permits were issued to 619 Duval Street property since 1996, in particular, permits for renovation conversion commercial. 621 Duval Street property also had several permits issued since 1999, in particular, permits for renovation conversion commercial.

The 2019 Monroe County Property Appraisers record for 619 Duval Street indicate a one-story building with a false front for the second story was permitted for construction in 1998 and completed in 1999 . The 2019 Property Appraisers record for 621 Duval Street indicate a one-story building commercial use building was permitted for construction in 1998 and completed in 1999 .

With respect to section 108-998, *Compact infill development and mixed-use development incentives*. The city recognizes the need to encourage the redevelopment of aging commercial properties located within the city in order to promote housing opportunities in proximity to existing employment centers, and alternative transportation routes. Such development shall be known as compact infill development.

In order to encourage urban infill projects that meet design principles and standards contained in Comprehensive Plan Policy 1-1.1.4 residential density bonuses shall be allowed as follows:

Existing or Proposed Commercial Development	Additional Density Allowed - Market Rate (MR) and Affordable Housing (AH)	
	MR	AH
1,000 s.f. of floor area	0 MR	1 AH
5,000 s.f. of floor area	0 MR	2 AH
10,000 s.f. of floor area	0 MR	3 AH
12,500 s.f. of floor area	1 MR	3 AH
15,000 s.f. of floor area	2 MR	4 AH
20,000 s.f. of floor area	3 MR	5 AH
25,000 s.f. of floor area	4 MR	6 AH
30,000 s.f. of floor area	5 MR	6 AH

a) *Mixed use redevelopment*: For development including commercial floor area, provide secure lockable bicycle storage area. Provide a posted web address about transit options.

With respect to the Comprehensive Plan Policy 1-1.1.5, *Table*. In order to prevent an inadvertent increase in maximum density or intensity that might result from combining multiple zoning districts into a single Future Land



THE CITY OF KEY WEST – PLANNING DEPARTMENT

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Use District, the maximum amount of dwelling units per acre and floor area ratio are established as of January 1, 2012. Social service special needs and group homes shall be measured in FAR, not units per acre.

HIGH DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HRCC-1) Historic Residential Commercial Core- Duval Street Gulfside District	Maximum of 22 dwelling units per acre.	Maximum FAR of 1.0	Allowable uses in areas zoned HRCC are in accordance with Policy 1-1.1.8.

With respect to section 122-28 (b) *Dwelling units (residential)*. Residential dwelling units may be replaced at their existing nonconforming density, location and three-dimensional building envelope. Dwelling units involuntarily destroyed do not require variances to be reconstructed or replaced. If a voluntary reconstruction or replacement occurs and if the dwelling units exist or existed in a noncomplying building or structure, the reconstruction or replacement that increases the nonconformity of the building or structure shall require a variance granted by the planning board. In a voluntary reconstruction of a structure on a corner lot, the property owner must apply to the planning board for all necessary setback variances. All noncomplying accessory structures to the principal building or structure (e.g., a shed, pool, fence, etc., but not including a condominium clubhouse) shall also require a variance in order to be enlarged, reconstructed or replaced, either voluntarily or involuntarily. If a proposed reconstruction or replacement would not otherwise require a variance but would add a new building or structure to the site to accommodate allowed density, a variance shall be required for the additional building or structure. A residential building in which one or more units hold a residential transient use business tax receipt shall be deemed residential for the purposes of this section. Variances which would increase density or intensity beyond that maximum allowed on the particular property or lot by the land development regulations shall be prohibited.

With respect to section 122-28 (c) *Dwelling units (transient)*. Transient dwelling units may be replaced at their existing nonconforming density so long as the reconstruction or replacement complies with all zoning district regulations, review procedures and performance criteria contained in the land development regulations. No variances shall be granted to accommodate such reconstruction or replacement; provided, however, that a variance may be granted to setbacks only if existing setback regulations would create undue hardship.

With respect to section 122-28 (e), *Mixed use properties*. If a property contains both a dwelling unit and a commercial use, its reconstruction or replacement shall be governed, separately, under each applicable subsection set forth in this section.

With respect to section 122-28, (f) *Historic district*. Notwithstanding any other subsection contained in this section, if a noncomplying building or structure is a contributing building or structure according to the historic architectural review commission (HARC) and it is involuntarily destroyed, such building or structure may be reconstructed or replaced without a variance so long as it is to be rebuilt in the three-dimensional footprint of the original building and built in historic vernacular as approved by the historic architectural review commission.

With respect to section 122-28 (g), *Miscellaneous*. With respect to subsections (a) through (f) of this section, the development review committee and the planning board, in evaluating petitions for variance, shall balance the need to protect life and property with the need to preserve the economic base of the community. Under no circumstances shall a voluntarily or involuntarily destroyed nonconforming use or noncomplying building or structure be replaced to a degree or level that increases or expands the prior existing nonconforming use or noncomplying building or structure.



THE CITY OF KEY WEST – PLANNING DEPARTMENT

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With respect to section 122-1470 (a) *Accessory unit infill*. In all mixed-use zoning districts of the city, the city shall encourage the addition of affordable work force housing on the same site as commercial properties and institutions to promote employee housing. Such development shall be known as accessory unit infill. Tenants shall be eligible persons under section 122-1469. Applicants under this section may provide two bicycle or scooter parking spaces per unit as an alternative to applying to the planning board for parking variances. Provided that units of 600 square feet or less are treated as an 0.78 equivalent unit and all units provided must be made available through the city's building permit allocation system.

In summary, this letter establishes mixed-use of commercial and residential units existed on the properties.

Please do not hesitate to call or email me with any questions or comments.

Regards,

A handwritten signature in black ink that reads "Roy Bishop". The signature is written in a cursive, flowing style.

Roy Bishop,
Planning Director

Authorization and Verification Forms



**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, Shlomo D'Jamal / Charles Ittah / Uri Gamal as
Please Print Name of person with authority to execute documents on behalf of entity

MGR of 619 Duval Company LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Owen Trepanier, 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 of entity owner

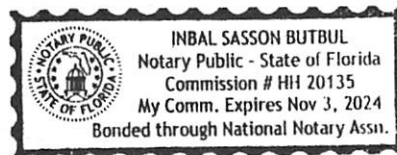
Subscribed and sworn to (or affirmed) before me on this 8/28/2023
Date

by CHARLES ITTAH
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented F300-140-65-083-0 as identification.

Inbal Sasson Butbul
Notary's Signature and Seal

CHARLES ITTAH
Name of Acknowledger typed, printed or stamped



HH 20135
Commission Number, if any



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

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:

619-621 Duval St, Key West (RE #00012380-000000)
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.

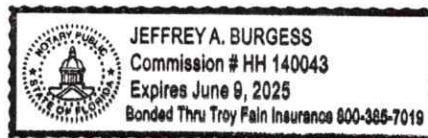
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 8/17/23 by
date
OWEN TREPANIER
Name of Applicant

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

Notary's Signature and Seal

JEFFREY A BURGESS
Name of Acknowledger typed, printed or stamped



HH 140043
Commission Number, if any

Deed

This Document Prepared By:
JOHN M. SPOTTSWOOD, JR.
SPOTTSWOOD, SPOTTSWOOD and SPOTTSWOOD
500 FLEMING STREET
KEY WEST, FL 33040

926154

OFF REC | 3814 PAGE | 262

5100
157500

Parcel ID Number: 00012380-000000
Grantee #1 TIN:

157500
1-8-96
MONROE COUNTY
CLERK CIR. CT.
Patricia A. Walters

Warranty Deed

This Indenture, Made this 2nd day of January, 1996 A.D., Between DAVID J. ANTINUCCI, a single man,

of the County of MONROE, State of Florida, grantor, and 619 DUVAL CO., INC., a corporation existing under the laws of the state of FLORIDA

whose address is: 423 Front Street, KEY WEST, Florida 33040

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

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTEE in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in the County of MONROE State of Florida to wit:

A part of Lot 4, Square 61, according to a map of the City of Key West, by William A. Whitehead, delineated in February 1829, A.D., and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Northeasterly right-of-way line of Duval Street and the Southwesterly right-of-way line of Angela Street, thence Northwesterly along the said Northeasterly right-of-way right-of-way line of Duval Street for 143.00 feet to the Point of Beginning; thence continue Northwesterly along the said Northeasterly right-of-way line of Duval Street for 11.61 feet; thence at a right angle and in a Northeasterly direction and thru a comon wall for 90.00 feet; thence at a right angle and in a Southeasterly direction for 11.61 feet; thence at a right angle and in a Southwesterly direction for 90.00 feet to the said Northeasterly right-of-way line of Duval Street and the Point of Beginning.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

John M. Spottswood, Jr.
JOHN M. SPOTTSWOOD, JR.,
Witness
Patricia A. Walters
PATRICIA WALTERSON
Witness

David J. Antinucci (Seal)
DAVID J. ANTINUCCI
P.O. Address 621 Duval St., KEY WEST, FL. 33040

FILED FOR RECORD
JAN 8 1996
MONROE COUNTY FLA

Recorded in Official Records
in Monroe County, Florida
Record Book 100
DANNY L. KOLHAGE
Clerk Circuit Court

STATE OF FLORIDA
COUNTY OF MONROE
The foregoing instrument was acknowledged before me this 2nd day of January, 1996 by DAVID J. ANTINUCCI, a single man,

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

PATRICIA A. WALTERSON
MY COMMISSION # CC 230282
EXPIRES: October 25, 1996
Bonded thru Notary Public Underwriters

Patricia A. Walters
PATRICIA WALTERSON
NOTARY PUBLIC
My Commission Expires: 10/25/96

Property Card

Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID 00012380-000000
 Account# 1012726
 Property ID 1012726
 Millage Group 10KW
 Location 621 DUVAL St, KEY WEST
 Address
 Legal KW PT LOT 4 SQR 61 H3-256 OR75-145/46 OR89-220/21 OR534-225 OR574-927
 Description OR625-517 OR949-843 OR951-2387/88 OR1040-1410/11 OR1169-2073/74 OR1169-2075/76 OR1384-1262
 (Note: Not to be used on legal documents.)
 Neighborhood 32050
 Property Class RETAIL-SINGLE TENANT (1100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

619 DUVAL COMPANY
 C/O DUVAL GROUP
 7820 PETERS RD STE E104
 Plantation FL 33324

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$401,238	\$401,238	\$417,504	\$417,504
+ Market Misc Value	\$198	\$198	\$198	\$198
+ Market Land Value	\$2,353,758	\$2,353,758	\$962,901	\$962,901
= Just Market Value	\$2,755,194	\$2,755,194	\$1,380,603	\$1,380,603
= Total Assessed Value	\$1,670,529	\$1,518,663	\$1,380,603	\$1,380,603
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,755,194	\$2,755,194	\$1,380,603	\$1,380,603

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$2,353,758	\$401,238	\$198	\$2,755,194	\$1,518,663	\$0	\$2,755,194	\$0
2021	\$962,901	\$417,504	\$198	\$1,380,603	\$1,380,603	\$0	\$1,380,603	\$0
2020	\$962,901	\$417,504	\$198	\$1,380,603	\$1,380,603	\$0	\$1,380,603	\$0
2019	\$962,901	\$417,504	\$198	\$1,380,603	\$1,332,763	\$0	\$1,380,603	\$0
2018	\$962,901	\$395,960	\$198	\$1,359,059	\$1,211,603	\$0	\$1,359,059	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	7,508.00	Square Foot	0	0

Buildings

Building ID	39551	Exterior Walls	C.B.S.
Style		Year Built	1999
Building Type	1 STY STORE-A / 11A	EffectiveYearBuilt	2001
Building Name		Foundation	
Gross Sq Ft	1970	Roof Type	
Finished Sq Ft	1970	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	
Perimeter	320	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	2
Depreciation %	30	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,970	1,970	0
TOTAL		1,970	1,970	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1996	1997	4 x 28	1	112 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1991	\$430,000	Warranty Deed		1169	2073	Q - Qualified	Improved		
1/1/1988	\$350,000	Warranty Deed		1040	1410	Q - Qualified	Improved		

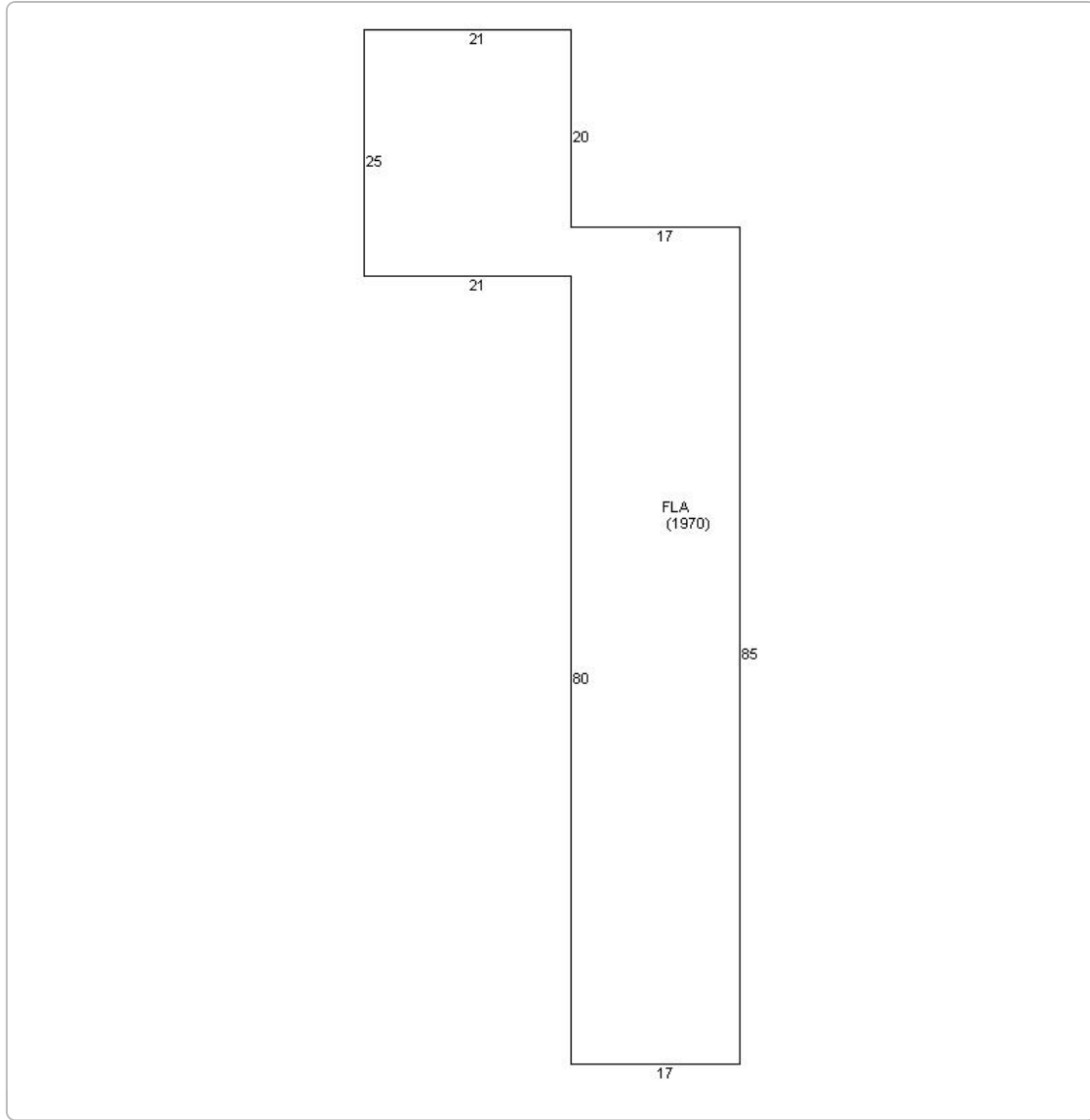
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-2244	8/16/2021		\$12,000	Commercial	REMOVE AND REPLACE EXISTING 10 TON A/C UNIT. N.O.C. RECEIVED 8/18/2021. HARC INSPECTION REQUIRED. GH 8/5/2021 10:37:16 AM (TERRY RICHARDSON) UNIT TO BE STRAPPED TO THE WALL BRACKET AS INSTRUCTION BY THE INSTALLATION INSTRUCTIONS FOR THE WALL BRACKET.
BLD2020-2926	10/19/2020	2/17/2021	\$13,850	Commercial	INSTALL 375SQ HYDROSTOP RUBBER MEMBRANE ROOFING TO FLAT ROOF
BLD2019-1788	7/24/2019	11/2/2019	\$3,900	Commercial	Installation of 2x4 20 gauge metal framing to frame viewing room. Installation of fire code drywall on all new framing.
BLD2019-1790	7/24/2019	11/2/2019	\$4,300	Commercial	Installation of two battery backup lights
BLD2019-1792	7/24/2019	11/2/2019	\$1,525	Commercial	Installation of rough duct for 8x16 transfer grill in the ceiling & spiral duct tape to the viewing room.
BLD2019-1923	6/26/2019	8/8/2019	\$1,544	Commercial	FABRICATE AND INSTALL NEW AWNING FABRIC OVER EXISTING AWNING FRAME OVER STORE FRONT APPROX. 138" WIDE BY 5" PROJECTION.
11-0656	3/9/2011		\$500	Commercial	new sign
09-0577	2/25/2009		\$600	Commercial	INSTALL 2 EXIT LIGHTS AND ONE SMOKE ALARM
09-0495	2/23/2009		\$1,800	Commercial	INSTALL OF METAL FRAME AND AWNING
09-0492	2/20/2009		\$2,300	Commercial	BUILD TWO 13' X 10' NON BEARING WALLS USING METAL STUDS & 5/8 DRYWALL
05-4417	10/5/2005	11/2/2005	\$8,171	Commercial	INSTALL & SUPPLY BLACK MARBLE & NEW CARPET
05-4314	10/4/2005	11/2/2005	\$1,500	Commercial	EMERGENCY ELECTRICAL REPAIRS
05-3820	9/22/2005	11/2/2005	\$2,400	Commercial	INSTALL WATER LINE & CONNECT SEWER LINE FOR FUTURE
0001837	7/19/2000	11/1/2000	\$1,500	Commercial	HURRICANE PANELS
0001331	5/18/2000	11/1/2000	\$1,500	Commercial	PAINT FACADE
9903908	11/29/1999	11/1/2000	\$4,000	Commercial	SECURITY ALARM
9903358	10/8/1999	11/17/1999	\$43,000	Commercial	BUILDOUT OF STORE
9903024	9/20/1999	10/19/1999	\$90,000	Commercial	BUILDOUT OF STORES
9900856	3/10/1999	11/17/1999	\$750	Commercial	AWNINGS
9801437	6/22/1998	11/17/1999	\$220,000	Commercial	NEW 1 STORY BUILDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/2/2023, 4:04:19 AM

Contact Us



SunBiz



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
619 DUVAL COMPANY, LLC

Filing Information

Document Number	L17000121119
FEI/EIN Number	65-0261066
Date Filed	06/02/2017
Effective Date	05/09/1991
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	06/02/2017
Event Effective Date	NONE

Principal Address

7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Changed: 05/31/2018

Mailing Address

7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Changed: 05/31/2018

Registered Agent Name & Address

ITTAH, CHARLES
7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Address Changed: 01/22/2019

Authorized Person(s) Detail

Name & Address

Title MGR

D'JAMAL, SHLOMO
7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Title MGR

ITTAH, CHARLES
7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

Title MGR

GAMAL, URI
7820 PETERS ROAD UNIT E-104
PLANTATION, FL 33324

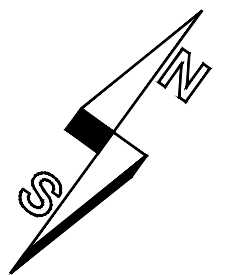
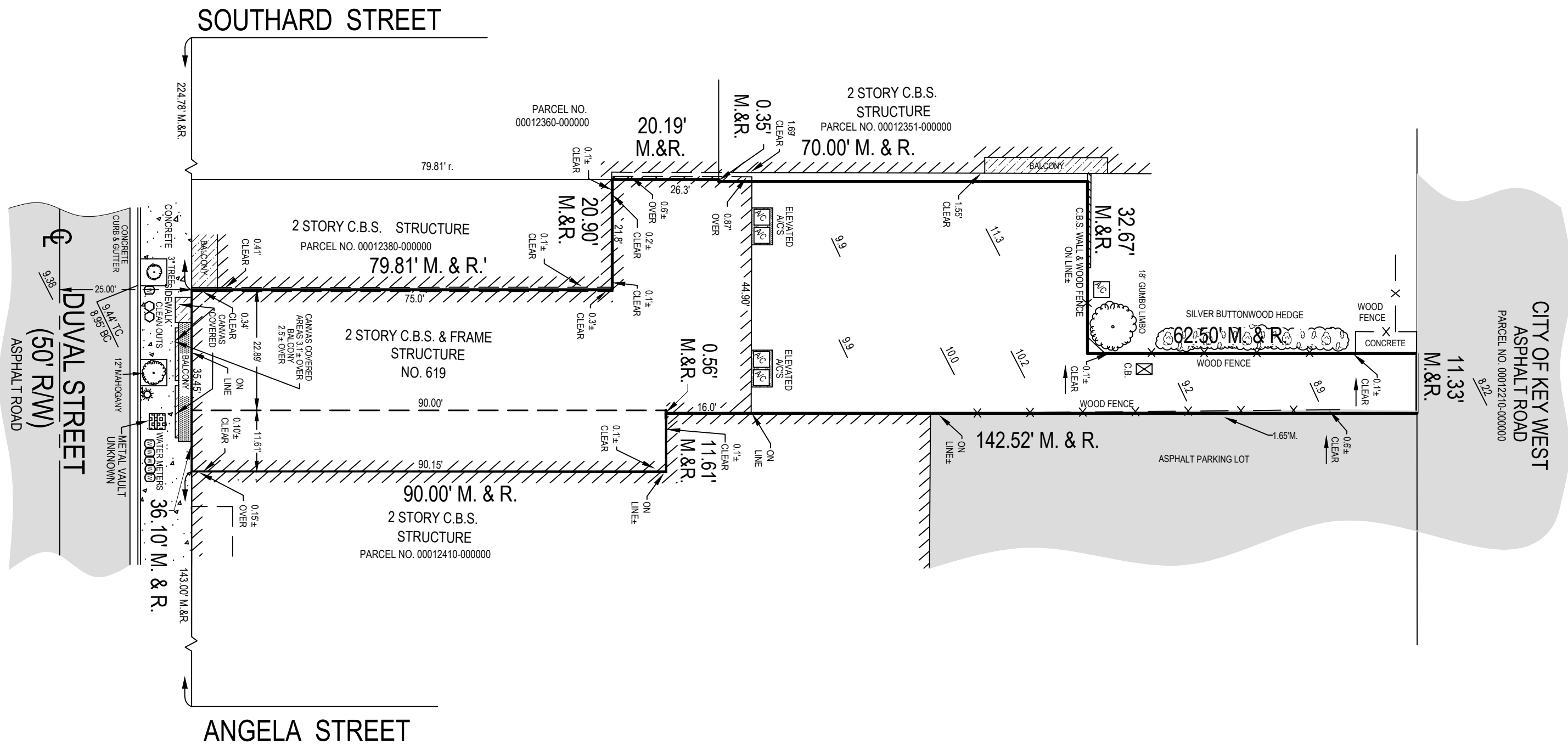
Annual Reports

Report Year	Filed Date
2021	02/11/2021
2022	01/27/2022
2023	02/21/2023

Document Images

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01/22/2019 -- ANNUAL REPORT	View image in PDF format
01/10/2018 -- ANNUAL REPORT	View image in PDF format
06/02/2017 -- Florida Limited Liability	View image in PDF format

Survey and Plans



SURVEYORS NOTE:
 THIS IS SHEET 2 OF 2
 THIS SURVEY IS NOT VALID,
 NOR FULL OR COMPLETE
 WITHOUT ATTACHED SHEET 2



MONROE COUNTY SURVEYING & MAPPING, INC
 SURVEYORS & MAPPERS, CIVIL ENGINEERS
 A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)
 3152 NORTHSIDE DRIVE #201 KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236
 PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM
 MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

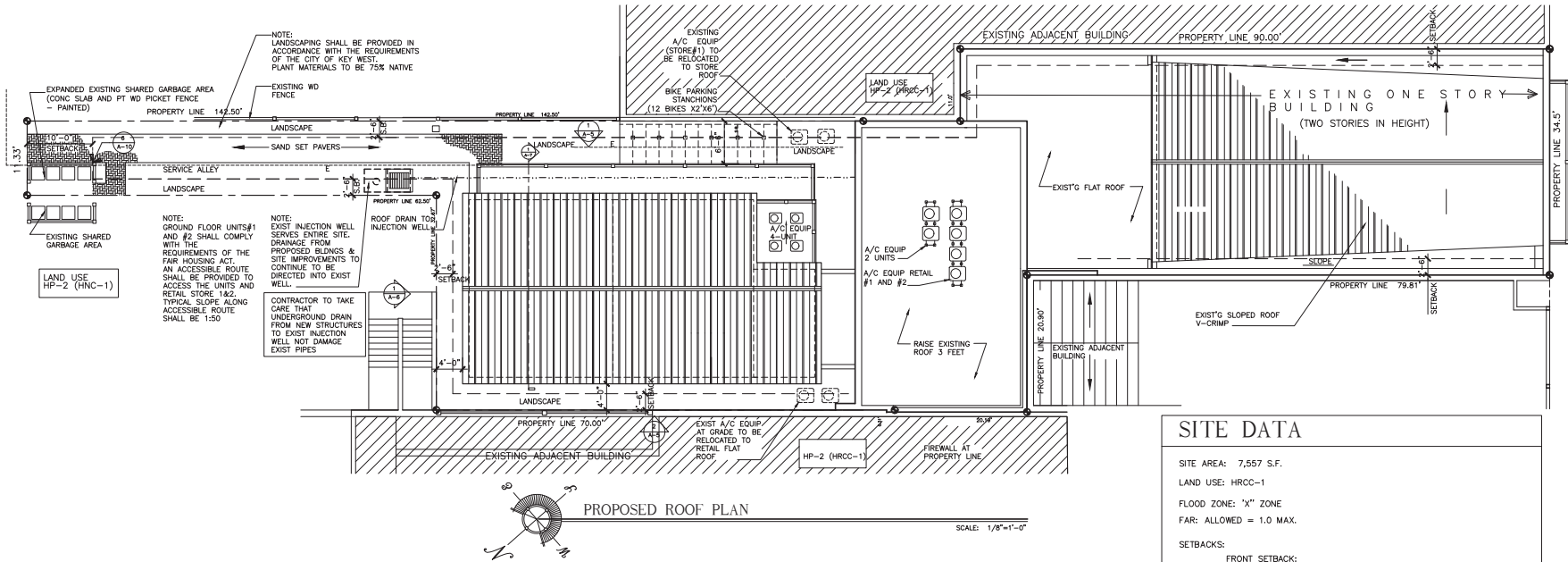
PROJECT: **619 DUVAL COMPANY**
619/621 DUVAL STREET
KEY WEST, FL 33040
 DATE: 11/01/18

Eddie A. Martinez
EDDIE A. MARTINEZ
 PROFESSIONAL SURVEYOR AND
 MAPPER NO. L86755
 STATE OF FLORIDA

JOB No.	N/A	DRAWN:	DRF
FIELD BOOK:	N/A	REVISED:	EAM
SCALE:	1"=20'	SHEET No.	2 OF 2

REVISIONS

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.
 CAD FILE:
 \\Fred\Island_Surveying_Data\Data\MCSM\Drawings\Key West\Block 54\619 DUVAL 11.2.18.dwg



UNIT DATA

PROPOSED UNITS
UNIT #1 = 755 S.F.
UNIT #2 = 436 S.F.
UNIT #3 = 566 S.F.
UNIT #4 = 755 S.F.
UNIT #5 = 436 S.F.
UNIT #6 = 1,153 S.F.
TOTAL UNITS = 4,101 S.F. (ENCLOSED S.F.)

Parking Demand	Commercial Retail	Residential	Total Parking Required
Existing	0 Motor Vehicles Spaces	0 Motor Vehicles Spaces	0
Proposed	0 Motor Vehicles Spaces	0 Motor Vehicles Spaces	0

SITE DATA

SITE AREA: 7,557 S.F.

LAND USE: HRCC-1

FLOOD ZONE: "X" ZONE

FAR: ALLOWED = 1.0 MAX.

SETBACKS:

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

SIDE SETBACK (NORTHWEST):
 REQUIRED = 2'-6"
 EXISTING = 0'-0" (EXISTING BUILDING)
 PROPOSED = 0'-0" (EXISTING BUILDING)
 4'-0" (NEW REAR BUILDING)

SIDE SETBACK (SOUTHEAST):
 REQUIRED = 2'-6"
 EXISTING = 0'-0" (EXISTING BUILDING)
 PROPOSED = 0'-0" (EXISTING BUILDING)
 6'-6" (NEW REAR BUILDING)

SIDE SETBACK (NORTHEAST):
 REQUIRED = 2'-6"
 EXISTING = 0'-0" (EXISTING BUILDING)
 PROPOSED = 0'-0" (EXISTING BUILDING)
 4'-0" (NEW REAR BUILDING)

REAR SETBACK:
 REQUIRED = 10'-0"
 EXISTING = 126'-5" (EXISTING BUILDING)
 PROPOSED = 126'-5" (EXISTING BUILDING)
 67'-6" (NEW REAR BUILDING)

BUILDING COVERAGE AREA:
 ALLOWED: 3,778.5 S.F. (50% MAX.)
 EXISTING: 4,029.2 S.F. (53.3%)
 PROPOSED: 5,925.3 S.F. (78.4%)

IMPERVIOUS AREA:
 ALLOWED: 5,290 S.F. (70% MAX.)
 EXISTING: 4,737.3 S.F. (62.68%)
 PROPOSED: 6,497 S.F. (85.9%)

LANDSCAPE AREA:
 REQUIRED: 1,155 S.F. (20% MIN.)
 EXISTING: 0.00 S.F. (0.00%)
 PROPOSED: 1,060 S.F. (14%)

OPEN SPACE AREA:
 REQUIRED (EXISTING): 1,155 S.F. (20% MIN.)
 REQUIRED (PROPOSED): 2,126 S.F. (28.13% MIN.)

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
32040

TEL: 905 296-6302
FAX: 905 296-1033

LICENSE NO.
AR 13537

619 DUVAL ST.
NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST, FL.

SEAL

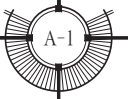
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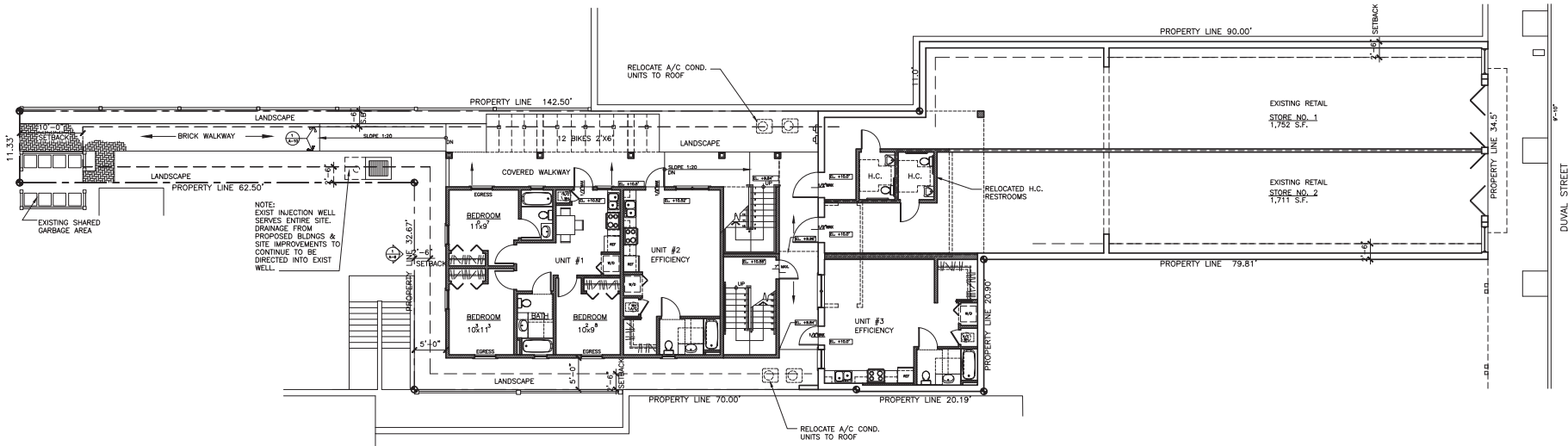
REVISIONS
N/0-18-2024 REVISION *1

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EMA

PROJECT NUMBER
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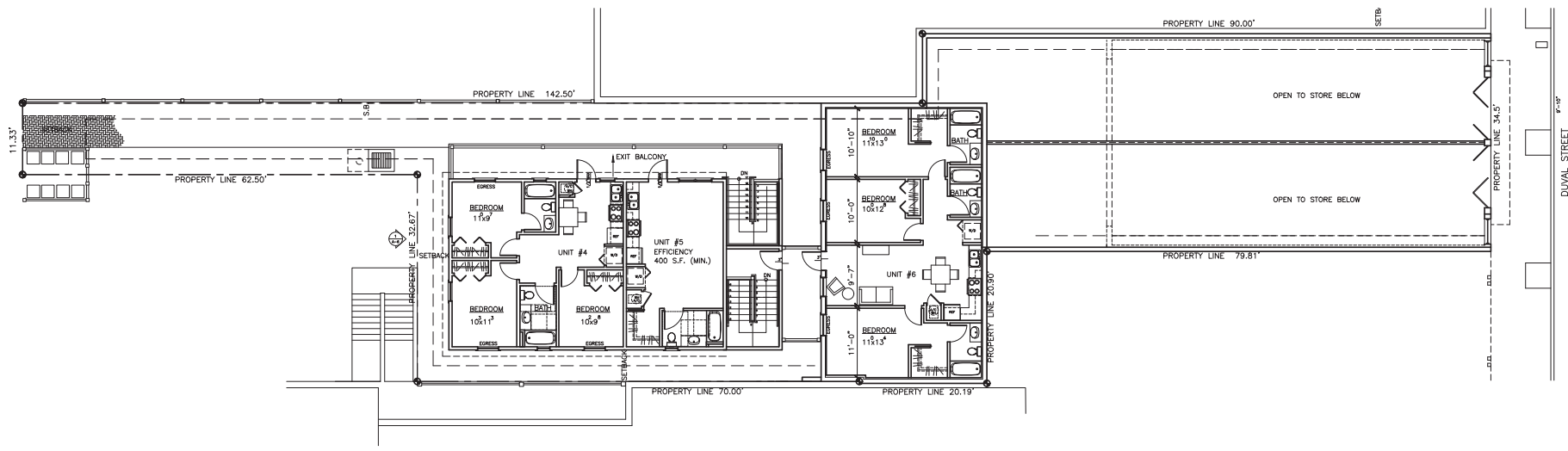
619 DUVAL ST. NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST, FLORIDA





PROPOSED SITE PLAN - FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

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SEAL

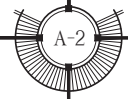
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10-18-2024 REVISION #1

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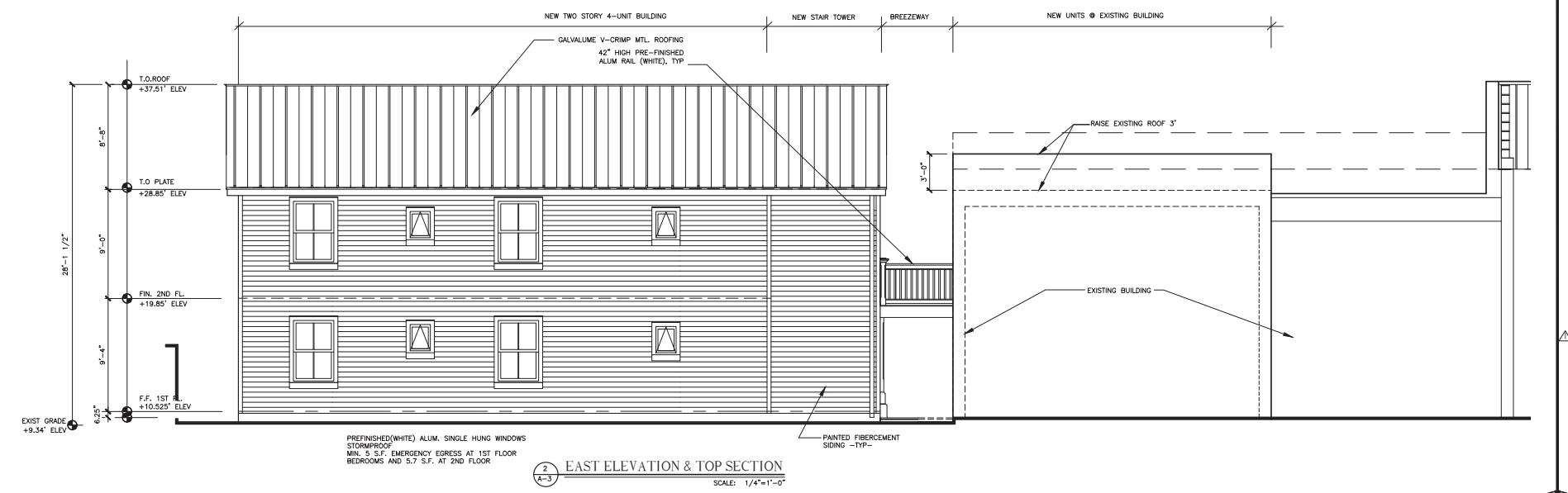
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619 DUVAL ST.
KEY WEST - FL.



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



2 EAST ELEVATION & TOP SECTION
SCALE: 1/4"=1'-0"

SEAL _____

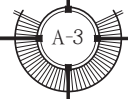
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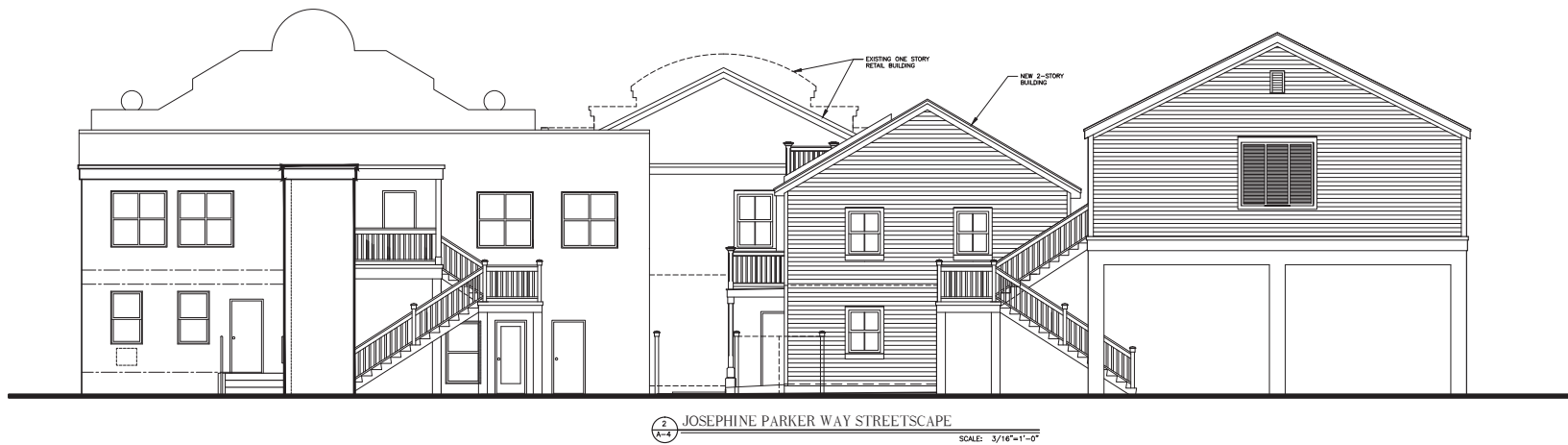
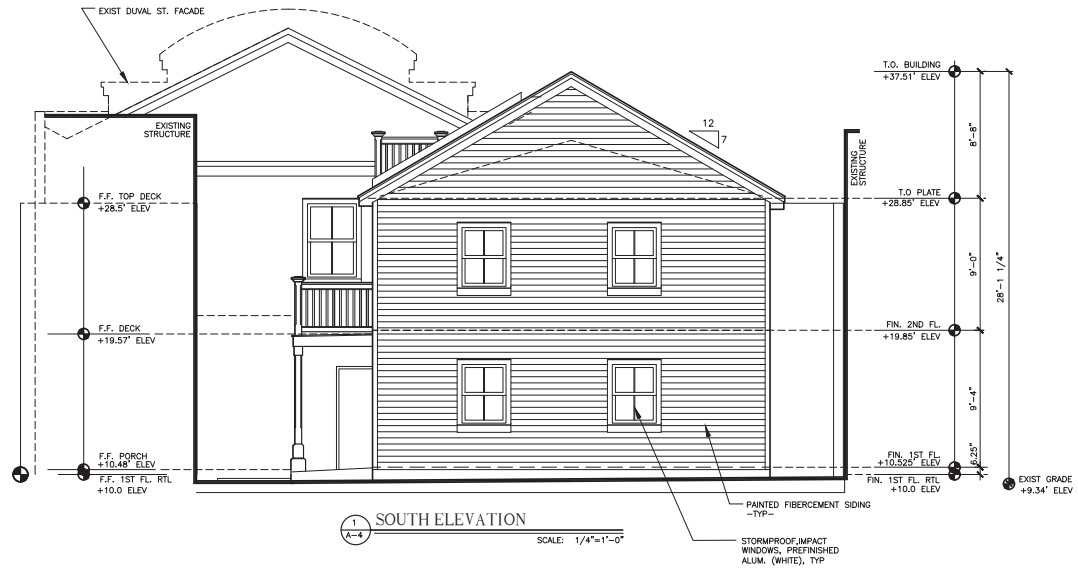
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619 DUVAL ST. NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST, FLORIDA





619 DUVAL ST. NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST, FLORIDA



	CRITERIA	SPECIAL REQUIREMENTS/ COMPLIANCE	STATUS	FBC 2023 REFERENCE	
A	USE AND OCCUPANCY			CHAPTER 3	
	RETAIL STORE (MERCANTILE GROUP M) - EXISTING			309	
	RESIDENTIAL R-2 (APARTMENTS) - NEW			310	
B	GENERAL BUILDING HEIGHTS/ AREAS/ CONSTRUCTION			CHAPTERS 4-6	
	RESIDENTIAL R-2, MERCANTILE GROUP M	REQUIRED AUTOMIC FIRE SPRINKLER SYSTEM REQUIRED SMOKE AND FIRE ALARM SYSTEMS		420.1-420.5 CHAPTER 6	
	CONSTRUCTION TYPE: VB, SPRINKLERED				
	BUILDING HEIGHT: (TYPE VB) (SPRINKLERED) TYPE- VB = 60' (R-2) 60' (M)	BUILDING HEIGHT = 35' MAX.	OK	TABLE 504.3	
	BUILDING STORIES: (TYPE VB) (SPRINKLERED) TYPE- VB= 2 STORY MAX (R-2) 3 STORY MAX (M)	BUILDING STORIES = 2 STORIES	OK	TABLE 504.4	
	BUILDING AREA: (TYPE VB) (SPRINKLERED) TYPE-VB = 21,000 S.F./FLOOR (R-2) 27,000 S.F./FLOOR (M)	BUILDING AREA: FIRST LEVEL: ENCLOSED = 5,463 SQFT COVERED = 384.5 SQFT SECOND LEVEL: ENCLOSED = 2,587.65 SQFT COVERED = 384.5 SQFT	OK	TABLE 506.2	
	SEPARATION REQUIREMENTS FOR DIFFERENT OCCUPANCY TYPES			CHAPTERS 4 & 5	
	R-2 TO M (FLORIDA BUILDING CODE)	1-HOUR FIRE SEPARATION	1-HR PROVIDED	OK TABLE 508.4	
	D	FIRE RESISTANT RATINGS FOR BUILDING ELEMENTS			CHAPTERS 6 & 7
		STRUCTURAL FRAME: TYPE VB	0-HRS		OK TABLE 601
BEARING WALLS					
		EXTERIOR: VB= 0 HRS		OK TABLE 601	
		INTERIOR: VB= 0 HRS		OK TABLE 601	
NON-BEARING INTERIOR		0HRS		OK TABLE 601	
FLOOR CONSTRUCTION:		TYPE- VB	0 HRS	OK TABLE 601	
ROOF/CEILING CONSTRUCTION:					
		TYPE- VB= 0 HR		OK TABLE 601	
SHAFT CONSTRUCTION:				OK 713.4	
		INTERIOR EGRESS STAIRS	2 STORY = 1HR (1 HR PROVIDED)		
OPENINGS IN EXTERIOR WALLS (SPRINKLERED BLDG.)		3' TO LESS THAN 5' SEPARATION = 15% 5' - 10' SEPARATION = 25%		OK TABLE 705.8	
FIRE RESISTANT RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE- TYPE VB				OK TABLE 705.5	
X < 5'-0"		(M)= 2 HRS, (R)= 1 HR	2-HRS. PROVIDED	OK	
5'-0" ≤ X < 10'-0"		1 HR		OK	
10'-0" ≤ X < 30'-0"		TYPE VB = 0HRS REQUIRED		OK	
X ≥ 30'-0"		TYPE VB = 0HRS REQUIRED		OK	
E		MEANS OF EGRESS			CHAPTER 10
	OCCUPANT LOAD:			TABLE 1004.5	
	M = 60 S.F. GROSS/PERSON, 300 GROSS (STORE, STOCK)	3,463 S.F./60 = 57.7 (58 PEOPLE)			
	R-2 = 200 S.F. GROSS/PERSON	4,101 S.F./200 = 20.5 (21 PEOPLE)			
	EGRESS COMPONENT WIDTH	MIN. 0.2" PER OCCUPANT = 15.8" MIN.	36" PROVIDED	OK 1005.3.2	
	TOTAL EXITS	R-2: 1- EXIT ALLOWED PER TABLE 1006.2.1 AND 1006.3.3 1- EXIT 1HR PROVIDED (ALSO 1-EXIT ALLOWED PER 7.12.2 LIFE SAFETY CODE) M: ONE EXIT ALLOWED IF OCCUPANCY LOAD IS 49 OR LESS AND COMMON PATH IS LESS THAN 75' (COMMON PATH IS 108' SO 2-EXITS PROVIDED).		OK TABLE 1006.2.1, 1006.3.3 (1+2)	
	DOOR CLEAR WIDTH	REQUIRED MIN 32"	36" PROVIDED	OK 1010.1.1	
	MINIMUM CORRIDOR WIDTH	REQUIRED MIN 44"	60" PROVIDED	OK TABLE 1020.3	
	COMMON PATH:	R-2 = 125'-0" MAX (SINGLE EXIT, 4 UNITS MAX.) ACTUAL: 67'-0" M = 75'-0" MAX. (SINGLE EXIT, 49 PEOPLE MAX.) 2 EXITS PER STORE PROVIDED ACTUAL: 57'-0"		OK TABLE 1006.3.3(1) OK TABLE 1006.2.1, 1006.3.3 (2)	
	EXIT EGRESS TRAVEL DISTANCE	SEE LIFE SAFETY PLAN FOR ALL DISTANCES			
		SPRINKLERED R-2 = 250'-0" MAX. GREATEST ACTUAL: 172'-0"		OK TABLE 1017.2	
		SPRINKLERED M = 250'-0" MAX. GREATEST ACTUAL: 168'-0"		OK TABLE 1017.2	

FIRE SPRINKLER SYSTEM

CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED & SEALED BY A FLORIDA REGISTERED ENGINEER FOR A COMPLETE FIRE SPRINKLER SYSTEM TO CODE FOR THE EXISTING AND PROPOSED BUILDINGS, INCLUDING THE FIRE ALARM SYSTEM FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.

LIFE SAFETY LEGEND

	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STROBE
	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
	FIRE EXTINGUISHER (NON-RECESSED)
	FIRE EXTINGUISHER
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL: 305-296-6302
FAX: 305-296-1033

LICENSE NO.
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619 DUVAL ST.
NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST - FL.

SEAL



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by William Horn
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16:45:00-04'00'

DATE
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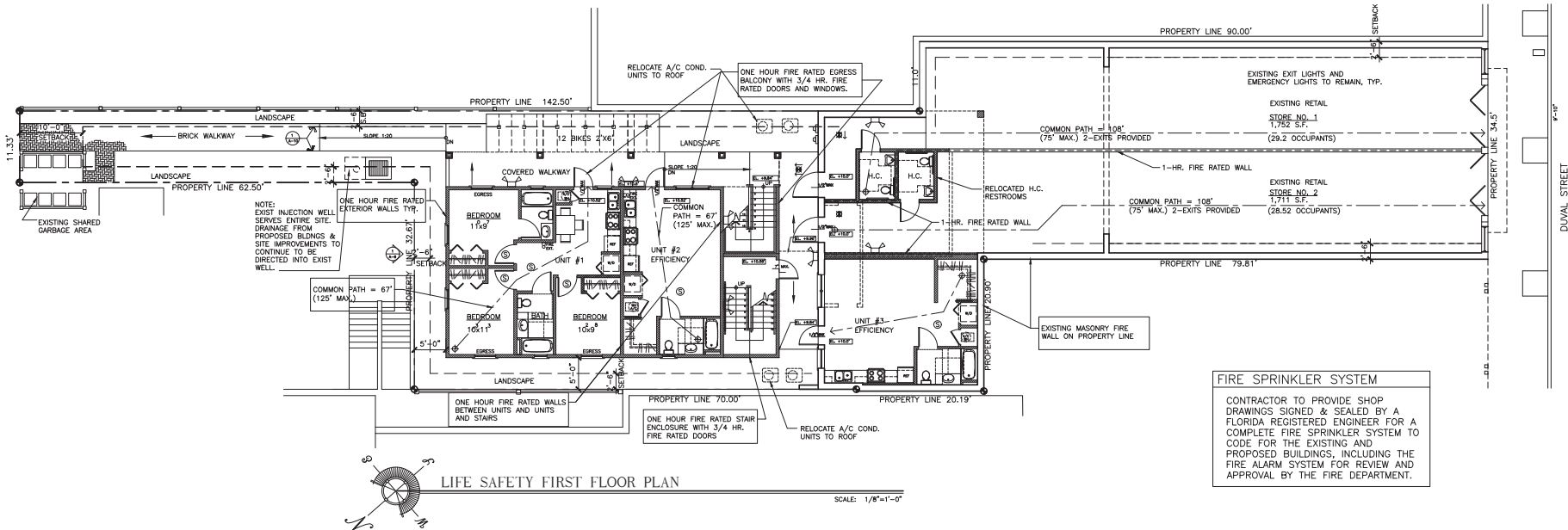
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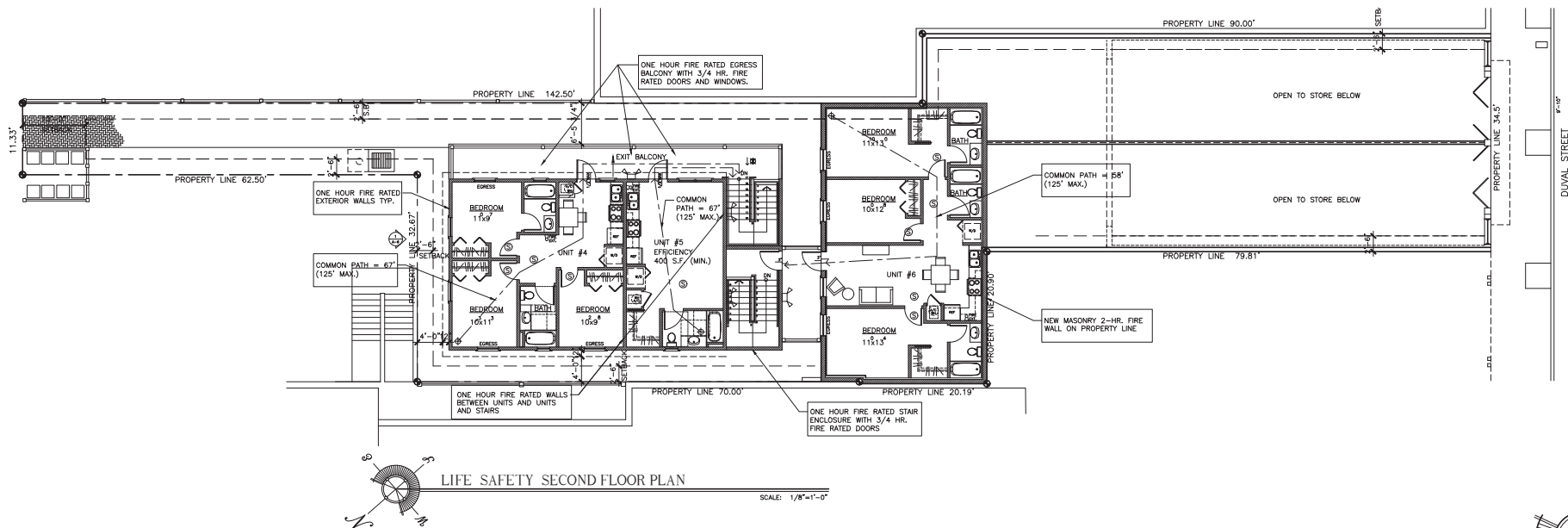


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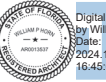
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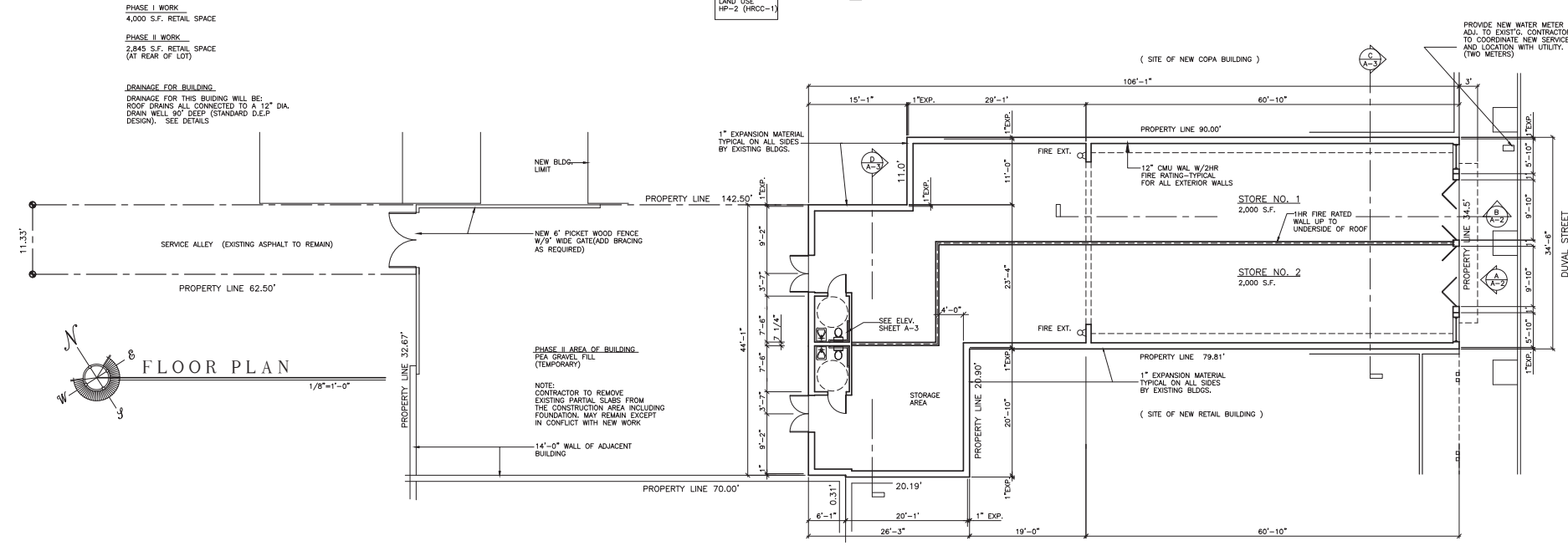
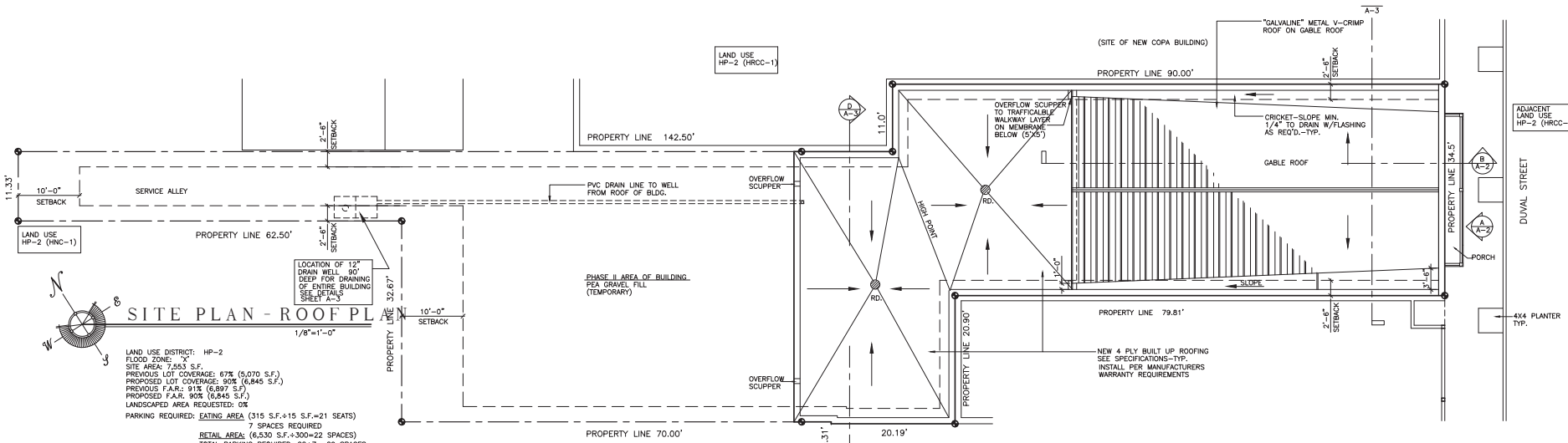
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WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
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33040
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REVISIONS
10-18-2024 REVISION #1

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619 DUVAL ST. NEW HOUSING UNITS
619 DUVAL ST.
KEY WEST , FLORIDA



REVISIONS:

DRC SUBMITTAL	01/22/2024

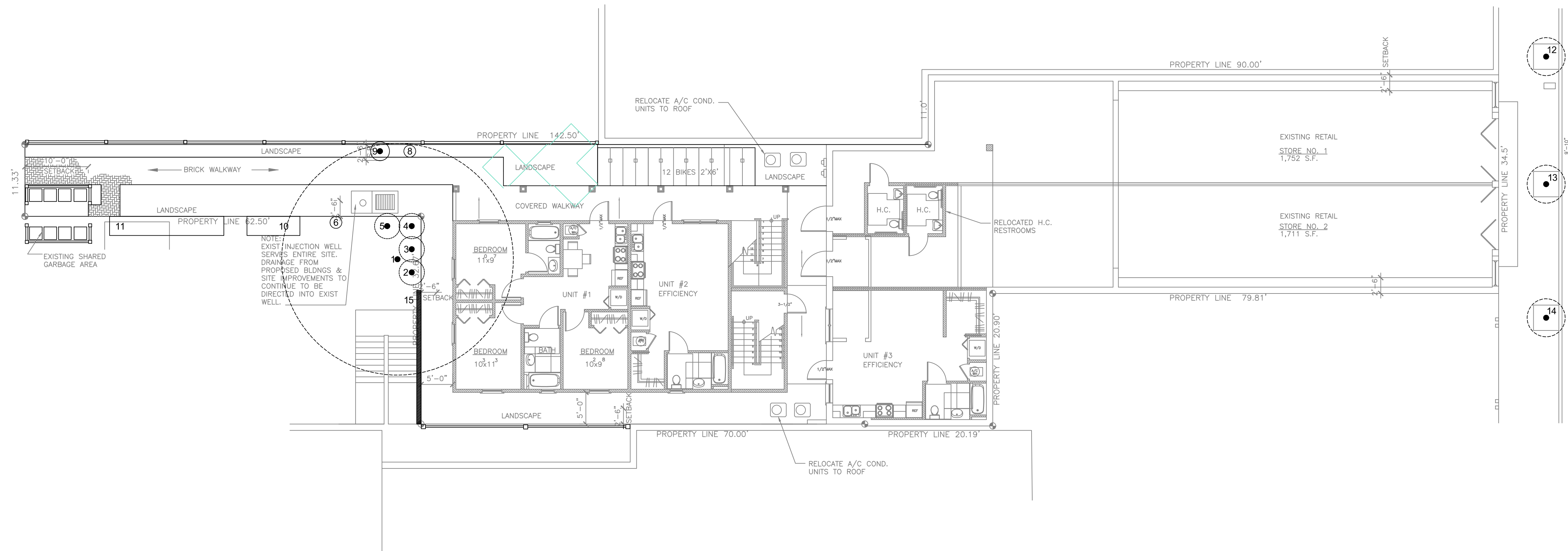
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 DATE: 01/22/2024
 DRAWN: KO/JLT
 CHECKED: JLT
 APPROVED:

REGISTRATION
 KEITH OROPEZA, PLA 1023

SCALE
 GRAPHIC SCALE 1" = 10'-0"
 NORTH

SHEET TITLE
 EXISTING LANDSCAPE
 PLAN

SHEET NUMBER
 LA-00



1 EXISTING LANDSCAPE PLAN
 Scale: 1"=10'-0"

No.	Plant Type	DBH (+1")	Location	Note(s)	Action
1	Gumbo Limbo	70"	620 Josephine Parker Rd	Single-trunked, canopy tree, at least 30' height	Remain; To be trimmed
2	Jamaica Caper	19.5"	620 Josephine Parker Rd	Multi-trunked, ornamental tree, under 15' height	Remain
3	Jamaica Caper	18.5"	620 Josephine Parker Rd	Multi-trunked, ornamental tree, under 15' height	Remain
4	Jamaica Caper	31.5"	620 Josephine Parker Rd	Multi-trunked, ornamental tree, under 15' height	Remain
5	Jamaica Caper	22"	620 Josephine Parker Rd	Multi-trunked, ornamental tree, under 15' height	Remain
6	Wild Coffee	N/A	620 Josephine Parker Rd	Shrub, under 3' height	Remain
8	Gumbo Limbo	2"	On Site	Pioneer, under 3' height	Remove
9	Woman's Tongue	14.5"	On Site	Single-trunked, ornamental tree, under 15' height	Remain
10	Silver Buttonwoods	N/A	620 Josephine Parker Rd	3+ multi-trunked, ornamental trees, under 15' height	Remain
11	Silver Buttonwoods	N/A	620 Josephine Parker Rd	6+ multi-trunked, ornamental trees, under 15' height	Remain
12	Sabal Palm	N/A	City ROW - Duval St	Single-trunked, palm tree, over 20' height; with pervious rubber material on ground	Remain
13	Mahogany	N/A	City ROW - Duval St	Single-trunked, palm tree, over 20' height; with pervious rubber material on ground	Remain
14	Tamarind	N/A	City ROW - Duval St	Single-trunked, palm tree, over 20' height; with pervious rubber material on ground	Remain
15	N/A	N/A	620 Josephine Parker Rd	Concrete wall, over 6' height	Remain

2 EXISTING LANDSCAPE PLANT LIST



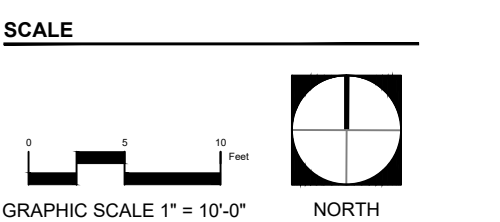
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DRC SUBMITTAL

CONSULTANTS

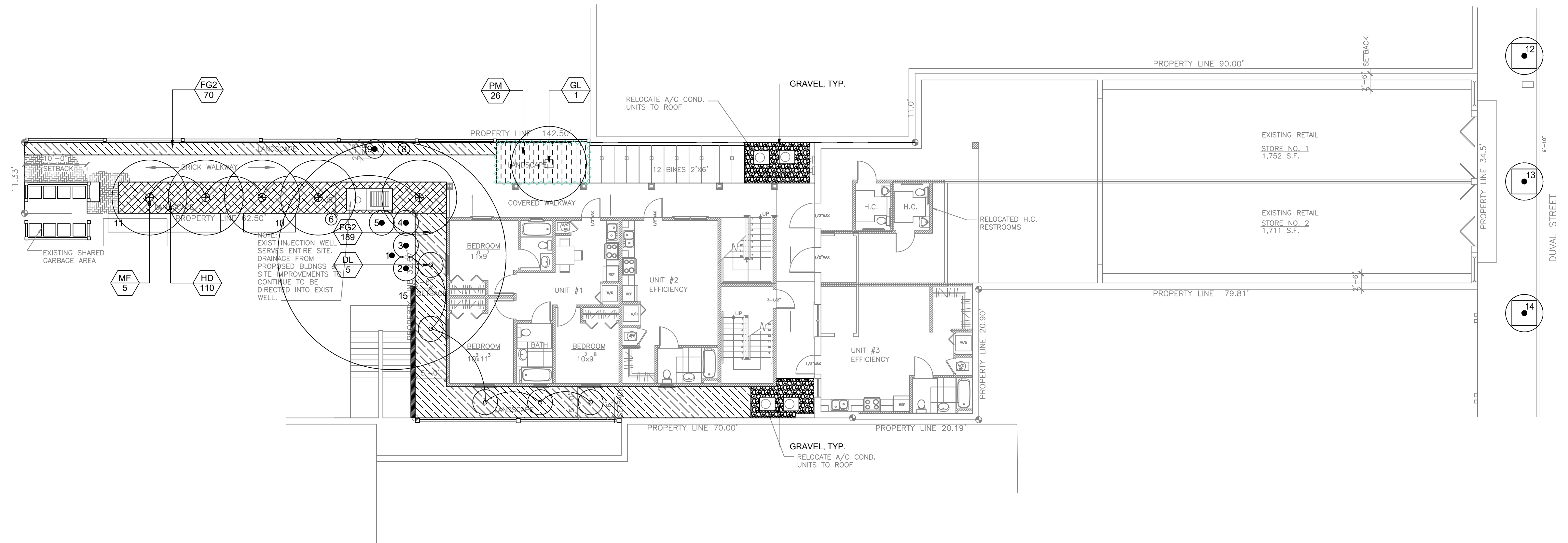
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CHECKED:	JLT
APPROVED:	
REGISTRATION	
SEAL	
KEITH OROPEZA, PLA 1023	



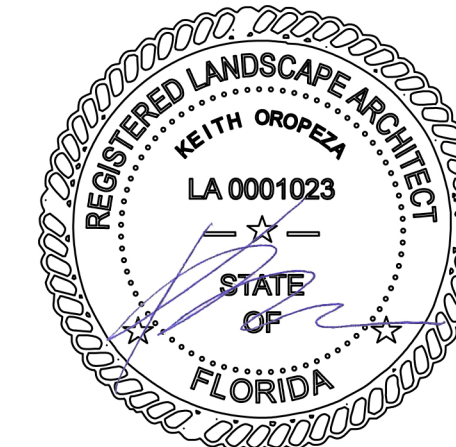
SHEET TITLE
**LANDSCAPE PLAN &
LANDSCAPE PLANT LIST**

SHEET NUMBER
LA-01



1 PROPOSED LANDSCAPE PLAN

Scale: 1"=10'-0"



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	SIZE	REMARKS
TREES							
(DL)	DL	5	DYPSIS LUTESCENS / ARECA PALM	25 GAL.			
(GL)	GL	1	GYMNANTHES LUCIDA / CRABWOOD		10'-12" HT., 2" CAL	10'-12" HT	
(MF)	MF	5	MYRCIANTHES FRAGRANS / SIMPSON'S STOPPER		3" CAL.	10'-12" HT. X 5'-6" SPRD., STANDARD	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	SPACING	REMARKS
SHRUB AREAS							
(FG2)	FG2	259	FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG	3 GAL.		18" o.c.	
(HD)	HD	110	HELIANTHUS DEBILIS / DUNE SUNFLOWER	3 GAL.		18" o.c.	
(PM)	PM	26	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	3 GAL.		24" o.c.	

No.	Plant Type	DBH (+1")	Location	Note(s)	Action
1	Gumbo Limbo	70"	620 Josephine Parker Rd	Single-trunked, canopy tree, at least 30' height	Remain; To be trimmed
2	Jamaica Caper	19.5"	620 Josephine Parker Rd	Multi-trunked, ornamental tree, under 15' height	Remain
3	Jamaica Caper	18.5"	620 Josephine Parker Rd	Multi-trunked, ornamental tree, under 15' height	Remain
4	Jamaica Caper	31.5"	620 Josephine Parker Rd	Multi-trunked, ornamental tree, under 15' height	Remain
5	Jamaica Caper	22"	620 Josephine Parker Rd	Multi-trunked, ornamental tree, under 15' height	Remain
6	Wild Coffee	N/A	620 Josephine Parker Rd	Shrub, under 3' height	Remain
8	Gumbo Limbo	2"	On Site	Pioneer, under 3' height	Remove
9	Woman's Tongue	14.5"	On Site	Single-trunked, ornamental tree, under 15' height	Remain
10	Silver Buttonwoods	N/A	620 Josephine Parker Rd	3+ multi-trunked, ornamental trees, under 15' height	Remain
11	Silver Buttonwoods	N/A	620 Josephine Parker Rd	6+ multi-trunked, ornamental trees, under 15' height	Remain
12	Sabal Palm	N/A	City ROW - Duval St	Single-trunked, palm tree, over 20' height; with pervious rubber material on ground	Remain
13	Mahogany	N/A	City ROW - Duval St	Single-trunked, palm tree, over 20' height; with pervious rubber material on ground	Remain
14	Tamarind	N/A	City ROW - Duval St	Single-trunked, palm tree, over 20' height; with pervious rubber material on ground	Remain
15	N/A	N/A	620 Josephine Parker Rd	Concrete wall, over 6' height	Remain

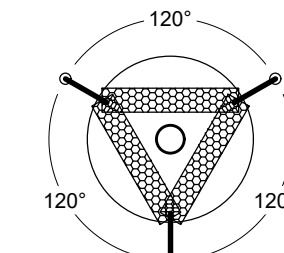
2 PROPOSED LANDSCAPE PLANT LIST

3 EXISTING LANDSCAPE PLANT LIST

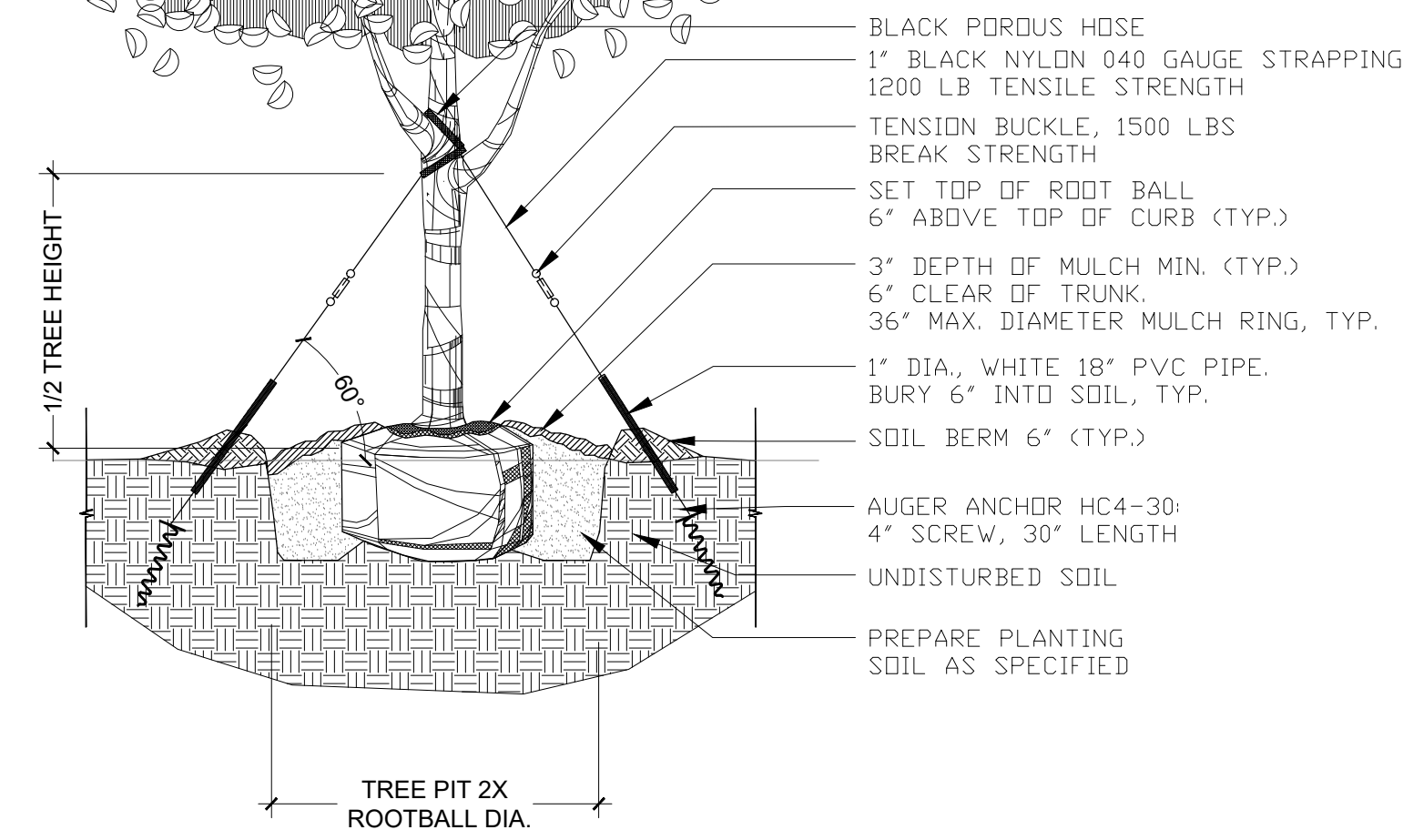
GENERAL NOTES

- SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE AND FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, RAMPS, AND PLANTING AREAS.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
- LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
- ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
- REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
- ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

- NOTES:
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

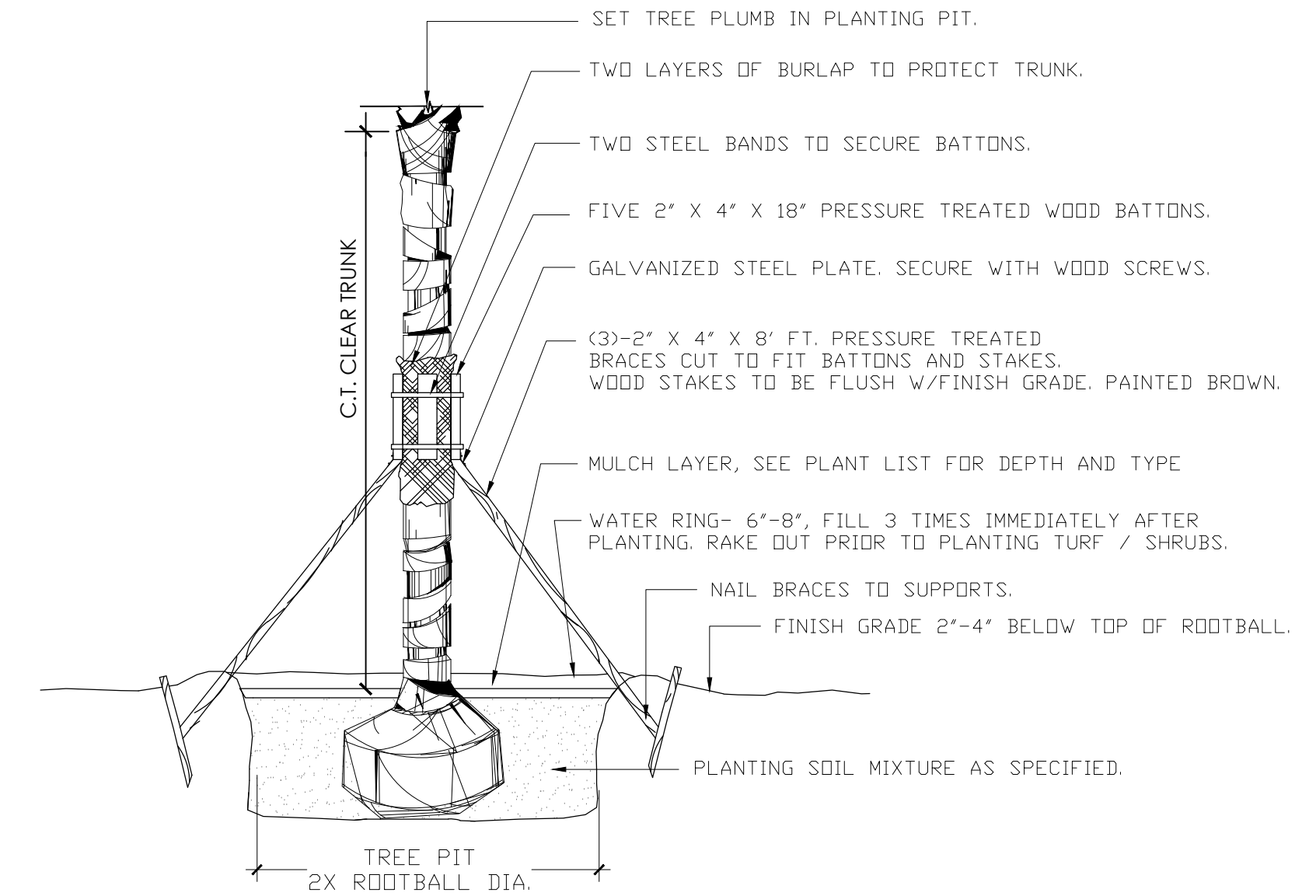


3-LEG LAYOUT



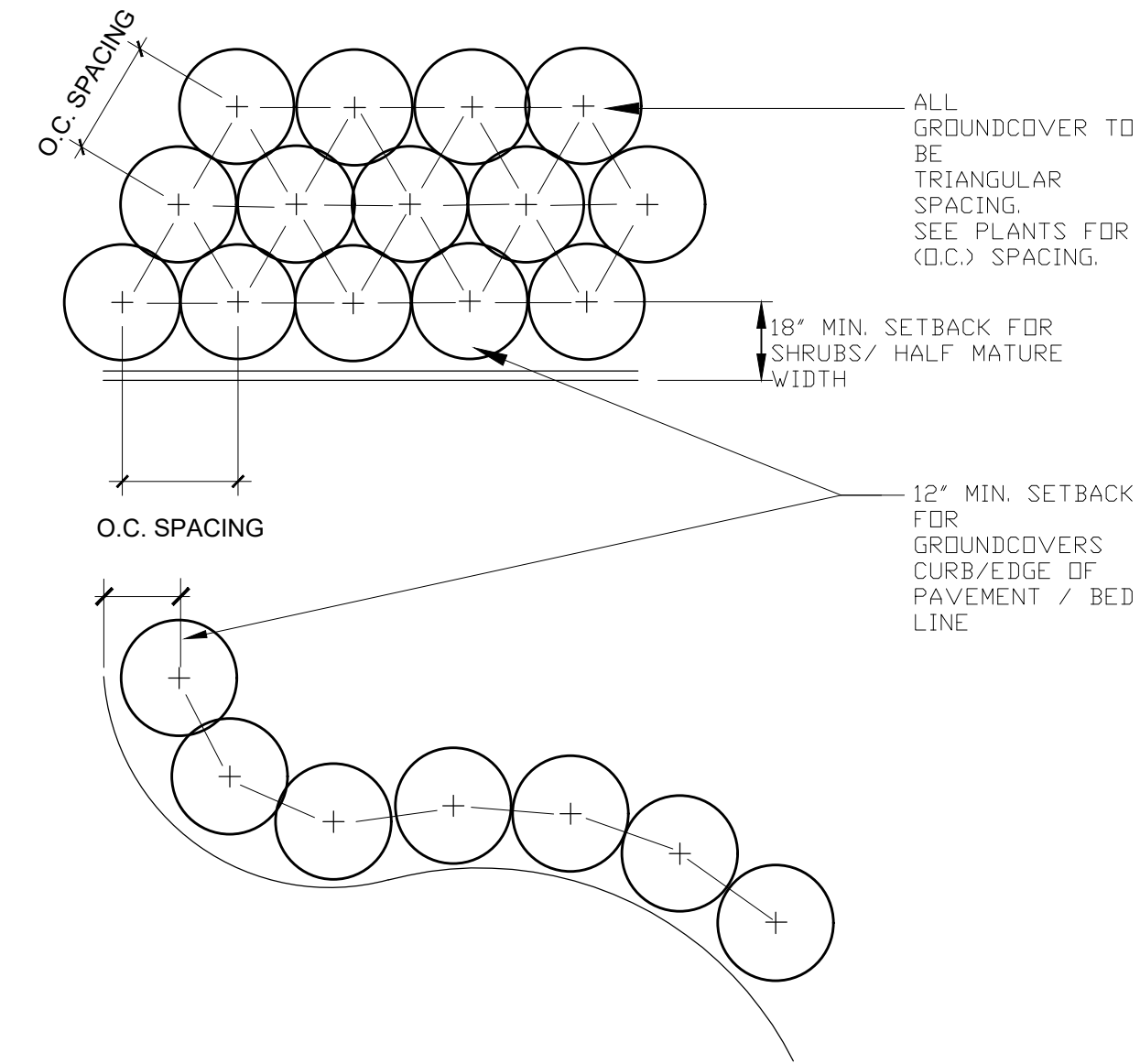
1 TREE PLANTING DETAIL
Scale: 1"=1'-0"

- NOTES:
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



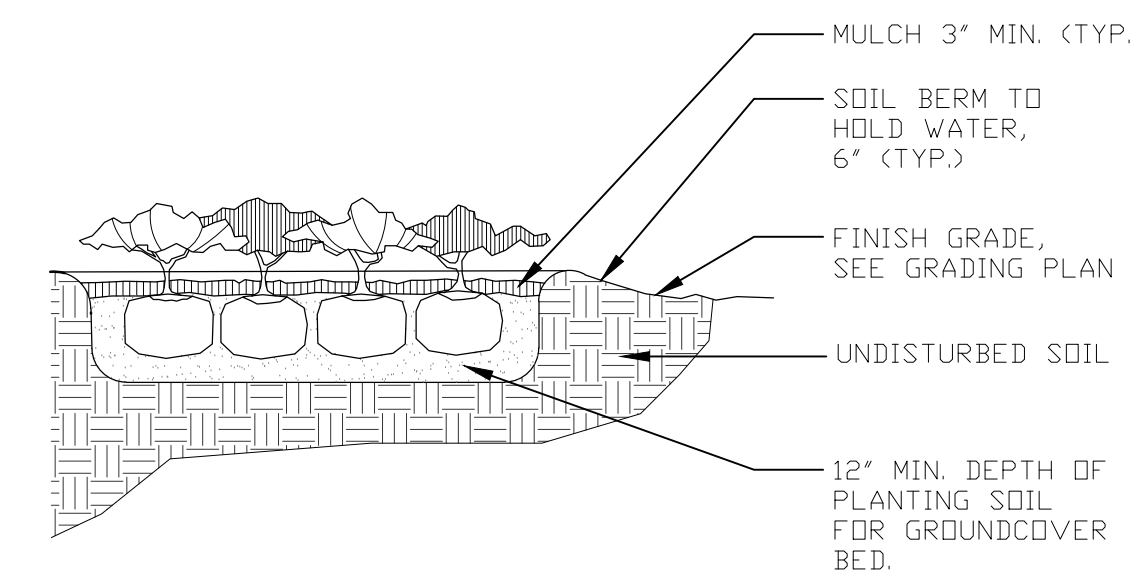
2 PALM PLANTING DETAIL
Scale: NTS

- THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF GROUNDCOVER AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



4 SHRUB AND GROUNDCOVER SPACING
Scale: NTS

- NOTES:
- WHEN GROUNDCOVER IS USED IN MASS, PREPARE ENTIRE BED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL AS SPECIFIED.
 - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



3 SHRUB AND GROUNDCOVER DETAIL
Scale: NTS



REVISIONS:

DRC SUBMITTAL	01/22/2024

PROJECT NUMBER XX

DATE: 01/22/2024

DRAWN: KO/JLT

CHECKED: JLT

APPROVED:

REGISTRATION
KEITH OROPEZA, PLA 1023

SCALE

SHEET TITLE
**LANDSCAPE NOTES &
DETAILS**

SHEET NUMBER

2023 Memo from Trepanier

MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: 09/19/23
To: Mr. Charles Ittah
From: Owen Trepanier
Re: **6-Unit Affordable & Market-Rate Housing Project
619 Duval Street**

On 08/31/23 Bill Horn and Owen Trepanier met with Key West Planning Director for a pre-application conference regarding the development of a 6-unit mixed affordable-market rate infill project at 619 Duval Street.

The Planning Director informed the applicant that notwithstanding the fact that the property owners received a Build Back Rights Letter on 10/23/19 from the prior planning director^[1], the property does not have the right to build units back without first acquiring ROGO.

It is the final portion '*without first acquiring ROGO*' which is erroneous and in direct conflict with the City's Comprehensive Plan. The director's position vis-à-vis, making the protections to permanent housing afforded in the Comprehensive plan provisional upon a discretionary review by the planning director and a discretionary approval by the planning board, counteracts the nondiscretionary protection granted property owners by the Comprehensive Plan.

Mr. Roy Bishop, prior Planning Director, determined that "[t]he Monroe County Property Appraisers record from July 25, 1995, corroborates the planners research to indicate a total of 7 units existed" and that "due to the devastating fire, all the buildings on these parcels were subsequently demolished." The letter further states "[r]esidential dwelling units may be replaced at their existing nonconforming density" but "[i]f a proposed reconstruction or replacement would not otherwise require a variance but would add a new building or structure to the site to accommodate allowed density, a variance shall be required for the additional building or structure."

Until 08/31/23 a Build Back Rights Letter was and always had been a letter recognizing a property owner's right to build back a residential unit that was previously destroyed on their property. A Build Back Rights letter has never included the provisional and discretionary component 'dependent on ROGO'.

The current planning director's stated position that a Build Back Rights letter no longer means the property owner has the right to build back a unit, and applying that opinion ex post facto, significantly diminishes the property rights at 619 Duval and all other properties for which such letters have been issued within the city.

[1] Build-Back Rights Letter Attached

The planning director's position is in direct conflict with Comprehensive Plan **Policy 1-1.10.3. Retention of Historic Character and All Permanent Single Family Housing Units**^[2] which states: "The City desires to retain in perpetuity the existing character, density, and intensity of all historic sites and contributing sites within the historic district; and shall protect the entire City's permanent single family housing stock citywide which was legally established prior to the adoption of the plan on a legal lot of record." The intent of the Policy is clear in that "[t]his policy is adopted to prevent the erosion of the permanent housing stock".

The position taken by the planning director that the City's adopted protections of permanent housing stock is only provisional and only applies after the successful navigation through the discretionary approval of BPAS is inconsistent with the will of the City Commission as adopted by the Comprehensive Plan.

^[2] Attached

1995 Reso

A RESOLUTION GRANTING A VARIANCE TO HP-2, COMMERCIAL HISTORIC PRESERVATION DISTRICT, UNDER CHAPTER 35 OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA PERMITTING A VARIANCE TO ALLOW ZERO OFF-STREET PARKING SPACES (29 REQUIRED); 90% LOT COVERAGE (50% REQUIRED); ZERO FOOT REAR SETBACK (10 FEET REQUIRED); ZERO FOOT SIDE SETBACKS (2 1/2 FEET REQUIRED) AND A ZERO FOOT FRONT SETBACK (5 FEET REQUIRED) FOR THE CONSTRUCTION OF RESTAURANT AND RETAIL USES, ON THE FOLLOWING DESCRIBED PROPERTY:

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA AND BEING A PART OF LOT 4, SQUARE 61, ACCORDING TO A MAP OR PLAN OF THE CITY OF KEY WEST, BY WILLIAM A. WHITEHEAD, DELINEATED IN FEBRUARY 1829, A.D. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHARD STREET; THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET FOR 224.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET FOR 22.89 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 90.00 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 0.56 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 142.50 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION FOR 11.33 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 62.50 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION FOR 32.67 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 70.00

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FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION FOR 0.35 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 20.19 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 20.90 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 79.81 FEET TO THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET AND THE POINT OF BEGINNING.

AND ALSO

A PART OF LOT 4, SQUARE 61, ACCORDING TO AS MAP OF THE CITY OF KEY WEST, BY WILLIAM A. WHITEHEAD, DELINEATED IN FEBRUARY 1829 A.D., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET; THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET 143.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET FOR 11.61 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION AND THRU A COMMON WALL FOR 90.00 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 11.61 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 90.00 FEET TO THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET AND THE POINT OF BEGINNING.

ALSO KNOWN AS RE# 1238 AND 1238 AND 619 AND 621 DUVAL STREET, KEY WEST, MONROE COUNTY, FLORIDA

WHEREAS, special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the

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subject district; and

WHEREAS, literal interpretation of the provisions of the Zoning Ordinance of the City of Key West would deprive the owner of the subject property of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.

WHEREAS, the special conditions and circumstances do not result from the actions of the applicant.

WHEREAS, the granting of the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other land, structures or buildings in the same district, now therefore,

BE IT RESOLVED by the Board of Adjustment of the City of Key West, Florida:

Section 1. That a variance to: HP-2 Commercial Historic Preservation District, under Chapter 35 of the Code of Ordinances of the City of Key West, Florida, permitting a variance to allow: ZERO OFF-STREET PARKING SPACES (29 REQUIRED); 90% LOT COVERAGE (50% REQUIRED); ZERO FOOT REAR SETBACK (10 FEET REQUIRED); ZERO FOOT SIDE SETBACKS (2 1/2 FEET REQUIRED) AND A ZERO FOOT FRONT SETBACK (5 FEET REQUIRED) FOR THE CONSTRUCTION OF RESTAURANT AND RETAIL USES, ON THE FOLLOWING DESCRIBED PROPERTY:

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA AND BEING A PART OF LOT 4, SQUARE 61, ACCORDING TO A MAP OR PLAN OF THE CITY OF KEY WEST, BY WILLIAM A. WHITEHEAD, DELINEATED IN FEBRUARY 1829, A.D. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHARD STREET; THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET FOR 224.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET FOR 22.89 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 90.00 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 0.56 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 142.50 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION FOR 11.33 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 62.50 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION FOR 32.67 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 70.00 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHWESTERLY DIRECTION FOR 0.35 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 20.19 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 20.90 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 79.81 FEET TO THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET AND THE POINT OF BEGINNING.

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COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY

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LINE OF DUVAL STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ANGELA STREET; THENCE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET 143.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL STREET FOR 11.61 FEET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION AND THRU A COMMON WALL FOR 90.00 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHEASTERLY DIRECTION FOR 11.61 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 90.00 FEET TO THE SAID NORTHEASTERLY RIGHT-OF WAY LINE OF DUVAL STREET AND THE POINT OF BEGINNING.

ALSO KNOWN AS RE# 1238 AND 1238 AND 619 AND 621 DUVAL STREET, KEY WEST, MONROE COUNTY, FLORIDA

Section 2. It is an essential condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof. It is an essential condition of this variance that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of said 12-month period.

Section 3. Failure to submit full and complete application for permits for new construction for which this variance is wholly or partly necessary, or failure to complete new construction for

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use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

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


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

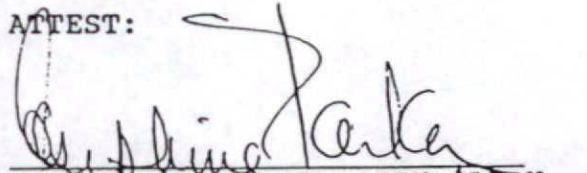
Read and passed on first reading at a regular meeting held this 8th day of November, 1995.

Authenticated by the presiding officer and Clerk of the Board on 8th day of November, 1995.

Filed with the Clerk on November 13th, 1995.

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DENNIS J. WARDLOW, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:

JOSEPHINE PARKER, CITY CLERK