

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chair and Planning Board Members

**From:** Kevin Bond, AICP, LEED Green Associate, Planner II

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** April 17, 2014

**Agenda Item:** **Parking Variance - 1200-1212 White Street and 1124 Catherine Street (RE # 00033010-000000 / 00033050-000000; AK # 1033774 / 1033812) -**  
A request for variance approval to allow three (3) off-street vehicular parking spaces and 17 bicycle/scooter parking spaces for the 18 vehicular parking spaces required in the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) Zoning District pursuant to Sections 90-395 and 108-572 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

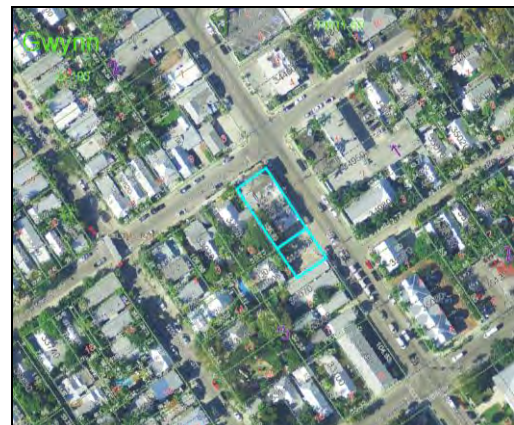
**Request:** Parking variance approval to allow for the redevelopment of an existing building into commercial uses including retail scooter sales, a restaurant, offices and two non-transient residential dwelling units.

**Applicant:** Owen Trepanier, Trepanier & Associates, Inc.

**Property Owner:** Victor H. Jr. and Cynthia A. Mills

**Location:** 1200-1212 White Street and 1124 Catherine Street  
(RE # 00033010-000000 / 00033050-000000; AK # 1033774 / 1033812)

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



**Update since March 20, 2014 Planning Board hearing:**

On April 1, 2014, the Applicant submitted revised plans. The drawings themselves are unchanged, except for the deletion of an outdoor trash bin and the deletion of the 11 proposed bicycle/scooter parking spaces on Sheet D-8. The revised plans now note 13 of the 19 proposed conditions of approval from the March 20, 2014 staff report for the Conditional Use application. However, the Applicant noting conditions on the plans does not make them City-enforceable conditions of approval. Therefore, Staff's recommendation below is unchanged and all proposed conditions remain listed in the draft resolution, except for one condition regarding the deletion of the 11 bicycle/scooter spaces.

The remainder of the staff report below is unchanged from March 20, 2014, except to note the reduction in proposed bicycle/scooter parking spaces.

**Background:**

This property contains one structure, built in 1923, that encompasses the southeastern corner of White and Catherine Streets. The property was used as an automotive repair shop that burned down in the late 1960s, and was the home of La Dichosa Bakery until it closed in 2009. There is only a small area toward the southern portion of the property that can accommodate off-street parking.

Victor and Cynthia Mills bought the property in June 2012 and started making repairs to rehabilitate the building. Eventually, Mr. Mills wanted to relocate his Honda of Key West business to this property, as well as rent and repair electric cars, motorcycles, scooters and bicycles. The owner also wished to resume the bakery and restaurant uses, and include office spaces for both primary uses.

The property is located within the historic district, but not within the pedestrian-oriented area pursuant to City Code Section 108-573. Therefore, the property is unable to take advantage of the off-street parking exception for changing commercial uses without increasing floor area, and must obtain a parking variance. The application was submitted prior to the City Commission enacting a zoning-in-progress doctrine for parking variances.

Since originally applying for a parking variance and a related conditional use, the proposed development has undergone numerous revisions. To simplify the staff report and present a clearer analysis, this report evaluates only the most recent revised application submitted on February 27, 2014. A brief summary of the main changes is outlined below. Prior staff reports may be reviewed to compare prior iterations of the proposed development in greater detail.

**Proposed Development:**

The proposed development consists of a mixed-use project with the first floor being commercial and the second floor being residential. The proposed uses, based on the revised application submitted on February 27, 2014, are:

First floor uses:

- 2,795 square feet of retail scooter sales
- 1,360 square feet of restaurant (kitchen, food storage and preparation area)

- 225 square feet restaurant consumption area for 15 seats
- 426 square feet of office

Second floor uses:

- 2 non-transient residential dwelling units, totaling 1,239 square feet

Total nonresidential floor area would be 4,806 square feet and the floor area ratio (FAR) would be 0.59. The applicant excluded restrooms from the floor area calculations. The previously proposed small power driven equipment rentals, bicycle rentals, service and repair, outdoor storage and display area, and bakery uses have all been eliminated from the development.

**Variance Request:**

The off-street parking requirements for the proposed uses, based on the revised application dated February 27, 2013, would be 17 vehicular spaces and four (4) bicycle spaces as calculated by the Applicant. This does not count the restrooms, which were incorrectly excluded from the Applicant’s floor area calculations. There is also a discrepancy in the Applicant’s parking calculation for the retail floor area: 2,471 square feet compared to 2,795 square feet indicated elsewhere in the Applicant’s project analysis.

Staff calculates the off-street requirement at 18 vehicular spaces and five (5) bicycle spaces. The following table outlines the parking requirements for each proposed use, pursuant to City Code Section 108-572.

Uses	Proposed amount	Vehicular		Bicycle	
		Minimum vehicular spaces required	Total vehicular spaces required	Minimum bicycle spaces required	Total bicycle spaces required
Multiple-family residential within historic district	2 units	1 space / dwelling unit	2	10% of vehicular	0.20
Restaurants, bars and lounges	225 SF	1 space / 45 SF of serving and/or consumption area	5	25% of vehicular	1.25
Professional office	426 SF	1 space per 300 SF	1.42	25% of vehicular	0.36
Retail stores	2,795 SF	1 space per 300 SF	9.32	25% of vehicular	2.33
<b>Total:</b>			<b>17.74</b>		<b>4.14</b>
<b>Total rounded up:</b>			<b>18</b>		<b>5</b>

The submitted plans indicate three (3) vehicular off-street parking spaces, including one (1) ADA-accessible parking space, and six (6) “bicycle/scooter” spaces. Therefore, a parking variance would be required for the remaining 15 required vehicular parking spaces.

**Process:**

**Development Review Committee:**

March 28, 2013

**HARC:**

September 25, 2012, #H12-01-1527

**Planning Board:**

June 20, 2013, Postponed

July 18, 2013, Postponed  
September 26, 2013, Continued  
November 21, 2013, Postponed  
January 16, 2014, Postponed  
March 20, 2014, Continued  
April 17, 2014

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The standards for considering variances are set forth in Section 90-395(a) of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”). Before any variance may be granted, the Planning Board must find all of the following:

**(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.**

The property is located within the HNC-1 Zoning District, which accommodates both residential and neighborhood commercial uses typically located along major thoroughfares leading into or are adjacent to the central core commercial area of the City. The existing structure was built in 1923 up to the property line, as often occurred at the time. The size and location of the building, which is a contributing structure within the historic district, leaves little room for off-street parking. The southern portion of the property would be used for three (3) off-street parking spaces, 17 bicycle or scooter parking spaces, as well as landscaping and a screening wall along the two abutting properties. However, these physical limitations are not peculiar to this property and are applicable to other land, structures and buildings within the HNC-1 Zoning District. Therefore, special conditions or circumstances do not exist.

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

Although the existing conditions and circumstances of the building on the property do not result from the action or negligence of the applicant, the proposed development and uses are the result of the applicant’s request. The decision to propose uses with a higher minimum parking requirement is creating the need for the variance, which are conditions created by the applicant. However, it should be noted that the applicant has eliminated some of the previously proposed uses in an effort to minimum any adverse impacts of the proposed development on the surrounding area.

**(3) Special privileges not conferred. That granting the variance 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.**

Given the existing site conditions and prior development of the property, it would be difficult for the applicant to propose any reasonable use of the property without needing a parking variance. Therefore, granting the variance request may not necessarily confer upon the applicant special privileges denied to other lands, buildings or structures in the HNC-1

Zoning District. The applicant has eliminated some of the previously proposed uses so as to further reduce the parking requirement and requested variance.

- (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.**

Given the existing site conditions and prior development of the property, it would be difficult for the applicant to propose any reasonable use of the property without needing a parking variance. If the parking variance for the proposed uses is denied, only a small portion of the existing building could be utilized and the applicant would be deprived of reasonable use of the land and the existing structure. Therefore, hardship conditions exist.

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

Given the existing site conditions and prior development of the property, it would be difficult for the applicant to propose any reasonable use of the property without needing a parking variance. In their effort to demonstrate a good neighbor policy, the applicant has eliminated some of the previously proposed uses, thereby reducing the necessary variance. The reasonableness of some of the proposed uses of the property is evaluated in the associated Conditional Use application, and staff recommended approval with conditions. Therefore, the minimum variance is requested.

- (6) Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

Due to not being in compliance with all of the other standards for considering variances, the granting of the requested variance to off-street parking spaces would not be in compliance with this standard.

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

The existing nonconforming uses of other property are not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the HNC-1 Zoning District, and no permitted use of lands, structures, or buildings in other zoning districts are considered grounds for the issuance of a variance.

**Pursuant to Code Section 90-395(b), the Planning Board shall make factual findings regarding the following:**

- (1) That the standards established by Code Section 90-395 have been met by the applicant for a variance.**

As analyzed above, the standards established by City Code Section 90-395 have **not** all been met by the Applicant.

**(2) 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.**

Staff has been contacted by concerned neighbors who have filed objections, which are in the back-up material. In an effort to demonstrate the "good neighbor policy," the Applicant has eliminated some of the previously proposed uses.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends that the request for parking variance be **DENIED**.

However, if the Planning Board approves this request, staff recommends the following conditions:

**General conditions:**

1. Approval of this Variance shall be contingent upon the approval of the associated conditional use application.
2. Storage or display of vehicle inventory on the City property is strictly prohibited without an easement agreement between the property owner and the City.
3. The off-street parking spaces shall be maintained as off-street parking spaces in perpetuity and shall not be used for any other purpose such as vehicle display, sales, storage, repair or servicing.

**Conditions prior to issuance of a Certificate of Occupancy or business tax receipt:**

4. The existing Catherine Street curb cut shall be abandoned to allow additional on-street parking.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION NO. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO OFF-STREET PARKING REQUIREMENTS TO ALLOW THREE (3) VEHICULAR SPACES AND 17 BICYCLE SPACES FOR THE 18 VEHICULAR SPACES REQUIRED ON PROPERTY LOCATED AT 1200-1212 WHITE STREET (RE # 00033010-000000 / 00033050-000000; AK # 1033774 / 1033812) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL – TRUMAN/SIMONTON (HNC-1) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 108-572 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the applicant proposes to use the existing mixed-use building for 2,795 square feet of retail scooter sales, 1,360 square feet of restaurant with a 15-seat, 225-square-foot consumption area, 426 square feet of offices and two (2) non-transient residential dwelling units (the “proposed use”) on property located at 1200-1212 White Street (RE # 00033010-000000 / 00033050-000000; AK # 1033774 / 1033812) within the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) Zoning District; and

**WHEREAS**, Section 108-572 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West (the “City”) provides for the minimum off-street parking requirements for land-use types; and

**WHEREAS**, City Code Section 108-572 requires 18 vehicular parking spaces and five (5) bicycle parking spaces for the proposed use; and

**WHEREAS**, City Code Section 90-391 allows applicants to request variances to the LDRs through the Planning Board; and

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director



**WHEREAS**, the applicant requests a variance to allow the proposed three (3) vehicular parking spaces, including one (1) ADA-accessible parking space, and 17 bicycle/scooter spaces; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on March 20, 2014; and

**WHEREAS**, the Planning Board finds 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 district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variances 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; and

**WHEREAS**, the Planning Board finds 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; and

**WHEREAS**, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variances 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; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

**WHEREAS**, the Planning Board finds 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.

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

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for a variance to allow the proposed three (3) vehicular spaces including one (1) ADA-accessible parking space and 17 bicycle/scooter parking spaces according to the attached plans dated April 26, 2013 by Paul J. Mitchell, P.E., and the Planting Plan by Craig Reynolds, Landscape Architect, dated April 18, 2013 on property located at 1200-1212 White Street (RE # 00033010-000000 / 00033050-000000; AK # 1033774 / 1033812) in the HNC-1 Zoning District pursuant to Code Section 108-572 with the following conditions:

**General conditions:**

1. Approval of this Variance shall be contingent upon the approval of the associated conditional use application.

2. Storage or display of vehicle inventory on City property is strictly prohibited without an easement agreement between the property owner and the City.

3. The off-street parking spaces shall be maintained as off-street parking spaces in perpetuity and shall not be used for any other purpose such as vehicle display, sales, storage, repair or servicing.

**Conditions prior to issuance of a Certificate of Occupancy or business tax receipt:**

4. The existing Catherine Street curb cut shall be abandoned to allow additional on-street parking.

**Section 3.** It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

**Section 5.** These variances do 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 6.** 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.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this \_\_\_\_ day of \_\_\_\_\_, 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director;

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Richard Klitenick, Planning Board Chairman

Date

**Attest:**

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Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# Application

**Amended Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720**



**Variance Application**

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address \_\_\_\_\_
2. Name of Applicant \_\_\_\_\_
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative \_\_\_\_\_
4. Address of Applicant \_\_\_\_\_  
\_\_\_\_\_
5. Phone # of Applicant \_\_\_\_\_ Mobile# \_\_\_\_\_
6. E-Mail Address \_\_\_\_\_
7. Name of Owner, if different than above \_\_\_\_\_
8. Address of Owner \_\_\_\_\_  
\_\_\_\_\_
9. Phone # of Owner \_\_\_\_\_
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel \_\_\_\_\_ RE# \_\_\_\_\_
12. Description of Proposed Construction, Development, and Use  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
13. List and describe the specific variance(s) being requested:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**




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14. 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.

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

15. Is Subject Property located within the Historic District? Yes \_\_\_\_\_ No \_\_\_\_\_  
 If Yes, attach HARC approval and approved site plans

Meeting Date \_\_\_\_\_ HARC Approval # \_\_\_\_\_



Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



**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 historic structure was constructed long before the current land development regulations. The building was built with zero lot lines and no parking. When the adjacent structure burned down, the property was used for light industrial purposes associated with the bakery. It is this adjacent vacant property that is now proposed to be converted to conforming bike and auto parking, as well as open space, landscaping, and stormwater management. If the property is not granted a variance to parking, it will lose between 99.1 - 87.9% of its existing rights.

**Continued on Attached**

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

These historic conditions were not created by the applicant. The historic conditions long predate the current code and the applicant's ownership and proposed renovation of the property.

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.

No special privileges will be conferred as a result of the granting of the proposed variances. The Key West Comprehensive Plan contemplates the adaptive reuse of historic properties. The variance procedure was established to facilitate the reuse of properties that would otherwise be diminished as a result of a literal interpretation of the land development regulations

Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Hardship conditions exist. If a variance is not granted the vast majority of the existing commercial floor area will become unusable and as a result the property owner will experience a dramatic diminution in property value.

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.

Only the minimum variance is requested. No additional floor area is proposed in fact, a reduction of the existing rights (elimination of outdoor storage) will result.

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 variance will not be injurious to the public welfare. In fact it will allow the adaptive reuse of the building in a manner that better conforms to the character of the neighborhood.

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



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 property are not considered as the basis for this request.

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

- That the standards established in subsection (a) 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."

## Standards for Considering Variances - CONTINUED

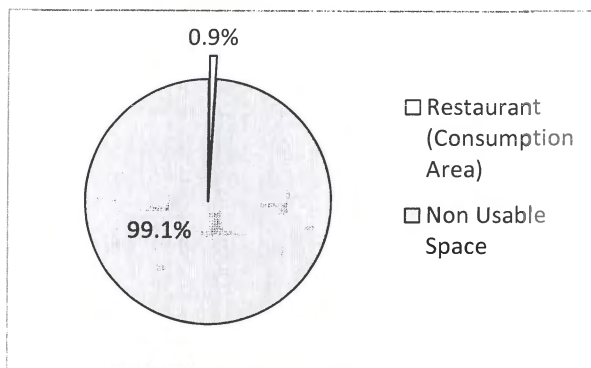
- (1) Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

### Continued...

The two residential units require 1 parking space each that leaves 1 parking space for the entire first floor of the building. A review of potential uses and the requisite parking requirements demonstrates the following permitted floor areas that would be allowed with no parking variances.

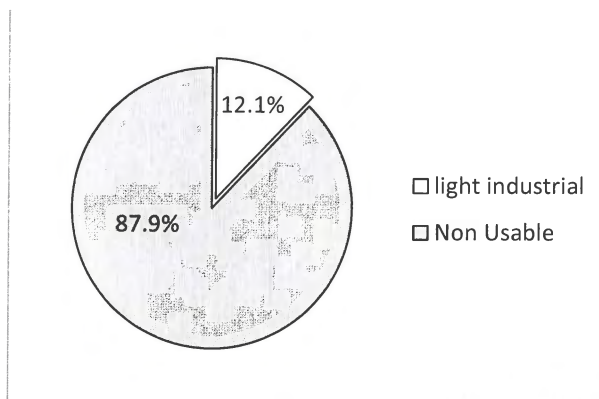
#### Restaurant Use:

- Total Floor Area: 4,965
- Consumption area permitted with no variance: 45 sq. ft. (3 seats)
- Unusable Floor Area as a result of no variance: 4,920 sq. ft.



#### Light Industrial Use:

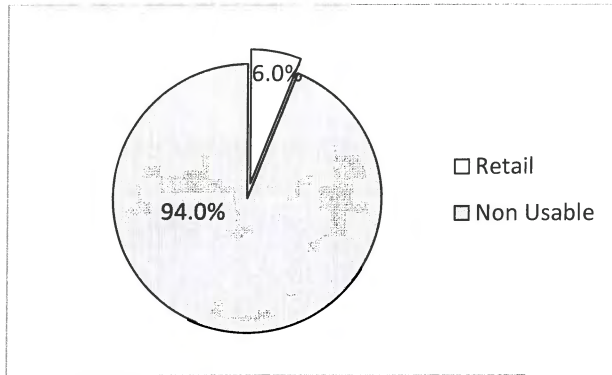
- Total Floor Area: 4,965
- Floor area permitted with no variance: 600 sq. ft.
- Unusable Floor Area as a result of no variance: 4,365 sq. ft.



## Standards for Considering Variances - CONTINUED

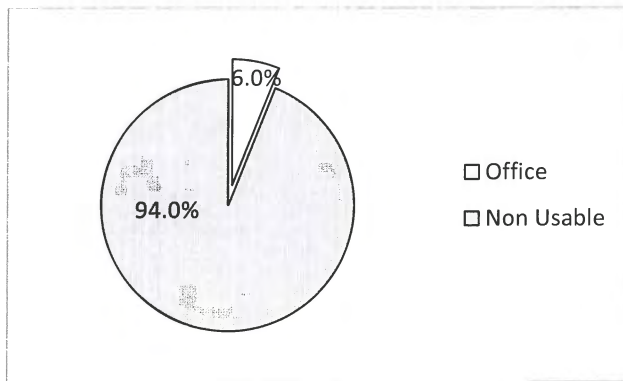
### Retail Use:

- Total Floor Area: 4,965
- Floor area permitted with no variance: 300 sq. ft.
- Unusable Floor Area as a result of no variance: 4,665 sq. ft.



### Office Use:

- Total Floor Area: 4,965
- Floor area permitted with no variance: 300 sq. ft.
- Unusable Floor Area as a result of no variance: 4,665 sq. ft.



# Verification Form

City of Key West  
Planning Department



Verification Form


(Where Authorized Representative is an individual)

I, OWEN TREPANIER, 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:

1200-1206-1212 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.

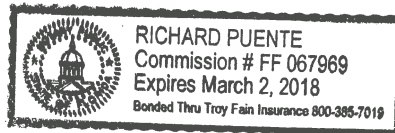
  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this February 11, 2014 by  
date

Mr. Owen Trepanier  
Name of Authorized Representative

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

  
Notary's Signature and Seal  
Richard Puente  
Name of Acknowledger typed, printed or stamped



FF 067969  
Commission Number, if any

# **Authorization Form**



**City of Key West  
Planning Department**



**Authorization Form**  
*(Individual Owner)*

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

I, VICTOR MILLS & CYNTHIA MILLS authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

TREPARNER & ASSOCIATES, INC.  
*Please Print Name of Representative*

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

[Signature]  
*Signature of Owner*

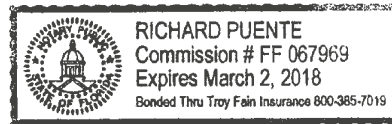
[Signature]  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this February 11, 2014 by  
*date*

Mrs Victor & Cynthia Mills  
*Name of Authorized Representative*

She is personally known to me or  has presented M 420-868-52-203-0 as identification.

[Signature]  
*Notary's Signature and Seal*



Richard Puente  
*Name of Acknowledger typed, printed or stamped*

FF067969  
*Commission Number, if any*

**Deed**

PREPARED BY AND RETURN TO:  
RICHARD M. KLITENICK  
RICHARD M. KLITENICK, P.A.  
1009 SIMONTON STREET  
KEY WEST, FL 33040  
305-292-4101  
FILE NUMBER: RE12-040  
RECORDING FEE: \$27.00  
DOCUMENTARY STAMPS PAID: \$

06/29/2012 4:27PM  
DEED DOC STAMP CL: DS \$4,550.00

Doc# 1889724  
Bk# 2577 Pg# 2122

[Space above this line for recording data]

## WARRANTY DEED

THIS WARRANTY DEED is made on this 26<sup>th</sup> day of June, 2012, between MARIA VICTORIA FRANCO, a single woman, along with WILMA RODRIGUEZ, a single woman, whose address is c/o 2305 Seidenberg Avenue, Key West, FL 33040 (hereinafter collectively referred to as "Grantor"), and VICTOR H. MILLS, JR. and CYNTHIA A. MILLS, husband and wife, whose address is 16 Calle Dos, Key West, FL 33040 (hereinafter collectively to as "Grantee").

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

WITNESSETH, that said Grantor, for and in consideration of the sum of SIX HUNDRED FIFTY THOUSAND & 00/100<sup>ths</sup> DOLLARS (\$650,000.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address(es) of 1200-1206-1212 White Street, Key West, FL 33040, and more particularly described as:

KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST DELINEATED IN FEBRUARY, A. D. 1829, AS A PART OF TRACT 13 BUT NOW BETTER KNOWN AS LOT 1 AND A PART OF LOT 5 IN SQUARE 3 IN SAID TRACT 13, ACCORDING TO A DIAGRAM OF ONE-THIRD OF SAID TRACT 13 DRAWN BY W. A. GWYNN, COUNTY SURVEYOR, AND DULY RECORDED IN DEED BOOK "O" PAGE 195 OF MONROE COUNTY, FLORIDA, RECORDS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WHITE STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CATHERINE STREET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF WHITE STREET FOR 156.87 FEET; THENCE AT A RIGHT ANGLE AND IN A SOUTHWESTERLY DIRECTION FOR 51.97 FEET; THENCE AT AN ANGLE OF 89°58'45" TO THE LEFT AND IN A NORTHWESTERLY DIRECTION FOR 156.89 FEET TO THE SAID SOUTHEASTERLY RIGHT-OF-WAY OF CATHERINE STREET; THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CATHERINE STREET FOR 51.91 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NO.: 00033050-000000; ALTERNATE KEY ("AK") NO.: 1033812

AND

PARCEL IDENTIFICATION NO.: 00033010-000000; ALTERNATE KEY ("AK") NO.: 1033774

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011, and those items listed above.

In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witness # 1 signature  
Print name: Robert E. Highsmith

Wilma E. Rodriguez by Debra A. Gartenmayer  
WILMA RODRIGUEZ, by and through Debra A. Gartenmayer, as her attorney-in-fact *attorney in fact*

Witness # 2 signature  
Print name: MICHELLE C. URRISGATE

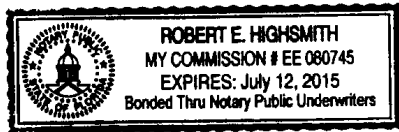
Doc# 1889724  
Bk# 2577 Pg# 2123

STATE OF FLORIDA  
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements DEBRA A. GARTENMAYER, who is personally known to me, or who produced \_\_\_\_\_ as identification, to be the same person who is the named Agent of the Principal Grantor described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority on behalf of the Principal.

WITNESS my hand and official seal at Key West, Monroe County, State of Florida on this 26<sup>th</sup> day of June, 2012.

(STAMP/SEAL)



Notary Public State of Florida  
Commission Expires: July 12, 2015

(FRANCO SIGNATURE PAGE FOLLOWS)

Signed, sealed and delivered in our presence:

*Lucy Farina*  
Witness # 1 signature  
Print name: LUCY FARINA

*Maria Victoria Franco*  
MARIA VICTORIA FRANCO

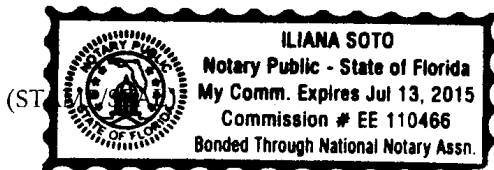
*Jose D. Farina*  
Witness # 2 signature  
Print name: JOSE D. FARINA

Doc# 1889724  
Bk# 2577 Pg# 2124

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements MARIA VICTORIA FRANCO, who is personally known to me, or who produced driver's license F652-558-49-586-D as identification, to be the same person who is the Grantor described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed.

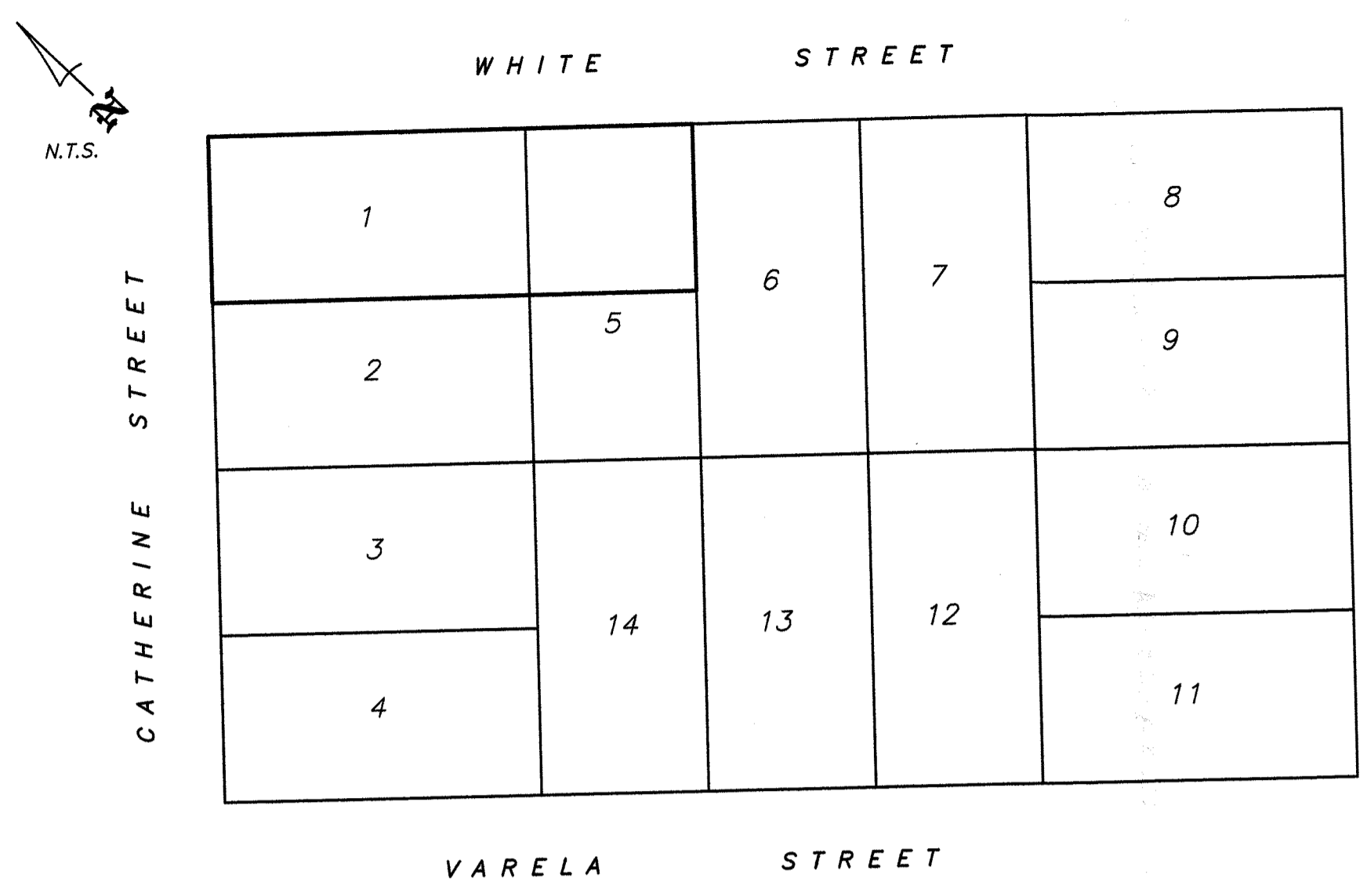
WITNESS my hand and official seal at Miami-Dade County, State of Florida on this 26 day of June, 2012.



*Iliana Soto*  
Notary Public-State of Florida  
Commission Expires: 7/13/2015

MONROE COUNTY  
OFFICIAL RECORDS

# Survey



LOCATION MAP

**LEGAL DESCRIPTION:** ( O.R. 1072, pg. 126)  
 Commencing at the corner of White and Catherine Streets and running thence along White Street in a Southeasterly direction 157 feet, 2 inches; thence at right angles in a Southwesterly direction 55 feet, 4 inches; thence at right angles in a Northwesterly direction 157 feet, 2 inches to Catherine Street; thence at right angles along the line of Catherine Street in a Northeasterly direction 55 feet 4 inches to the Point of Beginning.

**LEGAL DESCRIPTION:** (revised, as property is existing)  
 Known on William A. Whitehead's map of the Island of Key West delineated in February, 1829, as a part of Tract 13, but now better known as Lot 1 and a part of Lot 5 in Square 3 in said Tract 13, according to a diagram of one third of said Tract 13 drawn by W.A. Gwynn, County Surveyor and duly recorded in Deed Book "O", Page 195 of Monroe County, Florida Records:  
 Begin at the intersection of the Southwesterly Right-of Way Line of White Street and the Southeasterly Right-of-Way Line of Catherine Street; thence in a Southeasterly direction along the said Southwesterly Right-of-Way Line of White Street for 156.87 feet; thence along the said Southwesterly Right-of-Way Line of White Street for 51.97 feet; thence at an angle of 89°58'45" to the left and in a Southwesterly direction for 156.89 feet to the said Southeasterly Right of way of Catherine Street; thence at a right angle and in a Northeasterly direction along the said Southeasterly Right-of-way line of Catherine Street for 51.91 feet to the Point of Beginning. Containing 8,148.35 Square feet, more or less.

**LEGAL DESCRIPTION:** ( Quit Claim area)  
 Known on William A. Whitehead's map of the Island of Key West delineated in February, 1829, as a part of Tract 13, but now better known as Lot 1 and a part of Lot 5 in Square 3 in said Tract 13, according to a diagram of one third of said Tract 13 drawn by W.A. Gwynn, County Surveyor and duly recorded in Deed Book "O", Page 195 of Monroe County, Florida Records:  
 Commence at the intersection of the Southwesterly Right-of Way Line of White Street and the Southeasterly Right-of-Way Line of Catherine Street; thence in a Southwesterly direction along the said Southeasterly Right-of-way Line of Catherine Street for 51.91 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Catherine Street for 3.09 feet; thence at a right angle and in a Southeasterly direction for 104.64 feet; thence at a right angle and in a Northeasterly direction for 3.09 feet; thence at a right angle and in a Northwesterly direction for 104.64 feet to the said Southeasterly Right-of-way Line of Catherine Street and the Point of Beginning. Containing 323.34 Square Feet, more or less.

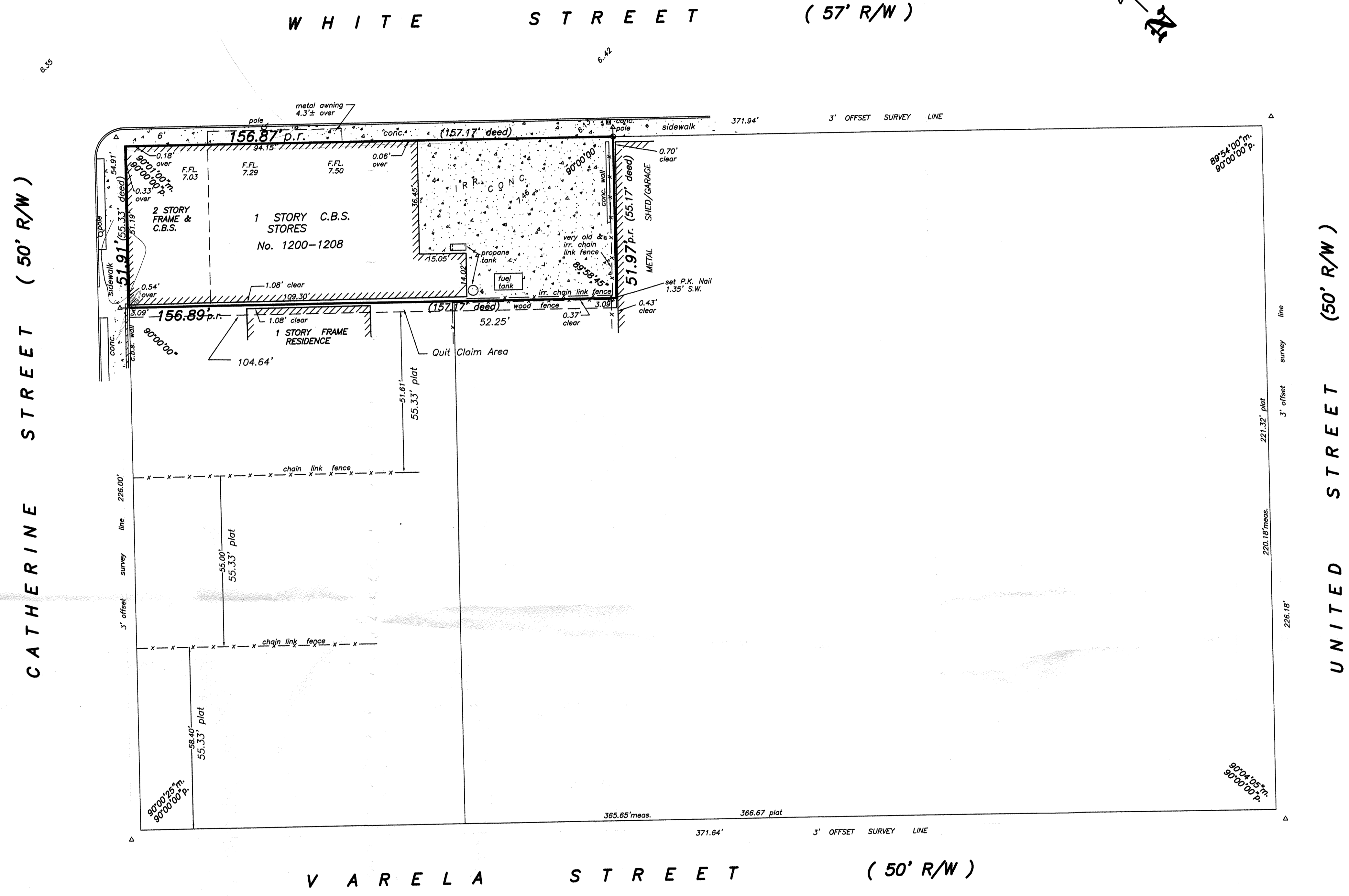
**LEGAL DESCRIPTION:** ( Quit Claim area)  
 Known on William A. Whitehead's map of the Island of Key West delineated in February, 1829, as a part of Tract 13, but now better known as Lot 1 and a part of Lot 5 in Square 3 in said Tract 13, according to a diagram of one third of said Tract 13 drawn by W.A. Gwynn, County Surveyor and duly recorded in Deed Book "O", Page 195 of Monroe County, Florida Records:  
 Commence at the intersection of the Southwesterly Right-of Way Line of White Street and the Southeasterly Right-of-Way Line of Catherine Street; thence in a Southwesterly direction along the said Southeasterly Right-of-way Line of Catherine Street for 51.91 feet; thence along the said Southeasterly Right-of-way Line of Catherine Street for 104.64 feet to the Point of Beginning; thence continue in a Southeasterly direction for 52.25 feet; thence at an angle of 90°01'15" to the left and in a Southwesterly direction for 3.09 feet; thence at an angle of 89°58'45" to the left and in a Northwesterly direction for 52.25 feet; thence at a right angle and in a Northeasterly direction for 3.09 feet to the Point of Beginning. Containing 161.45 Square Feet, more or less.

**CERTIFICATION** made to Tropical Land Title Company and Fidelity National Title Insurance Company of Pennsylvania, and Jesus L. Rodriguez and Faustino Franco.

**CERTIFICATION:**  
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
 Professional Land Surveyor No. 2749  
 Professional Engineer No. 36810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL



**LEGAL DESCRIPTION:** ( Quit Claim area)  
 Known on William A. Whitehead's map of the Island of Key West delineated in February, 1829, as a part of Tract 13, but now better known as Lot 1 and a part of Lot 5 in Square 3 in said Tract 13, according to a diagram of one third of said Tract 13 drawn by W.A. Gwynn, County Surveyor and duly recorded in Deed Book "O", Page 195 of Monroe County, Florida Records:  
 Commence at the intersection of the Southwesterly Right-of Way Line of White Street and the Southeasterly Right-of-Way Line of Catherine Street; thence in a Southwesterly direction along the said Southwesterly Right-of-way Line of Catherine Street for 55.00 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Catherine Street for 0.33 feet; thence at a right angle and in a Southeasterly direction for 104.83 feet; thence at a right angle and in a Northeasterly direction for 0.33 feet; thence at a right angle and in a Northwesterly direction for 104.83 feet to the said Southeasterly Right-of-way line of Catherine Street and the point of Beginning; Containing 34.61 Square Feet, more or less.

**LEGAL DESCRIPTION:** ( Quit Claim area)  
 Known on William A. Whitehead's map of the Island of Key West delineated in February, 1829, as a part of Tract 13, but now better known as Lot 1 and a part of Lot 5 in Square 3 in said Tract 13, according to a diagram of one third of said Tract 13 drawn by W.A. Gwynn, County Surveyor and duly recorded in Deed Book "O", Page 195 of Monroe County, Florida Records:  
 Commence at the intersection of the Southwesterly Right-of Way Line of White Street and the Southeasterly Right-of-Way Line of Catherine Street; thence in a Southeasterly direction along the said Southwesterly Right-of-Way Line of White Street for 156.87 feet to the point of beginning; thence continue in a Southeasterly direction along the said Southwesterly Right-of-Way Line of White Street for 0.30 feet; thence at a right angle and in a Southwesterly direction for 55.00 feet; thence at a right angle and in a Northwesterly direction for 0.30 feet; thence at a right angle and in a Northeasterly direction for 55.00 feet to the said Southwesterly Right-of-way line of White Street and the Point of Beginning; containing 16.50 Square feet, more or less.

**LEGAL DESCRIPTION:** ( Quit Claim area)  
 Known on William A. Whitehead's map of the Island of Key West delineated in February, 1829, as a part of Tract 13, but now better known as Lot 1 and a part of Lot 5 in Square 3 in said Tract 13, according to a diagram of one third of said Tract 13 drawn by W.A. Gwynn, County Surveyor and duly recorded in Deed Book "O", Page 195 of Monroe County, Florida Records:  
 Commence at the intersection of the Southwesterly Right-of Way Line of White Street and the Southeasterly Right-of-Way Line of Catherine Street; thence in a Southwesterly direction along the said Southeasterly Right-of-way Line of Catherine Street for 55.00 feet; thence along the said Southeasterly Right-of-way Line of Catherine Street for 104.83 feet to the Point of Beginning; thence continue in a Southeasterly direction for 52.33 feet; thence at a right angle and in a Northwesterly direction for 0.33 feet; thence at a right angle and in a Northeasterly direction for 0.33 feet to the Point of Beginning. Containing 17.27 square feet, more or less.

**SURVEYOR'S NOTES:**  
 North arrow based on Assumed Median Elevations based on N.G.V.D. 1929 Datum  
 B.M.No: D-121 elevation 3.812  
 Δ = Set P.K. Nail/PCP No PLS 2749  
 Ⓢ = Set 1/2" iron pipe, Cap PLS 2749  
 STY = Story  
 NTS = Not to Scale  
 B.M. = Bench Mark  
 COV'D = Covered  
 P.R. = Pro rated  
 F.F.L. = Finished floor elevation  
 IRR = Irregular  
 CONC = Concrete  
 CBS = Concrete Block Stucco  
 WD = Wood  
 Field work performed 4/6/94

JESUS RODRIGUEZ AND FAUSTINO FRANCO 1200-1208 WHITE STREET, KEY WEST, FLORIDA			
BOUNDARY SURVEY		Dwn No.: 94-211	
Scale: 1"=20'	Ref. 1716-G	Flood panel No. 108A-25	Dwn. By: F.H.H.
Date: 4/11/94	Flood Zone: X	Flood Elev.:	
REVISIONS AND/OR ADDITIONS			
4/25/94: Revised Legal Descriptions			
5/9/94: Additional legal descriptions			
5/31/94: Revised legal description			
7/3/94: Typo's certification			
FREDERICK H. HILDEBRANDT ENGINEER PLANNER SURVEYOR			3150 Northside Drive Suite 101 Key West, FL 33040 (305) 293-0468 Fax: (305) 293-0237

# **Plans**

**Revised 4/1/2014**



# 1200 - 1206 - 1212 WHITE STREET KEY WEST - FLORIDA

Outdoor waste handling shall occur between 6:30 AM and 10:30 PM. A roll-out trash dumpster shall be stored within the fully-enclosed area of the building in an effort to mitigate odor from the trash receptacle.

The property owner shall maintain disposal contracts for all hazardous waste at approved locations outside the city. All hazardous materials shall be stored inside the premises until they are collected for disposal.

All commercial and residential trash shall be stored indoors and shall not be placed upon City right-of-way, except as allowed for scheduled

## LEGAL DESCRIPTION

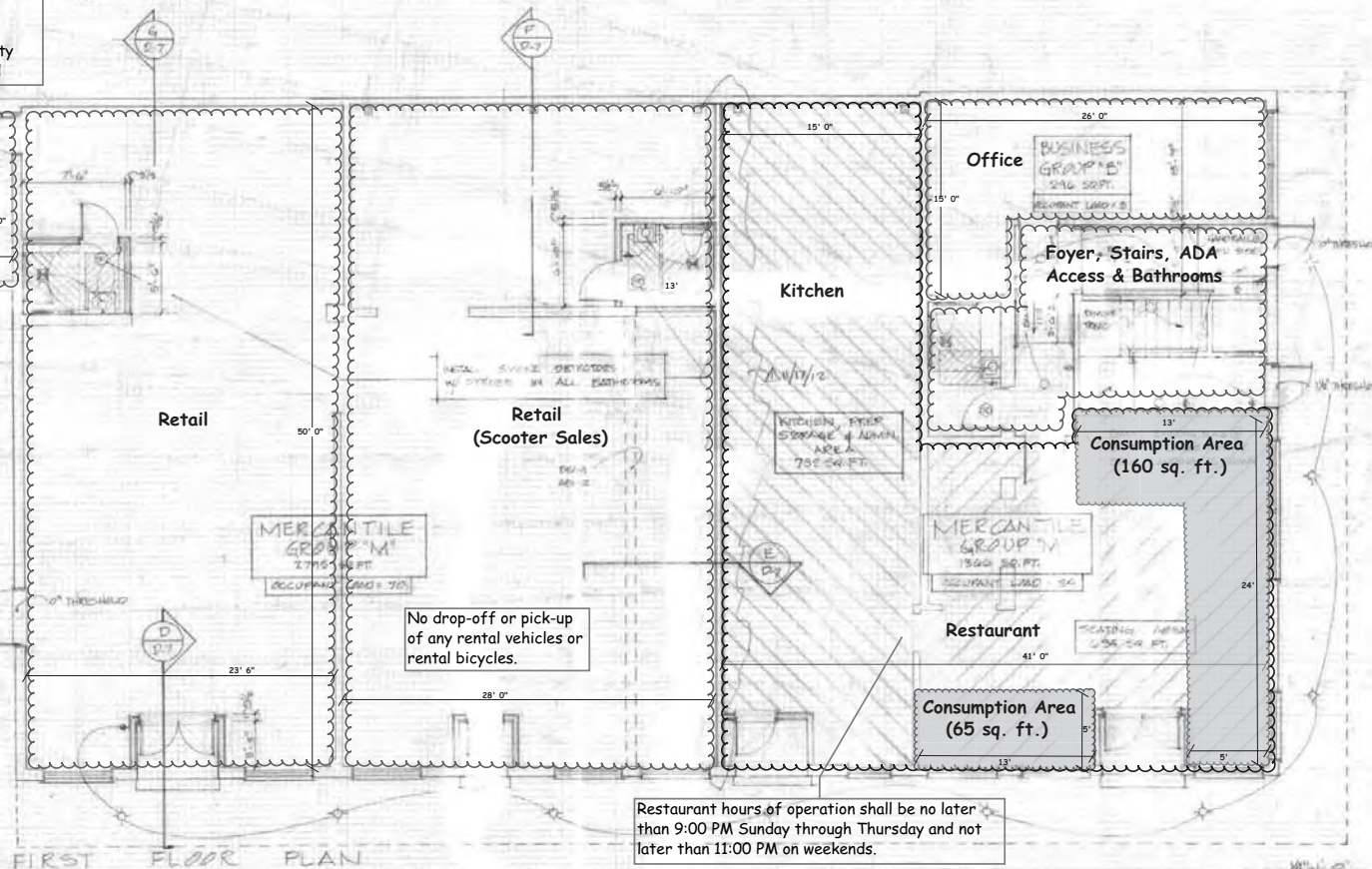
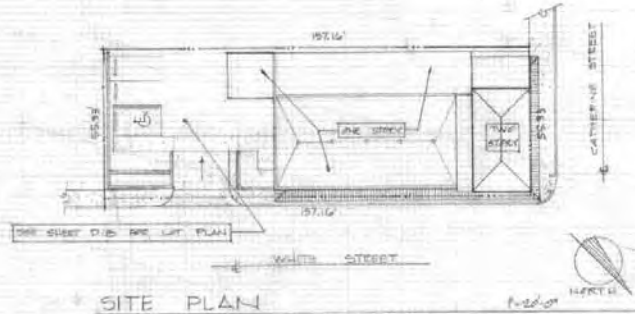
LOT 1 and part of LOT 6, SQUARE 3, TRACT 13  
"W.A.Gwynn's Diagram of TRACT 13" DEED BOOK "0" - Page 195

## FLOOD ZONE

ZONE-X COMML# 220881 PHL# 1819K 2/18/08

## BUILDING ZONE

HNG-1



THE BUILD OUT OF THE INTERIOR UNITS WILL BE THE RESPONSIBILITY OF THE TENANTS. THE ELECTRICAL AND MECHANICAL PLANS FOR UNITS WILL BE DONE BY OTHERS.

ALL REVISIONS TO THESE PLANS SHALL MEET THE KEY WEST BUILDING DEPARTMENT AND H.A.R.C. APPROVALS.

**Lighting:** Any new exterior lighting shall be designed to "Dark Sky" lighting standards and comply with City Code Section 108-284.

**Sound:** There shall be no music (amplified or vocal), entertainment, or special events of any kind permitted outdoors on the property without a special event permit.

**ADA:** The property shall be fully ADA accessible.

Restaurant hours of operation shall be no later than 9:00 PM Sunday through Thursday and not later than 11:00 PM on weekends.

THOMAS KELLY ENTERPRISES INC.  
5940 ROCKY ROAD - BOONVILLE KY  
• DESIGN CONCEPTS  
• CONSTRUCTION MANAGEMENT  
(606) 746-1100

STRUCTURAL DETAILS BY  
PAUL J. MITCHELL, P.E.  
FLORIDA P.E.#33391  
P.O. BOX 4930 KEY WEST, FL 33041  
(305)300-1895

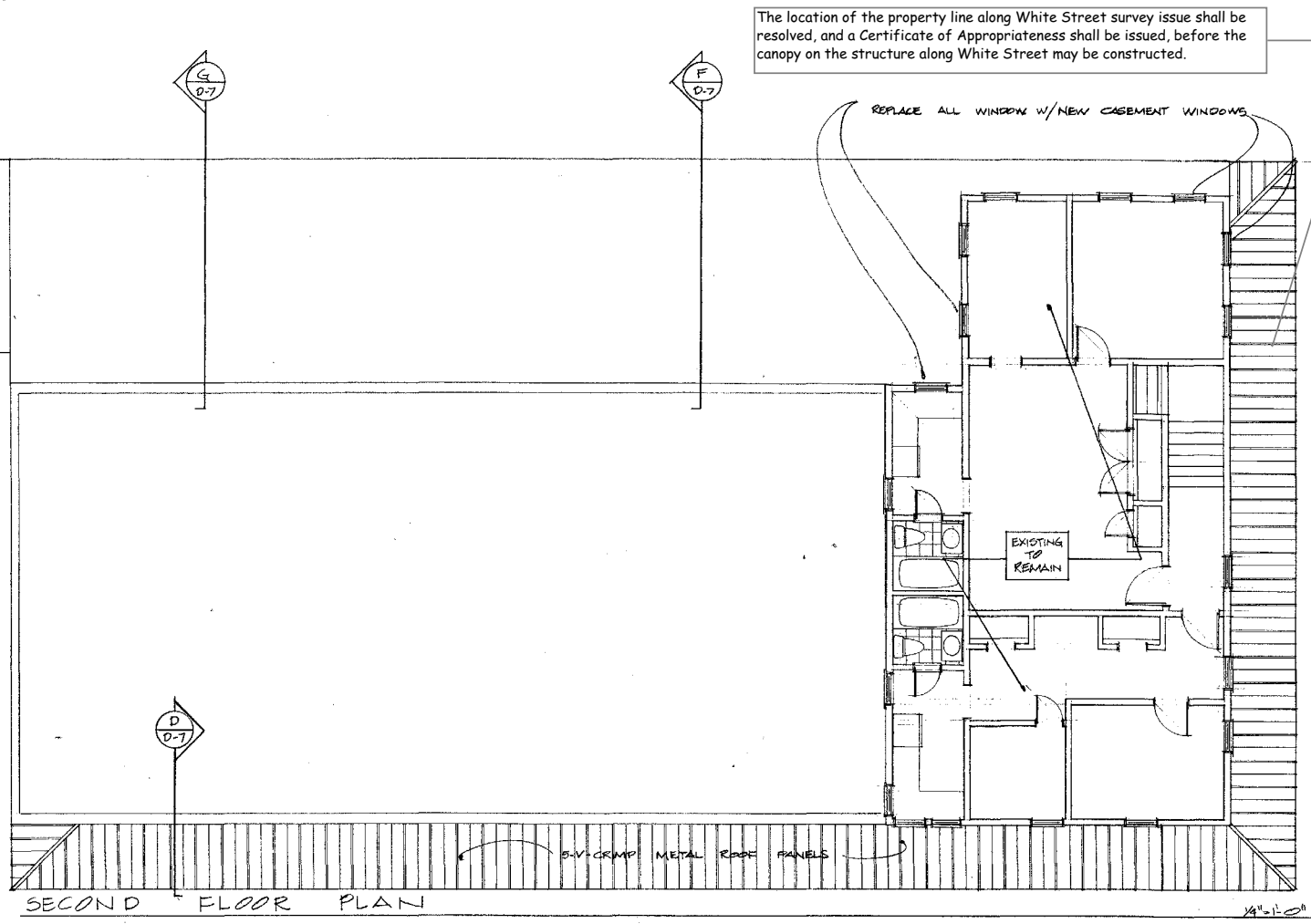
SEAL  
PAUL J. MITCHELL, P.E.

KEY WEST

1200 - 1206 - 1212 WHITE STREET  
SITE PLAN - FIRST FLOOR PLAN

DRAWN TO:  
DATE: 08/11/12  
3/10/13  
Combine Layers

SHEET NUMBER  
D-1  
OF 10



THOMAS KELLY ENTERPRISES INC.  
 8141 ROCKY ROAD - SUDBURY KEY  
 • DESIGN CONCEPTS  
 • CONSTRUCTION MANAGEMENT  
 (888) 748-1100

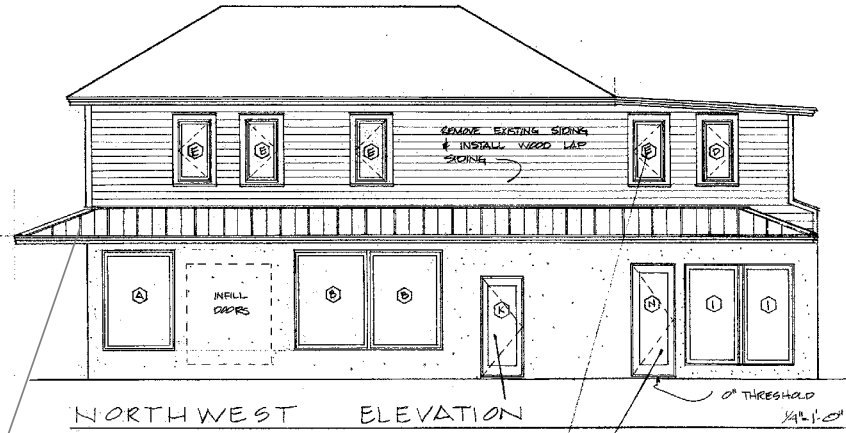
1200 - 1206 - 1212 WHITE STREET  
 SECOND FLOOR PLAN  
 KEY WEST

DRAWN TCK  
 DATE 08/11/12

SHEET NUMBER  
**D-2**  
 OF 10

EXTERIOR OPENINGS							
MARK	WIND LOAD	MANUF.	SERIES	GLASS	W x H	DESIGN LOADS	SHUTTER
A	57.3 - 73.6	Mr. Glass Windows	MG5000	Impact	60x72	80.0 - 80.0	No
B	57.3 - 62.5	Mr. Glass Windows	MG5000	Impact	60x72	80.0 - 80.0	No
C	61.7 - 66.8	PGT Industries	SH-800	Impact	36x36	90.0 - 110.0	No
D	61.7 - 82.2	PGT Industries	CA-740	Impact	24x48	70.0 - 90.0	No
E	61.7 - 66.8	PGT Industries	CA-740	Impact	24x48	70.0 - 90.0	No
F	61.7 - 82.2	PGT Industries	CA-740	Impact	24x36	70.0 - 90.0	No
G	61.7 - 66.8	PGT Industries	CA-740	Impact	24x36	70.0 - 90.0	No
H	61.0 - 66.1	PGT Industries	CA-740	Impact	36x48	70.0 - 75.0	No
I	57.6 - 74.1	Mr. Glass Windows	MG5000	Impact	42x84	80.0 - 80.0	No
J	57.6 - 62.8	Mr. Glass Windows	MG-500	Impact	47x80	80.0 - 80.0	No
K	58.7 - 63.9	Mr. Glass Windows	MG-500	Impact	36x80	80.0 - 80.0	No
L	56.0 - 61.2	Mr. Glass Windows	MG-500	Impact	72x80	80.0 - 80.0	No
M	56.7 - 61.9	Mr. Glass Windows	MG-500	Impact	60x80	80.0 - 80.0	No
N	58.2 - 63.4	Mr. Glass Windows	MG-500	Impact	36x96	80.0 - 80.0	No
O	59.7 - 64.9	Mr. Glass Windows	MG5000	Impact	24x80	80.0 - 80.0	No

All signs or other modifications to the structure shall receive Certificates of Appropriateness.



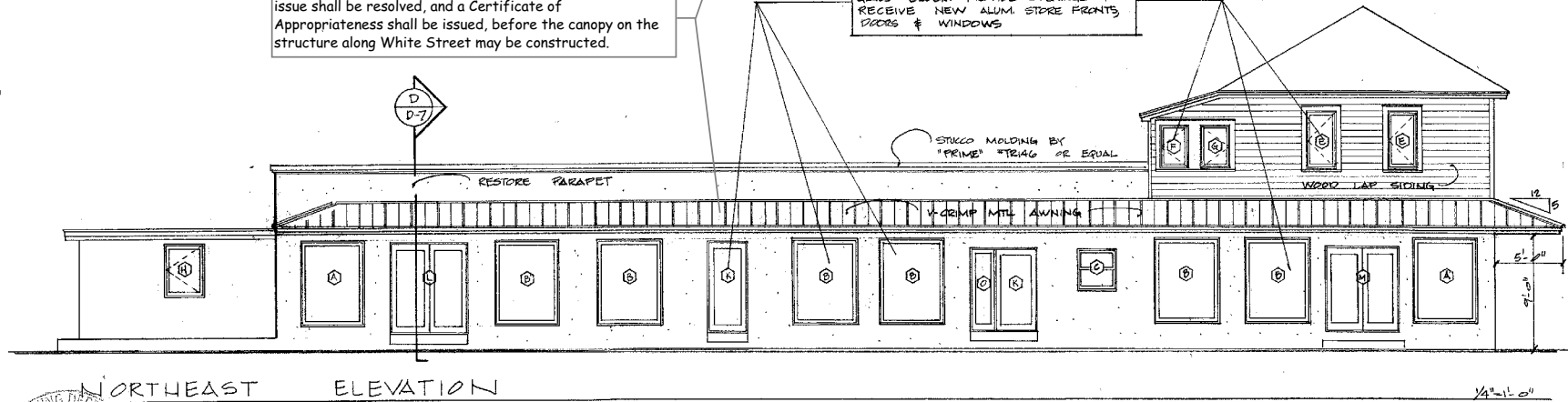
NORTH WEST ELEVATION

**EMERGENCY EGRESS OPENINGS**

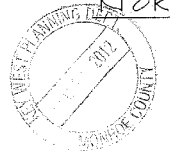
1. Every sleeping room on the first and second floor shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of separate tools or keys. Where windows are provided, they shall have a sill height of not more than 44" above the floor.
2. Minimum net clear opening height = 20" width = 20"
3. Each egress window from sleeping rooms must have a minimum net clear opening of not less than 5.7 sq. ft.

The location of the property line along White Street survey issue shall be resolved, and a Certificate of Appropriateness shall be issued, before the canopy on the structure along White Street may be constructed.

REMOVE EXISTING METAL STORE FRONT & GLASS BLOCK. PROVIDE OPENINGS TO RECEIVE NEW ALUM. STORE FRONTS DOORS & WINDOWS



NORTHEAST ELEVATION



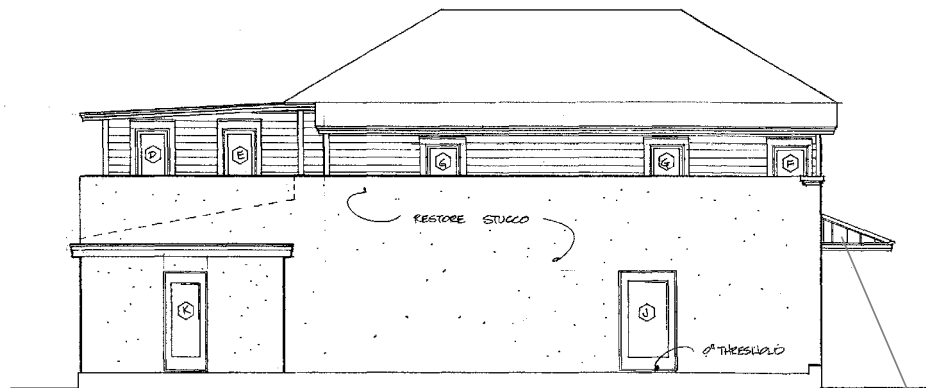
THOMAS KELLY ENTERPRISES INC.  
 1841 ROCKY ROAD - SUGARLOAF KEY  
 • DESIGN CONCEPTS  
 • CONSTRUCTION MANAGEMENT  
 (305) 748-1800

1200 - 1206 - 1212 WHITE STREET  
 EXTERIOR ELEVATIONS

DRAWN FOR  
 DATE: 09/11/12

SHEET NUMBER  
**D-3**

OF 10

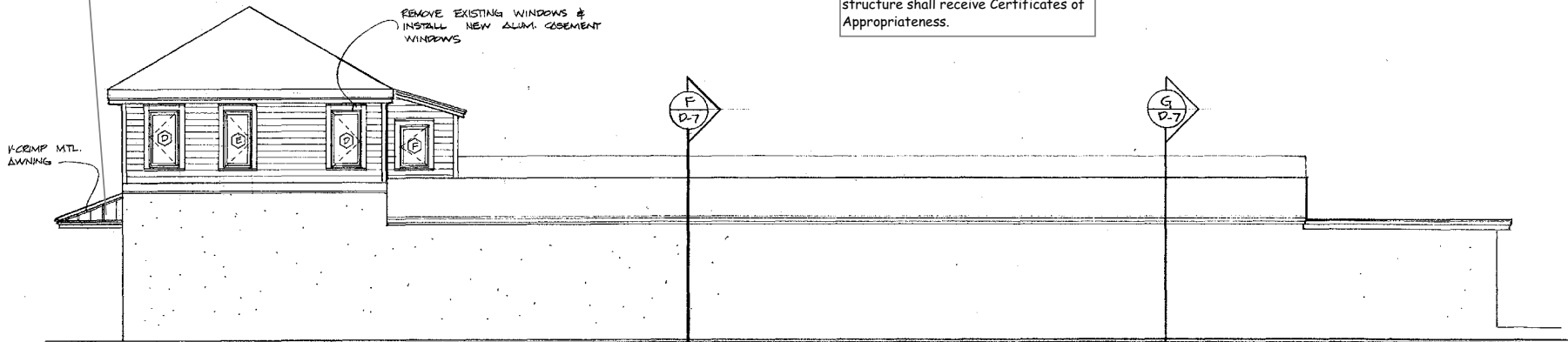


SOUTHEAST ELEVATION

1/4" = 1'-0"

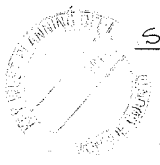
The location of the property line along White Street survey issue shall be resolved, and a Certificate of Appropriateness shall be issued, before the canopy on the structure along White Street may be constructed.

All signs or other modifications to the structure shall receive Certificates of Appropriateness.



SOUTHWEST ELEVATION

1/4" = 1'-0"



THOMAS KELLY ENTERPRISES INC.  
 8941 ROCKY ROAD - SUDBURY NY  
 • DESIGN CONCEPTS  
 • CONSTRUCTION MANAGEMENT  
 (815) 748-1100

NET WEST

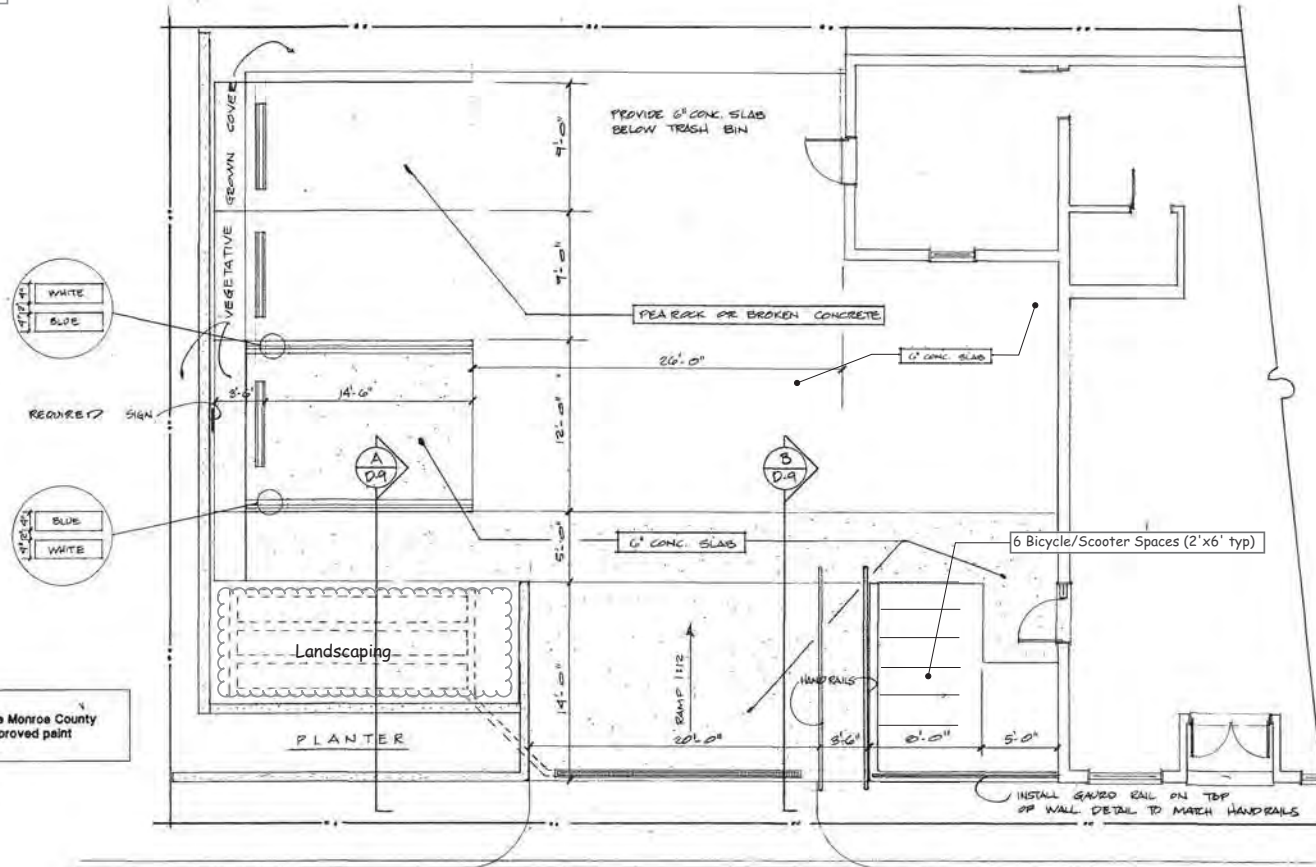
1200 - 1206 - 1212 WHITE STREET  
 EXTERIOR ELEVATIONS

DRAWN: TKK  
 DATE: 08/11/12

SHEET NUMBER  
**D-4**

of 10

The off-street parking spaces shall be maintained as off-street parking spaces in perpetuity and shall not be used for any other purpose such as vehicle display, sales, storage, repair or servicing. Nor shall the premises, inside or outside, be used for storage of any building materials. Materials related to the businesses within the building shall be stored inside.



**HANDICAPPED PARKING SPACE**  
 The handicapped parking space shall be paved according to the Monroe County Public Works Manual and shall be prominently outlined with approved paint and posted with Florida Department of Transportation FTO-25

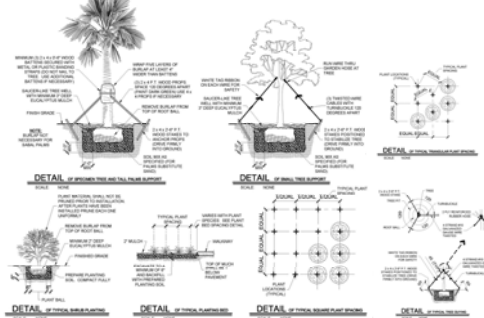
Storage of vehicle inventory on any City right-of-way is strictly prohibited without an easement agreement between the property owner and the City.

OPEN LOT PLAN

1/4" = 1'-0"



THOMAS KELLY ENTERPRISES INC. 1841 ROCKY ROAD - BUNALOP RIVER ORLANDO, FL 32817 + CONSTRUCTION MANAGEMENT (908) 748-1000	STRUCTURAL DETAILS BY <b>PAUL J. MITCHELL, P.E.</b> FLORIDA PROFESSIONAL ENGINEER NO. 14287 P.O. BOX 1886 KEY WEST, FL 33041 (305) 304-1186	SEAL	PAUL J. MITCHELL, P.E.	KEY WEST	1200 - 1206 - 1212 WHITE STREET OPEN LOT PLAN	DRAWN: TKR DATE: 8/1/12	SHEET NUMBER <b>D-8</b> OF 10	PROJECT NO.
--	---	------	------------------------	----------	--	----------------------------	-------------------------------------	-------------



- GENERAL LANDSCAPE NOTES:**
- Landscape contractor to become familiar with the scope of work as well as the site, digging conditions, and any obstacles prior to bidding.
  - Landscape contractor shall locate and verify all underground utilities prior to digging.
  - All Plant material is to be Florida Bag 1 or Florida Department of Agriculture Grades and Standards, Parts I & II, 1975, respectively.
  - All trees to be staked in a good workmanlike manner. No nail staking permitted. (Refer to planting details)
  - Landscape plans shall be installed in compliance with all local codes.
  - All trees, shrubs and ground covers shall be guaranteed for six months from date of final acceptance. All palms are to be guaranteed for one year.
  - All planting beds shall be seeded and graded.
  - All trees, palms, shrubs and ground cover plants shall be fertilized at installation according to manufacturers' recommendations. Type and amount of fertilizer to be determined by Landscape Contractor in order to avoid "burn" on plants that may already contain fertilizer from nursery and ensure proper establishment to maintain contractors warranty.
  - No other plants shall be installed without the approval of Landscape Architect.
  - Landscape Contractor to coordinate his work with the General Contractor, Irrigation Contractor, and the Electrical Contractor.
  - All trees shall have 2" caliper at D.B.H. minimum for a 10' height tree.
  - All 1 gallon material to have 12" spread minimum, all 3 gallon material to have 20-24" spread minimum.
  - Landscape contractor to be County and City licensed where work is to be performed. Liability and Workman's comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.
- END

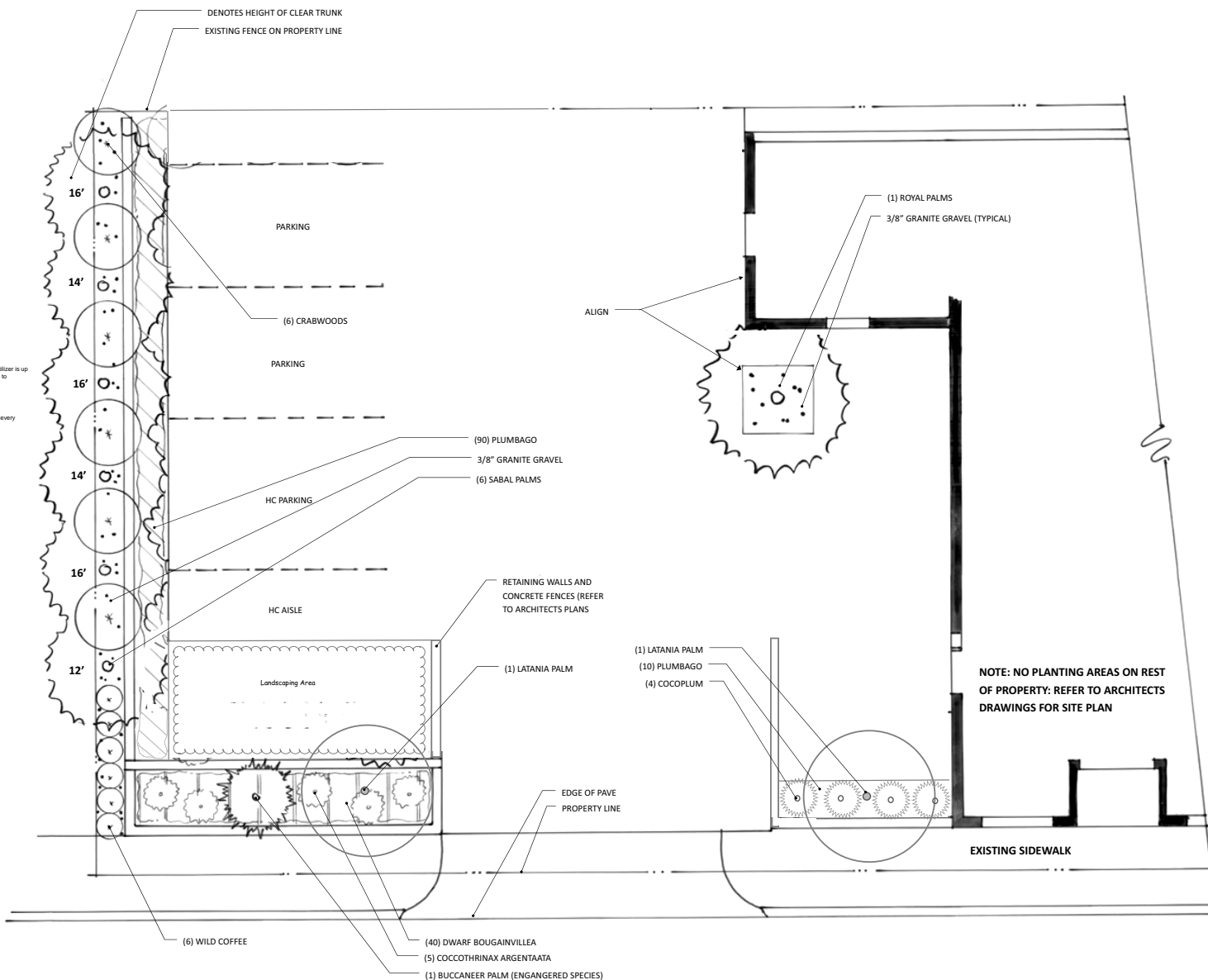
- IRRIGATION NOTES:**
- All new plantings to have automatic irrigation system providing 100% coverage.
  - All Major Palms to have two bubblers on opposing sides of root ball. Bubblers to be hidden from view.
  - Irrigation contractor to coordinate location of main lines with Landscape Contractor prior to implementation. Avoid root balls of trees and large plant materials. Refer to landscape drawings.
  - All pipe to be PVC schedule 40, 2" minimum cover.
  - All heads installed on flexible PVC pipe and fittings.
  - Pressurized backflow, rain switch, and multi-programmable controller with battery backup required.
  - All crossings under permanent concrete to be sleeved two times the sprinkler pipe size with schedule 40 PVC.
  - All valves to have flow control and be installed in green valve boxes with room to work in future.
  - All valve boxes to be located away from walkways, garden paths, and groundcovers - keep to back of beds.
  - All sprinklers to be commercial grade Toro 570 Series 1" and 1.5" and installed out of sight.
  - Irrigation contractor to measure water available on-site and use no more than 75% of available GPM.
  - Water connection to building, including shut-off valves, shall not be altered by pressurized backflow.
  - All wire splices to be in valve boxes and clearly labeled at back of time clock. All wire splices to be installed with water proof connections.
  - 2" spare wires to be run to the last valve in each direction.
  - Controller to be hard-wired at time of completion and included in irrigation contractors bid.
  - System to provide 100% controlled coverage on completion. Additions/modifications from irrigation plan may be necessary.
  - Irrigation contractor to be County and City licensed where work is to be performed. Liability and Workman's comp insurance is required for each and every employee to be on-site at any time during implementation. Paperwork to this effect to be provided on request within 2 business days.
  - As-built irrigation drawing to be provided prior to final payment.
- END

**Plant List**

Qty.	Botanical Name	Common Name	Specifications
<b>TREES AND PALMS</b>			
5	<i>Coccothrinax argentata</i>	Florida Silver Palm	2' Planted height
6	<i>Gymnanthes lucida</i>	Crabwood	6' Planted height, full
2	<i>Latania lodgesii</i>	Latania Palm	8' Clear Trunk minimum
1	<i>Pseudophoenix sargentii</i>	Bucarner Palm	6' Planted height
1	<i>Roystonia elata</i>	Royal Palm	6' Greywood minimum
6	<i>Sabal palmetto</i>	Sabal palm	(1) 12', (2) 14', (3) 16' Clear Trunk
<b>SHRUBS AND GROUNDCOVERS</b>			
40	<i>Bougainvillea</i> sp.	HELEN JOHNSON Boug.	www.bgi-usa.com 3 gallon, full
4	<i>Chrysolobanus icaco</i>	Red tip Cocoplum	4" PH, full and bushy
100	<i>Plumbago auriculata</i>	Blue Plumbago	1 gallon
6	<i>Psychotria nervosa</i>	Wild Coffee	7 gallon

- ADDITIONAL ITEMS**
- TBD Black Eucalyptus Mulch 1" minimum
  - TBD Planting soil 50/50 sand/soil mix
  - TBD 3/8" Granite Gravel Approximately 1/2 yard

- ADDITIONAL NOTES:**
- Landscape contractor to visit site to determine soil/fill requirements prior to bid and install.
  - Plan takes precedence over plant list, bid and install accordingly.



1200-1206-1212 WHITE STREET

PLANTING PLAN

SHEET: LP-1

DATE: 3-5-2013

Revised: 4-18-2013

SCALE: N.T.S.



# **DRC Minutes/Comments**

# Minutes of the Development Review Committee

March 28, 2013

Approved April 25, 2013

Planning Director, Don Craig called the Development Review Committee Meeting of March 28, 2013 to order at 10 am at Old City Hall, in the antechamber at 510 Greene Street, Key West.

## ROLL CALL

**Present were:** Planning Director, Don Craig; General Services, Elizabeth Ignaffo; Fire Department, Jason Barroso; Police Department, Steve Torrence; and Arts in Public Places, Dick Moody.

**Not present were:** Building Official, John Woodson; ADA Coordinator, Diane Nicklaus (comments provided); Interim Forestry Manager, Karen DeMaria (comments provided); HARC Planner, Enid Torregrosa; and Sustainability Coordinator, Alison Higgins.

**Also in attendance were Planning Department staff:** Brendon Cunningham, Ginny Haller and Carlene Smith.

## PLEDGE OF ALLEGIANCE

## APPROVAL OF AGENDA

## APPROVAL OF MINUTES

January 24, 2013

February 28, 2013

March 6, 2013

Motion to approve the January, February and March 2013 DRC Minutes was made by Mr. Torrence and seconded by Ms. Ignaffo. The motion passed by a unanimous voice vote.

## DISCUSSION ITEMS

### Old Business

1. **Conditional Use – 1200-1212 White Street (RE# 00033010-000000; Alt. Key 1033774) – A request to allow small recreational power-driven equipment rentals and a restaurant in the HNC-1 zoning district per Section 122-808 (13) and (14) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview 1200-1212 White project. Items 1, 2, and 3 were heard concurrently.

The applicant's attorney, Wayne LaRue Smith with The Smith Law Firm, gave members an overview of the requests.

#### **Fire Department comments:**

Applicant will need to provide the height of the awning as well as come into compliance with the building code regarding occupancy. The applicant was urged to meet with the Fire Department if they had any questions.

#### **Police Department comments:**

Applicant was commended for cleaning up the property. Applicant will need to properly train the cyclists and refrain from parking any scooters on the right-of-way.

#### **Engineering comments:**



# Minutes of the Development Review Committee

March 28, 2013

Approved April 25, 2013

Applicant will need to coordinate the landscape plan with the open lot plan. The landscape plan proposes planting trees within the drain field. Ground cover vegetation is allowed to be planted over the drain field. No trees or shrubs shall be planted over the drain field.

The open lot plan shows one ADA accessible and two standard vehicle parking spaces. In accordance with Sec. 108-610, parking areas that will be used after dark shall have lighting. Lighting shall be directed away from adjacent residential properties and public right-of-way, downward and away from the sky.

Pursuant to Sec. 108-609, parking spaces shall not be utilized for vehicle sales/rentals, vehicle storage, repair work or servicing.

The open lot plan shows a 7ft x 3ft trash storage area adjacent to the vehicle driveway. The trash storage area has capacity for two 96-gallon totes; presumably, one tote for waste and one tote for recycle. Based on once per week pickup and solid waste disposal Level of Service, 2.66, 6.37 and 1.14, 2.73 lbs./capita/day for residential and non-residential waste and recycling rates, respectively, (*Comprehensive Plan, 2008*), two (2) totes for waste and one (1) tote for recycle will be required. Please increase the size of the trash storage area to accommodate four totes (waste, recycle, and kitchen / landscape), minimum dimension 12ft by 3ft.

Pursuant to Sec. 108-279, waste storage areas shall be screened from adjacent properties and public right-of-ways by fences, walls or landscaping.

## **Planning Director comments:**

Applicant will inform staff his intention of using the walk up window for the proposed restaurant by the time this application moves forward to Planning Board hearing.

Applicant will provide a clearly defined and scaled floor plan to include all uses and how they relate, as well as a scaled parking plan which portrays cars moving in and out of spaces. Handicap access will need to be properly scaled on the site plan. No scooter parking under the ownership of Mr. Mills will be allowed on the City's ROW. Scooter parking will only be placed under a designated area on the plan.

Applicant will also need to address the loading zone and HARC must approve the proposed block wall. Lastly, a traffic analysis is required prior to Planning Board hearing.

## **Urban Forester comments:**

If there is any existing vegetation on-site that will be impacted by the development, please contact the Urban Forester for a review. The removal of any existing trees will require review and possible permits from the Tree Commission.

## **ADA Coordinator comments:**

No comment for the conditional use.

### **Parking Variance**

ADA needs to visit the surrounding area to determine number of existing handicapped parking spaces and determine if one is needed to meet needs of area. Any further ADA comments concerning construction will be reserved for plan review at time of building permit submittal.

### **Cross-Access Easement**

This front property line is actually 3 feet into the existing City sidewalk on White Street. There is no encroachment to my knowledge on the Catherine Street side. Applicant is intending to re-build the

# Minutes of the Development Review Committee

March 28, 2013

Approved April 25, 2013

structural awning which will encroach over the City right-of-way. ROW Coordinator has no objection to the addition of this structural awning and the request for easement of same.

## **Art in Public Places comment:**

Mr. Moody inquired about the applicant adding artwork or a mural on the site.

The following members of the public spoke on the matter:

- Linda Wheeler, 1213 White

## New Business

2. **Parking Variance – 1200-1212 White Street (RE#00033010-000100; Alt. Key 1033774) – A request to waive parking requirements for 22 automobile spaces in the HNC-1 zoning district per Section 108-572 (9) and (10) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

See comments for Item 1.

3. **Cross-Access Easement – 1200-1212 White Street (RE 00033010-000000; Alt. Key 1033774) – A request for a cross-access easement of 442.35 square feet, more or less, to address the encroachment of the existing City sidewalk onto private property and the installation of a fixed awning over City property for property located on White Street as per Sections 2-938 and 90-587 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

See comments for Item 1.

4. **Conditional Use – 2308 North Roosevelt Boulevard (RE# 00065710-000000; Alt. Key 1068551) – A request for conditional use approval to operate a motorcycle retail, rental and service shop at property located in the CG zoning district per Section 122-418 (20) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the conditional use request.

The applicant gave members an overview of the request.

## **Fire Department comments:**

Applicant will need to come into compliance with all code requirements. The applicant will need to meet with the Fire Department for site plan review.

## **Police Department comments:**

Address will need to be well marked on the property.

## **Engineering comments:**

Engineering will provide comments after site plans have been submitted.

## **Planning Director comments:**

Applicant will need to provide a scaled site plan to include landscaping, drainage and parking. Applicant will need to return back to the DRC for review.

## **ADA Coordinator comments:**

ADA has no objection and withholds comments on any ADA requirements until such time as plan review is done through the Building Department. ADA compliance issues will also be necessary in the

# **Property Appraiser Record Card**



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

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

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: **1033774** Parcel ID: **00033010-000000**

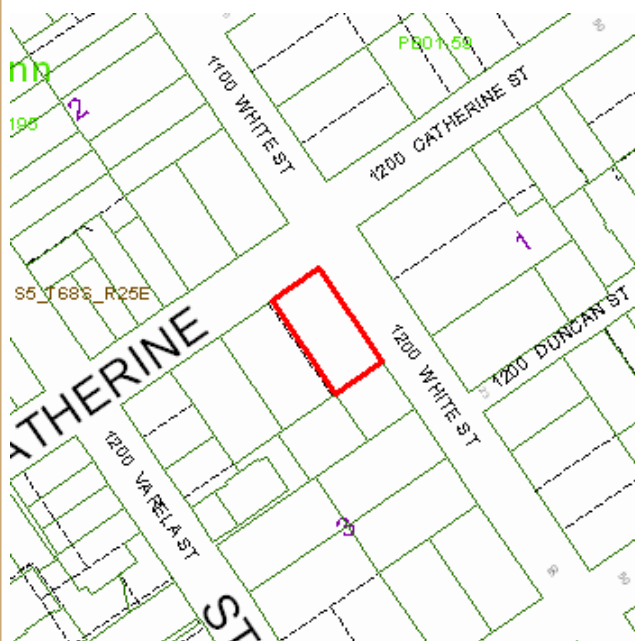
### Ownership Details

**Mailing Address:**  
MILLS VICTOR H JR AND CYNTHIA A  
16 CALLE DOS  
KEY WEST, FL 33040-5464

### Property Details

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1200 WHITE ST KEY WEST  
1204 WHITE ST KEY WEST  
1124 CATHERINE ST UNIT: 201 KEY WEST  
1124 CATHERINE ST UNIT: 202 KEY WEST  
1206 WHITE ST KEY WEST  
**Legal Description:** KW GWYNN SUB 0-195 PT LT 1 SQR 3 TR 13 H3-57 OR430-919 OR1072-126 OR1280-1505 OR1310-1228/29AFF OR1308-2333/34C 2383P/R OR2577-2119C OR2577-2122/24

[Click Map Image to open interactive viewer](#)



### Land Details



4314	VACANT COMM	12	N	Y
4315	VACANT COMM	65	N	N
4316	GBF	100	N	N
4317	VACANT COMM	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
1164	AB AVE WOOD SIDING	20
1165	C.B.S.	80

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20

**Appraiser Notes**

1200 WHITE ST-- KLEEN WASH 1206 WHITE ST-- LA DICHOSA BAKERY TPP 8859384 - RENTAL TPP 8539053 - LA DICHOSA TPP 8914679 - TILES ETCETERA TPP 8889674 - LA GUARAPERA

AS OF JANUARY 1, 2013 PROPERTY UNDER TOTAL RENOVATION. ADJUSTMENTS HAVE BEEN MADE ACCORDINGLY.

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 12-4578	12/31/2012		65,000	Commercial	INTERIOR, EXTERIOR AND STRUCTUREAL WORK AS PER PLANS.
1 12-3671	10/12/2012		8,000	Commercial	14 SQES 5 VCRIMP METAL ROOF, NOC REQUIRED. 10' FACIA BOARD.
1 12-3289	09/12/2012		15,000	Commercial	RE-ROOF REMOVE EXISTING ROOF PLACE BACK PLUS UNDERLAYMENT DRY IN 14 SQS.
1 12-4578	12/31/2012		65,000	Commercial	INTERIOR, EXTERIOR AND STRUCTURAL WORK AS PER PLANS.
1 12-4340	12/13/2012		10,000	Commercial	STUCCO REPAIRS TO OUSIDE OF BLDG. APPROX 2400 SQ. FT.
1 12-4573	12/28/2012		600	Commercial	INSTALL TEMPORARY SERVICE 60 AMPS, TWO 20 AMP GFI OUTLETS, ONE 220 VOLT OUTLET GROUND
1 12-4418	02/21/2013		10,000	Commercial	INSTALL WINDOWS & REPLACE SIDING. 31 WINDOWS AND 1575 SQ FT OF SIDING
1 M942622	08/01/1994	11/01/1994	2,000		INSTALL STOVE PIPE
1 B942664	08/01/1994	11/01/1994	200		PAINT BLDG
1 96-3375	08/01/1996	12/01/1996	1,200		MECHANICAL
1 9903951	12/07/1999	12/27/1999	3,000		ROOFING

**Parcel Value History**

Certified Roll Values.

[View Taxes for this Parcel.](#)

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
2013	277,483	200	308,855	586,538	586,538	0	586,538
2012	316,232	200	308,855	625,287	625,287	0	625,287
2011	316,232	200	308,855	625,287	625,287	0	625,287
2010	316,232	200	289,523	605,955	605,955	0	605,955
2009	344,980	200	583,804	928,984	928,984	0	928,984
2008	344,980	200	707,460	1,052,640	1,052,640	0	1,052,640

2007	230,691	200	598,620	829,511	829,511	0	829,511
2006	230,691	200	408,150	639,041	639,041	0	639,041
2005	238,381	200	326,520	565,101	565,101	0	565,101
2004	238,329	200	217,680	419,203	419,203	0	419,203
2003	238,329	200	141,492	419,203	419,203	0	419,203
2002	257,549	200	141,492	399,241	399,241	0	399,241
2001	257,549	225	141,492	399,266	399,266	0	399,266
2000	257,549	250	103,398	361,197	361,197	0	361,197
1999	249,861	275	103,398	307,957	307,957	0	307,957
1998	166,963	300	103,398	307,957	307,957	0	307,957
1997	166,963	325	92,514	307,957	307,957	0	307,957
1996	151,079	350	92,514	243,943	243,943	0	243,943
1995	151,079	0	92,514	243,593	243,593	0	243,593
1994	144,106	0	92,514	236,620	236,620	0	236,620
1993	144,106	0	98,600	242,706	242,706	0	242,706
1992	144,106	0	98,600	242,706	242,706	0	242,706
1991	144,106	0	98,600	242,706	242,706	0	242,706
1990	92,729	930	82,650	176,309	176,309	0	176,309
1989	87,849	930	81,200	169,979	169,979	0	169,979
1988	75,676	930	69,600	146,206	146,206	0	146,206
1987	74,195	930	34,974	110,099	110,099	0	110,099
1986	74,570	930	34,974	110,474	110,474	0	110,474
1985	70,552	930	24,544	96,026	96,026	0	96,026
1984	69,491	930	24,544	94,965	94,965	0	94,965
1983	69,491	930	24,544	94,965	94,965	0	94,965
1982	52,194	930	23,216	76,340	76,340	0	76,340

## 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
6/26/2012	2577 / 2119	0	QC	11
6/26/2012	2577 / 2122	650,000	WD	03
12/30/2008	2395 / 2383	100	WD	J
5/1/1994	1308 / 2336	325,000	WD	M

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



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

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

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: **1033812** Parcel ID: **00033050-000000**

### Ownership Details

**Mailing Address:**

MILLS VICTOR H JR AND CYNTHIA A  
16 CALLE DOS  
KEY WEST, FL 33040-5464

### Property Details

**PC Code:** 28 - PARKING LOTS, MOBILE HOME PARKS

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township -Range:** 05-68-25

**Property Location:** 1212 WHITE ST KEY WEST

**Legal Description:** KW GWYNN SUB 0-195 PT LT 5 SQR 3 TR 13 H3-57 OR430-919 OR1072-126 OR1280-1505 OR1308-2333/34C OR1308-2336/38 OR1310-1228/29AFF OR2089-1038ORD OR2076-1664/65WILL OR2364-75/81WILL OR2395-2383P/R OR2577-2119C OR2577-2122/24

[Click Map Image to open interactive viewer](#)





## Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	2,705.00 SF

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-0266	01/23/2013	2,400	Commercial	RELOCATE 200 AMP, ONE PHASE SERVICE W/ 200 AMP DISCONNECT, & 200 AMP THREE PHASE W/200 AMP DISCONNECT TO NORTH SIDE (CATHERINE ST) OF BUILDING

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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
2013	0	0	182,863	182,863	182,863	0	182,863
2012	0	0	182,863	182,863	182,863	0	182,863
2011	0	0	182,863	182,863	182,863	0	182,863
2010	0	0	169,098	169,098	169,098	0	169,098
2009	0	0	359,887	359,887	359,887	0	359,887
2008	0	0	351,650	351,650	351,650	0	351,650
2007	0	0	297,550	297,550	297,550	0	297,550
2006	0	0	256,975	256,975	256,975	0	256,975
2005	0	0	216,400	216,400	216,400	0	216,400
2004	0	0	148,775	148,775	148,775	0	148,775
2003	0	0	54,100	54,100	54,100	0	54,100
2002	0	0	54,100	54,100	54,100	0	54,100
2001	0	0	54,100	54,100	54,100	0	54,100
2000	0	0	45,985	45,985	45,985	0	45,985
1999	0	0	45,985	45,985	45,985	0	45,985
1998	0	0	45,985	45,985	45,985	0	45,985
1997	0	0	40,575	40,575	40,575	0	40,575
1996	0	0	40,575	40,575	40,575	0	40,575
1995	0	0	40,575	40,575	40,575	0	40,575
1994	0	0	40,575	40,575	40,575	0	40,575
1993	0	0	43,425	43,425	43,425	0	43,425
1992	0	0	43,425	43,425	43,425	0	43,425
1991	0	0	43,425	43,425	43,425	0	43,425
1990	0	0	31,121	31,121	31,121	0	31,121
1989	0	0	30,398	30,398	30,398	0	30,398
1988	0	0	26,055	26,055	26,055	0	26,055
1987	0	0	17,370	17,370	17,370	0	17,370
1986	0	0	17,370	17,370	17,370	0	17,370
1985	0	0	12,155	12,155	12,155	0	12,155
1984	0	0	12,155	12,155	12,155	0	12,155

1983	0	0	12,155	12,155	12,155	0	12,155
1982	0	0	11,497	11,497	11,497	0	11,497

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5/1/1994	1308 / 2336	1	WD	M

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