

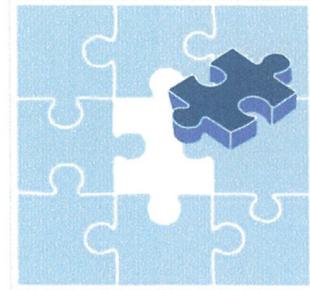
# **Application**

12/08/21

Ms. Katie Halloran, Planning Director  
City of Key West  
1300 White Street  
Key West, FL 33040



TREPANIER



ASSOCIATES INC

LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**RE: 529 United Street**  
Variance and Conditional Use Application Revisions

Dear Ms. Halloran:

Attached are revised applications based on DRC comments for the pending conditional use application for 529 United Street. The variance application has also been revised accordingly.

	DRC Comment	Applicant Action
Life Safety	Residential unit is major life-safety concern. KWFD recommends use as storage room only.	<b>COMPLETE</b> - Upon recommendation by the Fire Marshal, the space will be used for office/ storage and the residential unit shall be retained within the property's bundle of rights.
	Update and revise occupancy loads based on seating plan.	<b>COMPLETE</b> - Occupancy calculated by Rick Milelli, P.E. (39 seats)
Utilities	2011 floor plan of trash and recycling location in conflict with proposed seating plan due to seats #31-36. Where is solid waste located? Show location and screened from view.	<b>COMPLETE</b> - Solid waste handling shown on plans
Trans	Consider bike parking spaces in ROW.	<b>COMPLETE</b> - Owner will apply to install bike racks on the sidewalk adjacent to the property
HARC	Determine if new outdoor covered area(s).	<b>COMPLETE</b> - No new covered seating is proposed
	Plans inconsistent. West side deck cannot extend toward front.	<b>COMPLETE</b> - All decking is existing
	West-side window conversion to door. Why was this done?	<b>COMPLETE</b> - Door constitutes ADA access to the restaurant
	ADA compliance into building?	<b>COMPLETE</b> - Side door is the ADA access
Engineering	Drawn plans need property lines to determine encroachment and potential required easement onto ROW.	<b>COMPLETE</b> - Plan shows property lines

If you have any questions or would like to review the application with me, please don't hesitate to call.

Thank you very much.

Sincerely,

Owen Trepanier



Revised  
12/07/21



# Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

**Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00**

(includes \$210.00 advertising/noticing fee and \$105.00 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 305-809-3764.

**PROPERTY DESCRIPTION:**

Site Address: 529 United Street, Key West, FL 33040

Zoning District: HNC-1

Real Estate (RE) #: 00028790-000100

Property located within the Historic District.  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Trepanier and Associates, Inc. Mailing Address: 1421 First Street

City: Key West State: FL Zip: 33040 Home/Mobile Phone: \_\_\_\_\_

Office: 305-293-8983 Fax: 305-293-8748

Email: owen@owentrepanier.com

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

Name: Xavier Bellin Mailing Address: 529 United Street

City: Key West State: FL Zip: 33040 Home/Mobile Phone: \_\_\_\_\_

Office: c/o 305-293-8983 Fax: \_\_\_\_\_

Email: c/o owen@owentrepanier.com

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

Increase cafe seating from 13 to 39; Located in the HNC-1 & the Parking Waiver Zone

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

1. Variance to Sec. 108-575(5) requiring any parking deficiency be brought into conformity concurrently with an enlargement or change of use.
2. Variance to Sec. 108-572(9) of 6.5 auto spaces and 1.5 bicycle spaces from 6.5 auto and 1.5 bicycle spaces required to the 0 proposed (0 existing).

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

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

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

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

Yes  No

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

Yes  No

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

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

See Attached

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

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

## Standards for Considering Variances

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

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.

Special conditions exist. The current LDRs are inconsistent with the Comprehensive Plan specifically with regard to the multi-modal transportation and bike-pedestrian goals. The LDRs strive to bring auto parking into compliance with its internal requirements, whereas the Comprehensive Plan strives to minimize reliance on autos and encourage alternative forms of transportation. The LDRs include parking requirements for consumption area with the assumption that consumption area creates vehicular traffic, which is not the case in this situation as demonstrated in the attached trip mode study. 64% of traffic to and from the café is bike & pedestrian foot and 81% is non-auto-oriented traffic from nearby residences and upgraded hotels in the area which has increased demand for the café's services.

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

Conditions were not created by the applicant. The inconsistencies between the LDRs and the Comp Plan were not created by or the result of any actions of the property owner, in fact the owner suffers from the result which requires pursuing variances to respond to the economic factors affecting his business.

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 will not be conferred upon the granting of the variance(s). The variance process is available to all property owners in this district, and if others have the right to add 260 sq. ft. of outdoor consumption area or the right to noncomplying unit size, they are entitled to the same process and consideration of fact.

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. The literal interpretation of the provision of the LDRs is inconsistent with the Comprehensive Plan and would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, i.e. the ability to respond to economic changes in the marketplace.

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(s) are requested that would permit the applicant the opportunity to add outdoor consumption area and approve a lawful noncomplying dwelling unit size. There is no request for additional floor area.

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.

Granting of the variance(s) is not injurious to the public welfare nor would result in increased density or intensity.

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.

This application does not rely on other nonconforming lots and structures as justification.

**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 materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.**

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request.

Site Data

	Req'd / Permitted	Existing	Proposed	Compliance
Zoning	HNC-1	HNC-1	No Change	Complies
FLUM	HC	HC	No Change	Complies
Flood Zone	AE 6	AE 6	No Change	Complies
Size of Site	4,000 sq. ft.	1,563 sq. ft.	No Change	Grandfathered Nonconformity
Height	35 ft.	< 35 ft.	No Change	Complies
Front Setback	5 ft.	0 ft.	No Change	Grandfathered Nonconformity
Side Setback	5 ft.	2.1 ft.	No Change	Grandfathered Nonconformity
Side Setback	5 ft.	0 ft.	No Change	Grandfathered Nonconformity
Street Side Setback	7.5 ft.	N/A	No Change	Complies
Rear Setback	15 ft.	6.5 ft.	No Change	Grandfathered Nonconformity
Building Coverage	50%	62% (971 sq. ft.)	No Change	Grandfathered Nonconformity
Impervious Surface	60%	87% (1,357 sq. ft.)	No Change	Grandfathered Nonconformity
Open Space	22%	13% (206 sq. ft.)	No Change	Grandfathered Nonconformity
Landscaping	20%	13% (206 sq. ft.)	No Change	Grandfathered Nonconformity
FAR	1.0	0.5 (800 sq. ft.)	No Change	Complies
Density & Type	1 unit	1 unit	No Change	Complies
Consumption Area	--	190 sq. ft.	592 sq. ft.	Complies
Auto Parking (New Consumption Area)	6.5 spaces	0 spaces	0 spaces	Variance
Bicycle Parking (New Consumption Area)	1.5 spaces	0 spaces	0 spaces	Variance

# **Attachment A**

**Frenchie's Café**

**Transportation and Customer Data**

**Monday (5/3/21)**

Start	End	No. of New Visitors	Take-Out / To-Go	Auto/Car-Share	Scooter	Bike	Walk	Bus/ Duval Loop	Dine-In Auto & Scooter	Take-Out Auto & Scooter	Dine-In Bike & Walk	Take-Out Bike & Walk	Dine-In Bus	Take-Out Bus
7:00 AM	7:30 AM	7	5	1	0	1	5	0	0	1	2	4	0	0
7:30 AM	8:00 AM	7	5	2	1	1	3	0	0	3	2	2	0	0
8:00 AM	8:30 AM	17	4	3	1	2	11	0	0	4	13	0	0	0
8:30 AM	9:00 AM	9	2	1	0	1	4	3	0	1	4	1	3	0
9:00 AM	9:30 AM	11	3	4	1	1	5	0	4	1	4	2	0	0
9:30 AM	10:00 AM	10	4	0	1	1	6	2	1	0	3	4	2	0
10:00 AM	10:30 AM	26	4	10	0	2	10	4	7	3	11	1	4	0
10:30 AM	11:00 AM	25	7	4	1	3	15	2	0	5	16	2	2	0
11:00 AM	11:30 AM	11	5	0	0	4	4	3	0	0	3	5	3	0
11:30 AM	12:00 PM	18	5	3	0	4	7	4	0	3	9	2	4	0
12:00 PM	12:30 PM	7	3	0	1	0	6	0	0	1	4	2	0	0
12:30 PM	1:00 PM	14	6	2	1	2	7	2	2	1	4	5	2	0
1:00 PM	1:30 PM	9	4	1	0	1	7	0	0	1	5	3	0	0
1:30 PM	2:00 PM	7	2	5	0	0	2	0	5	0	0	2	0	0
2:00 PM	2:30 PM	11	5	0	1	1	6	3	1	0	5	2	0	3
2:30 PM	3:00 PM	1	1	0	1	0	0	0	0	1	0	0	0	0
3:00 PM	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Daily Total</b>		190	65	36	9	24	98	23	20	25	85	37	20	3

**Tuesday (5/4/21)**

Start	End	No. of New Visitors	Take-Out / To-Go	Auto/ Car-Share	Scooter	Bike	Walk	Bus/ Duval Loop	Dine-In Auto & Scooter	Take-Out Auto & Scooter	Dine-In Bike & Walk	Take-Out Bike & Walk	Dine-In Bus	Take-Out Bus
7:00 AM	7:30 AM	9	7	2	0	0	8	0	2	0	8	6	0	0
7:30 AM	8:00 AM	12	5	0	1	1	10	0	0	1	7	4	0	0
8:00 AM	8:30 AM	13	5	3	0	1	7	2	0	3	6	2	2	0
8:30 AM	9:00 AM	18	7	2	1	4	9	2	0	3	9	4	2	0
9:00 AM	9:30 AM	15	3	4	1	2	5	3	3	2	6	1	3	0
9:30 AM	10:00 AM	13	4	0	1	1	7	4	0	1	5	3	4	0
10:00 AM	10:30 AM	8	4	2	0	2	4	0	2	0	2	4	0	0
10:30 AM	11:00 AM	17	7	3	0	3	9	2	1	2	7	5	2	0
11:00 AM	11:30 AM	9	2	1	0	1	7	0	0	1	7	1	0	0
11:30 AM	12:00 PM	14	3	4	0	2	4	4	4	0	3	3	4	0
12:00 PM	12:30 PM	9	3	4	0	2	3	0	2	2	4	1	0	0
12:30 PM	1:00 PM	12	3	2	0	1	5	4	0	2	5	1	4	0
1:00 PM	1:30 PM	9	3	2	0	0	7	0	2	0	4	3	0	0
1:30 PM	2:00 PM	13	7	2	1	0	10	0	2	1	4	6	0	0
2:00 PM	2:30 PM	8	3	0	0	2	3	3	0	0	2	3	3	0
2:30 PM	3:00 PM	6	6	3	0	0	3	0	0	3	0	3	0	0
3:00 PM	3:30 PM	1	1	0	0	1	0	0	0	0	0	1	0	0
<b>Daily Total</b>		186	73	34	5	23	101	24	18	21	79	51	24	0

**Thursday (5/6/21)**

Start	End	No. of New Visitors	Take-Out / To-Go	Auto/ Car Share	Scooter	Bike	Walk	Bus/ Duval Loop	Dine-In Auto & Scooter	Take-Out Auto & Scooter	Dine-In Bike & Walk	Take-Out Bike & Walk	Dine-In Bus	Take-Out Bus
7:00 AM	7:30 AM	9	7	1	0	0	8	0	0	1	2	6	0	0
7:30 AM	8:00 AM	14	4	2	1	2	9	0	3	0	7	4	0	0
8:00 AM	8:30 AM	10	4	2	0	3	3	2	0	2	4	2	2	0
8:30 AM	9:00 AM	12	4	3	0	1	8	0	3	0	5	4	0	0
9:00 AM	9:30 AM	15	2	3	0	3	6	3	3	0	7	2	3	0
9:30 AM	10:00 AM	17	8	5	1	2	7	2	3	3	4	5	2	0
10:00 AM	10:30 AM	9	3	3	0	2	1	3	0	3	3	0	3	0
10:30 AM	11:00 AM	9	1	2	0	1	6	0	2	0	6	1	0	0
11:00 AM	11:30 AM	17	5	3	0	1	9	4	3	0	5	5	4	0
11:30 AM	12:00 PM	14	8	0	1	3	8	2	0	1	4	7	2	0
12:00 PM	12:30 PM	8	2	0	0	1	7	0	0	0	6	2	0	0
12:30 PM	1:00 PM	11	3	2	0	1	8	0	2	0	6	3	0	0
1:00 PM	1:30 PM	8	6	3	0	0	3	2	0	3	0	3	2	0
1:30 PM	2:00 PM	3	0	0	0	0	3	0	0	0	3	0	0	0
2:00 PM	2:30 PM	10	3	4	0	0	6	0	4	0	3	3	0	0
2:30 PM	3:00 PM	10	6	0	1	0	9	0	0	1	4	5	0	0
3:00 PM	3:30 PM	1	1	0	0	0	1	0	0	0	0	1	0	0
<b>Daily Total</b>		177	67	33	4	20	102	18	23	14	69	53	18	0

# **Attachment B**

**Frenchie's Café**

**FDOT Peak Season Conversion Factors  
Monroe County**

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 9000 MONROE COUNTYWIDE

MOCF: 0.92  
 PSCF

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.01	1.10
2	01/06/2019 - 01/12/2019	1.00	1.09
3	01/13/2019 - 01/19/2019	0.98	1.07
4	01/20/2019 - 01/26/2019	0.96	1.04
* 5	01/27/2019 - 02/02/2019	0.95	1.03
* 6	02/03/2019 - 02/09/2019	0.93	1.01
* 7	02/10/2019 - 02/16/2019	0.92	1.00
* 8	02/17/2019 - 02/23/2019	0.91	0.99
* 9	02/24/2019 - 03/02/2019	0.90	0.98
*10	03/03/2019 - 03/09/2019	0.89	0.97
*11	03/10/2019 - 03/16/2019	0.89	0.97
*12	03/17/2019 - 03/23/2019	0.90	0.98
*13	03/24/2019 - 03/30/2019	0.91	0.99
*14	03/31/2019 - 04/06/2019	0.92	1.00
*15	04/07/2019 - 04/13/2019	0.93	1.01
*16	04/14/2019 - 04/20/2019	0.94	1.02
*17	04/21/2019 - 04/27/2019	0.95	1.03
18	04/28/2019 - 05/04/2019	0.97	1.05
19	05/05/2019 - 05/11/2019	0.98	1.07
20	05/12/2019 - 05/18/2019	0.99	1.08
21	05/19/2019 - 05/25/2019	0.99	1.08
22	05/26/2019 - 06/01/2019	0.99	1.08
23	06/02/2019 - 06/08/2019	0.99	1.08
24	06/09/2019 - 06/15/2019	1.00	1.09
25	06/16/2019 - 06/22/2019	0.99	1.08
26	06/23/2019 - 06/29/2019	0.99	1.08
27	06/30/2019 - 07/06/2019	0.98	1.07
28	07/07/2019 - 07/13/2019	0.98	1.07
29	07/14/2019 - 07/20/2019	0.97	1.05
30	07/21/2019 - 07/27/2019	0.99	1.08
31	07/28/2019 - 08/03/2019	1.01	1.10
32	08/04/2019 - 08/10/2019	1.02	1.11
33	08/11/2019 - 08/17/2019	1.04	1.13
34	08/18/2019 - 08/24/2019	1.08	1.17
35	08/25/2019 - 08/31/2019	1.11	1.21
36	09/01/2019 - 09/07/2019	1.15	1.25
37	09/08/2019 - 09/14/2019	1.19	1.29
38	09/15/2019 - 09/21/2019	1.22	1.33
39	09/22/2019 - 09/28/2019	1.19	1.29
40	09/29/2019 - 10/05/2019	1.16	1.26
41	10/06/2019 - 10/12/2019	1.13	1.23
42	10/13/2019 - 10/19/2019	1.10	1.20
43	10/20/2019 - 10/26/2019	1.09	1.18
44	10/27/2019 - 11/02/2019	1.08	1.17
45	11/03/2019 - 11/09/2019	1.07	1.16
46	11/10/2019 - 11/16/2019	1.06	1.15
47	11/17/2019 - 11/23/2019	1.05	1.14
48	11/24/2019 - 11/30/2019	1.04	1.13
49	12/01/2019 - 12/07/2019	1.03	1.12
50	12/08/2019 - 12/14/2019	1.02	1.11
51	12/15/2019 - 12/21/2019	1.01	1.10
52	12/22/2019 - 12/28/2019	1.00	1.09
53	12/29/2019 - 12/31/2019	0.98	1.07

\* PEAK SEASON

14-FEB-2020 15:39:30

830UPD

6\_9000\_PKSEASON.TXT

# **Attachment C**

**Frenchie's Café**

**ITE Pass-by Traffic Data**

**Table E.30 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period  
Land Use Code 932—High-Turnover (Sit-Down) Restaurant**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS- BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
—	5.8	Orlando, FL	1992	150	2:00–6:00 p.m.	32	—	—	68	—	TPD Inc.
—	5	Casselberry, FL	1992	65	2:00–8:00 p.m.	58	—	—	42	—	TPD Inc.
168	5.3	Louisville area, KY	1993	24	4:00–6:00 p.m.	50	37	13	50	1,615	Barton- Aschman Assoc.
169	2.9	Louisville area, KY	1993	41	4:00–8:00 p.m.	37	27	36	63	3,935	Barton- Aschman Assoc.
150	3.1	Louisville area, KY	1993	21	4:00–6:00 p.m.	38	29	33	62	2,580	Barton- Aschman Assoc.
250	7.1	New Albany, IN	1993	—	4:00–8:00 p.m.	23	23	54	77	1,565	Barton- Aschman Assoc.
—	8	Kissimmee, FL	1995	664	2:00–6:00 p.m.	40	39	21	60	—	TPD Inc.
—	11	Orlando, FL	1996	267	2:00–6:00 p.m.	38	43	19	62	—	TPD Inc.
—	12	Orlando, FL	1996	317	2:00–6:00 p.m.	29	51	20	71	—	TPD Inc.
—	4.6	Orlando, FL	1992	275	2:00–6:00 p.m.	63	—	—	37	—	TPD Inc.
—	5.7	Orlando, FL	1994	308	2:00–6:00 p.m.	57	—	—	43	—	TPD Inc.
—	6.2	Orlando, FL	1995	521	2:00–6:00 p.m.	46	43	11	54	—	TPD Inc.

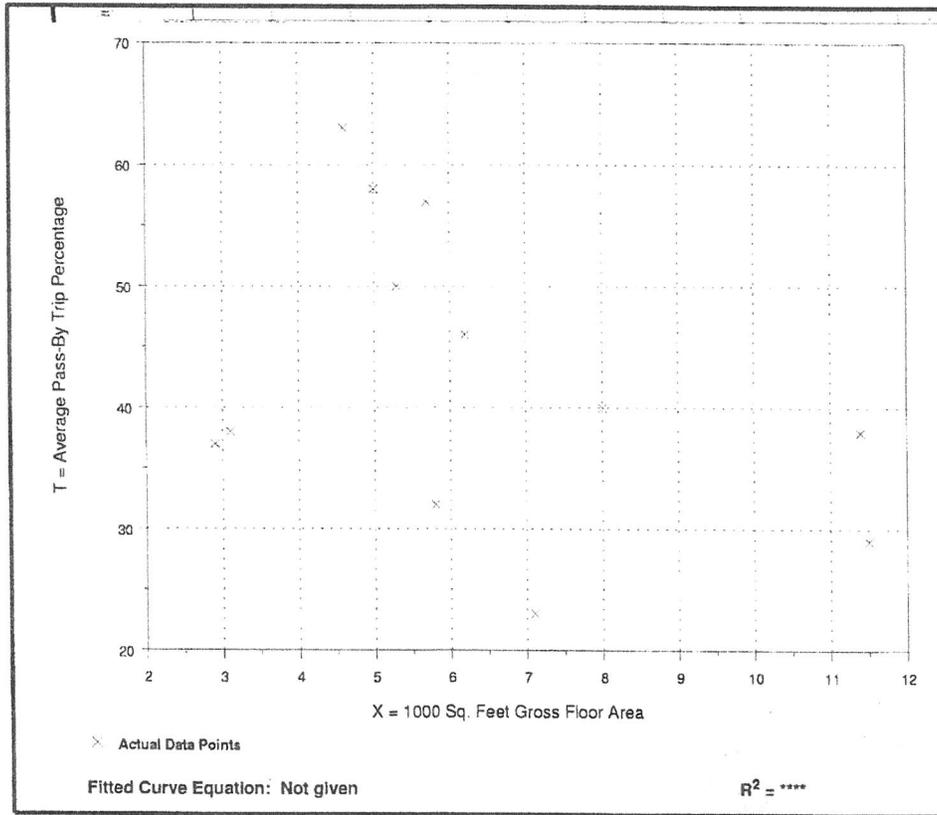
Average Pass-By Trip Percentage: 43

"—" means no data were provided

**Figure E.16 High-Turnover (Sit-Down) Restaurant (932)**

Average Pass-By/Trip Percentage vs: 1,000 Sq. Ft. Gross Floor Area  
 On a: Weekday, PM Peak Period  
 Number of Studies: 12  
 Average 1,000 Sq. Ft. GFA: 6.4

**Data Plot**



# **Attachment C**

**Frenchie's Café**

**ITE Pass-by Traffic Data**

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 9000 MONROE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.92 PSCF
1	01/01/2019 - 01/05/2019	1.01	1.10
2	01/06/2019 - 01/12/2019	1.00	1.09
3	01/13/2019 - 01/19/2019	0.98	1.07
4	01/20/2019 - 01/26/2019	0.96	1.04
* 5	01/27/2019 - 02/02/2019	0.95	1.03
* 6	02/03/2019 - 02/09/2019	0.93	1.01
* 7	02/10/2019 - 02/16/2019	0.92	1.00
* 8	02/17/2019 - 02/23/2019	0.91	0.99
* 9	02/24/2019 - 03/02/2019	0.90	0.98
*10	03/03/2019 - 03/09/2019	0.89	0.97
*11	03/10/2019 - 03/16/2019	0.89	0.97
*12	03/17/2019 - 03/23/2019	0.90	0.98
*13	03/24/2019 - 03/30/2019	0.91	0.99
*14	03/31/2019 - 04/06/2019	0.92	1.00
*15	04/07/2019 - 04/13/2019	0.93	1.01
*16	04/14/2019 - 04/20/2019	0.94	1.02
*17	04/21/2019 - 04/27/2019	0.95	1.03
18	04/28/2019 - 05/04/2019	0.97	1.05
19	05/05/2019 - 05/11/2019	0.98	1.07
20	05/12/2019 - 05/18/2019	0.99	1.08
21	05/19/2019 - 05/25/2019	0.99	1.08
22	05/26/2019 - 06/01/2019	0.99	1.08
23	06/02/2019 - 06/08/2019	0.99	1.08
24	06/09/2019 - 06/15/2019	1.00	1.09
25	06/16/2019 - 06/22/2019	0.99	1.08
26	06/23/2019 - 06/29/2019	0.99	1.08
27	06/30/2019 - 07/06/2019	0.98	1.07
28	07/07/2019 - 07/13/2019	0.98	1.07
29	07/14/2019 - 07/20/2019	0.97	1.05
30	07/21/2019 - 07/27/2019	0.99	1.08
31	07/28/2019 - 08/03/2019	1.01	1.10
32	08/04/2019 - 08/10/2019	1.02	1.11
33	08/11/2019 - 08/17/2019	1.04	1.13
34	08/18/2019 - 08/24/2019	1.08	1.17
35	08/25/2019 - 08/31/2019	1.11	1.21
36	09/01/2019 - 09/07/2019	1.15	1.25
37	09/08/2019 - 09/14/2019	1.19	1.29
38	09/15/2019 - 09/21/2019	1.22	1.33
39	09/22/2019 - 09/28/2019	1.19	1.29
40	09/29/2019 - 10/05/2019	1.16	1.26
41	10/06/2019 - 10/12/2019	1.13	1.23
42	10/13/2019 - 10/19/2019	1.10	1.20
43	10/20/2019 - 10/26/2019	1.09	1.18
44	10/27/2019 - 11/02/2019	1.08	1.17
45	11/03/2019 - 11/09/2019	1.07	1.16
46	11/10/2019 - 11/16/2019	1.06	1.15
47	11/17/2019 - 11/23/2019	1.05	1.14
48	11/24/2019 - 11/30/2019	1.04	1.13
49	12/01/2019 - 12/07/2019	1.03	1.12
50	12/08/2019 - 12/14/2019	1.02	1.11
51	12/15/2019 - 12/21/2019	1.01	1.10
52	12/22/2019 - 12/28/2019	1.00	1.09
53	12/29/2019 - 12/31/2019	0.98	1.07

\* PEAK SEASON

14-FEB-2020 15:39:30

830UPD

6\_9000\_PKSEASON.TXT

**Table E.30 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period  
Land Use Code 932—High-Turnover (Sit-Down) Restaurant**

SEATS	SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS- BY TRIP (%)	NON-PASS-BY TRIPS (%)			ADJ. STREET PEAK HOUR VOLUME	SOURCE
							PRIMARY	DIVERTED	TOTAL		
—	5.8	Orlando, FL	1992	150	2:00–6:00 p.m.	32	—	—	68	—	TPD Inc.
—	5	Casselberry, FL	1992	65	2:00–6:00 p.m.	58	—	—	42	—	TPD Inc.
168	5.3	Louisville area, KY	1993	24	4:00–6:00 p.m.	50	37	13	50	1,615	Barton- Aschman Assoc.
169	2.9	Louisville area, KY	1993	41	4:00–6:00 p.m.	37	27	36	63	3,935	Barton- Aschman Assoc.
150	3.1	Louisville area, KY	1993	21	4:00–6:00 p.m.	38	29	33	62	2,580	Barton- Aschman Assoc.
250	7.1	New Albany, IN	1993	—	4:00–6:00 p.m.	23	23	54	77	1,565	Barton- Aschman Assoc.
—	8	Kissimmee, FL	1995	664	2:00–6:00 p.m.	40	39	21	60	—	TPD Inc.
—	11	Orlando, FL	1996	267	2:00–6:00 p.m.	38	43	19	62	—	TPD Inc.
—	12	Orlando, FL	1996	317	2:00–6:00 p.m.	29	51	20	71	—	TPD Inc.
—	4.6	Orlando, FL	1992	276	2:00–6:00 p.m.	63	—	—	37	—	TPD Inc.
—	5.7	Orlando, FL	1994	308	2:00–6:00 p.m.	57	—	—	43	—	TPD Inc.
—	6.2	Orlando, FL	1995	521	2:00–6:00 p.m.	46	43	11	54	—	TPD Inc.

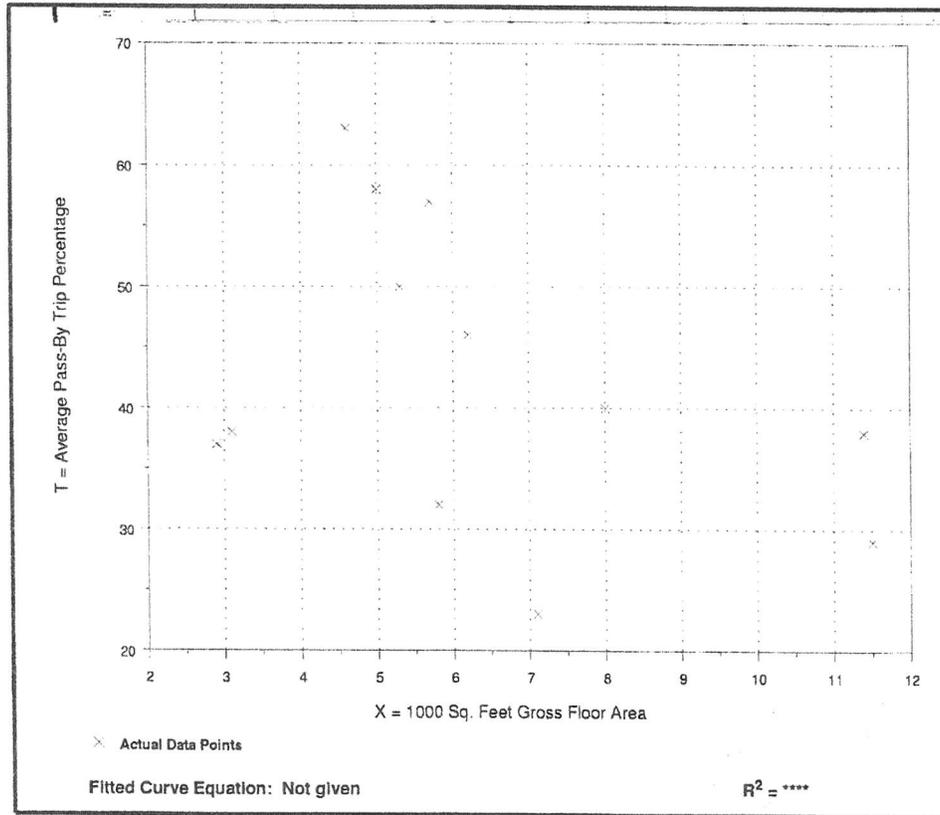
Average Pass-By Trip Percentage: 43

"—" means no data were provided

**Figure E.16 High-Turnover (Sit-Down) Restaurant (932)**

Average Pass-By/Trip Percentage vs: 1,000 Sq. Ft. Gross Floor Area  
On a: Weekday, PM Peak Period  
Number of Studies: 12  
Average 1,000 Sq. Ft. GFA: 6.4

**Data Plot**



# **Authorization Form**



# **Verification Form**



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

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

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

**529 United Street, Key West, FL 33040 (RE # 00028790-000100)**  
*Street address of subject property*

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

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

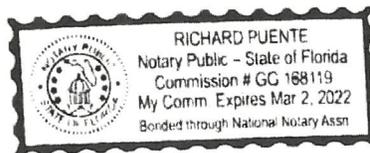
*Nikita Stange*  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this **March 12, 2021** by  
*date*  
**Nikita Stange**  
*Name of Applicant*

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

*Richard Puente*  
*Notary's Signature and Seal*

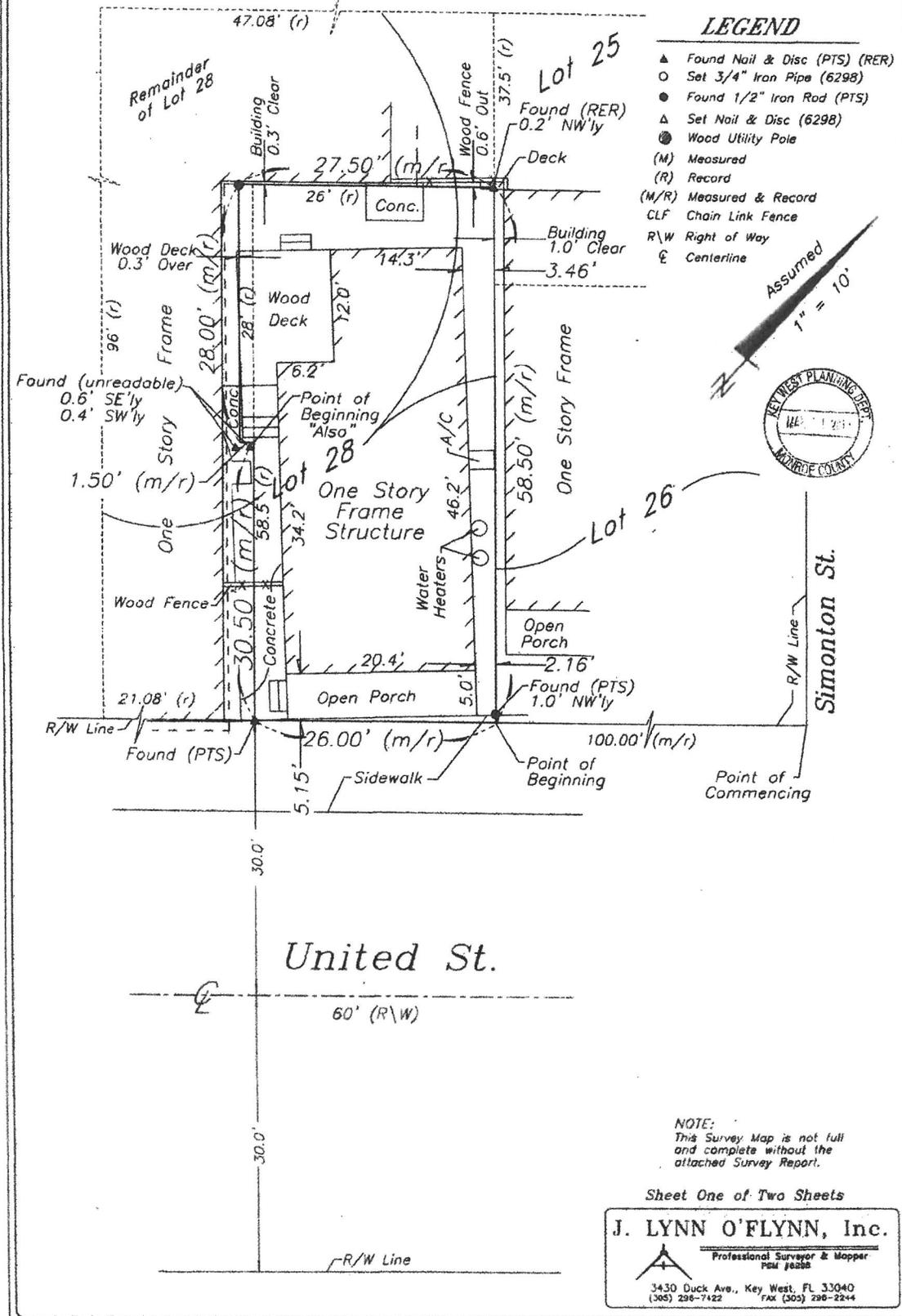
*Richard Puente*  
*Name of Acknowledger typed, printed or stamped*



**66168119**  
*Commission Number, if any*

# **Boundary Survey**

Boundary Survey Map of part of Lot 28, Square 8, Tract 11,  
D.T. Sweeney's Subdivision, Island of Key West



Boundary Survey Report of part of Lot 28, Square 8, Tract 11,  
D.T. Sweeney's Subdivision, Island of Key West

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 529 United Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: February 7, 2011.
10. This Survey Report is not full and complete without the attached Survey Map.
11. The ownership of fences is undeterminable unless otherwise noted.

BOUNDARY SURVEY OF: Part of Lot 28 D.T. Sweeney's Subdivision, of Lot 1 and 2 of Square 8, recorded in Deed Book "L", Page 215, Monroe County, Records. COMMENCING at a point on United Street 100 feet from the corner of Simonton Street and runs Southwesterly on United Street 26 feet; thence at right angles in a Northwesterly direction 58.5 feet; thence runs Northeasterly 26 feet; thence runs at right angles Southwesterly 58.5 feet out to United Street to Point of Beginning.

ALSO:

On the Island of Key West, and known on Wm. A. Whitehead's Map delineated in February A.D. 1829, as a part of Tract 11, but now better known as Subdivision 28 of Square 8 in said Tract 11, according to D.T. Sweeney's diagram recorded in Deed Book "L", Page 215, Monroe County, Florida Records. COMMENCING at a point on United Street distant 126 feet from the corner of Simonton and United Street; thence at right angles in a Northwesterly direction 30.5 feet to the Point of Beginning; thence continue Northwesterly on the previously described course 28 feet to a point; thence at right angles in a Southwesterly direction 1.5 feet to a point; thence at right angles in a Southeasterly direction 28 feet to a point; thence at right angles in a Northeasterly direction, 1.5 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Xavier Bellin;  
Feldman Koenig Highsmith & Van Loon, P.A.;  
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

February 8, 2011

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

# **Documentation of Trip Generation Characteristics**

# KBP CONSULTING, INC.

November 22, 2021

Mr. Thomas Francis-Siburg, MSW, MURP, AICP  
Planner / Development Specialist  
Trepanier & Associates, Inc.  
1421 First Street  
Key West, Florida 33040

**Re: Frenchie's Café – Key West, Florida  
Documentation of Trip Generation Characteristics**

Dear Thomas:

Frenchie's Café is an existing restaurant located at 529 United Street in Key West, Monroe County, Florida. This restaurant has 39 seats, 592 square feet of consumption area, and a total floor area of 800 square feet. There is no automobile or bicycle parking provided at this site. By virtue of its location, the site's trip generation intensity is limited to 100 trips per 1,000 square feet of floor area. The purpose of this traffic statement is to document the trip generation characteristics of this existing restaurant.

## **Data Collection**

Given that this is an existing restaurant, it is more appropriate (and more accurate) to rely upon actual trip generation data collected at Frenchie's Café rather than relying upon industry data for a similar land use category. As such, detailed customer and transportation mode data was collected at the subject site on Monday, May 3, 2021, Tuesday, May 4, 2021, and Thursday, May 6, 2021, during the hours of operation (i.e. 7:00 AM to 3:00 PM). *(The data collection time period was extended to 3:30 PM in order to account for customers that arrived prior to 3:00 PM but left after the restaurant had formally closed.)* The data was collected in 30-minute intervals and included the following:

- Number of customers arriving at the restaurant
- Mode of transportation for each arriving party (i.e. automobile / car-share, scooter, bicycle, pedestrian, and bus / Duval Loop)
- Number of customers dining in and number taking out

The results of this data collection effort are presented in Attachment A to this memorandum. Of specific interest to this analysis are the number of parties arriving by automobile or scooter. As shown in this data the number of parties arriving by these modes on Monday was 45, on Tuesday it was 39, and on Thursday it was 37. And, because each of these visits involves two (2) trips (an arriving trip and a departing trip), these values must be doubled. Therefore, there were 90 vehicular trips on Monday, 78 vehicular trips on Tuesday and 74 vehicular trips on Thursday. The daily average number of trips is 81 of which approximately 41 trips would be associated with dine-in customers and 40 trips would be associated with take-out customers.

# KBP CONSULTING, INC.

## **Peak Season Adjustment**

Since the transportation data collected at Frenchie's Café was collected in early May, a peak season adjustment should be applied in order to account for average peak season conditions. Peak season adjustment factors published by the Florida Department of Transportation (FDOT) were reviewed and applied to the data. The FDOT data (see Attachment B) indicates that data collected during this time period should be adjusted by a factor of 1.06. In other words, the data should be increased by 6% in order to more accurately reflect average peak season conditions. By applying this factor to the data for Frenchie's Café, the average number of daily vehicular trips is estimated to be 86.

## **Pass-By Adjustment**

Many trips associated with restaurant and retail land uses are considered to be pass-by trips. These are trips that are already on the roadway network for another primary reason, and they stop at a particular land use between their origin and their ultimate destination. In the case of Frenchie's Café, data published by the Institute of Transportation Engineers (ITE) in their report entitled *Trip Generation Handbook (3<sup>rd</sup> Edition)*, High-Turnover (Sit-Down) Restaurants exhibit a pass-by rate of approximately 43%. That is to say that 43% of the trips associated with this land use are already on the roadway network for another primary purpose. Therefore, of the 86 daily trips associated with Frenchie's Café, 49 trips are considered to be primary, and 37 trips are considered to be pass-by.

## **Trip Generation Analysis**

Based upon the foregoing analysis of the trip generation data for Frenchie's Café, 49 primary trips and 800 square feet of total floor area yields a trip generation rate of 61.25 trips per 1,000 square feet. As a result, the subject restaurant complies with the trip generation criteria established for the area.

## **Conclusions**

In summary, the foregoing data collection and trip generation analysis for Frenchie's Café indicates that the resulting trip generation rate complies with the applicable trip generation limitation for the area. 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

# **Attachment A**

**Frenchie's Café**

**Transportation and Customer Data**

**Monday (5/3/21)**

Start	End	No. of New Visitors	Take-Out / To-Go	Auto/Car-Share	Scooter	Bike	Walk	Bus/ Duval Loop	Dine-In Auto & Scooter	Take-Out Auto & Scooter	Dine-In Bike & Walk	Take-Out Bike & Walk	Dine-In Bus	Take-Out Bus
7:00 AM	7:30 AM	7	5	1	0	1	5	0	0	1	2	4	0	0
7:30 AM	8:00 AM	7	5	2	1	1	3	0	0	3	2	2	0	0
8:00 AM	8:30 AM	17	4	3	1	2	11	0	0	4	13	0	0	0
8:30 AM	9:00 AM	9	2	1	0	1	4	3	0	1	4	1	3	0
9:00 AM	9:30 AM	11	3	4	1	1	5	0	4	1	4	2	0	0
9:30 AM	10:00 AM	10	4	0	1	1	6	2	1	0	3	4	2	0
10:00 AM	10:30 AM	26	4	10	0	2	10	4	7	3	11	1	4	0
10:30 AM	11:00 AM	25	7	4	1	3	15	2	0	5	16	2	2	0
11:00 AM	11:30 AM	11	5	0	0	4	4	3	0	0	3	5	3	0
11:30 AM	12:00 PM	18	5	3	0	4	7	4	0	3	9	2	4	0
12:00 PM	12:30 PM	7	3	0	1	0	6	0	0	1	4	2	0	0
12:30 PM	1:00 PM	14	6	2	1	2	7	2	2	1	4	5	2	0
1:00 PM	1:30 PM	9	4	1	0	1	7	0	0	1	5	3	0	0
1:30 PM	2:00 PM	7	2	5	0	0	2	0	5	0	0	2	0	0
2:00 PM	2:30 PM	11	5	0	1	1	6	3	1	0	5	2	0	3
2:30 PM	3:00 PM	1	1	0	1	0	0	0	0	1	0	0	0	0
3:00 PM	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Daily Total</b>		190	65	36	9	24	98	23	20	25	85	37	20	3

**Tuesday (5/4/21)**

Start	End	No. of New Visitors	Take-Out / To-Go	Auto/ Car Share	Scooter	Bike	Walk	Bus/ Duval Loop	Dine-In Auto & Scooter	Take-Out Auto & Scooter	Dine-In Bike & Walk	Take-Out Bike & Walk	Dine-In Bus	Take-Out Bus
7:00 AM	7:30 AM	9	7	2	0	0	8	0	2	0	8	6	0	0
7:30 AM	8:00 AM	12	5	0	1	1	10	0	0	1	7	4	0	0
8:00 AM	8:30 AM	13	5	3	0	1	7	2	0	3	6	2	2	0
8:30 AM	9:00 AM	18	7	2	1	4	9	2	0	3	9	4	2	0
9:00 AM	9:30 AM	15	3	4	1	2	5	3	3	2	6	1	3	0
9:30 AM	10:00 AM	13	4	0	1	1	7	4	0	1	5	3	4	0
10:00 AM	10:30 AM	8	4	2	0	2	4	0	2	0	2	4	0	0
10:30 AM	11:00 AM	17	7	3	0	3	9	2	1	2	7	5	2	0
11:00 AM	11:30 AM	9	2	1	0	1	7	0	0	1	7	1	0	0
11:30 AM	12:00 PM	14	3	4	0	2	4	4	4	0	3	3	4	0
12:00 PM	12:30 PM	9	3	4	0	2	3	0	2	2	4	1	0	0
12:30 PM	1:00 PM	12	3	2	0	1	5	4	0	2	5	1	4	0
1:00 PM	1:30 PM	9	3	2	0	0	7	0	2	0	4	3	0	0
1:30 PM	2:00 PM	13	7	2	1	0	10	0	2	1	4	6	0	0
2:00 PM	2:30 PM	8	3	0	0	2	3	3	0	0	2	3	3	0
2:30 PM	3:00 PM	6	6	3	0	0	3	0	0	3	0	3	0	0
3:00 PM	3:30 PM	1	1	0	0	1	0	0	0	0	0	1	0	0
<b>Daily Total</b>		186	73	34	5	23	101	24	18	21	79	51	24	0

Thursday (5/6/21)

Start	End	No. of New Visitors	Take-Out / To-Go	Auto/ Car Share	Scooter	Bike	Walk	Bus/ Duval Loop	Dine-In Auto & Scooter	Take-Out Auto & Scooter	Dine-In Bike & Walk	Take-Out Bike & Walk	Dine-In Bus	Take-Out Bus
7:00 AM	7:30 AM	9	7	1	0	0	8	0	0	1	2	6	0	0
7:30 AM	8:00 AM	14	4	2	1	2	9	0	3	0	7	4	0	0
8:00 AM	8:30 AM	10	4	2	0	3	3	2	0	2	4	2	2	0
8:30 AM	9:00 AM	12	4	3	0	1	8	0	3	0	5	4	0	0
9:00 AM	9:30 AM	15	2	3	0	3	6	3	3	0	7	2	3	0
9:30 AM	10:00 AM	17	8	5	1	2	7	2	3	3	4	5	2	0
10:00 AM	10:30 AM	9	3	3	0	2	1	3	0	3	3	0	3	0
10:30 AM	11:00 AM	9	1	2	0	1	6	0	2	0	6	1	0	0
11:00 AM	11:30 AM	17	5	3	0	1	9	4	3	0	5	5	4	0
11:30 AM	12:00 PM	14	8	0	1	3	8	2	0	1	4	7	2	0
12:00 PM	12:30 PM	8	2	0	0	1	7	0	0	0	6	2	0	0
12:30 PM	1:00 PM	11	3	2	0	1	8	0	2	0	6	3	0	0
1:00 PM	1:30 PM	8	6	3	0	0	3	2	0	3	0	3	2	0
1:30 PM	2:00 PM	3	0	0	0	0	3	0	0	0	3	0	0	0
2:00 PM	2:30 PM	10	3	4	0	0	6	0	4	0	3	3	0	0
2:30 PM	3:00 PM	10	6	0	1	0	9	0	0	1	4	5	0	0
3:00 PM	3:30 PM	1	1	0	0	0	1	0	0	0	0	1	0	0
<b>Daily Total</b>		177	67	33	4	20	102	18	23	14	69	53	18	0

**Planning Board**  
**Resolution 2011-037**

**PLANNING BOARD RESOLUTION 2011- 037**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL FOR A RESTAURANT LOCATED AT 529 UNITED STREET (RE# 00028790-000100) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-1) ZONING DISTRICT, PURSUANT TO SECTION 122-808(13) OF THE CODE OF ORDINANCES, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Historic Neighborhood Commercial (HNC-1) zoning district; and

**WHEREAS**, Section 122-808(13) of the Code of Ordinances provides that restaurants are allowed as a conditional use within the Historic Neighborhood Commercial (HNC-1) zoning district; and

**WHEREAS**, Section 122-61 of the Code of Ordinances allows applicants to request a conditional use approval; and

**WHEREAS**, the applicant filed a conditional use application for a restaurant at 529 United Street; and

**WHEREAS**, Section 122-62 outlines the criteria for reviewing a conditional use application

  
Chairman  
Planning Director

by the Planning Board; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on July 21, 2011; and

**WHEREAS**, the Planning Board found that the proposed use complies with the criteria in Section 122-62; and

**WHEREAS**, the approval of the conditional use application will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

**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 fully set forth herein.

**Section 2.** That a conditional use request, under the Code of Ordinances of the City of Key West, Florida, per Section 122-808(13) is hereby approved as follows: allowing for 194 square foot consumption area for a restaurant including, 40 square feet of outdoor and 154 square feet of indoor

  
Chairman  
  
Planning Director

consumption area, for property located at 529 United Street (RE# 00028790-000100), Key West, Florida, as shown in the attached floor plan dated July 15, 2011.

**Section 3.** Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This conditional use approval 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.

**Section 6.** 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 Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications

 Chairman  
 Planning Director

attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA 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.

**Section 7.** The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

Read and passed on first reading at a regular meeting held this 21st day of July, 2011.

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



Richard Klitenick, Chairman  
Key West Planning Board

7/28/2011

Date

**Attest:**



Chairman



Planning Director



Donald Leland Craig, AICP  
Planning Director

2/25/11

Date

**Filed with the Clerk:**



Cheryl Smith, City Clerk

7/31/11

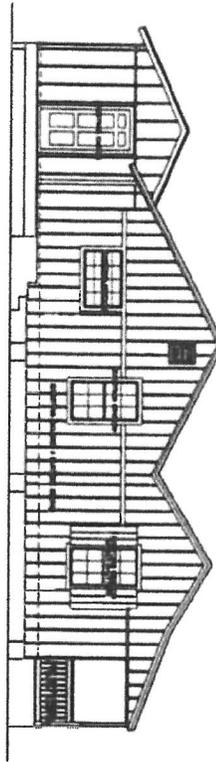
Date



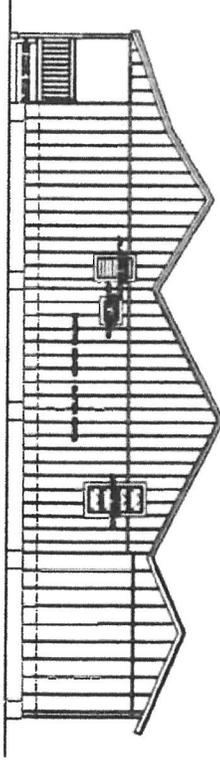
Chairman



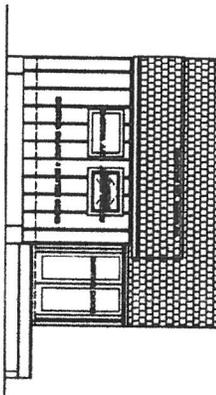
Planning Director



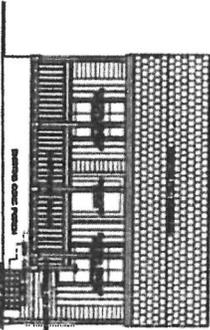
Left Side Elevation



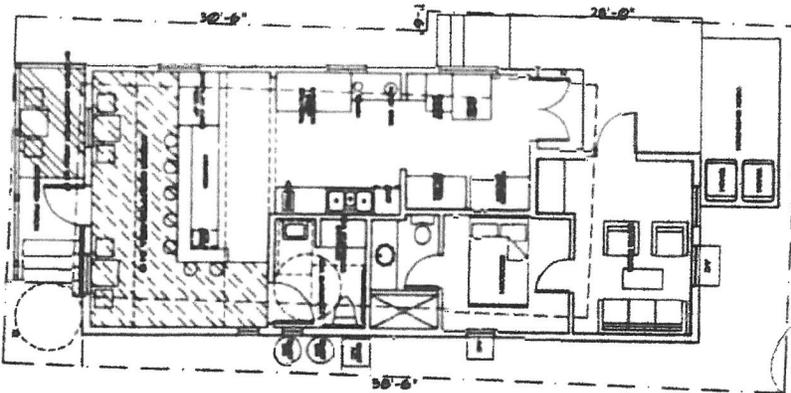
Right Side Elevation



Rear Elevation



Front Elevation



Proposed Floor Plan

MINIMUM CONSTRUCTION AREA: 34.48  
EXISTING CONSTRUCTION AREA: 49.75  
PROPOSED CONSTRUCTION AREA: 34.48

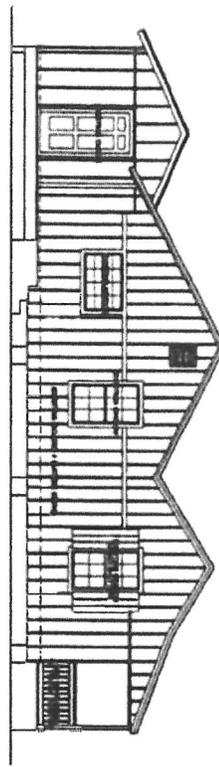


THOMAS E. POPE, P.A. ARCHITECT  
7009 Shrimp Road #4, Key West FL  
(305) 296 3811 TEPopePA@aol.com

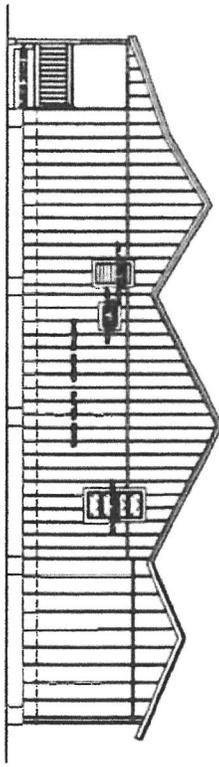
529 United Street  
629 United St Key West, FL



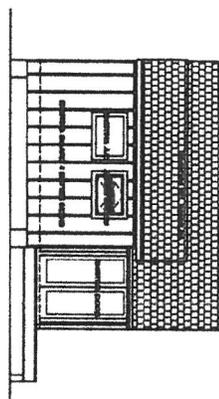
# Existing Approved Plan



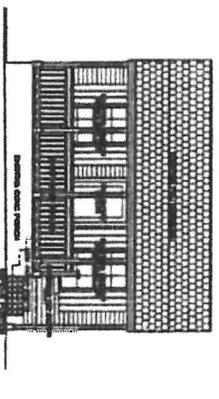
Left Side Elevation



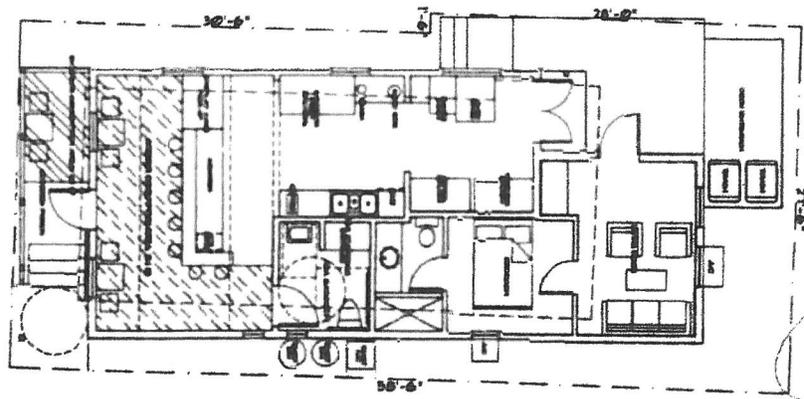
Right Side Elevation



Rear Elevation



Front Elevation



Proposed Floor Plan

INTERIOR CONSTRUCTION AREA, 34 sq ft  
EXTERIOR CONSTRUCTION AREA, 48 sq ft  
PROPOSED CONSTRUCTION AREA, 144 sq ft

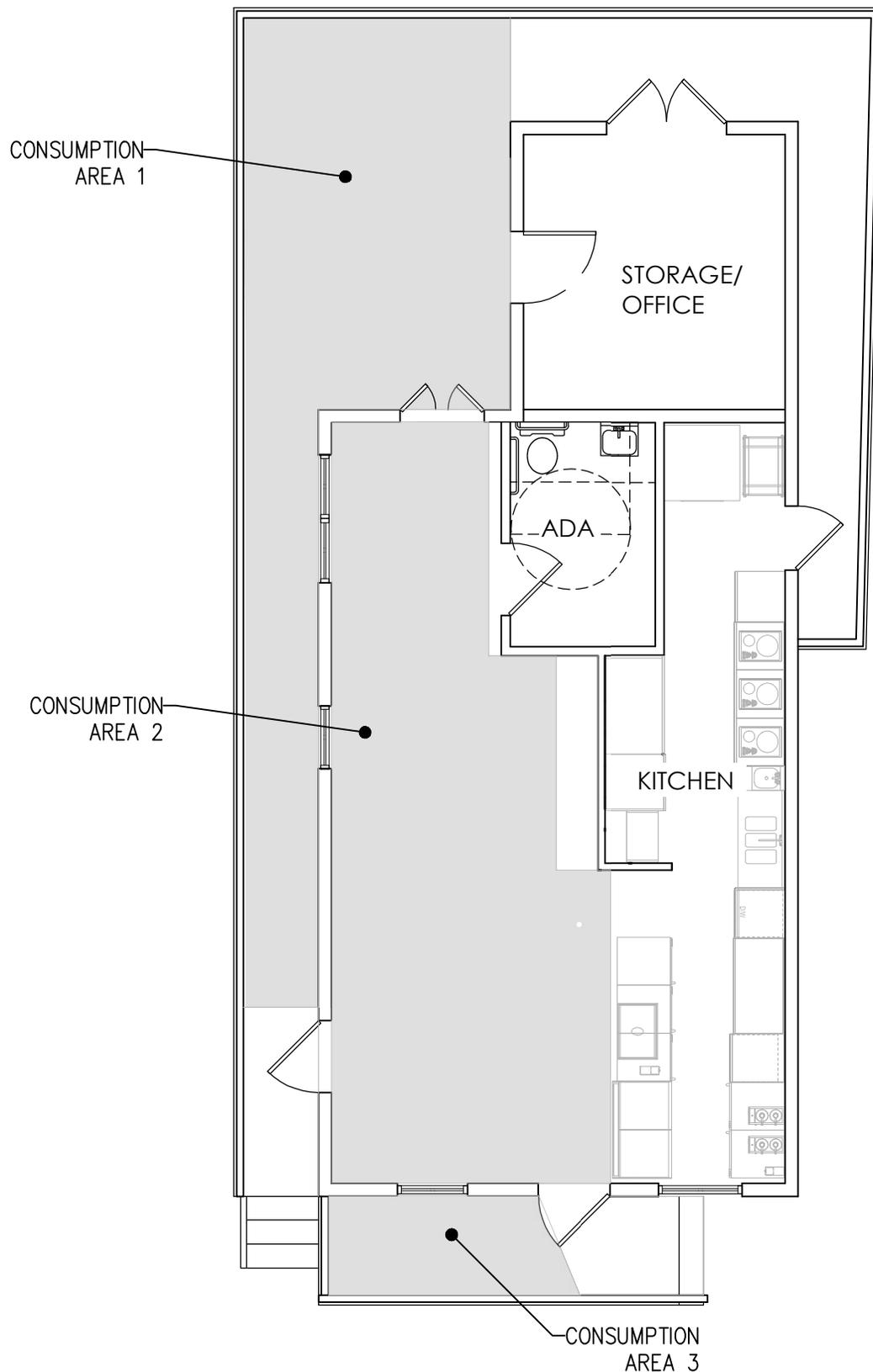


**THOMAS E. POPE, P.A. ARCHITECT**  
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**529 United Street**  
629 United St Key West, FL



# Proposed Consumption Area and Seating Calculation



CONSUMPTION AREA 1 = 255 SF

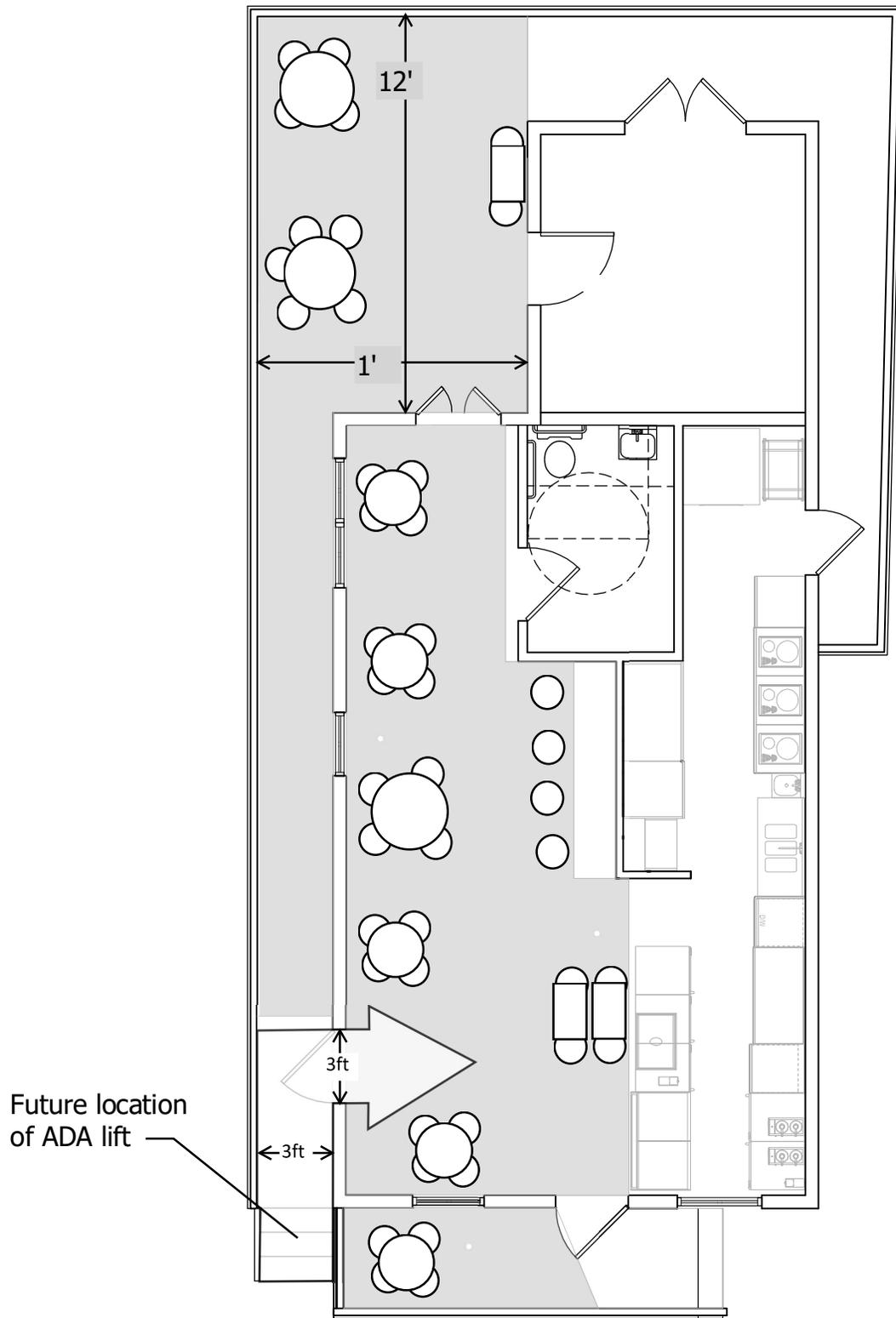
CONSUMPTION AREA 2 = 298 SF

CONSUMPTION AREA 3 = 39 SF

TOTAL = 592 SF

ASSEMBLY OCCUPANCY UNCONC. TABLES AND  
CHAIRS = 15 NET (FBC TABLE 1004.5)

TOTAL OCCUPANCY =  $592/15 = 39.5$  (39 PEOPLE)



529 United Street  
Seating Sketch



# **Property Record Card**



**Summary**

**Parcel ID** 00028790-000100  
**Account#** 8660774  
**Property ID** 8660774  
**Millage Group** 10KW  
**Location** 529 UNITED St, KEY WEST  
**Address**  
**Legal Description** KW PT LOT 28 SQR 8 TR 11 OR 902-1281 OR 994-1494/1495 O 1613-528/529 OR 1738-588 OR 1751-1623/24-C OR 2326-1025 OR 2508-1273  
(Note: Not to be used on legal documents.)  
**Neighborhood** 32080  
**Property Class** STORE COMBO (1200)  
**Subdivision**  
**Sec/Twp/Rn** 06/68/25  
**Affordable Housing** No



**Owner**

[BELLIN XAVIER](#)  
 529 United St  
 Key West FL 33040

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	1,563.00	Square Foot	26	58

**Commercial Buildings**

<b>Style</b>	APTS-B / 03B			
<b>Gross Sq Ft</b>	900			
<b>Finished Sq Ft</b>	784			
<b>Perimeter</b>	0			
<b>Stories</b>	1			
<b>Interior Walls</b>				
<b>Exterior Walls</b>	AB AVE WOOD SIDING			
<b>Quality</b>	400 ()			
<b>Roof Type</b>				
<b>Roof Material</b>				
<b>Exterior Wall1</b>	AB AVE WOOD SIDING			
<b>Exterior Wall2</b>				
<b>Foundation</b>				
<b>Interior Finish</b>				
<b>Ground Floor Area</b>				
<b>Floor Cover</b>				
<b>Full Bathrooms</b>	2			
<b>Half Bathroom</b>	0			
<b>Heating Type</b>				
<b>Year Built</b>	1928			
<b>Year Remodeled</b>				
<b>Effective Year Built</b>	2003			
<b>Condition</b>				
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
FLA	FLOOR LIV AREA	784	784	0
OPF	OP PRCH FIN LL	116	0	0
TOTAL		900	784	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1949	1950	1	93 SF	2
WOOD CK	1979	1980	1	120 SF	2
WOOD DECK	1979	1980	1	6 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/10/2011	\$305,000	Warranty Deed		2508	1273	01 - Qualified	Improved
8/31/2007	\$300,000	Warranty Deed		2326	1025	K - Unqualified	Improved
11/9/2001	\$260,000	Warranty Deed		1738	0588	Q - Qualified	Improved
1/10/2000	\$225,000	Warranty Deed		1613	0528	Q - Qualified	Improved
11/1/1986	\$110,000	Warranty Deed		994	1494	U - Unqualified	Improved
2/1/1984	\$38,000	Warranty Deed		902	1281	U - Unqualified	Vacant

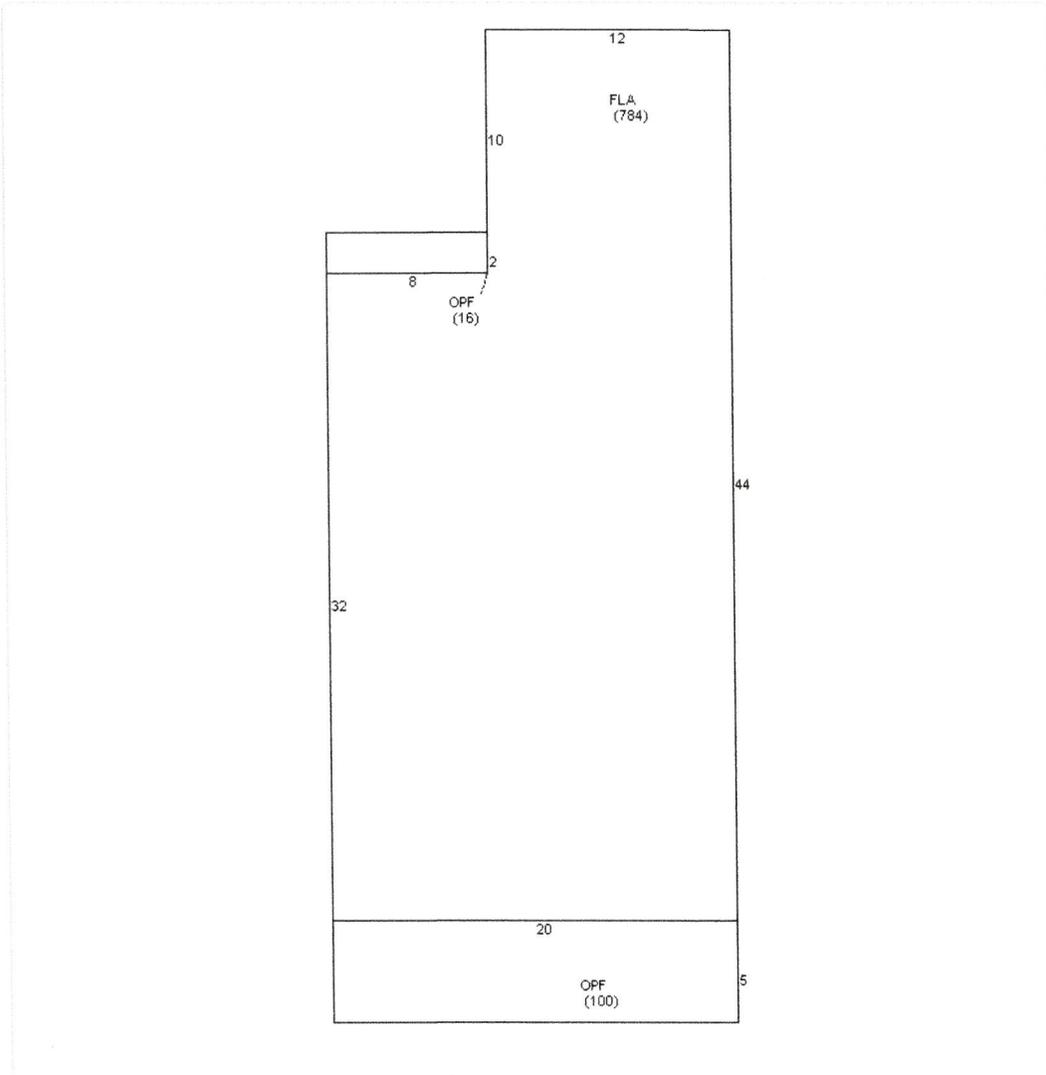
## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2020-1467	6/16/2020		\$66,000	Commercial	PHASED INSTALLATION OF 12 NEW CONCRETE PIERS, 2X12/2X10 PT FRAMING, 3/4" CDX PLYWOOD, SIMPSON STRAPS AS SCHEDULED.
BLD2020-1292	4/28/2020		\$2,200	Commercial	COMPLETE ELECTRICAL INSTALLATION AND WIRING OF EMERGENCY LIGHTS, EXIT SIGN, SMOKE DETECTORS, ALARM, HEAT DETECTORS, LIGHT SWITCHES, INDOOR AND OUT DOOR OUTLETS, WATER HEATER ETC, UP TO CODE.
18-2948	7/11/2018	3/19/2019	\$7,800	Residential	EMERGENCY ROOF HAS ACTIVE LEAK THROUGHOUT. TEAR OFF OLD IRMA DMG METAL SHINGLES AT TOP GRACE
11-4263	7/20/2012	7/20/2012	\$0	Residential	CHANGE USE OF STRUCTURE FROM RESIDENTIAL/OFFICE TO RESIDENTIAL/RESTAURANT INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING.
12-0228	1/23/2012	12/31/2012	\$2,000	Residential	RELOCATE EXISTING AIR HANDLER FROM UNDER BUILDING TO PLATFORM IN CEILING. REPLACE DUCT WORK 5 DROPS 5-SUPPLY AIR 1-RETURN. CONDENSER STAYING IN EXISTING LOCATION. INSTALL TWO BATHROOM EXHAUST, 1 IS HANDICAP TERMINATING AT TWO 4" WALL CAPS.
12-0152	1/17/2012	12/31/2012	\$8,500	Residential	ROUGH IN 10 FIXTURES, 2-TOILETS, 1 TRIPLE COMPONENT SINK, 1 HAND SINK, 1 FLOOR SINK, 1 GREASE TRAP. TRIM OUT FIXTURE.
11-4600	12/20/2011	12/31/2012	\$9,000	Residential	COMPLETE ELECTRICAL INSTALLATION PER DRAWINGS. INSTALLING OF NEW 300A/240A 2-GAUGE METER ELECTRICAL SERVICE
11-4263	11/23/2011	12/31/2012	\$43,000	Residential	RENOVATION TO MIXED USE STRUCTURE; CHANGE FROM OFFICE/RESIDENTIAL TO RESTAURANT/RESIDENTIAL.
05-2967	7/19/2005	8/18/2006	\$700	Commercial	REPAIR EXISTING PORCH RAILS
9904135	12/21/1999	8/11/2000	\$1,000	Commercial	REPLACE SHOWER/SINK
B940850	3/1/1994	12/1/1994	\$500	Commercial	REPAIR WINDOWS

## View Tax Info

[View Taxes for this Parcel](#)

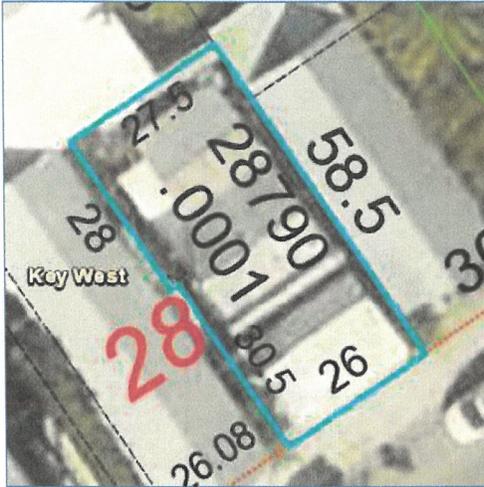
## Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice\(PDF\)](#)

2020 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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Last Data Upload: [8/31/2020, 2:55:39 AM](#)

[Version 2.3.81](#)



**Deed**

Doc# 1827308 03/14/2011 11:15AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By and Return to:  
Feldman Koenig Highsmith & Van Loon, P.A.  
David Van Loon, Esquire  
3158 Northside Drive  
Key West, Florida 33040

\$ 305,000.00

03/14/2011 11:15AM  
DEED DOC STAMP CL: JD \$2,135.00

Parcel ID Number: 00028790-000100

Doc# 1827308  
Bk# 2508 Pg# 1273

# Warranty Deed

This Indenture, Made this 10th day of March, 2011 A.D., Between  
Tena E. Cleghorn, a married woman  
701 Waddell Street, Key West, Fl. 33040 of the County of Monroe, State of Florida, grantor, and  
Xavier Bellin, a single man

whose address is: 529 United Street, Key West, FL 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Monroe, State of Florida to wit:

Part of Lot 28 D.T. Sweeney's Subdivision, of Lot 1 and 2 of Square  
8, recorded in Deed Book "L", Page 215, Monroe County, Records.  
COMMENCING at a point on United Street 100 feet from the corner of  
Simonton Street and runs Southwesterly on United Street 26 feet;  
thence at right angles in a Northwesterly direction 58.5; thence runs  
Northeasterly 26 feet; thence runs at right angles Southwesterly 58.5  
feet out to United Street to Point of Beginning.

**ALSO:**

On the Island of Key West, and known on Wm. A. Whitehead's Map  
delineated in February A.D., 1829, as a part of Tract 11, but now  
better known as Subdivision 28 of Square 8 in said Tract 11,  
according to D.T. Sweeney's diagram recorded in Deed Book "L", Page  
215, Monroe County, Florida Records. COMMENCING at a point on United  
Street distant 126 feet from the corner of Simonton and United  
Street; thence at right angles in a Northwesterly direction 30.5 feet  
to the Point of Beginning; thence continue Northwesterly on the  
previously described course 28 feet to a point; thence at right  
angles in a Southwesterly direction 1.5 feet to a point; thence at right  
angles in a Southeasterly direction 28 feet to a point; thence  
at right angles in a Northeasterly direction, 1.5 feet back to the  
Point of Beginning.

The property herein conveyed DOES NOT constitute the HOMESTEAD  
property of the Grantor.  
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

*Carol J. King*  
Printed Name: Carol J. King  
Witness

*Tena E. Cleghorn* (Seal)  
Tena E. Cleghorn  
P.O. Address: 701 Waddell Street, Key West, FL 33040

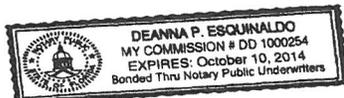
*Ducille C. Upright*  
Printed Name: Ducille C. Upright  
Witness

MONROE COUNTY  
OFFICIAL RECORDS

STATE OF Florida  
COUNTY OF Monroe

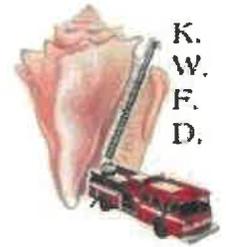
The foregoing instrument was acknowledged before me this 10th day of March, 2011 by  
Tena E. Cleghorn, a married woman

he is personally known to me or he has produced his Florida driver's license as identification.



*Deanna P. Esquinaldo*  
Printed Name: Deanna P. Esquinaldo  
Notary Public  
My Commission Expires:

**City of Key West  
Fire Department  
Memo**



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

7/14/2021 - TA

To whom it may concern:

Regarding 529 United Street and the existing residential unit, due to life safety and current codes, a residential unit cannot be in the same space as the current assembly use.

3366 US301 NBX

Thank you for your understanding and cooperation in this matter.

*Lt. Tim Anson*

Key West Fire Department  
1600 N. Roosevelt Boulevard  
Key West, Florida 33040  
305-809-3935 Office

*Serving the Southernmost City*

*Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.*