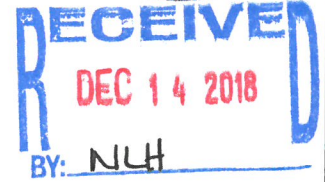


Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major
Minor

Conditional Use

- - -

Historic District

Yes
No

Please print or type:

- 1) Site Address 501 Front Street
- 2) Name of Applicant Trepanier & Associates, Inc.
- 3) Applicant is: Owner Authorized Representative
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 First Street, No. 101
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email owen@owentrepanier.com
- 6) **Email Address:** _____
- 7) Name of Owner, if different than above Conch Tour Train, Inc.
- 8) Address of Owner PO Box 1237, Key West, FL 33041
- 9) Owner Phone # c/o305-293-8983 Email c/o owen@owentrepanier.com
- 10) Zoning District of Parcel HRCC-1 RE# 00000100-000000
- 11) Is Subject Property located within the Historic District? Yes 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).

This application is for a minor development plan to renovate the Train
Depot at 501 Front Street, making it ADA accessible. There is an associated variance.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
1300 White Street, Key West, FL 33040
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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.

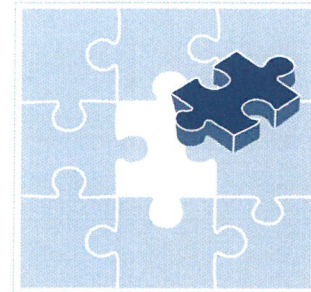
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 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.

Major Development Plan Project Analysis

501 Front Street
(RE No. 0000100-000000)

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Summary:

This application is for a minor development plan to renovate the Train Depot at 501 Front Street, making it ADA accessible. To accommodate the upgrades a second floor is proposed, and the entire building will receive an updated facade that is architecturally sympathetic to the existing fabric of the neighborhood.

Solution Statement:

There are very few ADA accessible bathrooms for the general public in this area of Old Town. Therefore, Conch Tour Train, Inc., in its continuous effort to serve customers to the best extent possible, proposes to upgrade the Train Depot's baths while at the same time make minor modifications to the interior layout to accommodate the upgrade. Additionally, a second floor is proposed to make the Depot more architecturally sympathetic to the fabric of the community. Many of the buildings in the immediate area are two-story. The low-slung one-story building that houses the Depot appears out of place as its currently designed. The proposed second floor will significantly improve the visual void of the absence of the second floor and facade upgrades will further refine the building while adding considerably to the overall human experience encountered at the corner of Duval and Front Streets.

Analysis:

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

Existing development is depicted on 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

1421 First Street • P.O. Box 2155 • Key West, FL • 33045-2155
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: kevin@owentrepnier.com

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

- Buildings
- Setbacks
- Bicycle Parking
- Driveway dimensions and material
- Utility locations
- Garbage and recycling area
- Signs
- Existing Lighting
- Project statistics
- Building Elevations
- Height of buildings
- Finished floor elevations
- Height of existing and proposed grades

Title block (Sec. 108-227)

Name of development: Train Depot
 Owner/developer: Conch Tour Train, Inc.
 Scale: 1/4" = 1'
 Preparation and revision dates: As noted on plans
 Location: 501 Front Street

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

Owner: Conch Tour Train, Inc.
 Authorized Agent: Trepanier & Associates, Inc.
 Architect: Office of William P. Horn Architect, PA
 Surveyor: Florida Keys Land Surveying
 Legal and Equitable Owners: Conch Tour Train, Inc.;
 Edwin O. Swift, III;
 Christopher Beland

Project Description (Sec. 108-229):

The site for the proposed upgrades to an existing building on a horizontally built-out parcel is in the heart of Old Town at the corner of Duval and Front Streets. The upgrades to the exiting baths into ADA conforming baths necessitate the addition of 706 square feet to the building to make up for the loss of several key areas, including:

Men’s Room:	Existing 150 sf,	Proposed 250 sf
Woman Room:	Existing 150 sf	Proposed 311 sf
Concession Area:	Existing 225 sf	Proposed 289 sf
Storage:	Existing 131 sf	Proposed 331 sf
Breakroom:	Existing 68 sf	Proposed 135 sf
Office & Storage Addition:		Proposed 115

Therefore, a net change of 706 sf of additional floor area for ADA additions is necessary. As previously stated, the proposal also calls for a second-floor addition and updated facade that is architecturally sympathetic to the existing neighborhood and significantly improve the existing low-slung building. Because of site constraints and the nature of the business and how patrons arrive at the business, currently there is no vehicular parking. As such, this proposal calls for the addition of 12 bicycle parking spots in lieu of vehicle parking. This represents a bicycle substitution of four to one, with three vehicle parking spots needed ($700 \text{ sf} / 300 \text{ sf} = 2.3$ or 3). A variance application is concurrently being submitted with this minor development plan application to augment our stance that the addition of vehicular parking spaces is not needed, unnecessary and counterproductive to the needs of the business. Bicycle parking better suites the needs of patrons.

SITE DATA:

SITE AREA: 18,750 SF (0.430 ACRES)
LAND USE: HCCR-1
FLOOD ZONE: 'AE-7' AND 'AE-9'
FAR ALLOWED: 1.0 MAXIMUM
HEIGHT: 35' MAXIMUM

SETBACKS:

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

SIDE (NORTH):

REQUIRED = 2' - 6"
EXISTING = 1' - 10 1/2"
PROPOSED = 1' - 10 1/2"

STREET SIDE:

REQUIRED = 0' - 0"
EXISTING = 20' - 6"
PROPOSED = 20 - 6"

REAR:

REQUIRED = 10'
EXISTING = 19' - 9 1/2"
PROPOSED = 19' - 9 1/2"

BUILDING COVERAGE AREA:

ALLOWED = 9,375 SF (50% MAX.)
EXISTING = 3,679 SF (19.62%)
PROPOSED = 3.679 SF (19.62%)

IMPERVIOUS AREA:

ALLOWED = 13,125 SF (70% MAX.)
EXISTING = 18,750 SF (100%)
PROPOSED = 18,750 SF (100%)

LANDSCAPE AREA

REQUIRED = 3,625 SF (30% MIN.)
EXISTING = 0 SF (0%)
PROPOSED = 0 SF (0%)

OPEN SPACE AREA:

REQUIRED = 3,625 SF (30% MIN.)
EXISTING = 0 SF (0%)
PROPOSED = 0 SF (0%)

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 six to eight months of commencement.
3. The proposed development plan is contained herewith.
4. This application proposes to remodel a non-contributing commercial building and add a second story which will be stepped-back and complement existing design and architectural features of the building. No increase in building footprint is proposed. Canopied areas on both sides of the rear of building are proposed to be enclosed to accommodate the ADA restrooms.
5. Project is not a planned unit development.
6. This is remodeling/addition of a second floor to an existing building. It is located in the AE-7 and AE-9 Flood Zones (see FEMA firmette map, enclosed and property boundary survey).
7. This project is not located in an environmentally sensitive area. The area is built-out in an urban environment.

Intergovernmental Coordination (Sec. 108-232)

As a minor development plan, coordination will occur through the development review process of the City of Key West and all applicable Regional, State and Federal Agencies.

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 have a negligible impact on vehicular traffic.
 - This project will have a negligible impact on the potable water demand and wastewater generation in the City.
 - This project will have a negligible impact on the recyclable waste LOS for
 - The proposed change is not expected to impact Storm water
 - The proposed change is not expected to impact Recreation
 - It is estimated the installation of ADA bathrooms will not adversely impact water pressure needs at FKAA.
 - No adverse impacts to the quality of receiving waters are anticipated before, during or after construction.
 - No storm water management changes are proposed.
-

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 is subject to HARC approvals and process.
- Articles III, IV and V of Chapter 108 - As demonstrated by the site plan and the site data calculations, the project complies with the requirements of the Articles.
- Section 108-956 - As previously stated, it is not estimated that the project impact the water/waste water, the project team will coordinate with FCAA to ensure access to potable water and the wastewater disposal system is not significantly impacted.
- 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 (Sec. 108-235):

The existing building is located in the heart of the tourist area at the corner of Front and Duval Streets. Patrons of the business overwhelmingly arrive on foot, bicycle or other forms of transportation not requiring vehicle parking.

Flood Zone:

According to the 2005 FEMA Flood Insurance Map, the property is located within the AE -7 /AE-9 base flood elevation (BFE) zone. (Panel #12087C1508K, effective February 18, 2005). This is an renovation and addition to an existing commercial building. The existing use of this project is compatible with the adjacent land uses in the Historic Commercial Pedestrian-Oriented Area. Similar uses are within 50 feet of this project. in the established HRCC-1 zoning district. No zoning or future land use map (FLUM) changes are proposed within this application. The project will comply with all HARC regulations and design guidelines and requires HARC approvals.

Appearance of site and structures 108-236

This application for minor development plan approval includes a development plan that exhibits harmonious overall design characteristics in compliance with the performance standards stipulated in sections 108-278 through 108-288.

Site Plan (Sec. 108-237):

Site plan of proposed development drawn in compliance with Sec. 108-237 is attached. As previously stated, this is a renovation/addition to an existing development.

Architectural Drawings (Sec. 108-238):

All architecture designs were prepared and sealed by William P Horn or associate, a professional architect 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):

This minor development plan does not call for site work, only building alterations. All pertinent and germane plans are attached. If deemed necessary by Staff, this application for a minor development plan concurrency seeks a certificate of appropriateness under chapter 102-152(a) of the City of Key West LDRs.

As such, this proposal will result in a renovation/addition project that is in compliance with 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 developed site.

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

This minor development plan does not include a proposal for clearing, excavation or landscaping. As previously discussed, no site work is proposed, only alterations to the building.

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

As previously discussed, no site work is proposed to the existing development. Moreover, the existing development is located in the pedestrian oriented development area. The existing and proposed continuing onsite operations rely on utilizing walk-up, bicycle and alternative modes of transportation within the heart of the tourist district. Please see site plan for bicycle parking area.

Housing (Sec. 108-245):

This project does not contain provisions for housing.

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 the concurrency analysis there are no conflicts with the existing public facilities, such as potable water, sanitary sewer treatment or transportation.

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 necessary and applicable sections of land development regulations. As previously discussed, site work is not proposed as part of this minor development plan application.

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, considering this is an existing development. A variance for parking is concurrently submitted with this minor development plan.

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 additional mechanical equipment and utility hardware will be appropriately screened. Waste storage areas will continue to be screened from adjacent properties. See attached elevations for compliance.

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):

A roll-off container is not proposed as part of the operation of this development.

Utility lines (Sec. 108-282):

The proposed project will not require installation of new utility services.

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

No manufacturing activities are proposed for this development. The existing commercial activities will continue to take place.

Exterior Lighting (Section 108-284):

This minor development project proposal doesn't call for additional exterior lighting.

Signs (Section 108-285):

No new signage is proposed. All existing signage will be utilized.

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):

Minor additions to the storage areas are proposed for use of gift shop associates only. Storage areas are in compliance with code section 108-288.

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

No land clearing is proposed. As previously stated this is an existing development in an urbanized area. Proposal is for building renovations/remodeling only.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108: Request for Modification (Sec. 108-517):

A variance request is being submitted concurrently with this application for landscaping screening and buffers.

501 Front Street – ADA Accessibility Project 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 upgrades to accommodate ADA conforming restroom facilities and allowing for office/storage.

Policy 2-1.1.1- Transportation

This property currently functions essential as specialty retail center. Existing floor area square footage is 3,679 sq. ft.; the proposed development will add an additional 689 sq. ft. for a total of 4,368 sq. ft. of specialty retail space.

Trip Generation	Multiplier	Week Day			Saturday			Sunday		
		Rate	Existing	Proposed	Rate	Existing	Proposed	Rate	Existing	Proposed
Specialty Retail (814)	Per 1,000 sf	44.32	163.05	193.58	42.04	154.66	183.63	20.43	75.16	89.23
	Change			30.53			28.97			14.07

Notwithstanding the proposed trip generation, 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.

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

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 uses is 100 gallons/capita/day and nonresidential development is 100 gal/capita/day).

The potable water level of service is anticipated to be **691 gal/day**

Summary Response: According to the assumptions in the comprehensive plan, the potable water flow is anticipated to **increase**.

Designation		LOS	Daily Capacity	Gal/day
Existing	Commercial ¹	100 gal/capita/day	100 gal /ppl / day x 3,679 sq. ft. / 1,000 sq. ft. x 1.5833 ppl=5.82	582
Proposed	Commercial	100 gal/capita/day	100 gal /ppl / day x 4,368 sq. ft. / 1,000 sq. ft. x 1.5833 ppl=6.91	691
Change in Potable Water Capacity				109

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 660 gal/acre/day and the sanitary sewer LOS for residential development is 100 gal/capita/day and 90 gal/capita/day for seasonal residents.

The sanitary sewer flow is anticipated to be **284 gal/day**

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

Summary Response: According to the assumptions in the comprehensive plan, the potable water flow is anticipated to **remain unchanged**.

Commercial		
	Rate	Daily Capacity
Proposed	660 gal/acre/day	0.43 acres x 660 gal = 284 gal
Existing	660 gal/acre/day	0.43 acres x 660 gal = 284 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 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.²

Policy 4-1.1.2.D- Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to increase at the end of this single-phase development plan (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day) and the solid waste LOS for residential development is 2.66 lbs/capita/day).

The solid waste generation is anticipated to be **37.07 lbs/day**

Summary Response: According to the assumptions in the comprehensive plan, the solid waste generation is anticipated to **increase**.

Designation	Commercial		Total
	LOS	Daily Capacity	
Proposed	6.37 lbs/capita/day	$4,368/1000 \times 1.5833 = 6.9 \times 6.37 \text{ lbs} = 44.05$	44.05 lbs
Existing	6.37 lbs/capita/day	$3,679/1000 \times 1.5833 = 5.82 \times 6.37 \text{ lbs} = 37.07 \text{ lbs}$	37.07 lbs

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

² City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

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.³

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 **1.72 lbs/day**

Summary Response: According to the assumptions in the comprehensive plan, the recyclable waste generation is anticipated to **increase**.

Designation	Commercial	Total
	Daily Capacity	
Proposed	$4,369/1000 * 1.5833^4 = 6.91 \times 0.25\text{lbs} = 1.72 \text{ lbs}$	1.72 lbs
Existing	$3,679/1000 * 1.5833^5 = 5.82 \times 0.25\text{lbs} = 1.45 \text{ lbs}$	0.28 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 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

³ City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

⁴ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail

⁵ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.5833 persons per 1,000 sf of Neighborhood Retail

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.

January 10th, 2019

Mr. Patrick Wright, City Planner
City of Key West
1300 White Street
Key West, FL 33040

Re: Request for waiver to Section 108-243, Landscaping Requirement for Development Plans - 501 Front St.



Section 108-226^[i] of the City of Key West Land Development

Regulations (LDRs) authorizes the City Planner to waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding that the project demonstrates certain criteria. Carefully and thoughtfully considering the criteria, our project team has determined the need for such a waiver. The waiver request contained herein pertains to Section 108-243, land clearing, excavation and fill, tree protection, landscaping and irrigation.

Approval of a waiver rests upon the applicant reasonably and adequately demonstrating that the landscaping requirement for the development plan: "(1) Bears no relationship to the proposed project or its impacts, (2) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties; 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". The three interconnected criteria necessary for rendering a favorable finding are therefore discussed.

Historic Tours is a huge supporter of increased tree canopy in the City of Key West and plants extensively on their properties, however, after significant consideration, we have determined the installation of landscaping at this particular site is not possible due to conflicts it will create with the existing land use, and the safety issues resulting therefrom, in addition to conflicts it will create with the adjacent land uses. It is for these reasons alone that we respectfully request a waiver of Sec. 108-243 pursuant to Sec. 108-226. If the waiver is granted, Historic Tours will donate \$5,000.00 to the City for plantings in other appropriate locations.

A waiver is justified based on the following:

1. Landscaping on site is not necessary prior to development plan approval in order to protect the public interest or adjacent properties:

Strict interpretation of Section 108-234 will result in impeding the circulation of multiple types of vehicles as they enter, exit and navigate the compact site alongside pedestrians. Furthermore, the introduction of driver sight triangle obstructions and blind spots could complicate the matter further. As Staff is aware, the property is utilized as a drop off and pickup area for Conch Train

and Trolley riders. Because both types of passenger vehicles are irregular in length, width and exhibit a large turning radius, it is imperative for drivers to maintain an unencumbered line of sight.

The owner and project team understand the intent of the LDR and agree with it in spirit, however extenuating circumstances exist with the use and configuration of this site, rendering the requirement moot in this case. The public's health, safety and well-being trump the possible positive impacts gained with a strict interpretation of this section of the LDRs. The donation is more practical to protect the public interest and adjacent properties.

2. Landscaping on site bear no relationship to the proposed project or its impacts:

The Development Plan submitted to the City (for which this application seeks a landscape waiver) is for modifications to an existing structure developed many years ago. Minimal site work is currently proposed, therefore the modifications bear little relationship to the configuration of the site. The donation is more practical from the property owner's standpoint, as well as more beneficial to the City.

3. Landscaping on site is 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:

The owner places a high emphasis on the safe and effective circulation of vehicles and pedestrians at the Train Depot. Considering site constraints as previously discussed, the mature landscape buffer between the subject site and the adjacent land use to the north has heretofore provided the least intrusive and most effective landscaping.

The project team feels Section 108-226 of the LDRs was written to anticipate the type of situation for which this waiver is requested. Because of the issues illuminated herein, we feel the donation in the amount of \$5,000.00 upon the issuance of a waiver will benefit the public interest and adjacent property owners, as well as continuing to ensure the health, safety and well-being of all citizens and visitors to Key West.

Respectfully,

Owen Trepanier, Principal

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.

(Ord. No. 97-10, § 1(4-18.5), 7-3-1997)

Warranty Deed

307743

Warranty Deed

This Indenture, Made this 6th day of May . A.D. 1983

Between **Monetco Enterprises, Inc.**, a corporation existing under the laws of the State of Florida and State of **Dade** having its principal place of business in the County of **Dade** and lawfully authorized to transact business in the State of Florida, party of the first part, and

Conch Tour Train, Inc.

601 Duval Street, Suite 5, Key West,

of the County of **Monroe** and State of **Florida**

part of the second part **Witnesseth:**

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

See Exhibit "A"

OS Paid 2137.58 Date 5-16-83

MONROE COUNTY
RALPH WHITE, CLERK OF COURTS, CT.
By Andrew Brown D.C.

FILED FOR RECORD
83 MAY 16 AM 1:15
MONROE COUNTY

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

(Corporate Seal)

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

Attest: Bruce Irving
Secretary

MONETCO ENTERPRISES, INC.

Signed, sealed and delivered in presence of us:

Stanley L. Stern
Stanley L. Stern President
Senior Vice President

This instrument prepared by **Marjorie Wolasky, Esq.**
Address 316 N. Miami Avenue
Miami, Florida 33128

State of Florida,

County of Dade

I Herely Certify that on the 6th day of May

A.D. 19 83, before me personally appeared Stanley L. Stern
and J. Bruce Irving Senior Vice

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

the State of Florida

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

Witness my signature and official seal at Miami

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

and State of Florida

My commission expires

NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES MAY 31 1988

Clara M. ...
Notary Public, State of Florida

Warranty Deed
(FROM CORPORATION)

HOMETEO ENTERPRISES, INC.
TO

CORCH TOUR TRAIN, INC.

Dated May 6, 1983

SPACE FOR USE

EXHIBIT "A"

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

Said property lying and being in Monroe County, Florida.

880 REC 1333

DUVAL ST

2' CURB OUTER

5' SIDEWALK

BUILDINGS NOT LOCATED

5' SIDEWALK

FRONT ST

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

REPRODUCED FROM
PROPERTY OF WRITING, TYPING, OR PRINTING WAS
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

FIG 890 PAGE 1334

I hereby certify that this sketch of survey of a 1960 survey of the South 25 feet of the West 14 feet of lot 4 Square 2 in the City of Key West, Florida, that the boundaries of the above described property has been marked as shown on this sketch. That the buildings on this property were not located as shown. That the signs with posts and concrete pillars are located on and adjacent to this property as shown. Signed this 12th day of April A.D. 1976 at Miami, Florida.
GARTH S. JOHNSON, INC.

Jack J. Gargis

Registered Civil Engineer No. 4246
Licensed Land Surveyor No. 151
State of Florida.

RECEIVED IN OFFICE OF THE
CLERK OF THE DISTRICT COURT
OF THE DISTRICT OF COLUMBIA
APR 15 1976
RALPH W. WHITE
CLERK OF THE DISTRICT COURT

PROPERTY OF NATIONAL ARCHIVE. ITEMS OF PROPERTY THIS
UNSATISFACTORY OR THE DOCUMENT WHICH RECEIVED

P.B. P.

ORDER NO. 222

FILE NO.

Detail by Entity Name

Florida Profit Corporation
CONCH TOUR TRAIN, INC.

Filing Information

Document Number	G39497
FEI/EIN Number	59-2289967
Date Filed	05/09/1983
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/05/2010
Event Effective Date	NONE

Principal Address

201 FRONT ST
SUITE 224
KEY WEST, FL 33040

Changed: 03/26/2002

Mailing Address

201 FRONT ST
SUITE 107
KEY WEST, FL 33040

Changed: 02/22/2012

Registered Agent Name & Address

SWIFT, EDWIN O., III
201 FRONT ST
SUITE 224
KEY WEST, FL 33040

Name Changed: 03/06/2013

Address Changed: 03/26/2002

Officer/Director Detail

Name & Address

Title PD

SWIFT, EDWIN O., III
201 FRONT STREET, SUITE 224
KEY WEST, FL 33040

Title SD

BELLAND, CHRISTOPHER C
201 FRONT ST, STE 224
KEY WEST, FL 33040

TITLE T

Property Record Card

Disclaimer

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

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

Summary

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



AK 1000108 501-503 FRONT STREET 6/29/2012

Owner

CONCH TOUR TRAIN INC
 PO Box 1237
 Key West FL 33041

Valuation

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

Land

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

Commercial Buildings

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

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

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

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

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

Yard Items

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

Sales

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

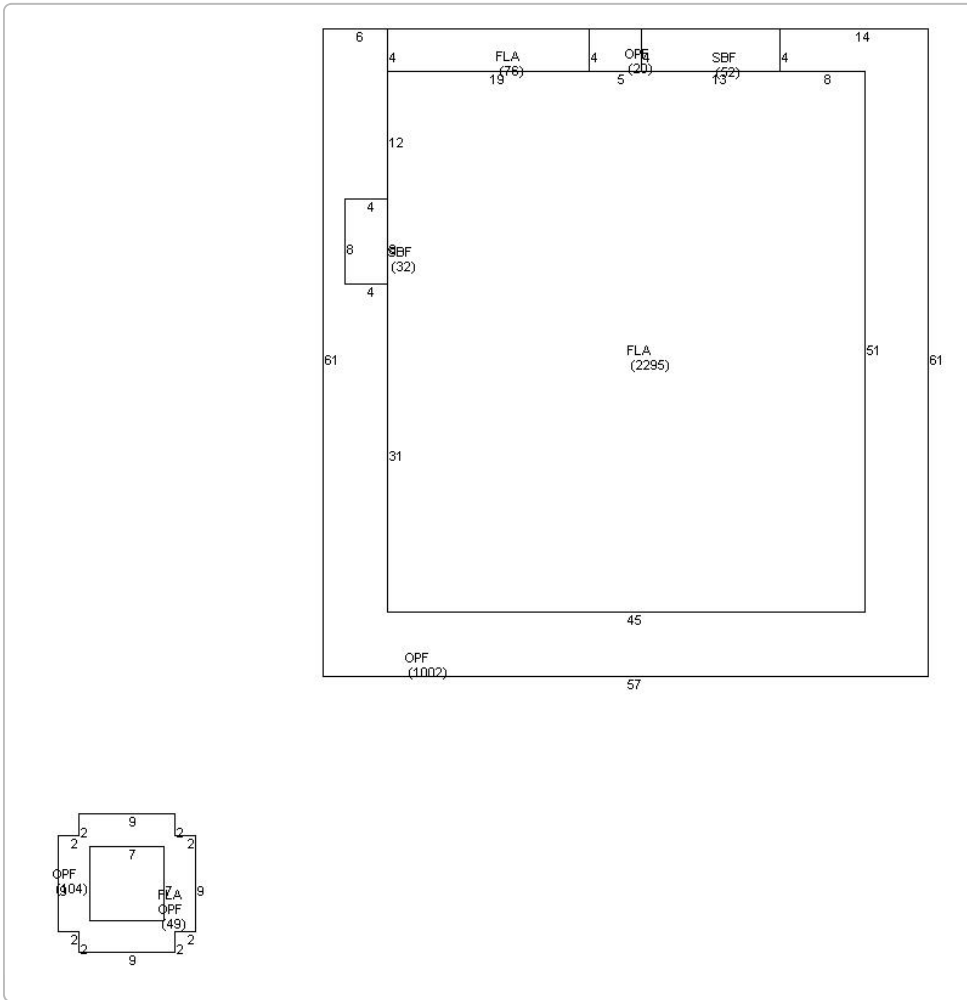
Permits

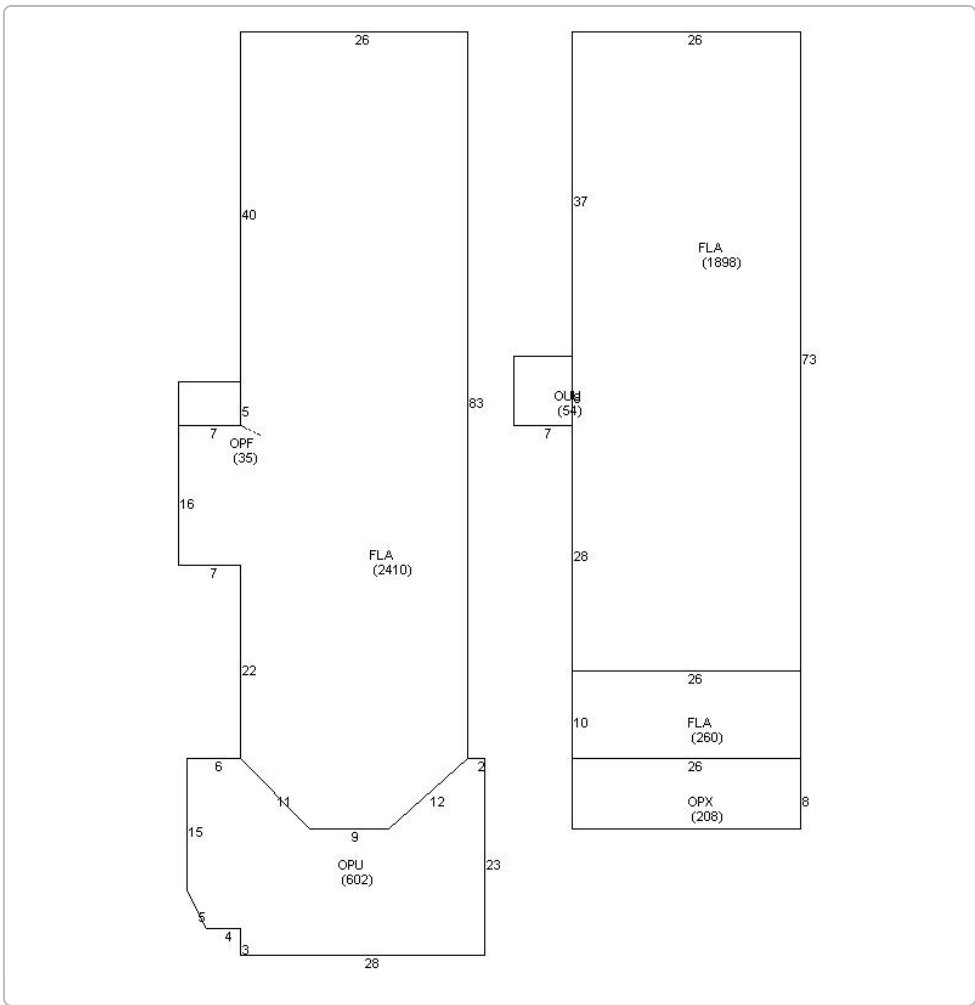
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-00002451	6/28/2017		\$18,000	Commercial	R/R OLD UNIT IN LOWER REAR STOCK ROOM AND CONDENSER RHEEM RAWL18CAZ CONDENSER ON EXISTING STAND INSTALLATION OF NEW RHEEM RHGL18OZL AIR HANDLER. N.O.C. REQUIRED. HARC INSPECTION REQUIRED. GH
17-00001440	4/11/2017		\$13,000	Commercial	R/R TRACK LIGHTING FROM SECOND FLOOR. R/R 25 CELING CAN LIGHTS FROM FIRST FLOOR.
16-1435	4/8/2016		\$7,500	Commercial	REPLACE 40' OF CAST IRON PIPING
13-2562	9/26/2013		\$0	Commercial	ATM SWAP
13-3482	8/29/2013		\$2,312	Commercial	CHANGE OUT A 9,000 BTU MINI SPLIT A/C SYSTEM USING EXISTING ELECTRICAL.
12-2722	8/31/2012	12/31/2012	\$1,000	Commercial	DEMOLITION OF SEATING AREA IN FRONT OF THE STORE ON FRONT ST. SIDE.
11-4027	11/3/2011		\$4,600	Commercial	REPLACE ROOFTOP 5-TON PACKAGE UNIT W/SAME
11-3639	10/4/2011		\$26,000	Commercial	REMOVE EXISTING ROOF & INSTALL 22 SQS OF FIRESTONE ULTRA PLY 60 MILLS ROOF SYSTEM
10-1853	6/8/2010	12/10/2010	\$6,500	Commercial	PAINT EXTERIOR OF THE BUILDING. PAINT EXTERIOR OF TICKET BOOTH. REPLACE 375SF OF DUTCH LAP SIDING ON TICKET BOOTH. REPLACE 75 SF OF DUTCH LAP SIDING ON MAIN BUILDING CHANGE COLOR FROM COTTAGE RED TO FLAGLER YELLOW WITH WHITE TRIM.
09-00004214	1/6/2010	2/24/2010	\$2,200	Commercial	REMOVE AND REPLACE TWO ROTTED 6"X 6" COLUMNS
09-00004456	1/6/2010	2/24/2010	\$2,100	Commercial	REMOVE AND REPLACE 70 SF OF EXTERIOR FLOOR TILE AND TOUCH UP PAINT TO MATCH
09-1223	4/29/2009	2/24/2010	\$5,258	Commercial	INSTALL 500 SF ADVANCED SINGLE PLY ROOF
08-1347	4/29/2008	2/24/2010	\$2,400	Commercial	ROOFING
06-4580	8/9/2006	12/11/2006	\$8,500	Commercial	REPLACE ROTTEN COLUMNS
06-3579	6/14/2006	8/11/2006	\$2,500	Commercial	REPLACE 7 LIGHT FIXTURES, 2 FLOOD LIGHTS
06-2913	5/11/2006	8/9/2006	\$12,000	Commercial	REMOVE ASPHALT SHINGLES & REPLACE METAL ROOFING
06-0026	1/4/2006	12/31/2005	\$8,000	Commercial	HURRICANE REPAIRS REPLACE THREE CONDENSERS UNITS
05-5808	12/15/2005	12/31/2005	\$69,900	Commercial	A/C MECHANICAL WORK
05-5683	12/13/2005	12/31/2005	\$75,000	Commercial	INSIDE WIRING
05-5369	12/8/2005	12/31/2005	\$21,000	Commercial	REPLACE 30 SQS OF V-CRIMP ROOFING
05-5248	11/29/2005	12/31/2005	\$125,000	Commercial	REVISION TO ORIGINAL PLANS
05-4488	10/11/2005	12/31/2005	\$3,500	Commercial	REPLACE 2 WATER CLOSETS
05-3552	10/4/2005	12/31/2005	\$15,000	Commercial	ENCLOSE 2ND FLOOR PORCH WITH HARDI PLANK
05-4414	10/4/2005	12/31/2005	\$60,000	Commercial	DEMO INTERIOR & REBUILD
05-2237	6/8/2005	12/31/2005	\$1,200	Commercial	INSTALL 120V CIRCUIT FOR AIR CURTAIN
04-0282	2/3/2004	9/30/2004	\$450		EXT SIGN LIGHTS
02-0686	3/21/2002	8/30/2002	\$2,350	Commercial	CHANGE 3-TON A/C
02-0484	2/28/2002	8/30/2002	\$2,150		CHANGE 2-TON A/C
02-0018	1/30/2002	8/30/2002	\$8,280	Commercial	ELECTRIC
02-0018	1/24/2002	8/30/2002	\$6,780	Commercial	PLUMBING
02-0018	1/22/2002	8/30/2002	\$6,780	Commercial	HANDICAP BATHROOM
01-3677	11/19/2001	8/30/2002	\$500		PAVERS
0000877	4/12/2000	7/22/2000	\$1,700	Commercial	SIGNS
0000742	4/5/2000	7/22/2000	\$2,541	Commercial	PAINT ROOFING
0000522	3/1/2000	7/22/2000	\$1,200	Commercial	CHANGEOUT ATM PANEL
9903150	9/8/1999	11/4/1999	\$3,800	Commercial	CHANGE-OUT A/C
9802733	11/13/1998	11/5/1998	\$1,000	Commercial	REPLACE BANK SIGN
9802345	8/4/1998	11/5/1998	\$2,000	Commercial	BRICK WORK TICKET BOOTH
9802317	7/23/1998	11/5/1998	\$600	Commercial	INSTALL RECIP FOR SALES C
96-4020	10/1/1996	12/1/1996	\$44,000	Commercial	REMODELING
96-3663	9/1/1996	12/1/1996	\$1		PAVING COATING
9601483	4/1/1996	8/1/1996	\$50		SIGN

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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

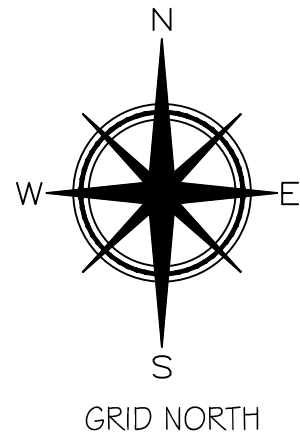
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Version 2.2.13

Developed by

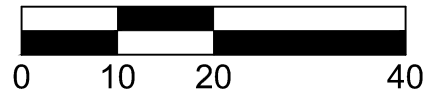


Survey



GRID NORTH

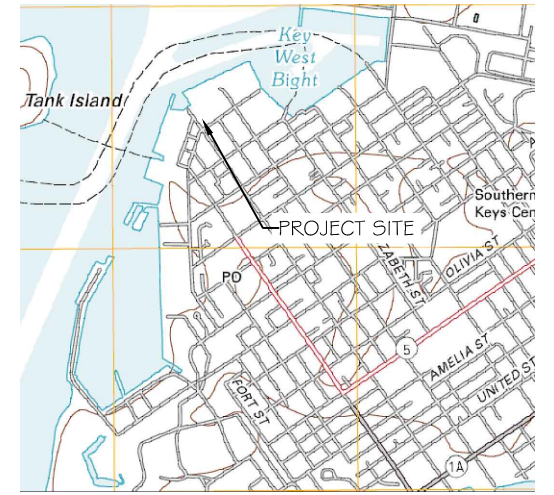
1"=20'



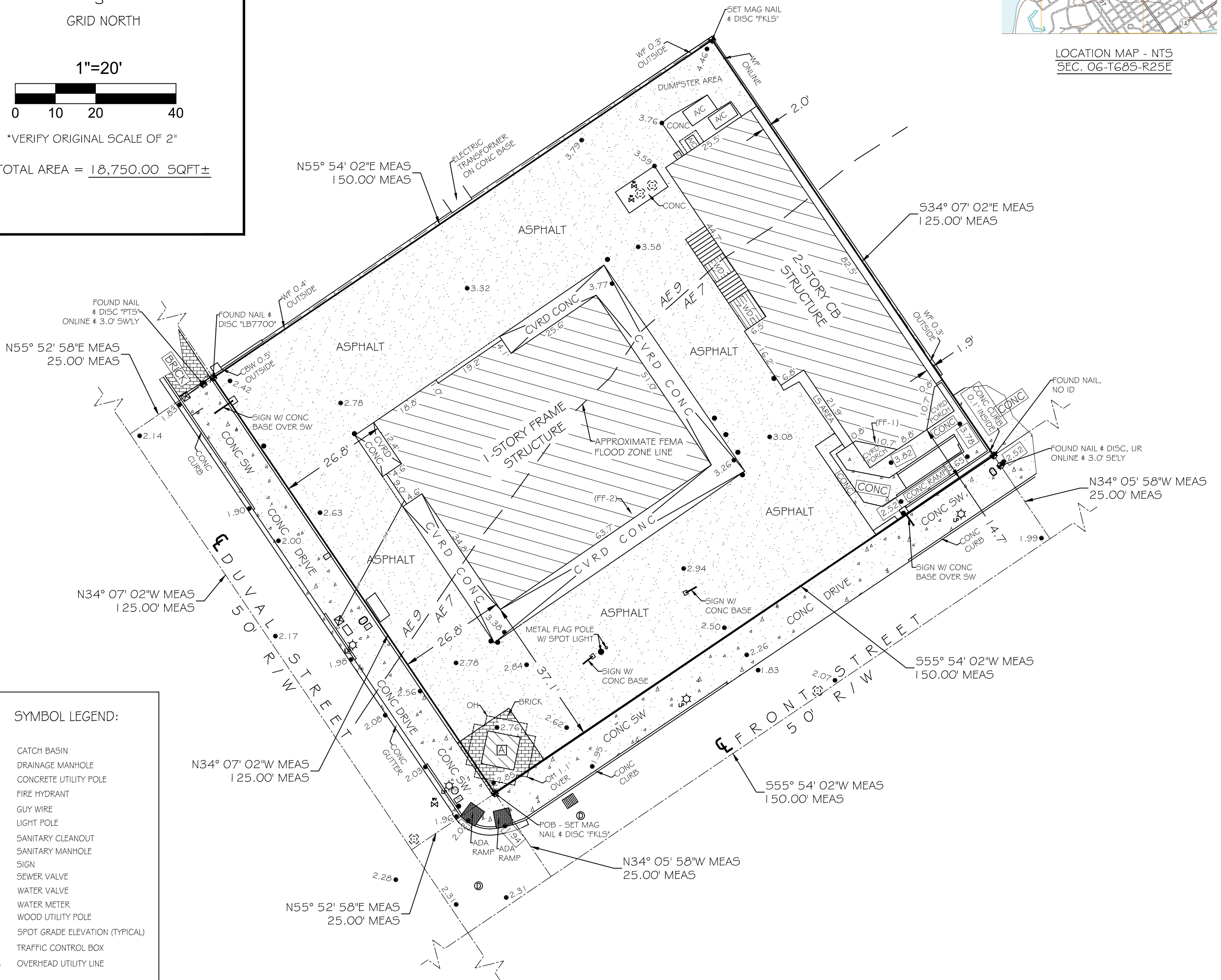
*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 18,750.00 SQFT±

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



SYMBOL LEGEND:

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

SURVEYORS NOTES

- HORIZONTAL COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCATOR PROJECTION), EAST ZONE (0901).
- COORDINATES WERE ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GNSS CONTROL SURVEY WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY, RELATIVE TO THE NEAREST CONTROL POINT WITHIN THE NATIONAL GEODETIC SURVEY (NGS) GEODETIC CONTROL NETWORK. METHOD: WIDE AREA CONTINUOUSLY OPERATING GPS REFERENCE STATION NETWORK (TRIMBLE VRS).
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION 972 4580 TIDAL 25° P.L.D. AA0004, ELEVATION=5.11' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 501 FRONT STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 08/31/2018.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: AE; BASE ELEVATION(S): 7 & 9

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

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

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

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

CERTIFIED TO -

Key Canbe, LLC;

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

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

LEGAL DESCRIPTION -

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

SCALE: 1"=20'
FIELD WORK DATE: 08/31/2018
MAP DATE: 10/18/2018
REVISION DATE: XXXXXXXX
SHEET: 1 OF 1
DRAWN BY: MPB
JOB NO.: 17-380

SIGNED

ERIC A. ISAAC, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

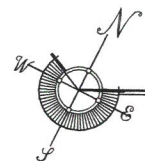
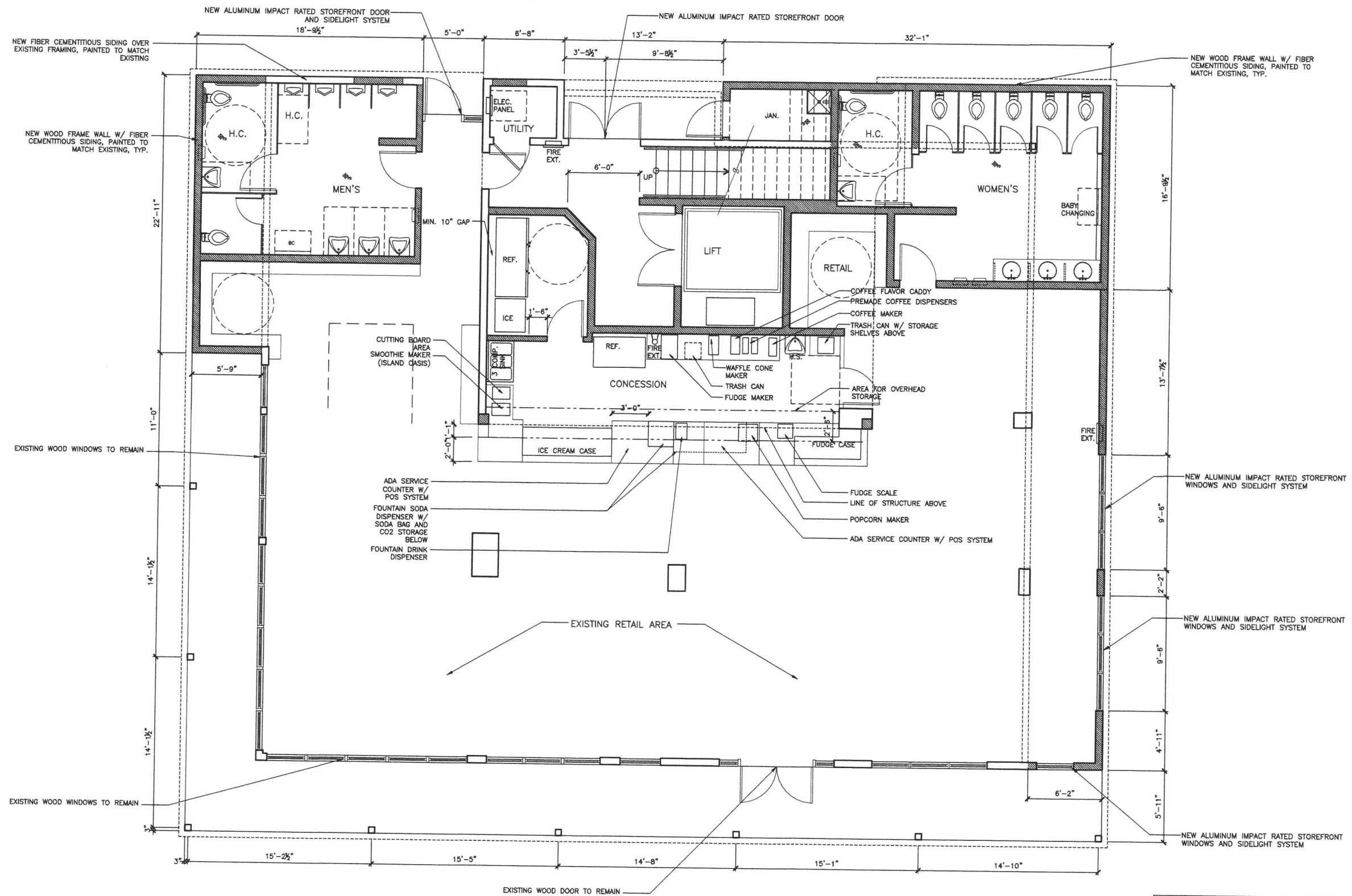
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



**FLORIDA KEYS
LAND SURVEYING**

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

Proposed Plans



PROPOSED FIRST FLOOR PLAN

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

BUILDING DATA	
EXISTING FLOOR AREA	3679 SF
PROPOSED SECOND FLOOR ADDITIONAL AREA	689 SF
TOTAL	4368 TOTAL SF

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-5302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA.

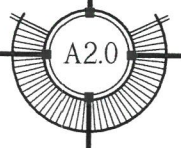
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9-11-19

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

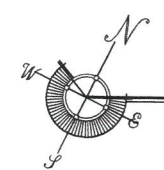
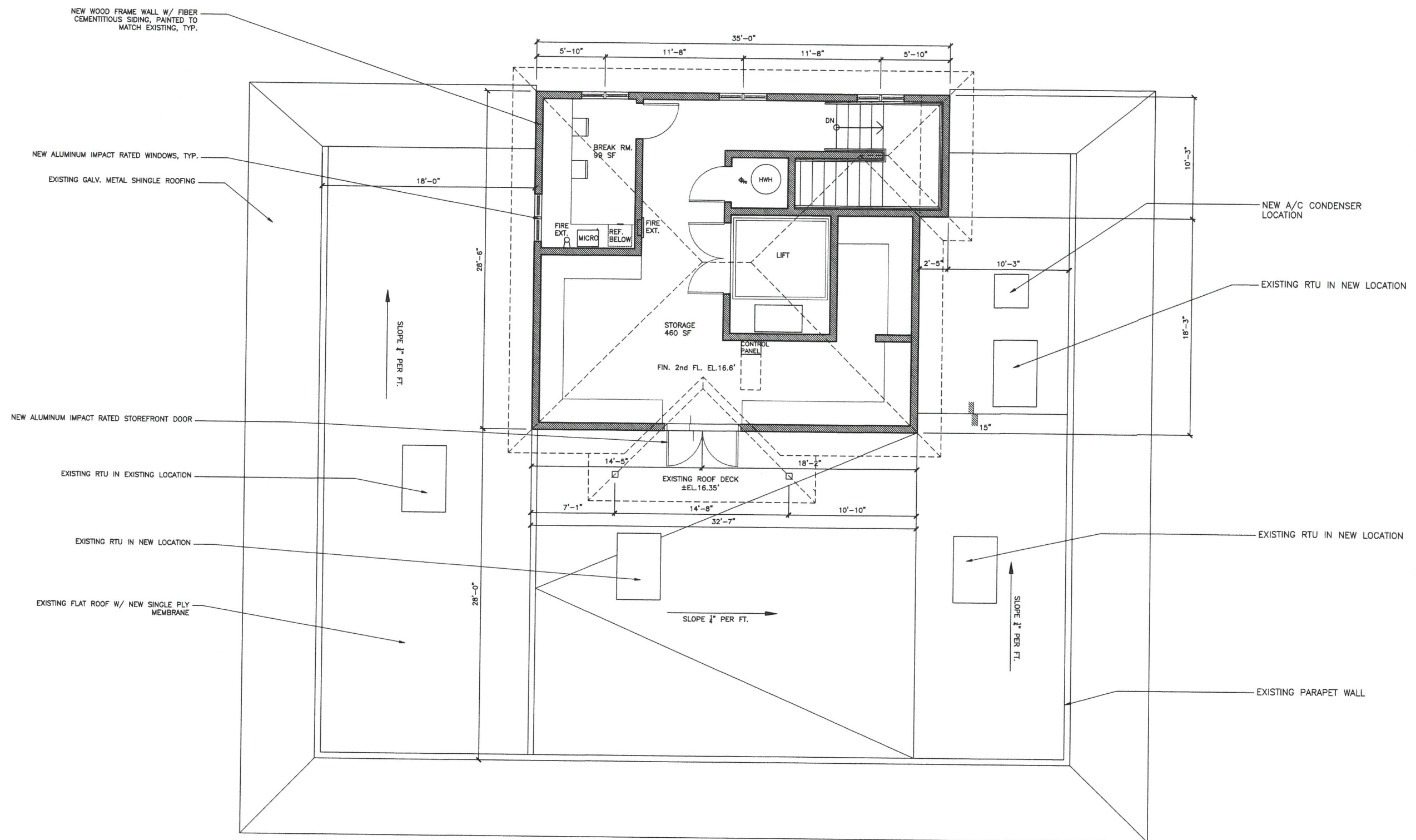
REVISIONS

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JW

PROJECT
NUMBER
1807



CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



PROPOSED SECOND FLOOR PLAN

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

CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

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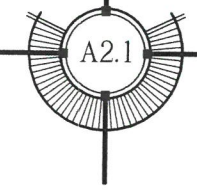
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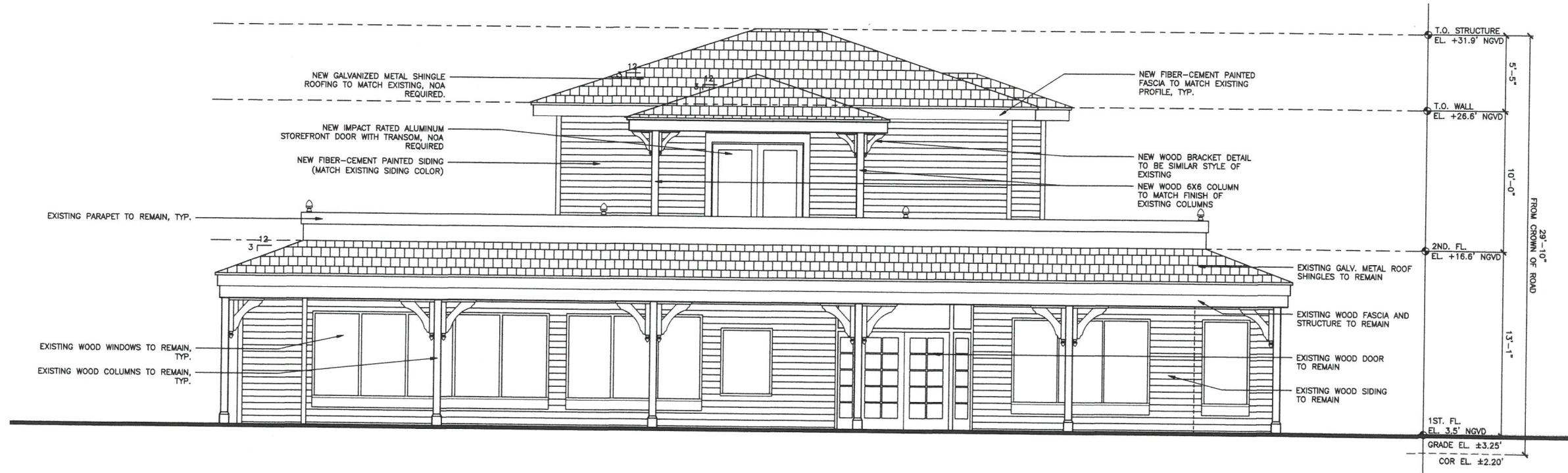
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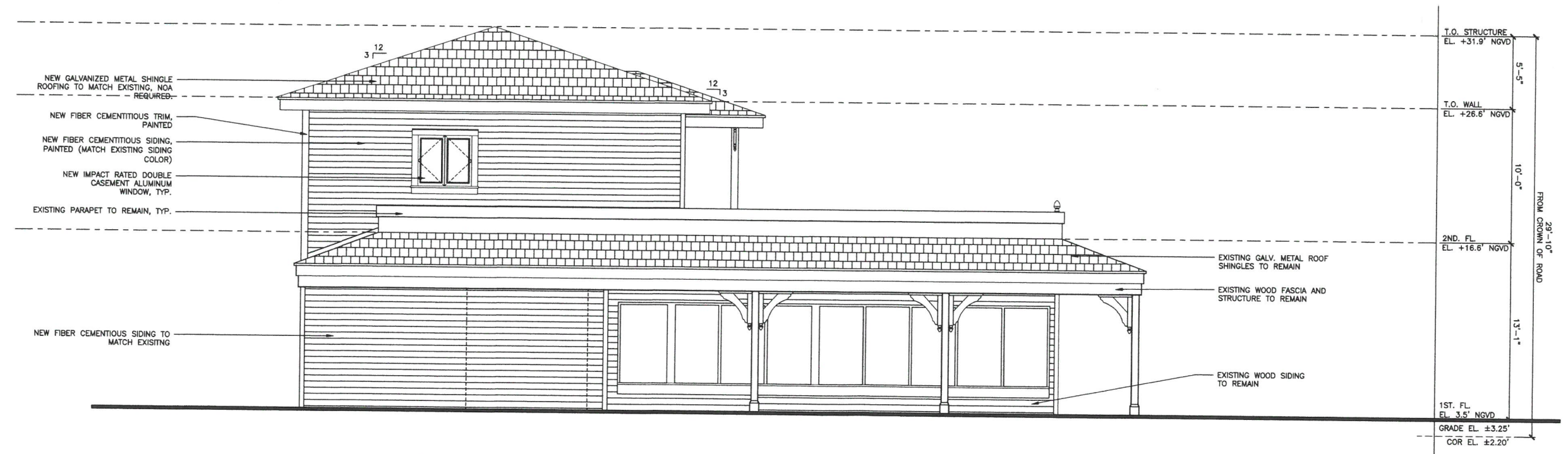
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NUMBER
1507





1 PROPOSED FRONT ELEVATION
A3.0 SCALE: 1/4"=1'-0"



2 PROPOSED SIDE ELEVATION
A3.0 SCALE: 1/4"=1'-0"

SEAL

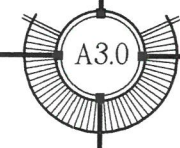
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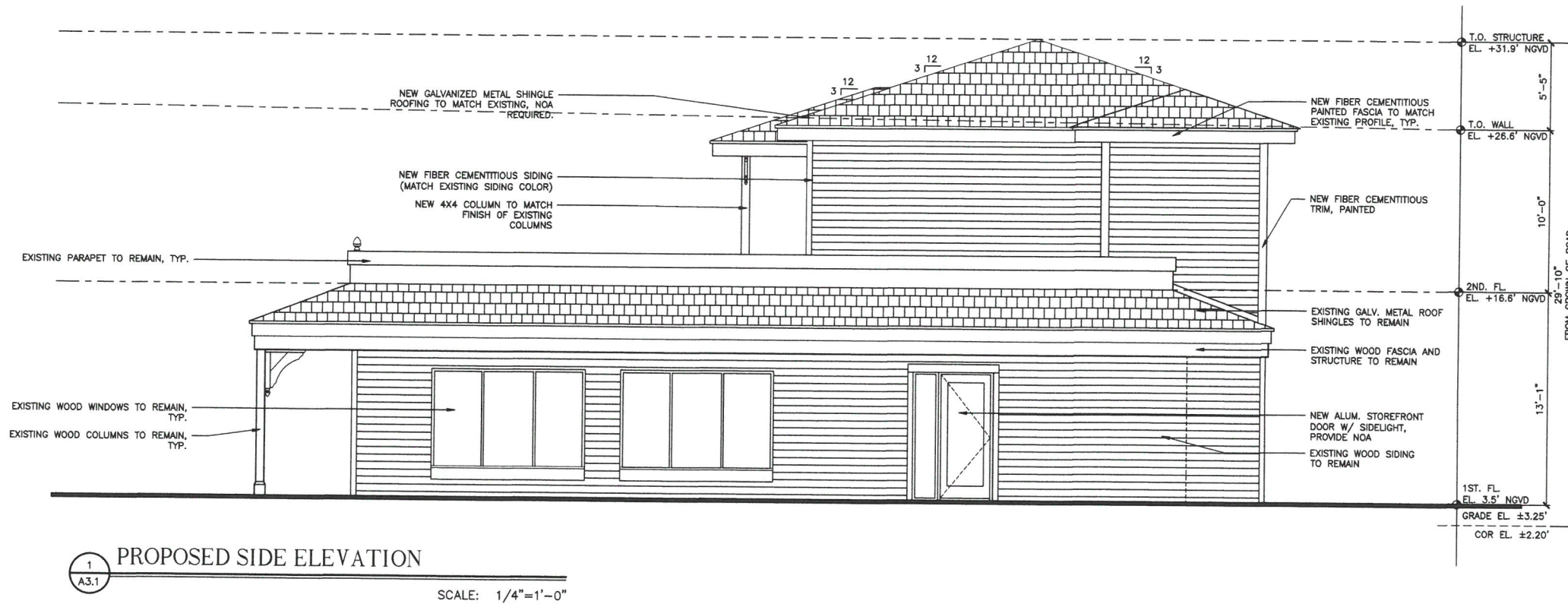
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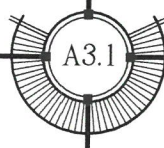
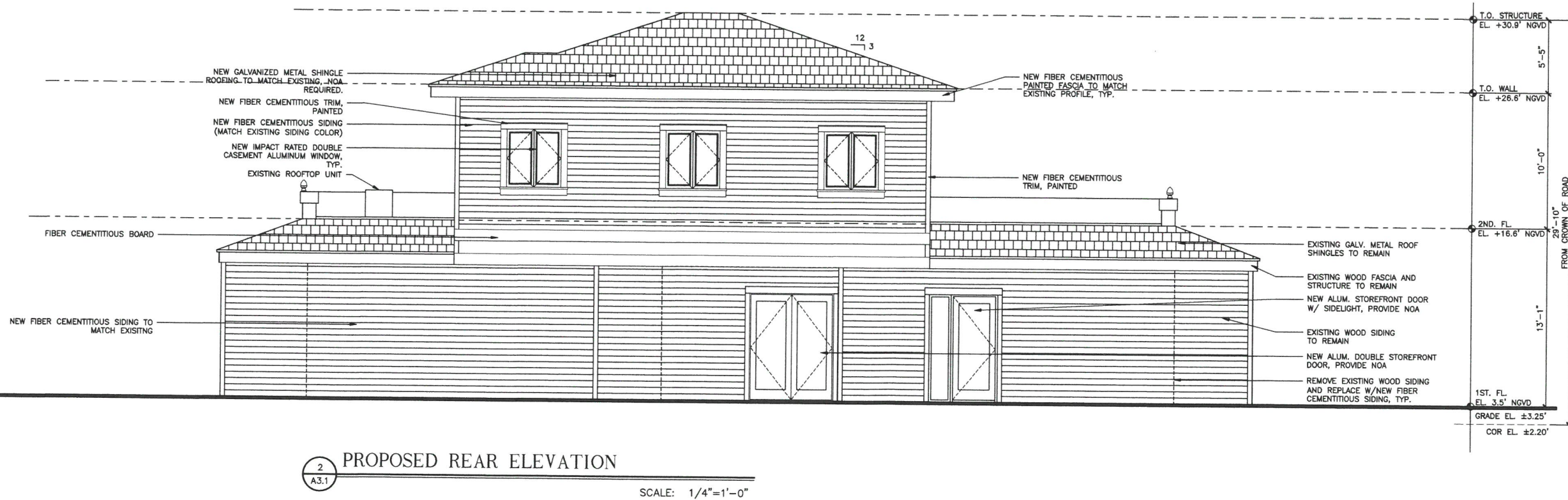
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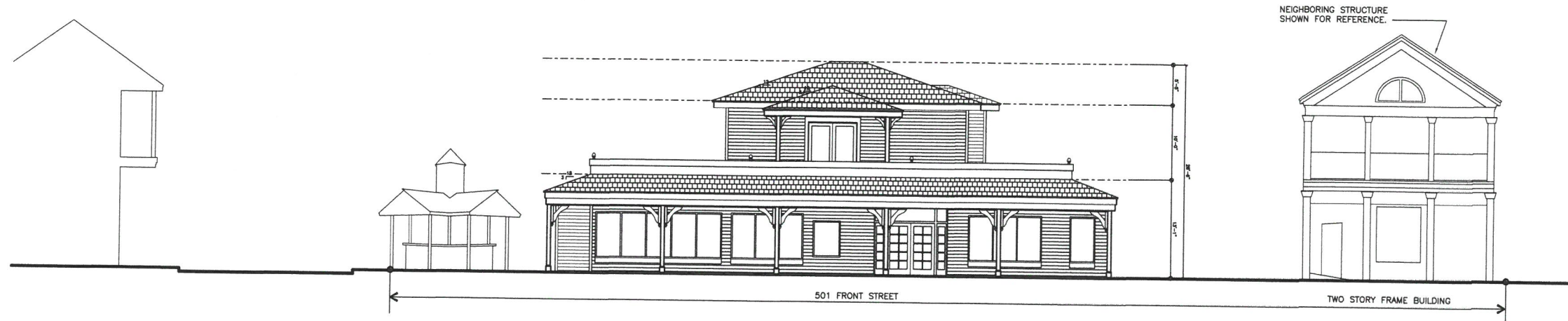
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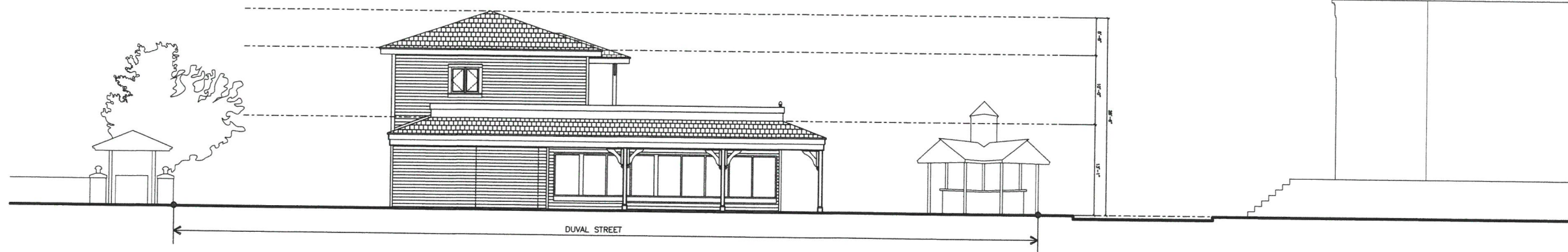
LICENSE NO.
AA 0003040

CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA.



1
A4.0 STREETScape ELEVATION

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



2
A4.0 STREETScape ELEVATION

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

SEAL

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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



SEAL

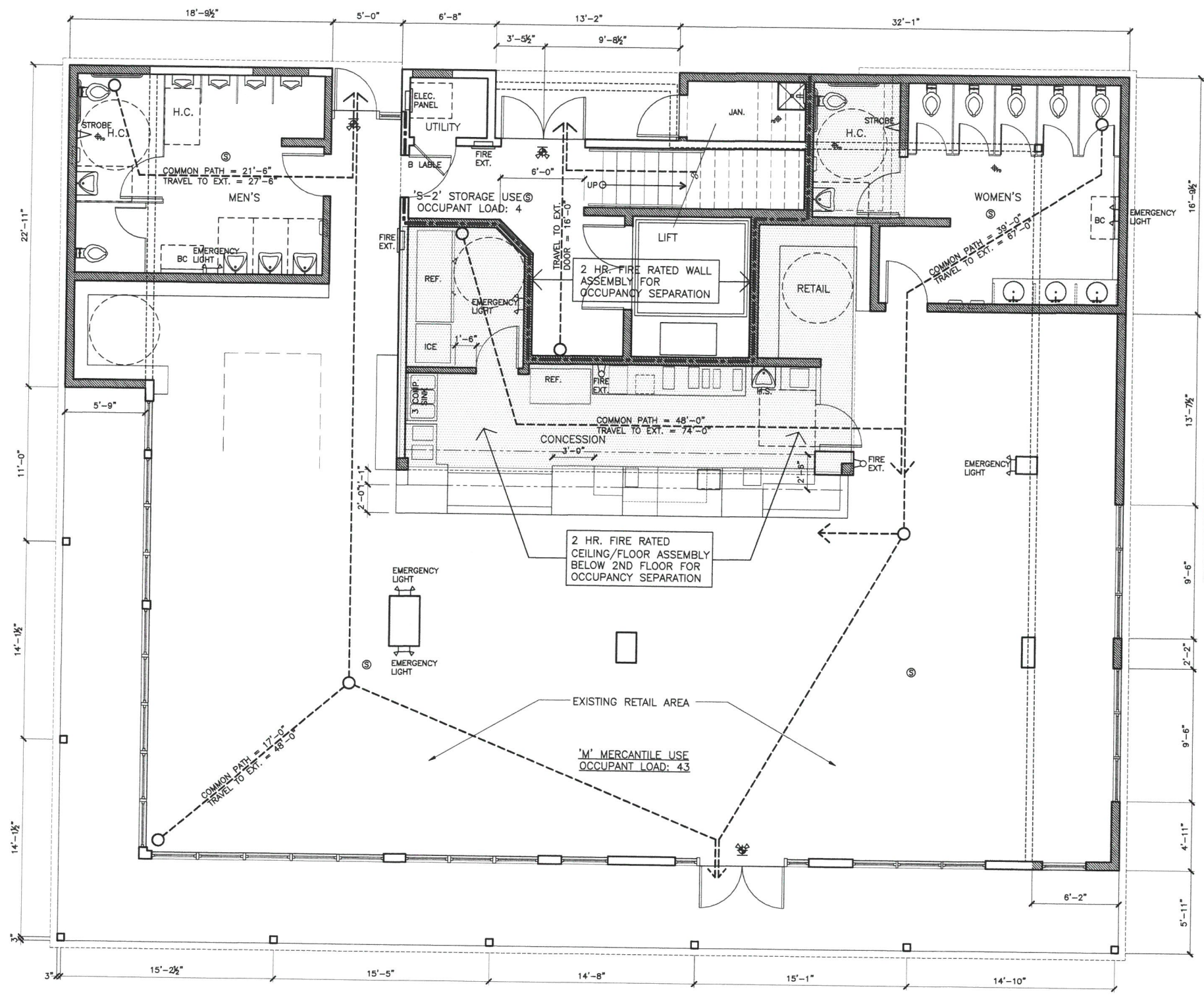
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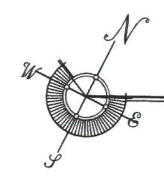


LIFE SAFETY NOTES:

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

LIFE SAFETY LEGEND

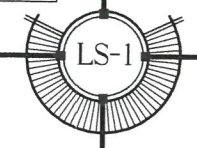
- ⊙ SMOKE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
- ⊕ EXIT LIGHT COMBINED WITH BATTERY BACKUP EMERGENCY LIGHTING
- ⊕ EMERGENCY LIGHT'S W/ BATTERY BACKUP
- ⊕ FIRE EXTINGUISHER CABINET
- ⊕ FIRE EXTINGUISHER
- ⊕ STROBE
- ⊕ EM WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT

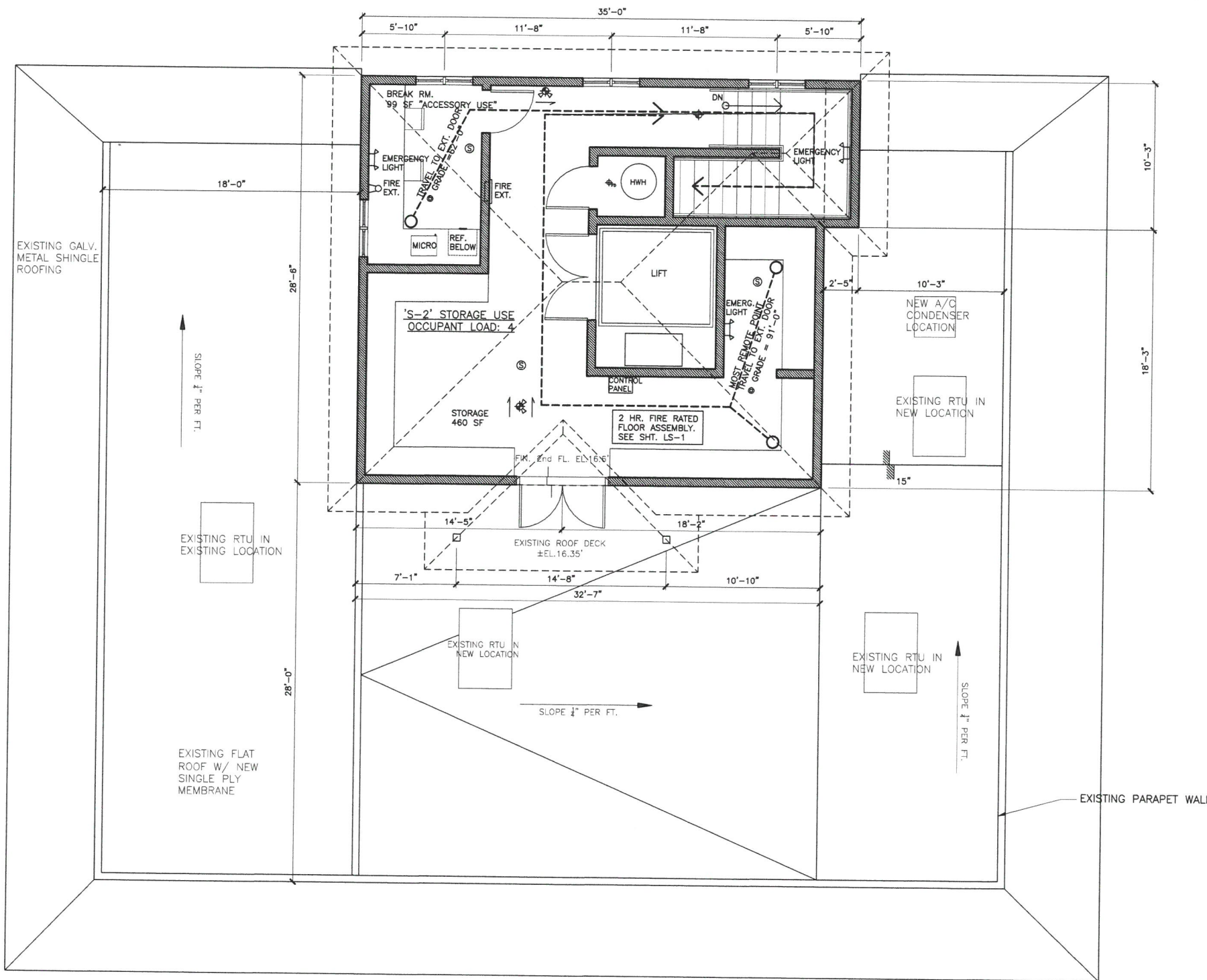


PROPOSED FIRST FLOOR LIFE SAFETY PLAN

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

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





- LIFE SAFETY NOTES:**
- BUILDING CONSTRUCTION TYPE: TYPE VB, NON SPRINKLERED
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 - 2ND FLOOR 'S-2' STORAGE USE INCLUDES BREAK ROOM AS ACCESSORY USE (BELOW 100 SF) = 4 OCCUPANTS
 - PER SECTION 508.4 SEPARATED MIX USE A 2 HR RATED SEPARATION IS REQUIRED BETWEEN 'M' AND 'S-2' OCCUPANCIES
 - SINGLE EXIT CRITERIA BASED ON TABLE 1006.2.1
 - TRAVEL LIMITS - NON SPRINKLED
 COMMON PATH: 'M'=75'
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 EXIT ACCESS
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 - THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM. ALARM SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH NFPA 72 AND ALL OTHER APPLICABLE CURRENT CODES
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- LIFE SAFETY LEGEND**
- ⊙ SMOKE DETECTOR (HARDWIRE W/ LOCALIZED ALARM)
 - ⊕ EXIT LIGHT COMBINED WITH BATTERY BACKUP EMERGENCY LIGHTING
 - ⊔ EMERGENCY LIGHT'G W/ BATTERY BACKUP
 - ⊔ FIRE EXTINGUISHER CABINET
 - ⊔ FIRE EXTINGUISHER
 - ▽ STROBE
 - ⊔ EM WALL MOUNTED EXTERIOR LIGHT FIXTURE W/ EMERGENCY LIGHT

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 FAX (305) 296-1033
 LICENSE NO.
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CONCH TOUR TRAIN
 RENOVATIONS
 501 Front Street
 KEY WEST, FLORIDA.

SEAL

Handwritten signature and date: 10-11-19

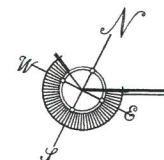
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 JW

PROJECT NUMBER
 1507

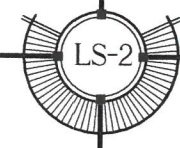
BUILDING DATA			
EXISTING			
FLOOR AREA	RETAIL	CONCESSION	BACK OF HOUSE
3149 SF	2080 SF	226 SF	816 SF
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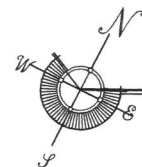
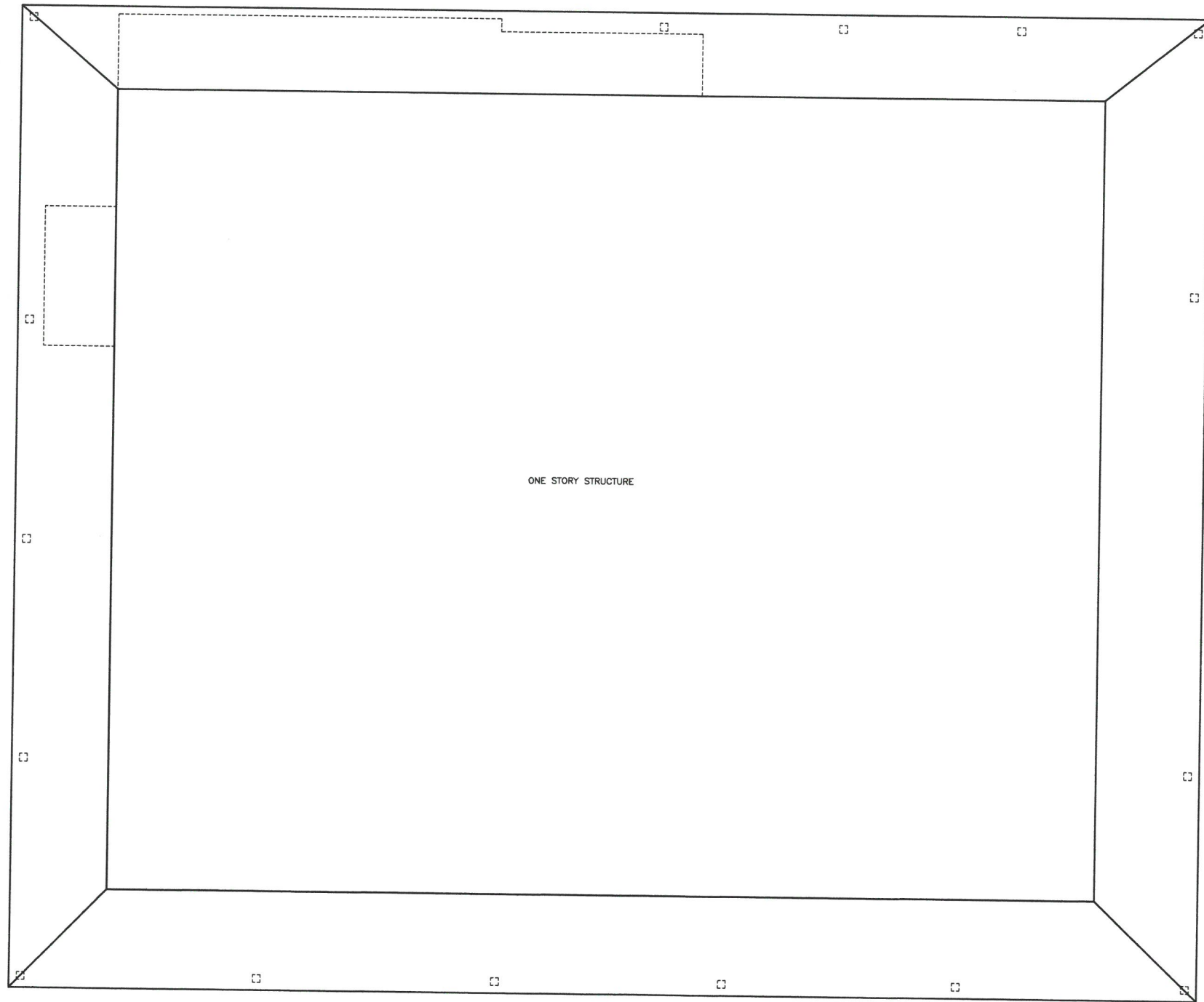


PROPOSED SECOND FLOOR LIFE SAFETY PLAN

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

CONCH TOUR TRAIN RENOVATIONS
 501 Front Street
 KEY WEST, FLORIDA

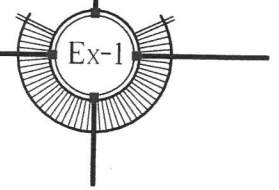




EXISTING ROOF PLAN

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

CONCH TOUR TRAIN RENOVATIONS
 501 Front Street
 KEY WEST, FLORIDA



WILLIAM P. HORN
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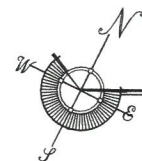
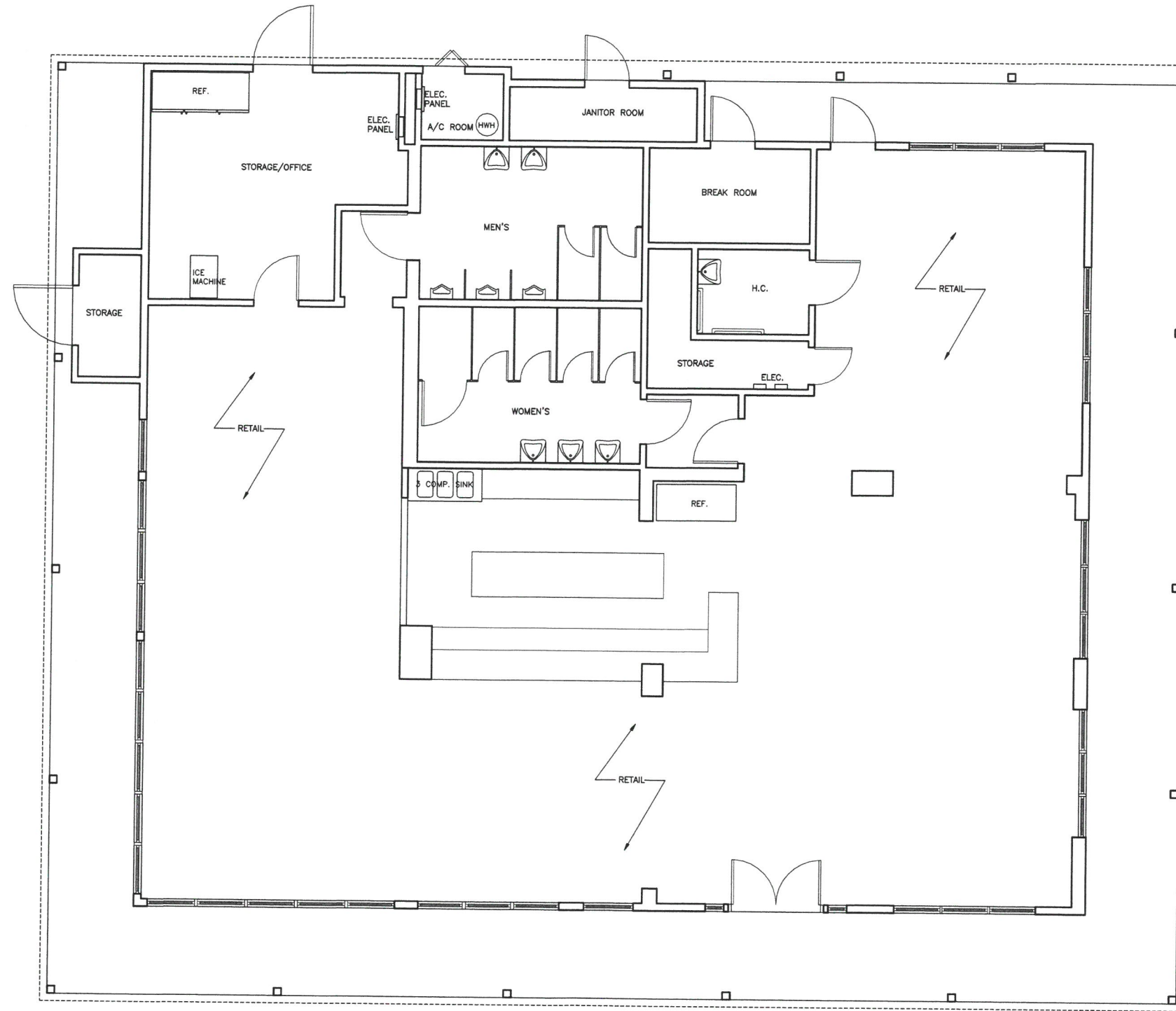
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EXISTING FIRST FLOOR PLAN

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

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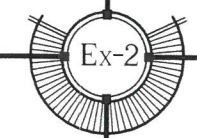
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DATE
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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA

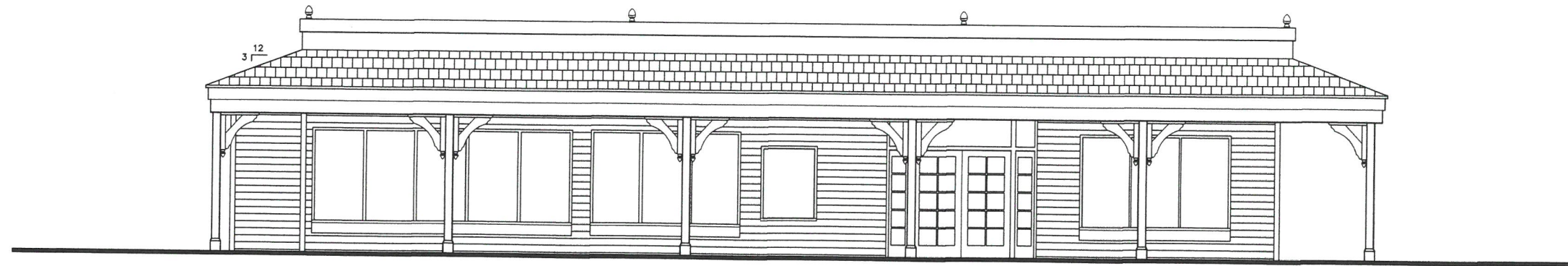
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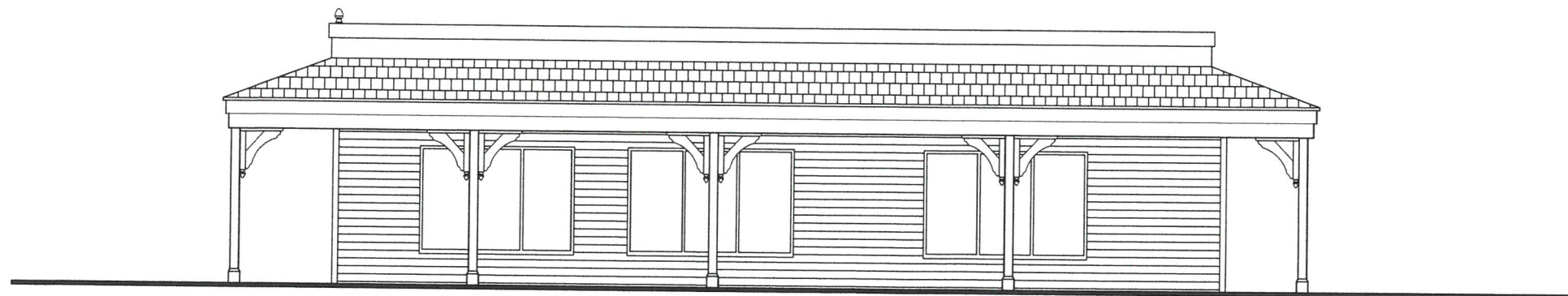
CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA.



1
Ex-3

EXISTING FRONT ELEVATION

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



2
Ex-3

EXISTING SIDE ELEVATION

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

SEAL

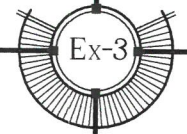
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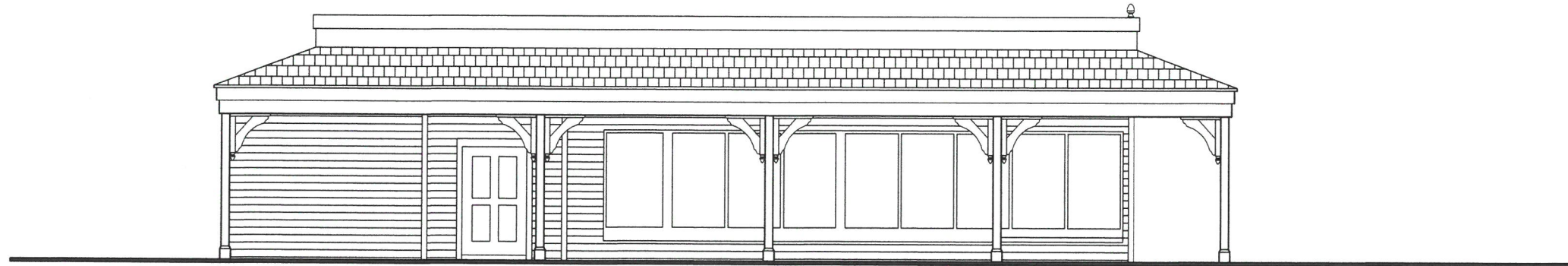
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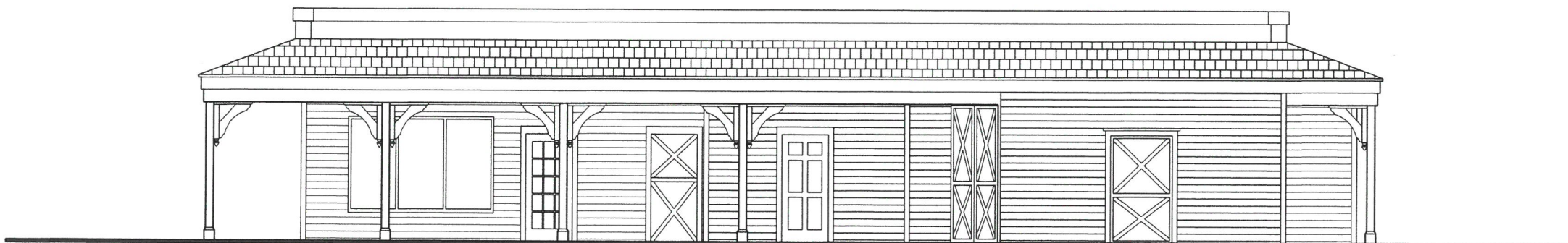
CONCH TOUR TRAIN
RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



1
Ex-4

EXISTING SIDE ELEVATION

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



2
Ex-4

EXISTING REAR ELEVATION

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

SEAL

Handwritten signature and date: 01-11-19

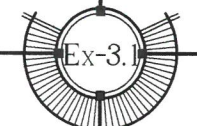
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CONCH TOUR TRAIN RENOVATIONS
501 Front Street
KEY WEST, FLORIDA



Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

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

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

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

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

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

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

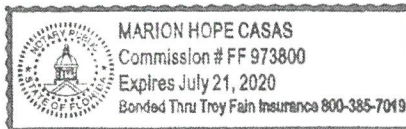
by EDWIN O SWIFT, III
Name of person with authority to execute documents on behalf on entity owner

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

Marion Hope Casas
Notary's Signature and Seal

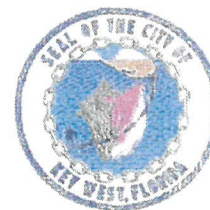
MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)

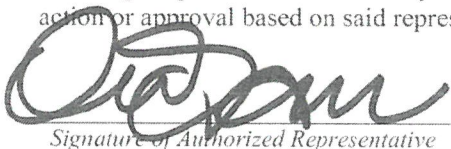
I, OWEN TREPANIER, in my capacity as PRESIDENT
(print name) *(print position; president, managing member)*
of TREPANIER & ASSOCIATES, INC.
(print name of entity serving as Authorized Representative)

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

501 FRONT STREET

Street Address of subject property

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


Signature of Authorized Representative

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

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


Notary's Signature and Seal



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

ALVINA COVINGTON

Name of Acknowledger typed, printed or stamped

8-27-19
Commission Number, if any