



**DEVELOPMENT PLAN AND  
CONDITIONAL USE APPLICATION**  
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Fees listed below include a \$341.78 advertising/noticing fee and a \$121.55 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,745.19
Outside Historic District Total Application Fee	\$ 3,015.88
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Major Development Plan Total Application Fee	
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Administrative Modification Fee	\$ 882.00
Minor Modification Fee	\$ 1,681.31
Major Modification Fee	\$ 2,839.21
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,502.09
Extension (not part of a development plan) Total Application Fee	\$ 1,071.07
Revision or Addition (not part of a development plan) Fee	\$ 2,205.00

**Applications will not be accepted unless complete**

Development Plan  
Major \_\_\_\_\_  
Minor \_\_\_\_\_

Conditional Use

Historic District  
Yes \_\_\_\_\_  
No \_\_\_\_\_

Please print or type:

- 1) Site Address: 1100 Truman Avenue, Key West, FL 33040
- 2) Name of Applicant: Queer Keys, Inc.
- 3) Applicant is:  
Property Owner: \_\_\_\_\_  
Authorized Representative:  \_\_\_\_\_  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1200 4th Street #222, Key West, FL 33040
- 5) Applicant's Phone #: 216-410-3654 Email: info@queerkeys.org
- 6) Email Address: chris@queerkeys.org
- 7) Name of Owner, if different than above: 1100 Truman Ave, LLC
- 8) Address of Owner: 145 S. Ocean Ave. #716, Palm Beach Shores, FL 33046



9) Owner Phone #: 719-209-7458 Email: FrankWallmueller@gmail.com

10) Zoning District of Parcel: HNC-1 RE# \_\_\_\_\_

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).

1100 Truman Avenue is an 800 sq.ft. retail space that we will use as an LGBTQIA+ community center. Our programs will include an evening youth program, an evening gender-expansive peer support group, and an evening Parents and caregivers group. Our services will include an LGBTQIA+ library, monthly HIV testing, a referral network, and our hope is to provide a counseling space. Dwelling units: 0 Parking: 0 restaurant seats: 0 vehicles: 0

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.



*info@queerkeys.org*  
*www.queerkeys.org*  
*Key West, FL*

Katie Halloran  
 City of Key West Planning Department  
 1300 White Street  
 Key West, Florida 33040

Re: Conditional Use - Community Centers, Clubs and Lodges  
 1100 Truman Avenue, Key West, Florida 33040

Dear Ms. Halloran,

Please allow this letter and supporting documentation to serve as Queer Keys, Inc.'s application for Conditional Use for Community Centers, Clubs and Lodges located at 1100 Truman Avenue, Key West, Florida 33040 located in the Historic Neighborhood Commercial (HNC-1) Zoning District. The Conditional Use request applies to Code Sec. 122-808(2) and will allow Queer Keys to use 1100 Truman Avenue as an LGBTQIA+ community center, offering an LGBTQIA+ library, support groups, social gatherings, counseling opportunities, and other similar offerings.

Since its founding in August 2021, Queer Keys has had the vision to create an LGBTQIA+ community center to provide resources and programs for the local and visiting LGBTQIA+ population. Queer Keys has offered a weekly youth program for LGBTQIA+ 12-18 year olds since September 2021 and a biweekly Gender-Expansive Meetup for individuals 18 and over since August 2022 using space donated at first by the United Methodist Church at 600 Eaton Street and subsequently by St. Paul's Episcopal Church at 401 Duval Street. The Queer Keys board of directors and program participants look forward to developing new programs and offering expanded resources to the LGBTQIA+ community of Key West and the Florida Keys.

#### **Conditional Use Criteria Section 122-61 and 122-62:**

##### **A. Findings**

The Planning Board may find that the application meets the code purpose of ensuring that "a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity."

##### **B. Characteristics of use described**

##### **1. Scale and intensity of the proposed conditional use as measured by the following:**

**A. Floor area ratio:** No change

**B. Traffic generation:** Since September 2022, the Queer Keys Youth Program has had 299 visits consisting of 27 individuals. We currently average 5-8 individuals per weekly youth group. Our biweekly GEM meetings average 2-4 individuals per meeting. Given these current numbers, and that most of our clientele traverse by foot, we do not expect to create significant foot or vehicular traffic.

*Love is love. Community is everything.*

- C. Square feet of enclosed building for each specific use:** 1100 Truman Avenue is an 619 sq.ft. space. The front 493 sq.ft. serves as a public facing open space, and the back 126 sq.ft. serves as a private space accessible through a closing door. The 493 sq.ft. space in front will serve as programming space during programming hours and a welcome center during non-programming hours where visitors can utilize the library and other resources. The back, private 126 sq.ft. space will serve as the organization's office and a possible counseling space.
- D. Proposed employment:** Queer Keys currently does not have any paid staff. We hope to hire a staff member in the coming year, pending the necessary funding. Currently, the space is operated by board members and trained volunteers.
- E. Proposed number and type of service vehicles:** There will be no service vehicles.
- F. Off-street parking needs:** Additional parking not required.

**2. On or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:**

- A. Utilities:** The property has adequate utilities to support the proposed use.
- B. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94:** Not applicable
- C. Roadway or signalization improvements, or other similar improvements:** Not applicable.
- D. Accessory structures or facilities:** Not applicable.
- E. Other unique facilities/structures proposed as part of improvements:** None.

**3. On-site amenities proposed to enhance site and planned improvements. Amenities include mitigative techniques such as:**

- A. Open space:** None.
- B. Setbacks from adjacent properties:** None.
- C. Screening and buffers:** None.
- D. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:** None.
- E. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:** The proposed uses do not seem to create any issues that would require mitigation. Queer Keys is willing to consider mitigative techniques should they be needed.

**C. Criteria for conditional use review and approval**

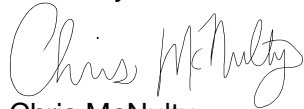
- 1. Land use compatibility:** The conditional use as an LGBTQIA+ community center is compatible with the surrounding area in that the neighborhood is a vibrant civic, commercial, and residential neighborhood with various businesses and organizations. Project Lighthouse, the Street Outreach Program of the Florida Keys Children's Shelter is our community center's immediate neighbor. Wesley House Family Services, Unity of the Keys, and the City of Key West all have locations within the 2 block radius. Other commercial neighbors include Jose's Nicaraguan restaurant, Cayo's Kombucha, Key West Framing & Art Supplies, The Seam Shoppe, Bare Assets, and Cupcake Sushi.
- 2. Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use:** The size and shape of the site are adequate to

accommodate the proposed scale and intensity of the conditional use requested. Our current programs average a maximum of 12 attendees per program session. Our projected foot traffic volume will roughly be 5-10 people per day during non-programming hours.

- 3. Proper use of mitigative techniques:** Not applicable. It is not proposed to impact the existing commerce. Waste Management services are utilized. No adverse actions will impact the general public health, safety, and welfare.
- 4. Hazardous waste:** Not applicable. No materials that contain hazardous waste will be used in connection with the proposed use.
- 5. Compliance with applicable laws and ordinances:** The applicant is in compliance with all applicable laws and regulations and will comply with all applicable laws and regulations as a condition of approval.
- 6. Additional criteria applicable to specific land uses**
  - A. Land uses within a conservation area:** Not applicable. This site is not located within a conservation area.
  - B. Residential development:** Not applicable. This applicant does not contemplate residential development.
  - C. Commercial or mixed-use development:** Not applicable. This applicant does not contemplate commercial or mixed-use development.
  - D. Development within or adjacent to historic district:** This conditional use application is within the historic district. No development beyond the confines of the current space is proposed or contemplated by the applicant.
  - E. Public facilities or institutional development:** Not applicable. Public facilities or institutional development are not being proposed as part of this application.
  - F. Commercial structures, uses and related activities within tidal waters:** Not applicable. The site is not located in tidal waters.
  - G. Adult entertainment establishments:** Not applicable.

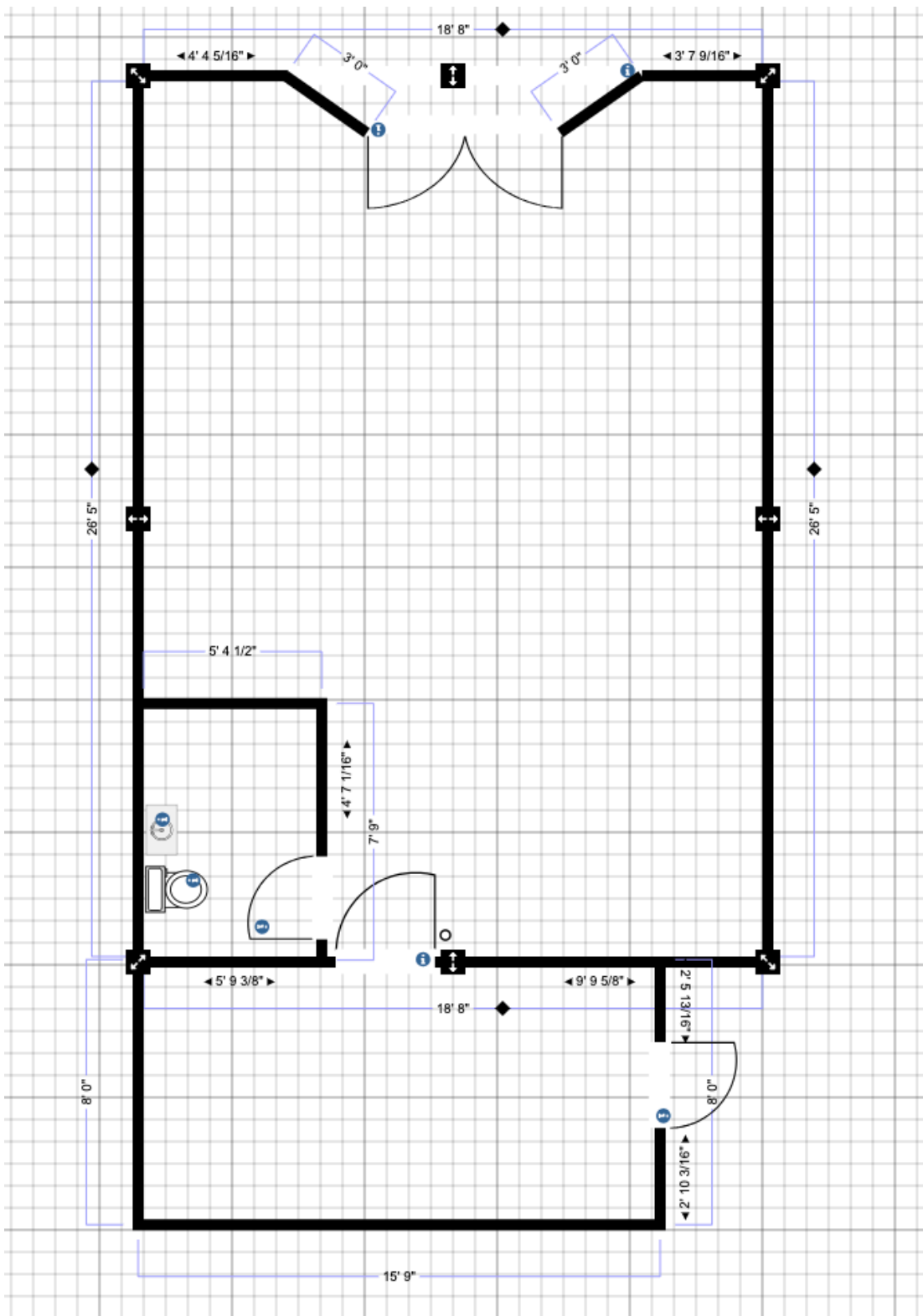
If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Chris McNulty

Truman Avenue







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

I, Chris McNulty, in my capacity as founder and board member  
(print name) (print position; president, managing member)  
of Queer Keys, Inc.  
(print name of entity)

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

1100 Truman Ave. Key West FL 33040  
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Chris McNulty  
Signature of Applicant

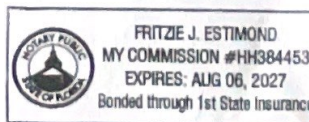
Subscribed and sworn to (or affirmed) before me on this January 10<sup>th</sup>, 2024 by  
date

Chris McNulty  
Name of Applicant

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

[Signature]  
Notary's Signature and Seal

FRITZIE ESTIMOND  
Name of Acknowledger typed, printed or stamped



HH384453  
Commission Number, if any





**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, Frank Wallmueller as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of 1100 Truman Ave, LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Queer Keys, Inc  
*Please Print Name of Representative*

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

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

Subscribed and sworn to (or affirmed) before me on this JANUARY 12, 2024  
*Date*

by Frank Wallmueller  
*Name of person with authority to execute documents on behalf of entity owner*

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

[Signature]  
*Notary's Signature and Seal*

GEOFFREY W. HUME  
*Name of Acknowledger typed, printed or stamped*

HH 443120  
*Commission Number, if any*

