

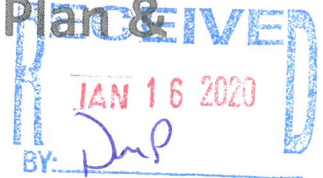
Application



Application for Development Plan & Conditional Use

City of Key West, Florida • Planning Department

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



Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$200.00 advertising/noticing fee and the \$100.00 fire review fee)

Development Plan	
Minor:	
Within Historic District	\$ 3,000.00
Outside Historic District	\$ 2,400.00
Conditional Use	\$ 1,400.00
Extension	\$ 800.00
Major:	\$ 4,000.00
Conditional Use	\$ 1,400.00
Extension	\$ 800.00
Minor Deviation	\$ 800.00
Major Deviation	\$ 1,400.00
Conditional Use (not part of a development plan)	\$ 2,800.00
Extension (not part of a development plan)	\$ 800.00

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>	<u>Historic District</u>
Major _____	X _____	Yes X _____
Minor _____	_____	No _____

Please print or type:

- 1) Site Address: 624 White Street
- 2) Name of Applicant: Owen Trepanier & Associates, Inc.
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 First Street #101
Key West, FL 33040
- 5) Applicant's Phone #: 305-293-8983 Email: owen@owentrepanier.com
- 6) Email Address: lori@owentrepanier.com
- 7) Name of Owner, if different than above: Key West Literary Seminar, Inc.
- 8) Address of Owner: 717 Love Ln.
- 9) Owner Phone #: c/o305-293-8983 Email: c/o owen@owentrepanier.com



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10) Zoning District of Parcel: HMDR RE# 00010130-000000

11) Is Subject Property located within the Historic District? Yes No

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting _____

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

The proposed application is to convert the existing single family residence into a civic and cultural activity space with the emphasis on literary education and enrichment activities.

13) Has subject Property received any variance(s)? Yes _____ No

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No

If Yes, describe and attach relevant documents.

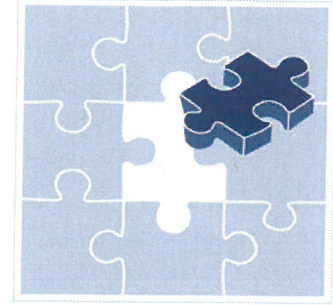
A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.



Conditional Use

Chapter 122, Article III, Sections 122-61 and 122-62

The Key West Literary Seminar, Inc.

624 White Street, Key West, Florida
(RE# 00010130-000000)

Executive Summary:

This application is a request for conditional use approval to allow civic and cultural activity at 624 White Street.

The existing property, known as the Elizabeth Bishop House, is a two-story historic "eyebrow" located in the HMDR. This project proposes a Civic and Cultural activity by the non-profit Key West Literary Seminar, Inc. ("KWLS") The mission of the KWLS is to promote understanding and discussion of important literary works and their authors; to recognize and support new voices in American literature; and to preserve and promote Key West's literary heritage.



The KWLS proposes to use the space at this location to organize their literary seminars, writing workshops, scholarship awards, annual ceremonies, and financial assistance programs.

Background:

Recently, 624 White Street was acquired by the KWLS, Inc. This was the home of celebrated American poet Elizabeth Bishop from 1938-1946. She went on to serve as the United States Poet Laureate in 1949-50 and earned every major American literary award, including the Pulitzer Prize and the National Book Award, and honors from the American Academy of Arts and Letters and the Academy of American Poets.

Key West Literary Seminar's flagship program is the annual Seminar, a four-day event which explores a unique literary theme each January. The Writers' Workshop Program, also in January, provides writers at all stages of development with opportunities to explore their craft in a

focused environment. Additionally, KWLS presents three Emerging Writer Awards each year, and provides dozens of scholarships to teachers, librarians, and students around the country. Its Young Writers Studio provides local high school students with place-based writing instruction each summer, while its Audio Archives makes unique resources available to readers worldwide.

The day-to-day work of KWLS is managed by 1 fulltime employee and 2 part-time employees and will be headquartered at 624 White Street. KWLS programs take place at venues throughout the island, including the San Carlos Institute, the Historic Rectory at St. Paul's, The Studios of Key West, the Custom House Museum, the Gato Building, and others.

KWLS proposes to use 624 White Street primarily for administrative purposes, for the planning and organization of its programs, which will continue to be held at the venues named above. Occasionally, readings and workshops will take place in the in the proposed 14-person main assembly hall.

The HMDR zoning district allows Civic and Cultural Activities as a Conditional Use.

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

Owner:	KWLS, Inc.
Authorized Agent:	Trepanier & Associates, Inc.
Architect:	Bender & Associates Architects
Surveyor:	J. Lynn O'Flynn, Inc.
Legal and Equitable Owners:	Arlo Haskell, Executive Director Diane Shelby, President Michael Blades, Vice President Nancy Klingener, Secretary

Project Description (Sec. 108-229):

The KWLS, Inc. is a not-for-profit organization who will use the space at this location to organize their literary seminars & writing workshops, scholarship and annual award ceremonies, operate their financial assistance programs as well as support, help produce & promote new works by resident writers. For daily operations, they have one full-time employee and two part-time employees.

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HMDR			<i>Complies</i>
Flood Zone	AE 6			
Height	30 ft	24'-7.5"	No Change	<i>Complies</i>
Site Size ¹	≥ 4,000 sq. ft.	6,030 sq. ft.	No Change	<i>Complies</i>
Density:	16 u/ac (2.2 units)	1 unit	0 units	<i>Complies</i>
Floor Area Ratio Total	1.0 (6,030 sq. ft.)	(0 sq. ft.)	0.3 (1,832 sq. ft.)	<i>Complies</i>
Building Coverage	40% (2,412 sq. ft.)	21% (1,300 sq. ft.)	No Change	<i>Complies</i>
Impervious Surface	60% (3,618 sq. ft.)	27% (1,653 sq. ft.)	27% (1,677 sq. ft.)	<i>Complies</i>
Open Space	20% (1,206 sq. ft.)	72% (4,377 sq. ft.)	No Change	<i>Complies</i>
Landscape	30% (1,809 sq. ft.)	72% (4,377 sq. ft.)	No Change	<i>Complies</i>
Setback – Front	10 ft.	10 ft.	No Change	<i>Complies</i>

¹ According to the Monroe County Property Appraiser's Records

Setback – Side	5 ft.	3.5 ft.	No Change	<i>Complies</i>
Setback – Side	5 ft.	5 ft.	No Change	<i>Complies</i>
Setback – Rear	15 ft.	15 ft.	No Change	<i>Complies</i>
Parking:				
auto	3	1	0	<i>Variance</i>
bicycle	0	0	12	<i>Complies</i>

Sec. 122-62. – Specific criteria for approval:

(a) Findings.

A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and the land development regulations.

(b) Characteristics of use:

(1) Scale and intensity

a. Floor area ratio:

Permitted: 1.0 (6,030 sq. ft.)

Proposed: 0.3 (1,832 sq. ft.)

b. Traffic generation:

Key West’s Comprehensive Plan dictates that trip generation be measured in Peak Hour. Peak hour is from 8-9 a.m. and 4-6 p.m. There is no equivalent ITE trip generation rate. Therefore, an actual trip count was performed within the Literary Seminar’s current headquartersⁱ. two weeks were chosen to survey, one week of normal activity and one week of preparation for the Seminar’s largest annual event. Trip generation below reflects the day-to-day operation of the use. The change of use will result in an increase Peak Hour trip generation of 0.65 trips, all remaining Peak Hour trips will be reduced.

Day-to-day the KWLS, Inc. has one full-time employee and two part-time employees. The organization hosts two primary programs during the year; a youth writers’ workshop in the summer and the annual 4-day Literary Seminar in January. The preparations for the annual seminar mean trip generation increases, but the volunteer nature causes minimal impact to Peak Hour trips. The data shows an A.M. Peak Hour trip generation rate increase of 0.30 trips occurring for the week preceding the annual January event.

Trip Generation	Multiplier	Peak A.M. Hour Weekday		Peak P.M. Hour Weekday		Peak Hour Saturday		Peak Hour Sunday	
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Residential (ITE 220)	Per unit	0.75	0.00	1.01	0.00	0.94	0.00	0.86	0.00
Literary Seminar (Cultural & Civic Activity)	Actual	0.00	1.40	0.00	1.00	0.00	0.00	0.00	0.00
Change		+0.65		-0.01		-0.94		-0.86	

The traffic study analyzed trip mode. The results show day-to-day trips consist of one pedestrian, one scooter, and one bicycle. During the week preparation for the annual Literary Seminar, the number of daily trips increased, but the trip modes did not change.

- c. Enclosed building square footage: 1,558
- d. Proposed employment: 2.0 FTE
- e. Proposed number and type of service vehicles: No service vehicles anticipated
- f. Off-street parking: Sec. 108-572. requires 1 auto space per 5 seats or 1 space per 150 sq. ft. of floor area in the main assembly hall, whichever is greater.

Parking by Main Assembly Hall Floor Area (1 space / 150 sq. ft. of Main Assembly Hall):
 $1 \text{ space} / 150 \text{ sq. ft.} \times 265 \text{ sq. ft.} = \mathbf{1.8 \text{ spaces}}$

Parking by Main Assembly Hall Seating: (1 space / 5 seats in Main Assemble Hall)
 $1 \text{ space} / 5 \text{ seats} \times 14 \text{ seats}^2 = \mathbf{2.8 \text{ spaces}}$

The two-week trip count revealed no automobile activity. The Executive Director confirmed that occasionally a volunteer does drive, but it is rare. The Trip Count shows the principal parking needs of the KWLS is bicycle and scooter parking.

The property currently has a single auto parking space. Given that the parking needs of the organization do not require auto parking, and that the property did not have auto parking historically, the Seminar seeks to convert the existing auto parking space into 12 bike/ scooter spaces. The elimination of the onsite space would restore the publicly accessible on-street parking space that was previously eliminated. The parking requirement pursuant to code is as depicted below. The KWLS has an associated variance request for bicycle substitution running concurrently with this application.

Parking Demand	Existing				Proposed			
	Automobile		Bikes/Scooters		Automobile		Bikes/Scooters	
	Existing	Req'd	Existing	Req'd	Proposed	Req'd	Proposed	Req'd
Residential (1/unit)	1	1	0	0	0	0	0	0
Civic & Cultural	0	0	0	0	0	2.8	12	0.3

(2) On- or off-site improvement needs

a. Utilities - Concurrency Facilities and Other Utilities or Services:

- The LOS analysis concludes that overall trip generation will not vary significantly from the existing use during the weekday. With no

² Main Assembly Hall is has a gross floor area of 265 sq. ft. The Assembly Hall requires 169 sq. ft. of lecturer space and life-safety circulation. This results in 96 sq. ft. of seating area. Occupancy calculation for lecture seating is 7 sq. ft. per seat, allowing for 14 seats.

activity expected by the KWLS on the weekends, there will be a reduction in trips on Saturday and Sunday.

- Supply of parking follows the demand of the Land Development Regulations Section 108-572 and 108-574.
- Potable water demand for the new residential development and neighborhood retail is estimated to decrease from 263 to **150 gal/day**.
- The wastewater flow for the proposed mixed-use property is anticipated to increase from 13.80 to **91.36 gal/day**.
- The recyclable waste LOS for the proposed mixed-use property is anticipated to decrease from 131 to **0.37 lbs/day**.
- The solid waste LOS for the proposed mixed-use property is anticipated to increase from 6.99 to **9.55 lbs/day**.
- The proposed change in use is not expected to impact Storm water LOS.
- The proposed change in use is not expected to impact Recreation LOS.
- No new construction is proposed that will affect water pressure and flow for fire protection.
- No adverse impacts to the quality of receiving waters are anticipated.

b. Public facilities - See concurrency analysis above.

c. Roadway or signalization improvements - NA - No roadway or signalization improvements are required or proposed.

d. Accessory structures or facilities – NA, No accessory structures or facilities are required or proposed.

e. Other unique facilities/structures proposed as part of site improvements - NA, No other unique facilities/structures proposed as part of site improvements are required or proposed.

(3) On-site amenities proposed to enhance site and planned improvements

a. Open space - No change in open space.

b. Setbacks - No change in existing setbacks.

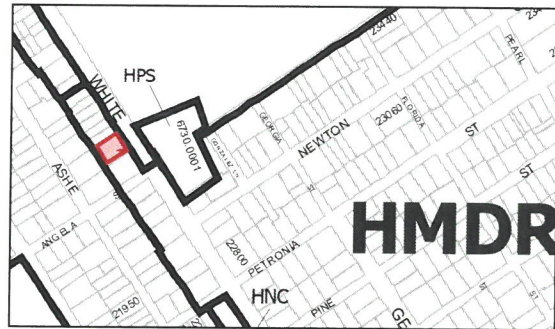
c. Screening and buffers - No exterior changes to the site are proposed other than the conversion of one auto space to bicycle.

d. Landscaped berms proposed to mitigate against impacts to adjacent sites - Berms are not proposed.

e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts - This project proposes no use which would induce smoke, odor, noise or other noxious impacts.

(c) Criteria for conditional use review and approval:

(1) Land use compatibility. - As mentioned above, the project site is located in the Historic Medium Density Residential (HMDR) zoning district. The intent of the HMDR zoning district is to implement comprehensive plan policies for areas designated "HMDR" on the comprehensive plan future land use map. The *HMDR* district shall accommodate historic Old Town medium density residential development for permanent residents, including single-family, duplex, and multiple-family residential structures. The *HMDR* district shall provide a management framework for preserving the residential character and historic quality of the medium density residential areas within Old Town.



- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. - As mentioned above, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use. Site data table is included. A parking variance is requested as part of this approval.
- (3) Proper use of mitigative techniques. - No adverse impacts to adjacent land uses are anticipated, the community character is primarily of single-family homes with some commercial businesses represented. Both types of structures of various sizes, age and architectural style. With a very limited number of employees & volunteers, the community infrastructure will not be burdened by this project.
- (4) Hazardous Waste. - The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
- (5) Compliance with applicable laws and ordinances. - All applicable permits required from agencies other than the City of Key West will be obtained.
- (6) Additional criteria applicable to specific land uses. - This proposed conditional use is not association with new development or redevelopment. However, as this is a project involves the future renovation of a historic resource located within an historic district, and will comply with Chapter 102; subject to HARC approval and process.

CONCURRENCY ANALYSIS:

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

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

The following specific issues are outlined:

1. Roads/Trip Generation
2. Potable Water
3. Sanitary Sewer
4. Solid Waste
5. Recyclables
6. Drainage

The following concurrency analysis reflects the proposed change from residential to civic & cultural activity.

Policy 2-1.1.1- Transportation

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 2-1.1.3 effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development. Notwithstanding, trip generation is laid out above in Sec. 122-62(b).

Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to decrease with conditional use approval (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential uses is 100 gallons/capita/day and nonresidential development is 100 gal/capita/day).

The potable water level of service is anticipated to be **150 gal/day**

Summary Response: According to the assumptions in the comprehensive plan, the potable water flow is anticipated to **decrease**.

Designation		LOS	Daily Capacity	Gal/day
Existing	Residential ³	100gal/capita/day	(100 gal /ppl /day) 100 x 2.63 ppl	263

³ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

Proposed	Nonresidential ⁴	100gal/capita/day	(100 gal /ppl /day) 100 x 1.5 ppl	150
Change in Potable Water Capacity				-133

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase with conditional use approval (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for nonresidential development is 660 gal/acre/day and the sanitary sewer LOS for residential development is 100 gal/capita/day and 90 gal/capita/day for seasonal residents.

The sanitary sewer flow is anticipated to be **91.36 gal/day**

Summary Response: According to the assumptions in the comprehensive plan, the potable water flow is anticipated to **increase**.

Designation	LOS	Daily Capacity	Total
Proposed Nonresidential	660 gal/acre/day	0.13 acres x 660 gal	91.36 gal
Existing Residential	100 gal/capita/day	0.13 acres x 100 gal	13.80 gal

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

⁴ Based on current and proposed operations of 1.5 employees per day

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.⁵

Policy 4-1.1.2.D- Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to increase with conditional use approval (pursuant to Policy 4-1.1.2.D, the solid waste LOS for nonresidential development is 6.37 lbs/capita/day) and the solid waste LOS for residential development is 2.66 lbs/capita/day).

The solid waste generation is anticipated to be **9.55 lbs/day**

Summary Response: According to the assumptions in the comprehensive plan, the solid waste generation is anticipated to **increase slightly**.

Designation	LOS	Daily Capacity	Total
Proposed Nonresidential	6.37 lbs/capita/day	6.37 lbs x 1.5 ⁶	9.55 lbs
Existing Residential	2.66 lbs/capita/day	2.66 lbs x 2.63 ⁷	6.99 lbs

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

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.⁸

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

⁵ City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

⁶ Based on current and proposed operations of 1.5 employees per day

⁷ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

⁸ City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to decrease with conditional use approval (pursuant to Policy 4-1.1.2. D, the recyclable waste LOS for nonresidential development is 0.25 lbs/capita/day) and the recyclable waste LOS for residential development is 0.50 lbs/capita/day).

The recyclable waste impact is anticipated to be **0.37 lbs/day**

Summary Response: According to the assumptions in the comprehensive plan, the recyclable waste generation is anticipated to **decrease**.

Designation	LOS	Daily Capacity	Total
Proposed Nonresidential	0.25 lbs/capita/day	0.25lbs x 1.5 ⁹ ppl	0.37 lbs
Existing	0.5 lbs/capita/day	0.5 lbs x 2.63 ¹⁰ ppl	1.31 lbs

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

The project is exempt from storm water management permitting requirements in accordance with Section 108-716(3), "Any maintenance, alteration, renewal, repair, use or improvement of an existing structure or the construction of any structure or modification thereto which does not create impervious surface exceeding 500 square feet. This shall not exempt the applicant from retaining the first one inch of rainfall on site as required by F.A.C. 17-25".

Existing Level of Service Standard

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

¹ Trip Generation and Mode Report

The trip generation for the Key West Literary Seminar was performed for two weeks. The first was normalized day-to-day operation and the second was in preparation for the annual Literary Seminar, held every January. The intent of the analysis was to collect data for both types of activity.

⁹ Based on current and proposed operations of 1.5 employees per day

¹⁰ For the purposes of LOS, "capita" was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household

Norm	Day	Peak Hour	Pedestrians	Bicycle	Scooter	Auto
Day-to-Day	Monday	A.M.	1	1	1	0
		P.M.	1	0	0	0
	Tuesday	A.M.	1	1	1	0
		P.M.	1	0	0	0
	Wednesday	A.M.	1	1	1	0
		P.M.	0	0	0	0
	Thursday	A.M.	1	1	1	0
		P.M.	1	0	0	0
	Friday	A.M.	1	1	1	0
		P.M.	1	0	0	0
Event Preparation	Monday	A.M.	1	1	1	0
		P.M.	1	0	0	0
	Tuesday	A.M.	1	0	1	0
		P.M.	1	0	0	0
	Wednesday	A.M.	1	1	1	0
		P.M.	1	0	0	0
	Thursday	A.M.	1	1	1	0
		P.M.	1	0	0	0
	Friday	A.M.	0	1	1	0
		P.M.	1	0	0	0

Trip Count Raw Data:

Norm	Day	Time	Pedestrians	Bicycle	Scooter	Auto
Day-to-Day	Monday	09:00	1	1	1	0
		11:00	0	1	1	0
		17:00	1	0	0	0
	Tuesday	09:00	1	1	1	0
		11:00	0	1	1	0
		17:00	1	0	0	0
	Wednesday	09:00	1	1	1	0
		11:00	0	1	1	0
		17:00	1	0	0	0
	Thursday	09:00	1	1	1	0
		11:00	0	1	1	0
		17:00	1	0	0	0
	Friday	09:00	1	1	1	0
		11:00	0	1	1	0
		17:00	1	0	0	0
Event Preparation	Monday	09:00	1	1	1	0
		11:00	0	1	1	0
		17:00	1	0	0	0
	Tuesday	09:00	1	1	1	0
		11:00	0	1	1	0
		17:00	1	0	0	0
	Wednesday	09:00	1	1	1	0
		11:00	0	1	1	0
		17:00	1	0	0	0
	Thursday	08:00	0	1	0	0
		09:00	1	0	1	0
		10:00	1	2	0	0
		13:00	1	2	0	0
	Friday	17:00	1	0	0	0
		08:00	0	1	0	0
09:00		0	0	1	0	
12:00		0	2	0	0	
		17:00	1	0	0	0
Total for Two Weeks			21	24	18	0

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

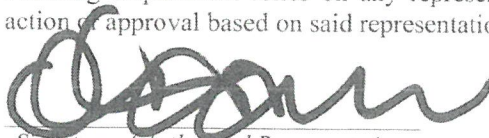
I, Owen Trepanier, in my capacity as President
(print name) *(print position: president, managing member)*
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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

624 White Street

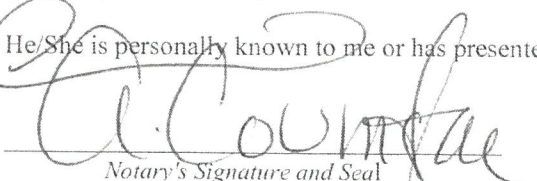
Street Address of subject property

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 of approval based on said representation shall be subject to revocation.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 31st Dec 2019 by
owen Trepanier
Name of Authorized Representative

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


Notary's Signature and Seal

Alvena Covington
Name of Acknowledger typed, printed or stamped



GG328928
Commission Number, if any

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

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

Executive Director of Key West Literary Seminar, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

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

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

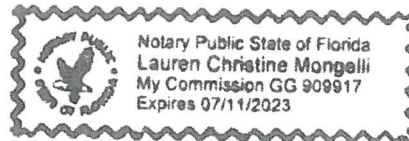
[Handwritten Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 11/18/19
Date

by Arlo Haskell
Name of person with authority to execute documents on behalf on entity owner

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

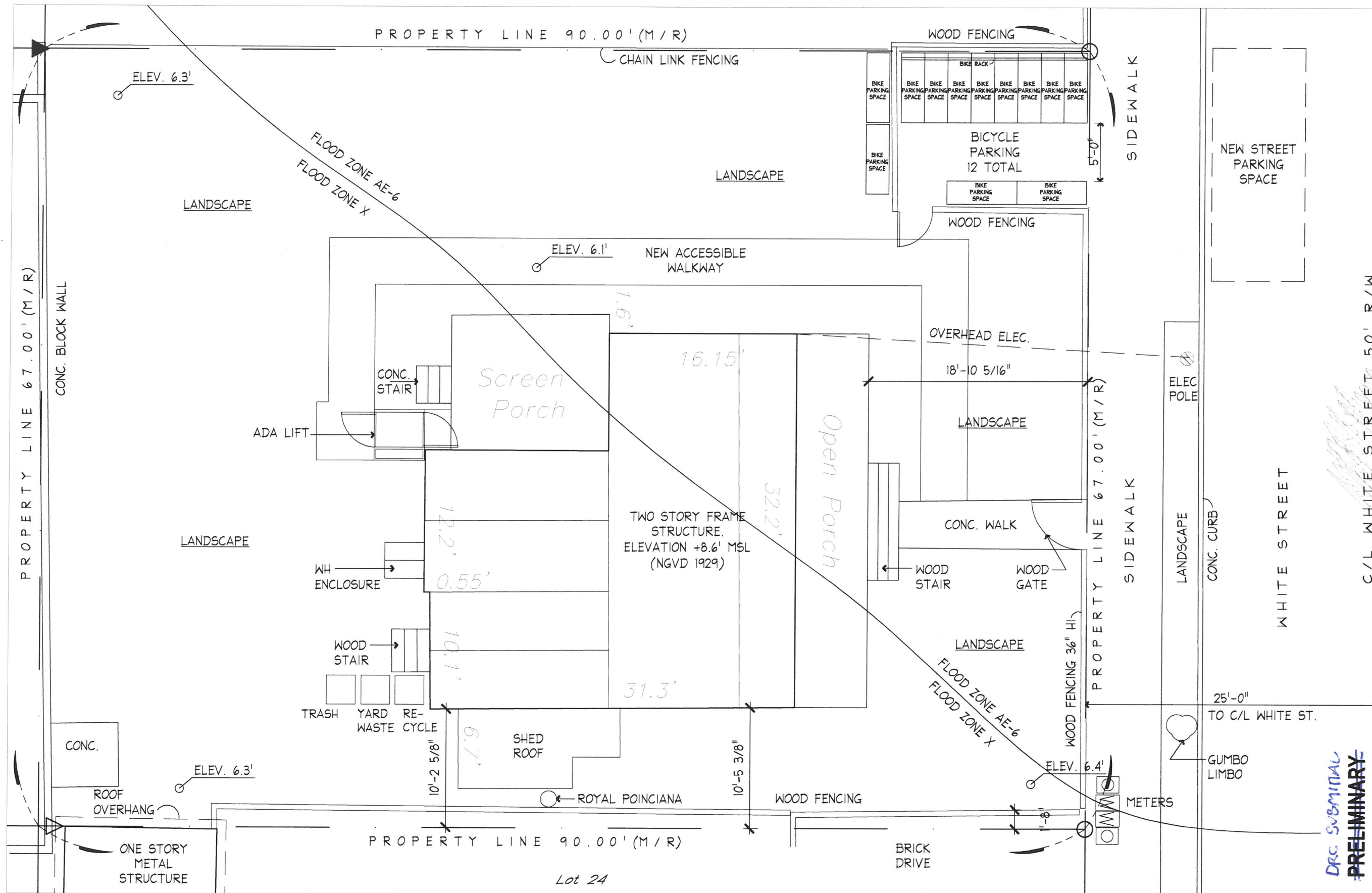
[Handwritten Signature]
Notary's Signature and Seal



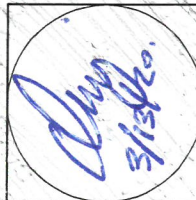
Lauren Mongelli
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Ukg' Rnc p



ELIZABETH BISHOP HOUSE
 HISTORIC STRUCTURES REPORT
 624 WHITE STREET - KEY WEST FLORIDA
 KEY WEST LITERARY SEMINAR



410 Angela Street
 Key West, Florida 33040
 Telephone: (305) 296-1347
 Facsimile: (305) 296-2727
 Florida License AAC002022

Bender & Associates
 ARCHITECTS
 p.c.

Project No. 1930
 PROPOSED SITE PLAN
 Date: 2/20/20

A1

DRG. SUBMITTAL
 PRELIMINARY

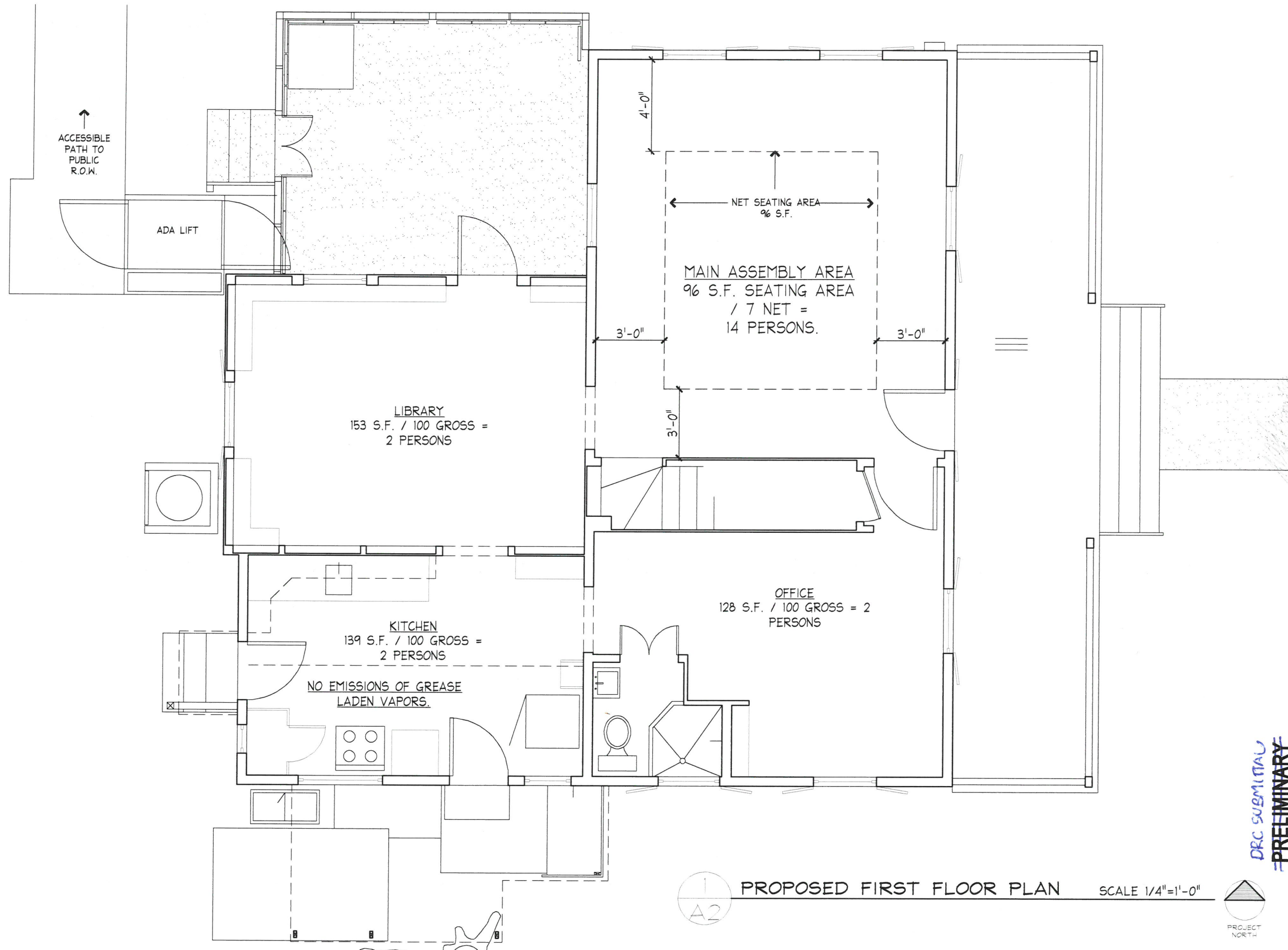


PROPOSED SITE PLAN - BISHOP HOUSE

SCALE 1/8"=1'-0"



SENT 2/12/20



ELIZABETH BISHOP HOUSE
 HISTORIC STRUCTURES REPORT
 624 WHITE STREET - KEY WEST FLORIDA
 KEY WEST LITERARY SEMINAR

Ally
 3/13/20

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS
 p.a.

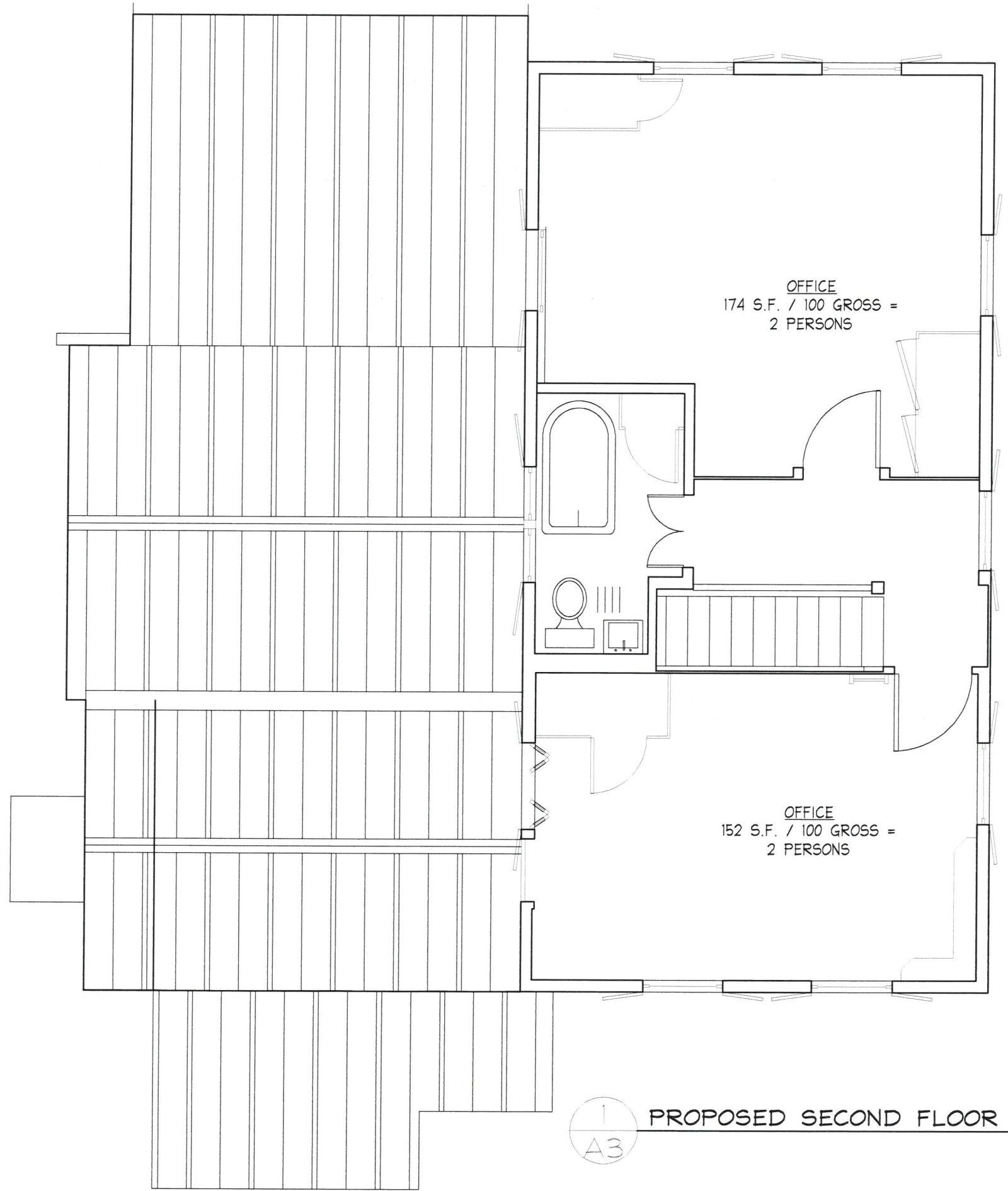
Project No. 1930
 PROPOSED
 FIRST FLOOR
 PLAN
 Date: 2/20/20

A2

1
 A2 PROPOSED FIRST FLOOR PLAN SCALE 1/4"=1'-0"

DRC SUBMITTAL
 PRELIMINARY





1
A3

PROPOSED SECOND FLOOR PLAN SCALE 1/4"=1'-0"



DRC SUBMITAL
PRELIMINARY

ELIZABETH BISHOP HOUSE
 HISTORIC STRUCTURES REPORT
 624 WHITE STREET - KEY WEST FLORIDA
 KEY WEST LITERARY SEMINAR

Am
3/13/20

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 296-1347
 Facsimile (305) 296-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS
 p.c.

Project No. 1930
 PROPOSED
 SECOND
 FLOOR PLAN
 Date: 2/20/20

A3

624 WHITE STREET
LIFE SAFETY CODE CALCULATIONS
FLORIDA BUILDING CODE 2017, BUILDING

2017 BUILDING
CODE SECTION Occupancy Classification:

Section 304 Offices: Group 'B' Business

Building Area (Outside of walls)

First Floor:	861 s.f.
Second Floor:	517 s.f.
Total:	1378 s.f.

Table 601 Construction Type:

Type 5-B construction

Primary structural frame:	0 hours.
Exterior / Interior Bearing walls:	0 hours.
Exterior Non-bearing walls:	0 hours.
Interior Non-bearing walls:	0 hours.
Floor construction / Secondary members:	0 hours.
Roof construction / secondary members:	0 hours.

Table 504.3 Allowable Building Heights & Areas:

Table 504.4 Group # Stories Allowed: Area: Bldg. Height:

B	2	9,000sf/floor	40'
---	---	---------------	-----

Table 1004.1.2 Occupancy Loads:

B Business:

1378 s.f. / 100 gross = 14 persons
Total Occupants: 14 persons

Table 1006.2.1 Number of Exits Required:

Table 1006.3.2(2)

First Floor:	1 required, 3 provided.
Second Floor:	1 required, 1 provided

Table 1017.2 Exit Access Travel Distance:

Occupancy Group: B-Business Travel Distance: (200' allowable) OK.

Section 1005.1 Egress Width:

Existing Building:

14 persons x 3' = 42' (90' provided)

Plumbing, Table 403.1 Plumbing Fixtures: Business Occupancy:

Water Closets: 1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50.
1 required, 2 provided, All unisex.

Lavatories: 1 per 40 for the first 80 & 1 per 80 for the remainder.
1 required, 2 provided, all unisex.

Drinking Fountains: 1 per 100.
1 required, 1 provided

LIFE SAFETY LEGEND

- RATED WALL / PARTITION
- XX ← CLR EGRESS WIDTH (INCHES)
- XX ← EGRESS CAPACITY (# OF PERSONS)
- COMMON PATH
- ☒ FIRE EXTINGUISHER CABINET
- 🔊 FIRE ALARM HORN / VISUAL ALARM
- 🔊 FIRE PULL STATION
- 🔊 SPEAKER (PUBLIC ANNOUNCEMENT)
- 🔊 STROBE LIGHT
- 🔊 SMOKE DETECTOR
- 🔊 HEAT DETECTOR
- 🔊 EMERGENCY EXIT
- 🔊 EMERGENCY LIGHTING FIXTURE

PROJECT STATISTICS - 624 WHITE STREET

LOT DESCRIPTION: SEE SURVEY.

FEMA FLOOD ZONE: ZONE X, ZONE AE-6

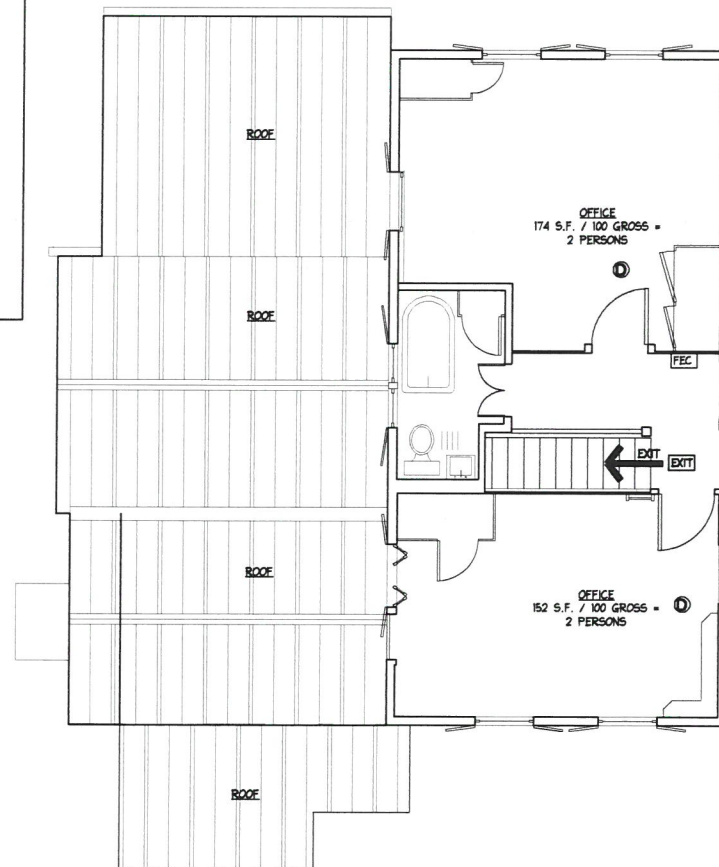
FINISH FLOOR ELEVATION: 8.6' (NGVD 1929)

ZONING DESIGNATION: 140R (HISTORIC MEDIUM DENSITY RESIDENTIAL)

LOT AREA: 6,030 S.F.

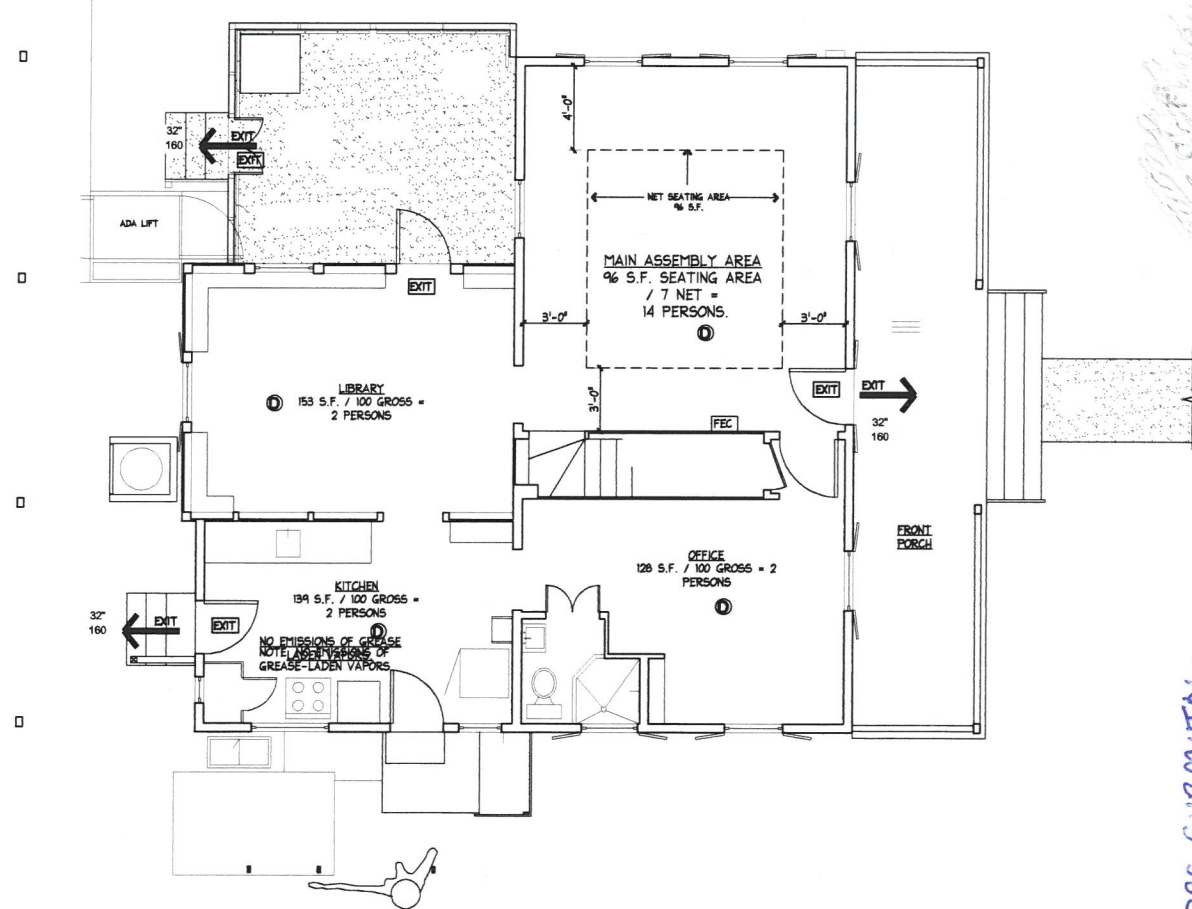
BUILDING CONDITIONED AREA: 1ST FLOOR: 861 S.F.

TOTAL CONDITIONED AREA: 2ND FLOOR: 517 S.F.



2 SECOND FLOOR LIFE SAFETY PLAN

SCALE 1/4"=1'-0"



1 FIRST FLOOR LIFE SAFETY PLAN

SCALE 1/4"=1'-0"



REVISIONS:

MONROE COUNTY PUBLIC DEFENDER
316 SIMONTON STREET
KEY WEST FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

[Signature]
3/13/20

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No: 1835G
LIFE SAFETY PLAN
Date: 10/15/19

LS1.1
1 OF --

DRC SUBMITAL

Warranty Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 19-498
Consideration: \$1,200,000.00

Parcel Identification No. 00010130-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 23rd day of **October, 2019** between **Peter Weymouth, a single man**, whose post office address is **PO Box 791249, Paia, HI 96779** of the County of **Maui, State of Hawaii**, and **Lisa A. Weymouth, a single woman**, address is **1619 Rose Hill Drive, Charlottesville, VA 22093**, of the County of **Charlottesville City, State of Virginia**, grantor*, and **Key West Literary Seminar, Inc., a Florida not for profit corporation** whose post office address is **717 Love Lane, Key West, FL 33040** of the County of **Monroe, State of Florida**, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

In the City of Key West, Monroe County, Florida, and is known on William A. Whitehead's map of the Island of Key West, delineated 1829, as Part of Lot One (1) Square Fifty-five (55), and more particularly described as follows:

Beginning at a point Sixty-seven (67) feet from the corner of Angela and White Streets running thence in a Northwesterly direction along White Street, Sixty-seven (67) feet: thence at right angles in a Southwesterly direction Ninety (90) feet; thence at right angles in a Southeasterly direction Sixty-seven (67) feet, thence at right angles in a Northeasterly direction Ninety (90) feet, back to the point of beginning.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness Name: _____

Peter Weymouth (Seal)

Witness Name: _____

Witness Name: *Maria Staley*
Kristen McFall
Witness Name: _____

Lisa A. Weymouth (Seal)
Lisa A. Weymouth

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of October, 2019 by Peter Weymouth, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____

City of Virginia
County of Charlottesville
10/18

The foregoing instrument was acknowledged before me this 18 day of October, 2019 by Lisa A. Weymouth, who is personally known or has produced a driver's license as identification.

[Notary Seal]

B. Gail Ott
Notary Public
Printed Name: B. Gail Ott
My Commission Expires: Nov. 30, 2021

**B. GAIL OTT
NOTARY PUBLIC
REG. #7580637
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2021**

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

Signed, sealed and delivered in our presence:

Timothy Andrade
Witness Name: Timothy Andrade
Kimberly Uradomo
Witness Name: Kimberly Uradomo

Peter Weymouth (Seal)
Peter Weymouth

~~Witness Name: _____ (Seal)
Lisa A. Weymouth~~

~~Witness Name: _____~~

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of October, 2019 by Peter Weymouth, who is personally known or has produced a driver's license as identification.

[Notary Seal] **See Attached *TM* Notarial Certificate**
Notary Public _____
Printed Name: _____
My Commission Expires: _____

~~State of _____
County of _____~~

~~The foregoing instrument was acknowledged before me this _____ day of October, 2019 by Lisa A. Weymouth, who is personally known or has produced a driver's license as identification.~~

~~[Notary Seal] Notary Public _____
Printed Name: _____
My Commission Expires: _____~~

HAWAII ALL-PURPOSE ACKNOWLEDGMENT
H.R.S 502-41(6)

State of Hawaii }
County of Maui } ss.

On this 20th day of October, 2019, in the 2nd Circuit Court, State of Hawaii,
Day Month Year Name of Circuit

before me personally appeared Peter Weymouth (,) (and
Name of Signer 1

_____ (,) to me personally known or proved
Name of Signer 2 (if any)

to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/~~are~~ subscribed to this instrument, who, being by me duly sworn or affirmed, did say
that such person(s) executed the foregoing instrument identified or described as
Warranty Deed
Type of Document as the free act and deed of such person(s),

and if applicable, in the capacity shown having been duly authorized to execute such instrument
in such capacity. The foregoing instrument is dated October 20, 2019 and
Date of Document

contained 3 pages at the time of this acknowledgment/certification.
No. of Pages



Kimberly Uradomo
Printed Name of Notary Public
Notary Public — STATE OF HAWAII
My commission expires: July 2, 2022
Kimberly Uradomo
Signature of Notary Public

Place Notary Seal or Stamp Above

Property Record Card

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00010130-000000
 Account# 1010413
 Property ID 1010413
 Millage Group 10KW
 Location Address 624 WHITE St, KEY WEST
 Legal Description KW PT LOT 1 SQR 55 G25-371 OR1143-168D/C OR1207-2255/56P/R OR2990-2166
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

KEY WEST LITERARY SEMINAR INC
 717 Love Ln
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$140,370	\$142,598	\$142,598	\$121,603
+ Market Misc Value	\$2,370	\$2,362	\$2,362	\$2,363
+ Market Land Value	\$692,244	\$609,512	\$609,512	\$541,376
= Just Market Value	\$834,984	\$754,472	\$754,472	\$665,342
= Total Assessed Value	\$829,919	\$754,472	\$731,372	\$664,884
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$829,919	\$754,472	\$731,372	\$664,884

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,030.00	Square Foot	67	90

Buildings

Building ID 673
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1812
 Finished Sq Ft 1366
 Stories 2 Floor
 Condition POOR
 Perimeter 224
 Functional Obs 0
 Economic Obs 0
 Depreciation % 28
 Interior Walls WD PANL/CUSTOM
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1933
 EffectiveYearBuilt 1999
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type NONE with 0% NONE
 Bedrooms 1
 Full Bathrooms 1
 Half Bathrooms 1
 Grade 600
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,366	1,366	224
OPF	OP PRCH FIN LL	446	0	170
TOTAL		1,812	1,366	394

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1953	1954	1	20 SF	1
CONC PATIO	1959	1960	1	64 SF	1
FENCES	1983	1984	1	628 SF	2
FENCES	1994	1995	1	213 SF	2
FENCES	1994	1995	1	360 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/20/2019	\$1,200,000	Warranty Deed	2241656	2990	2166	01 - Qualified	Improved

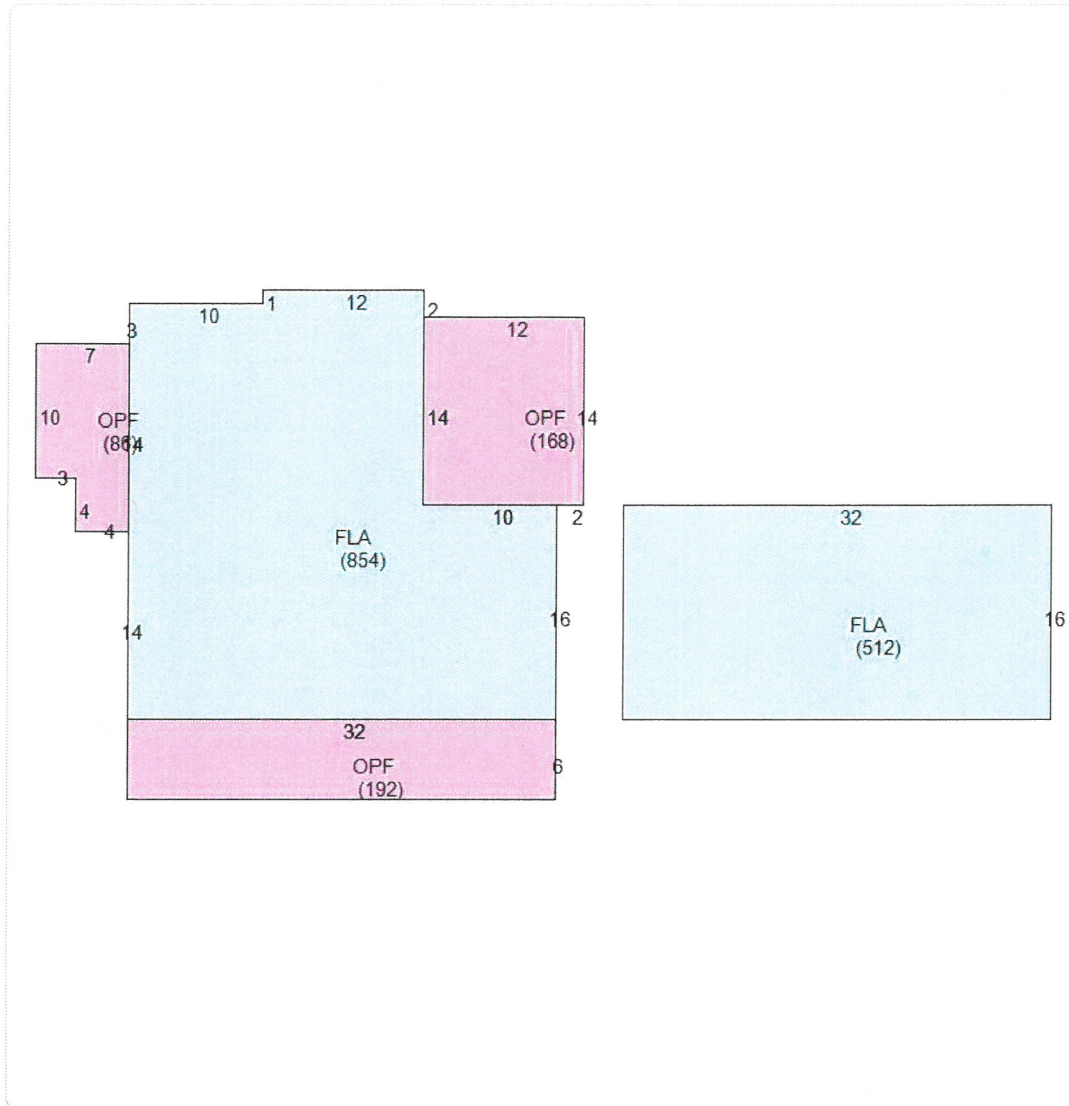
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
13-3228	8/8/2013	4/10/2014	\$16,500		REPLACE 7 SQRS OF METAL SHINGLES AT FRONT GABLE REPLACE SIX SQRS AT REAR
06-6183	11/14/2006	2/10/2014	\$3,500	Residential	INSTALL NEW ELECTRICAL WIREING
06-3507	6/14/2006	9/29/2006	\$900	Residential	PAINT ROOF.
99-2643	7/29/1999	12/27/1999	\$2,000	Residential	REPAIRS TO FRONT OF HOUSE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Commercial 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

User Privacy Policy
 GDPR Privacy Notice

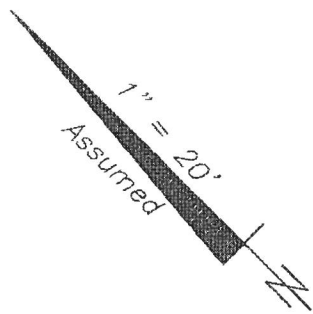


Last Data Upload: 11/19/2019, 2:27:33 AM

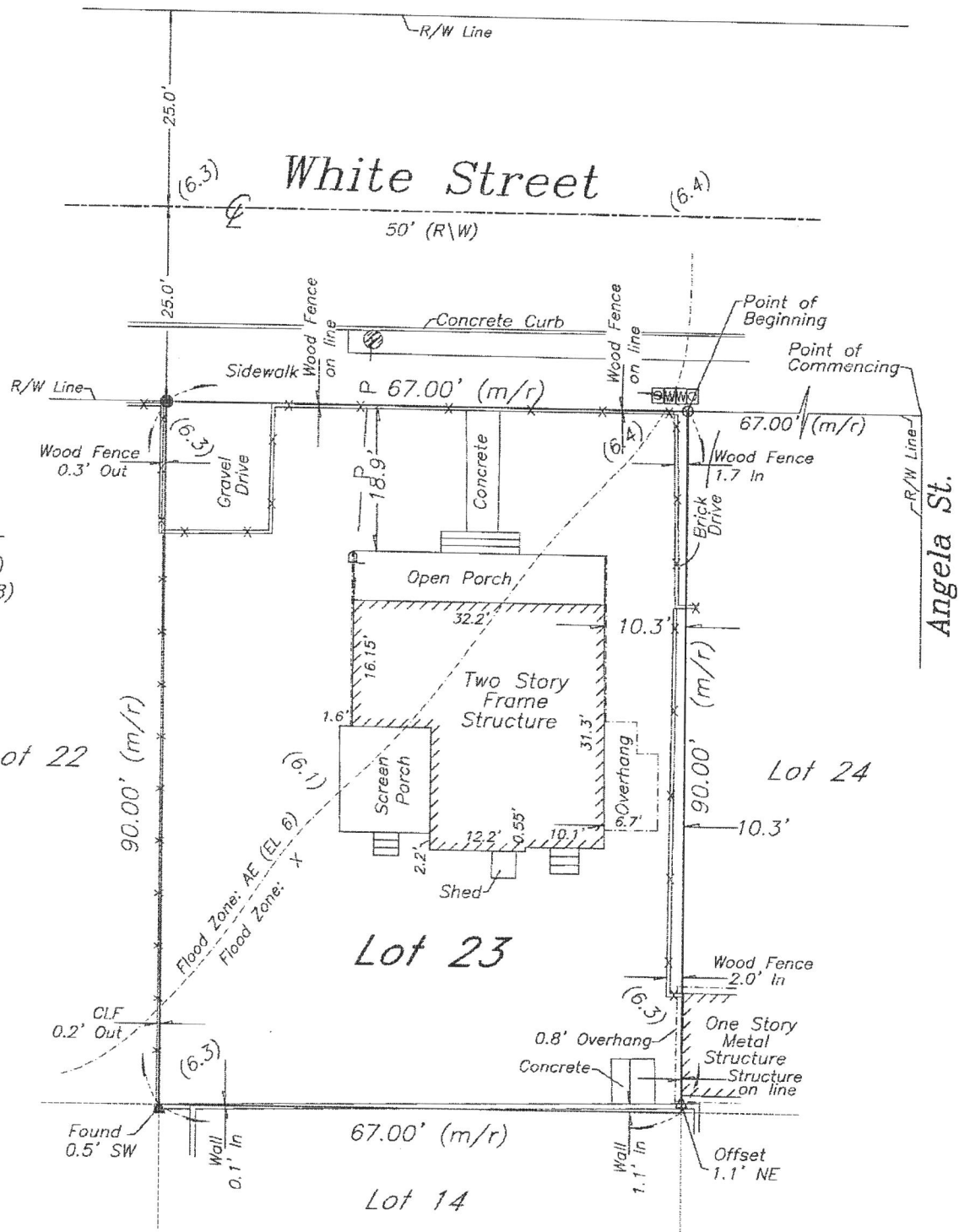
Version 2.3.21

Boundary Survey

Boundary Survey Map of part of Lot 1, Square 55, Island of Key West, Florida



- ### LEGEND
- ⊙ Found 2" Iron Pipe (Fence Post)
 - Set 3/4" Iron Pipe w/cap (6298)
 - Found 1/2" Iron Rod (No ID)
 - ▲ Found Nail & Disc (FHH)
 - △ Set Nail & Disc (6298)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C.B.S. Concrete Block Structure
 - R\W Right of Way
 - CLF Chain Link Fence
 - ⊕ Centerline
 - ⊗ Wood Utility Pole
 - ⊗ Concrete Utility Pole
 - P- Overhead Utility Lines
 - ⊠ Sewer Cleanout
 - ⊠ Water Meter
 - (6.0) Spot Elevation (Typical)



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 624 White 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. Date of field work: October 3, 2019
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: U 267
13. Flood Insurance Rate Map Zones: X & AE (EL 6); Community Panel #120168; 1516K; dated 2/18/05.

BOUNDARY SURVEY OF: In the City of Key West, Monroe County, Florida, and is known on William A. Whitehead's map, of the Island of Key West, delineated 1829, as part of Lot One (1) Square Fifty-five (55), and more particularly described as follows: Beginning at a point Sixty-seven (67) feet from the corner of Angela and White Streets running thence in a Northwesterly direction along White Street, Sixty-seven (67) feet; thence at right angles in a Southwesterly direction Ninety (90) feet; thence at right angles in a Southeasterly direction Sixty-seven (67) feet, thence at right angles in a Northeasterly direction Ninety (90) feet, back to the Point of Beginning. Be the several dimensions more or less.

BOUNDARY SURVEY FOR: Key West Literary Seminar, Inc.;
Helmerich Trust;
Oropeza Stones & Cardenas, PLLC;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

October 12, 2019

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Sunbiz.org

**Division of Corporations, an
official State of Florida website**



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

Detail by Entity Name

Florida Not For Profit Corporation
KEY WEST LITERARY SEMINAR, INC.

Filing Information

Document Number N19222
FEI/EIN Number 59-2807058
Date Filed 02/12/1987
State FL
Status ACTIVE

Principal Address

717 LOVE LANE
KEY WEST, FL 33040

Changed: 01/16/2015

Mailing Address

717 Love Lane
Key West, FL 33040

Changed: 01/16/2015

Registered Agent Name & Address

HASKELL, ARLO
717 LOVE LANE
KEY WEST, FL 33040

Name Changed: 03/25/2020

Address Changed: 03/25/2020

Officer/Director Detail

Name & Address

Title Executive Director

Haskell, Arlo
716 Love Lane
KEY WEST, FL 33040

Title President

KLINGENER. NANCY

1307 Eliza St
Key West, FL 33040

Title VP

Blades, Michael
1925 Fogarty Ave
KEY WEST, FL 33040

Title Secretary

NELSON, MICHAEL
1120C White Street
KEY WEST, FL 33040

Title Treasurer

CONCEPCION, LESLIE
18 Amaryllis Dr
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2018	01/18/2018
2019	03/12/2019
2020	03/25/2020

Document Images

03/25/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
01/18/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
02/05/2014 -- ANNUAL REPORT	View image in PDF format
01/16/2013 -- ANNUAL REPORT	View image in PDF format
01/29/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/31/2010 -- ANNUAL REPORT	View image in PDF format
02/16/2009 -- ANNUAL REPORT	View image in PDF format
01/30/2008 -- ANNUAL REPORT	View image in PDF format
01/24/2007 -- ANNUAL REPORT	View image in PDF format
04/05/2006 -- ANNUAL REPORT	View image in PDF format
02/14/2005 -- ANNUAL REPORT	View image in PDF format
04/12/2004 -- ANNUAL REPORT	View image in PDF format
03/24/2003 -- ANNUAL REPORT	View image in PDF format
04/23/2002 -- ANNUAL REPORT	View image in PDF format
03/27/2001 -- ANNUAL REPORT	View image in PDF format
05/03/2000 -- ANNUAL REPORT	View image in PDF format

**Public
Notice**

Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, May 21, 2020. THIS MEETING WILL BE VIRTUAL. Instructions on how to comment, watch or listen to the hearing are available online at www.cityofkeywest-fl.gov. Click on Agendas & Minutes. Packets including application materials can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here: donna.phillips@cityofkeywest-fl.gov
Phone: (305) 809-3764.

The purpose of the hearing will be to consider a request for:

Conditional Use- 624 White Street (RE# 00010130-000000) – A request for conditional approval to convert a single-family residence into a cultural and civic activities space without associated/accessory commercial sales on a parcel located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 122-62 and 122-928 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.



Feed one sheet at a time ↑

↑ Sens d'introduction une feuille a la fois



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE

Front Side

Recto



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE



YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Conditional Use - 624 White Street (RE# 00010130-000000) - A request for conditional approval to convert a single-family residence into a cultural and civic activities space without associated/accessory commercial sales on a parcel located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 122-62 and 122-928 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Hearing: May 21, 2020 Time of Hearing: 5:00 PM

Location of Hearing: THIS MEETING WILL BE CONDUCTED VIRTUALLY

Instructions on how to comment, watch or listen to the hearing are available online at www.cityofkeywest-fl.gov. Click on Agendas & Minutes. Packets including application materials can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here:
cityclerk@cityofkeywest-fl.gov, Phone (305) 809-3832

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes a testimony and evidence upon which the appeal is based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Conditional Use - 624 White Street (RE# 00010130-000000) - A request for conditional approval to convert a single-family residence into a cultural and civic activities space without associated/accessory commercial sales on a parcel located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 122-62 and 122-928 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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MULLIGAN JAMES J
617 FRANCES ST
KEY WEST, FL 33040

PADGET-DEKKER HOLDINGS LTD
611 FRANCES ST
KEY WEST, FL 33040

WATTERS ROBERT & TAMMARA
1239 2ND ST
NEW ORLEANS, LA 70130

GST TRUST
C/O PERPALL L T CO-TRUSTEE
624 ASHE ST
KEY WEST, FL 33040

KOCH DOUGLAS LIVING TRUST
5032 WESTMINSTER PL
SAINT LOUIS, MO 63108

PADGET-DEKKER HOLDINGS LTD
611 FRANCES ST
KEY WEST, FL 33040

FULGONI JOHN D & REBECCA
2472 W C AVE
KALAMAZOO, MI 49009

SCHETTIG CELESTE M
609 FRANCES ST
KEY WEST, FL 33040

PADGET-DEKKER HOLDINGS LTD
611 FRANCES ST
KEY WEST, FL 33040

DAWKINS STEPHEN P AND
JANE HAILE JOINT REV TR AG
1212 ANGELA ST
KEY WEST, FL 33040

NEWTON KW LLC
1215 NEWTON ST
KEY WEST, FL 33040

LOUCHHEIM JEFF & LINDA
615 FRANCES ST
KEY WEST, FL 33040

SCHETTIG CELESTE M
609 FRANCES ST
KEY WEST, FL 33040

MILLER HERBERT & PATRICE
1108 SOUTHARD ST
KEY WEST, FL 33040

KING KENNETH MARSHALL
225 E NEW BERN RD
KINSTON, NC 28504

LAULLEN CONNIE
1108 14TH ST
CODY, WY 82414

BERGERY BENJAMIN
29 BIS RUE BOURET
PARIS, F75019

FINNERAN DANA
6300 UPPER STRAITS BLVD
WEST BLOOMFIELD, MI 48324

HORNER SUSAN STINSON
622 ASHE ST
KEY WEST, FL 33040

TEACHOUT STEPHEN V
1203 NEWTON ST
KEY WEST, FL 33040

COUGHLIN SHANNON
715 WHITE ST
KEY WEST, FL 33040

WHEELER PHILIP H JR TRUST
C/O WHEELER DONNA LEE TRUSTEE
3322 BEAVER MEADOW RD
SHARON, VT 05065

SCHETTIG CELESTE M
609 FRANCES ST
KEY WEST, FL 33040

BORN REALTY TRUST
C/O BORN GEORGE W
56 NORTH SPRING ST APT 3
CONCORD, NH 03301

WILLISON MALCOM R
PO BOX 659
SCHENECTADY, NY 12301

STIEBER III HAROLD J & KIMBERLY
4935 COUNTY ROAD 344
EARLY, TX 76802

MCKINIRY LORRAINE
714 CATTELL ST
EASTON, PA 18042

LEAR ERIC J
714 CATTELL ST
EASTON, PA 18042

COUGHLIN COLLEEN
1141 N VERNON ST
DEARBORN, MI 48128

BURY CATHERINE J
175 W 93RD ST
NEW YORK, NY 10025

STEINKAMP WYNN RAYMOND
1205 NEWTON ST
KEY WEST, FL 33040

BLANCHARD MARIANNE SHAW
REVOCABLE TRUST
710 ASHE ST
KEY WEST, FL 33040

FABISIEWICZ WALTER AND LOUISE LIV TR
700 WHITE ST
KEY WEST, FL 33040

LONG GREGORY
34 COMMERCE ST
NEW YORK, NY 10014

NEWMAN SCOTT
34 COMMERCE ST
NEW YORK, NY 10014

SINGH JIWAN NOAH
PO BOX 2039
KEY WEST, FL 33045

BLANCHARD MARIANNE SHAW
REVOCABLE TRUST
710 ASHE ST
KEY WEST, FL 33040

MAY DAVID J
707 FRANCES ST
KEY WEST, FL 33040

LYON DAUN E
282 N PINE CREEK RD
FAIRFIELD, CT 06824

TREVETT CHRISTOPHER P
709 FRANCES ST
KEY WEST, FL 33040

SCHIFF JULIA REID
712 ASHE ST
KEY WEST, FL 33040

LANE WILLIAM T
1122 ANGELA ST
KEY WEST, FL 33040

HINCHCLIFFE STEPHEN M
109 KEY HAVEN RD
KEY WEST, FL 33040

MAGGIO JR JOSEPH S
PO BOX 302
REHOBOTH BEACH, DE 19971

PERPALL KATHRYN E GST TR AGR
1112 ANGELA ST
KEY WEST, FL 33040

FOWLER NORMAN E & SUSAN
704 WHITE ST
KEY WEST, FL 33040

HYNES JON
PO BOX 70231
NEW ORLEANS, LA 70172

HENSON DEBORAH & STEVE
1415 ATLANTIC BLVD
KEY WEST, FL 33040

PEARY COURT APARTMENTS LLC
3850 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

PERPALL LEE THOMPSON & SHIRLEY
624 ASHE ST
KEY WEST, FL 33040

CASA SERENDIPITY LLC
501 SLATERS LN
ALEXANDRIA, VA 22314

COUGHLIN KELLY
PO BOX 774000 PMB 139
STEAMBOAT SPRINGS, CO 80477

CHATMAN CYNTHIA L
PO BOX 6368
KEY WEST, FL 33041

JANSEN CHRISTINE E
620 WHITE ST
KEY WEST, FL 33040

WELLS FARGO BANK NA
C/O TRAILING DOCS
5720 PREMIER PARK DR
WEST PALM BEACH, FL 33407

610 WHITE STREET LLC
1015 FLAGLER AVE
KEY WEST, FL 33040

DESROSIERS DONALD R
392 THAMES ST
NEWPORT, RI 02840

DEWEY JR WILLIAM P
392 THAMES ST
NEWPORT, RI 02840

BAUMGARTNER EDWARD L
615 ASHE ST
KEY WEST, FL 33040

MALLOY HOLLY J & KEVIN
91 BARNEY ST
AGAWAM, MA 01001

LEROY VIVE A
5415 N MCKAY AVE
TAMPA, FL 33603

CONRAD ELIZABETH C
1143 LAFAYETTE ST
CAPE MAY, NJ 08204

CONRAD FRANK E
1143 LAFAYETTE ST
CAPE MAY, NJ 08204

CONRAD KYLE C
4 BERWYN DR
OCEAN VIEW, NJ 08230

BOT TIIF
C/O DEP, DIV OF STATE LANDS
3900 COMMONWEALTH BLVD MAIL
STATION 108
TALLAHASSEE, FL 32399

ANGELA STREET HOLDINGS LLC
2111 SHERMAN AVE
EVANSTON, IL 60201

MARAG INVESTMENTS CORP
3804 ALHAMBRA CIR
CORAL GABLES, FL 33134

BURRUSS CAROLYN S & WILLIAM
PO BOX 981
KEY WEST, FL 33041

IVEY QUENTIN C
4051 HARDIE AVE
MIAMI, FL 33133

WOOD CERES A
4051 HARDIE AVE
MIAMI, FL 33133

ASHE STREET REALTY TR
C/O REISS PAULA TRUSTEE
3000 NW SOMBRA DEL RIO
ALBUQUERQUE, NM 87107

KEY WEST LITERARY SEMINAR INC
717 LOVE LN
KEY WEST, FL 33040

LEVIN JAY J
5516 PUTNAM DR
WEST BLOOMFIELD, MI 48323

AKERS ROGER W
2211 CHICO RD
RATON, NM 87740

BURNETTE WILLIAM HOLMES REV TRUST
708 WHITE ST
KEY WEST, FL 33040

MILLER AND SULLIVAN JOINT
REVOCABLE TRUST
1441 THOMPSON ST
KEY WEST, FL 33040

HUEY TRUST
C/O DAVID A DECKELBAUM TRUSTEE
PO BOX 65124
WASHINGTON, DC 20035

WOOD JOHN E REV TRUST
1118 SOUTHARD ST
KEY WEST, FL 33040

SELDIN-COHEN JUDITH A
REVOCABLE TRUST
715 ASHE ST
KEY WEST, FL 33040

MATHEWS DEVELOPMENT CO INC
3320 W COUNTY HIGHWAY 30A
SANTA ROSA BEACH, FL 32459

BROWER BRITTANY ALENA
612 WHITE ST
KEY WEST, FL 33040

MOORE RICHARD FRANCES
612 WHITE ST
KEY WEST, FL 33040

FRINDS OF HIGGINS' USA
HIGGINS' HISTORICAL SOCIETY
Dedicated to the home
of the "Lord of the Dance"
ELIZABETH BISHOP
"I would not have shared my home
if I knew that this was my last."
A literary landmark

624

**Public
Notice**

**Public
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