

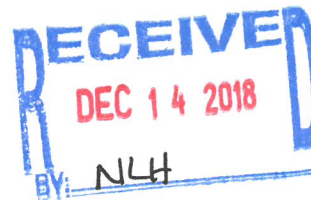
# **Application**



# Application For Variance

City of Key West, Florida • Planning Department

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



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

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

### PROPERTY DESCRIPTION:

Site Address: 930 Eaton Street

Zoning District: HNC-2 Real Estate (RE) #: 00005470-000100

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 1st Street #101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: 305-293-8983 Fax: 305-293-8748

Email: lori@owentrepanier.com

### PROPERTY OWNER: (if different than above)

Name: Nina Cay, LLC

Mailing Address: 1525 Flagler Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: c/o 305-293-8983 Fax: c/o 305-293-8748

Email: c/o lori@owentrepanier.com

Description of Proposed Construction, Development, and Use: Interior renovations to expand existing bakery/restaurant and eliminate existing retail. This change will create 415 sq. ft. of interior consumption area & increase back of house space. Also proposed is 348 sq. ft. of outdoor seating, 1 new ADA auto and 10 bike parking spaces.

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

A variance to code Sec. 108-572. Schedule of off-street parking requirements by use generally. This variance is a request to allow 10 bicycle spaces in substitution for 16 auto spaces

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



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Zoning District: \_\_\_\_\_ Real Estate (RE) #: \_\_\_\_\_

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## PROPERTY OWNER: (if different than above)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Description of Proposed Construction, Development, and Use:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Will any work be within the dripline (canopy) of any tree on or off the property?  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes  No

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

Yes  No

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

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

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

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

**Standards for Considering Variances**

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

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

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

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

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

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

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City of Key West • Application for Variance

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

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

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

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

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

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

# Warranty Deed

Prepared by and return to:  
JOHN M. SPOTTSWOOD, JR.  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9536  
File Number: 13-182-EJ  
Will Call No.:

06/28/2013 4:15PM  
DEED DOC STAMP CL: DS \$3,675.00

Doc# 1939502  
Bk# 2636 Pg# 1996

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 26th day of June, 2013 between 930 Eaton, LLC, a Florida limited liability company whose post office address is 930 Eaton Street, Unit A, Key West, FL 33040, grantor, and Nias Cay, LLC, a Florida Limited Liability company whose post office address is 1525 Flagler Avenue, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

See attached Exhibit "A"

Parcel Identification Number: 00005470-000100

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2013 and subsequent years without reimposing the same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

930 Eaton, LLC, a Florida limited liability company

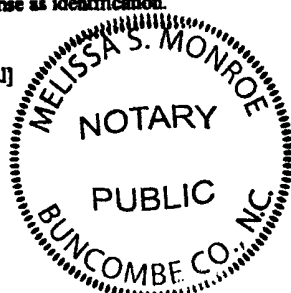
By: Thomas P Callahan  
Thomas P Callahan, Managing Member

Carla J. Thomas  
Witness Name: CARLA J. THOMAS  
Melissa S. Monroe  
Witness Name: MELISSA S. MONROE

State of  
County of

The foregoing instrument was acknowledged before me this 25 day of June, 2013 by Thomas P Callahan of 930 Eaton, LLC, a Florida limited liability company, on behalf of said firm. He/she  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Melissa S. Monroe  
Notary Public

Printed Name: Melissa S. Monroe

My Commission Expires: 9-21-14



**EXHIBIT "A"**

**Doc# 1939502  
Bk# 2636 Pg# 1997**

The Northwesterly 35 feet of the following described land to wit:

One lot or parcel of land situated within the limits of the City of Key West, better known and described by reference to a diagram made by Charles Howe and recorded in Book F, Page 918, of the recorded of Monroe County, as Lot Number Eight lying and situate at the corner of Grinnell and Eaton Streets on the West side of Grinnell and extending from the Grinnell Street along Eaton Street 48 feet and from Eaton Street along Eaton Street 88 feet, being the same property described in that certain Deed dated January 5, 1881, recorded in Book K, Pages 227-229, Monroe County, Florida.

ALSO:

All that certain piece, parcel or lot of land, lying and being in the City of Key West, known and designated on the map or plan of said City as delineated by William A. Whitehead, in February, 1829, as part of Lot 2 in Square 33; beginning at the junction of an Alley ten feet wide with Eaton Street and running thence along said Alley in a Southeasterly direction 88 feet; thence at right angles in a Northeasterly direction 48 feet; thence at right angles in a Northeasterly direction 88 feet; thence at right angles in a Southwesterly direction along the line of Eaton Street 48 feet, being the same property described in that certain Deed dated October 6, 1882, recorded in Book K, Pages 695 and 696, Monroe County, Florida Public Records.

**MONROE COUNTY  
OFFICIAL RECORDS**

# **Property Record Card**



**Summary**

Parcel ID 00005470-000100  
 Account # 8916981  
 Property ID 8916981  
 Millage Group 10KW  
 Location 930 EATON ST , KEY WEST  
 Address  
 Legal KW PT LOT 2 SQR 33 OR235-174/77 OR840-550/51 OR1014-2358/59  
 Description OR1498-482/84 OR1534-2381/91(RES NO 98-264) OR1887-1022/23  
 OR2059-2248/50 OR2059-2251/52 OR2426-1754/55C/T OR2636-1996/97  
 (Note: Not to be used on legal documents)  
 Neighborhood 32090  
 Property Class STORE COMBO (1200)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

NINA CAY LLC  
 1525 FLAGLER AVE  
 KEY WEST FL 33040

**Valuation**

	2017	2016	2015	2014
+ Market Improvement Value	\$206,598	\$199,156	\$206,915	\$206,915
+ Market Misc Value	\$2,626	\$2,820	\$2,545	\$2,385
+ Market Land Value	\$342,619	\$343,750	\$343,750	\$329,861
= Just Market Value	\$551,843	\$545,726	\$553,210	\$539,161
= Total Assessed Value	\$551,843	\$545,726	\$553,210	\$539,161
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$551,843	\$545,726	\$553,210	\$539,161

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	3,360.00	Square Foot	35	96

**Commercial Buildings**

Style RESTRNT/CAFETR-D- / 21D  
 Gross Sq Ft 620  
 Finished Sq Ft 540  
 Perimiter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AVE WOOD SIDING  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 1  
 Heating Type  
 Year Built 1908  
 Year Remodeled 0  
 Effective Year Built 1998  
 Condition GOOD

Style APTS-B / 03B  
 Gross Sq Ft 2,102  
 Finished Sq Ft 1,153  
 Perimiter 0  
 Stories 1  
 Interior Walls

Exterior Walls	AVE WOOD SIDING
Quality	400 ()
Roof Type	
Roof Material	
Exterior Wall1	AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	2
Half Bathrooms	0
Heating Type	
Year Built	1983
Year Remodeled	0
Effective Year Built	1998
Condition	GOOD

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1991	1992	1	3 UT	2
FENCES	2001	2002	1	246 SF	2
FENCES	2002	2003	1	192 SF	2
PATIO	1996	2004	1	160 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/25/2013	\$525,000	Warranty Deed		2636	1996	30 - Unqualified	Improved
8/10/2009	\$100	Certificate of Title		2426	1754	12 - Unqualified	Improved
11/11/2004	\$900,000	Warranty Deed		2059	2251	Q - Qualified	Improved
2/1/1998	\$160,000	Warranty Deed		1498	0482	Q - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-1947	5/22/2015		\$2,398	Commercial	R/R APPROX. 94 SF EXT PLYWOOD SIDING
13-1696	4/24/2013		\$100	Commercial	EXTEND PERMIT #01-1733 FOR FINAL INSPECTION ONLY. REPLACE SEWER LINE.
13-1608	4/23/2013		\$100	Commercial	EXTEND PERMIT #05-4080 FOR FINAL INSPECTION ONLY. ENCLOSE REAR 3'0" X 80' DOOR. (STATIONARY). ENCLOSE INSIDE SIDE DOOR WITH SHEET OF PLYWOOD. BUILD COUNTER 14 X 2' W X 3' H.
11-0682	3/9/2011		\$3,000	Commercial	ALL 16 OPENINGS COVERED WITH ALUMINUM CLASS A HURRICANE SHUTTERS.
10-1786	6/3/2010		\$9,000	Commercial	ROOF OVER EXISTING ASPHALT SHINGLES
10-1464	5/18/2010		\$220	Commercial	HANG SIGN
10-0962	3/25/2010		\$600	Commercial	INSTALL 416SF OF 5/8 SHEETROCK
10-0720	3/18/2010		\$1,500	Commercial	MOVE TRIPLE COMPARTMENT AND GREASE SINK TRAP.
10-0739	3/12/2010		\$1,200	Commercial	COMPLETE ELECTRICAL INSTALLATION OF 2 RECEPTACLES.
08-4001	11/19/2008		\$700	Commercial	INSTALL ONE HANGING SIGN
08-3955	10/22/2008		\$400	Commercial	HANGE ONE SIGN.
08-3945	10/20/2008		\$900	Commercial	MOVE TRIPLE COMPARTMENT SINK
05-4080	9/16/2005	10/31/2005	\$1,700	Commercial	ENCLOSE REAR 3'x80'
04-3032	9/20/2004	12/10/2004	\$1,500	Commercial	ELECTRICAL
04-3047	9/17/2004	12/10/2004	\$500	Commercial	SLATE OVER CONCRETE IN REAR
04-2937	9/2/2004	12/10/2004	\$950	Commercial	INSTALL SINK
01-2284	1/28/2002	9/4/2002	\$1,500	Commercial	NEW SHUTTERS
9902970	9/9/1999	11/3/1999	\$1,200	Commercial	REPAIRS
9703519	10/1/1997	11/1/1997	\$1,800	Commercial	SIGNS
9703539	10/1/1997	11/1/1997	\$10,000	Commercial	RENOVATIONS
9703569	10/1/1997	11/1/1997	\$1,500	Commercial	INSTALL 4 NEW FIXTURES
9703663	10/1/1997	11/1/1997	\$6,500	Commercial	ELECTRICAL
9703743	10/1/1997	11/1/1997	\$6,300	Commercial	INSTALL 8X10 COOLER

Map



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

Last Data Upload Data: 1/23/2018, 8:47:49 AM



Schneider

Developed by  
The Schneider  
Corporation

# **Sunbiz.org Search Results**

## Detail by Entity Name

Florida Limited Liability Company

NINA CAY, LLC

### Filing Information

**Document Number** L13000072817  
**FEI/EIN Number** N/A  
**Date Filed** 05/16/2013  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 09/29/2017

### Principal Address

1525 FLAGLER AVENUE  
KEY WEST, FL 33040

### Mailing Address

1525 FLAGLER AVENUE  
KEY WEST, FL 33040

### Registered Agent Name & Address

BOWEN, NIALL  
1525 FLAGLER AVENUE  
KEY WEST, FL 33040

Name Changed: 09/29/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

BOWEN, NIALL  
1525 FLAGLER AVENUE  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2016	01/24/2016
2017	09/29/2017
2018	01/14/2018

### Document Images

<a href="#">01/14/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/29/2017 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/16/2013 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

# Survey

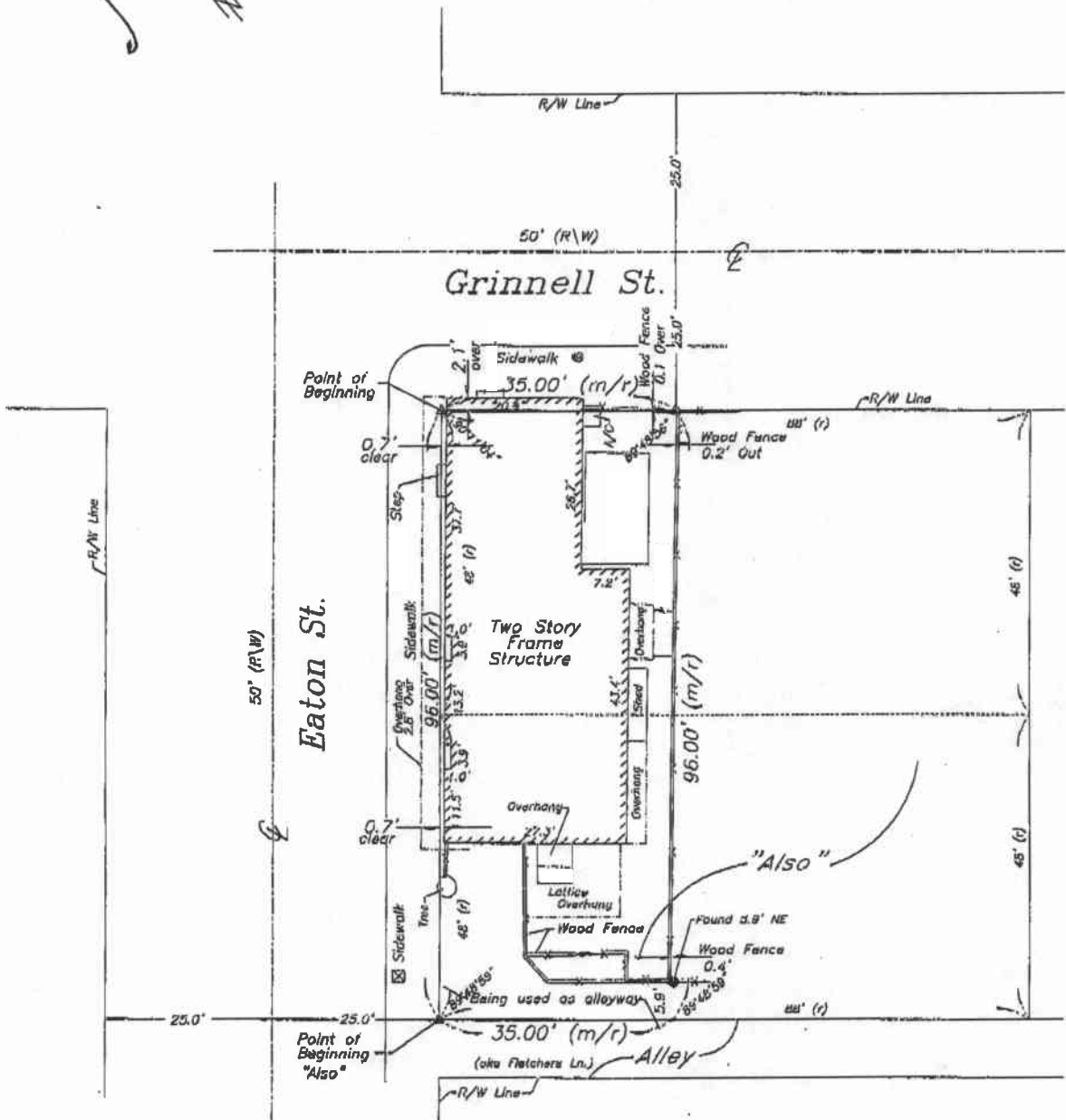


Boundary Survey Map of part of Lot 2, Square 33  
Island of Key West

**LEGEND**

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole

Assumed  
1" = 20'  
**REDUCED**



Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
P.M. #8288

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

292.1982 F# / JENNY / 6.19.13

Boundary Survey Report of part of Lot 2, Square 33  
Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 930 Eaton 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. All Concrete and Bricking is not shown.
9. Date of field work: June 17, 2013
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. This Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: The Northwesterly 35 feet of the following described land to wit: (both parcels)

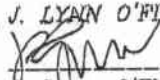
One lot or parcel of land situated within the limits of the City of Key West, better known and described by reference to a diagram made by Charles Howe and recorded in Book F, Page 918, of the records of Monroe County, as Lot number Eight lying and situate at the corner of Grinnell and Eaton Streets on the west side of Grinnell and extending from Grinnell Street along Eaton Street 48 feet and from Eaton Street along Grinnell Street 88 feet; being the same property described in that certain Deed dated Jan. 5, 1881, recorded in Book K, pages 227-229, Monroe County, Florida,

Also:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Key West, known and designated on the map or plan of said City as delineated by William A. Whitehead, in February, 1829, as part of Lot 2 in Square 33; beginning at the junction of an Alley ten feet wide with Eaton Street and running thence along said Alley in a Southeasterly direction 88 feet; thence at right angles in a Northeasterly direction 48 feet; thence at right angles in a Northwesterly direction 88 feet; thence at right angles in a Southwesterly direction along the line of Eaton Street 48 feet.

BOUNDARY SURVEY FOR: Old Town Bakery, LLC;  
Old Town Bakery, LLC;  
Capital Bank, N.A.;  
Chicago Title Insurance Company;  
Spottswood, Spottswood & Spottswood;

J. LYNN O'FLYNN, INC.

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

June 18, 2013

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6280

3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244

**Photo of Existing Parking Area**

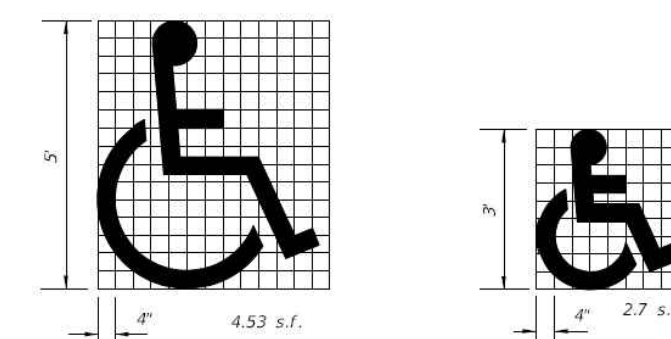


NO  
PARKING

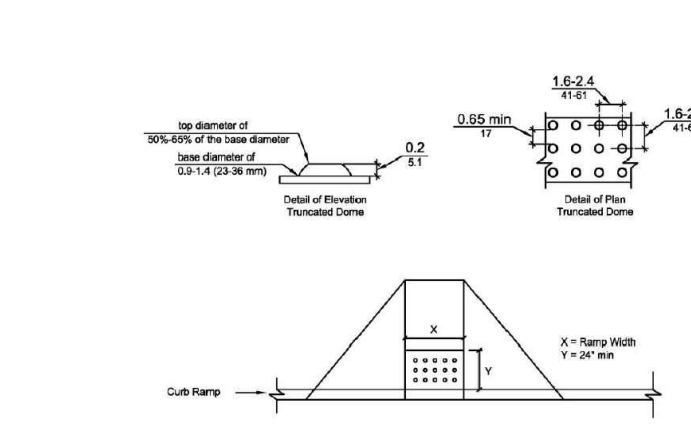
927

FLORIDA  
7 ONX  
CAN AUTO

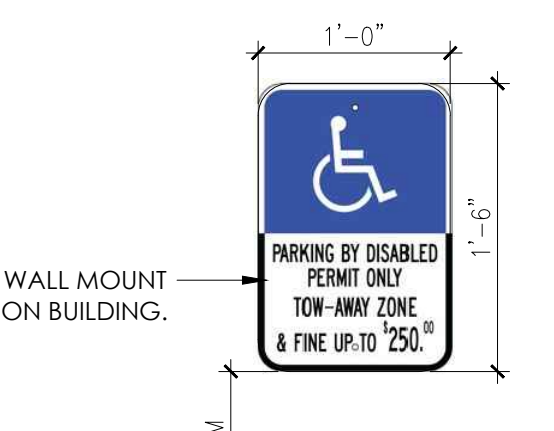
# **Proposed Plans**



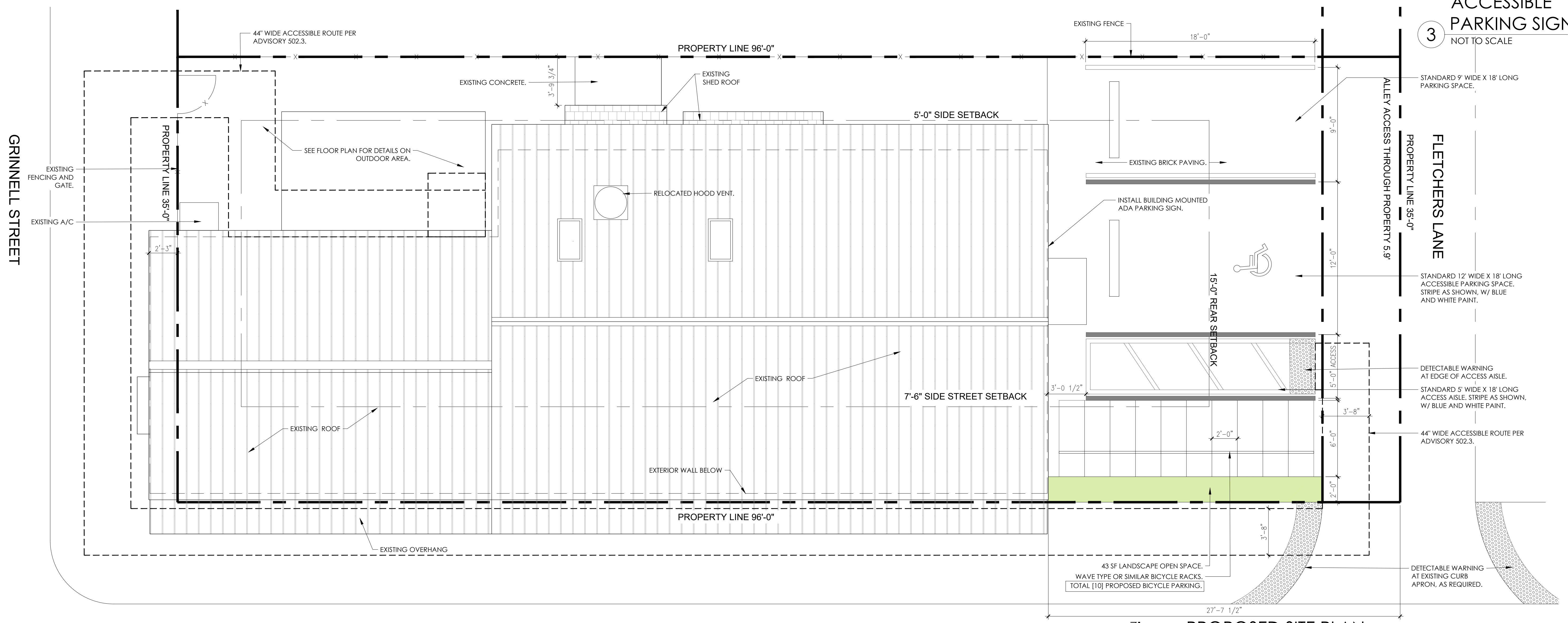
**5 ADA SYMBOL DETAIL [OPTIONAL]**  
NOT TO SCALE



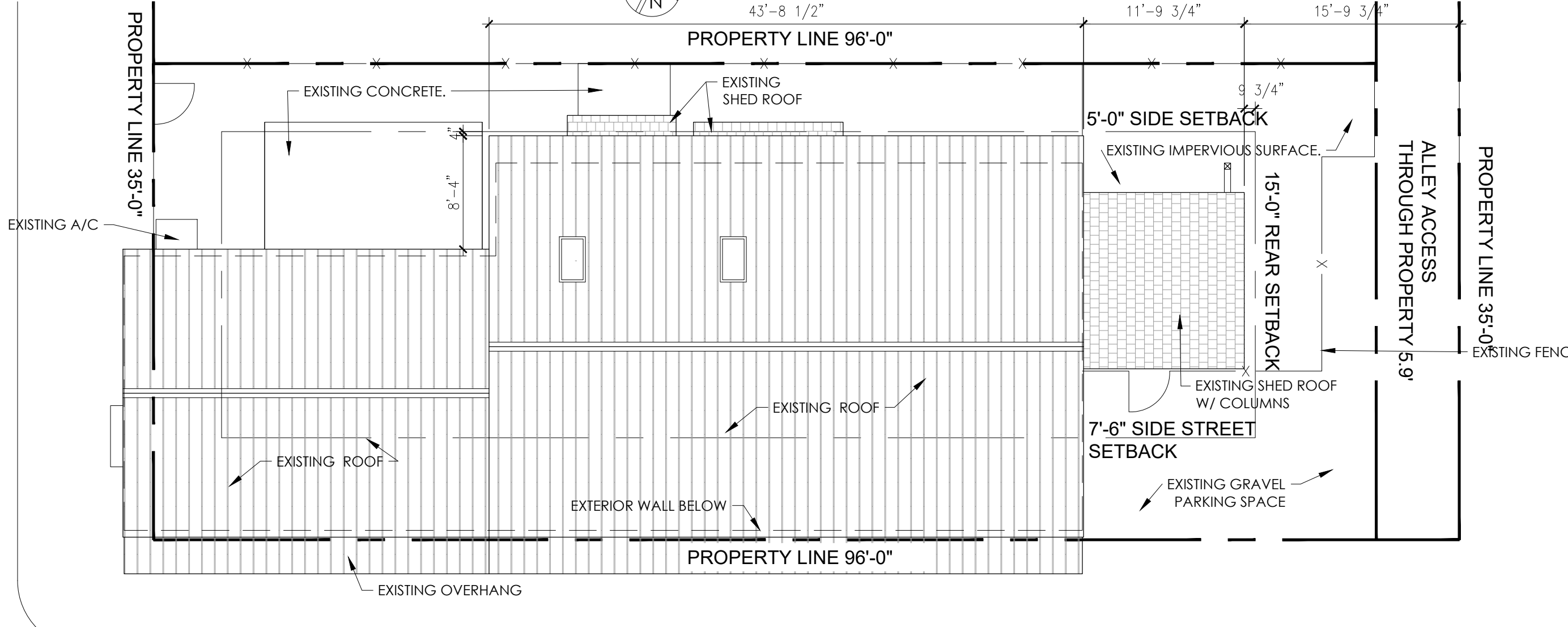
**4 DETECTABLE WARNING**  
NOT TO SCALE



**3 ACCESSIBLE PARKING SIGN**  
NOT TO SCALE



**2 PROPOSED SITE PLAN**  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE: 1/4"=1'-0"



**1 EXISTING SITE PLAN**  
SCALE: 1/8"=1'-0"  
GRAPHIC SCALE: 1/8"=1'-0"

Site Data	Permitted/ Required	Existing	Proposed
Zoning	--	HNC-2	No Change
Flood zone	--	AE-7	No Change
Height	30 ft	<30 ft.	No Change
Site Size	5,000 sq. ft.	3,360 sq. ft.	No Change
Density:	16 u/ac (1.2 units)	0	No Change
Floor Area Ratio Total	1.0	(0.71) 2,391.5 sq. ft.	No Change
Building Coverage	60% (2,016 sq. ft.)*	59% (2,000 sq. ft.)	55% (1,847 sq. ft.)
Impervious Surface	60% (2,016 sq. ft.)	89% (2,989 sq. ft.)	87% (2,946 sq. ft.)
Open Space	20% (672 sq. ft.)	11% (370 sq. ft.)	12% (413 sq. ft.)
Landscape	20% (672 sq. ft.)	1.1% (40 sq. ft.)	1.2% (43 sq. ft.)
Setback - Front	10 ft.	0 ft.	No Change
Setback - Side	5 ft.	3 ft. 9.75 in.	No Change
Setback - Street Side	7.5 ft.	0 ft.	No Change
Setback - Rear	15 ft.	15 ft. 9.75 in.	27 ft. 7.5 in.
Consumption Area	--	0	762 sq. ft.

\* Per Resolution 01-132

**A2O ARCHITECTURE**  
107 EAST PALM BLVD. SUITE 200 WEST, FT. LAUDERDALE, FL 33304  
PH: 954.544.8444 FAX: 954.544.8445  
WWW.A2OARCHITECTURE.COM

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ARCHITECT:  
CONSULTANTS:  
EXPIRATION DATE: 02/28/19

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**OLD TOWN BAKERY RENOVATION**  
930 EATON STREET, KEY WEST, FLORIDA 33040

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SUBMISSION / REVISIONS:  
12.16.2018 PLANNING MODIFICATIONS  
01.17.2019 PLANNING MODIFICATIONS  
02.08.2019 PLANNING MODIFICATIONS

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TITLE:  
**SITE PLANS AND DATA**

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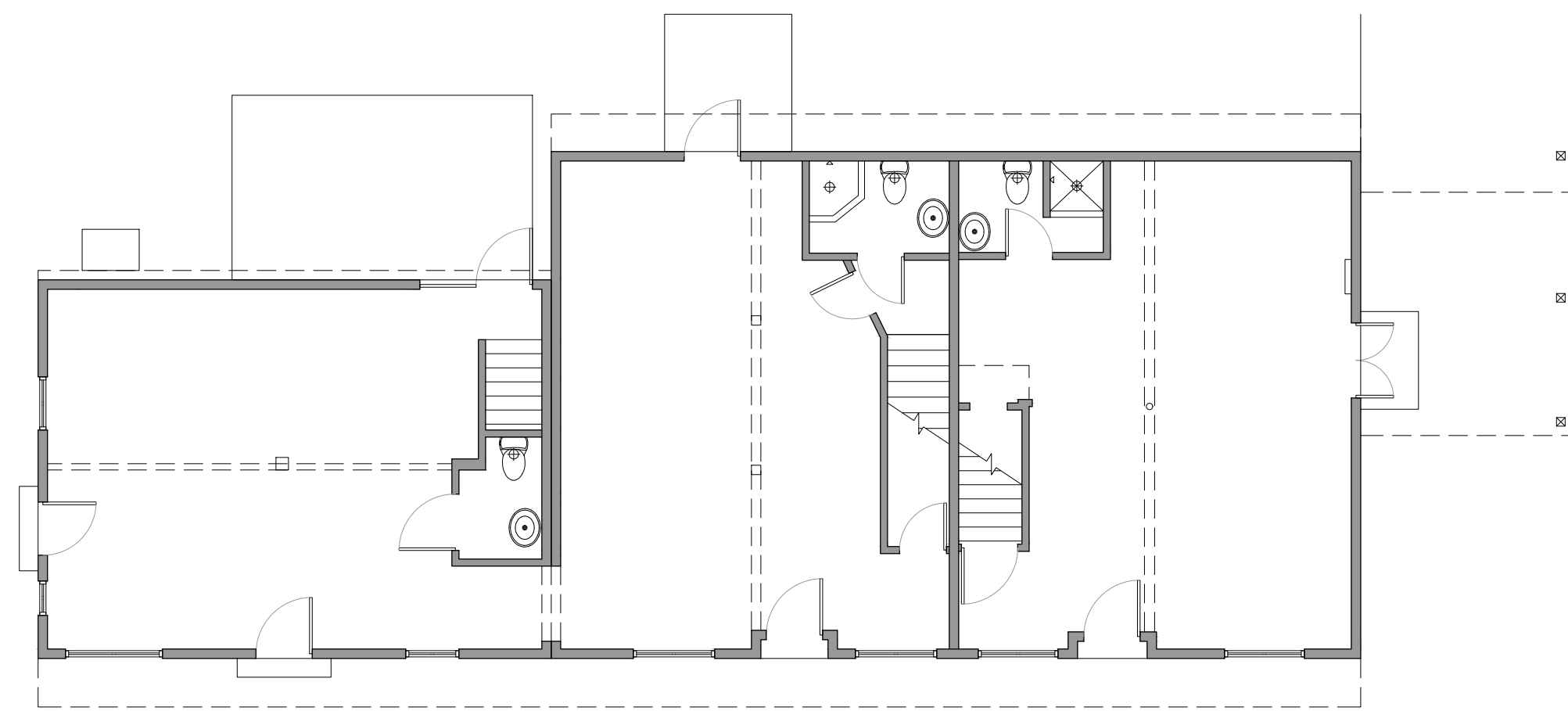
PROJECT #: 18.29

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SHEET:  
**A1.1**

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FEB 8, 2019  
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1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0" GRAPHIC SCALE: 1/8" = 1'-0"

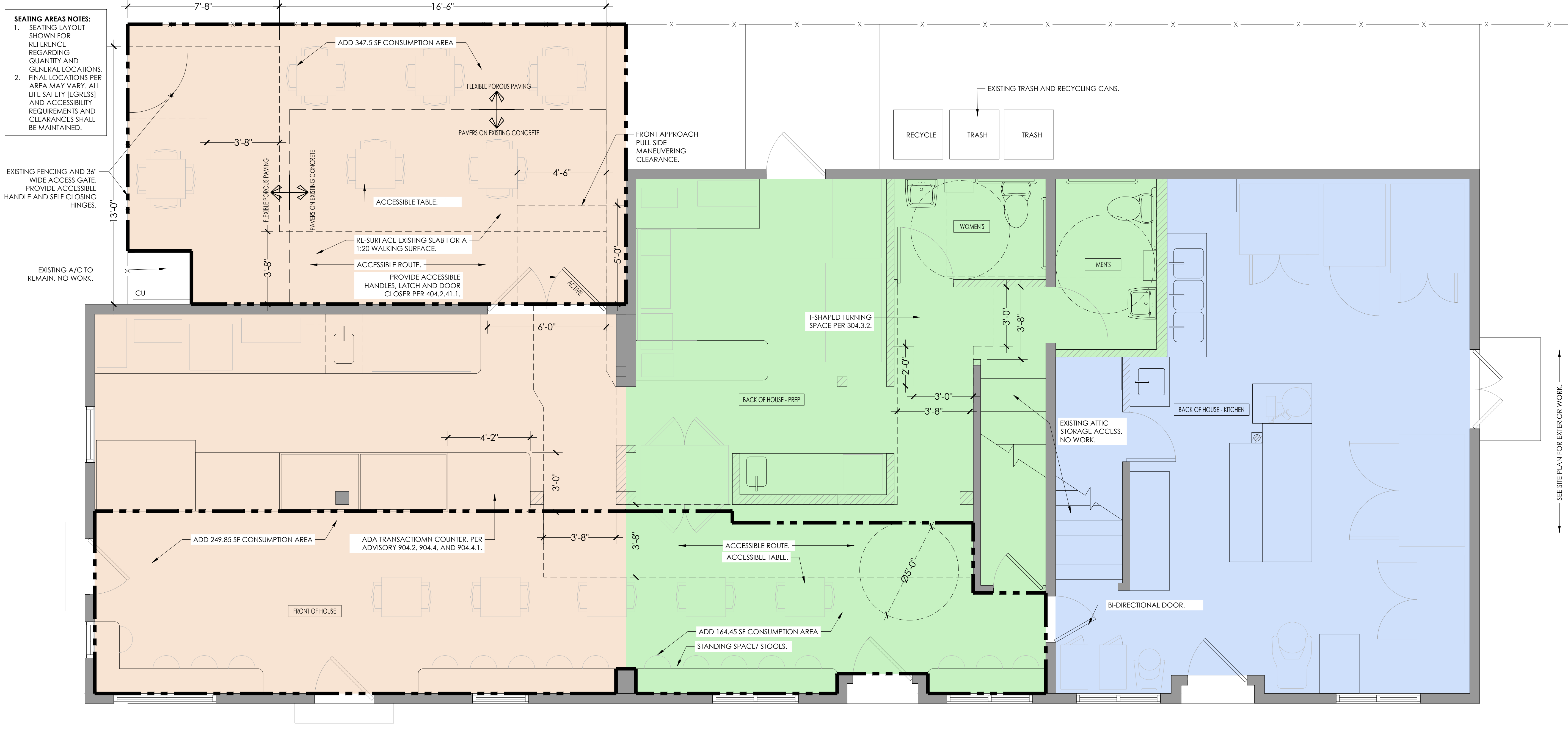
- OUTDOOR CONSUMPTION AREA ACCESSIBILITY NOTES:**
1. FINISH SURFACE HEIGHT TO RAISE +/- 2.5" FOR A .5" MAXIMUM RISE AT THE ACCESSIBLE DOOR THRESHOLD. PER 303.3 - BEVELED CHANGE IN LEVEL. NO RAMP REQUIRED.
  2. RE-SURFACED IMPERVIOUS SURFACE TO PROVIDE A MAXIMUM WALKING SLOPE OF 1:20. SLOPED AWAY FROM BUILDING, TOWARDS POROUS MATERIAL. SITE DRAINAGE SHALL REMAIN ON SITE.
  3. FLEXIBLE POROUS PAVING BASIS OF DESIGN: KBI FLEXI PAVE.
  4. COORDINATE LEVELS BETWEEN FINISH SURFACES FOR SMOOTH, STABLE, SLIP RESISTANT TRANSITION.

**CONSUMPTION AREA PHASE 1**

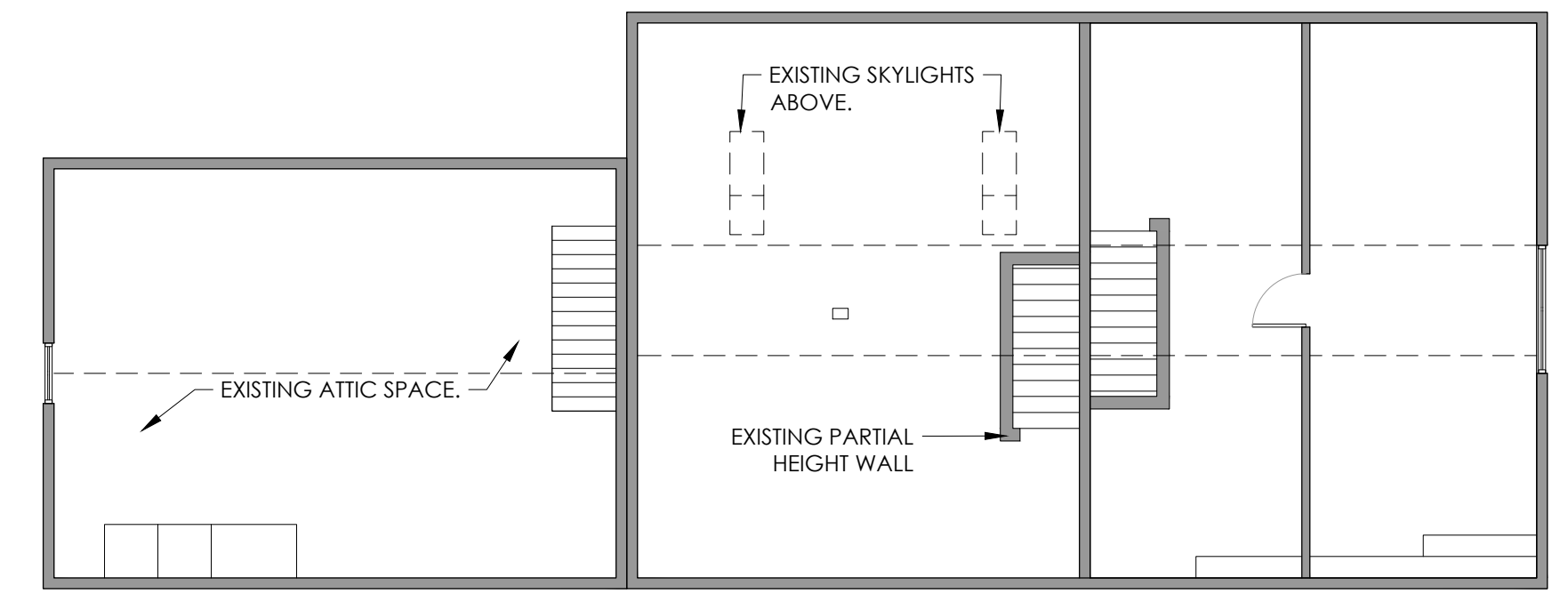
**PHASE 2**

**PHASE 3**

- SEATING AREAS NOTES:**
1. SEATING LAYOUT SHOWN FOR REFERENCE REGARDING QUANTITY AND GENERAL LOCATIONS.
  2. FINAL LOCATIONS PER AREA MAY VARY. ALL LIFE SAFETY (EGRESS) AND ACCESSIBILITY REQUIREMENTS AND CLEARANCES SHALL BE MAINTAINED.

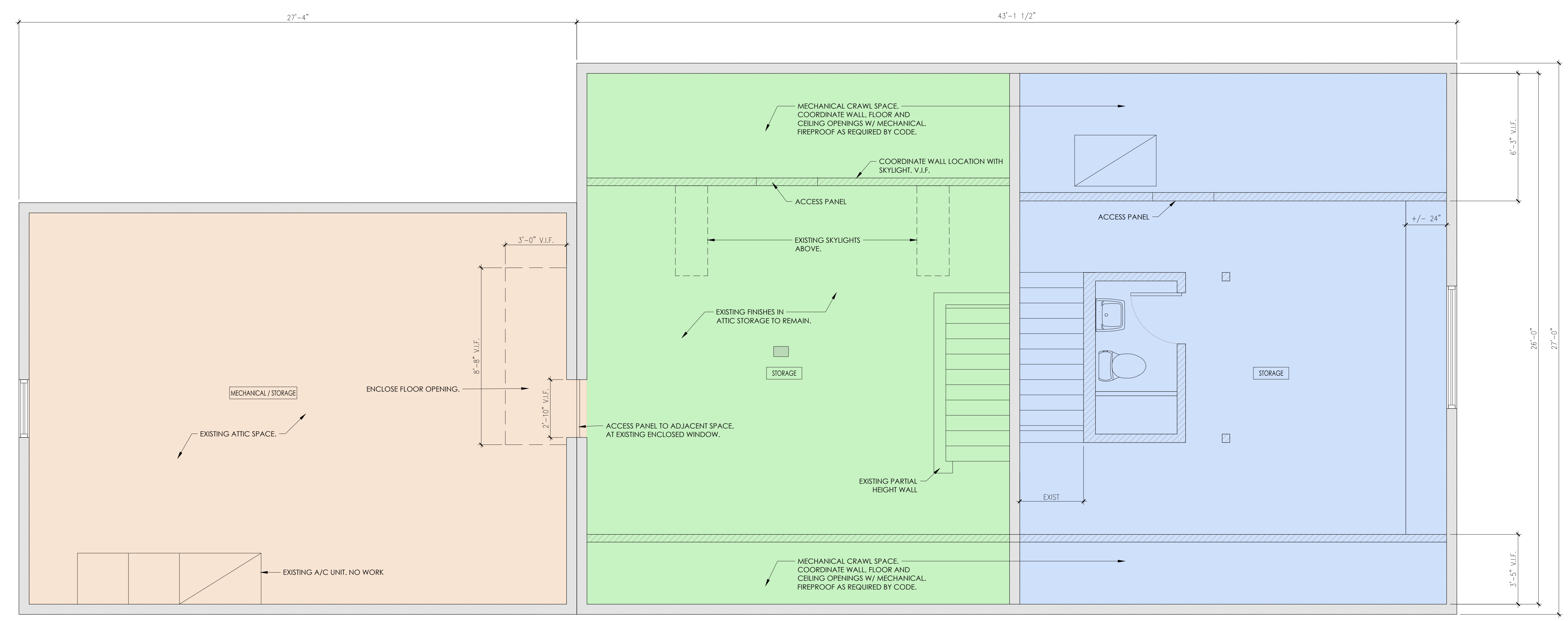


2 PROPOSED FIRST FLOOR PLAN  
SCALE: 3/8"=1'-0" GRAPHIC SCALE: 3/8" = 1'-0"

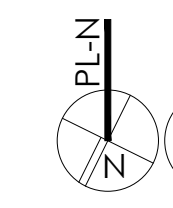


1 EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GRAPHIC SCALE: 1/8" = 1'-0"

PHASE 1      PHASE 2      PHASE 3



2 PROPOSED SECOND FLOOR PLAN  
SCALE: 3/8" = 1'-0"  
GRAPHIC SCALE: 3/8" = 1'-0"





**LIFE SAFETY - CODE REFERENCES:**

2017 FBC - Existing Building  
Section 504: Alteration Level 2

2017 FBC - Building  
Chapter 3: Use and Occupancy Classification  
• Section 303.3 Assembly Group A-2

Chapter 9: Fire Protection Systems  
Section 903: Automatic Sprinkler Systems  
• 903.1.1 Alternative protection.  
• 903.2.1.2 Group A-2. - An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exists:  
1. The fire area exceeds 5,000 square feet (464.5 m2). - Project is less than this requirement.  
2. The fire area has an occupant load of 100 or more - Project is less than this requirement.  
Exception: A restaurant, cafeteria, or similar dining facility, including an associated commercial kitchen, is required to have sprinklers only if it has a fire area occupancy load of 200 patrons or more. - Project is less than this requirement.  
\* This project does not meet the criteria to require a sprinkler system.

Section 904: Alternative Automatic Fire-Extinguishing Systems  
• 904.2.2 Commercial hood and duct systems - Each required commercial kitchen exhaust hood and duct system required by the Florida Fire Prevention Code or Chapter 5 of the Florida Building Code, Mechanical to have a Type I hood shall be protected with an approved automatic fire-extinguishing system installed in accordance with this code.

Section 906: Portable Fire Extinguishers  
• As required by Fire Official

Notes:  
1. Final location of fire extinguishers to be coordinated with fire marshal.  
2. Contractor to provide fire alarm shop drawings for compliant system.

Chapter 10: Means of Egress  
Section 1004: Occupant Load  
• Max floor area per occupant: A-2: Kitchen: 200 gross Standing/ table and chairs: 15 net S-2: Storage: 300 gross  
• 1004.2 Increase not to exceed 1 person per 7sf of occupiable floor space.

Section 1005: Egress Sizing  
• .3 inches per occupant stairs  
• .2 inches per occupant for other components  
• [DOOR WIDTH- 3'] / .2 = egress capacity of a single door

Section 1006: Exit and Exit Access Doorways  
• Two exits shall be provided where:  
• Occupant load exceeds 49 for A occupancies.  
• Common path of egress travel distance 75' per table 1006.2.1

Section 1013: Exit Signs  
• Exits shall be marked with readily visible sign from any direction of egress travel. Sign placement shall be such that no point in an exit corridor or passageway is more than 100 feet from the nearest visible sign.  
• Signs are not required in rooms or areas that only require one exit.  
• Main exterior exit doors that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.

Section 1017: Exit Access Travel Distance  
• Travel distances shall not exceed values in Table 1017.2: 200' without sprinkler system per 903.3.1.1

Section 1028: Exit Discharge  
• Exits shall discharge directly to the exterior of the building.

**LIFE SAFETY - GENERAL NOTES:**

- FINAL LOCATION OF FIRE EXTINGUISHERS TO BE COORDINATED WITH FIRE MARSHAL.
- CONTRACTOR TO PROVIDE FIRE ALARM SHOP DRAWINGS FOR SYSTEM COMPLAINT WITH NFPA 72.

**LIFE SAFETY PLAN LEGEND:**

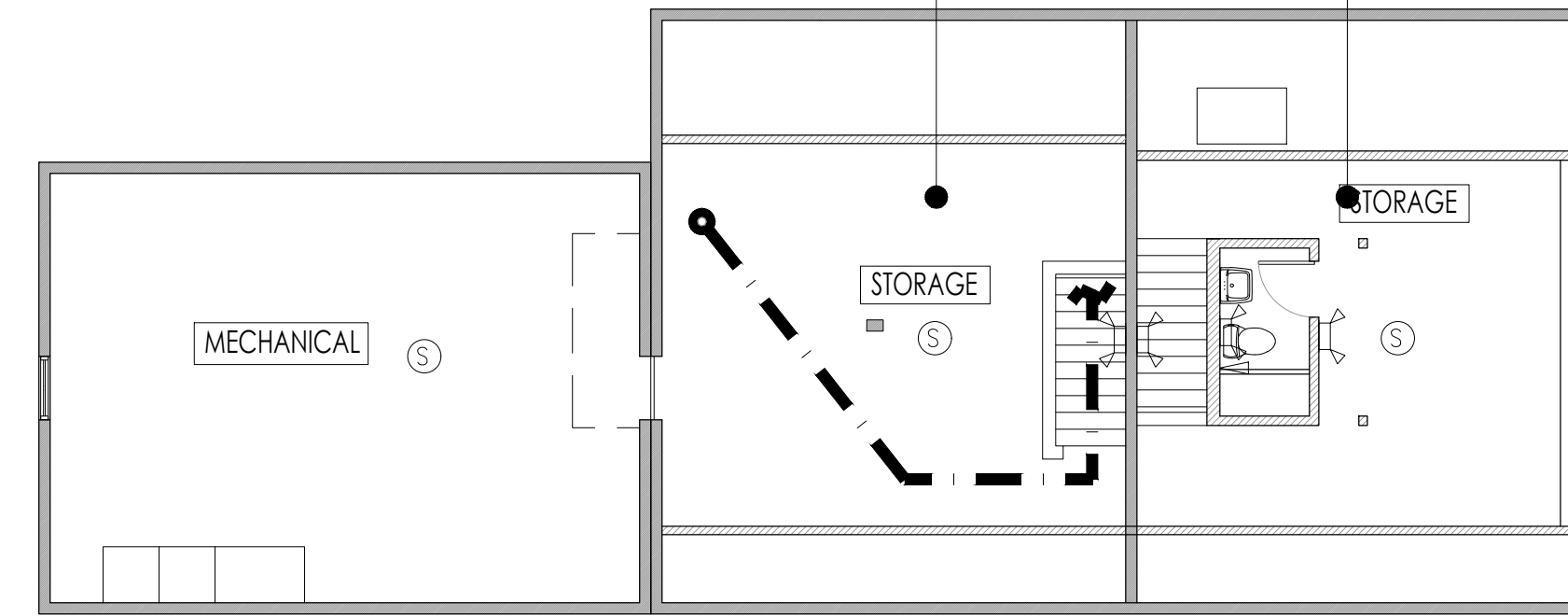
- COMBO EXIT LIGHT LED EXIT SIGN, DIRECTION AS SHOWN ON PLAN. WIRED & CIRCUITED.
- EMERGENCY LIGHT LED EMERGENCY LIGHT, WIRED & CIRCUITED.
- FIRE EXTINGUISHER FIRE EXTINGUISHER.
- HORN / STROBE WALL MOUNTED FIRE ALARM COMBINATION AUDIBLE/VISUAL SIGNALING KIT, HORN/FLASHING "FIRE" LIGHT MIN. 75CD, MOUNTED AT 80" AF.F.
- SMOKE DETECTOR CEILING MOUNTED COMBO SMOKE DETECTOR AND CO2 SENSOR, WIRED AND CIRCUITED.
- EXIT ACCESS TRAVEL DISTANCES (FBC 1017)

**LIFE SAFETY - OCCUPANCY CALCULATIONS**

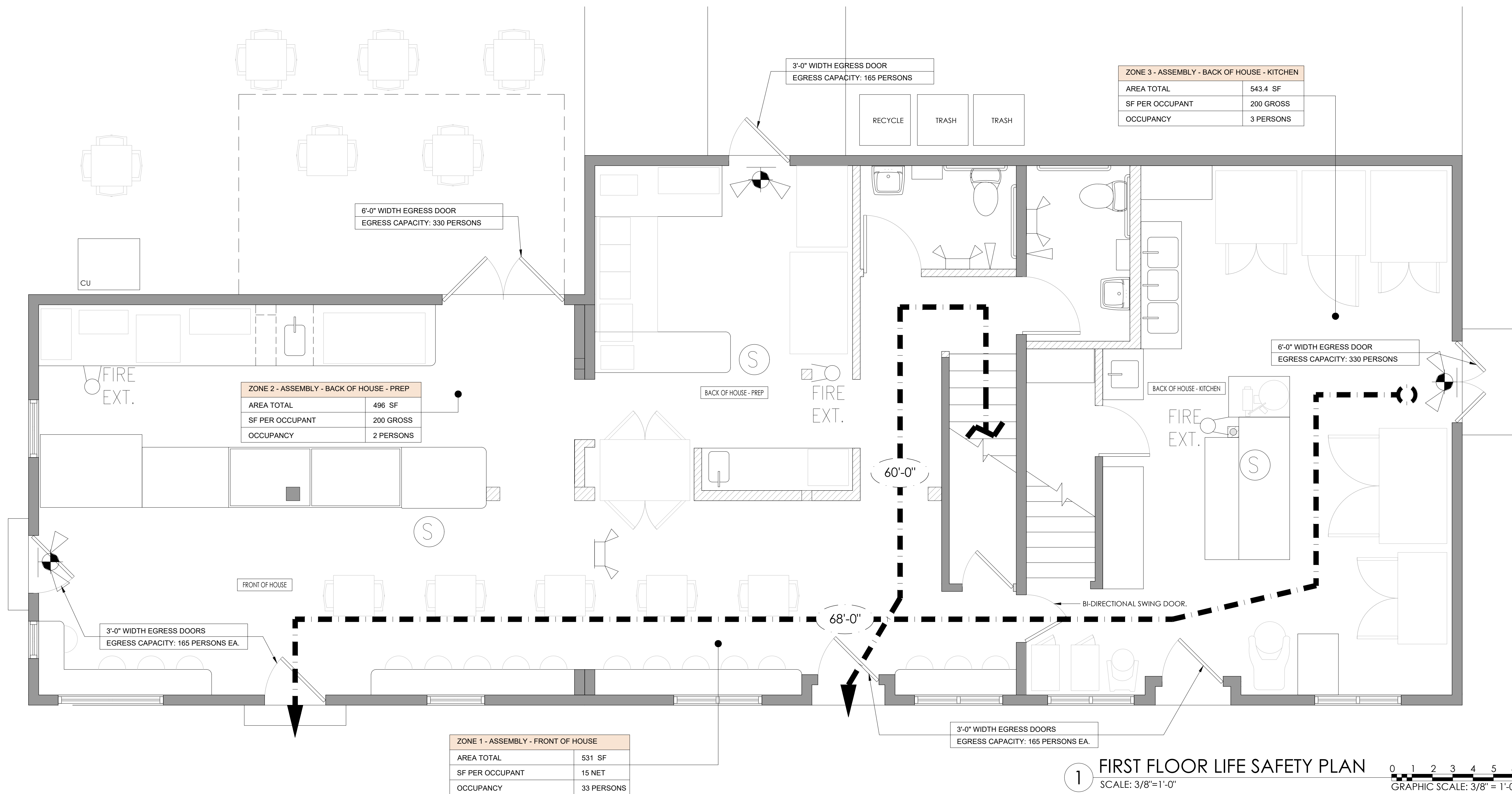
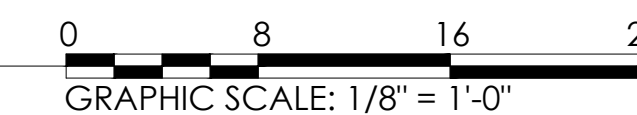
ZONE	SF	OCCUPANCY
FIRST FLOOR		
ZONE 1	= 531 SF	= 33 PERSONS
ZONE 2	= 496 SF	= 2 PERSONS
ZONE 3	= 543.4 SF	= 3 PERSONS
ZONE 4	= 321 SF	= 1 PERSONS
ZONE 5	= 315.6 SF	= 1 PERSONS
<b>TOTAL BUILDING OCCUPANCY:</b>		<b>40 PERSONS</b>

ZONE 4 - STORAGE - S-2	
AREA TOTAL	321 SF
SF PER OCCUPANT	300 GROSS
OCCUPANCY	1 PERSONS

ZONE 5 - STORAGE - S-2	
AREA TOTAL	315.6 SF
SF PER OCCUPANT	300 GROSS
OCCUPANCY	1 PERSONS



**2 SECOND FLOOR LIFE SAFETY PLAN**  
SCALE: 1/8" = 1'-0"

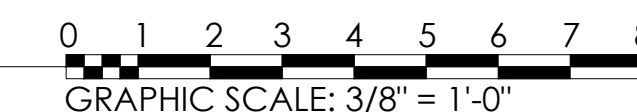


ZONE 3 - ASSEMBLY - BACK OF HOUSE - KITCHEN	
AREA TOTAL	543.4 SF
SF PER OCCUPANT	200 GROSS
OCCUPANCY	3 PERSONS

ZONE 2 - ASSEMBLY - BACK OF HOUSE - PREP	
AREA TOTAL	496 SF
SF PER OCCUPANT	200 GROSS
OCCUPANCY	2 PERSONS

ZONE 1 - ASSEMBLY - FRONT OF HOUSE	
AREA TOTAL	531 SF
SF PER OCCUPANT	15 NET
OCCUPANCY	33 PERSONS

**1 FIRST FLOOR LIFE SAFETY PLAN**  
SCALE: 3/8" = 1'-0"



**A2O ARCHITECTURE**  
1307 EAST PALM BLVD. SUITE 101, WEST PALM BEACH, FL 33411  
PH: 561-544-0000 | WWW.A2OARCHITECTURE.COM

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ARCHITECT: ALEXANDER A. GORBIN, P.E.  
LICENSE NO. AB07943 | EXPIRATION DATE: 02/28/19

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CONSULTANTS:

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**OLD TOWN BAKERY RENOVATION**  
930 EATON STREET, KEY WEST, FLORIDA 33040

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SUBMISSION / REVISIONS:  
12.16.2018 PLANNING MODIFICATIONS  
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TITLE: LIFE SAFETY PLANS  
PROJECT #: 18-29

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SHEET: LFS-1  
FEB 8, 2019  
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# **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, Niall Bowen as  
*Please Print Name of person with authority to execute documents on behalf of entity*

MGR of Nina Cay, 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 of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 4/2/2018  
*Date*

by Nail Bowen  
*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.

*Notary's Signature and Seal*

Alvena Covington  
*Name of Acknowledger typed, printed or stamped*



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

913801  
*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:

930 Eaton 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 26th March 2018  
*date*

Owen Trepanier  
*Name of Authorized Representative*

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

*Notary's Signature and Seal*

Alvina Covington  
*Name of Acknowledger typed, printed or stamped*



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

FF913801  
*Commission Number, if any*