

APPLICATION

From: [Owen Trepanier](#)
To: [Perez-Alvarez, Nicholas](#)
Cc: [Thomas Francis-Siburg](#); [Katie P. Halloran](#); [Dan Gulizio](#); [Donna Phillips](#)
Subject: Re: 430 Greene Street MIDP Follow-up
Date: Monday, October 28, 2024 11:06:12 AM

Hi Nick,

Thanks for bringing these conditions to my attention and for speaking with me this morning. We would like to request the deletion of all conditions associated with Res. No. 2006-020. Thanks a lot.

Owen

Trepanier & Associates, Inc.

305-293-8983

From: Perez-Alvarez, Nicholas <Nicholas.Perez-Alvarez@stantec.com>
Sent: Friday, October 25, 2024 2:08 PM
To: Owen Trepanier <owen@owentrepanier.com>
Cc: Thomas Francis-Siburg <thomas@owentrepanier.com>; Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>; Dan Gulizio <dan.gulizio@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: 430 Greene Street MIDP Follow-up

Hi Owen,

A couple updates on the 430 Greene minor development plan application, currently on track for 11/21 Planning Board.

- That condition from the staff report about the donation to the City's tree fund will be revised to reflect that it's a recommended, voluntary donation, rather than a requirement.
- Please see the attached existing conditional use from 2006 that will remain in place with the redevelopment and take a look at the conditions and confirm whether any of these need to be amended. See specifically condition 3 that bar activity must be limited to the first floor. This won't impact the timeline of this application going before the Planning Board next month, but if any of these current conditions need to be changed with the redevelopment, now is the opportunity to request it. Within the next week, please let us know what, if any, conditions you are requesting modification on, and the conditional use amendment will be added on to the minor development plan request. We'll follow-up if a separate application and fee will be required for the CU amendment.

We can discuss further Monday if needed. Thanks and have a nice weekend.

Nick

Nicholas Perez-Alvarez AICP, LEED AP ND, CFM
Senior Planner

Revised 10/28/24



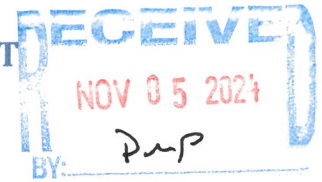
DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



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

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,745.19
Outside Historic District Total Application Fee	\$ 3,015.88
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Major Development Plan Total Application Fee	\$ 4,960.69
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Administrative Modification Fee	\$ 882.00
Minor Modification Fee	\$ 1,681.31
Major Modification Fee	\$ 2,839.21
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,502.09
Extension (not part of a development plan) Total Application Fee	\$ 1,071.07
Revision or Addition (not part of a development plan) Fee	\$ 2,205.00

Applications will not be accepted unless complete

Development Plan

Major _____

Minor X

Conditional Use
 X

Historic District

Yes X

No _____

Please print or type:

- 1) Site Address: 430 Greene Street, Key West, FL 33040
- 2) Name of Applicant: Trepanier & Associates Inc (Owen Trepanier / Thomas Francis-Siburg)
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 First Street, Unit 101, Key West, FL 33040
- 5) Applicant's Phone #: (305) 293-8983 Email: _____
- 6) Email Address: owen@owentrepanier.com / thomas@owentrepanier.com
- 7) Name of Owner, if different than above: 430 Greene LLC
- 8) Address of Owner: 24 Hilton Haven Rd, Key West, FL 33040

9) Owner Phone #: c/o (305) 293-8983 Email: thomas@owentrepanier.com

10) Zoning District of Parcel: HRCC-1 RE# 00001470-000100

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).

See attached.

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.

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

I. **Existing Conditions.**

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

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

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

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

Development Plan Submission Materials

Sec. 108-226. Scope.

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

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

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

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

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

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

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

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

Sec. 108-231. Residential developments.

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

Sec. 108-232. Intergovernmental coordination.

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

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

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

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

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

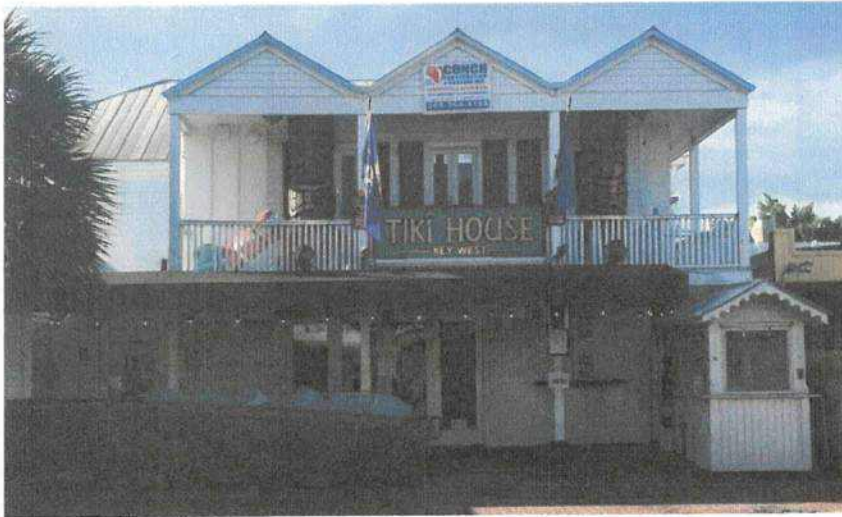
- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
- a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
 - d. Development within or adjacent to historic district. All development proposed as a conditional use within or

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Minor Development Plan and Landscape Waiver

430 Greene Street (RE# 00001470-000100)



TREPANIER



& ASSOCIATES INC.

LAND-USE PLANNING
DEVELOPMENT CONSULTANTS

Solutions Statement:

430 Greene Street is a historic lot of record. The structure at 430 Greene Street was condemned by the Chief Building Official on 5/29/2024. In an abundance of caution this project seeks a minor development plan and landscape waiver to rebuild the intensity of the 2-story structure (bar with outdoor beverage/ticket booth) with site improvements, including but not limited to, life safety, floodproofing, setbacks, and masonry construction to withstand wind loads more than 180 mi/hr.

Per sec. 122-28(d) and 122-32(a), the involuntarily condemned site with proposed improvements may be rebuilt without variances.

Background:

430 Greene Street was involuntarily condemned by the Chief Building Official on 5/29/2024 for life safety purposes. The condemnation letter reads that 430 Greene Street "has reached a level of significant structural concern which will most likely require a demolition of the structure in order to rebuild to current codes."

Analysis:

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

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

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

Proposed development is depicted in attached plans prepared by licensed architects and/or engineers, including:

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

Title block (Sec. 108-227)

Name of development:	430 Greene Street
Property Owner:	430 Greene, LLC
Developer:	430 Greene, LLC
Scale—Architectural:	As noted on plans
Preparation & revision dates:	As noted on plans
Location:	430 Greene Street

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

Owner:	430 Greene, LLC
Equitable Owner:	Mark Rossi
Authorized Agent:	Owen Trepanier & Associates, Inc.
Architect:	William P. Horn, Architect, PA
Engineer:	Allen Perez, Perez Engineering
Surveyor:	FL Keys Land Surveying

Project Description (Sec. 108-229):

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

Table 1. Site Data –

Item	Required	Existing	Proposed	Compliance
Zoning	HRCC-1			Complies
FLUM	HC			Complies
FEMA Flood	AE-6			Complies
HARC	Not historic, non-contributing			Complies
Site Size	4,000 sq. ft.	1,497 sq. ft.	No Change	Complies
Year Built	-	1958	New	Complies
Height	35 ft. + 5 ft.	<35 ft.	<35 ft.	Complies
Density	22 du/ac (0.8 du)	0 du	No Change	Complies
FAR	1.00 (1,497 sq. ft.)	1.21 (1,808 sq. ft.)	1.16 (1,741 sq. ft.)	Complies
Consumption Area / Seats	-	Approx. 675 sq. ft.	No Change	Complies
Open Space	20.0% (299.4 sq. ft.)	0.0%	No Change	Complies
Landscaping	20.0% (299.4 sq. ft.)	0.0%	No Change	Complies
Building Coverage	50.0% (748.5 sq. ft.)	91.3% (1,367 sq. ft.)	90.6% (1,357 sq. ft.)	Improvement, Complies
Impervious Surface	70.0% (1,047.9 sq. ft.)	100.0% (1,497 sq. ft.)	No Change	Complies
Front Setback	0.0 ft	0.0 (3.0 ft encroachment)	No Change	Complies
Rear Setback	10.0 ft	0.0 ft	No Change	Complies
West Side Setback	2.5 ft	0.0 ft (1.8 ft encroachment)	0.9 ft	Improvement, Complies
East Side Setback	2.5 ft	0.5 ft	0.7 ft	Improvement, Complies
Auto Parking	15 spaces	0.0 spaces	No Change	Complies
Bicycle-Scooter Parking	3.75 spaces	0.0 spaces	No Change	Complies

Other Project Information (Sec. 108-230):

1. This is a single-phased proposal.
2. The target date for commencement shall immediately follow entitlement approvals.
3. Expected date of completion is within 2 years of commencement.
4. The proposed development plan is contained herewith.
5. Proposed Development Plan: One Phase
6. Project is not a planned unit development.
7. The project will comply with federal flood insurance regulations.
8. This project is not located adjacent to an environmentally sensitive area.

Residential Developments (Sec. 108-231):

This project has no residential component.

Intergovernmental Coordination (Sec. 108-232):

Coordination will occur through the Development Review Process of the City of Key West and the FDEP ERP process.

Schedule of Approval Process:

The following development approval schedule and process is anticipated:

Step	Date
1. Submit Major Development Plan and Conditional Use Application	7/12/24
2. Development Review Committee ("DRC") Meeting	8/22/24
3. Planning Board Meeting	10/17/24
4. HARC Pre-Application Meeting (due no later than)	10/25/24
5. Submit HARC Application	10/28/24
6. HARC Meeting	11/18/24
7. City Commission Meeting	12/12/24
8. City Appeal Period (30 days)	1/11/25
9. Florida Department of Commerce Appeal Period (45 days)	2/24/25

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 development is expected to **maintain existing** trip generation LOS for the site.
- The proposed development is expected to **maintain existing** parking demand and onsite parking.
- The proposed development is expected to **maintain existing** potable water flow LOS for the site.
- The proposed development is expected to **maintain existing** wastewater flow LOS for the site.
- The proposed development is expected to **maintain existing** recyclable waste LOS.
- The proposed development is expected to **maintain existing** solid waste LOS.

- The proposed development is expected to **maintain existing** stormwater LOS.
- The proposed development is expected to **maintain existing** recreation LOS.
- The team will coordinate with FCAA to ensure the water pressure and flow will be adequate for fire protection for the type of construction proposed.
- No adverse impacts to the quality of receiving water are anticipated before, during or after construction.
- Changes to the existing storm water management system are depicted on the attached plans.

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 in the Historic District, however the condemned building is not a contributing structure to the district.
 - 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.
 - Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.
- (a) Compliance. This development plan complies with the requirements set forth in the Key West City Code as they pertain to Concurrency Management, Outdoor Displays and Nuisances, Resource Protection, Signs, and Articles I and III to IX of Chapter 108 of the Key West City Code.

(b) Vicinity Map.



(c) Land Use Compatibility. The project site is located in the HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET GULFSIDE (HRCC-1) zoning district. The intent of the HRCC-1 district is to incorporate the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment, and transient residential accommodations. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on

the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core.

(d) Historic and archeological resource protection. The site is located in the Historic District however the condemned building is non historic, nor contributing to the historic district. Any archeological resources will be protected as required.

(e) Subdivision of Land. No subdivisions are anticipated.

Legal Description:

Please see attached survey.

Flood Zone:

The current flood zone for the property is AE-6.

Future Land Use Map Designation ("FLUM"):

The property's FLUM designation is Historic Commercial (HC).

Zoning ("PS")

According to the City of Key West Zoning Map, the property is zoned Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1).

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

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

Site Plan (Sec. 108-237):

Site plan of proposed development drawn consistently with Sec. 108-237 is attached.

Architectural Drawings (Sec. 108-238):

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

Site Amenities (Sec 108-239):

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

Site Survey (Sec 108-240):

A survey of the site is attached.

Soil Survey (Sec 108-241):

Soil surveys are not anticipated as part of this project.

Environmentally Sensitive Areas (Sec. 108-242):

This project is not located adjacent to environmentally sensitive areas.

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

The property is currently 100% developed. No land clearing is anticipated as part of this rebuild project. A Landscape Waiver request is being submitted concurrently with this Minor Development Plan application. No change is proposed from the existing 0.0% landscaping; however, setbacks are being improved for life safety purposes.

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

No change from existing 0.0 parking spaces is proposed.

Per sec. 108-572(9), restaurants, bars and lounges require 1 auto parking space per 45 sq. ft. of serving and/or consumption area and require 25% of the required auto spaces as bicycle-scooter spaces. The property has approximately 675 sq ft of consumption area existing and proposed to be rebuilt, requiring 15.0 auto spaces and 3.75 bike-scooter spaces. 0.0 spaces exist and 0.0 spaces are proposed as part of the rebuild.

	Item	Amount	Auto		Bicycle-Scooter	
			Rate	Demand	Rate	Demand
Existing	Consumption Area	675 sq ft floor area	1 space per 45 sq ft floor area	15.0 spaces	25% auto	3.75 spaces
	Total			15.0 spaces		3.75 spaces
Proposed	Consumption Area	No Change	No Change	No Change	No Change	No Change
	Total			No Change		No Change

Housing (Sec 108-245):

N/A – No housing units are proposed as part of this rebuild.

Economic Resources (Sec 108-246):

(a) Ad Valorem Estimates - NA

(b) Construction expenditure: TBD

Special Considerations (Sec 108-247):

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

- Goal 1-1
- Objection 1-1.10
- Policy 1-1.10.3

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

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

Truman Waterfront Port Facilities (Sec 108-249):

N/A – This project is not located at the Truman Waterfront Port

SITE PLAN

Scope (Sec 108-276):

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

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

As depicted, the site has sufficient size, and adequate specifications and infrastructure to accommodate the proposed uses in the manner proposed. As described in detail above, this site will rebuild the historic intensity of the property as part of the vibrant Duval Street Gulfside district. This development furthers the goals of the City's plans as detailed in this report.

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

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

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

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

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

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

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

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

Utility lines (Section 108-282):

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

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

The project rebuilds the historic / existing commercial activities with improved life safety and setbacks.

Exterior Lighting (Section 108-284):

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

Signs (Section 108-285):

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

Pedestrian sidewalks (Section 108-286):

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

Loading docks (Section 108-287):

No loading docks are required or proposed.

Storage Areas (Section 108-288):

Storage areas if developed for use of the onsite commercial activities will be located at the rear of the principal structure per code section 108-288.

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

Land clearing is for demolition of existing condemned structure. No other land clearing is proposed.

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

No change from existing open space is proposed as part of this rebuild project.

Sec. 108-517. - Waivers or modifications.

Landscape waivers are being sought for the rebuild project. The property is 100% developed. This project requests a waiver from all landscape requirements to rebuild the historic / existing commercial space with improved life safety and setbacks for life safety purposes.

Off-street parking and loading (Article VII):

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

Storm water and Surface Water Management (Article VIII):

The site, as part of the redevelopment process, will come into full compliance with the requirements of storm water and surface water management article of the LDC. Therefore, the redevelopment will improve nearshore water quality.

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

The property is the AE-6 FEMA flood zone. The project proposes to floodproof the rebuilt, improved structure.

Utilities (Article IX):

Concurrency Analysis:

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

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

The following specific issues are outlined:

- Roads/Trip Generation
- Sanitary Sewer
- Recyclables
- Potable Water
- Solid Waste
- Drainage

Policy 2-1.1.1- Transportation

There is no anticipated change in overall trip generation as part of this project. The existing and proposed uses remain unchanged.

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.

Policy 4-1.1.2.C – Potable Water

Pursuant to Sec. 122-1020(1), transitional housing with supportive services, such as an emergency shelter for the homeless, shall be evaluated in terms of nonresidential floor area ratio only, and do not have residential densities. Pursuant to Policy 4-1.1.2.C, the potable water LOS for nonresidential is 650 gal/acre/day. Based on the City of Key West

adopted level of service the potable water demand is not anticipated to change as the site is 100% nonresidential. (Existing & Proposed LOS = 650 gal/acres/day x 13.943 acres = 9,063 gal/day.)

Water demand is expected to **not change**.

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

Pursuant to Sec. 122-1020(1), transitional housing with supportive services, such as an emergency shelter for the homeless, shall be evaluated in terms of nonresidential floor area ratio only, and do not have residential densities. Pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential is 660 gal/acre/day. Based on the City of Key West adopted level of service the sanitary sewer demand is not anticipated to change as the site is 100% nonresidential. (Existing & Proposed LOS = 660 gal/acres/day x 0.034 acres = 22.7 gal/day.)

Sanitary sewer demand is expected to **not change**.

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.

Policy 4-1.1.2.D - Solid Waste

Pursuant to Sec. 122-1020(1), transitional housing with supportive services, such as an emergency shelter for the homeless, shall be evaluated in terms of nonresidential floor area ratio only, and do not have residential densities. Pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential is 6.37 lbs/capita/day. Based on the City of Key West adopted level of service the solid waste demand is not anticipated to change as the site is 100% nonresidential. (Existing & Proposed LOS = 6.37 lbs/capita/day x 1.4157 capita/1,000 sq. ft.¹ x 1,808 sq ft² = 16.3 lbs/day.)

Solid Waste demand is expected to **not change**.

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

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

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

Pursuant to Sec. 122-1020(1), transitional housing with supportive services, such as an emergency shelter for the homeless, shall be evaluated in terms of nonresidential floor area ratio only, and do not have residential densities. Pursuant to Policy 4-1.1.2.D, the recyclable waste LOS for nonresidential is 0.25 lbs/capita/day. Based on the City of Key West adopted level of service the recyclable waste demand is not anticipated to change

¹ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.4157 persons per 1,000 sf of Community retail trade

² Total upland area.

as the site is 100% nonresidential. (Existing & Proposed LOS = 0.25 lbs/capita/day x 1.4157 capita/1,000 sq. ft.³ x 1,808 sq ft⁴ = 0.6 lbs/day.)

Solid Waste demand is expected to **not change**.

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

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

Existing Level of Service Standard

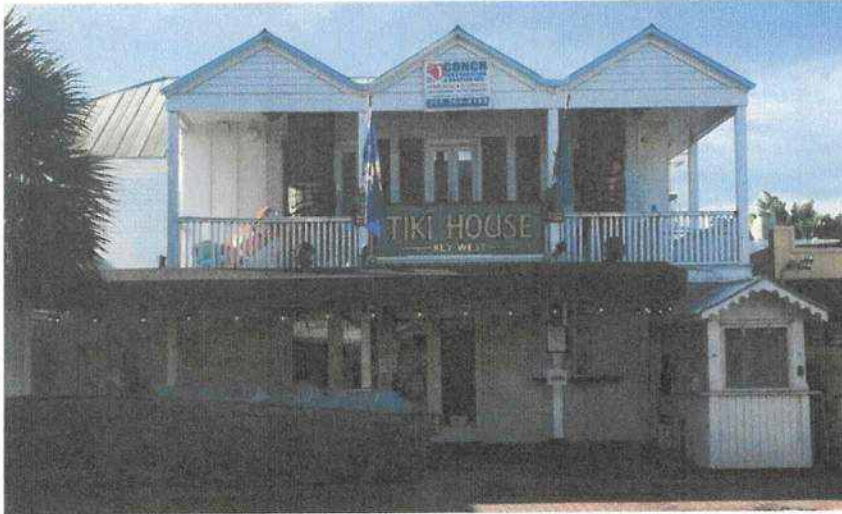
1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section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

³ Planners Estimating Guide, p. 137: Table 11-1-Basic Impact Coefficients 1.4157 persons per 1,000 sf of Community retail trade

⁴ Total upland area.

Landscape Waiver

430 Greene Street (RE# 00001470-000100)



TREPANIER



ASSOCIATES INC.

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Solutions Statement:

430 Greene Street is a historic lot of record. The structure at 430 Greene Street was condemned by the Chief Building Official on 5/29/2024. In an abundance of caution this project seeks a minor development plan and landscape waiver to rebuild the intensity of the 2-story structure (bar with outdoor beverage/ticket booth) with site improvements, including but not limited to, life safety, floodproofing, setbacks, and masonry construction to withstand wind loads of more than 180 mi/hr.

Background:

The property is 100% impervious with 0-ft setbacks on three of its sides and a 0.5-ft setback on its fourth side. There is 0.0 sq. ft. of landscaping and open space on site and no plants.

Request:

Per sec. 108-517, this is a request for a waiver of all landscape requirements to rebuild the involuntarily condemned structure at 430 Greene Street with improved life safety, floodproofing, setbacks, and masonry construction to withstand wind loads of more than 180 mi/hr.

MEMORANDUM



Date: 08/22/24
To: Mr. Nicholas Perez, Key West Planning Department
From: Owen Trepanier
CC: Mr. Mark Rossi
 Mr. Bill Horn
Re: **430 Greene Street**
DRC Comments – Applicant Response

Revised plans attached.

DRC Member	Comment	Applicant Response	Status
Keys Energy	KEYS has no objection to the request for the Minor Development Plan. KEYS will need to have a full set of plans and a project review form to ensure power for this project and surrounding customers.	Understood	Pending Building Permit App.
GIS / Utility Administrator Matt Willman	Is there any ability to install stormwater management?	Stormwater management not possible on site	Complete
	Show trash handling area on the plan	Depicted on attached plans	Complete
	Consider getting an easement for trash	Not in the ROW	Complete
	"I challenge the property owner to increase recycling"	Maximum recycling currently underway	Complete
	If the grease trap will be abandoned, pls remove it.	will be rehabbed and retained	Complete
Urban Forestry, Planning Department	We recognize and accept that there is no existing tree map as there is a statement is included in the plans stating that there is no landscaping on the property. In lieu of a landscaping, which is required as part of a major development plan, the Tree Commission normally requests that a donation be made to the tree fund that will be used to purchase and install trees in right of way planters and city parks.	TC Approved. Applicant agreed to a \$675 donation to the Tree Commission	Complete
Elizabeth Ignoffo, Contract & Permit Engineer	How is ADA access being accomplished? Please include in plans.	Depicted on the attached plans	Complete
Mike Anderson, Lieutenant Inspector	Property will be sprinkled and alarmed – No Comments	Agreed	Complete
Ian McDowell, City Engineer	Booth requires and easement	Application submitted 09/13/24	Underway
Enid Torregrosa, Historic Architectural Preservation Planner	Site data table should include height of the structure.	Height is depicted on proposed plans	Complete
	Enclose the trash area	The existing trash area cannot be enclosed	Complete

PROPERTY CARD

** 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 00001470-000100
 Account# 1001490
 Property ID 1001490
 Millage Group 10KW
 Location Address 430 GREENE SL KEY WEST
 Legal Description KW PT LOT 5 SQR 15 OR544-864 OR706-496 OR1368-1945/46 OR2770-1229-30 OR2903-24 OR3012-2163
 (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class NIGHTCLUB (3300)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

Monroe County, FL



Owner

430 GREENE LLC
 24 Hilton Haven Rd
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$217,476	\$228,773	\$228,773	\$240,071
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$613,806	\$558,005	\$502,205	\$502,205
= Just Market Value	\$831,282	\$786,778	\$730,978	\$742,276
= Total Assessed Value	\$831,282	\$786,778	\$730,978	\$725,533
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$831,282	\$786,778	\$730,978	\$742,276

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$558,005	\$228,773	\$0	\$786,778	\$786,778	\$0	\$786,778	\$0
2021	\$502,205	\$228,773	\$0	\$730,978	\$730,978	\$0	\$730,978	\$0
2020	\$502,205	\$240,071	\$0	\$742,276	\$725,533	\$0	\$742,276	\$0
2019	\$450,898	\$240,071	\$0	\$690,969	\$659,576	\$0	\$690,969	\$0
2018	\$404,460	\$216,444	\$0	\$620,904	\$599,615	\$0	\$620,904	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3300)	1,498.00	Square Foot	42.2	39.4

Buildings

Building ID	39156	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1958
Building Type	REST/CAFETA- / 21A	Effective Year Built	2006
Building Name		Foundation	
Gross Sq Ft	1,861	Roof Type	
Finished Sq Ft	1,369	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	
Perimeter	208	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	184	0	100
FLA	FLOOR LIV AREA	1,369	1,369	208
OUF	OP PRCH FIN UL	188	0	104
SBF	UTIL FIN BLK	120	0	44
TOTAL		1,861	1,369	456

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/9/2020	\$1,750,000	Warranty Deed	2259331	3012	2163	37 - Unqualified	Improved		
3/31/2015	\$100	Quit Claim Deed		2770	1229	11 - Unqualified	Improved		
2/1/1977	\$46,000	Conversion Code		706	496	Q - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-1009	3/18/2019		\$2,200	Commercial	Install hard wired smoke detectors, install exit/emergency lights, install additional outlets to replace power strips.

Number	Date issued	Date Completed	Amount	Permit Type
BLD2019-0530	2/16/2019		\$36,000	Commercial
12-2080	6/12/2012	12/31/2012	\$1,400	Commercial
08-2277	6/27/2008		\$2,400	Commercial
08-2292	6/26/2008		\$1,200	Commercial
06-4802	8/31/2006	11/30/2006	\$4,500	Commercial
06-4963	8/23/2006	11/30/2006	\$2,000	Commercial
06-4962	8/22/2006	11/30/2006	\$600	Commercial
06-4780	8/11/2006	11/30/2006	\$4,500	Commercial
06-4368	7/16/2006	11/30/2006	\$100	Commercial
06-2887	5/10/2006	11/30/2006	\$50,000	Commercial
06-1107	4/18/2006	11/30/2006	\$1,275	Commercial
06-2313	4/17/2006	11/30/2006	\$15,600	Commercial
06-2200	4/6/2006	11/30/2006	\$20,000	Commercial
06-0636	3/31/2006	8/31/2006	\$35,000	Commercial
05-5951	2/7/2006	11/17/2006	\$7,500	Commercial
02-2874	12/12/2002	9/16/2003	\$500	Commercial
02-2308	8/23/2002	9/16/2003	\$4,000	Commercial
01-1639	4/17/2001	4/17/2001	\$3,500	Commercial
00-0058	1/7/2000	7/28/2000	\$1,400	Commercial
00-0039	1/5/2000	7/28/2000	\$500	Commercial
A954294	12/1/1995	1/1/1996	\$300	Commercial
M951263	4/1/1995	10/1/1995	\$1,900	Commercial
B943275	10/1/1994	12/1/1994	\$7,500	Commercial
B943451	10/1/1994	12/1/1994	\$3,500	Commercial

Submitted photos and updated application from V-Crimp to Metal Shingles. 2/14/2019 2:26:41 PM Replace 6 squares of 5 Metal Shingles at Front Gables. Replace 8 squares of TPO at Rear Flat Roof. 14 squares total.

FABRICATE AND INSTALL NEW AWNING FABRIC ON THE EXISTING AWNING FRAME OVER THE STOREFRONT AT 430 GREENE ST.

INSTALL BRICK VANEER OVER WANSBOT WALLS & REPAIRS TO DRY WALL

REPLACED DAMAGED METER CAN

NEW EXHAUST HOOD

REPLACE A/C AND WALKIN COOLER

REPLACE THE EXISTING SECURITY SYSTEM

INSTALL 950SF OF ROOFING OVER EXISTING ROOF

CEILING MOUNTED AIR CURTAINS

REVISION TO GREASE INTERCEPTOR

RECOVER EXISTING FRAME

MOVE LAV TO MEET ADA STANDARDS

NEW ELECTRICAL FOR 900 SF BUILDING

INTERIOR RENOVATIONS TO MEET ADA CODE, FOR SEATING - 24

BUILD HANDICAP RAMP & SHUTTERS

SIGN 30'X20'

NEW ELECTRIC

AFT FACT ADDITION

ELECTRICAL

ELECTRICAL

SIGN

CHANGED OUT 2.5 TON AC

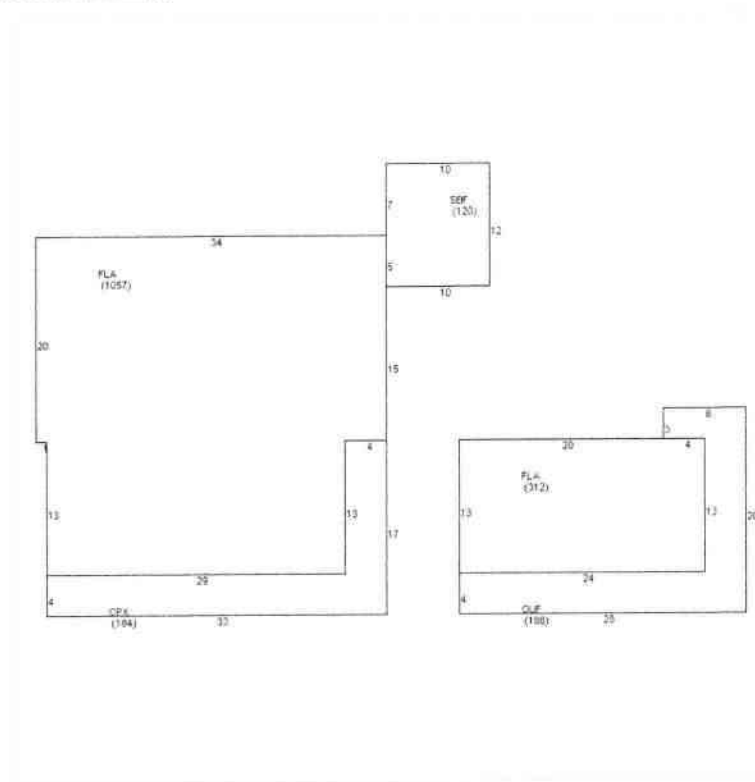
INTERIOR RENOVATIONS

ALTERATIONS

View Tax Info

[View Taxes for this Parcel](#)

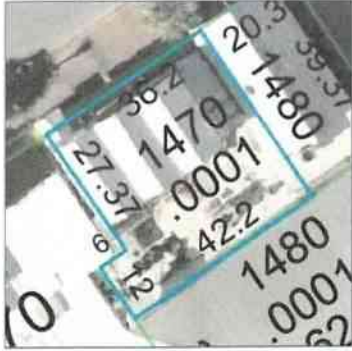
Sketches (click to enlarge)



Photos



Map



TRIM Notice



No data available for the following modules: Yrd Items

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**AUTHORIZATION
FORM**

430 Greene Street
RE# 00001470-000100



**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, Mark Rossi, as
Please Print Name of person with authority to execute documents on behalf of entity
430 Greene, LLC
Rossi Family Limited Partnership (Rossi Family LLLP)
President of M & M Enterprises of the Florida Keys Inc
Name of office (President, Managing Member) *Name of owner from deed*
authorize Trepanier & Associates Inc (Owen Trepanier / Thomas Francis-Siburg)
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 June 21, 2024
Date

by Mark Rossi
Name of person with authority to execute documents on behalf of entity/owner

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

[Signature]
Notary's Signature and Seal

Lori Dee Salter
Name of Acknowledger typed, printed or stamped

HH 350274
Commission Number, if any



**VERIFICATION
FORM**



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

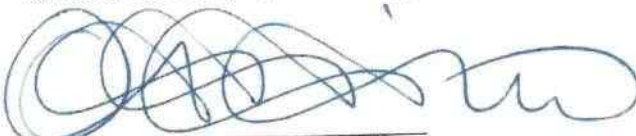
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates Inc
(print name of entity)

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

430 Greene Street, 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.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this JUNE 26, 2024 by
date
Owen Trepanier
Name of Applicant

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


Notary's Signature and Seal



Name of Applicant / *Expires June 9, 2025* / *Red or stamped*
Bonded Thru Troy Fain Insurance 600-385-7019

Commission Number, if any

**SUNBIZ
INFORMATION**



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

Detail by Entity Name

Florida Limited Liability Company
430 GREENE, LLC

Filing Information

Document Number L20000061138
FEI/EIN Number N/A
Date Filed 02/27/2020
State FL
Status ACTIVE

Principal Address

24 HILTON HAVEN DRIVEN
KEY WEST, FL 33040

Mailing Address

24 HILTON HAVEN DRIVEN
KEY WEST, FL 33040

Registered Agent Name & Address

HUGHES STERLING, ERICA
500 FLEMING STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title AMBR

ROSSI FAMILY LIMITED PARTNERSHIP
24 HILTON HAVEN DRIVEN
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	04/01/2022
2023	04/13/2023
2024	04/02/2024

Document Images

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04/01/2022 -- ANNUAL REPORT	View image in PDF format
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02/27/2020 -- Florida Limited Liability	View image in PDF format

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Detail by Entity Name

Florida Limited Partnership
ROSSI FAMILY LLLP

Filing Information

Document Number	A02000000972
FEI/EIN Number	32-0022148
Date Filed	07/18/2002
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/09/2014

Principal Address

24 HILTON HAVEN DRIVE
KEY WEST, FL 33040

Changed: 07/19/2010

Mailing Address

P.O. BOX 1527
KEY WEST, FL 33041

Registered Agent Name & Address

G B & B-B REGISTRIES, LLC
7301 SW 57TH COURT
SUITE 560
SOUTH MIAMI, FL 33143

Name Changed: 08/18/2010

Address Changed: 08/18/2010

General Partner Detail

Name & Address

Document Number P94000085085

M & M ENTERPRISES OF THE FLORIDA KEYS, INC
P.O. BOX 1527
KEY WEST, FL 33041

Annual Reports

Report Year	Filed Date
2022	04/26/2022
2023	04/13/2023
2024	04/02/2024

Document Images

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10/09/2014 -- REINSTATEMENT	View image in PDF format
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02/13/2012 -- ANNUAL REPORT	View image in PDF format
02/03/2011 -- ANNUAL REPORT	View image in PDF format
08/18/2010 -- LP Amendment and Names Change	View image in PDF format
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08/26/2003 -- ANNUAL REPORT	View image in PDF format
07/18/2002 -- Domestic LP	View image in PDF format

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Detail by Entity Name

Florida Profit Corporation
M & M ENTERPRISES OF THE FLORIDA KEYS, INC.

Filing Information

Document Number	P94000085085
FEI/EIN Number	65-0542561
Date Filed	11/22/1994
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/01/2014

Principal Address

24 HILTON HAVEN DR.
KEY WEST, FL 33040

Changed: 05/19/2009

Mailing Address

P.O. BOX 1527
KEY WEST, FL 33041

Changed: 05/19/2009

Registered Agent Name & Address

ROSSI, MARK
202 DUVAL ST
KEY WEST, FL 33040

Name Changed: 01/07/2011

Address Changed: 05/05/2006

Officer/Director Detail

Name & Address

Title P

ROSSI, MARK

202 DUVAL ST
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	04/01/2022
2023	04/12/2023
2024	04/02/2024

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DEED

Doc # 2259331 Bk# 3012 Pg# 2163 Recorded 3/10/2020 at 3:11 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$18.50 Deed Doc Stamp \$12,250.00

Prepared by and return to:
Brett Tyler Smith
Attorney at Law
The Smith Law Firm
509 Whitehead Street
Key West, FL 33040
305-296-0029
File Number: 1968.02

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of March, 2020 between Kerstin Elisabeth Roos Griffith, an unmarried widow, whose post office address is 717 Fleming Street, Key West, FL 33040, grantor, and 430 Greene, LLC, a Florida limited liability company whose post office address is 24 Hilton Haven Dr., Key West, Florida 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:

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map of said Island, delineated in February A. D. 1829, as part of Square 15, more particularly described as follows:

Commence at the intersection of the southeasterly right of way of Greene Street and the southwesterly right of way of Duval Street and run thence in a Southwesterly direction along Greene Street a distance of 20.3 feet to the Point of Beginning; thence run at right angles in a southeasterly direction 39.37 feet; thence run at right angles in a southwesterly direction, 42.2 feet; thence run at right angles in a northwesterly direction, 12.00 feet; thence run at right angles in a northeasterly direction 6.0 feet; thence run at right angles in a Northwesterly direction, 27.37 feet to a point on the southerly right of way line of Greene Street; thence northeasterly along Greene Street 36.2 feet back to the Point of Beginning.

Parcel Identification Number: 00001470-000100

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 717 Fleming Street, Key West, FL 33040

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, 2019.

DoubleTime®

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:

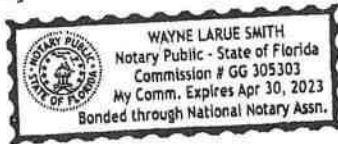
Christina Ortiz
 Witness Name: Christina Ortiz
Wayne LaRue Smith
 Witness Name: Wayne LaRue Smith

Kerstin Elisabeth Roos Griffith (Seal)
 Kerstin Elisabeth Roos Griffith

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 9th day of March, 2020 by Kerstin Elisabeth Roos Griffith, who is personally known or [] has produced a driver's license as identification.

[Notary Seal]



Wayne LaRue Smith
 Notary Public
 Printed Name Wayne LaRue Smith

My Commission Expires: _____

SURVEY

BEARING BASE: ALL BEARINGS ARE BASED ON N55°50'14"E ASSUMED ALONG THE CENTER LINE OF GREEN STREET

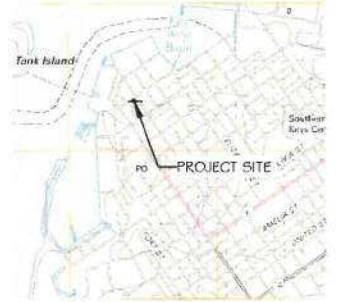
ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

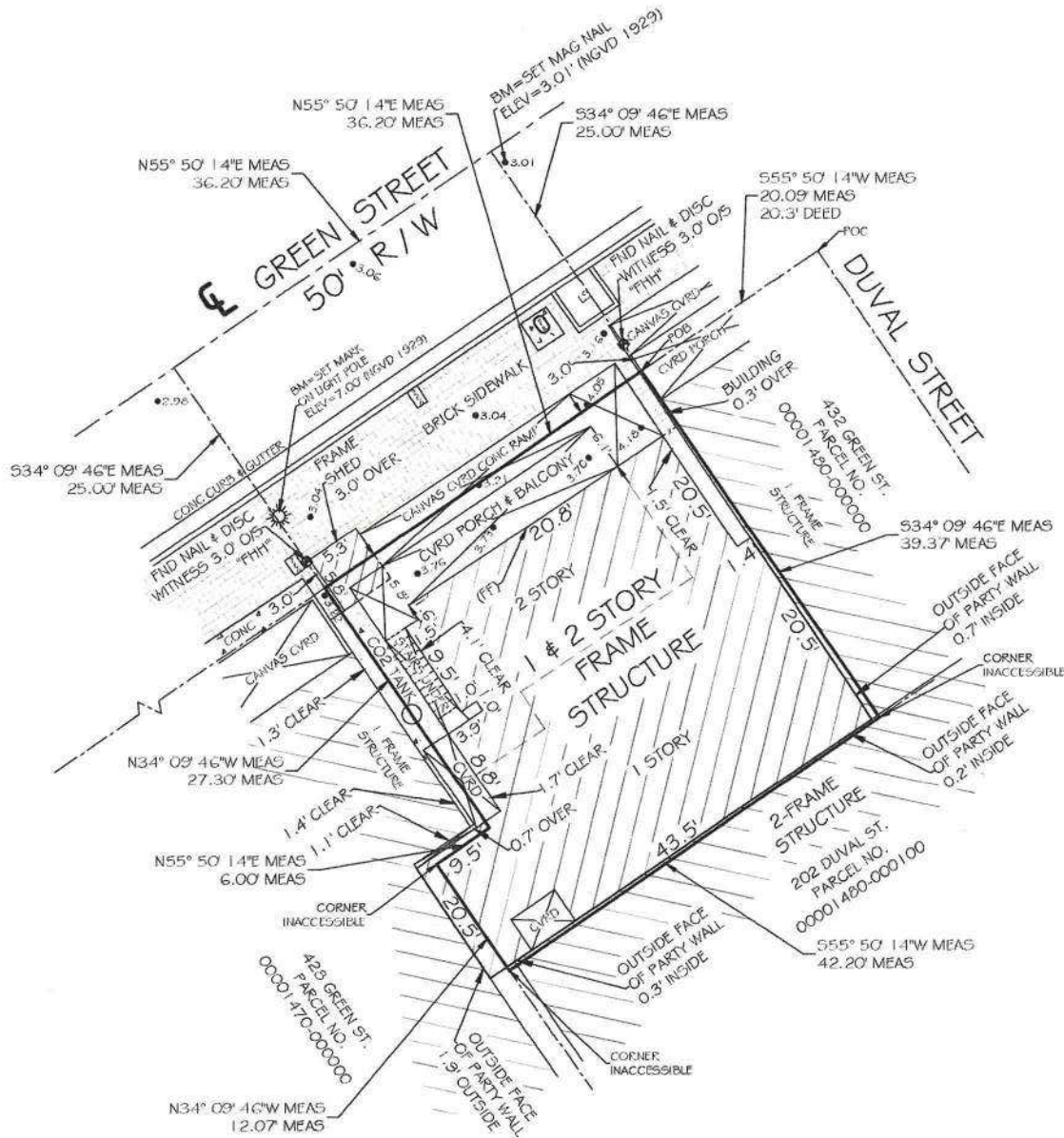
ADDRESS:
430 GREEN STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: C

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 'D 121' (P.I.D. AAO020), ELEVATION = 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD. NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF) = 4.3' (NGVD 1929)
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER, LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

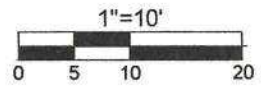
CERTIFIED TO -
430 GREENE LLC;

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.

RF - REINFORCED CONCRETE	CON - CONCRETE	FF - FINISH FLOOR ELEVATION	FF - FINISH FLOOR ELEVATION
CG - CONCRETE GRASS CURB	CP - CONCRETE POWER POLE	FF - FINISH FLOOR ELEVATION	FF - FINISH FLOOR ELEVATION
CL - CONCRETE LIGHT POLE	CP - CONCRETE POWER POLE	FF - FINISH FLOOR ELEVATION	FF - FINISH FLOOR ELEVATION
CM - CONCRETE MASONRY	CP - CONCRETE POWER POLE	FF - FINISH FLOOR ELEVATION	FF - FINISH FLOOR ELEVATION
CD - CONCRETE DRIVE	CP - CONCRETE POWER POLE	FF - FINISH FLOOR ELEVATION	FF - FINISH FLOOR ELEVATION
CD - CONCRETE DRIVE	CP - CONCRETE POWER POLE	FF - FINISH FLOOR ELEVATION	FF - FINISH FLOOR ELEVATION
CD - CONCRETE DRIVE	CP - CONCRETE POWER POLE	FF - FINISH FLOOR ELEVATION	FF - FINISH FLOOR ELEVATION

LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- ▣ - MAILBOX
- - WOOD POWER POLE
- ▣ - CONCRETE POWER POLE
- ⊙ - LIGHT POLE
- ⊙ - SPOT GRADE ELEVATION (TYPICAL)



TOTAL AREA = 1,497.61 SQFT ±

LEGAL DESCRIPTION:

A parcel of land on the Island of Key West, Monroe County, Florida; and known as William A. Whitehead's Map of said Island, delineated in February A.D. 1823, as part of Square 15 more particularly described as follows:
COMMENCE at the intersection of the Southeastery Right-of-Way of Green Street and the Southwestery Right-of-Way line of Duval Street and run thence in a Southwestery direction along Green Street a distance of 20.30 feet to the Point of Beginning; thence run in a Southeastery direction 42.20 feet; thence run at right angles and in a Northwestery direction 12.00'; run at a right angles in a Northeastery direction 6.00 feet; thence run at right angles in a Northwestery direction 27.37 feet to a point on the Southerly Right-of-Way line of Green Street; thence Northeastery along Green Street 36.20 feet back to the Point of Beginning.

SCALE:	1" = 10'
FIELD WORK DATE:	04/15/2004
MAP DATE:	05/16/2004
REVISION DATE:	XXXXXX
SHEET:	1 OF 1
DRAWN BY:	IDG
JOB NO.:	24-062

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS BY CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPUS WITH CHAPTER 177, FLORIDA STATUTES.



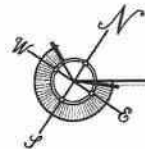
**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3680
FAX: (305) 508-7573
EMAIL: FKLSEmail@gmail.com

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

SIGNED: ERIC A. ISAACS, FSM #6703, PROFESSIONAL SURVEYOR AND MAPPER, ID# 7647

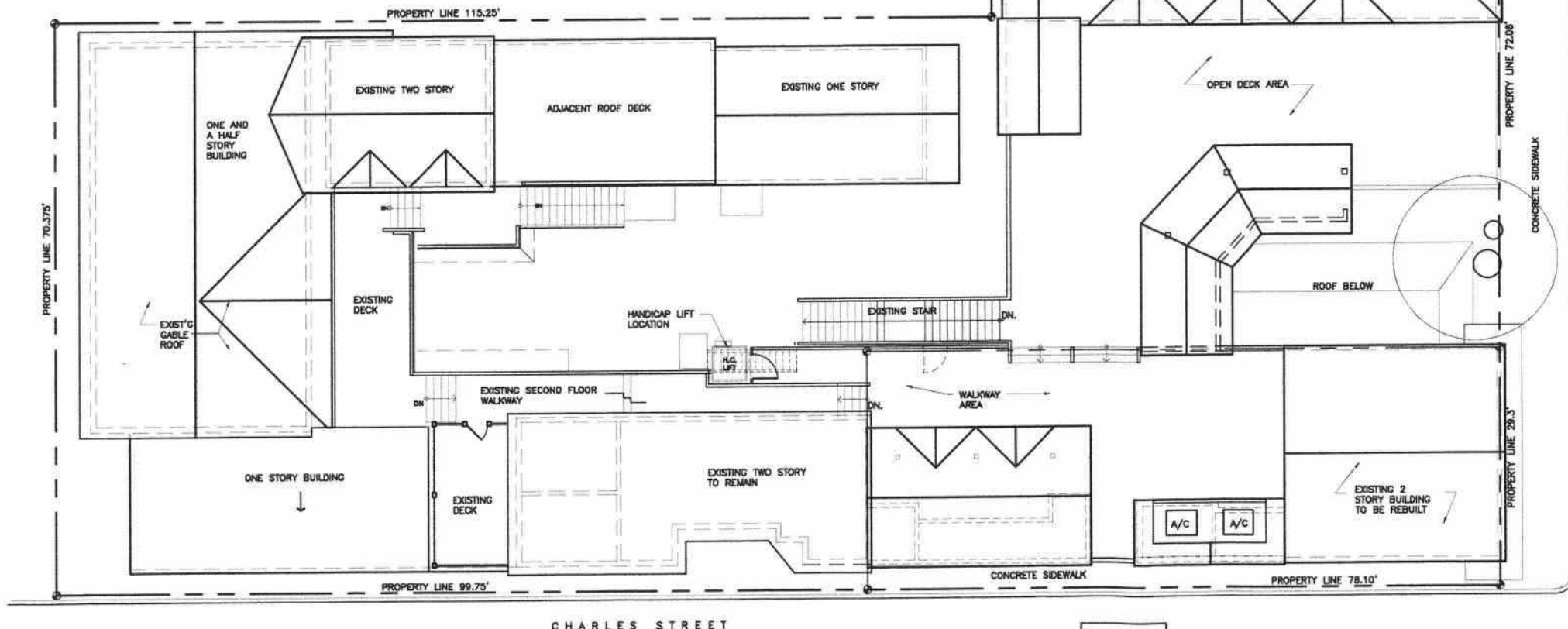
SITE PLAN

LIMIT OF WORK



PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024. SCALE: 1/8"=1'-0"



SITE DATA	
SITE AREA:	1,497 S.F.
FLOOD ZONE:	'AE' (EL. +6.0')
LAND USE:	HRCC-1
HEIGHT:	ALLOWED: MAX. 35'-0" EXISTING = 22'-2" PROPOSED = 25'-0"
FAR:	ALLOWED: 1.0 (1,497 S.F.) EXISTING: 1.31 (1,986 S.F.) PROPOSED: 1.30 (1,939 S.F.)
SETBACKS:	
FRONT SETBACK:	REQUIRED = NONE (FRONT S.B. ON GREENE STREET) EXISTING = 2'-2" (OVER PROP. LINE) PROPOSED = 0'-1.5" (IMPROVED)
SIDE SETBACK (WEST):	REQUIRED = 2'-6" EXISTING = 1'-10" (OVER PROP. LINE) PROPOSED = 0'-4.5" (IMPROVED)
SIDE SETBACK (EAST):	REQUIRED = 2'-6" EXISTING = 0'-6" PROPOSED = 1'-2.75" (IMPROVED)
REAR SETBACK:	REQUIRED = 10' EXISTING = 0' PROPOSED = 0' (NO CHANGE)
BUILDING COVERAGE AREA:	ALLOWED: 748.5 S.F. (50%) EXISTING: 1,366.6 S.F. (91.28%) PROPOSED: 1,349.2 S.F. (90.12%) (IMPROVED)
IMPERVIOUS AREA:	ALLOWED: 1,047.9 S.F. (70% MAX.) EXISTING: 1,497 S.F. (100%) PROPOSED: 1,497 S.F. (100%) (NO CHANGE)
LANDSCAPE AREA:	REQUIRED: 299.4 S.F. (20% MIN.) EXISTING: 0.0 S.F. PROPOSED: 0.0 S.F. (NO CHANGE)
OPEN SPACE AREA:	REQUIRED: 299.4 S.F. (20% MIN.) EXISTING: 0.0 S.F. (X) PROPOSED: 0.0 S.F. (X) (NO CHANGE)
PARKING:	EXISTING: 0 SPACES PROPOSED: 0 SPACES (NO CHANGE)

BUILDING DATA	
EXISTING:	
1ST. FLOOR:	ENCLOSED = 1,175 S.F. COVERED = 335 S.F.
2ND. FLOOR:	ENCLOSED = 365 S.F. COVERED = 216 S.F.
TOTAL:	ENCLOSED = 1,540 S.F. COVERED = 551 S.F. TOTAL = 2,091 S.F.
PROPOSED:	
1ST. FLOOR:	ENCLOSED = 1,070 S.F. COVERED = 173 S.F.
2ND. FLOOR:	ENCLOSED = 354 S.F. COVERED = 464 S.F.
TOTAL:	ENCLOSED = 1,424 S.F. (-116) COVERED = 637 S.F. (+86) TOTAL = 2,061 S.F. (-30)

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

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33640

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

LICENSE NO.
AR 1337

430 GREENE STREET
KEY WEST, FLORIDA.

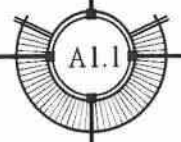
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DATE
02-27-2024
05-15-2024 HARC
06-24-2024 DRC

REVISIONS

DRAWN BY
JW
EMA

PROJECT NUMBER
2401



430 GREENE STREET
KEY WEST, FLORIDA

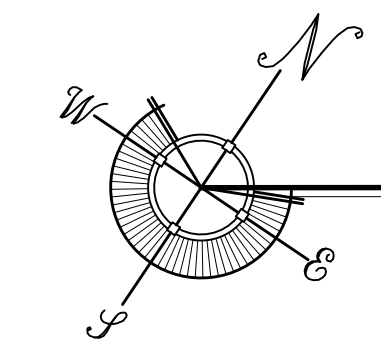
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02-27-2024
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REVISIONS
09-11-2024 DRC REV.

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JW
EMA
PROJECT
NUMBER
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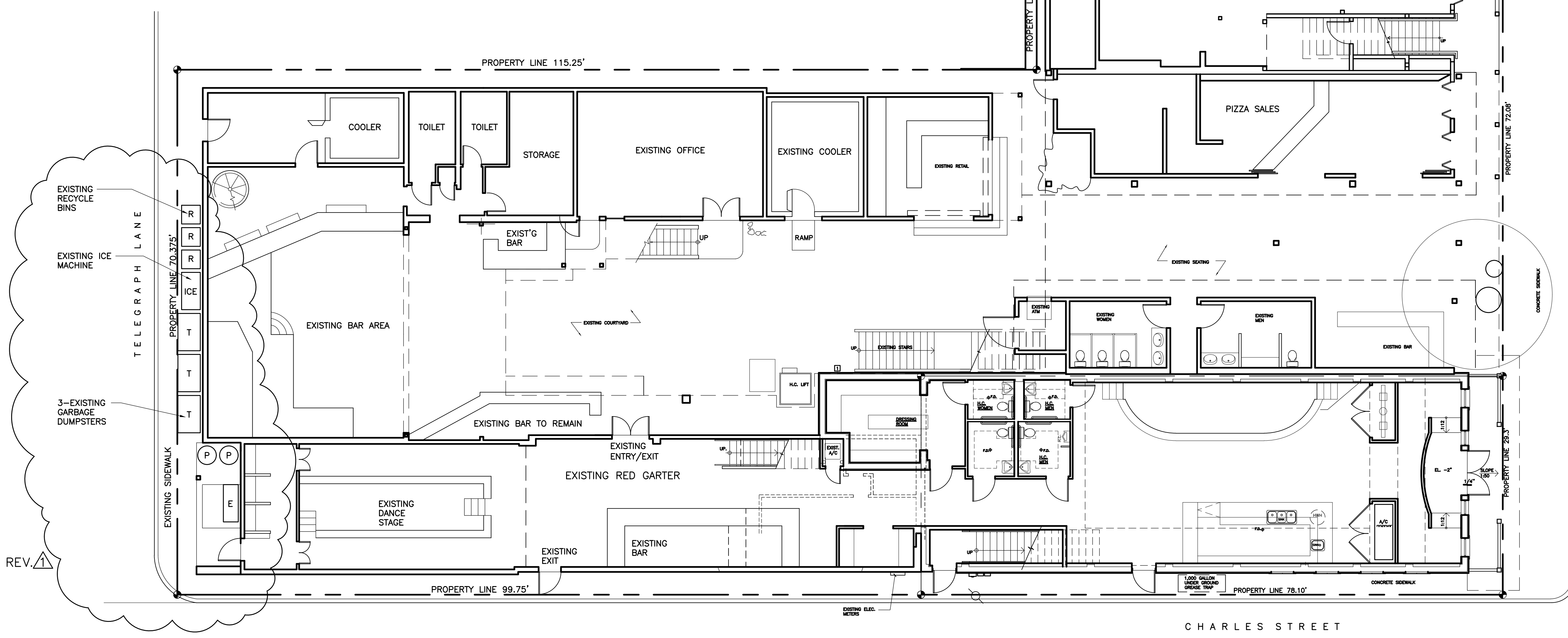
LIMIT OF WORK



PROPOSED FIRST FLOOR PLAN

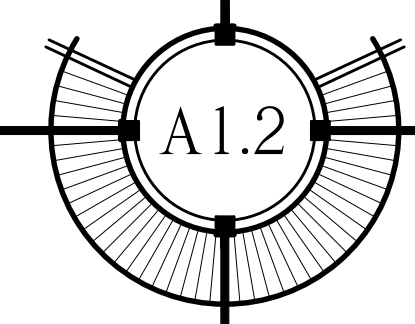
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024.

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



REV. A

430 GREENE STREET
KEY WEST, FLORIDA



SEAL

DATE
02-27-2024
05-15-2024 HARC
06-24-2024 DRC

REVISIONS
09-11-2024 DRC REV.

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JW
EMA
PROJECT
NUMBER
2401

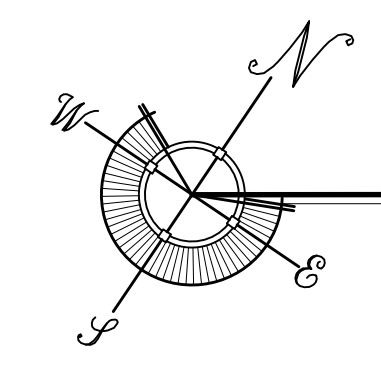
LIMIT OF WORK

GREENE STREET

DUVAL STREET

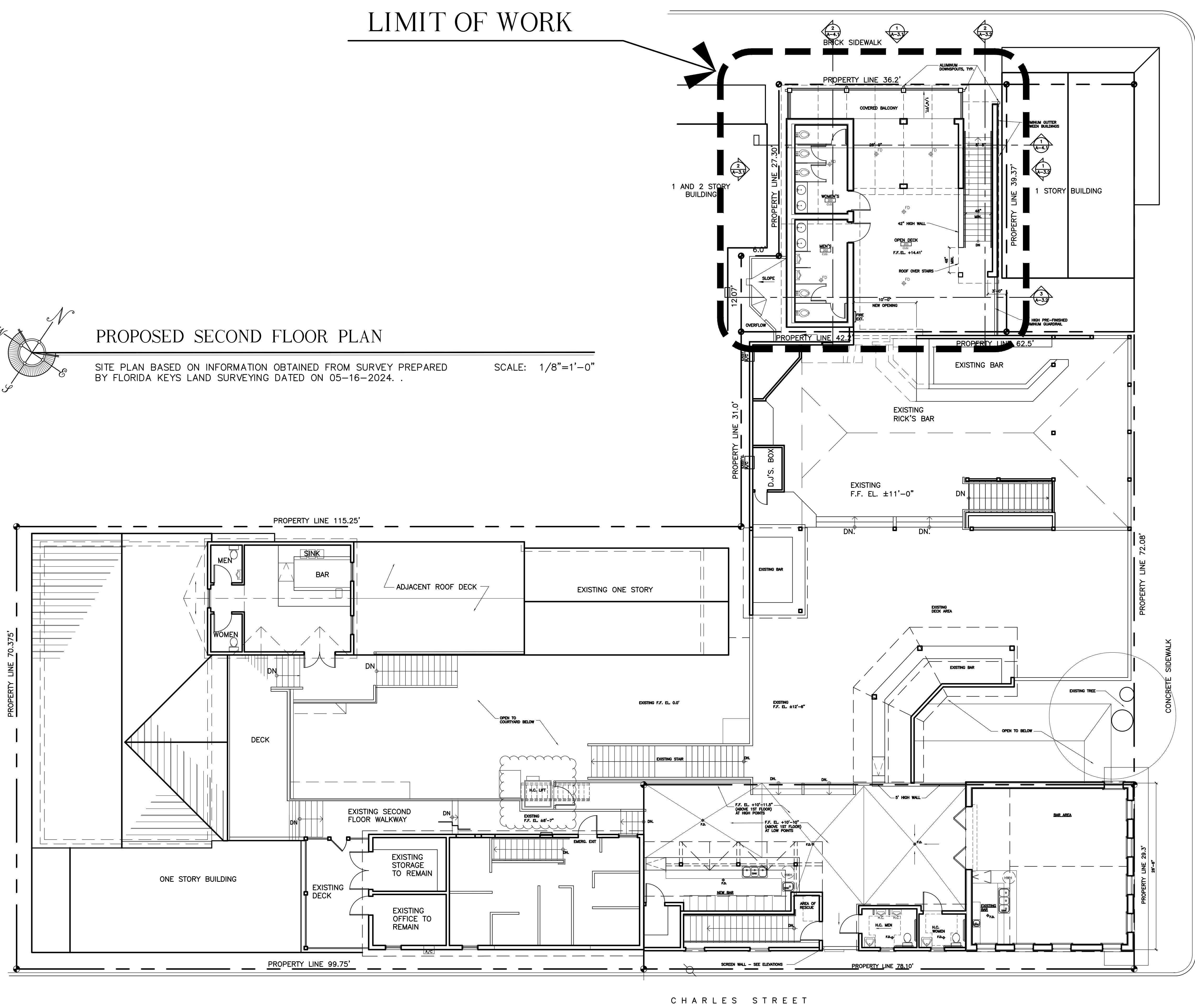
DUVAL STREET

CHARLES STREET

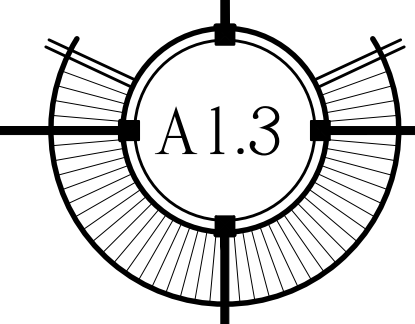


PROPOSED SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024. . SCALE: 1/8"=1'-0"



430 GREENE STREET
KEY WEST, FLORIDA



GREENE STREET

WILLIAM P. HORN
ARCHITECT, P.A.

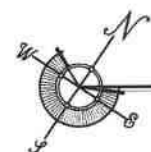
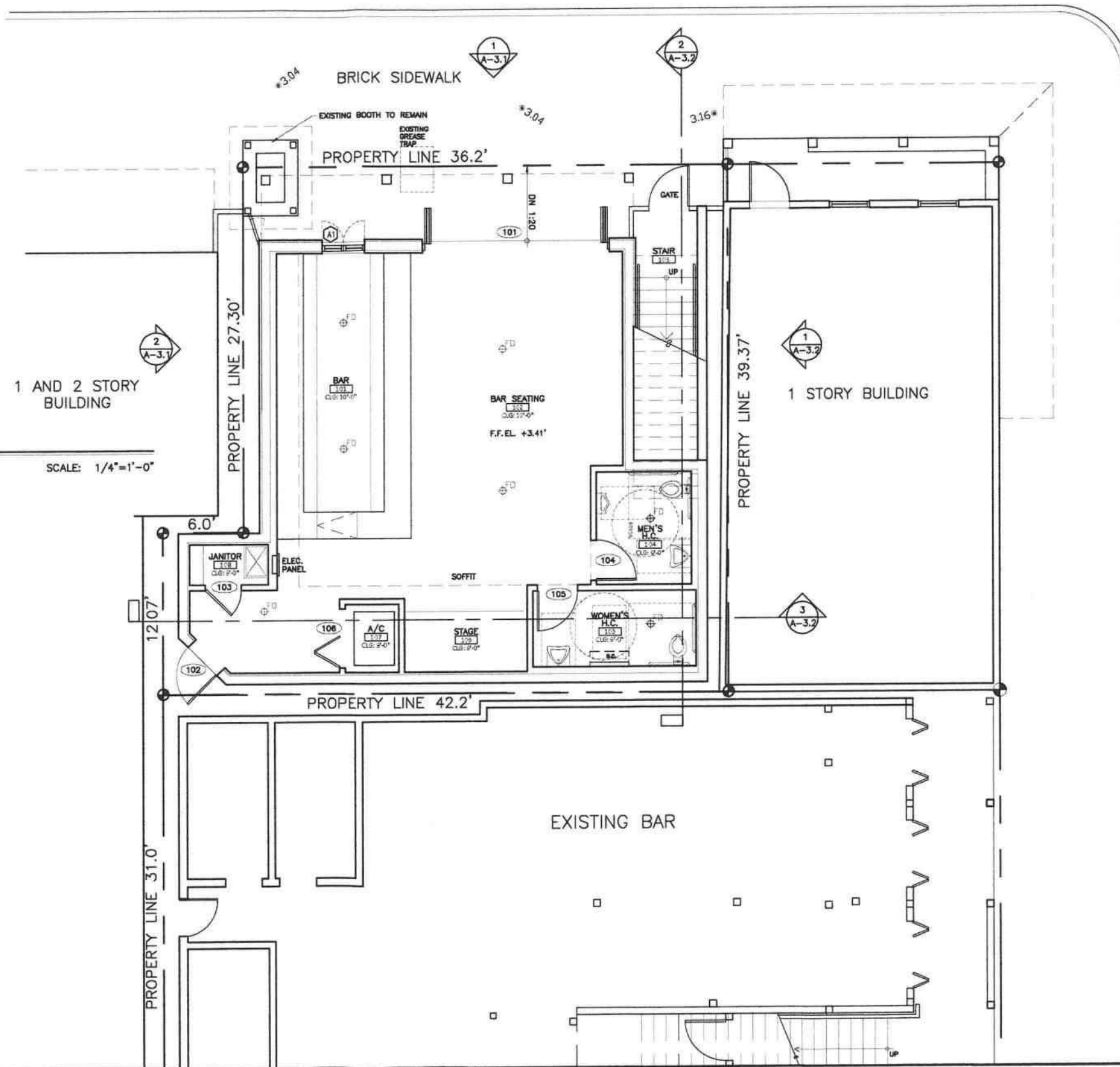
915 CATON ST.
KEY WEST,
FLORIDA
32040

TEL: 305/296-5202
FAX: 305/296-1033

LICENSE NO.
AR 13387

430 GREENE STREET
KEY WEST, FLORIDA

DUVAL STREET



PROPOSED FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024.

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

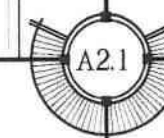
SEAL

DATE
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REVISIONS

DRAWN BY
 JW
 EMA
 PROJECT NUMBER
 2401

430 GREENE STREET
KEY WEST, FLORIDA



GREENE STREET

WILLIAM P. HORN
ARCHITECT, P.A.

915 EAST ST.
KEY WEST,
FLORIDA
33940

TEL: (305) 296-0302
FAX: (305) 296-1033

LICENSE NO.
AR 1337

430 GREENE STREET
KEY WEST, FLORIDA.

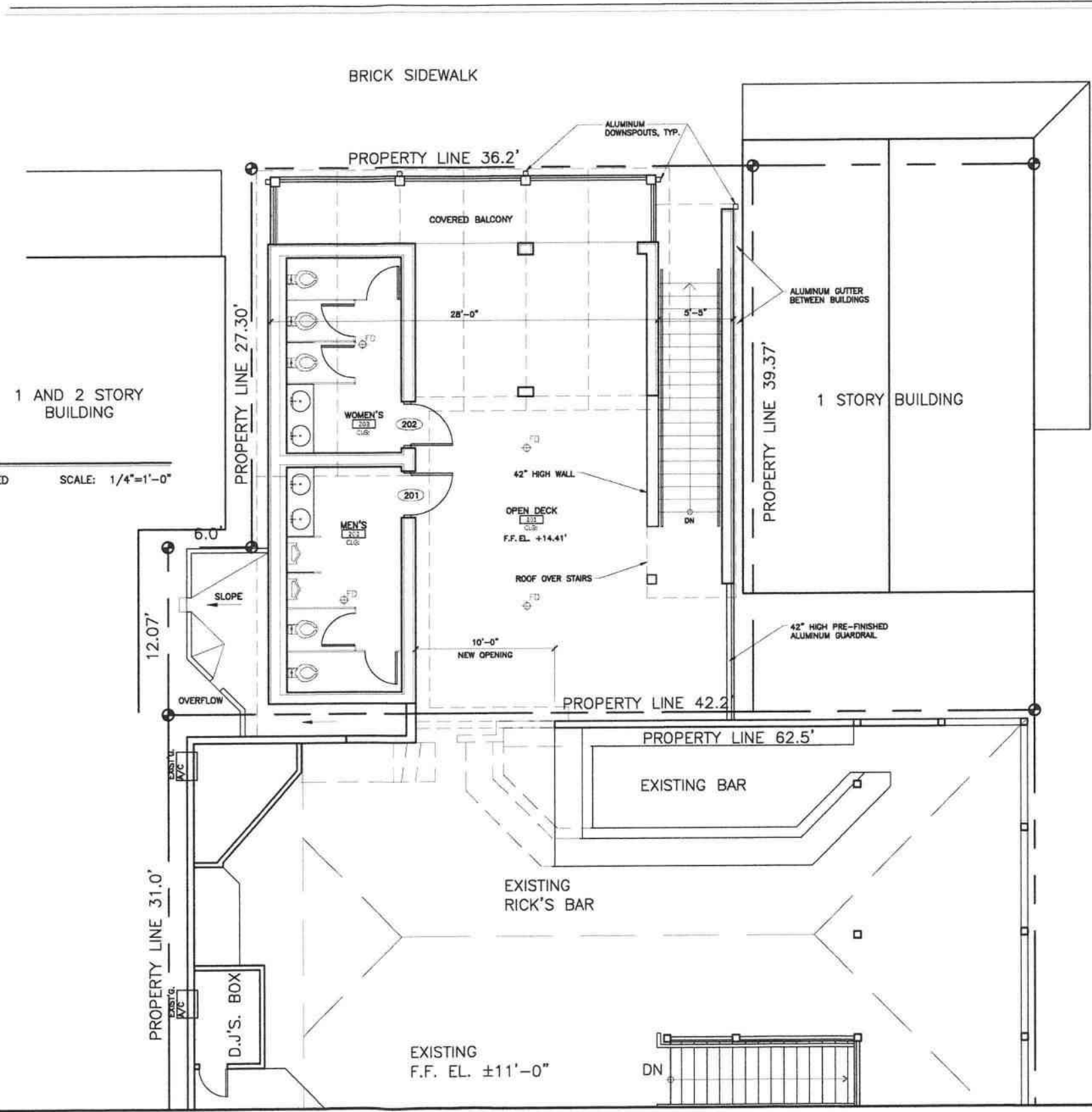
DUVAL STREET

SEAL

DATE
02-27-2024
05-15-2024 HARC
06-24-2024 DRC

REVISIONS

DRAWN BY
JW
EMA
PROJECT
NUMBER
2401



PROPOSED SECOND FLOOR PLAN

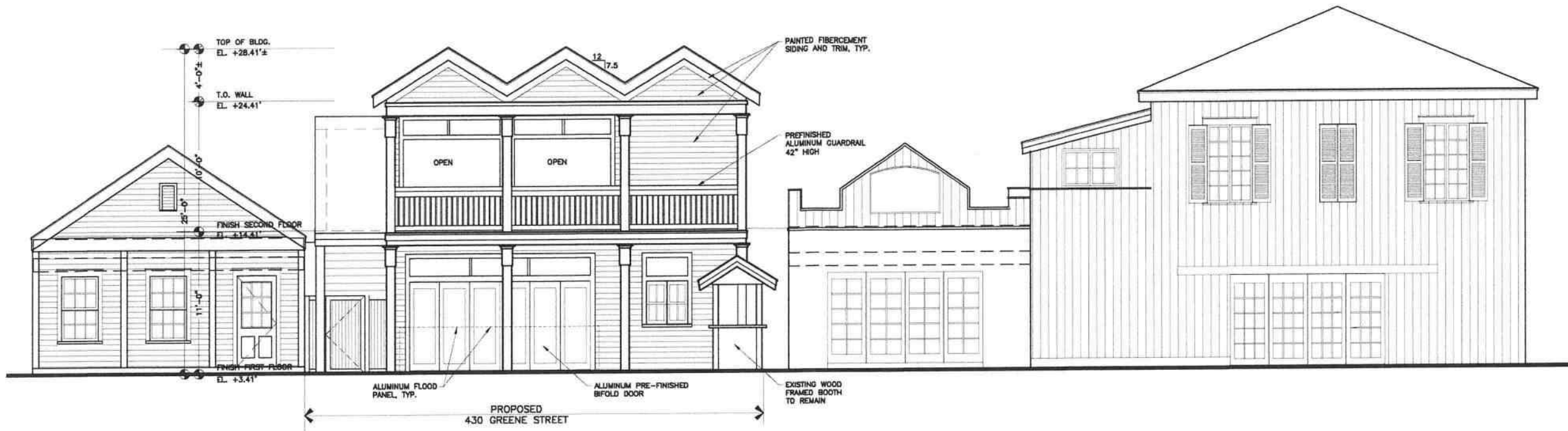
SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024.

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

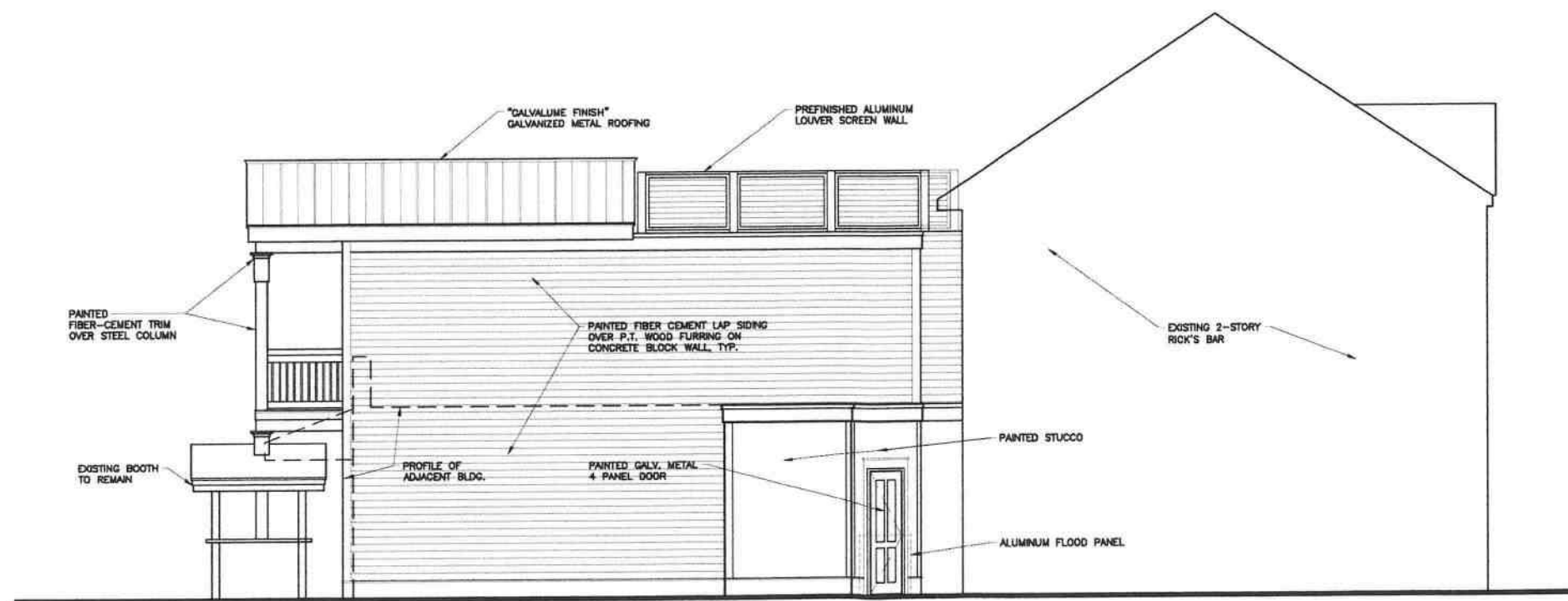
1 AND 2 STORY
BUILDING

1 STORY BUILDING

430 GREENE STREET
KEY WEST, FLORIDA.



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



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

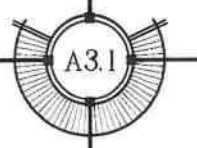
SEAL

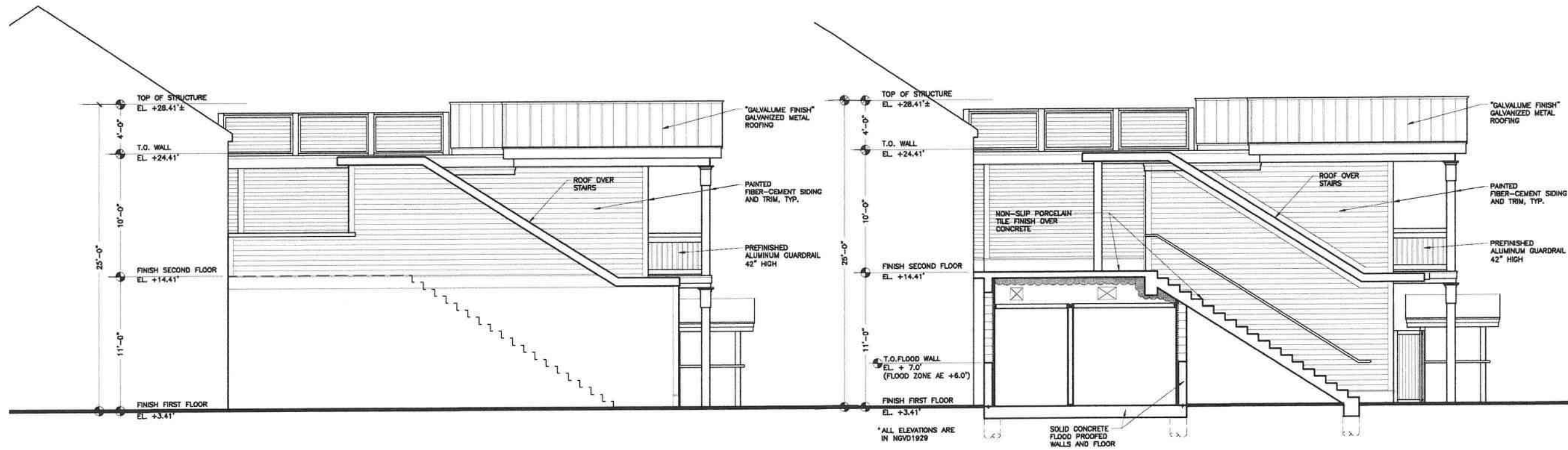
DATE
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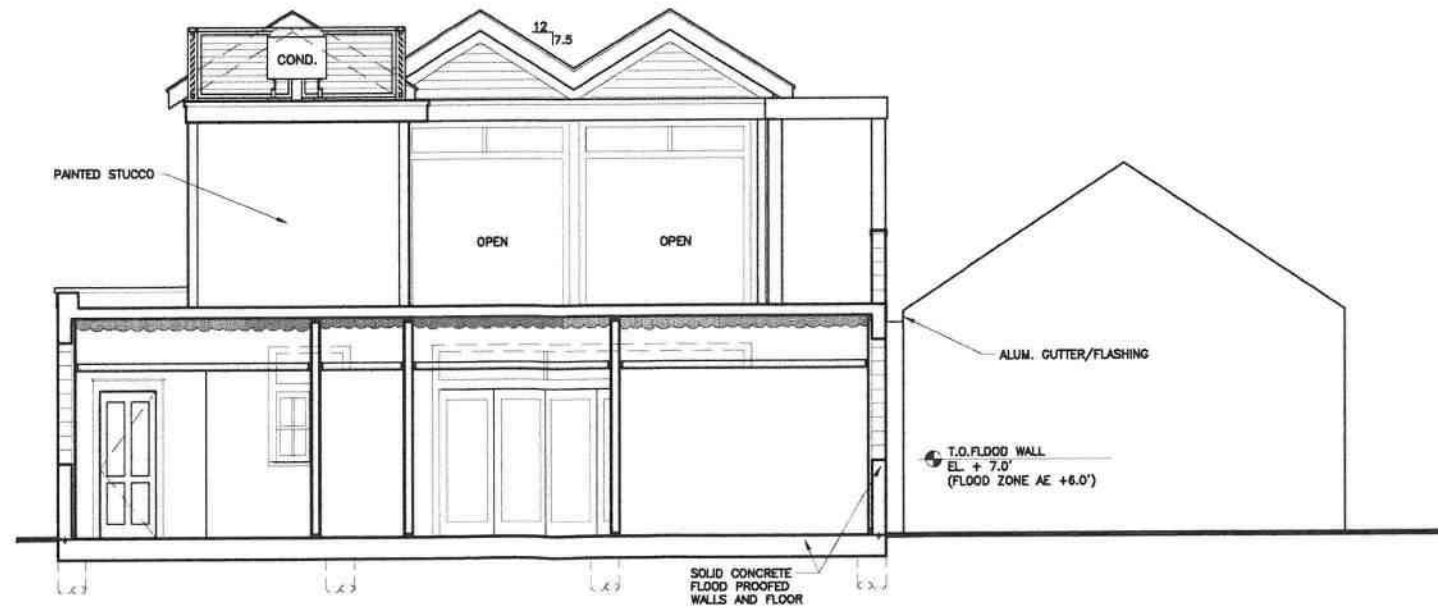
430 GREENE STREET
KEY WEST, FLORIDA





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

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



3 REAR ELEVATION
A3.2 SCALE: 1/4"=1'-0"

SEAL _____

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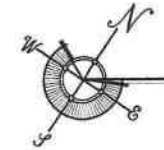
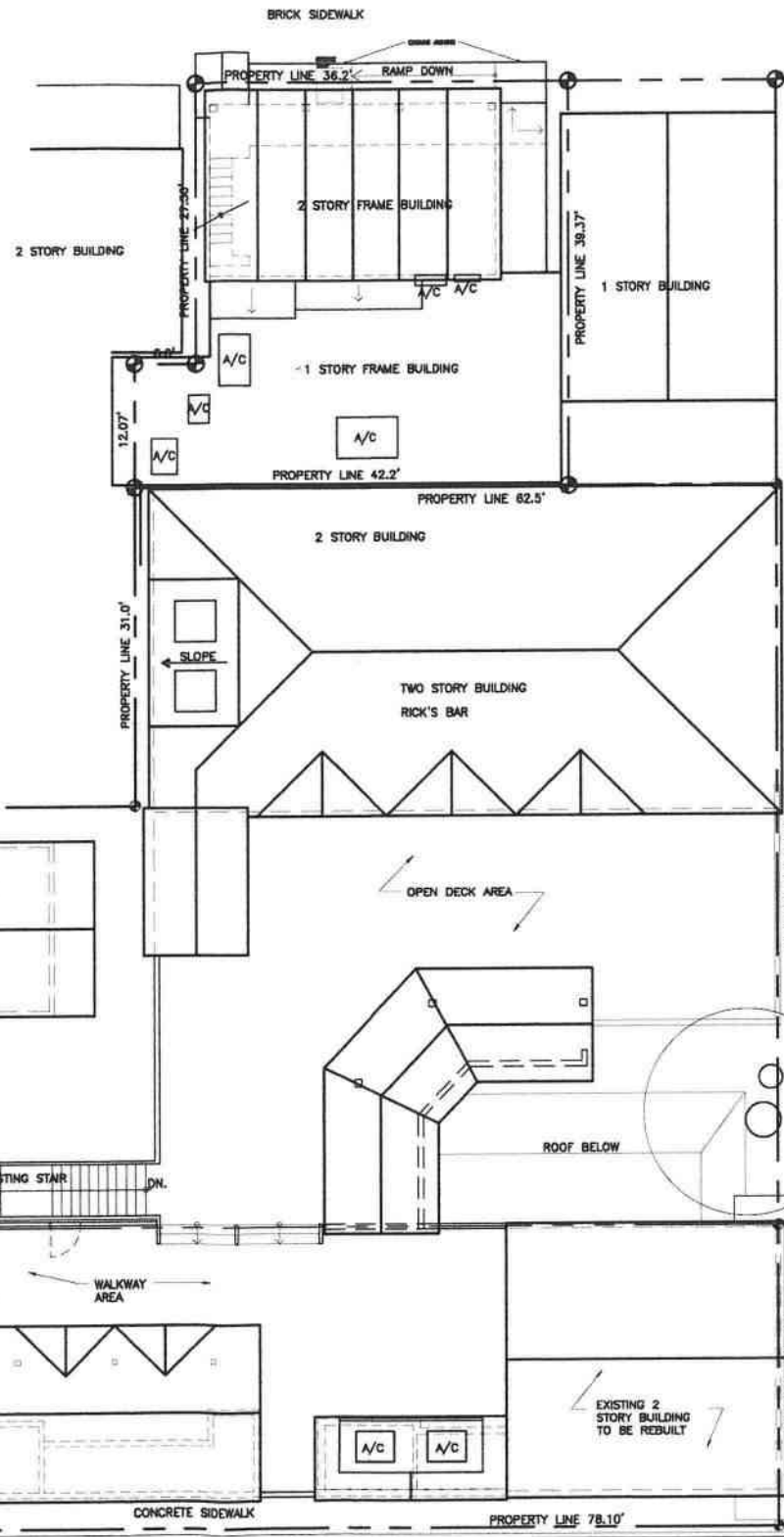


GREENE STREET

DUVAL STREET

DUVAL STREET

DUVAL STREET



EXISTING SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY
PREPARED BY FLORIDA KEYS LAND SURVEYING DATED ON
05-16-2024.

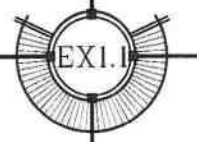
SCALE: 1/8"=1'-0"

HRCC-1

HRCC-1

CHARLES STREET

430 GREENE STREET
KEY WEST, FLORIDA.



SEAL

DATE
02-27-2024
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REVISIONS

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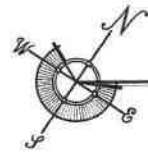


GREENE STREET

LIMIT OF WORK

BUILDING DATA

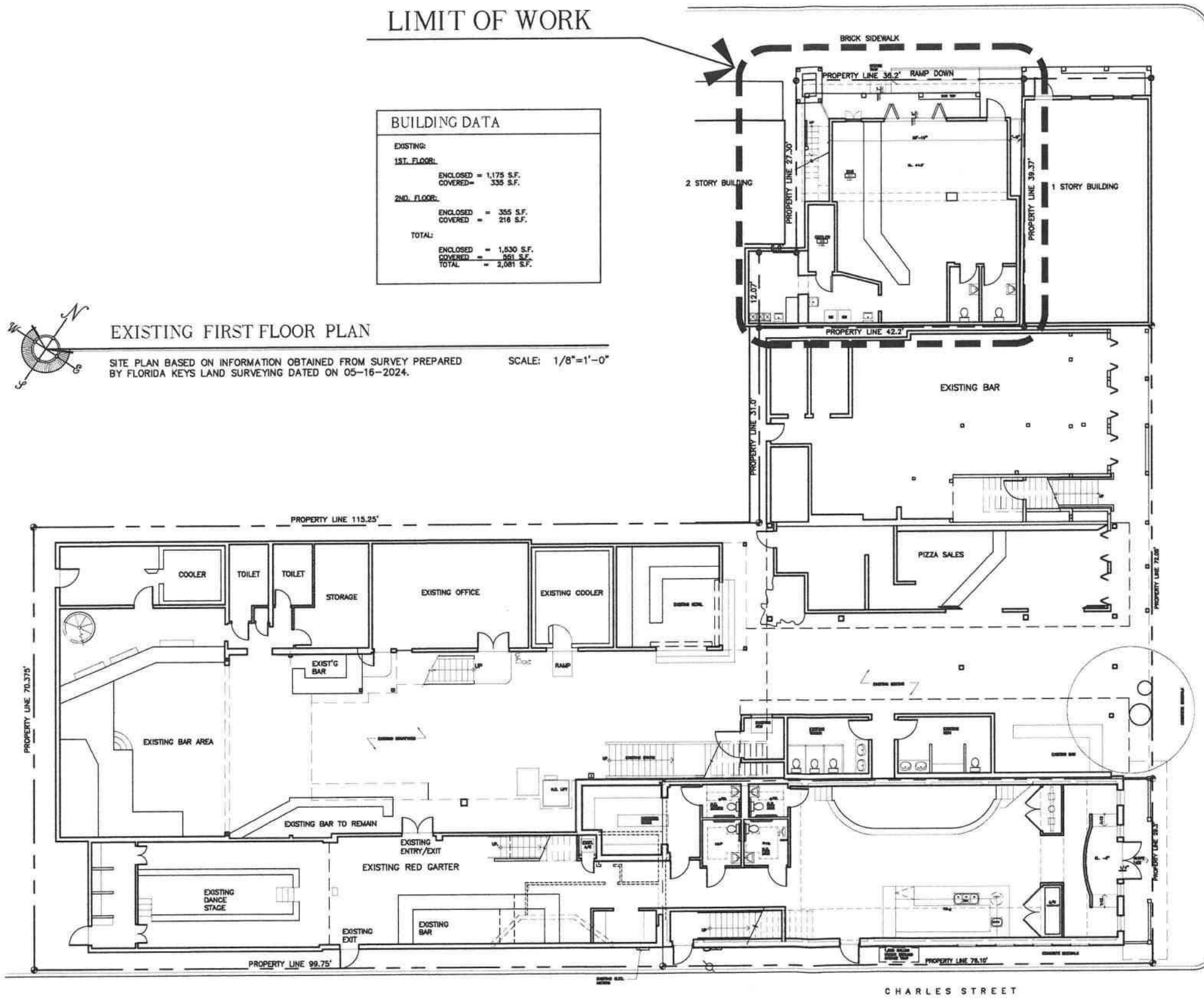
EXISTING:	
1ST. FLOOR:	ENCLOSED = 1,175 S.F. COVERED = 339 S.F.
2ND. FLOOR:	ENCLOSED = 355 S.F. COVERED = 218 S.F.
TOTAL:	ENCLOSED = 1,530 S.F. COVERED = 557 S.F. TOTAL = 2,087 S.F.



EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024.

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



430 GREENE STREET
KEY WEST, FLORIDA

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FAX: 305-296-1033

LICENSE NO.
AR 13337

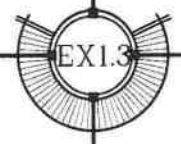
430 GREENE STREET
KEY WEST, FLORIDA

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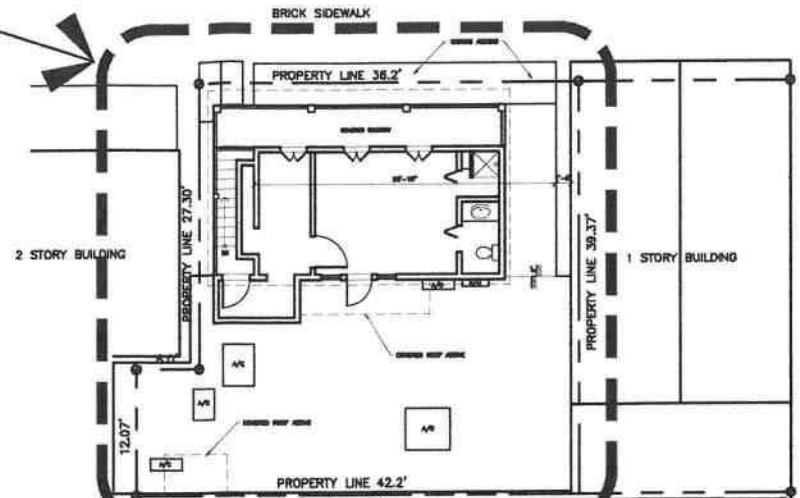
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GREENE STREET

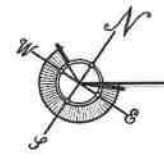
LIMIT OF WORK



DUVAL STREET

DUVAL STREET

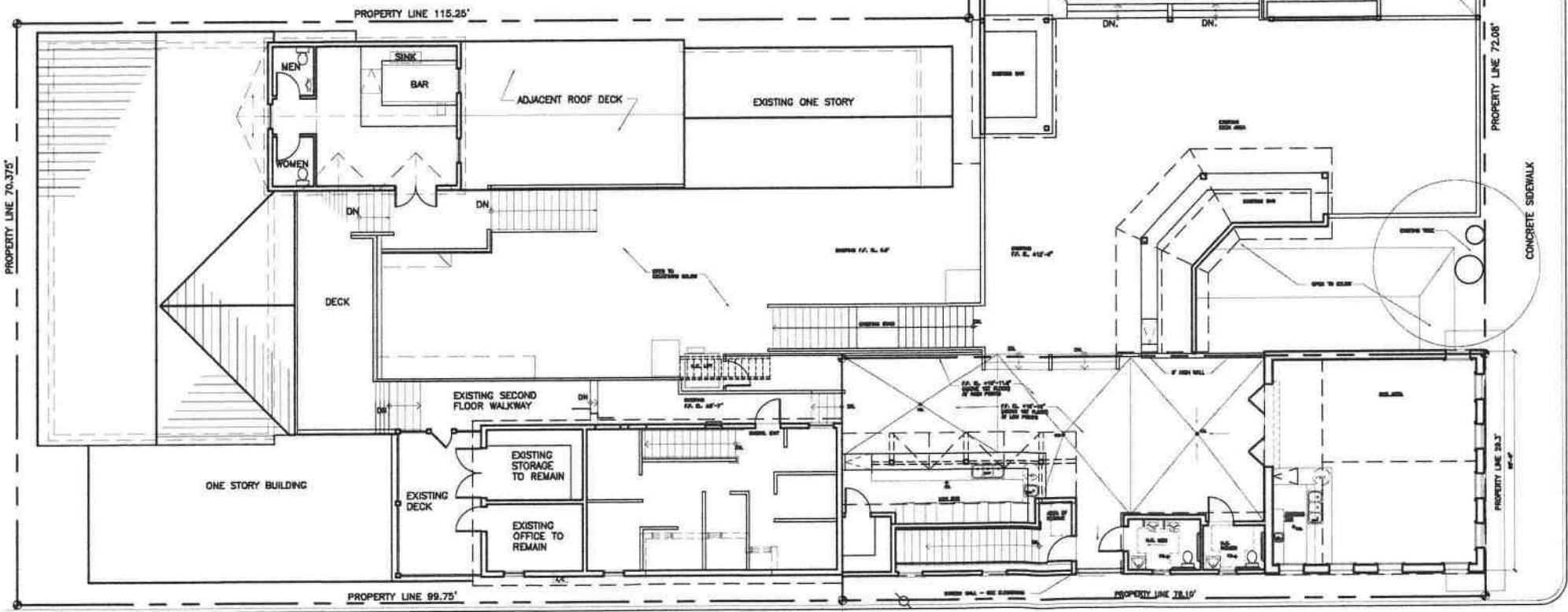
CHARLES STREET



EXISTING SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024.

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



430 GREENE STREET
KEY WEST, FLORIDA

GREENE STREET

BRICK SIDEWALK

2 STORY BUILDING

1 STORY BUILDING

DUVAL STREET

SEAL

DATE

02-27-2024
05-15-2024 HARC
06-24-2024 DRC

REVISIONS

DRAWN BY

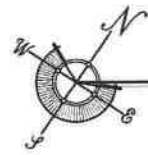
JW
EMA

PROJECT
NUMBER

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EX2.1

430 GREENE STREET
KEY WEST, FLORIDA

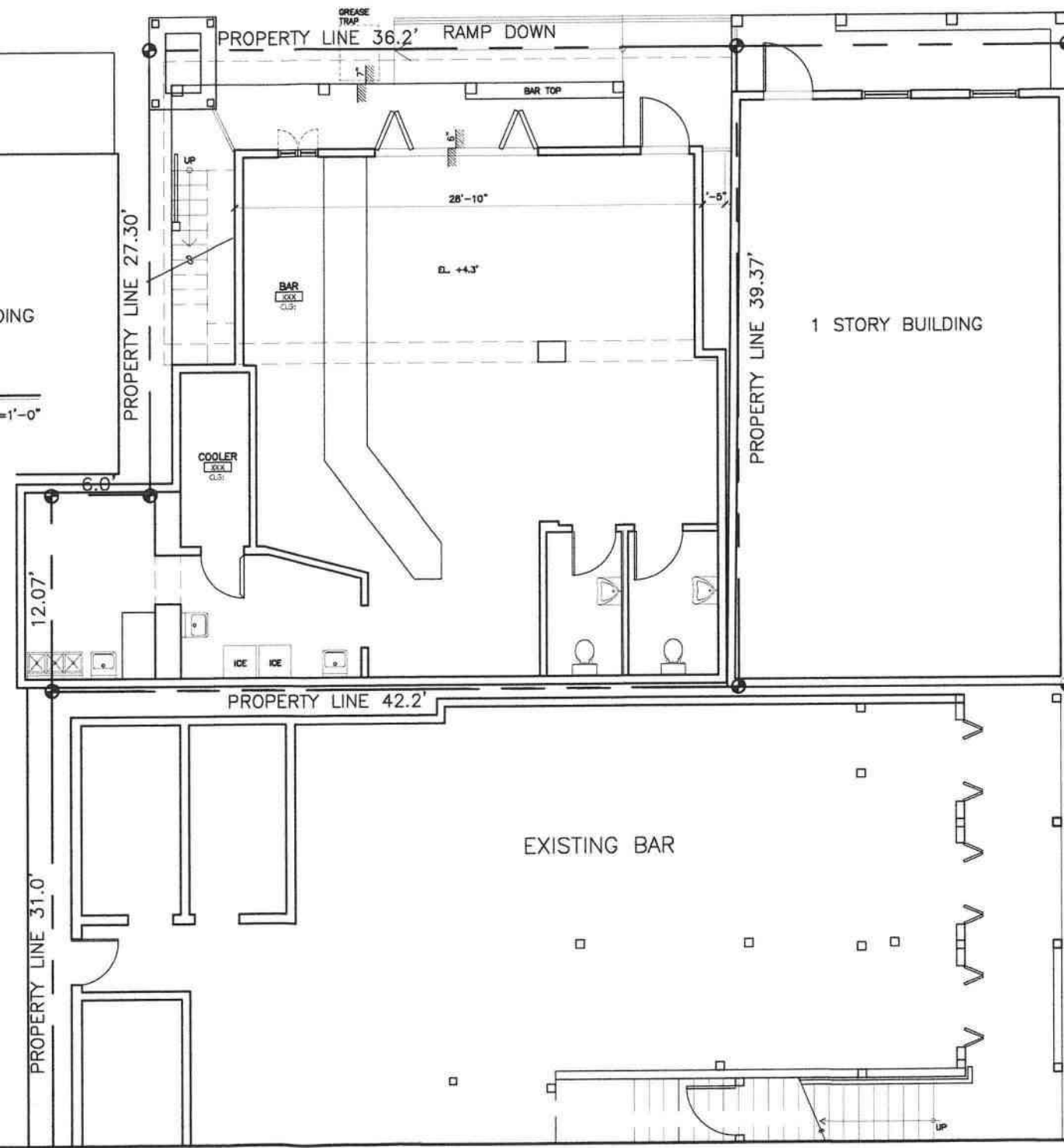


EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024.

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

BUILDING DATA	
EXISTING:	
1ST. FLOOR:	
ENCLOSED =	1,175 S.F.
COVERED =	338 S.F.
2ND. FLOOR:	
ENCLOSED =	355 S.F.
COVERED =	216 S.F.
TOTAL:	
ENCLOSED =	1,530 S.F.
COVERED =	554 S.F.
TOTAL =	2,084 S.F.



GREENE STREET

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AR 13387

430 GREENE STREET
KEY WEST, FLORIDA

DUVAL STREET

BRICK SIDEWALK

CANVAS AWNING

PROPERTY LINE 36.2'

COVERED BALCONY

28'-10"

2 STORY BUILDING

1 STORY BUILDING

PROPERTY LINE 27.30'

PROPERTY LINE 39.37'

EXISTING SECOND FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM SURVEY PREPARED
BY FLORIDA KEYS LAND SURVEYING DATED ON 05-16-2024.

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

COVERED ROOF ABOVE

COVERED ROOF ABOVE

PROPERTY LINE 42.2'

PROPERTY LINE 62.5'

EXISTING BAR

EXISTING
RICK'S BAR

PROPERTY LINE 31.0'

D.J.'S. BOX

EXISTING
F.F. EL. ±10'-9"

DN

SEAL

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REVISIONS

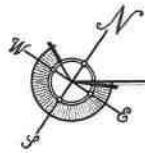
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430 GREENE STREET
KEY WEST, FLORIDA





1
EX3.1

EXISTING FRONT ELEVATION

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

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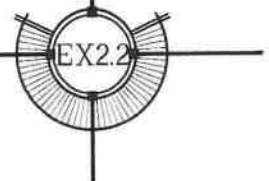
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