

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application
CITY OF KEY WEST PLANNING DEPT.

Applications will not be accepted unless complete

MAY 01 2015

Development Plan
Major X
Minor _____

Conditional Use

Historic District
Yes X
No _____

Please print or type:

- 1) Site Address 725 Duval Street, Key West, FL 33040
- 2) Name of Applicant Trepanier & Associates, Inc. on behalf of 725 Duval Street, Inc.
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 First St
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email _____
- 6) Email Address: kevin@owentrepanier.com
- 7) Name of Owner, if different than above 725 Duval Street LLC
- 8) Address of Owner 301 Lincoln Road, Miami Beach, FL 33139-3102
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel HRCC-1 RE# 00015920-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 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).
Interior renovations to construct seven new residential units (two affordable, five market-rate) and eliminate approx. 2,183 sq. ft. of commercial floor area.

RECEIVED

MAY 01 2015

CITY OF KEY WEST
PLANNING DEPT.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



**Required Plans and Related Materials for both a Conditional Use and
Minor/Major Development Plan**

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
 - 1) Size of site;
 - 2) Buildings, structures, and parking; Please see attached survey
 - 3) FEMA Flood Zone; X
 - 4) Topography; Please see attached survey
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

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

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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

Development Plan Submission Materials

Sec. 108-226. Scope.

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

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

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block: See attached Site Plan

- (1) Name of development. 725 Duval Street
- (2) Name of owner/developer. 725 Duval Street, LLC
- (3) Scale. To-scale
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development. 725 Duval Street

Sec. 108-228. Identification of key persons.

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

- (1) Owner. 725 Duval Street, LLC
- (2) Owner's authorized agent. Trepanier & Associates, Inc.
- (3) Engineer and architect. William P. Horn
- (4) Surveyor. O'Flynn Surveying
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description: See attached Site Plans & Project Analysis

- (1) Zoning (include any special districts). HRCC-1
- (2) Project site size (acreage and/or square footage). 10,892 sf.
- (3) Legal description. See survey and Deed
- (4) Building size. See attached Site Plans & Project Analysis
- (5) Floor area ratio, permitted and proposed. See attached Site Plans & Project Analysis
- (6) Lot coverage, permitted and proposed. See attached Site Plans & Project Analysis
- (7) Impervious surface. See attached Site Plans & Project Analysis
- (8) Pervious surface. See attached Site Plans & Project Analysis
- (9) Landscape areas. See attached Site Plans & Project Analysis

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



- (10) Parking spaces, permitted and proposed. See attached Site Plans & Project Analysis
- (11) Delineation of location of existing and proposed structures. See attached Site Plans & Project
- (12) Existing and proposed development type denoted by land use including density/intensity. Analysis
- (13) Setbacks. See attached Site Plans & Project Analysis

Sec. 108-230. Other project information. See attached Site plans & Project Analysis

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

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

Sec. 108-231. Residential developments. See attached Site plans & Project Analysis

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

Sec. 108-232. Intergovernmental coordination.

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

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

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

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

Sec. 122-62. Specific criteria for approval.

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

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

- c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

May 1, 2015

Thaddeus Cohen, Planning Director
City of Key West
3140 Flagler Avenue
Key West, FL 33040

RE: Major Development Plan
725 Duval St (RE No. 00015920-000000)

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Mr. Cohen,

We are submitting the attached major development plan to renovate an existing mixed-use, 3- story frame building. The project consists of interior renovations to construct seven new residential units (two affordable, five market-rate) and eliminate approx. 2,183 sq. ft. of commercial floor area.

BPAS applications will be submitted for the 5 market rate and 2 affordable compact infill units.

Thank you for your consideration in this matter.

Best Regards,

A handwritten signature in black ink that reads 'Kevin Sullivan'.

Kevin Sullivan, AICP

RECEIVED

MAY 03 2015

**CITY OF KEY WEST
PLANNING DEPT.**

1421 First Street • P.O. Box 2155 • Key West, FL • 33045-2155

Phone: 305-293-8983 • Fax: 305-293-8748 • Email: kevin@owentrepanier.com



Major Development Plan Project Analysis

725 Duval Streets

Summary:

Interior renovations to construct seven new residential units (two affordable, five market-rate) and eliminate approx. 2,183 sq. ft. of commercial floor area.

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

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

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

Title block (Sec. 108-227)

Name of development: 725 Duval Street
 Owner/developer: 725 Duval Street, LLC
 Scale: Architectural: 1/8" = 1' and Engineering plans provided
 Preparation and revision dates: As noted on plans
 Location: 725 Duval Streets

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

Owner: 725 Duval Street, LLC
 Authorized Agent: Trepanier & Associates, Inc.
 Architect: William P. Horn

Engineer: Perez Engineering
 Surveyor: O'Flynn Surveying
 Landscape Architect:
 Legal and Equitable Owners: 725 Duval Street, LLC

- Joseph Cohen, MGRM, 725 Duval Street, LLC
- Yehezkel Haim, MGRM, 725 Duval Street, LLC

Project Description (Sec. 108-229):

Interior renovations to construct seven new residential units (two affordable, five market-rate) and eliminate approx. 2,183 sq. ft. of commercial floor area.

The site has the following characteristics:

Site Data	Permitted	Existing	Proposed	Compliance
Zoning	HRCC-1	HRCC-1	No Change	Complies
Min Lot Size	4,000 sf	10,892 sf	No Change	Complies
Commercial FAR	1.0 (10,892 sq. ft.)	0.81 (7,486sq. ft. ¹)	0.47 (5,339 sq. ft.)	Complies
Max Density	5.5@ 22/ acre	1 unit ²	5.5 units	Complies
Compact Infill Bonus (0.78)	2 units	0 units	2 units	Complies
Total Residential Units	7.06	1 unit	7.0	Complies
Max Height	35'	36'11"	No change	Complies*
Open Space: Commercial	20%	7.4%	7.5%	Complies*
Landscape	20%	7.4%	7.5%	Complies*
Max Building Coverage	50%	51.5%	50.9%	Complies*
Impervious Surface Ratio	0.70	.926	.925	Complies*
Setbacks: Duval St	0 ft.	0.5 ft.	No Change	Complies
Petronia St	2.5 ft.	0 ft.	No Change	Complies
DuPont Lane	10 ft.	10 ft.	No Change	Complies
Side	2.5 ft.	2.5 ft.	No Change	Complies

* Existing non-conformity pursuant Sec. 122-27

Other Project Information (Sec. 108-230):

Construction is proposed in a single phase to progress steadily based on Key West LDRs, and Florida Building Code.

1. The target date for commencement shall follow entitlement approvals as quickly as possible.
2. Expected date of completion is within 1 year of commencement.
3. The proposed development plan is contained herewith.
4. This application proposes to renovate the interior of the existing structure to create seven new residential units (two affordable, five market-rate) and eliminate approx. 2,183 sq. ft. of commercial floor area as depicted on the plans.
5. 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.

¹ Per Monroe County Property Appraiser's records

² Currently Unrecognized

Residential Developments (Sec. 108-231):

The project consists of the following:

- 2 affordable 1bd/1ba units proposed on second floor of existing structure.
- 2 market-rate 2bd/1ba units on second floor of existing structure.
- 2 market-rate 3bd/3ba units on second/third floors of existing structure.
- 1 market-rate 2bd/2ba units on third floor of existing structure.

Intergovernmental Coordination (Sec. 108-232):

Coordination is anticipated to occur through the Development Review Committee process of the City of Key West.

Schedule of Approval Process:

The following development approval schedule and process is anticipated:

Step	Date
1. Submit Applications	05/01/15
2. Development Review Committee ("DRC") Meeting	05/28/15
3. Tree Commission Submission	5/20/15
4. Tree Commission (1 st)	06/09/15
5. Planning Board Meeting	6/18/15
6. Historical Architecture Review Committee ("HARC") Submission	6/1/15
7. Historical Architecture Review Committee ("HARC") Meeting	6/23/15
8. Tree Commission (2 nd)	7/14/15
9. City Commission Meeting	8/4/15
10. City Commission Appeal Period	30 days
11. Florida Department of Economic Opportunity Appeal Period (45 days)	45 days

* Alternative submission date granted by Director of Community Development Services

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

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

- The proposed change is expected to decrease demand on the surrounding transportation system by 37 trips per day
 - The proposed change is expected to increase demand for Potable Water by 1,241 gallons per day
 - The proposed change is expected to increase sanitary sewage supply by 1,545 gallons per day
 - The proposed change is expected to increase Solid Waste supply by 20 pounds per day
 - The proposed change is not expected to impact Storm water LOS.
 - The proposed change is not expected to impact Recreation LOS.
1. Fire hydrant locations, if necessary, will be determined as per DRC direction or as otherwise required by the Fire Department.
 2. Reclaimed water use is not anticipated.
 3. As demonstrated by the below Concurrency Analysis, there will be no adverse effects on public facilities.

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:

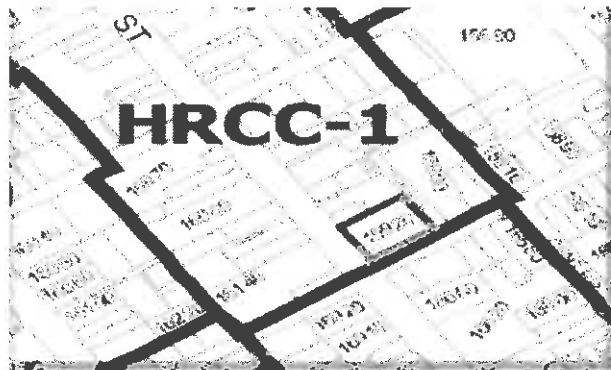
- Chapter 102 – This property is located within the Historic District and will go through all appropriate HARC approvals as necessary.
- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- 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.*

(c) *Land Use Compatibility.* The project site is located in the Historic Residential Commercial Core (HRCC-1) zoning district. The intent of the Historic Residential Commercial Core-1 Duval Street Gulf side district is incorporate 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. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core.



to

(d) *Historic and archeological resource protection.* The site located within the Historic District. Any archeological resources will be protected as required.

(d) *Subdivision of Land.* No subdivision is proposed.

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

Attached site plan complies with Sections 108-278 through 108-288 of the Key West City Code. (See below.)

Site Plan (Sec. 108-237):

Site plan of 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):

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):

No Environmentally sensitive areas exist on this site.

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.

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

Parking demand will decrease. All proposed on-site parking and vehicular, bicycle, or pedestrian circulation is depicted on attached plans.

There is a 2,183 sq. ft. reduction in commercial floor area and a thus a commensurate reduction in commercial parking demand of 7.3 spaces. There is a proposed increase of 5 market-rate residential dwellings with a commensurate increase in residential parking demand of 5.0 spaces. The affordable units have a parking demand of two bike/scooter spaces per unit.³

³ Sec. 122-1470. Accessory unit infill. (a) In all zoning districts of the city, except conservation districts (C), airport district (A) and the HPRD, PRD, HHDR, HMDR, MDR, MDR-C, LDR-C and SF districts, the city commission desires to 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.** [emphasis added] Provided that units of 600 square feet or less are treated as an 0.55 equivalent unit and all units provided are available under the city's building permit allocation ordinance, section 108-1056 et seq. of the Code of Ordinances, the city shall process applications under this section in the same manner as multifamily units or as a conditional use if multifamily is not allowed.

The parking demand will decrease as a result of the redevelopment; the existing parking area will include 9 parking spaces including 1 handicap parking space.

Parking Demand Based on Code Requirements		
Use	Code Requirement	Spaces
Existing Commercial Use	1/300 sq. ft.	25.0
Eliminate 2,183 sq. ft. of Commercial Floor Area	1/300 sq. ft.	-7.3
Build 5 Market-rate Units	1/unit	5.0
Build 2 Affordable Units	2 bikes/unit = 4 bike sps	0.0
Total Parking Demand (post development)		22.7
Change in Parking Demand (post development)		-3.3

Housing (Sec 108-245):

This project includes five market-rate and two affordable residential units. All units will be counted and allocated via BPAS.

Economic Resources (Sec 108-246):

Trepanier & Associates, Inc. has contacted the Monroe County Property Appraiser's office to seek assistance in estimating the average ad valorem tax yield from the proposed project.

Special Considerations (Sec 108-247):

The proposal complies with the goals, objectives and policies of the comprehensive plan and as demonstrated by this and the concurrency analysis there are no conflicts with the existing public facilities, such as sanitary sewer treatment and transportation.
This project complies with all City land use plans, objectives and policies.

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

The proposed development is single-phase. 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 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 use.

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):

No significant changes to the waste removal system are proposed.

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

NA - No roll-off containers proposed as part of the operation of the development

Utility lines (Section 108-282):

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

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

All commercial activities will be conducted in enclosed buildings per the site plans.

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):

Proposed signage will be harmonious with the design theme of the project, will be aesthetically pleasing and reinforce good principles and practices of design.

Pedestrian sidewalks (Section 108-286):

No new sidewalks are proposed.

Loading docks (Section 108-287):

No loading docks are required or proposed.

Storage Areas (Section 108-288):

No outdoor storage areas are proposed.

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

There is no land clearing proposed.

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

The property is an existing nonconformity relative to Open Space, Screening, Buffers and Landscaping. An increase in open space, screening, buffers and landscaping is proposed.

Request for Modification (Sec. 108-517):

This application/request for modification to the standards of this ordinance is hereby filed with the city planning office and shall be considered by the planning board after reviewing recommendations of the city planner or designated staff. The planning board shall render the final action.

This request is to waive landscape requirements of Sec. 108 because existing landscaping is not contrary to the intent of the applicable regulations and a literal enforcement of the standards of would be impracticable.

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

This application/request for modification to the standards of this ordinance is hereby filed with the city planning office and shall be considered by the planning board after reviewing recommendations of the city planner or designated staff. The planning board shall render the final action.

This application requests credit for existing landscaping and screening in accordance with Section 108-348, Section 108-352 and Section 108-451; the existing landscaping and screening is depicted on the site plans and consists of a healthy combination of previously planted landscape buffer material and an existing fence/wall along the perimeter of the existing parking area. No negative impact on existing or abutting land uses is anticipated in conjunction with this proposal.

In addition, this request is to waive the following landscape requirements of Sec. 108 so as to:

1. Protect and preserve the integrity of the existing site.
2. The waiver will not have a significant adverse impact on the public interest, or on adjacent property.
3. The waiver or modification is not discriminatory, considering similar situations in the general area.
4. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.
5. Strict application of the requirement will effectively deprive the owner and the community of reasonable use of the land for the intended purpose due to its unusual size, shape, and location.
6. The effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.
7. Strict application of the requirement would be technically impractical.

Specific Waivers/ Modifications:

Sec. 108-412. Minimum Landscape Requirements.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

Sec. 108-413. Requirements along street frontage.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

Sec. 108-414. Requirements for interior areas.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

Sec. 108-415. Perimeter landscape requirements.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

Sec. 108-416. Other landscape requirements for nonvehicular use areas.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

Sec. 122-511(b). Landscape architect or other person with comparable experience.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

Sec. 122-690. Dimensional requirements.

To allow the proposed improvement to an existing non-conformity, as proposed on the attached plans.

Off-street parking and loading (Article VII):

No requirements for off-street parking and loading due to the commercial floor area of less than 10,000 sq. ft.

Storm water and Surface Water Management (Article VIII):

Proposed changes to the existing storm water management system are shown on attached plans.

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):

The proposed project is located in the X flood zone.

Utilities (Article IX):

See Concurrency Analysis below.

Criteria for review and approval:

- (1) Land use compatibility: As stated above, the project site is located in the Historic Residential Commercial Core (HRCC-1) zoning district. The intent of the Historic Residential Commercial Core-1 is to incorporate the city's intensely vibrant tourist commercial

entertainment center with residential living units. This project seeks to meet the needs of people employed by the local economy by providing:

- 2 affordable 1bd/1ba units proposed on second floor of existing structure.
- 2 market-rate 2bd/1ba units on second floor of existing structure.
- 2 market-rate 3bd/3ba units on second/third floors of existing structure.
- 1 market-rate 2bd/2ba units on third floor of existing structure.

- (2) Sufficient site size, adequate site specifications, and infrastructure: As mentioned above, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use.
- (3) Proper use of mitigative techniques: No adverse impacts to adjacent land uses are anticipated. The community character is a mix of retail shops, entertainment establishments, bar/restaurants, guesthouses, apartments and single-family residences. The community infrastructure will not be burdened by this project.
- (4) Hazardous waste: The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
- (5) Compliance with applicable laws and ordinances: All applicable permits required from agencies other than the City of Key West will be obtained.

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:

1. Roads/Trip Generation
2. Potable Water
3. Sanitary Sewer
4. Solid Waste
5. Recyclables
6. Drainage

The following concurrency analysis reflects the proposed renovation of 725 Duval St. The site has an existing floor area of 7,486 sq. ft. (0.25 acres) and a proposed floor area of 5,339 sq. ft. (0.12 acres) on a lot size of 10,892.0 sq. ft. (0.25 acres)

Policy 2-1.1.1- Transportation

The maximum predicted potential trip generation of the current land use is less than the maximum predicted potential trip generation from the proposed land use. Transportation impacts are expected to rise with an increase in potential for neighborhood commercial activity. It is expected that the impact will be offset by non-vehicular means of transportation based largely in part to the location of the property in the Historic downtown.

The LOS analysis concludes that overall trip generation from the site will be expected to decrease by approximately 37 trips per day as part of the proposal.

Designation	Residential		Commercial		Total
	Rate	Trips	Rate	Trips/day ⁴	
Proposed	10 trips/unit	8 trips/unit x 7 units = 56 trips	5,339	25	81 Trips
Existing	10 trips/unit	8 trips/unit x 1 units = 8 trips	7,486	36	44 Trips
Policy 2-1.1.1					
Roadway Facilities		Min LOS Standard Peak Hour			
City Urban Collectors		D			

Notwithstanding the above, Policy 2-1.1.3: Dense Urban Land Area. 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.

This project supports Policy 2-1.1.3 as both a mixed use project and a mixed use project utilizing bike/scooter spaces in-lieu of traditional automobiles.

Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential and nonresidential development is 100 gal/acre/day)

The potable water flow is anticipated to be 2,686 gal/day

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by approximately 1,241 gallons per day; however it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁵	LOS	Daily Capacity	
Proposed	100 g/capita/day	18.41 capita x 100g = 1,841 gal	100g/capita/day	5,339/1000*1.583 ⁶ =8.45	2,686g
Existing	100 g/capita/day	2.63 capita x 100g = 263 g	100g/capita/day	7,486/1000*1.583 ⁷ =11.82	1,445g

⁴ ITE Specialty Retail (814): 4.85 avg. peak trip rate/ 1000 sf. Gross leasable area

⁵ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁶ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The 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; and 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.

Policy 4-1.1.2.A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 650 gal/capita/day) and the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow is anticipated to be 1,921.8 gal/day

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 1,545 gallons per day; however it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ⁸	Rate	Daily Capacity	
Proposed	100 gal/capita/day	18.41 capita x 100 gal = 1841 gal	660 gal/acre/day	0.119 acres x 660 gal = 80.8 gal	1921.8 gal
Existing	100 gal/capita/day	2.63 capita x 100 gal = 263 gal	660 gal/acre/day	.171 acres x 660 gal = 113 gal	376 gal

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

⁷ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail
⁸ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

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.

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

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.D, the recyclable waste LOS for nonresidential development is 0.25 lbs/capita/day) and the recyclable waste LOS for residential development is 0.50 lbs/capita/day).

The recyclable waste impact is anticipated to be 11.32 lbs/day

Summary Response: The proposed redevelopment will increase the expected impact from the existing use of the property by 7 pounds per day; however it is not expected that the proposal will result in excess capacity on this public facility.

Designation	Residential		Commercial		Total
	LOS	Daily Capacity ¹²	LOS	Daily Capacity ¹³	
Proposed	0.05 lbs/capita/day	18.41 capita x 0.5 lbs = 9.21 lbs	0.25 lbs/capita/day	5,339/ 1000*1.583 ¹⁴ =8.45	11.32 lbs
Existing	0.05 lbs/capita/day	2.63 capita x 0.5 lbs = 1.31 lbs	0.25 lbs/capita/day	7,486/ 1000*1.583 ¹⁵ =11.82	4.27 lbs

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

The project is exempt from storm water management permitting requirements in accordance with Section 108-716(3), "Any maintenance, alteration, renewal, repair, use or improvement of an existing structure or the construction of any structure or modification thereto which does not create an impervious surface exceeding 500 square feet. This shall not exempt the applicant from retaining the first one inch of rainfall on site as required by F.A.C. 17-25".

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.

¹² For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

¹³ Adopted LOS 0.5/Adopted LOS 0.25= 2.00 multiplier; 4.03*2.00=8.06

¹⁴ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail

¹⁵ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail

Under the Concurrency Management System, new developments are required to make or provide for improvements necessary to maintain or exceed these standards. This also implements the requirement in the Principles for Guiding Development 28-36.003(1)(a)3 that "Development shall not be approved which is inconsistent with or exceeds the services specified in the (Capital Improvement) Plan."

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, OWEN TREPANIER, in my capacity as PRESIDENT
(print name) (print position; president, managing member)
of TREPANIER & ASSOCIATES, INC.
(print name of entity serving as Authorized Representative)

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

725 DUVAL STREET

Street Address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 4-29-2014 by
date
Owen J. Trepanier
Name of Authorized Representative

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

Richard Puente
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



FF 067969
Commission Number, if any

Authorization

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, Joseph Cohen as
Please Print Name of person with authority to execute documents on behalf of entity

President of 725 Duval Street, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, Inc.
Please Print Name of Representative

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

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

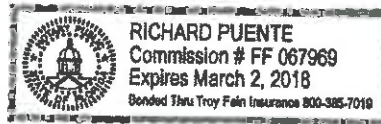
Subscribed and sworn to (or affirmed) before me on this 4/29/2014 by
date

Joseph Cohen
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



FF 067969
Commission Number, if any

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

725 DUVAL STREET, LLC

Filing Information

Document Number	L12000079834
FEI/EIN Number	46-0666546
Date Filed	06/15/2012
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/08/2013

Principal Address

301 LINCOLN ROAD
MIAMI BEACH, FL 33139

Mailing Address

% THE COHEN'S ORGANIZATION
45 NW 21ST STREET
MIAMI, FL 33127

Changed: 04/23/2015

Registered Agent Name & Address

SHEVLIN, BARRY, Esq.
SHEVLIN & ATKINS
1111 KANE CONCOURSE, SUITE 400
BAY HARBOR ISLANDS, FL 33154

Name Changed: 01/14/2014

Address Changed: 01/14/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

COHEN, JOSEPH
301 LINCOLN ROAD
MIAMI BEACH, FL 33139

Title MGRM

HAIM, YEHEZKEL
210 71ST STREET, SUITE 309
MIAMI BEACH, FL 33141

Annual Reports

Report Year	Filed Date
2013	10/08/2013
2014	01/14/2014
2015	01/07/2015

Document Images

[01/07/2015 -- ANNUAL REPORT](#)

View image in PDF format

[01/14/2014 -- ANNUAL REPORT](#)

View image in PDF format

[10/08/2013 -- REINSTATEMENT](#)

View image in PDF format

[07/02/2012 -- LC Amendment](#)

View image in PDF format

[06/15/2012 -- Florida Limited Liability](#)

View image in PDF format

[Frs | ujkw E #iqg# Sudydf | #Srdflhv](#)

[V wdw#r :#F arulgd/#G hsdwq hqw# #N/wdw](#)

Deed

3,000,000.00

Doc# 1894475 08/07/2012 1:03PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

08/07/2012 1:03PM
DEED DOC STAMP CL: DS \$21,000.00

Doc# 1894475
Bk# 2583 Pg# 496

THIS INSTRUMENT PREPARED BY,
JOHN R. ALLISON, III, ESQ.
The Allison Firm, P.A.
P.O. Box 2129
Key West, FL 33045

WARRANTY DEED

THIS WARRANTY DEED, made this 3 day of August, 2012, between YORAM BITON, a single man, and COURTNEY BITON, a single women (hereinafter called "Grantor"), and 725 DUVAL STREET, LLC., a Florida limited liability company, having a mailing address of 301 Lincoln Road, Miami Beach, FL 331392 (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following property located in Monroe County, Florida:

That certain parcel located at 725 Duval Street, Key West, Florida 33040 and more particularly described in Exhibit A attached hereto.

This conveyance is subject to real estate taxes and assessments for 2012 and all subsequent years; and all conditions, easements and restrictions of record.

Grantor hereby fully warrants title to the aforescribed property and will defend same against all lawful claims whatsoever.

Witnesses:

[Print] John R. Allison, III

[Print] JENNY M. STERLING

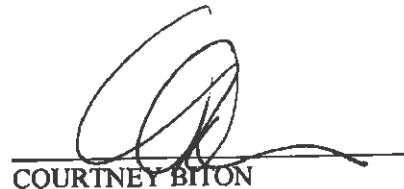


YORAM BITON
Address of Grantor: 1211 Grinnell St.
Key West, Florida 33045

Witnesses:

[Print] JOHN M. SPOTTSWOOD, JR.

[Print] JENNY M. STERLING


COURTNEY BITON

Address of Grantor: 3714 Flagler Ave.
Key West, Florida 33045

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by YORAM BITON, who produced FL Drivers license as identification or is personally known and did not take an oath.

WITNESS, my hand and official seal, this 3rd day of August, 2012.

My commission expires:



Jenny M. Sterling
Notary Public
State of Florida at Large

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me by COURTNEY BITON, who produced FL Drivers license as identification or is personally known and did not take an oath.

WITNESS, my hand and official seal, this 3rd day of August, 2012.

My commission expires:



Jenny M. Sterling
Notary Public
State of Florida at Large

Exhibit "A"

Doc# 1894475
Bk# 2583 Pg# 498

Legal Description for File No.: 12-0511M

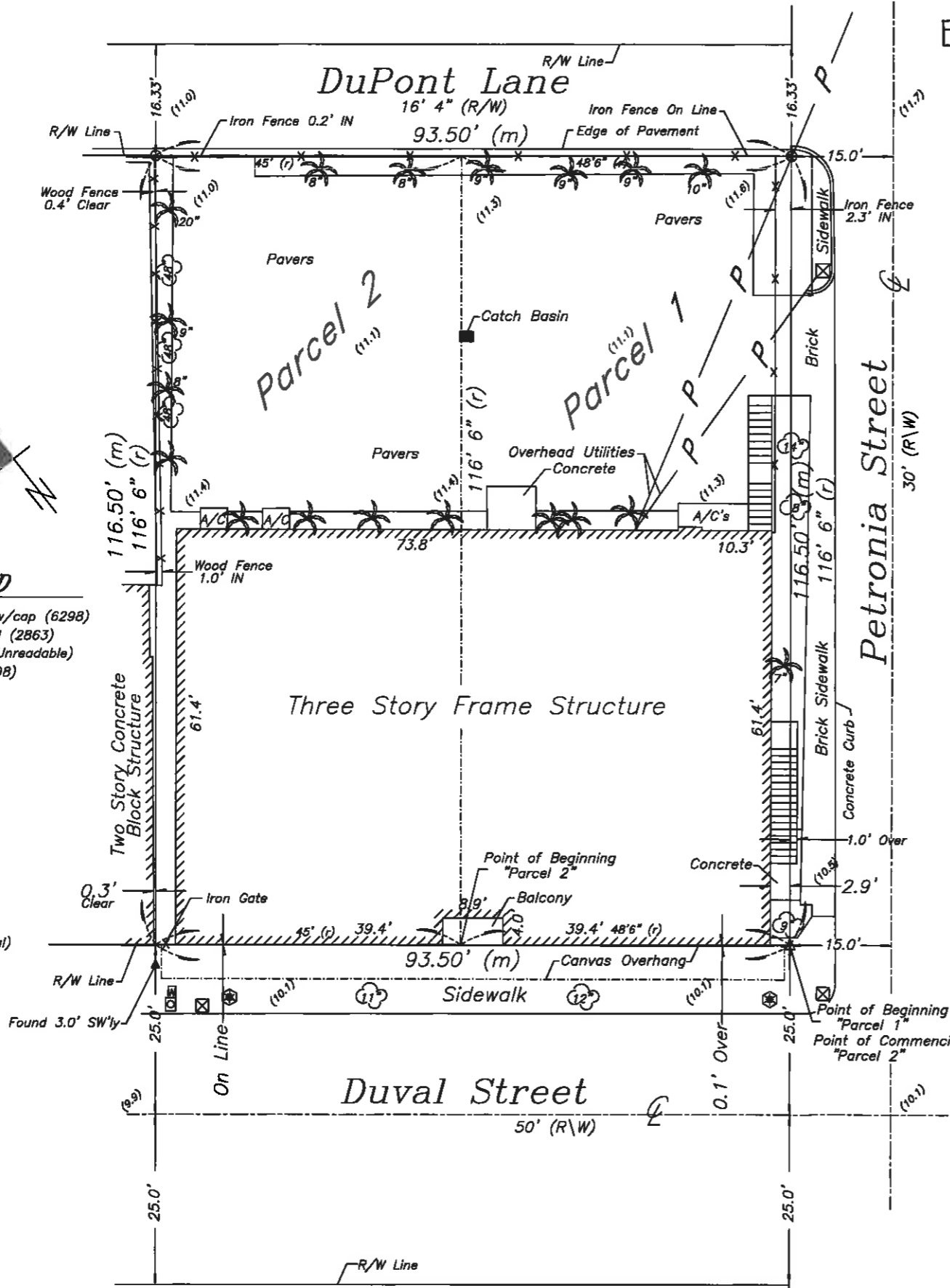
ON THE ISLAND OF KEY WEST AND KNOWN AS A PART OF TRACT FOUR (4) ACCORDING TO W.A. WHITEHEAD'S MAP OF SAID ISLAND, DELINEATED IN February, A.D. 1829, BUT BETTER KNOWN AS A PART OF LOT FOUR (4) IN SQUARE TWO (2) OF SAID TRACT FOUR ACCORDING TO C.W. TIFT'S MAP OF SAID TRACT; COMMENCING AT THE CORNER OF DUVAL AND PETRONIA STREETS, AND RUNS THENCE IN A NORTHWESTERLY DIRECTION ALONG THE LINE OF SAID DUVAL STREET FORTY-EIGHT (48) FEET SIX (6) INCHES, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ONE HUNDRED AND SIXTEEN (116) FEET SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION FORTY-EIGHT (48) FEET SIX (6) INCHES OUT TO PETRONIA STREET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ALONG THE LINE OF PETRONIA STREET TO THE POINT OF BEGINNING.

AND:

THAT CERTAIN PIECE OF LAND IN WALL ADDITION TO THE CITY OF KEY WEST, KNOWN AS A PART OF LOT FOUR (4) SQUARE TWO (2) IN TRACT FOUR (4) BEGINNING AT A POINT ON DUVAL STREET FORTY-EIGHT (48) FEET AND SIX (6) INCHES FROM THE CORNER OF DUVAL AND PETRONIA STREETS AND RUNNING THENCE ALONG DUVAL STREET IN A NORTHWESTERLY DIRECTION FORTY-FIVE (45) FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY ONE HUNDRED AND SIXTEEN (116) FEET SIX (6) INCHES; THENCE AT RIGHTS ANGLES SOUTHEASTERLY FORTY-FIVE (45) FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY ONE HUNDRED AND SIXTEEN (116) FEET SIX (6) INCHES TO THE POINT OF BEGINNING ON DUVAL STREET.

Survey

Boundary Survey Map of part of Lot 4, Square 2 Island of Key West, Florida



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (Unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊠ Sewer Cleanout
- ⊠ Water Meter
- ⊗ Light Post
- (11.5) Spot Elevation (Typical)
- 🌴 Palm
- ☁ Tree

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 725 Duval Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: May 19, 2014
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

BOUNDARY SURVEY OF:

PARCEL 1: On the Island of Key West and known as part of Tract 4 according to W.A. Whitehead's map of said Island, delineated in February, AD 1829, but better known as a part of Lot Four (4) in Square Two (2) of said Tract Four according to CW Tift's map of said Tract; Commencing at the corner of Duval and Petronia Streets, and runs thence in a Northwesterly direction along the line of said Duval Street Forty-Eight (48) feet Six (6) inches; thence at right angles in a Northeasterly direction One hundred and Sixteen (116) feet Six (6) inches; thence at right angles in a Southeasterly direction Forty-Eight (48) feet Six (6) inches out to Petronia Street; thence at right angles in a Southwesterly direction along the line of Petronia Street to the Point of Beginning.

PARCEL 2: A certain piece of land in Wall Addition to the City of Key West, known as a part of Lot Four (4) Square Two (2) in Tract Four (4) beginning at a point on Duval Street Forty-Eight (48) feet Six (6) inches from the corner of Duval and Petronia Streets and running thence along Duval Street in a Northwesterly direction Forty-Five (45) feet; thence at right angles in a Northeasterly direction One hundred and Sixteen (116) feet Six (6) inches; thence at right angles in a Southeasterly direction Forty-Five (45) feet; thence at right angles in a Southwesterly direction One hundred and Sixteen (116) feet Six (6) inches to the Point of Beginning.

BOUNDARY SURVEY FOR: 725 Duval, LLC;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

May 20, 2014

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



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

Site Plans

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

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

LICENSE NO.
AA 0003040

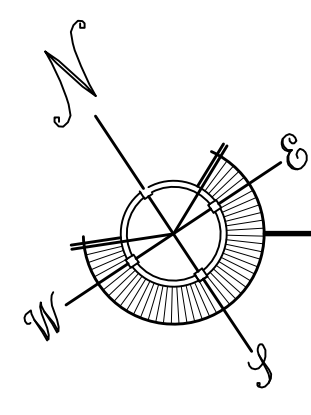
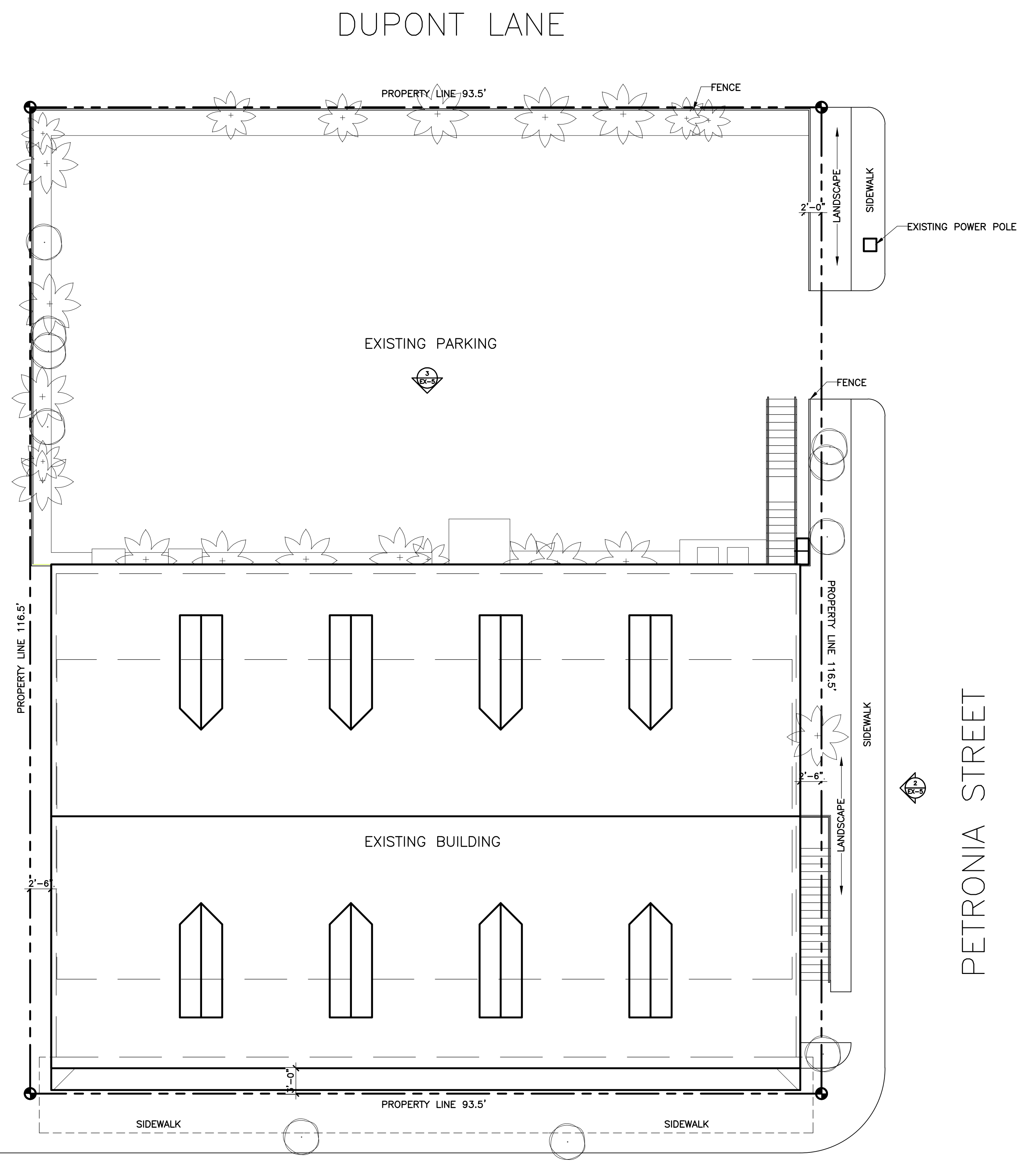
NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA.

SEAL _____

DATE
04-28-15 DRC

REVISIONS _____

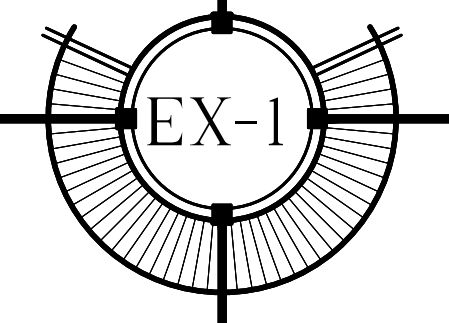
DRAWN BY
OCE
EMA
PROJECT
NUMBER
1424



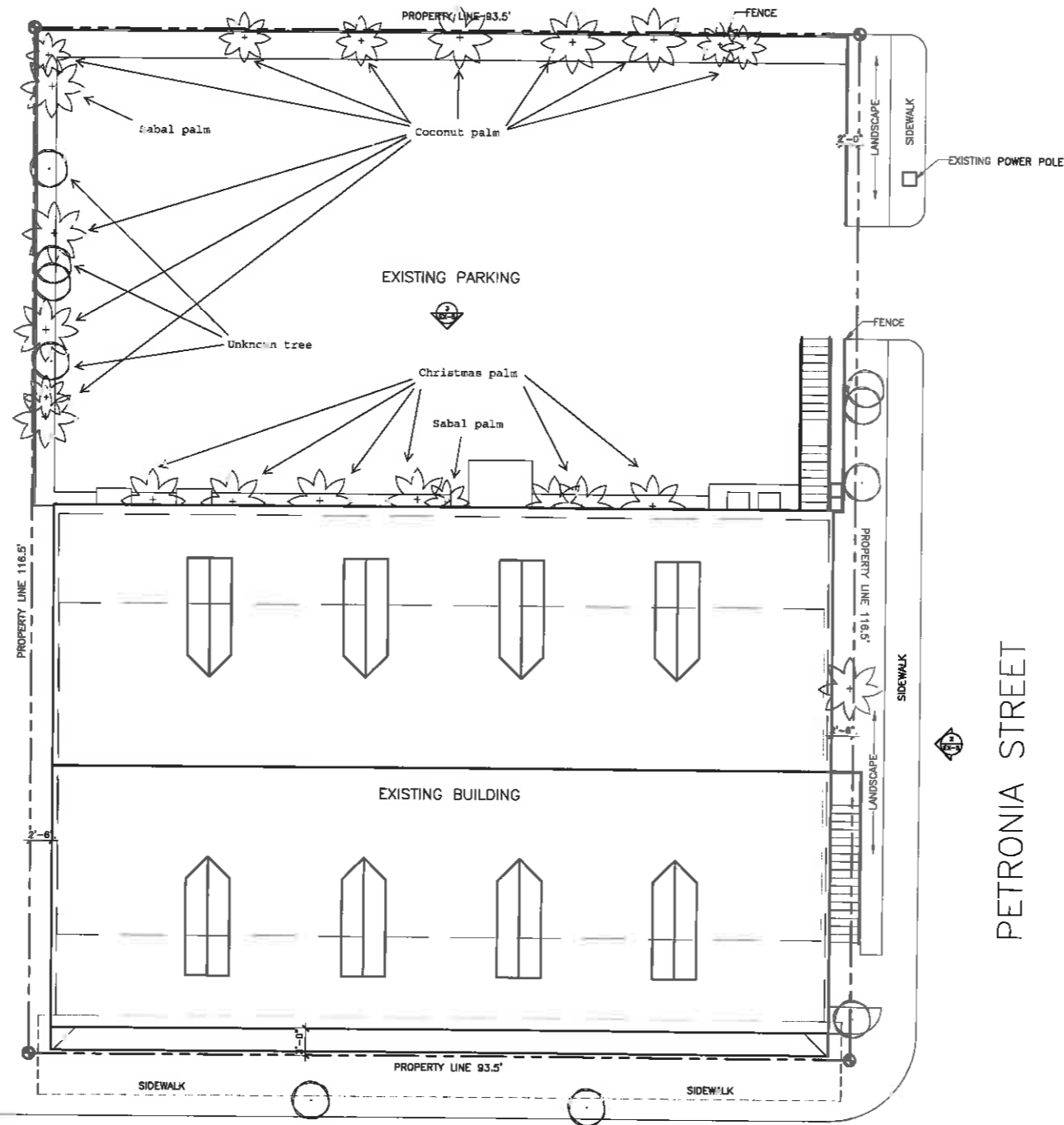
EXISTING SITE PLAN

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

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA



DUPONT LANE



Tree name	Quantity	Height
Christmas palm	7	>12'
Coconut palm	11	>12'
Sabal Palm	2	>12'
Unknown native	4	>12'

TREPANIER



ASSOCIATES INC.
305-293-8183

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST FLORIDA

SCALE

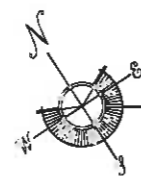
DATE
04-28-15 DRC

REVISIONS

DR. WN. BY
NC

PROJECT
NUMBER

DUVAL STREET

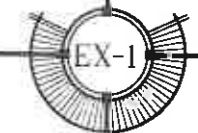


EXISTING SITE PLAN

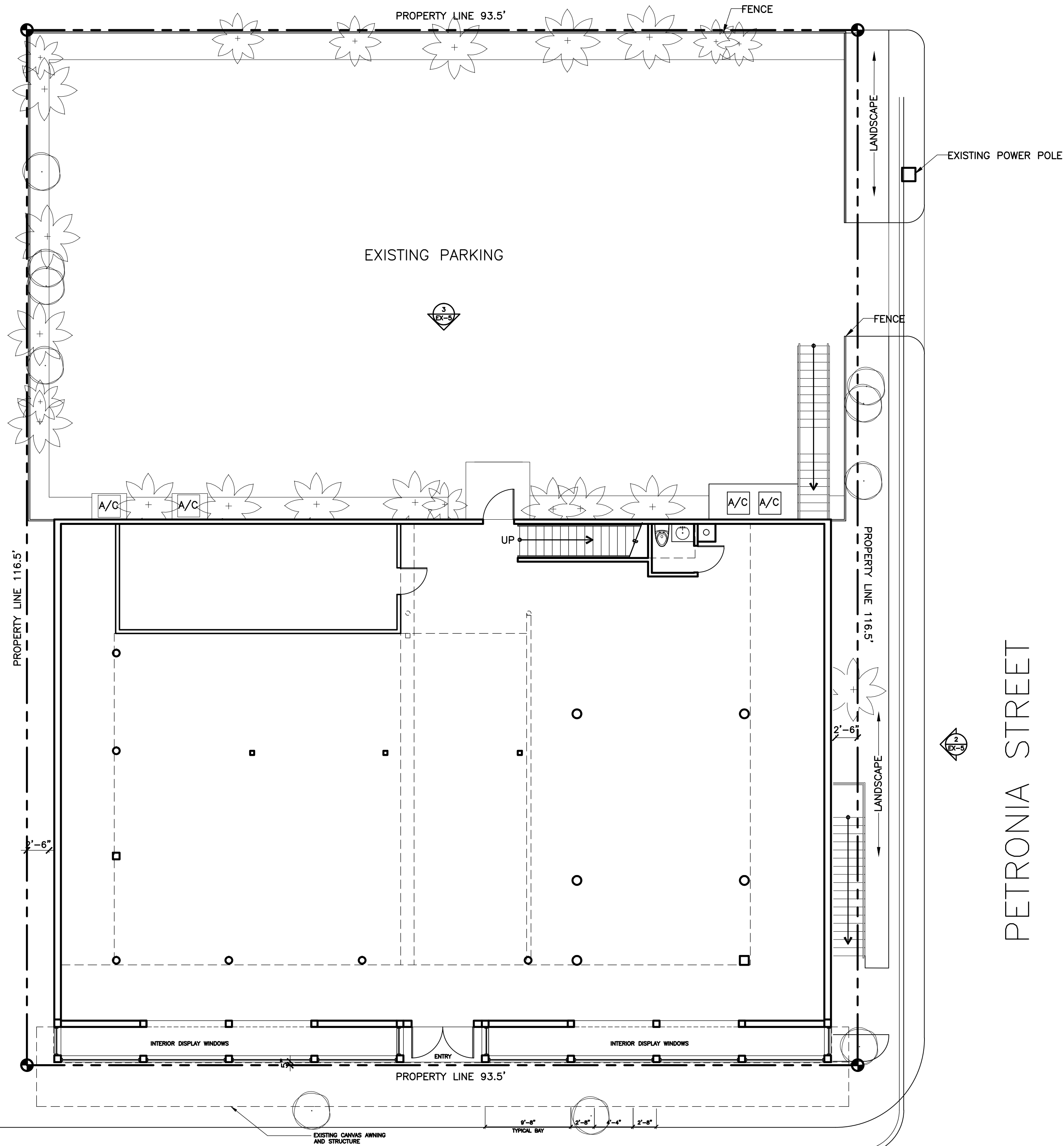
SCALE: 1/8"=1'-0"

PETRONIA STREET

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

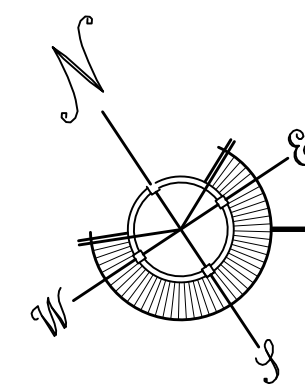


DUPONT LANE



DUVAL STREET

PETRONIA STREET



EXISTING 1ST. FLOOR PLAN

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

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST.
 KEY WEST,
 FLORIDA
 33040

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

LICENSE NO.
 AA 0003040

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA.

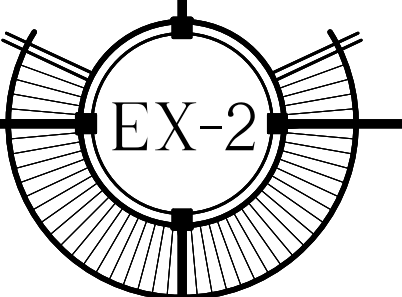
SEAL

DATE
 04-28-15 DRC

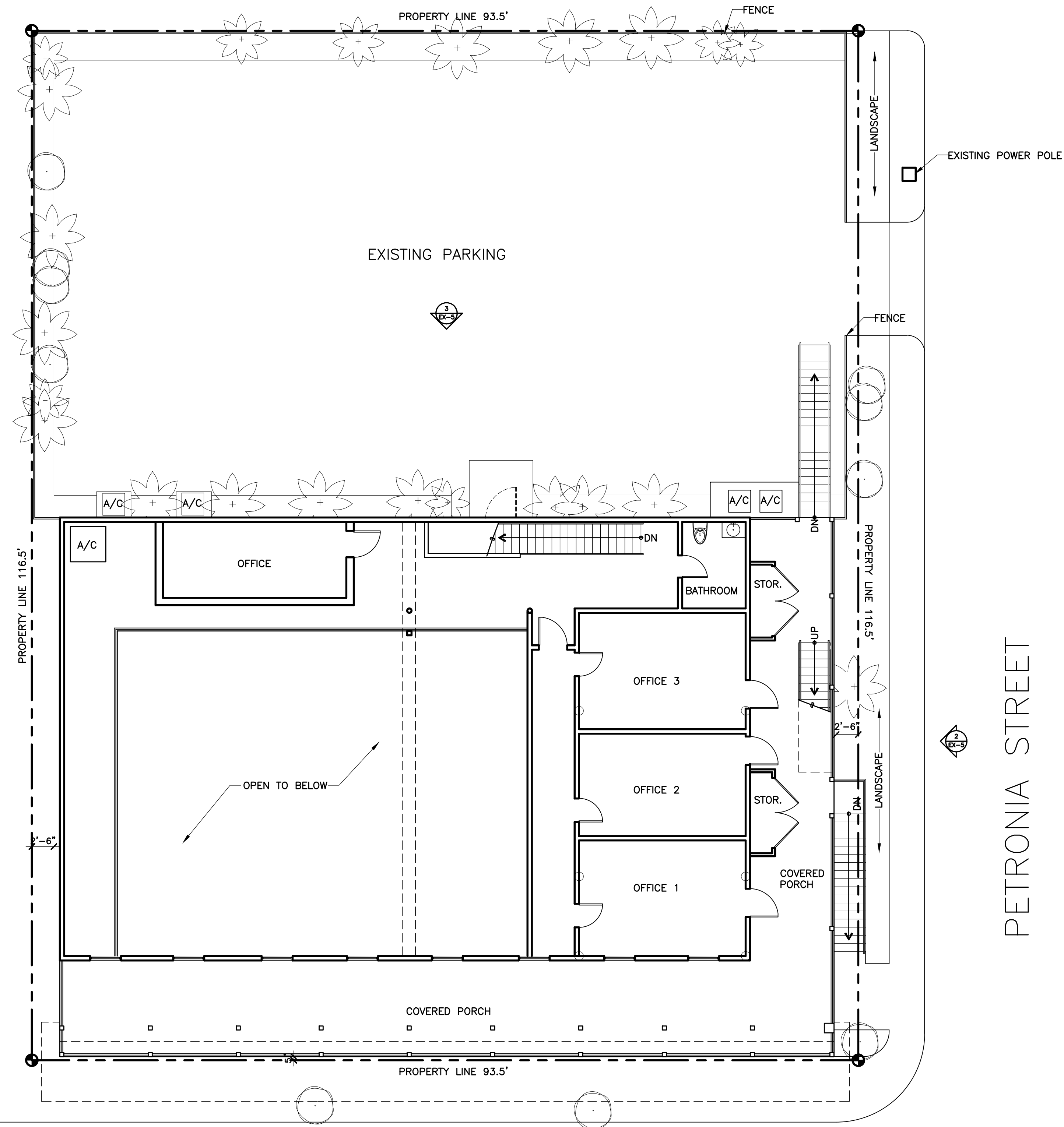
REVISIONS

DRAWN BY
 OCE
 EMA

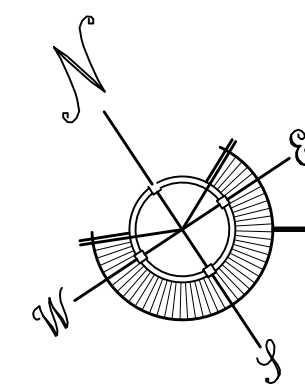
PROJECT
 NUMBER
 1424



DUPONT LANE



DUVAL STREET



EXISTING 2ND. FLOOR PLAN

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

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST.
 KEY WEST,
 FLORIDA
 33040

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

LICENSE NO.
 AA 0003040

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA.

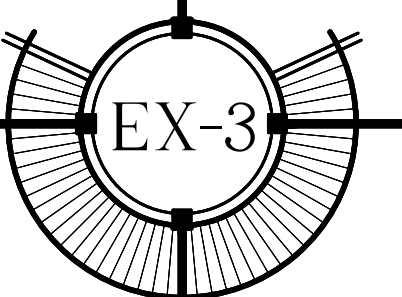
SEAL

DATE
 04-28-15 DRC

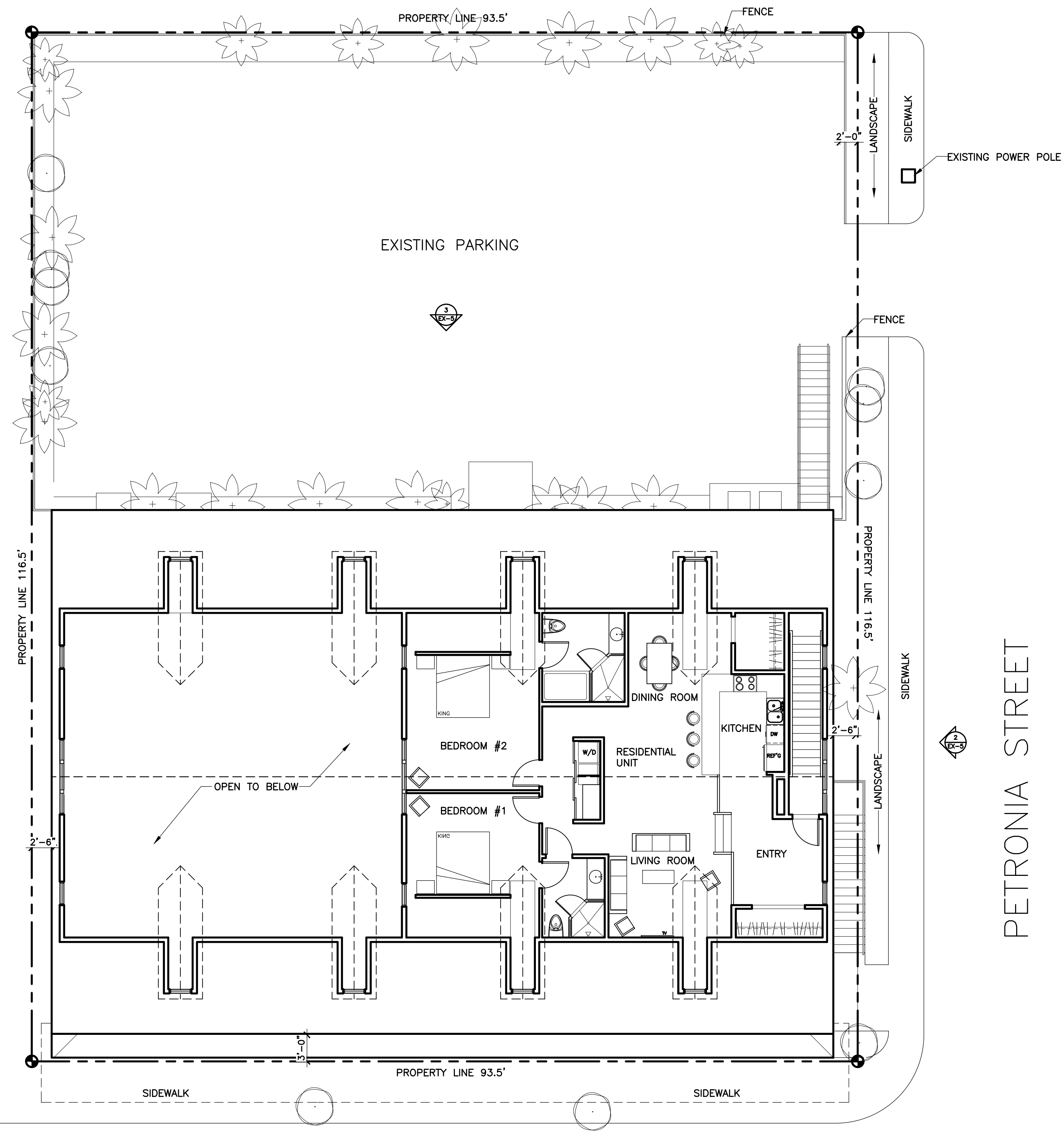
REVISIONS

DRAWN BY
 OCE
 EMA

PROJECT
 NUMBER
 1424

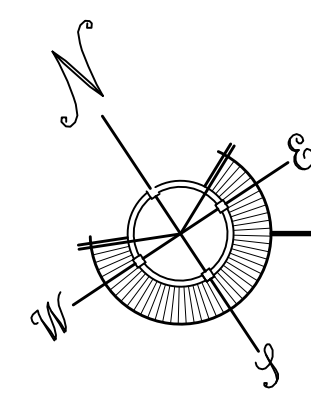


DUPONT LANE



PETRONIA STREET

DUVAL STREET



EXISTING 3RD. FLOOR PLAN

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

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

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

LICENSE NO.
AA 0003040

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA.

SEAL

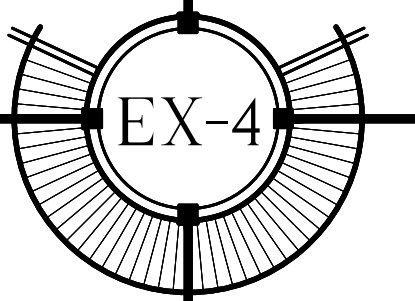
DATE
04-28-15 DRC

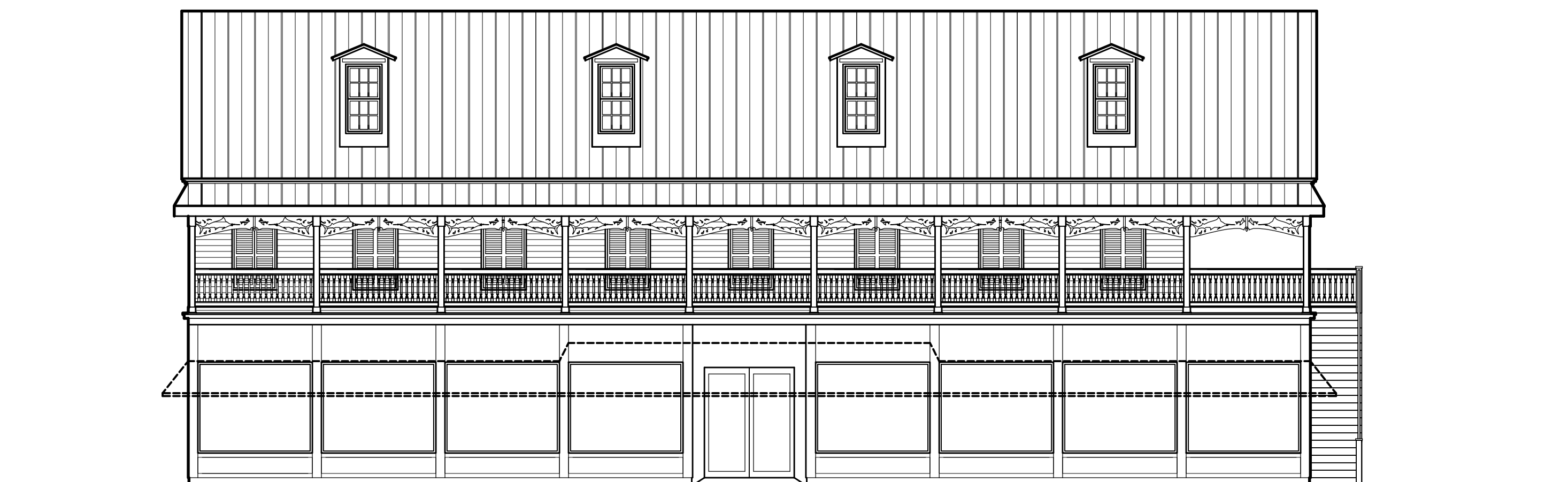
REVISIONS

DRAWN BY
OCE
EMA

PROJECT
NUMBER
1424

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

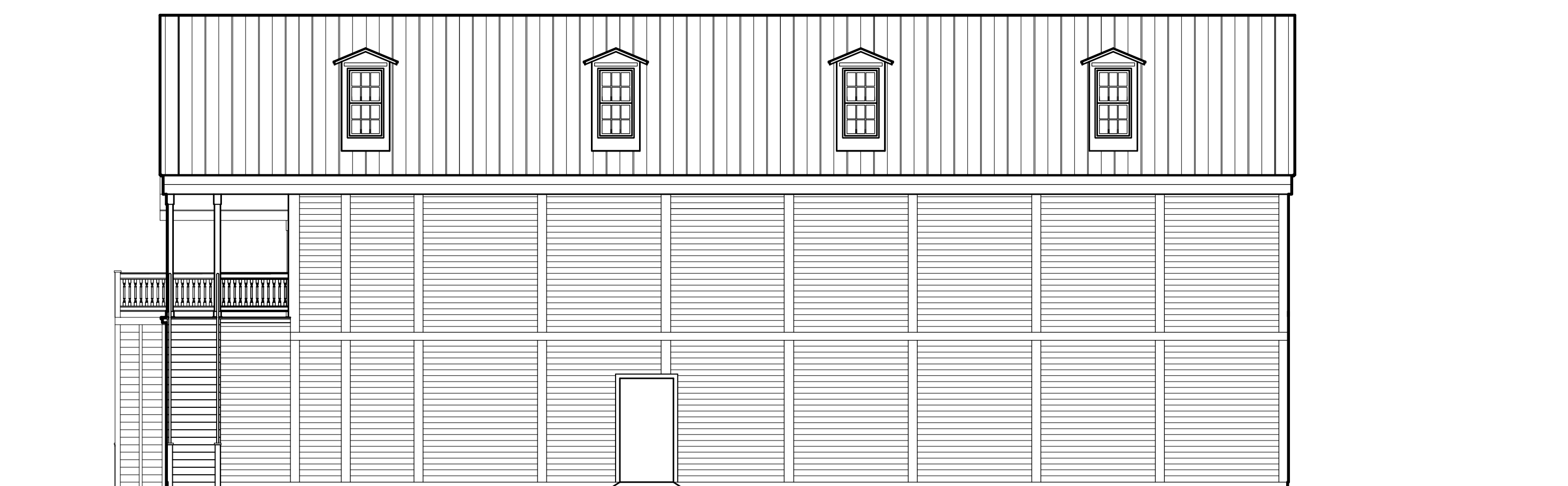




1
EX-5
EXISTING FRONT ELEVATION - 1
SCALE: 1/8"=1'-0"



2
EX-5
EXISTING SIDE ELEVATION - 2
SCALE: 1/8"=1'-0"



3
EX-5
EXISTING BACK ELEVATION - 3
SCALE: 1/8"=1'-0"

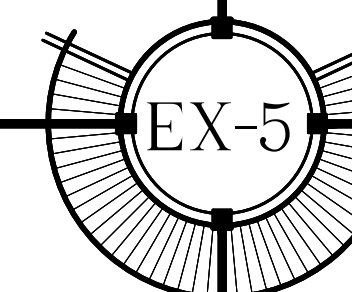
SEAL _____

DATE
04-28-15 DRC

REVISIONS _____

DRAWN BY
OCE
EMA

PROJECT
NUMBER
1424



SITE DATA

LAND USE : HRCC-1
 FLOOD ZONE : ZONE 'X'
 SITE AREA : 10,892.75 S.F. (0.25 ACRES)

LOT COVERAGE : ALLOWABLE = 50% (5,446.375 S.F.)
 EXISTING = 51.5% (5,613 S.F.)
 PROPOSED = 50.9% (5,550 S.F.)

IMPERVIOUS AREA : ALLOWABLE = 70% (7,625 S.F.)
 EXISTING = 92.6% (10,088.75 S.F.)
 PROPOSED = 92.5% (10,077.75 S.F.)

LANDSCAPE AREA : ALLOWABLE = 20% MIN (2,178.5 S.F.)
 EXISTING = 7.4% (804 S.F.)
 PROPOSED = 7.5% (815 S.F.)

OPEN SPACE : ALLOWABLE = 20% MIN (2,178.5 S.F.)
 EXISTING = 7.4% (804 S.F.)
 PROPOSED = 7.5% (815 S.F.)

MAX. HEIGHT : ALLOWABLE = 35.0'
 EXISTING = NO CHANGE TO HEIGHT

SETBACKS :

FRONT: ALLOWABLE: 0.0'
 EXISTING: 0.5'
 PROVIDED: 0.5' (NO CHANGE)

SIDE: ALLOWABLE: 2.5'
 EXISTING: 2.5'
 PROVIDED: 2.5' (NO CHANGE)

REAR: ALLOWABLE: 10.0'
 EXISTING: 35.5'
 PROVIDED: 50.0'

S. SIDE: ALLOWABLE: 0.0'
 EXISTING: OVER PROPERTY LINE
 PROVIDED: 2.5'

PARKING REQUIREMENTS :

EXISTING LEGAL PARKING SPACES = 9.0 SPACES
 PROPOSED PARKING SPACE = 9.0 SPACES
 EXISTING BIKE/SCOOTER SPACES = 0.0 SPACES
 PROPOSED BIKE/SCOOTER SPACES = 6.0 SPACES

BUILDING DATA

EXISTING RETAIL :

1ST FLOOR = 5,303 S.F.
 2ND FLOOR = 2,183 S.F.
 TOTAL = 7,486 S.F.

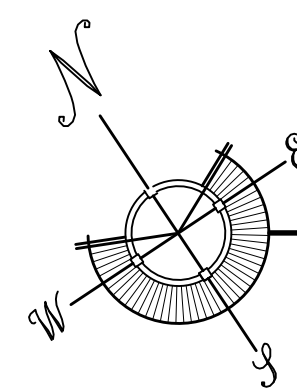
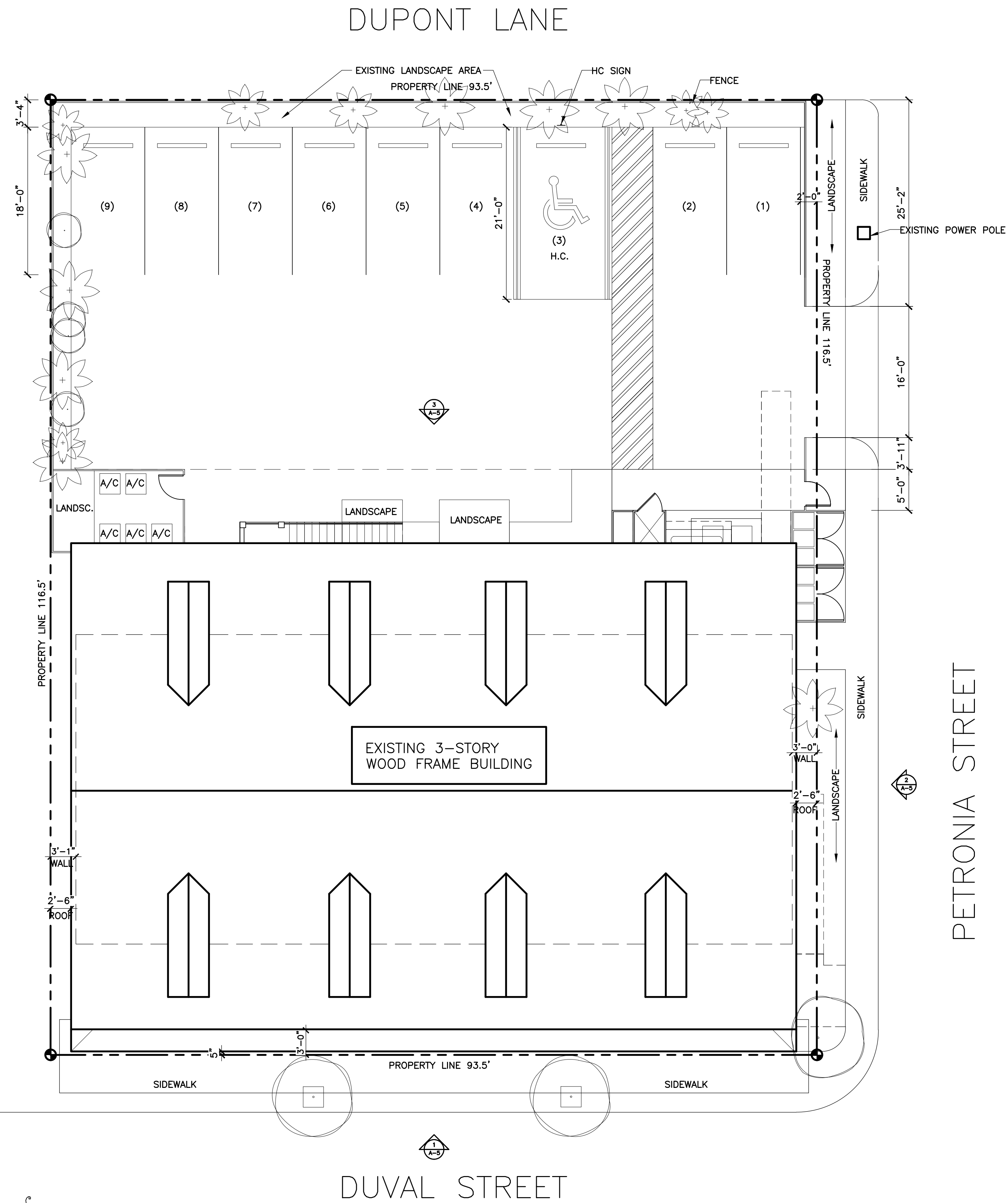
PROPOSED RETAIL :

RETAIL NO. 1 = 1,190 S.F.
 RETAIL NO. 2 = 1,190 S.F.
 RETAIL NO. 3 = 1,190 S.F.
 RETAIL NO. 4 = 1,769 S.F.
 TOTAL = 5,339 S.F.

EXISTING RESIDENTIAL = 1,833 S.F.

NEW RESIDENTIAL UNITS :

UNIT NO. 1 = 1,880 S.F.
 UNIT NO. 2 = 1,669 S.F.
 UNIT NO. 3 = 706 S.F.
 UNIT NO. 4 = 400 S.F.
 UNIT NO. 5 = 400 S.F.
 UNIT NO. 6 = 532 S.F.
 TOTAL = 5,055 S.F.



PROPOSED SITE & ROOF PLAN

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

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA

WILLIAM P. HORN
 ARCHITECT, P.A.

915 EATON ST.
 KEY WEST,
 FLORIDA
 33040

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

LICENSE NO.
 AA 0003040

NEW HOUSING UNITS
 725 DUVAL STREET
 KEY WEST, FLORIDA.

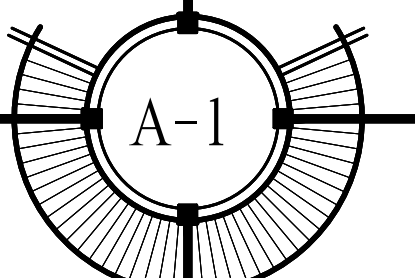
SEAL

DATE
 04-28-15 DRC

REVISIONS

DRAWN BY
 OCE
 EMA

PROJECT
 NUMBER
 1424



SEAL

DATE
04-28-15 DRC

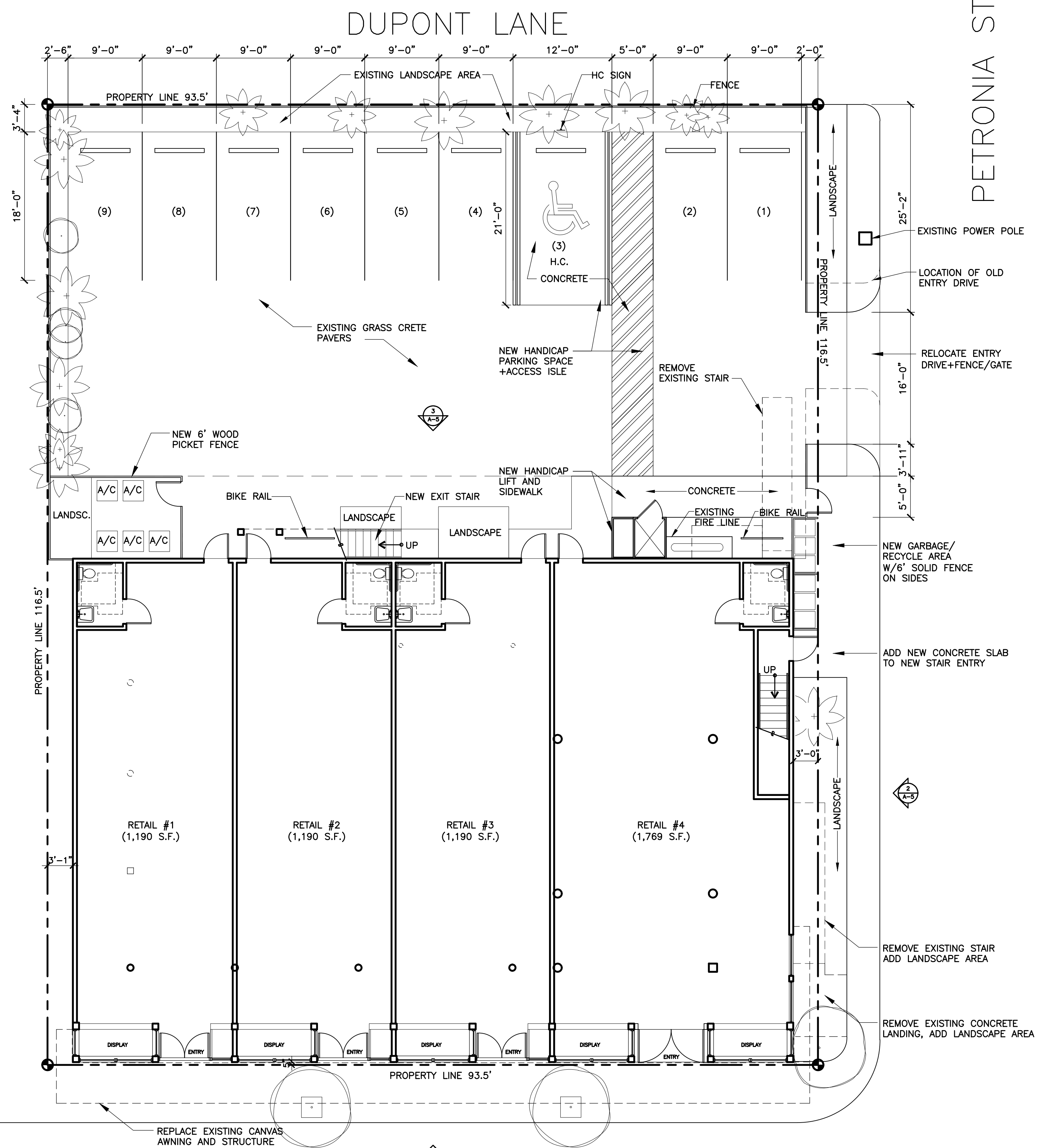
REVISIONS

DRAWN BY

OCE
EMA

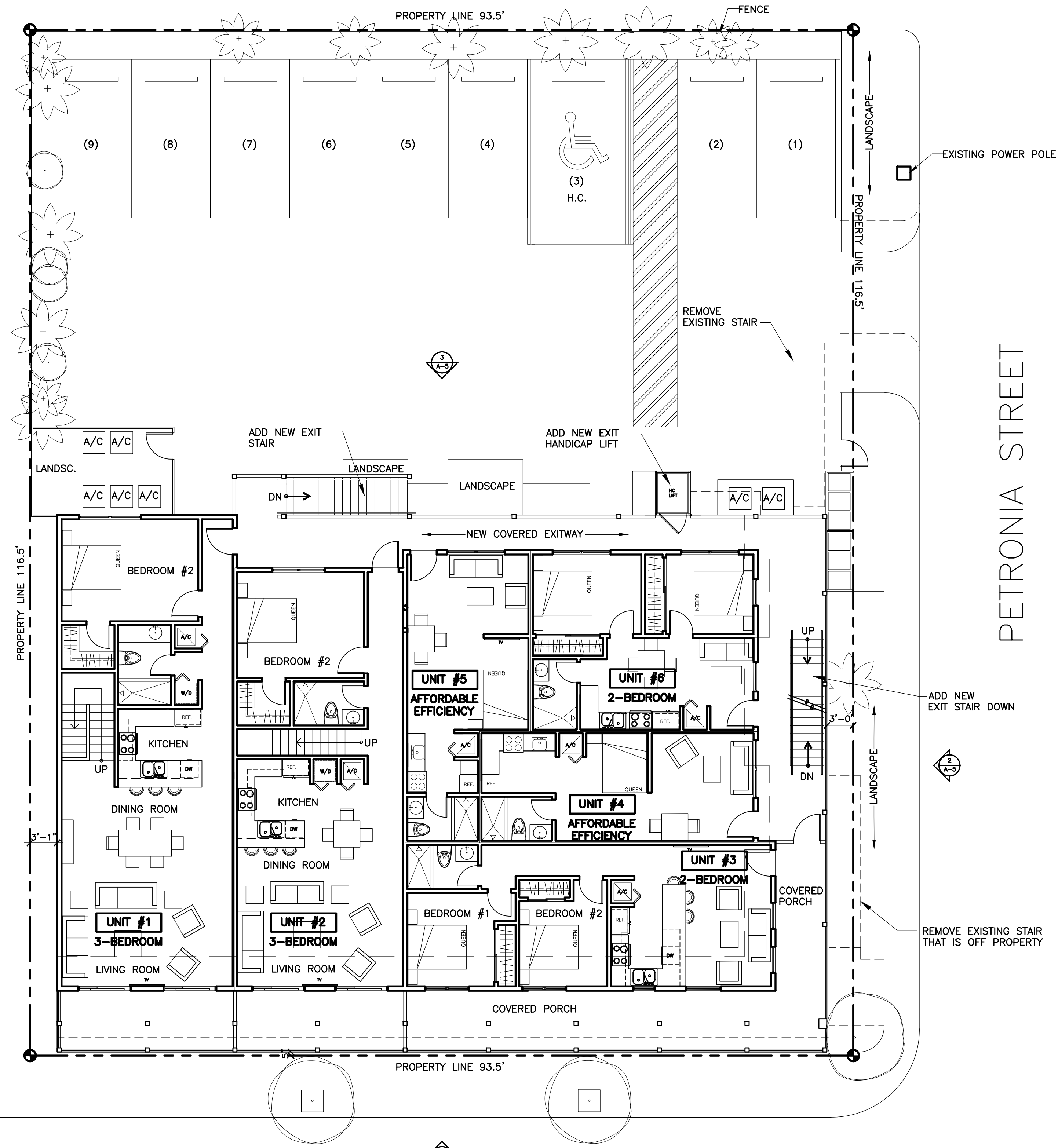
PROJECT
NUMBER

1424

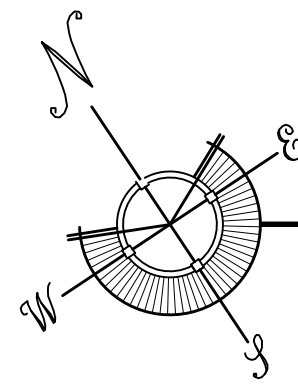


PROPOSED 1ST. FLOOR PLAN
SCALE: 1/8"=1'-0"

DUPONT LANE



DUVAL STREET



PROPOSED 2ND. FLOOR PLAN

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

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

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

LICENSE NO.
AA 0003040

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA.

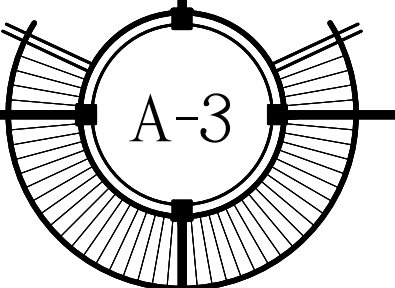
SEAL

DATE
04-28-15 DRC

REVISIONS

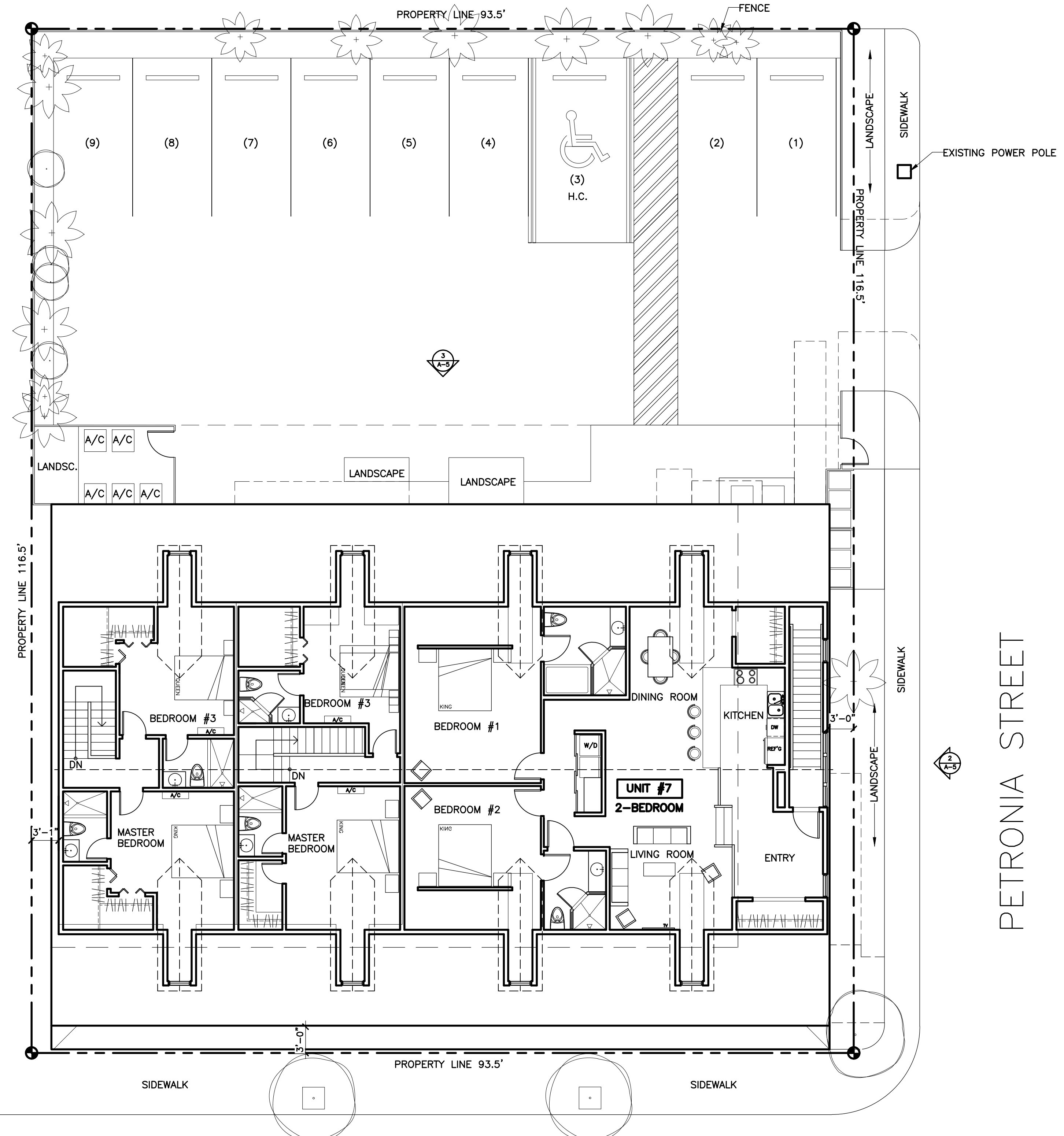
DRAWN BY
OCE
EMA

PROJECT
NUMBER
1424



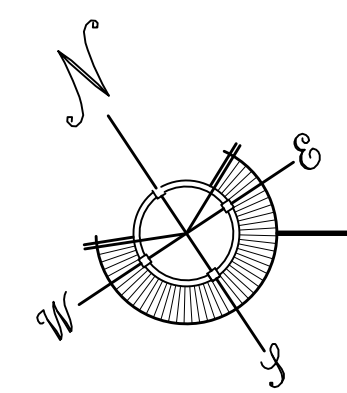
NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

DUPONT LANE



PETRONIA STREET

DUVAL STREET



PROPOSED 3RD. FLOOR PLAN

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

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

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

LICENSE NO.
AA 0003040

NEW HOUSING UNITS
725 DUVAL STREET
KEY WEST, FLORIDA.

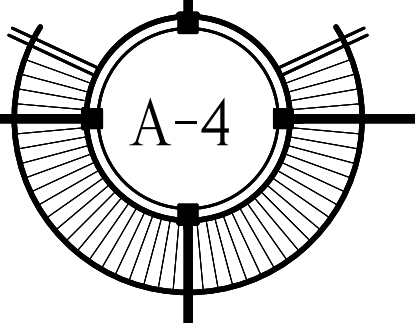
SEAL

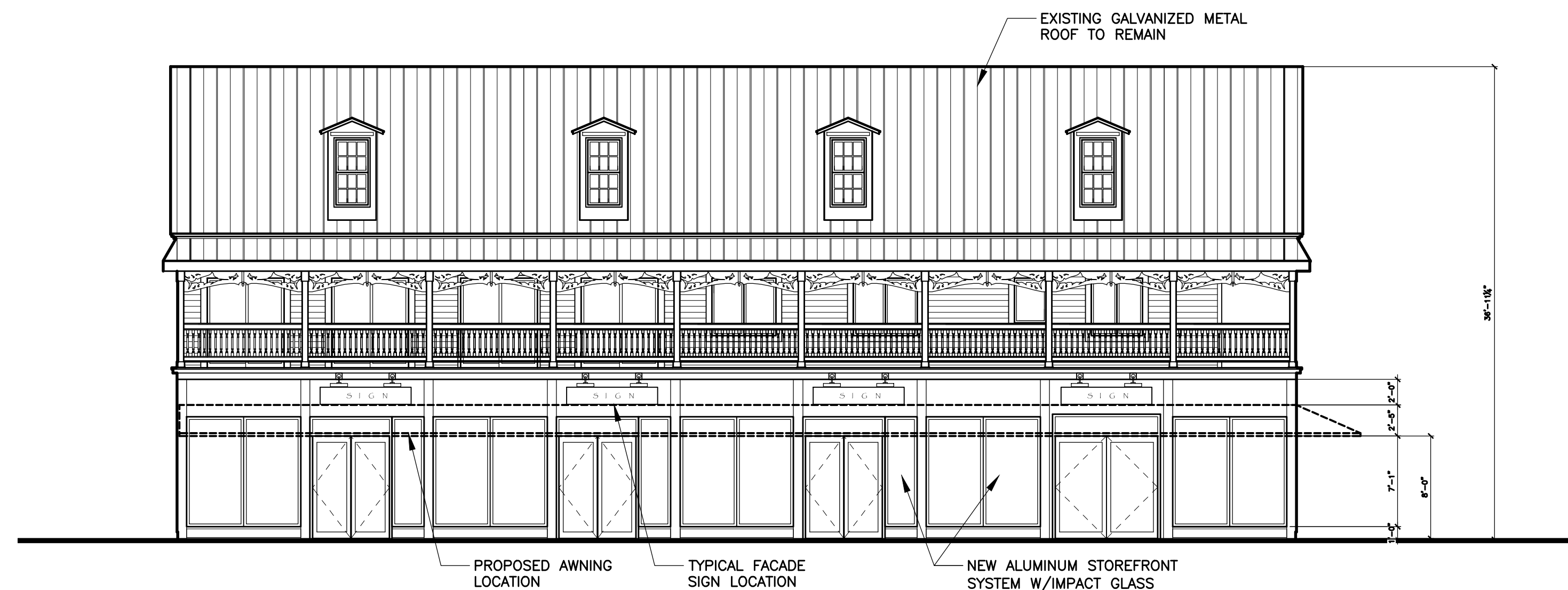
DATE
04-28-15 DRC

REVISIONS

DRAWN BY
OCE
EMA

PROJECT
NUMBER
1424

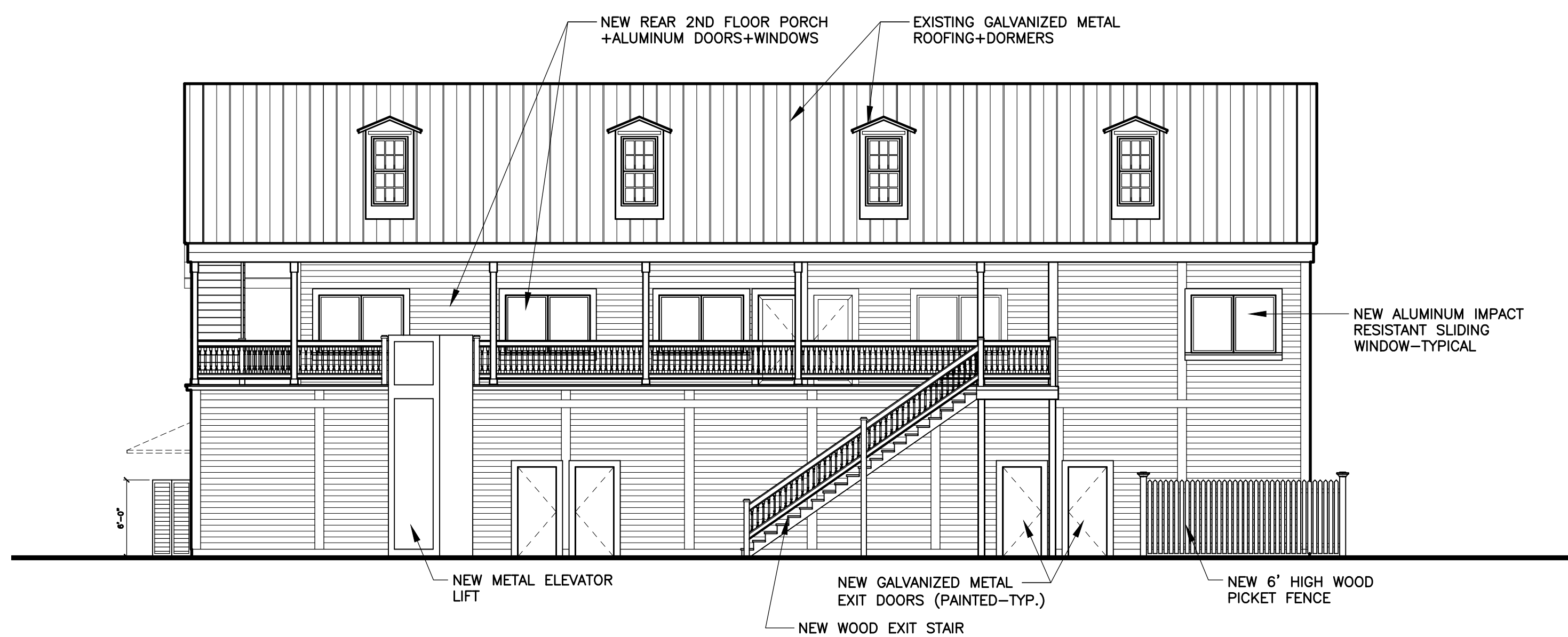




1
A-5 PROPOSED FRONT ELEVATION - 1
SCALE: 1/8"=1'-0"



2
A-5 PROPOSED SIDE ELEVATION - 2
SCALE: 1/8"=1'-0"



3
A-5 PROPOSED BACK ELEVATION - 3
SCALE: 1/8"=1'-0"

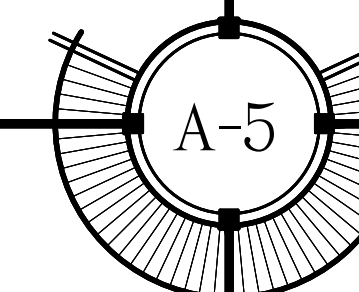
SEAL _____

DATE
04-28-15 DRC

REVISIONS _____

DRAWN BY
OCE
EMA

PROJECT
NUMBER
1424



Site Photos



Address Petronia Street

Address is approximate





Address Petronia Street

Address is approximate



Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1016306** Parcel ID: **00015920-000000**

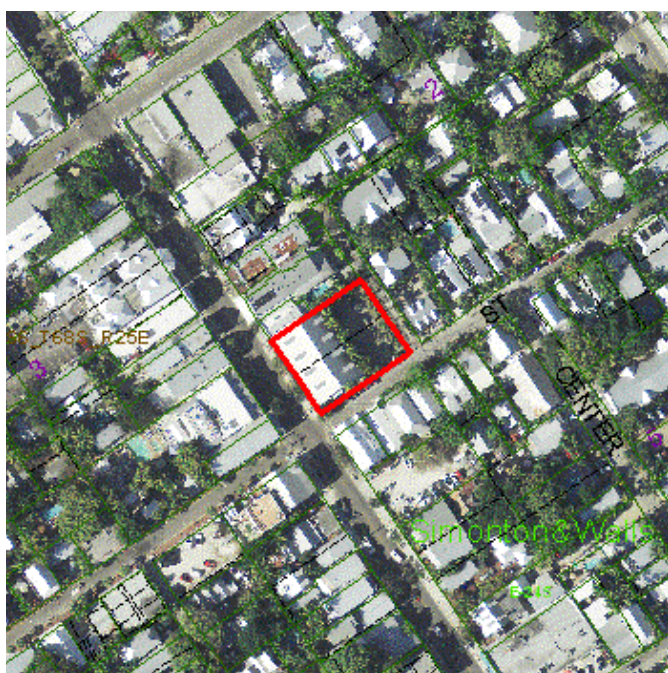
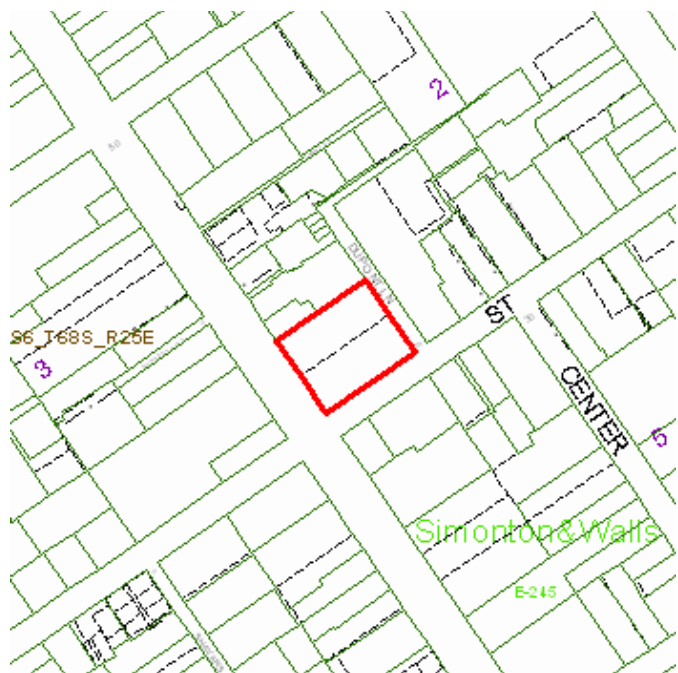
Ownership Details

Mailing Address:
725 DUVAL STREET LLC
301 LINCOLN RD
MIAMI BEACH, FL 33139-3120

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 725 DUVAL ST KEY WEST
Legal Description: KW PT LOT 4 SQR 2 TR 4 G10-447 G40-233/34 OR782-721D/C OR783-1572/73 OR841-117 OR937-365D/C OR937-366 OR1003-1925/1926P/R OR1027-243 OR1027-244 OR1135-191/92 OR1517-2234/35 OR2033-1204/05 OR2583-496/98

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	93	116	10,892.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 7469
 Year Built: 1991

Building 1 Details

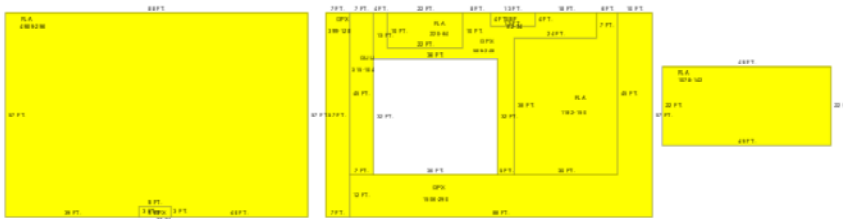
Building Type	Condition <u>G</u>	Quality Grade 450
Effective Age 12	Perimeter 652	Depreciation % 15
Year Built 1991	Special Arch 0	Grnd Floor Area 7,469
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	2	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	2	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPX		1	1991					1,506
2	OUU		1	1991					315
3	OPX		1	1991					399
4	FLA		1	1991					1,182

5	OPX	1	1991	589
6	SBF	1	1991	52
7	FLA	1	1991	220
8	FLA	1	1991	4,989
9	OPX	1	1991	27
10	FLA	1	1991	1,078

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	2808	OFFICE BLD-1 STORY	50	N	Y
	2809	WAREHOUSE/MARINA C	50	N	Y
	2810	WAREHOUSE/MARINA C	100	N	Y
	2811	DEPT STORES-B	100	N	Y
	2812	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
743	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN3:WROUGHT IRON	912 SF	152	6	1990	1991	3	60
2	PT2:BRICK PATIO	4,018 SF	0	0	1990	1991	1	50

Appraiser Notes

2002 & 2003 CUT OUT DONE- FOR H.T.CHITHAM,S
2004-02-05 OFFERING THE BUSINESS FOR SALE FOR \$250,000 PLUS THE INVENTORY \$400,000-SKI
CONCH REPUBLIC TRADING CO.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	09-4108	12/01/2009	03/14/2011	4,000 Commercial	REPLACE 250 LF OF EXISTING GUTTER ON FRONT AND REAR OF BUILDING. REPLACE WITH 6" WHITE SEAMLESS GUTTER & DOWNSPOUT. INSTALL NEW VENTED SOFFIT ON FRONT OF BUILDING
1	12-3362	09/24/2012		4,500 Commercial	REPLACE EXISTING WOOD DOOR WITH IMPACT DOOR
1	12-2930	08/09/2012		2,000 Commercial	INTERIOR WORK ONLY. DEMO NON LOAD BEARING PARTITION WALLS AND INTERIOR FINISHES.
1	12-3070	08/24/2012		10,000 Commercial	INSTALL 150SF OF FALSE CEILING JOIST FOR DISPLAY PURPOSES, TWO INTERIOR DOORS, ONE WITH SIDE LIGHTS, REPAIR 300 SF OF WOOD FLOORING AND TRIM, DRYWALL AND PAINT, REPLACE REAR DOOR W/DOUBLE STEEL DOOR, POUR NEW RAMP FOR DELIVERIES. REMOVE RAMP AT FRONT DOOR AND REPAIR FOR ADA ACCESS AT 1/20 SLOPE, MOVE FRONT DOORS FORWARD.
1	13-0071	01/15/2013		9,500 Commercial	INSTALL NEW AWNING WITH "ESTATE LIQUIDATOR" ON FRONT
1	13-1310	04/08/2013		5,000 Commercial	REPLACE ROTTEN BOARDS AND TRIM ABOVE AWNING 98' X 2' & PAINT TO MATCH EXISTING, PATCH & REPAIR DRYWALL AT THIRD FLOOR PORCH
	11-0849	03/17/2011		0	FABRICATE AND INSTALL AN EDGE METAL TIE IN TO STOP LEAK.
1	9803293	10/26/1998	01/01/1999	2,000 Commercial	PAINT FIRST FLOOR BLDG
1	9901469	05/04/1999	11/03/1999	2,000	REPLACE SIGN

1	0001207	05/15/2000	11/16/2001	1,100	PRESSURE CLEAN/PAINT BLDG
1	03-1230	04/04/2003	10/03/2003	2,000	PAINT EXTERIOR
1	05-1236	04/19/2005	11/05/2005	4,000	GUTTER WORK AND REPAINT
1	06-4434	07/21/2006	12/19/2006	3,500	SECOND FLOOR BALCONY RETILE
1	06-4975	08/28/2006	12/19/2006	6,000	INSTALL HURRICANE SHUTTERS ON STORE FRONT

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	845,102	20,747	875,368	1,741,217	1,741,217	0	1,741,217
2013	747,964	21,377	820,658	1,589,999	1,589,999	0	1,589,999
2012	777,105	22,113	820,658	1,619,876	1,619,876	0	1,619,876
2011	777,105	22,850	820,658	1,620,613	1,620,613	0	1,620,613
2010	796,533	23,480	819,841	1,639,854	1,639,854	0	1,639,854
2009	825,675	24,216	1,446,288	2,296,179	2,296,179	0	2,296,179
2008	825,675	24,953	1,728,099	2,578,727	2,578,727	0	2,578,727
2007	603,198	25,583	2,499,714	3,357,956	3,357,956	0	3,357,956
2006	603,198	26,319	980,280	3,097,500	3,097,500	0	3,097,500
2005	623,998	27,055	871,360	3,097,500	3,097,500	0	3,097,500
2004	643,639	27,685	647,280	2,298,000	2,298,000	0	2,298,000
2003	684,940	54,048	528,612	2,298,000	2,298,000	0	2,298,000
2002	684,940	56,065	528,612	2,298,000	2,298,000	0	2,298,000
2001	762,101	29,788	528,612	1,027,300	1,027,300	0	1,027,300
2000	735,217	12,345	453,096	1,027,300	1,027,300	0	1,027,300
1999	552,670	12,642	453,096	1,027,300	1,027,300	0	1,027,300
1998	474,566	26,476	453,096	1,027,300	1,027,300	0	1,027,300
1997	474,566	27,081	431,520	1,027,300	1,027,300	0	1,027,300
1996	431,424	27,687	431,520	952,231	952,231	0	952,231
1995	431,424	28,074	431,520	952,231	952,231	0	952,231
1994	431,424	28,680	431,520	902,114	902,114	0	902,114
1993	431,424	29,285	431,520	892,229	892,229	0	892,229
1992	431,424	29,672	431,520	892,616	892,616	0	892,616
1991	0	0	222,720	222,720	222,720	0	222,720
1990	0	0	179,568	179,568	179,568	0	179,568
1989	0	0	178,176	178,176	178,176	0	178,176
1988	0	0	150,336	150,336	150,336	0	150,336
1987	0	0	68,873	68,873	68,873	0	68,873
1986	0	0	66,883	66,883	66,883	0	66,883
1985	0	0	53,453	53,453	53,453	0	53,453
1984	0	0	40,090	40,090	40,090	0	40,090
1983	0	0	35,245	35,245	35,245	0	35,245
1982	0	0	30,234	30,234	30,234	0	30,234

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/3/2012	2583 / 496	3,000,000	WD	37
7/31/2004	2033 / 1204	3,450,000	WD	Q
5/1/1998	1517 / 2234	3,050,000	WD	U
6/1/1990	1135 / 191	1	WD	M
10/1/1981	841 / 117	45	WD	U

This page has been visited 118,641 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176