

Application



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

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

PROPERTY DESCRIPTION:

Site Address: 1119 WHITE STREET, LLC

Zoning District: HNC-1 Real Estate (RE) #: 00034460-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: TREPANIER AND ASSOCIATES, INC.

Mailing Address: 1421 1ST STREET UNIT 101

City: KEY WEST State: FL Zip: 33040

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

Email: lori@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: 1119 WHITE STREET LLC

Mailing Address: 1119 WHITE STREET

City: KEY WEST State: FL Zip: 33040

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

Email: c/o lori@owentrepanier.com

Description of Proposed Construction, Development, and Use: _____

Interior renovations returning the vacant building to its previous use as a restaurant by increasing consumption area 390 sq. ft., adding one new parking space, and 35 new bicycle spaces, for a total of 750 sq. ft. of consumption area, 7 auto spaces and 45 bike/scooter spaces.

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

Bicycle substitution to allow 40 bicycle spaces for 9.7 auto spaces

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

If yes, please describe and attach relevant documents: None known

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

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

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

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

Standards for Considering Variances

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

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

This site was originally developed as gas/service station. The service station went out of business decades ago and the property sat vacant until it was redeveloped in 2002 as a take-out bagel shop. The site received approvals for the specialized design, specifically oriented to a high-intensity take-out type restaurant. The business failed and the property fell vacant again. In recent years, it was adaptively reused as a gym. The building proved too small for a successful gym, the business failed and the property once again fell vacant. - Continued on next page.

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

The conditions were not created by the applicant. The conflict between the Plan and the Code are totally beyond the applicant's control and certainly not caused by the applicant.

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

Special privileges are not conferred. This property owner seeks to adaptively reuse this property in an appropriate and consistent manner with the City's Comprehensive Plan. The granting of the variances does not confer special privileges but rather resolves the inconsistencies between the Plan and the Code.

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

Not Applicable

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

This is the minimum variance necessary to adaptively reuse the existing property in the Comp Plan-consistent manner proposed. The variance allows no new development, no new building, no new floor area, and no new use. The proposed variance allows for the adaptive reuse of the existing property.

City of Key West • Application for Variance

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

The proposed variances will not be injurious to the public, in fact the variances serve to further the Goals of the community through the implementation of multi-modal oriented redevelopment as expressed in the Comprehensive Plan. In addition, the promotion of alternative modes of transportation reduces auto emissions and increases public health.

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

Existing nonconforming uses of other properties does not form the basis of this request.

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

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

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

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey

Continued from previous page - Under the current code, the site does not have enough land to accommodate the number of parking spaces required. The special circumstance is a result of inconsistencies between the Comprehensive Plan and the Land Development Regulations.

The recently adopted Comprehensive Plan makes multi-modal transportation, including bicycle and pedestrian accommodations, a principle goal. The current code has not yet been revised to conform with the new Comprehensive Plan and inconsistencies exist, specifically as the parking code relates to the Plan's multi-modal policies. The applicant's proposal is consistent with the Comprehensive Plan, unfortunately, the Code still prioritizes automobile parking over alternative forms of transportation and thus requires a variance approval to achieve the multi-modal goals of the Plan. Such cases of conflict between a Plan and a Code are contemplated and addressed in F.S. 163.3194 (1)(b) - Legal status of comprehensive plan "During the interim period when the provisions of the most recently adopted comprehensive plan, or element or portion thereof, and the land development regulations are inconsistent, the provisions of the most recently adopted comprehensive plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order."

RESOLUTION NO. 02-142

VARIANCE: 1119 WHITE STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE ADDITION OF 90 SQUARE FEET OF CONSUMPTION AREA (6 SEATS) TO A BAKERY/RESTAURANT BY GRANTING A VARIANCE TO ARTICLE XV, SECTION 3-15.2.C, SUBSTITUTION OF BICYCLE PARKING SPACES REGULATIONS FOR PROPERTY IN THE HNC-1, HISTORIC NEIGHBORHOOD COMMERCIAL DISTRICT - TRUMAN/SIMONTON ZONING DISTRICT, UNDER THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA. SPECIFICALLY PERMITTING A VARIANCE: SUBSTITUTING EIGHT BICYCLE/SCOOTER PARKING SPACES FOR TWO AUTOMOBILE PARKING SPACES. FOR PROPERTY LOCATED AT 1119 WHITE STREET (RE# 00034460-000000).

WHEREAS, the Board of Adjustment finds that a literal enforcement of the land development regulations will involve or result in an unnecessary hardship to the applicant with reference to the applicant's property; and

WHEREAS, the Board of Adjustment finds that circumstances peculiar to the land or its structure(s) are the basis for the hardship and such hardship is not created by the applicant; and

WHEREAS, the Board of Adjustment finds that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and

WHEREAS, the Board of Adjustment finds that a variance would be in harmony with the general purpose and intent of the Land Development Regulations, and would not be injurious to the neighborhood or otherwise detrimental to the public welfare; and

WHEREAS, the Board of Adjustment finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the City of Key West, Florida:

Section 1. A variance to **ARTICLE XV, SECTION 3-15.2.C, SUBSTITUTION OF BICYCLE PARKING SPACES** regulations, for property in the **HNC-1, HISTORIC NEIGHBORHOOD COMMERCIAL DISTRICT - TRUMAN/SIMONTON Zoning District**, under the Land Development Regulations of the City of Key West, Florida, is hereby granted as follows: **SUBSTITUTING EIGHT BICYCLE/SCOOTER PARKING SPACES FOR TWO AUTOMOBILE PARKING SPACES. THE PURPOSE OF THE REQUEST IS TO ALLOW**

THE ADDITION OF 90 SQUARE FEET OF CONSUMPTION AREA (6 SEATS) TO A BAKERY/RESTAURANT FOR PROPERTY LOCATED AT 1119 WHITE STREET (RE# 00034460-000000).

Section 2. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the 12-month period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 3. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance

shall be of no force or effect.

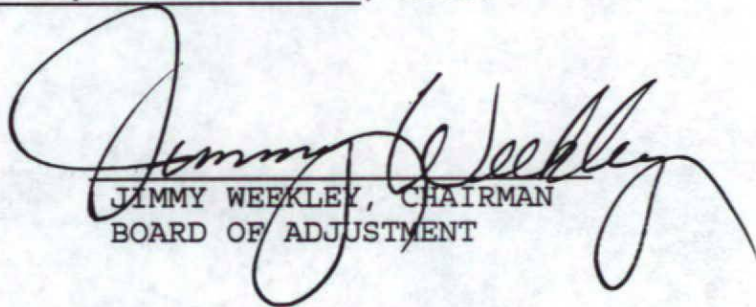
Section 4. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

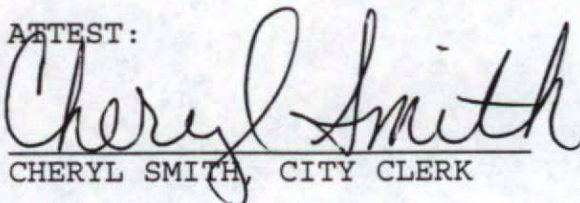
Read and passed on first reading at a regular meeting held this 8th day of May, 2002.

Authenticated by the presiding officer and Clerk of the Board on 17th day of May, 2002.


Filed with the Clerk on May 17, 2002.


JIMMY WEEKLEY, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:


CHERYL SMITH, CITY CLERK

**CITY OF KEY WEST
PLANNING DEPARTMENT
MEMORANDUM**

To: Ms. Cheryl Smith, City Clerk
From: Owen Trepanier, Senior Planner 
Date: 3 April 2002
Re: **Substitution of Bicycle Parking for 1119 White Street
BOA Meeting of 05-08-02**

REQUEST

Address: 1119 White Street RE #: 00034460-000000
Zoning: HNC-1 (Historic Neighborhood Commercial District - Truman/Simonton)
Purpose: To add 90 sq. ft. of consumption area (or 6 seats) to an 18-seat bakery/restaurant by substituting 8 bicycle or scooter parking spaces for 2 automobile parking spaces.

Technical Description: **Substitution of Bicycle Parking Spaces** Article XV, Section 3-15.2.C: By substituting 8 bicycle/scooter parking spaces for 2 automobile parking spaces.

ANALYSIS

The City Commission approved a Minor Development Plan for this property on 2 April 2002. The approval contained a condition that this restaurant/bakery operate with only 90 sq. ft. of consumption area until more parking or a variance is obtained.

This location has a major bike path (White St.) along its front, as well as many residences in the immediate area. The plans approved by the Commission contain substantial pedestrian and bicycle infrastructure improvements. Plans show 6 bicycle parking spaces on site, if this variance is approved the applicant will need to have at least 10 bicycle spaces on site.

RECOMMENDATION

The Planning Department has not received input from the public or the Fire Inspector, however based on a site visit and discussions with the applicant, we recommend **APPROVAL** of this minimal substitution to make reasonable use of the land and building.

Variance Application
City of Key West
Planning Department



Please print or type a response to the following:

- 1. Site Address 1119 WHITE STREET
- 2. Name of Applicant JILL ZDANOW
- 3. Applicant is: Owner Authorized Representative
(attached Authorization Form must be completed)
- 4. Address of Applicant 17179 AMBERJACK LANE
SUGAR LOAF, FL 33042
- 5. Phone # of Applicant 3052936927 Mobile# 3045000 Fax# _____
- 6. Name of Owner, if different than above SHELDON SEAGAL Segel
- 7. Address of Owner 1605 VON PHISTER ST.
KEY WEST, FL 33040
- 8. Phone Number of Owner 292 7722 Fax# 292 2162
- 9. Zoning District of Parcel HNC-1 RE# 00034460-000000 (OT)
- 10. Description of Proposed Construction, Development, and Use
CAFE AND BAKERY TO USE SCOOTER
AND BICYCLE SPACES IN LIEU OF
CAR PARKING.

11. Description of Variances Being Requested:

Standard Allowed/Required	Standard Requested	Existing Condition
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

12. Is Subject Property located within the Historic District? Yes No _____
If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting. Date 2/26/02 HARC # H02-02-01-144

13. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes No _____ If Yes, please describe and attach relevant documents. _____

The following must be included with this application:

- Copy of a recorded deed showing ownership and a legal description of the subject property
- Site Plan as specified on Variance Application Information Sheet
- Survey
- Elevations
- Application Fee (to be determined according to fee schedule)
- Notarized Verification Form
- Notarized Authorization Form (if applicable)

To come
As AP



City Planner Description of Requested Variance:

REQUEST

Address: **1119 White Street** RE #: 00034460-000000

Zoning: HNC-1 (Historic Neighborhood Commercial District - Truman/Simonton)

Purpose: To add 90 sq. ft. of consumption area (or 6 seats) to an 18-seat bakery/restaurant by substituting 8 bicycle or scooter parking spaces for 2 automobile parking spaces.

Technical

Description: **Substitution of Bicycle Parking Spaces** Article XV, Section 3-15.2.C: By substituting 8 bicycle/scooter parking spaces for 2 automobile parking spaces.

JUSTIFICATION



1) Describe how enforcement of the City's Land Development Regulations will result in an unnecessary hardship to you. (A hardship cannot be self-created.)

WILL NOT ALLOW AMPLE PARKING AND SEATS FOR MY CUSTOMERS, THIS WILL IMPACT THE VIABILITY OF MY BUSINESS

2) Describe how the need for the variance is because of a unique circumstance regarding your property and is not due to something you have done.

PROPERTY IS DEVELOPED AND PARKING DOES NOT CONFORM.

3) Explain why this is the minimum variance necessary to make reasonable use of your property.

AMPLE PARKING WOULD INABLE ME TO HAVE THE AMOUNT OF SEATS APPROPRIATE FOR THE TYPE OF BUSINESS THAT I AM DEVELOPING.

Authorization Form

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

I, SHEL SEGEL _____ authorize
Please Print Name(s) of Owner(s)

JILL ZDANOW _____
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Board of Adjustment.

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on March 11, 2002 (date) by

Sheldon Segel _____
Please Print Name of Affiant

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger printed or stamped



Title or Rank

Commission Number, if any

RECEIVED

MAR 08 2002

CITY OF KEY WEST
PLANNING DEPT.

Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, JILL L. ZDANOW, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative

for the property identified as:

CAFE / BAKERY
Street Address and Commonly Used Name if any

[Signature] Signature of Owner/Legal Representative _____ Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on March 8, 2002 (date) by

Jill L. Zdanow (name). He/She is personally known to me or has

presented FL DC 2350 432 69 702 0 as

identification.

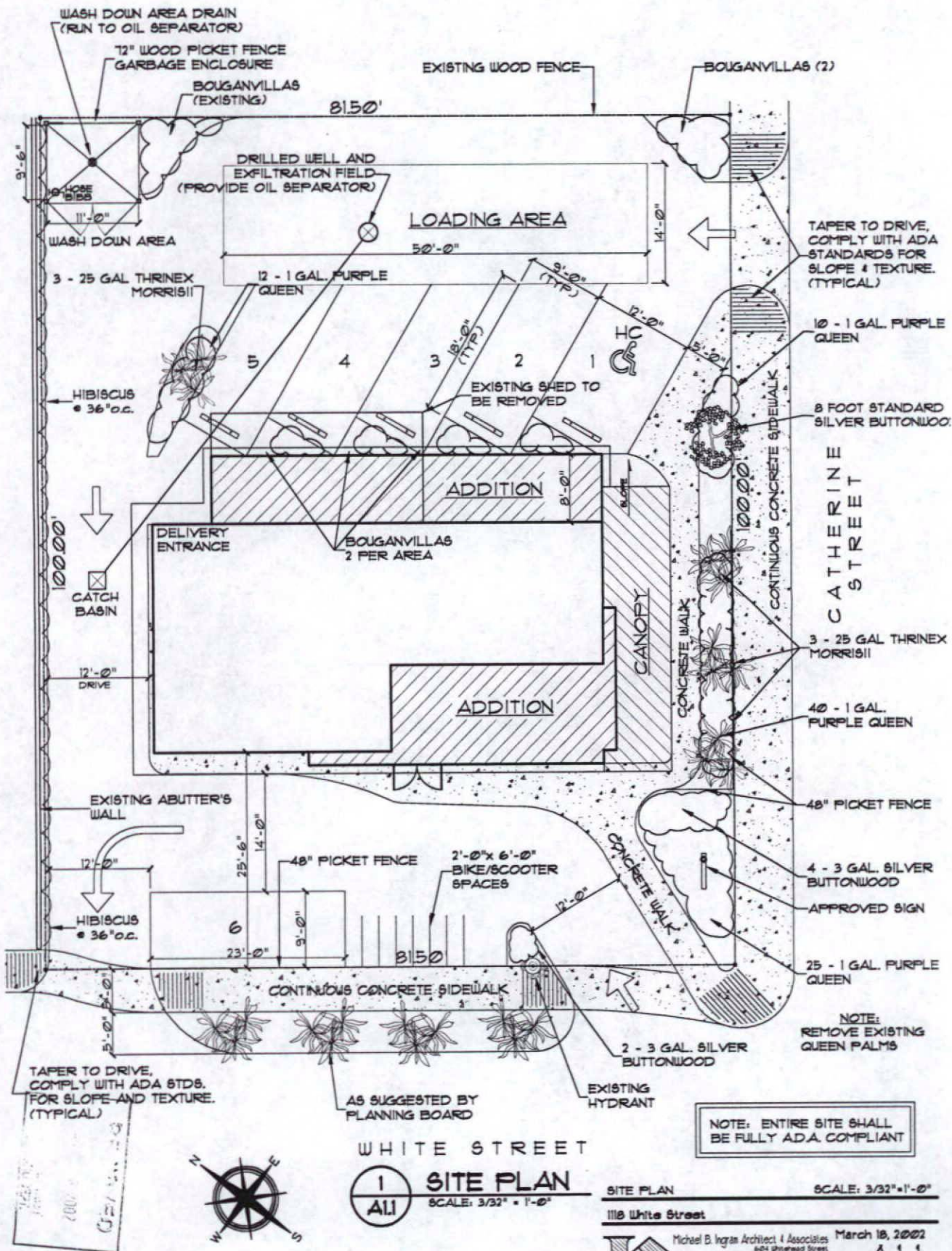
[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Title or Rank

Commission Number, if any



MAP OF BOUNDARY SURVEY
 LOT 3 AND 4
 CORRECTED SUBDIVISION OF
 PART OF MIDDLE 1/3, TRACT 14

ADDRESS:
 1119 WHITE STREET
 KEY WEST, FLORIDA
 33040

ALL ANGLES DEPICTED
 ARE 90 DEGREE UNLESS
 OTHERWISE INDICATED
 ALL DIMENSIONS ARE
 IN FEET UNLESS
 OTHERWISE INDICATED
 BEARING PAGE
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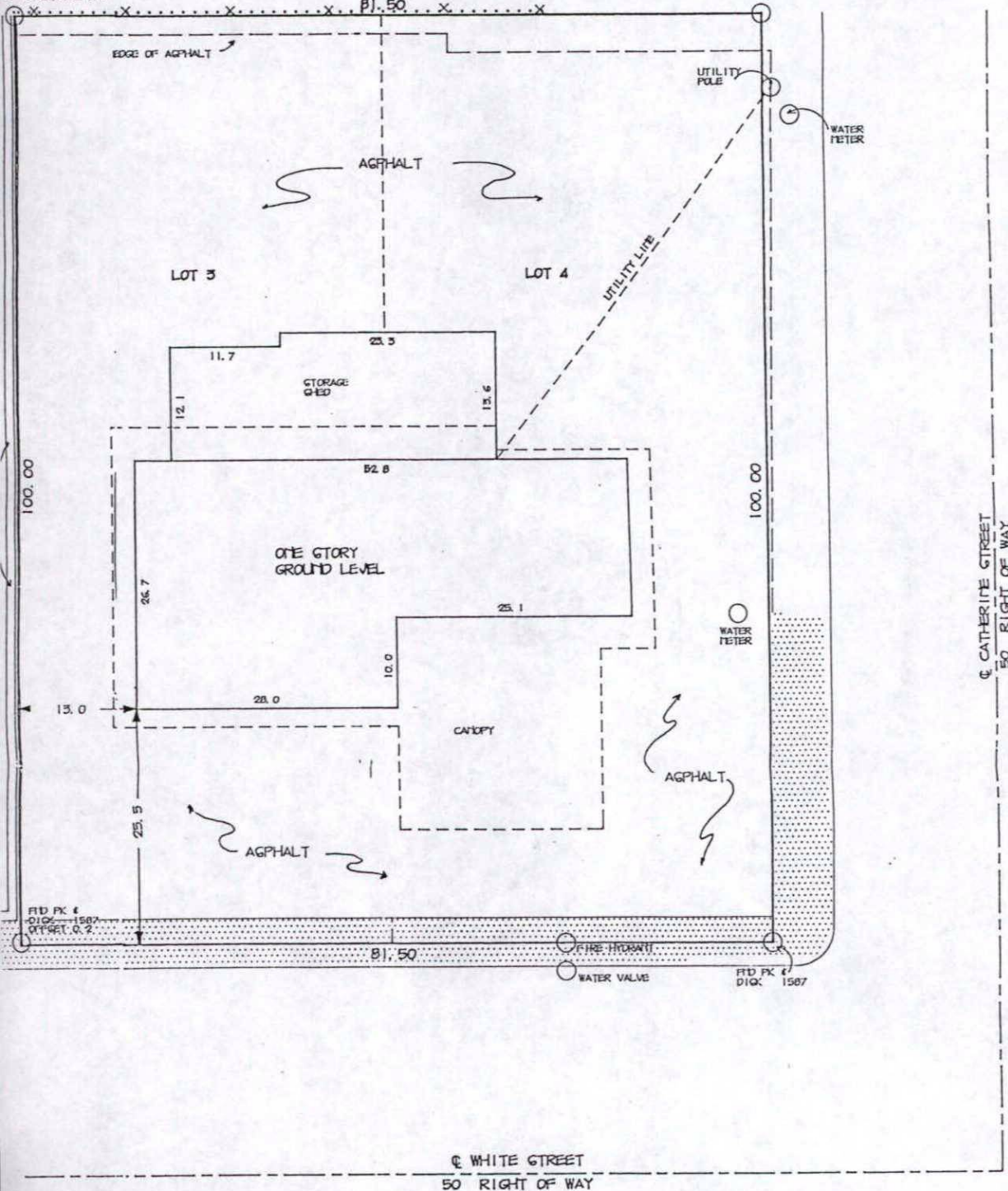
MAR 08 2002

CITY OF KEY WEST
 PLANNING DEPARTMENT
 NORTH
 SCALE: 1" = 10'

SCALED FROM PLAT

TO 3/4" IP
 TO ID OUTSIDE 0.4

PD 3/4" IP
 TO ID



THIS MAP WAS PREPARED BY THE SURVEYOR OR HIS REPRESENTATIVE. THE PUBLIC IS ADVISED THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE DESCRIPTIONS NOR FOR ANY ERRORS.

THIS SURVEY HAS BEEN PERFORMED BY THE CLERK OF MONROE COUNTY, FLORIDA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, FLORIDA STATUTES, AND THE SURVEYOR'S LICENSE NO. 12345. THE SURVEYOR'S LICENSE NO. 12345 IS A REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

CERTIFIED TO:

BROWNING, EDEN, SIRECI & KLITENICK, P.A.; FIRST STATE BANK OF THE FLORIDA KEYS, its successors and/or assigns, ATTORNEYS; TITLE INSURANCE FUND, INC.; SHELDON I. SEGEL AND VIVIAN T. SEGEL.

RECEIVED
MAR 08 2008
CITY OF KEY WEST
PLANNING DEPT

LEGAL DESCRIPTION

On the Island of Key West and is known as a Part of Tract 14, according to William A. Whitehead's Map of said Island, delineated in February, 1829, but now better known and described as Lots 3 and 4, according to corrected subdivision of Part of Middle 1/3, Tract 14, plat of which appears on record in Plat Book 1, Page 59 in the Office of the Clerk of the Circuit Court of Monroe County, Florida, said lots being described by metes and bounds as follows: Beginning at a point on the Northwestern side of Catherine Street, which point is distant 218 feet Southwesterly from the Westerly corner of the intersection of Catherine and Georgia Street and running thence along the said Northwestern side of Catherine Street in a Southwesterly direction 100 feet to White Street; thence at right angles along the Northeastery side of White Street in a Northwesterly direction 81 feet, 6 inches; thence at right angles in a Northeasterly direction 100 feet, thence at right angles in a Southeasterly direction 81 feet, 6 inches to the point or place of beginning.



LOCATION MAP
N.T.S.

SCALE 1" = 10'	A = CENTRAL ANGLE ASPH = ASPHALT CALC = CALCULATED C = CENTER LINE CM = CONCRETE MONUMENT CONC = CONCRETE	COVD = COVERED DEASE = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSED ENCR = ENCROACHMENT FND = FOUND	FF = FINISHED FLOOR FP = IRON PIPE FR = IRON ROD L = ARC LENGTH MEAS = MEASURED NGVD = NATIONAL GEODESIC NAD83 = DATUM (FEET)	OS = OFFSET PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CURVING POINT PK = PARKER PLAIN MARK PL = PROPERTY LINE	PBS = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS	RES = RESIDENCE TYP = TYPICAL WEASE = UTILITY EASEMENT
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DATE MADE
9/11/00

BY
KB

CHECKED BY
RR

INDEX NO
0090801

BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 119, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA STATUTES, FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)(3) (ENCROACHMENTS), & 1(B)(4) (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE, PLS # 12345
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

ROBERT E. REECE, P.A.
PROFESSIONAL SURVEYOR
AND MAPPER
30677 OVERSEAS HIGHWAY
BIG PINE KEY, FL 33043

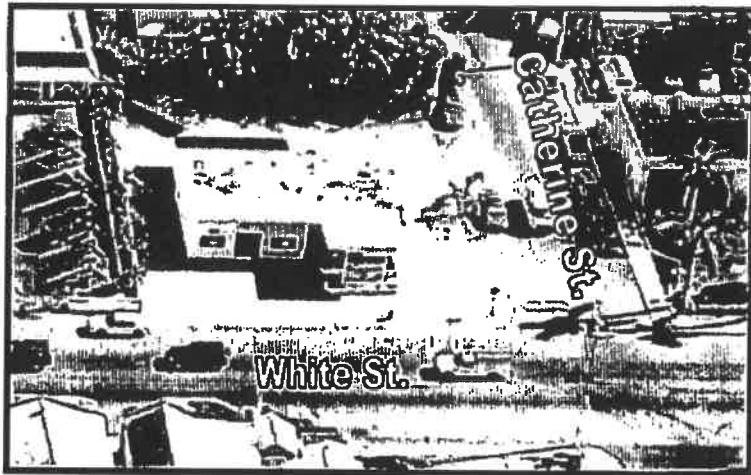
NOT VALID WITHOUT THE
SIGNATURE AND THE FRAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER

**CITY OF KEY WEST
PLANNING DEPARTMENT
MEMORANDUM**

To: Mr. Julio Avel, City Manager
From: Owen Trepanier, Senior Planner
Date: 20 March 2002
RE: **Minor Development Plan & Conditional Use Approval in HNC-1
1119 White Street – 24 Seat Bakery/Restaurant
City Commission Meeting of 04-02-02**

1. ISSUE:

Minor Development Plan & Conditional Use Approval for the redevelopment of an existing building and parking lot, at 1119 White Street, into a 24-seat Bakery/Restaurant.



Minor Developments (>500 sq. ft.) in the Historic District require approval from the City Commission.

PREVIOUS CITY ACTION:

1. HARC (H02-02-01-144): 01-22-02
2. DRC: 01/31/02
3. Planning Board: 02-21-02 (Minor Development Plan and Conditional Use; Res. No. 2002-005)

Approved
Staff Comments

**Approved w/
Conditions**

2. BACKGROUND

The Planning Board approved this Minor Development and Conditional Use with the following conditions:

1. The hours to be open for business are from 5:00 AM to 10:00 PM.
2. There will be no amplified music outside.
3. The Development Review Commission issues will be resolved prior to going to the City Commission.

Ty Symroski, City Planner:

Is there a drive-thru on the left side of the building (See #1 on Floor Plan)?

Jim Malcolm, Bicycle-Pedestrian Coordinator:

- a. *Make #7 parking space as scooter parking.*
- b. *Needs landscape Plan.*
- c. *Bicycle parking on White Street needs to be 2' x 6'.*
- d. *Bicycle parking can't block ADA access route between sidewalk and front door.*
- e. *Two queen palms on Catherine Street need to be moved.*
- f. *All sidewalks should be differentiated and continuous across driveways (See #2 on Site Plan).*
- g. *44" of the area under canopy needs to be accessible for providing access from handicap parking.*

Roland Flowers, City Engineer:

- a. *How will storm water be handled in front?*
- b. *Raise sidewalk to standard cross slope according to code.*
- c. *Needs Drainage Plan.*

Diane Sylvia, HARC Planner:

Building Color and Signage need HARC approval.

Charles Stephenson, Chief Building Official:

Grease trap and fire protection needs to be addressed.

David Fernandez, Utilities Director:

Written comments: Properly engineered grease traps are needed.

Ed Nicolle, FKA:

This site is served by FKA account # 00213 which is a 5/8" meter which appears adequate to serve a small bakery/restaurant. A complete set of plans including the kitchen fixtures will be required to review to determine System Development Fees and that type of backflow prevention will be required.

Dale Finigan, CES:

The meter center will need to be relocated outside the new building addition. CES recommends secondary underground to pole, D36-6-5. If customer chooses underground CES needs to change out pole to concrete pole. The riser will need to be at least 18 feet from final grade for delivery truck traffic. CES' pole D36-6-5 is about 7' off the property line, but in the right-of-way. Customer may need to relocate proposed driveway.

4. Any liquor license shall be for beer and wine only.
5. Any modification to this plan will cause the applicant to come back before the Planning Board and go through the Conditional Use process.
6. There will be no more than 24 seats with the required parking.

ANALYSIS:

This project is for a 24-seat Bakery/Restaurant. Plans submitted show 6 parking spaces, enough for 270 sq. ft. of consumption area (18 seats). The overall site parking, internal circulation and general traffic safety will be improved. The need to back out over sidewalks and into traffic will be eliminated. A loading zone will be incorporated into the design. Landscaping will be improved. Trash will be screened from view.

DRC:

The current plans and the Building Code requirements adequately address DRC comments that were recorded prior to the 02-21-02 Planning Board. C.E.S. comments were accidentally left out of the Planning Board Report.

NEIGHBOR IMPACTS:

These plans show the dumpster in the rear left corner of the property. It appears to block the adjacent property owner's access to their propane tank.

PARKING:

There is no conforming parking currently on site. These plans show 6 conforming parking spaces, which will allow for 270 sq. ft. of consumption area. Since Fire Codes require 15 sq. ft. per seat, this project can only have 18 seats with the proposed parking. In order to have 24 seats, an additional 90 sq. ft. of consumption area is needed, which will require 2 additional parking spaces.

Parking Requirements	
Restaurant Use	1 Parking space per 45 sq. ft. of Consumption area
Per Seat Space Requirements	
1 Seat	15 sq. ft. of space

SIDEWALKS:

Currently there are no sidewalks on the property. Earlier iterations had sidewalks onsite. However, this design did not allow for properly sized parking spaces or aisles, and created a traffic safety hazard along White Street. The Planning Department, in consultation with Engineering Services, proposed moving the sidewalk onto public property with the addition of a landscape strip. This will prevent illegal parking along White Street and also prevent the creation of sight triangle obstructions, thereby eliminating the safety hazard.

The landscape strip along White Street is shown 5 feet wide. If it was 6 feet, as suggested by the Bicycle/Pedestrian/ADA Coordinator, the City could install bike racks to better serve the entire area. The Applicant and the City could fund the sidewalk and landscaping along White Street jointly. The Applicant could install the sidewalks and the curbing in lieu of traffic impact fees and the City could plant the strip and install bike racks.

3. OPTIONS, ADVANTAGES AND DISADVANTAGES:

A. Approve

(1) Advantage:

- The parking lot and corner safety will be drastically improved for vehicles.
- Bicycle-Pedestrian safety will improve with the installation of sidewalks and bike racks.
- The current need to back out over sidewalks and into traffic will be eliminated.
- The current dilapidated building and unsightly area will be cleaned up.

- Landscaping on site will be improved.
 - Trash will be screened from view.
- (2) Disadvantage: None Known.

B. Deny

- (1) Advantage: None Known
- (2) Disadvantage: No improvements to the safety and aesthetics to the site will be made at this time.

4. FISCAL IMPACTS

If approved, the City will realize an increase in both sales and property tax revenues.

5. RECOMMENDED ACTION

The Planning Department recommends **APPROVAL** with the conditions laid out in the Planning Board Recommendation as follows, along with 4 additional conditions:

1. The hours to be open for business are from 5:00 AM to 10:00 PM.
2. There will be no amplified music inside or outside of the premises.
3. Any modification to this plan will cause the applicant to come back before the Planning Board and go through the conditional use process.
4. There will be no more than 24 seats with the required parking.

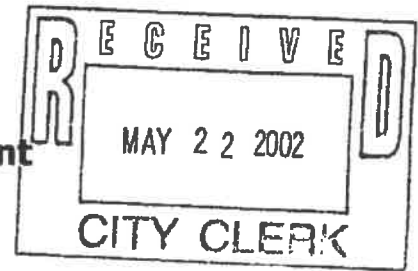
Additional Conditions:

5. The propane access to the adjacent lot shall be preserved.
6. The project shall operate with only 270 sq. ft. of consumption area (18 seats) until enough parking for 360 sq. ft. (24 seats) is created or a variance obtained.
7. Applicant shall have Traffic Impact Fees credited when sidewalks and curbing are installed.
8. The landscape strip along White Street will be 6 feet wide to accommodate future bicycle racks for the area.

Drawings provided with this report:

Plans	By	Date	Revised	Page #
Site Plan	M.B. Ingram	03-18-02	n/a	A1.1
Floor Plan	M.B. Ingram	03-18-02	n/a	A2.1
Site Survey	R.A. Reece	09-11-00	n/a	n/a

**Key West Planning Department
Memorandum**



To: Cheri Smith, City Clerk
From: Owen Trepanier, Senior Planner
Date: 21 May 2002
RE: **Resolution No. 02-101**

A handwritten signature in black ink, appearing to read "Owen Trepanier".

Section 1 of Resolution 02-101 provides that the Minor Development Plan for 1119 White Street contains 9 conditions. The attachment to the Resolution shows 8 conditions, considering changes made by the City Commission. Section 1 of the Resolution should have stated 8 conditions as well. Please attach this memorandum to your file for this agenda item in order to explain the discrepancy.

cc: Ty Symroski, City Planner
Robert Tischenkel, City Attorney
Sheldon Segal, Applicant

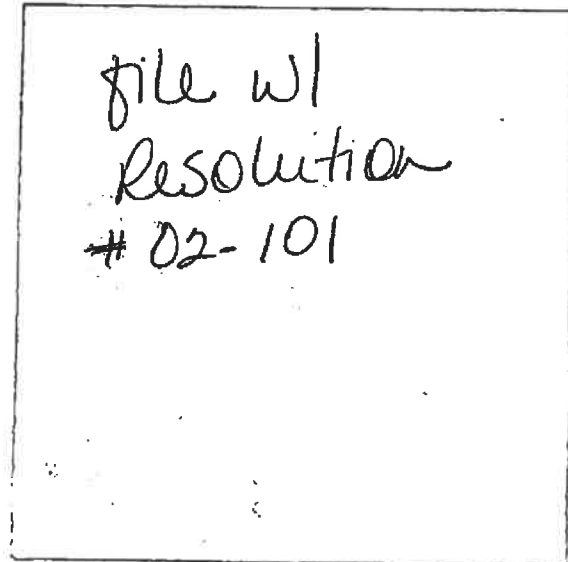
**Key West Planning Department
Memorandum**

To: Cheri Smith, City Clerk
From: Owen Trepanier, Senior Planner
Date: 21 May 2002
RE: **Resolution No. 02-101**



Section 1 of Resolution 02-101 provides that the Minor Development Plan for 1119 White Street contains 9 conditions. The attachment to the Resolution shows 8 conditions, considering changes made by the City Commission. Section 1 of the Resolution should have stated 8 conditions as well. Please attach this memorandum to your file for this agenda item in order to explain the discrepancy.

cc: Ty Symroski, City Planner
Robert Tischenkel, City Attorney
Sheldon Segal, Applicant



file w/
Resolution
02-101

RESOLUTION NO. 02-101

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING THE ATTACHED MINOR DEVELOPMENT PLAN FOR 1119 WHITE STREET; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, at its regular meeting of February 21, 2002, the Planning Board approved the application for minor development plan with conditions, which have been supplemented by the Planning Department.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the attached Minor Development Plan for 1119 White Street is hereby approved, subject to nine conditions as set forth on page 4 of the attached Planning Department memorandum of March 20, 2002.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 2nd day of April, 2002.

Authenticated by the presiding officer and Clerk of the Commission on April 3rd, 2002.

Filed with the Clerk April 3rd, 2002.

ATTEST:

Cheryl Smith
CHERYL SMITH CITY CLERK

Jimmy Weekley
JIMMY WEEKLEY, MAYOR

**PLANNING BOARD RESOLUTION
No. 2002-005**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTIONS 4-18.3 AND 2-6.3 OF THE LAND DEVELOPMENT REGULATIONS RECOMMENDING APPROVAL BY THE CITY COMMISSION OF AN APPLICATION FOR A MINOR DEVELOPMENT PLAN AND CONDITIONAL USE FOR A 24 SEAT RESTAURANT AND BAKERY AT 1119 WHITE STREET ON PARCEL RE#00034460-000000; PROVIDING FOR CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the owner of 1119 White Street, Sheldon Segel, by his agent, Michael Ingram, Architect, filed an Application for a Minor Development Plan & Conditional Use for the property located at 1119 White Street for use as a 24 seat restaurant and bakery; and

WHEREAS, the parcel to be developed is identified as RE#00034460-000000; and

WHEREAS, the parcel is located in the HNC-1 (Historic Neighborhood Commercial Corridor: Simonton-Truman) zoning district in which retail food sales are a permitted use and a restaurant is a conditional use; and

WHEREAS, the Development Review Committee reviewed the project at its meeting of January 31, 2002 with the following comments (the applicant did not attend):

"DRC Comments:

1. Ty Symroski, City Planner:
 - a. Construct a \leq 600 sq. ft. apartment upstairs.
 - b. Is there a drive-thru on the left side of the building (See #1 on Floor Plan)?
 - c. Is wall perpendicular to White blocking line of site?
2. Jim Malcolm, Bicycle-Pedestrian Coordinator:
 - a. Make #7 parking space as scooter parking.
 - b. Needs landscape Plan.
 - c. Bicycle parking on White Street needs to be 2' x 6'.
 - d. Bicycle parking can't block ADA access route between sidewalk and front door.

- e. Two queen palms on Catherine Street need to be moved.
 - f. All sidewalks should be differentiated and continuous across driveways (See #2 on Site Plan).
 - g. 44" of the area under canopy needs to be accessible for providing access from handicap parking.
3. Roland Flowers, City Engineer:
- a. How will storm water be handled in-front?
 - b. Raise sidewalk to standard cross slope according to code.
 - c. Needs Drainage Plan.
4. Dianne Sylvia, HARC Planner:
- a. Building Color and Signage need HARC approval.
 - b. Design approved January 22, 2002
5. Charles Stevenson, Chief Building Official:
- a. Grease trap and fire protection needs to be addressed.
 - b. Will street parking change with the new design?
6. David Fernandez, Utilities Director:
Written comments: Properly engineered grease traps are needed.
7. Ed Nicolle, Distribution Design Manager, FCAA:
Written comments from FCAA: This site is served by FCAA account # 00213, which is a 5/8", meter which appears adequate to serve a small bakery/restaurant. A complete set of plans including the kitchen fixtures will be required to review to determine System Development Fees and that type of backflow prevention will be required.

WHEREAS, the project received HARC approval on February 26, 2002 (H02-02-01-144); and

WHEREAS, after due public notice, including the mailing of notices to property owners within three hundred feet, the Planning Board held a regular meeting on February 21, 2002 to consider this application; and

WHEREAS, there were 77 notices mailed, 11 returned, nine with no objection and two with concerns about limiting the use specifically so that the effect on the neighborhood residents will be limited, limiting seating and outside activity so that expansion will not occur without further approvals being sought; and

WHEREAS, new plans addressing the considerations of the Development Review Committee had not been furnished prior to the public notice period or in time to provide them to the Board members prior to the meeting; and

WHEREAS, Senior Planner Owen Trepanier's report of February 14, 2002 recommended tabling the matter until further plans were received; and

WHEREAS, Michael Ingram, Architect, and the lessees (Jill and Alexis Zdanow) of the property who would be operating the bakery were present; and

WHEREAS, previous plans considered by the Development Review Committee and provided to the Planning Board were as follows:

Plans	By	Date	Revised	Pg #
Survey	Robert Reece	09-11-00		
Floor Plan	Michael Ingram	01-17-02		1/A2.1
Site Plan	Michael Ingram	01-17-02		A-1

WHEREAS, Michael Ingram submitted new plans dated February 13, 2002, to the Board members at the meeting which were examined by the members; and

WHEREAS, most of the concerns of the Development Review Committee had been addressed; and

WHEREAS, Jim Malcolm, Bicycle/Pedestrian/ADA Coordinator, stated that the plans must meet criteria for ADA accessibility; and

WHEREAS, there were no members of the public present to address the application; and

WHEREAS, the Board members were concerned about the hours of operation, amplified music, and the serving of alcoholic beverages in order to maintain the current level of noise and activity on White Street; and

WHEREAS, Jill Zdanow stated that this would not be a late night establishment, that they might get a beer and wine license in order to participate in the community events promoting the White Street area, and Alexis Zdanow stated that there would be no outside amplified music; and

WHEREAS, the City Planner Ty Symroski recommended that the hours be late enough so that the restaurant could have a dinner hour if it was successful and contribute to the evolution of the White Street area; and

WHEREAS, the concerns of the Board members were the hours of operation, amplified music, that all Development Review Committee issues be resolved before being presented to the City Commission, that there be no liquor sales other than beer and wine, that there be only 24 restaurant seats with parking and that any changes come back to the Board; and

WHEREAS, the applicant and the owners of the business heard the discussion, gave their requests and opinions and agreed to the conditions as set forth in this resolution;

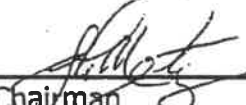
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. To recommend approval to the City Commission of the City of Key West of the Application for Conditional Use and Minor Development Plan at 1119 White Street for a bakery and a 24 seat restaurant with the following conditions:

1. The hours to be open for business are from 5:00 AM to 10:00 PM.
2. There will be no amplified music outside.
3. The Development Review Commission issues will be resolved prior to going to the City Commission.
4. Any liquor license shall be for beer and wine only.
5. Any modification to this plan will cause the applicant to come back before the Planning Board and go through the conditional use process.
6. There will be no more than 24 seats and the required parking.

Section 2. That this resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Chairman of the Planning Board and City Planner.

Passed at a meeting held this 21st day of February 2002.

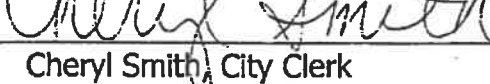


John Mertz, Chairman
Key West Planning Board
3/21/02
Date

ATTEST:

7/1/02

Ty Symroski
City Planner
3/20/02
Date

Filed with the Clerk 

Cheryl Smith, City Clerk
3-25-02
Date



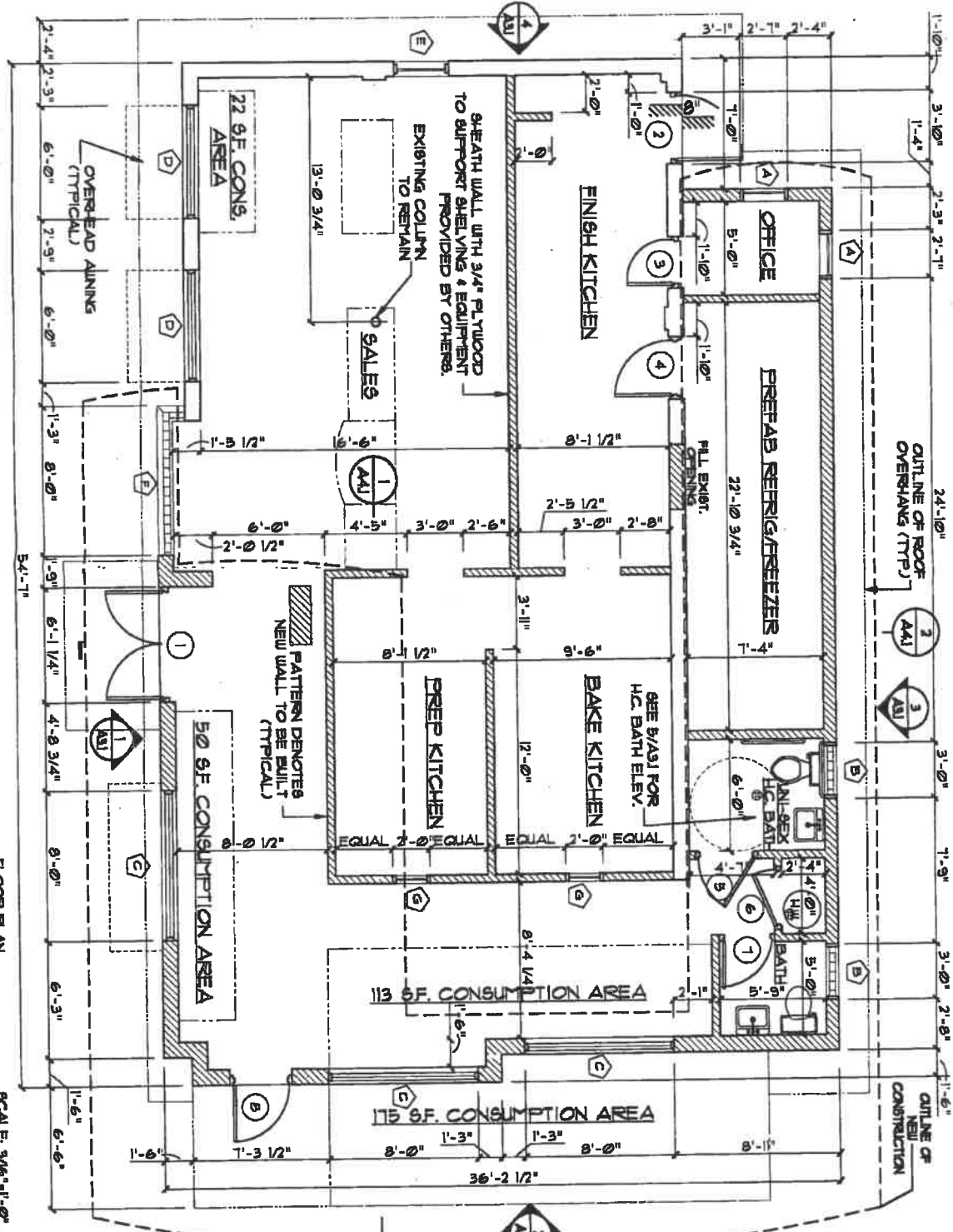
2
A21

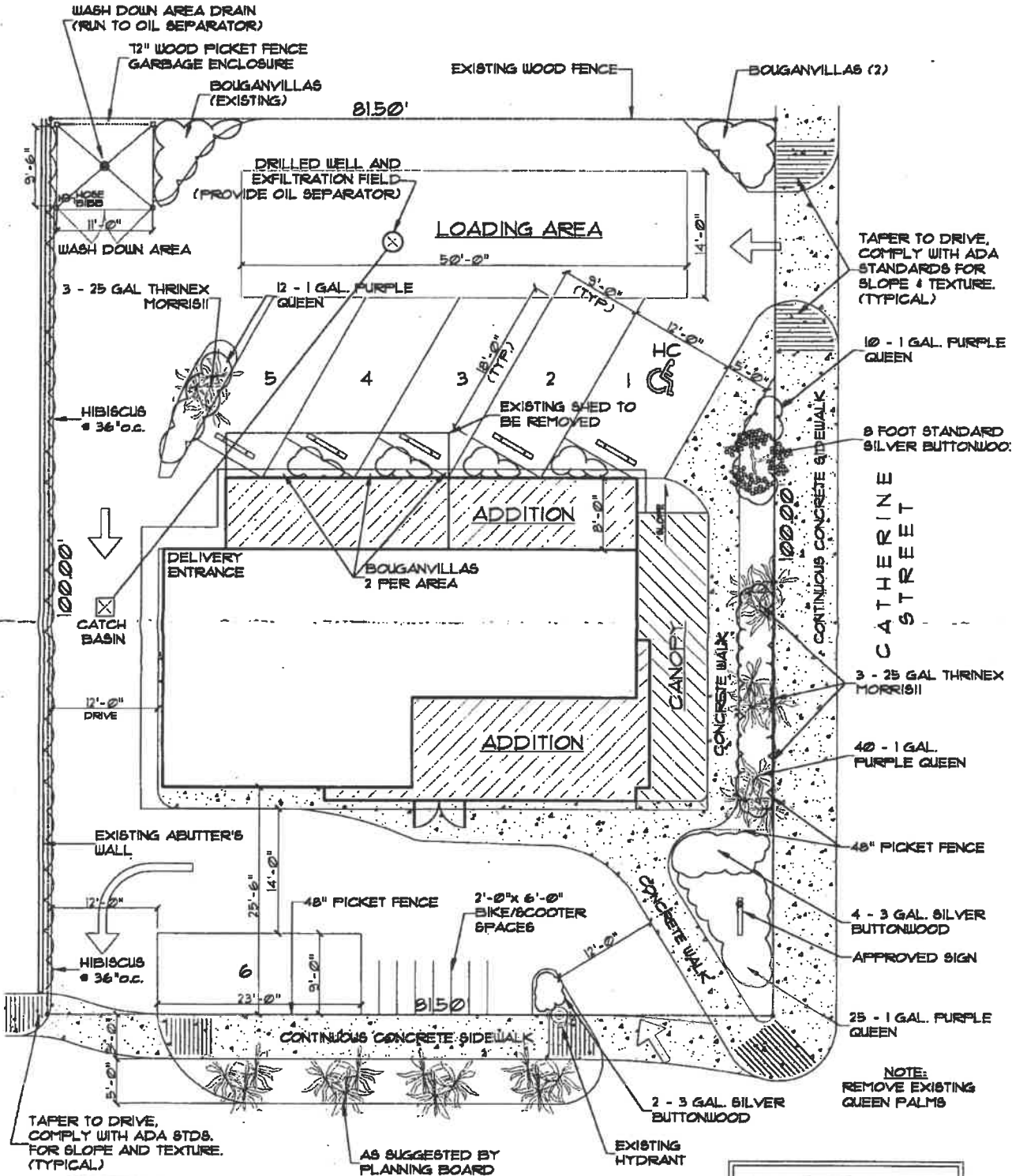
NEW PLAN (INDICATING ADDITION)
 SCALE: 1/4" = 1'-0"
 360 SF. TOTAL CONSUMPTION AREA
 - 270 SF. CONSUMPTION AREA
 = 90 SF. POSSIBLE CONSUMPTION AREA



Robert B. Hyman Architect & Associates
 115 Union Street
 Cape May, NJ 08204
 Phone: 856-261-1272
 Fax: 856-261-1273
 March 18, 2007
A2.1

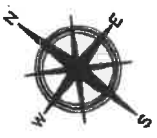
FLOOR PLAN SCALE: 3/16" = 1'-0"





NOTE: ENTIRE SITE SHALL BE FULLY ADA COMPLIANT

APPROVED
MAY 18 2002
CITY ENGINEER
CITY DEPT.



WHITE STREET

1 SITE PLAN
SCALE: 3/32" = 1'-0"

APPROVED
CITY OF KEY WEST
PLANNING DEPT.

By *Ty Symoch*
CITY PLANNER
5/20/2002
AS NOTED
RATE CL RD. 02-101

SITE PLAN SCALE: 3/32" = 1'-0"

1110 White Street

Michael B. Ingram Architects & Associates
601 Whitehead Street
Key West, FL 33640
P.O. 305-792-1172 • Fax: 305-257-7862
Equal Opportunity & Affirmative Action Employer M/F/V

March 18, 2002

All

**CITY OF KEY WEST
PLANNING DEPARTMENT
MEMORANDUM**

To: Mr. Julio Avel, City Manager
From: Owen Trepanier, Senior Planner
Date: 20 March 2002
**RE: Minor Development Plan & Conditional Use Approval in HNC-1
1119 White Street – 24 Seat Bakery/Restaurant
City Commission Meeting of 04-02-02**

1. ISSUE:

Minor Development Plan & Conditional Use Approval for the redevelopment of an existing building and parking lot, at 1119 White Street, into a 24-seat Bakery/Restaurant.

Minor Developments (>500 sq. ft.) in the Historic District require approval from the City Commission.



PREVIOUS CITY ACTION:

- | | |
|---|-----------------------------------|
| 1. HARC (H02-02-01-144): 01-22-02 | Approved |
| 2. DRC: 01/31/02 | Staff Comments |
| 3. Planning Board: 02-21-02 (Minor Development Plan and Conditional Use; Res. No. 2002-005) | Approved w/
Conditions |

2. BACKGROUND

The Planning Board approved this Minor Development and Conditional Use with the following conditions:

1. The hours to be open for business are from 5:00 AM to 10:00 PM.
2. There will be no amplified music outside.
3. The Development Review Commission issues will be resolved prior to going to the City Commission.

Ty Symroski, City Planner:

Is there a drive-thru on the left side of the building (See #1 on Floor Plan)?

Jim Malcolm, Bicycle-Pedestrian Coordinator:

- a. *Make #7 parking space as scooter parking.*
- b. *Needs landscape Plan.*
- c. *Bicycle parking on White Street needs to be 2' x 6'.*
- d. *Bicycle parking can't block ADA access route between sidewalk and front door.*
- e. *Two queen palms on Catherine Street need to be moved.*
- f. *All sidewalks should be differentiated and continuous across driveways (See #2 on Site Plan).*
- g. *44" of the area under canopy needs to be accessible for providing access from handicap parking.*

Roland Flowers, City Engineer:

- a. *How will storm water be handled in front?*
- b. *Raise sidewalk to standard cross slope according to code.*
- c. *Needs Drainage Plan.*

Diane Sylvia, HARC Planner:

Building Color and Signage need HARC approval.

Charles Stephenson, Chief Building Official:

Grease trap and fire protection needs to be addressed.

David Fernandez, Utilities Director:

Written comments: Properly engineered grease traps are needed.

Ed Nicolle, FCAA:

This site is served by FCAA account # 00213 which is a 5/8" meter which appears adequate to serve a small bakery/restaurant. A complete set of plans including the kitchen fixtures will be required to review to determine System Development Fees and that type of backflow prevention will be required.

Dale Finigan, CES:

The meter center will need to be relocated outside the new building addition. CES recommends secondary underground to pole, D36-6-5. If customer chooses underground CES needs to change out pole to concrete pole. The riser will need to be at least 18 feet from final grade for delivery truck traffic. CES' pole D36-6-5 is about 7' off the property line, but in the right-of-way. Customer may need to relocate proposed driveway.

4. Any liquor license shall be for beer and wine only.
5. Any modification to this plan will cause the applicant to come back before the Planning Board and go through the Conditional Use process.
6. There will be no more than 24 seats with the required parking.

ANALYSIS:

This project is for a 24-seat Bakery/Restaurant. Plans submitted show 6 parking spaces, enough for 270 sq. ft. of consumption area (18 seats). The overall site parking, internal circulation and general traffic safety will be improved. The need to back out over sidewalks and into traffic will be eliminated. A loading zone will be incorporated into the design. Landscaping will be improved. Trash will be screened from view.

DRC:

The current plans and the Building Code requirements adequately address DRC comments that were recorded prior to the 02-21-02 Planning Board. C.E.S. comments were accidentally left out of the Planning Board Report.

NEIGHBOR IMPACTS:

These plans show the dumpster in the rear left corner of the property. It appears to block the adjacent property owner's access to their propane tank.

PARKING:

There is no conforming parking currently on site. These plans show 6 conforming parking spaces, which will allow for 270 sq. ft. of consumption area. Since Fire Codes require 15 sq. ft. per seat, this project can only have 18 seats with the proposed parking. In order to have 24 seats, an additional 90 sq. ft. of consumption area is needed, which will require 2 additional parking spaces.

Parking Requirements	
Restaurant Use	1 Parking space per 45 sq. ft. of Consumption area
Per Seat Space Requirements	
1 Seat	15 sq. ft. of space

SIDEWALKS:

Currently there are no sidewalks on the property. Earlier iterations had sidewalks onsite. However, this design did not allow for properly sized parking spaces or aisles, and created a traffic safety hazard along White Street. The Planning Department, in consultation with Engineering Services, proposed moving the sidewalk onto public property with the addition of a landscape strip. This will prevent illegal parking along White Street and also prevent the creation of sight triangle obstructions, thereby eliminating the safety hazard.

The landscape strip along White Street is shown 5 feet wide. If it was 6 feet, as suggested by the Bicycle/Pedestrian/ADA Coordinator, the City could install bike racks to better serve the entire area. The Applicant and the City could fund the sidewalk and landscaping along White Street jointly. The Applicant could install the sidewalks and the curbing in lieu of traffic impact fees and the City could plant the strip and install bike racks.

3. OPTIONS, ADVANTAGES AND DISADVANTAGES:

A. Approve

(1) Advantage:

- The parking lot and corner safety will be drastically improved for vehicles.
- Bicycle-Pedestrian safety will improve with the installation of sidewalks and bike racks.
- The current need to back out over sidewalks and into traffic will be eliminated.
- The current dilapidated building and unsightly area will be cleaned up.

- Landscaping on site will be improved.
 - Trash will be screened from view.
- (2) Disadvantage: None Known.

B. Deny

- (1) Advantage: None Known
- (2) Disadvantage: No improvements to the safety and aesthetics to the site will be made at this time.

4. FISCAL IMPACTS

If approved, the City will realize an increase in both sales and property tax revenues.

5. RECOMMENDED ACTION

The Planning Department recommends **APPROVAL** with the conditions laid out in the Planning Board Recommendation as follows, along with 4 additional conditions:

1. The hours to be open for business are from 5:00 AM to 10:00 PM.
2. There will be no amplified music inside or outside of the premises.
3. Any modification to this plan will cause the applicant to come back before the Planning Board and go through the conditional use process.
4. There will be no more than 24 seats with the required parking.

Additional Conditions:

5. The propane access to the adjacent lot shall be preserved.
6. The project shall operate with only 270 sq. ft. of consumption area (18 seats) until enough parking for 360 sq. ft. (24 seats) is created or a variance obtained.
7. Applicant shall have Traffic Impact Fees credited when sidewalks and curbing are installed.
8. The landscape strip along White Street will be 6 feet wide to accommodate future bicycle racks for the area.

Drawings provided with this report:

Plans	By	Date	Revised	Page #
Site Plan	M.B. Ingram	03-18-02	n/a	A1.1
Floor Plan	M.B. Ingram	03-18-02	n/a	A2.1
Site Survey	R.A. Reece	09-11-00	n/a	n/a

Traffic Study

KBP CONSULTING, INC.

April 8, 2017

Mr. Owen Trepanier
President
Trepanier & Associates, Inc.
1421 First Street, P.O. Box 2155
Key West, Florida 33045-2155

**Re: 1119 White Street – Key West, Florida
Traffic Statement**

Dear Owen:

There is an existing single-story building located in the northern quadrant of the intersection at White Street and Catherine Street in Key West, Monroe County, Florida. More specifically, the subject site is located at 1119 White Street and the floor area is approximately 1,866 square feet. Until recently this building was the site of a health / fitness club; however, it was previously approved for a bakery / restaurant use primarily serving breads, bagels, donuts and coffee throughout the day. The currently proposed plan for this site is to establish a sit-down restaurant / café that will be primarily open for breakfast and lunch. There will be no changes to the footprint of the building. The purpose of this analysis and correspondence is to document the trip generation characteristics associated with the previously approved use (i.e. bakery / restaurant) and the currently proposed use (sit-down restaurant / café).

Trip Generation Analysis

The trip generation for this project was determined utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9th Edition). According to the subject ITE manual, the most appropriate land use categories for the subject uses are Land Use #939 – Bread / Donut / Bagel Shop without Drive-Through Window and Land Use #932 – High-Turnover (Sit-Down) Restaurant. The trip generation rates used to determine the vehicle trips associated with this analysis are presented below.

Bread / Donut / Bagel Shop without Drive-Through Window – ITE Land Use #939

- Weekday¹: $T = 561.26 (X)$
where $T =$ number of trips and $X = 1,000$ square feet of gross floor area
- AM Peak Hour: $T = 70.22 (X)$ (47% in / 53% out)
- PM Peak Hour: $T = 28.00 (X)$ (50% in / 50% out)

¹ The referenced ITE report (*Trip Generation Manual*, 9th Edition) does not contain a weekday trip generation rate for Land Use #939 – Bread / Donut / Bagel Shop without Drive-Through Window. This manual also lacks weekday data for other similar land uses such as #940 – Bread / Donut / Bagel Shop with Drive-Through Window and #936 – Coffee / Donut Shop without Drive-Through Window. However, this manual does have weekday data for Land Use #937 – Coffee / Donut Shop with Drive-Through Window. As a basis of comparison, the AM and PM peak hour trips associated with this land use represent approximately 17.5% of the total weekday trips. Similarly, as noted on the following page, the AM and PM peak hour trips associated with the High-Turnover (Sit-Down) Restaurant land use represent approximately 16.3% of that use's total weekday trips. Therefore, a weekday rate of 561.26 trips / 1,000 square feet of gross floor area was derived.

KBP CONSULTING, INC.

High-Turnover (Sit-Down) Restaurant – ITE Land Use #932

- Weekday: $T = 127.15 (X)$
where $T =$ number of trips and $X = 1,000$ square feet of gross floor area
- AM Peak Hour: $T = 10.81 (X)$ (55% in / 45% out)
- PM Peak Hour: $T = 9.85 (X)$ (60% in / 40% out)

Table 1 below summarizes the trip generation characteristics associated with the previously approved and the currently proposed land uses at 1119 White Street in the City of Key West.

Table 1 Trip Generation Summary 1119 White Street - Key West, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Previously Approved Use</i>								
Bread / Donut / Bagel Shop w/out Drive-Through	1,866 SF	1,047	62	69	131	26	26	52
Total (Approved)		1,047	62	69	131	26	26	52
<i>Currently Proposed Use</i>								
High-Turnover (Sit-Down) Restaurant	1,866 SF	237	11	9	20	11	7	18
Total (Proposed)		237	11	9	20	11	7	18
Difference (Proposed - Approved)		(810)	(51)	(60)	(111)	(15)	(19)	(34)

Compiled by: KBP Consulting, Inc. (April 2017).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).

As indicated above, the proposed use (high-turnover sit-down restaurant) at 1119 White Street is expected to generate 237 daily vehicle trips, 20 AM peak hour vehicle trips (11 inbound and 9 outbound), and 18 PM peak hour vehicle trips (11 inbound and 7 outbound). When compared with the previously approved use (bakery / restaurant) at this location, this represents a decrease of 810 daily vehicle trips, a decrease of 111 AM peak hour vehicle trips, and a decrease of 34 PM peak hour vehicle trips.

Conclusions

In summary, the foregoing trip generation analysis indicates that the proposed restaurant use will generate significantly fewer vehicle trips on a daily, AM peak hour, and PM peak hour basis when compared with the previously approved use (bakery / restaurant) for the site at 1119 White Street in Key West. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.

Florida Registration Number 49897

Engineering Business Number 29939

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 560-7103 Fax: (954) 582-0989

Melissa Paul-Leto

From: Gary Volenec
Sent: Monday, May 08, 2017 10:47 AM
To: Melissa Paul-Leto
Subject: RE: 1119 White Street Parking variance- traffic study review

Melissa,

Based on review of the submitted documentation, it appears that the proposed use for the High-Turnover (Sit-Down) Restaurant will result in less traffic impacts than the previously approved Bread/Donut/Bagel Shop w/out Drive-Through. Please let me know if you have any questions.

Thanks,

Gary

Gary J. Volenec, P.E.

City Engineer
City of Key West
305 809-3967



From: Melissa Paul-Leto
Sent: Friday, May 05, 2017 11:26 AM
To: Gary Volenec <gvolenec@cityofkeywest-fl.gov>
Subject: 1119 White Street Parking variance- traffic study review

Gary,

1119 White Street is going to Planning Board in May 18. They will need a parking variance and have submitted a traffic study. Can you please review the project and the traffic study . I need a comment from the engineering department regarding their traffic study pretty please ☺.

Thanks, Melissa

June 9, 2017

Ms. Melissa Paul-Leto, Planner
City of Key West
1300 White Street
Key West, FL 33040

**Re: 1119 White Street
Traffic Statement - Addendum**

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Melissa:

This is an addendum to the Traffic Statement submitted yesterday.

The following analysis is potential trip generation for the previous use compared to the potential trip generation for the proposed use utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) Trip Generation Manual (9th Edition).

According to the subject ITE manual, the most appropriate land use category for the immediate past use is Land Use Code #492 – Health/Fitness Club; the most appropriate land use category for the proposed use is Land Use #932 – High-Turnover (Sit-Down) Restaurant.

The trip generation rates used to determine the vehicle trips associated with this analysis are presented below.

Health/Fitness Club – ITE Land Use Code #492

- Weekday: $T = 32.93 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 1.21 (X)$ (42% in / 58% out)
- PM Peak Hour: $T = 4.05 (X)$ (51% in / 49% out)

High-Turnover (Sit-Down) Restaurant – ITE Land Use #932

- Weekday: $T = 127.15 (X)$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 10.81 (X)$ (55% in / 45% out)
- PM Peak Hour: $T = 9.85 (X)$ (60% in / 40% out)

Trip Generation Summary 1119 White Street – Key West Florida								
Land Use	Size (sq. ft.)	Daily Trips	AM Peak Hour Trip			PM Peak Hour trips		
			In	Out	Total	In	Out	Total
<i>Previously Existing Use Health/Fitness Club</i>	1,866	61.45	0.94	1.31	2.26	3.03	1.98	4.05
Total (Previously Existing)	--	61.45	0.94	1.31	2.26	3.03	1.98	4.05
<i>Currently Proposed Use High-Turnover (Sit-Down) Restaurant</i>	1,866	237	11	9	20	11	7	18
Total (Proposed)	--	237	11	9	20	11	7	18
Difference (Proposed – Approved)	--	175.55	10.06	7.69	17.74	7.97	5.02	13.95

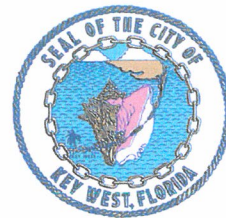
As indicated above, the proposed use (high-turnover sit-down restaurant) at 1119 White Street is expected to generate 237 daily vehicle trips, 20 AM peak hour vehicle trips (11 inbound and 9 outbound), and 18 PM peak hour vehicle trips (11 inbound and 7 outbound). When compared with the previously approved use (Health/Fitness Club) at this location, this represents an increase of 176 daily vehicle trips, an increase of 17.74 AM peak hour vehicle trips, and a decrease of 13.95 PM peak hour vehicle trips.

Sincerely,

Owen Trepanier

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

I, Damien McCarthy as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 1119 White Street, LLC
Name of office (President, Managing Member) *Name of owner from deed*

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

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

D. McCarthy
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 17th day of January 2017
Date

by DAMIAN McCarthy
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

Aaron Alexander
Name of Acknowledger typed, printed or stamped

FF 952354
Commission Number, if any



AARON ALEXANDER
MY COMMISSION # FF 952354
EXPIRES: January 20, 2020
Bonded Thru Budget Notary Services

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Owen Trepainer, in my capacity as President
(print name) *(print position; president, managing member)*

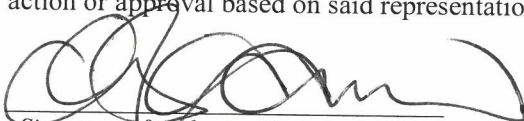
of Owen Trepainer and Associates, Inc
(print name of entity serving as Authorized Representative)

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

1119 White Street

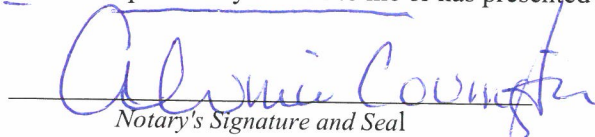
Street Address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 19th Jan 2017 by
Owen Trepainer
Name of Authorized Representative *date*

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


Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



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

FF913801
Commission Number, if any

Warranty Deed

Doc# 1605311 09/28/2006 10:50AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

09/28/2006 10:50AM
DEED DOC STAMP CL: JENNIFERH\$8,750.00

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Doc# 1605311
Bk# 2240 Pg# 2396

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

WARRANTY DEED

THIS INDENTURE made this 22nd day of September, 2006, by and between 1119 White Street, LLC, a Florida limited liability company, whose address is 1119 White Street, Key West, FL 33040, as Grantor, and 1119 White Street LLC, a Florida limited liability company, whose address is 1119 White Street, Key West, FL 33040, as Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to-wit:

On the Island of Key West and is known as a Part of Tract 14, according to William A. Whitehead's Map of said Island, delineated February, 1829, but now better known and described as Lots 3 and 4, according to corrected subdivision of Part of Middle 1/3, Tract 14, plat of which appears on record in Plat Book 1, Page 59 in the Office of the Clerk of the Circuit Court of Monroe County, Florida, said lots being described by metes and bounds as follows: Beginning at a point on the Northwesterly side of Catherine Street, which point is distant 218 feet Southwesterly from the Westerly corner of the intersection of Catherine Street and Georgia Street and running thence along the said Northwesterly side of Catherine Street in a Southwesterly direction 100 feet to White Street; thence at right angles along the Northeasterly side of White Street in a Northwesterly direction 81 feet, 6 inches; thence at right angles in a Northeasterly direction 100 feet, thence at right angles in a Southeasterly direction 81 feet, 6 inches to the point or place of beginning.

Parcel Identification Number: 00034460-000000

SUBJECT TO: Taxes for the year 2006 and subsequent years.

SUBJECT TO: Conditions, limitations, reservations and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right,
* "Grantor" and "Grantee" are used for singular or plural, as context requires

title, interest and estate, reversion, remainder and easement thereunto 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 the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment thereof. The said Grantor hereby fully warrants the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

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:

Jesse Broome
Witness Name: Jesse Broome

Peter J. Micara
Witness Name: PETER J. MICARA

1119 White Street, LLC

By: Nikita Zdanow
Nikita Zdanow

State of New York
County of NASSAU

The foregoing instrument was acknowledged before me this 22nd day of September, 2006 by Nikita Zdanow of 1119 White Street, LLC, on behalf of said company. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]

WARREN L. PAYTON
No. 8304060
Notary Public, State of New York
Qualified in Nassau County
My Commission Expires Sept. 17, 2010

Warren L Payton
Notary Public

Printed Name: WARREN L PAYTON

My Commission Expires: September 17, 2010

MONROE COUNTY
OFFICIAL RECORDS

Site Plans

APPLICABLE BUILDING CODE:
 FBC EXISTING BUILDING 5TH EDITION 2014
 LEVEL 2 ALTERATIONS

OCCUPANCY: ASSEMBLY GROUP A-2

OCCUPANCY LOAD: PER TABLE 1004.1.2 FBC

AREA LOAD (PER 1004.1.2)
 GROSS ±1,866 SF MAX124 (1 PER 15 SF)

99 TOTAL FOR INDOOR
 UNSPRINKLERED AREA PER 903.2.1.2 (2)

FIRST FLOOR:

INTERIOR BOOTH	20	EXTERIOR SIDE PATIO	08
2 TOP	02		
4 TOP	08		
COUNTER	12		

TOTAL INTERIOR 42 EXTERIOR 08

50 SEATS TOTAL PROPOSED

24 CURRENTLY ALLOCATED TO PROPERTY

26 NEEDED

PARKING

CONSUMPTION AREA LOAD (PER 108-572 MUNI CODE)

INTERIOR	663.66
EXTERIOR	86.34
TOTAL CONS.	±750 SF

EXISTING CONS.	360 SF
NEW CONS.	390 SF

REQUIRED PARKING

17 SPACES
 9 BIKES

PROPOSED PARKING

7 CAR SPACES
 45 BIKE SPACES

4	CALCULATIONS	BB	06/08/17
3	SITE	BB	06/01/17
2	SITE & DRC COMMENTS	BB	03/27/16
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

ARTIBUS DESIGN
 ENGINEERING AND PLANNING

ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

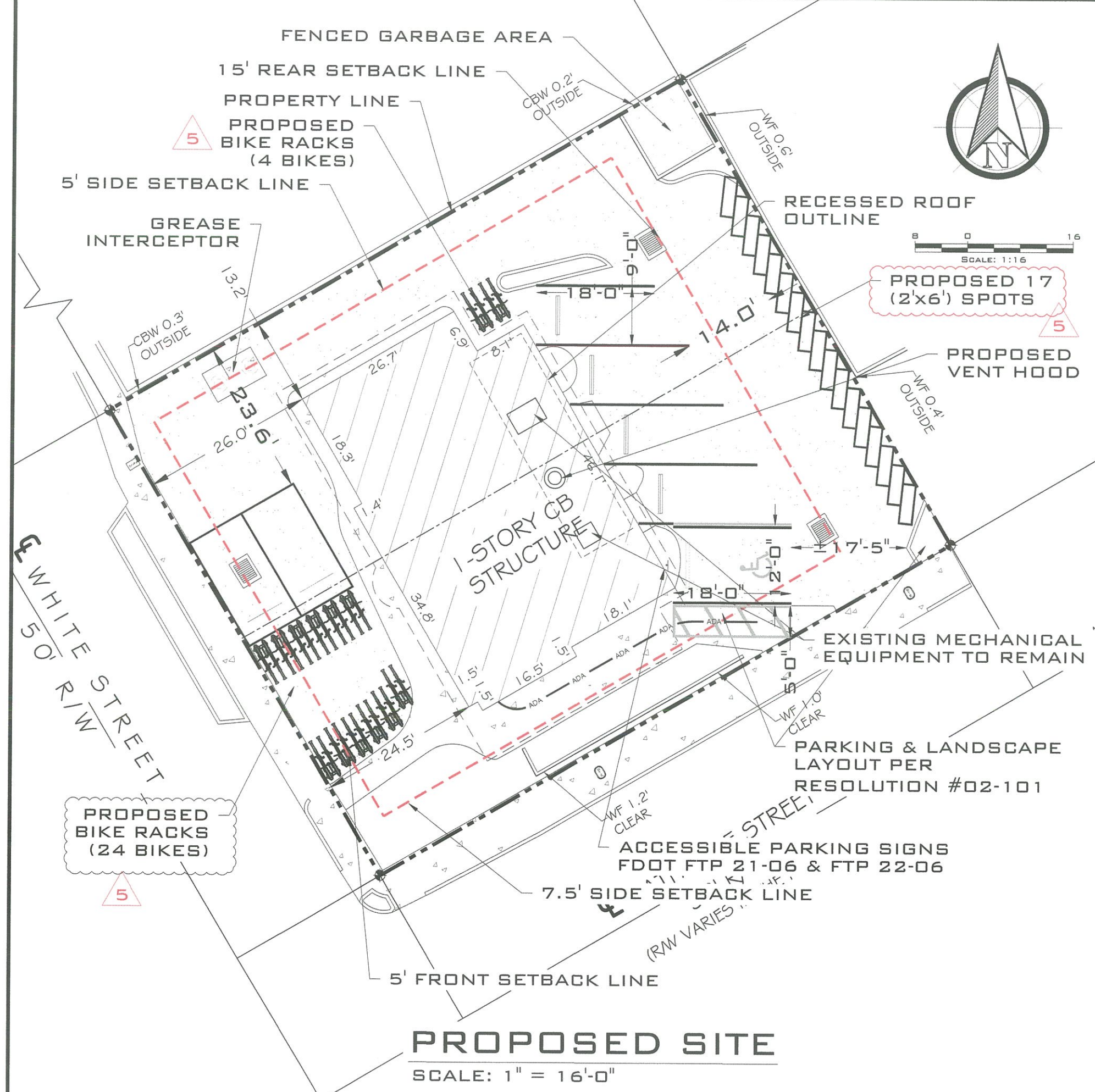
CLIENT: EDGAR BRASWELL
 1107 SOUTHARD ST
 KEY WEST, FL 33040

PROJECT: 1119 WHITE ST

SITE: 1119 WHITE ST
 KEY WEST, FL 33040

TITLE: PROPOSED SITE DIAGRAM

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/18/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1612-10	C-102	1	



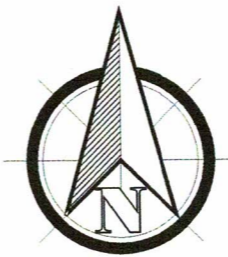
PROPOSED SITE

SCALE: 1" = 16'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
 DATE: JUL 12 2017

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



EXISTING STORMWATER DRAINAGE SYSTEM TO REMAIN (UNDERGROUND EXFILTRATION TRENCHES)

STORMWATER MANAGEMENT NOTES:

NO PROPOSED CHANGES TO THE EXISTING STORMWATER SYSTEM AS APPROVED PER RESO. 02-101

2

2	SITE & DRC COMMENTS	BB	03/27/16
REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT:
 EDGAR BRASWELL
 1107 SOUTHARD ST
 KEY WEST, FL 33040

PROJECT:
 1119 WHITE ST

SITE:
 1119 WHITE ST
 KEY WEST, FL 33040

TITLE:
 STORMWATER MANAGEMENT PLAN

SCALE AT 1"=16':	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/18/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1612-10	C-103	1	

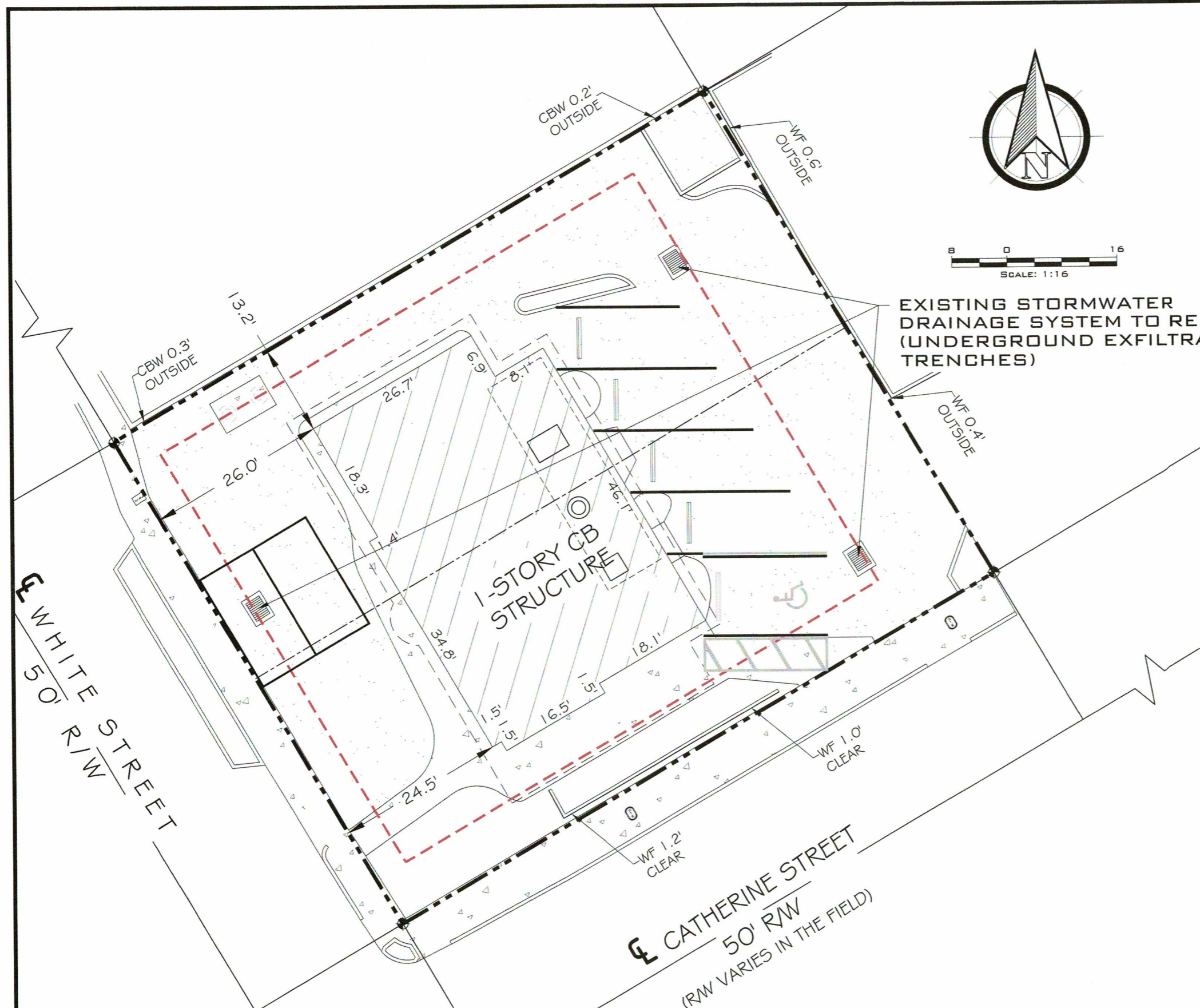
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: [Signature]
 DATE: JUL 06 2017

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE No 71480

STORMWATER MANAGEMENT PLAN

SCALE: 1" = 16'-0"



50' R/W WHITE STREET

50' RW CATHERINE STREET (RW VARIES IN THE FIELD)

CBW 0.3' OUTSIDE

CBW 0.2' OUTSIDE

WF 0.6' OUTSIDE

WF 0.4' OUTSIDE

WF 1.0' CLEAR

WF 1.2' CLEAR

1-STORY CB STRUCTURE

26.0'

26.7'

34.8'

24.5'

13.2'

18.3'

4.6'

16.5'

1.5'

1.5'

1.5'

1.5'

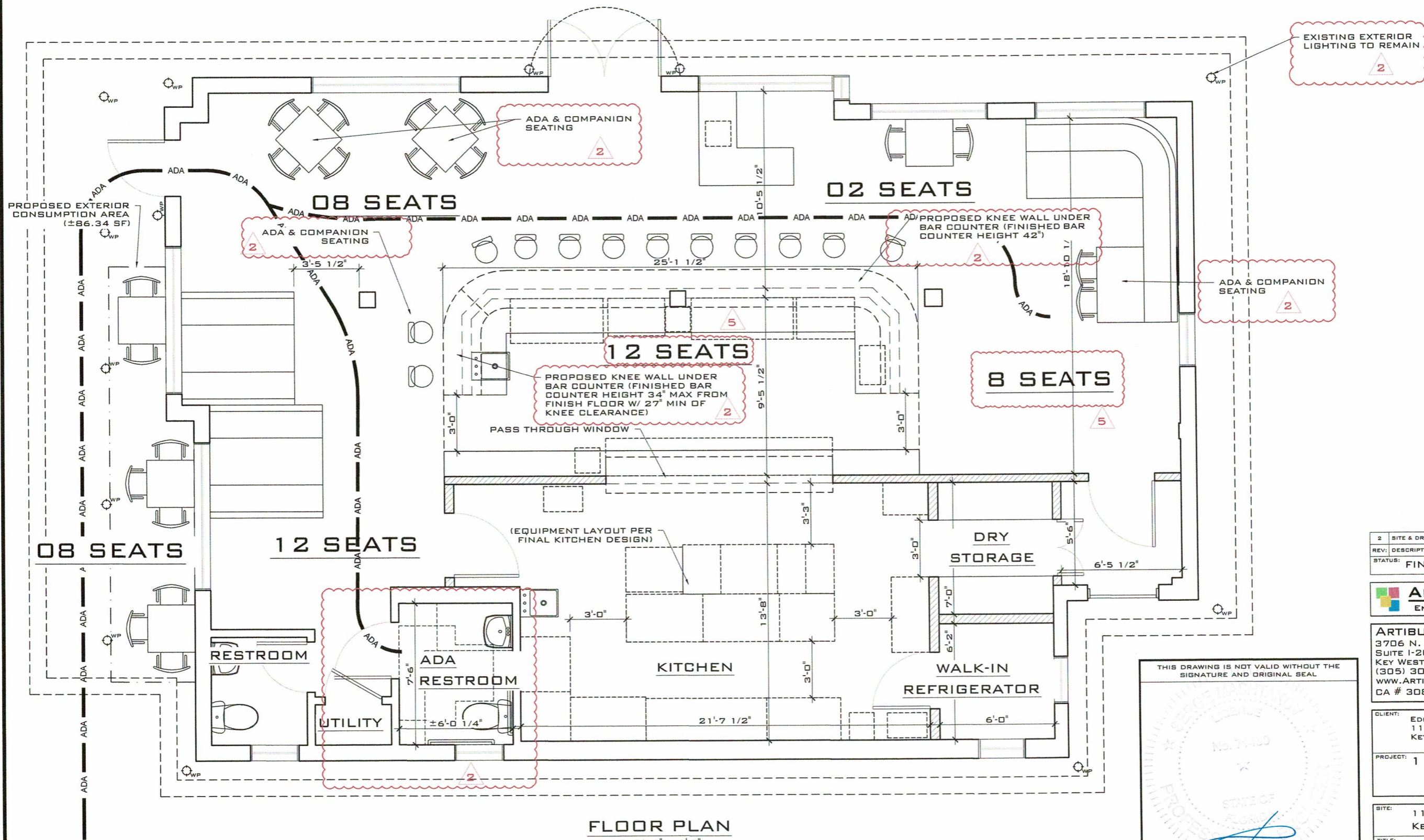
1.5'

1.5'

1.5'

1.5'

1.5'



FLOOR PLAN
SCALE: 3/16" = 1'-0"

2	SITE & DRC COMMENTS	BB	03/27/16
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: EDGAR BRASWELL
1107 SOUTHWARD ST
KEY WEST, FL 33040

PROJECT: 1119 WHITE ST

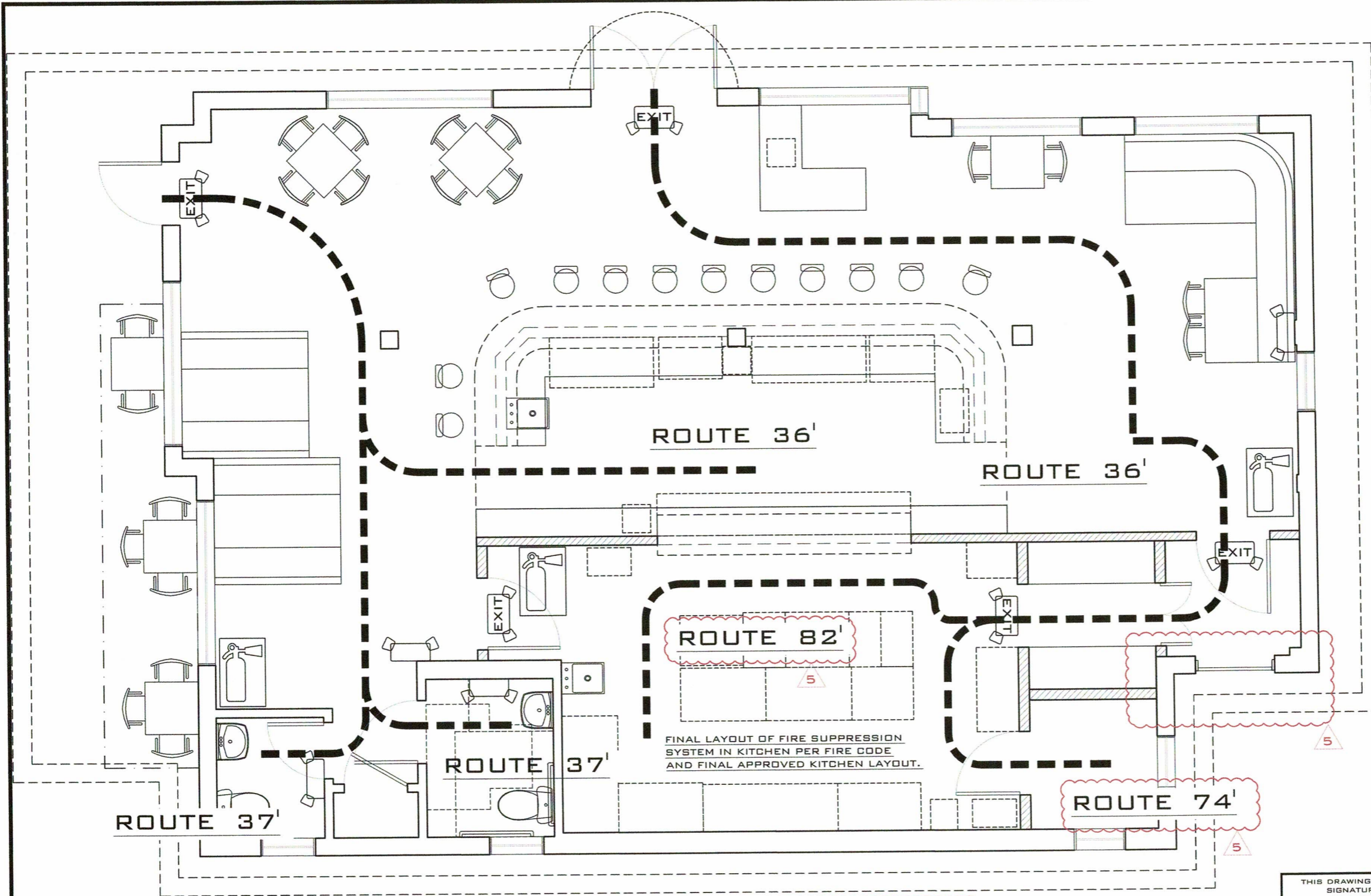
SITE: 1119 WHITE ST
KEY WEST, FL 33040

TITLE: PROPOSED PLAN

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/18/17	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1612-10	A-102	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
DATE: JUL 06 2017
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



SYMBOL LEGEND

	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP
	CLASS 2-A FIRE EXTINGUISHERS (3) TOTAL

NOTE:
 "PANIC BARS" TO BE INSTALLED ON ALL EMERGENCY EXITS.

LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

APPLICABLE BUILDING CODE:
 FBC EXISTING BUILDING 5TH EDITION 2014
 LEVEL 2 ALTERATIONS

OCCUPANCY: ASSEMBLY GROUP A-2
 MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE
 FBC TABLE 1016.2, OCCUPANCY A-2, WITHOUT SPRINKLER SYSTEM: 200 FT

MAXIMUM ROUTE: ±82 FT

CONSTRUCTION TYPE: TYPE V - B

ITEM	CONSTRUCTION TYPE	EXISTING	FBC TABLE 503	PROPOSED
MAX HEIGHT (FEET)	TYPE II - B	<40'	TYPE II - B 40'-0"	NO CHANGE
OCCUPANCY	GROUP A	GROUP A	GROUP A	NO CHANGE
MAX STORIES	1	1	1	NO CHANGE
MAX AREA	±1,866 SF	±1,866 SF	6,000 SF	NO CHANGE

AREA	LOAD (PER 1004.1.2)	REQ. EGRESS (PER 1005.3.2)	PROVIDED
GROSS 1,866 SF	MAX 124 (1 PER 15 SF)	99 X (0.20) = 19.8' WIDTH	150' (3-QTY)
99 TOTAL FOR INDOOR UNSPRINKLERED AREA PER 903.2.1.2 (2)			
FBC TABLE 906.3(1) FIRE EXTINGUISHERS CLASS: 2-A MAXIMUM FLOOR AREA PER EXTINGUISHER: 3,000 SF MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER: 75 FT			

2	SITE & DRC COMMENTS	BB	03/27/16
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT:
 EDGAR BRASWELL
 1107 SOUTHARD ST
 KEY WEST, FL 33040

PROJECT: 1119 WHITE ST

SITE: 1119 WHITE ST
 KEY WEST, FL 33040

TITLE: LIFE SAFETY PLAN

SCALE AT 1/16" = 1'-0"	DATE: 01/30/17	DRAWN: BDB	CHECKED: SAM
PROJECT NO: 1612-10	DRAWING NO: A-103	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*
 DATE: JUL 06 2017

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71400

STAFF REPORT

DATE: May 30, 2017

RE: **1119 White Street
(Minor Development Plan Review)**

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

The Planning Department received an application for a Minor Development Plan at 1119 White Street. City Code of Ordinances requires review by the Tree Commission or Urban Forester prior to Planning Board review.

The property has a previously approved Landscape Plan (Res 02-101). The existing landscape is in line with what was originally approved except that groundcover plant species are missing. Attached is a site plan showing existing conditions of the property. The applicant has agreed to replant with golden creeper plants instead of the purple queen groundcover plants.

It is not recommended that the hibiscus plantings along the northwest property line against the existing concrete wall be planted. Therefore, a landscape waiver is required for this area.

The Landscape Plan that currently exists, with the addition of the golden creeper plants, is over 70% native vegetation. No existing trees or palms on the property are being removed.

It is recommended that the applicant submit a clean landscape drawing for the file showing existing conditions of the property with the addition of the golden creeper plants.

Recommendation: Recommend approval of the Landscape Plan With Waiver at 1119 White Street.









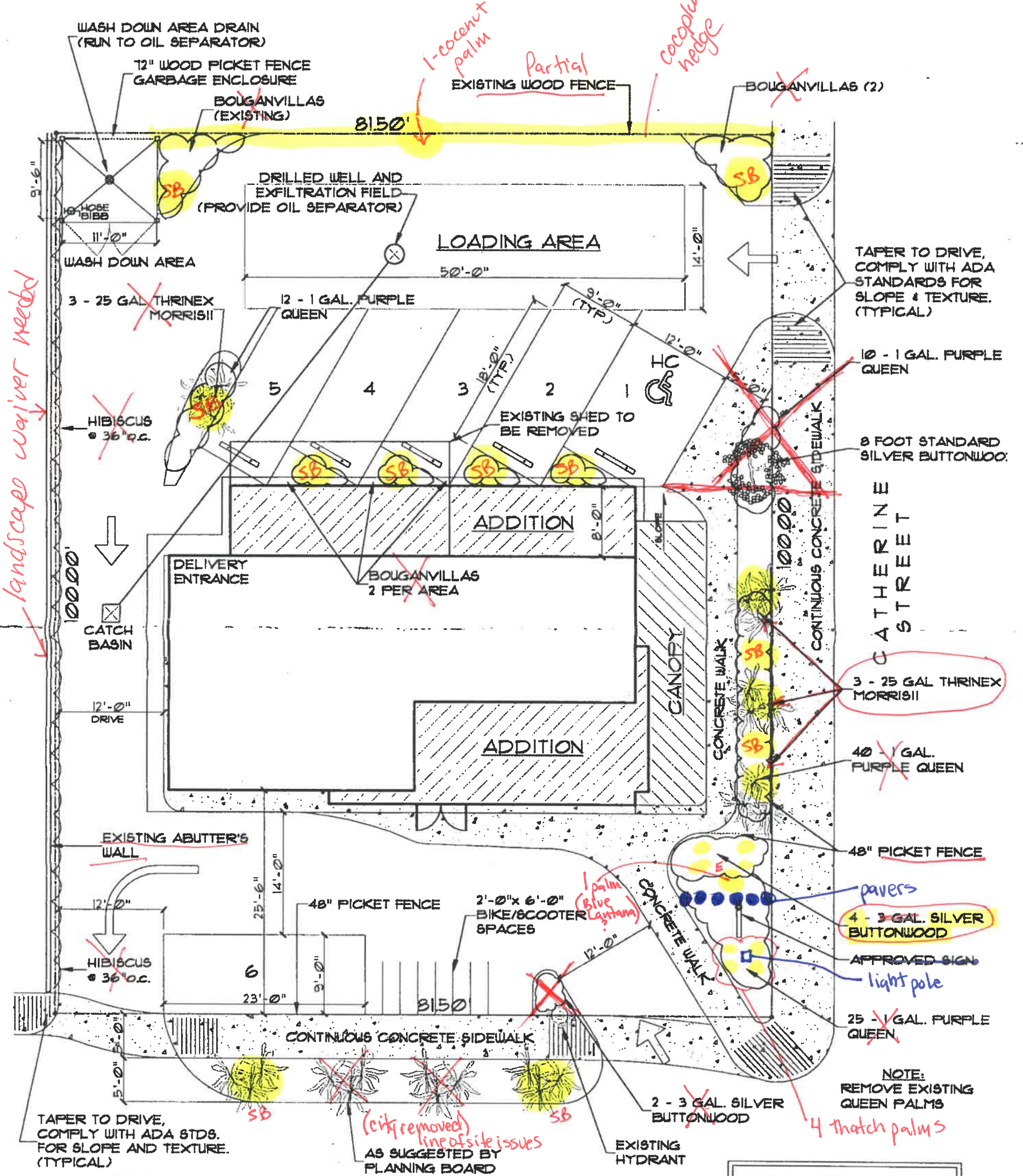


*Kenny
Fullan
5-30-17*

Approved Landscape Plan

Per Resolution No. 02-101

SB = Silver buttonwood



landscape waiver needed

1-coconut palm

Partial

cocoplum hedge

3 - 25 GAL THRINEX MORRISII

4 - 3 GAL. SILVER BUTTONWOOD

4 Thatch palms

WHITE STREET

1 **SITE PLAN**
SCALE: 3/32" = 1'-0"

APPROVED
CITY OF KEY WEST
PLANNING DEPT.

T. J. Symoch
CITY PLANNER
5/30/2002
DATE CL Res. 02-101

SITE PLAN SCALE: 3/32" = 1'-0"

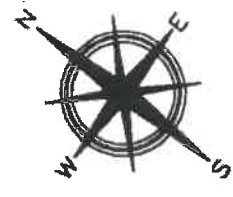
1118 White Street

Michael B. Ingram Architect & Associates
604 Whitehead Street
Key West, FL 33040
PH: 305-292-1122 • FX: 305-292-7162
E: mb@ingramarchitect.com • Florida Registration No. 5326

March 18, 2002
All

*SB = Silver buttonwood
E = Elephant Ear plant*

APPROVED
CITY OF KEY WEST
PLANNING DEPT.
March 18, 2002



NOTE: ENTIRE SITE SHALL BE FULLY ADA COMPLIANT

NOTE: REMOVE EXISTING QUEEN PALMS

(city removed) line of site issues
AS SUGGESTED BY PLANNING BOARD

APPROVED SIGN
light pole

40 GAL. PURPLE QUEEN

CATHARINE STREET

10 - 1 GAL. PURPLE QUEEN

TAPER TO DRIVE, COMPLY WITH ADA STANDARDS FOR SLOPE & TEXTURE. (TYPICAL)

8 FOOT STANDARD SILVER BUTTONWOOD

CATHARINE STREET

3 - 25 GAL THRINEX MORRISII

48" PICKET FENCE

4 - 3 GAL. SILVER BUTTONWOOD

25 GAL. PURPLE QUEEN

NOTE: REMOVE EXISTING QUEEN PALMS

4 Thatch palms

NOTE: ENTIRE SITE SHALL BE FULLY ADA COMPLIANT

MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: 05/08/17
To: Karen DeMaria, Urban Forestry Manager
From: Owen Trepanier
CC: Melissa Paul-Leto, Planner Analyst
Re: **1119 White Street, Landscape Plan**

Thank you for meeting with Lori Thompson and I on 05/05/17 to review the attached. During our meeting, you asked us to:

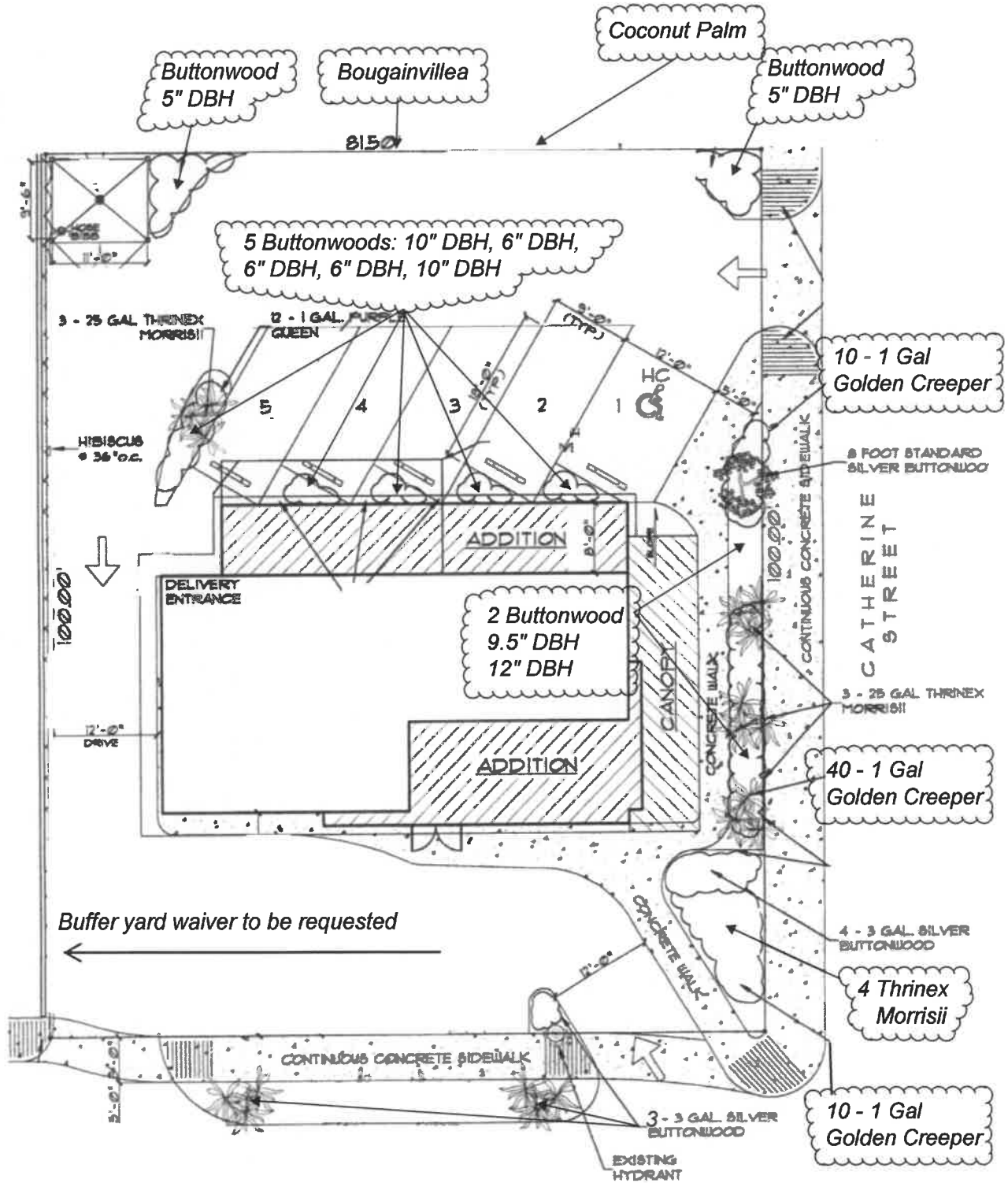
1. Review the landscape impacts of the outdoor seating area;
2. Request a waiver to landscape buffers for the Hibiscus that is shown on the plan in the driveway; and
3. Agree to an approval condition that requires the property owner to maintain the landscaping in the sight triangle and the immediate adjacent ROW.

Landscape Impacts on outdoor seating – We anticipate no seating-related impacts to the landscaping. The existing hardscape will remain intact in the outdoor seating area with no alterations. As depicted on the attached plan (A-103), there is sufficient existing sidewalk space for the seating and ADA accessibility.

Request a waiver to landscape buffers – We have included a waiver request to landscape buffers for the approved Hibiscus hedge in the driveway.

The owners have no objection to maintaining the landscaping in the sight triangle and the immediate adjacent ROW.

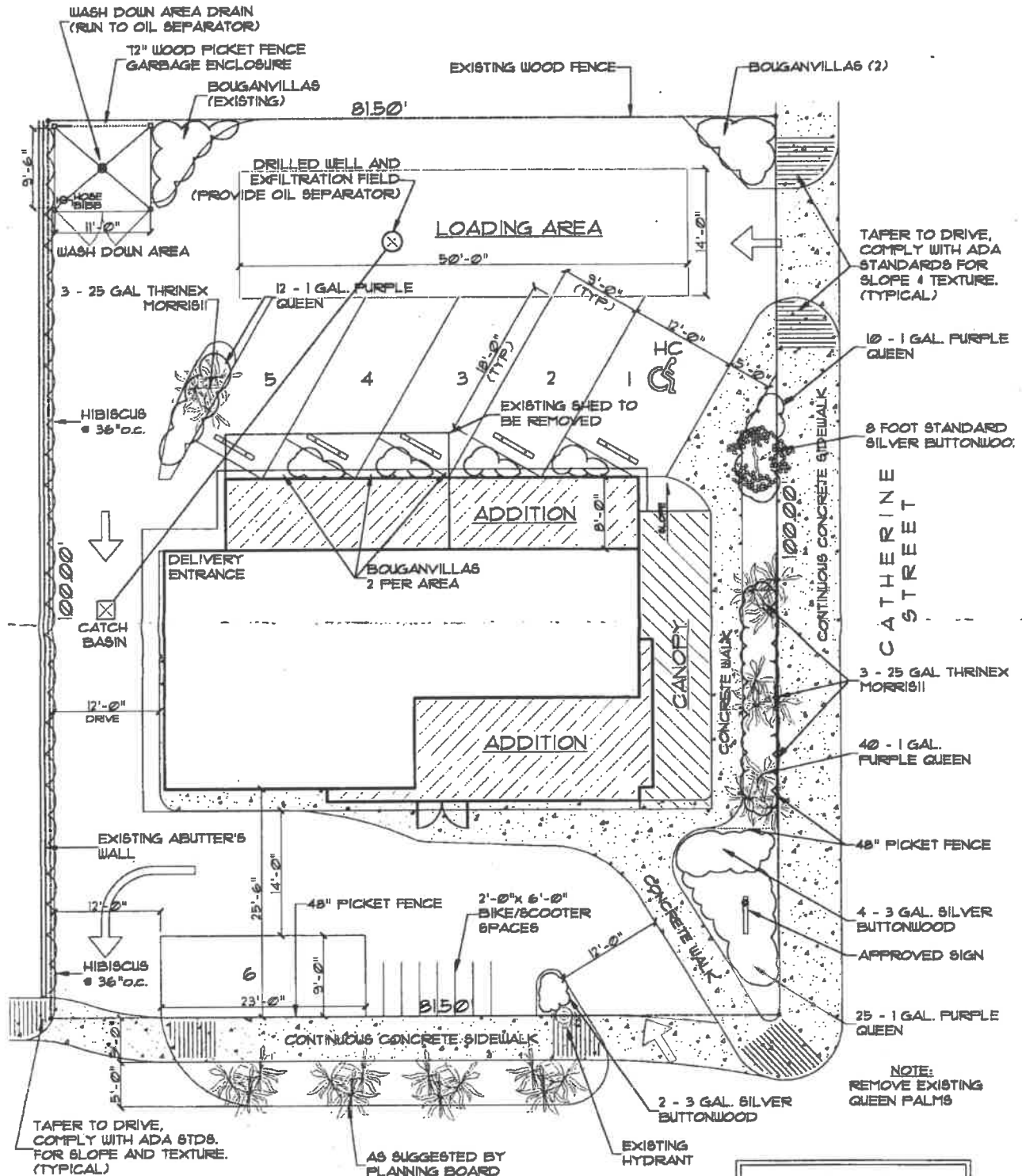
Revised Landscape



Sight Triangle and ROW landscaping to be maintained by property owner

Approved Landscape Plan

Per Resolution No. 02-101



APPROVED
MAY 18 2002
CITY ENGINEER



WHITE STREET
1 **SITE PLAN**
 SCALE: 3/32" = 1'-0"
APPROVED
 CITY OF KEY WEST
 PLANNING DEPT.
 T. J. Symeok
 CITY PLANNER
 5/20/2002
 DATE CL RES. 02-101

NOTE: ENTIRE SITE SHALL BE FULLY ADA COMPLIANT

SITE PLAN SCALE: 3/32" = 1'-0"
 110 White Street
 Michael B. Ingram Architect & Associates March 18, 2002
 604 Grandwood Street
 Key West, FL 33509
 PH: 305-293-1127 Fax: 305-292-7162
 E-Mail: mbingram@earthlink.net Firms Registration No. 1206

ALL

Karen DeMaria

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Wednesday, April 26, 2017 3:35 PM
To: Karen DeMaria
Cc: Natalie Hill; Lori Thompson; rachel@concretebella.com
Subject: 1119 White Street
Attachments: Landscape.pdf

Hi Karen,

Attached is a PDF of the approved and existing landscaping. If you'd have a moment to discuss, I'd appreciate it. We are not planning to make any real changes. There are some plants missing, but they are weird ones like Purple Queen and Hibiscus. There are also some substitutions, most Buttonwoods for Bougainvillea. We'd like to get your direction about how we should handle the discrepancies.

Accounting of Approved vs. Existing Landscaping			
Material	Approved	Existing	Preferred Action
Silver Buttonwood	6 – 3 gal	6	Maintain and Trim appropriately
Thrinax Morrisii	6 – 25 gal	7	Maintain the 7 Thrinax
Bougainvillea	9	1 Bougainvillea, 6 Buttonwoods	Maintain the 1 Bougainvillea and the 6 Buttonwoods, Trim appropriately
Purple Queen	87 – 1 gal	2	Plant 85 – 1 gal purple queens, or alternative ground cover pursuant to Urban Forestry
Hibiscus	33	0	No planter exists in the area depicted; Follow direction of Urban Forestry
Coconut Palm	0	1	Follow direction of Urban Forestry

Owen Trepanier

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street, P.O. Box 2155
Key West, FL 33045-2155
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

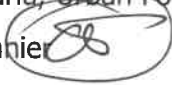
MEMORANDUM



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: 4/26/17
To: Karen DeMaria, Urban Forestry Manager
From: Owen Trepanier 
CC: Melissa Paul-Leto, Planner Analyst
Re: 1119 White Street, Landscape Plan

Per our previous discussion, attached is the approved landscape plan pursuant to Res. No. 02-101 and a plan depicting the existing situation on the ground. Below is an accounting of approved and existing landscaping.

The onsite landscaping is substantially intact except for groundcover and a row of Hibiscus. The approved ground cover is Purple Queen, which will be replaced unless an alternative species is preferred by Urban Forestry. The location of the approved Hibiscus does not exist on the site; therefore we seek direction from Urban Forestry regrading a suitable alternative.

Accounting of Approved vs. Existing Landscaping			
Material	Approved	Existing	Preferred Action
Silver Buttonwood	6 – 3 gal	6	Trim appropriately
Thrinax Morrisii	6 – 25 gal	7	Maintain the existing 7 Thrinax
Bougainvillea	9	1 Bougainvillea, 6 Buttonwoods	Maintain the 1 Bougainvillea and the 6 Buttonwoods
Purple Queen	87 – 1 gal	2	Plant 85 – 1 gal purple queens, or alternative pursuant to Urban Forestry
Hibiscus	33	0	No planter exists in the area depicted; Follow direction of Urban Forestry
Coconut Palm	0	1	Follow direction of Urban Forestry

Site Visit

1119 White Street, Key West, Florida 33040
SITE VISIT



1119 White Street, Key West, Florida 33040
SITE VISIT





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SITE VISIT



1119 White Street, Key West, Florida 33040
SITE VISIT



Additional Information

June 1, 2017



1119 White Street, Café

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Neighbor:

We are land use planners working for Rachel Bashore and Eddie Braswell. Rachel and Eddie are in the process of purchasing 1119 White Street.

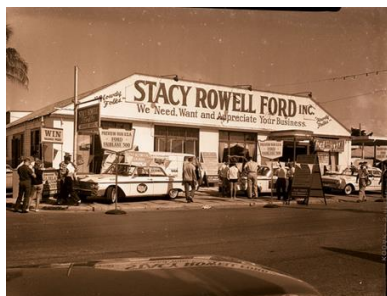
1119 White Street is currently approved as a 24 Seat Restaurant and Bakery, "I Love Bagels". This was previously a high turnover, primarily take-out business. We are in the process to alter the existing approval to allow a quality sit-down neighborhood café-style operation.

There are few external changes proposed, aside from increased landscaping and the creation of an additional 14 scooter and bicycle parking spaces.

There is no outdoor music, of any kind, proposed for the property. The location of the site is ideal for bike, pedestrian and scooter access. The traffic study shows the elimination of the take out-oriented business reduces traffic congestion. No late-night business is proposed.

We invite you to come visit the property, review the plans and speak with Rachel and Eddie about their plans. Please join us June 7th, from 5:30 -6:30 p.m. on site.

If you can't make that time, we're happy to meet individually at other times. Please don't hesitate to call if you have questions.



1117 White Street, c. 1962



1119 White Street, c. 1962

1421 First Street, Key West, FL • 33040

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

Detail by Entity Name

Florida Limited Liability Company
1119 WHITE STREET LLC

Filing Information

Document Number	L06000092125
FEI/EIN Number	20-5566853
Date Filed	09/19/2006
Effective Date	09/14/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/07/2012
Event Effective Date	NONE

Principal Address

615 AMELIA STREET
KEY WEST, FL 33040

Changed: 09/07/2012

Mailing Address

615 AMELIA STREET
KEY WEST, FL 33040

Changed: 09/07/2012

Registered Agent Name & Address

MCCARTHY, DAMIEN
615 AMELIA STREET
KEY WEST, FL 33040

Name Changed: 09/07/2012

Address Changed: 09/07/2012

Authorized Person(s) Detail**Name & Address**

Title MGRM

MCCARTHY, DAMIEN
615 AMELIA STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2015	02/21/2015
2016	01/27/2016
2017	01/15/2017

Document Images



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

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

Property Record Card - Maps are now launching the new map application version.

Alternate Key: 1035386 Parcel ID: 00034460-000000

Ownership Details

Mailing Address:
1119 WHITE STREET LLC
1119 WHITE ST
KEY WEST, FL 33040-3366

Property Details

PC Code: 19 - PROFESSIONAL SERVICES BLDGS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1119 WHITE ST KEY WEST
Subdivision: Knights Sub
Legal Description: KW KNIGHTS SUB PB1-59 LOTS 3 & 4 SQR 1 TR 14 G8-548 OR463-380/381 PROB #78-209-CP-12 PROB #83-209-CP-12 OR903-1655/1657 OR990-2436 OR1361-1426 OR1653-2466 OR1829-546 OR1964-402 OR2240-2396/97

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	82	100	8,150.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 1895
Year Built: 1938

Interior Finish Nbr	Type	Area %
1194	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	160 SF	40	4	2007	2014	2	30
2	AP2:ASPHALT PAVING	4,696 SF	0	0	2002	2003	2	25
3	FN2:FENCES	126 SF	21	6	2002	2003	2	30

Appraiser Notes

7 DAYS VIDEO RENTALS II 6/14/01 2001 AUDIT PARCEL.

2007-02-02 - RENOVATIONS COMPLETE. NOW ISLAND GYM. WILL CHANGE TO PC 19 FOR 2008 ROLL. - JEN

2004-02-24 "I LOVE BAGELS" OFFERED FOR \$1,975,000 FROM THE KW CITIZEN-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
06-6585	12/20/2006		1,000	Commercial	REDO R/A DUCTWORK, ADD TWO EXHAUST FANS, ADD TWO DUCTS.
13-4737	11/08/2013		38,500	Commercial	REMOVE EXT. ROOF INSTALL TAPER SYSTEM. INSTALL FIRESTONE TPO ROOF SYSTEM. 34 SQRS.
1 B95-4105	11/01/1995	08/01/1997	35,000	Commercial	NEW STORAGE SHED
2 01-2723	08/02/2001	10/25/2001	500	Commercial	REPAIRS/BRING UP TO CODE
3 02-864	04/10/2002	07/26/2002	8,000	Commercial	DEMOLITION
4 02-738	04/18/2002	07/26/2002	4,515	Commercial	NEW SIGN I LUV BAGLES
5 02-801	04/19/2002	07/26/2002	300,000	Commercial	COMPLETE RENO+AC+ELEC
6 02-1293	05/17/2002	07/26/2002	8,080	Commercial	NEW ROOF
7 02-1967	07/19/2002	07/26/2002	7,000	Commercial	LANDSCAPE+IRRIGATION
8 06-5495	10/05/2006		15,000	Commercial	EXOPLOATION OF EXISTING 1950 STRUCTURE
9 06-5496	10/05/2006		1,500	Commercial	DEMOLITION OF SEVEN FLOOR SINKS AND OUTHER PLUMBING
10 06-5497	10/05/2006		2,400	Commercial	INSTALL TEMPORARY SERVICE FOR CONSTRUCTION
11 06-5819	11/14/2006	01/10/2007	100,000	Commercial	RENOVATION OF 1800 SQ.FT. COMMERCIAL BUILDING INTERIOR CHANGE USE FROM 24 SEAT REST., TO GYM THERE MAYBE TANKS UNDERGROUND ON THIS PARCEL WAS A GAS STATION AT ONE TIME-SKI
12 06-6281	11/20/2006		22,000	Commercial	INSTALL INTERIOR ELECICAL
13 07-0204	01/23/2007		2,000	Commercial	INSTALL 4FT. WOOD PICKET FENE BY 38'

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Building 1 Details

Building Type
 Effective Age 12
 Year Built 1938
 Functional Obs 0

Condition G
 Perimeter 184
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 15
 Grnd Floor Area 1,895

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

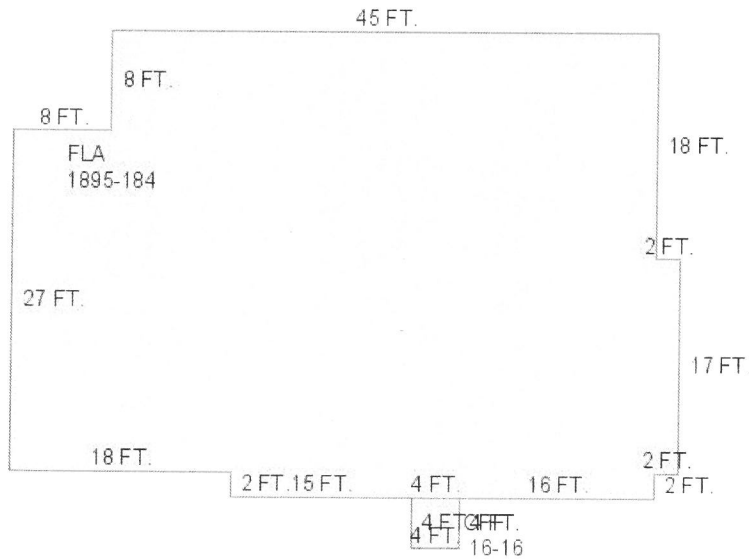
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 3

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					1,895
2	CAN		1	1993					16

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4399	PROFESS BLDG-B	100	N	Y

Exterior Wall:

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	307,831	6,536	414,486	728,853	728,853	0	728,853
2015	315,074	6,137	365,723	686,934	686,934	0	686,934
2014	307,831	5,986	365,723	679,540	673,560	0	679,540
2013	240,675	5,930	365,723	612,328	612,328	0	612,328
2012	240,675	6,320	365,723	612,718	612,718	0	612,718
2011	243,441	6,709	365,723	615,873	615,873	0	615,873
2010	248,974	7,102	341,656	597,732	597,732	0	597,732
2009	254,507	7,491	718,219	980,217	980,217	0	980,217
2008	254,507	7,880	1,059,500	911,245	911,245	0	911,245
2007	170,532	8,273	896,500	911,245	911,245	0	911,245
2006	170,532	8,662	611,250	861,413	861,413	0	861,413
2005	174,160	9,051	489,000	573,000	573,000	0	573,000
2004	177,781	9,444	326,000	573,000	573,000	0	573,000
2003	152,692	9,833	211,900	319,000	319,000	0	319,000
2002	103,491	9,945	211,900	319,000	319,000	0	319,000
2001	115,448	10,226	211,900	319,000	319,000	0	319,000
2000	100,508	4,763	154,850	260,121	260,121	0	260,121
1999	110,016	4,945	154,850	269,811	269,811	0	269,811
1998	73,515	5,131	154,850	233,496	233,496	0	233,496
1997	66,673	5,423	138,550	210,646	210,646	0	210,646
1996	60,612	5,709	138,550	204,871	204,871	0	204,871
1995	60,612	6,000	138,550	205,162	205,162	0	205,162
1994	60,612	5,871	138,550	205,033	205,033	0	205,033
1993	60,612	5,665	138,550	204,827	204,827	0	204,827
1992	60,612	5,934	138,550	205,096	205,096	0	205,096
1991	60,612	6,201	138,550	205,363	205,363	0	205,363
1990	57,619	6,469	116,138	180,226	180,226	0	180,226
1989	57,619	6,738	114,100	178,457	178,457	0	178,457
1988	52,820	4,854	49,800	107,474	107,474	0	107,474
1987	39,601	3,808	28,444	71,853	71,853	0	71,853
1986	32,462	3,857	27,490	63,809	63,809	0	63,809
1985	31,698	3,917	17,850	53,465	53,465	0	53,465
1984	30,026	3,966	17,850	51,842	51,842	0	51,842
1983	30,078	4,015	17,850	51,943	51,943	0	51,943
1982	26,110	4,073	16,884	47,067	47,067	0	47,067

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
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9/22/2006	2240 / 2396	1,250,000	<u>WD</u>	<u>K</u>
12/26/2003	1964 / 0402	606,200	<u>WD</u>	<u>Q</u>
10/25/2002	1829 / 0546	573,000	<u>WD</u>	<u>Q</u>
9/15/2000	1653 / 2466	400,000	<u>WD</u>	<u>Q</u>
7/1/1995	1361 / 1426	240,000	<u>WD</u>	<u>Q</u>
10/1/1986	990 / 2436	150,000	<u>WD</u>	<u>M</u>

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