



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)



Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
<b>Total Application Fee</b>	<b>\$ 2,894.34</b>

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
<b>Total Application Fee</b>	<b>\$ 5,325.35</b>

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: 621 Duval Street, Key West, FL 33040

Zoning District: HRCC-1

Real Estate (RE) #: 00012380-000000

Property located within the Historic District?  Yes  No

### APPLICANT:

Owner

Authorized Representative

Name: Trepanier & Associates Inc Mailing Address: 1421 First St, Unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: (305) 293-8983 Fax: \_\_\_\_\_

Email: thomas@owentrepanier.com (Thomas Francis-Siburg)

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

c/o Duval Company

Name: 619 Duval Company Mailing Address: 7820 Peters Rd, Suite E104

City: Plantation State: FL Zip: 33324

Home/Mobile Phone: \_\_\_\_\_ Office: c/o (305) 293-8983 Fax: \_\_\_\_\_

Email: thomas@owentrepanier.com (Thomas Francis-Siburg)

Description of Proposed Construction, Development, and Use: \_\_\_\_\_

See Attached

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

See Attached

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?  Yes  No  
 If yes, provide date of landscape approval, and attach a copy of such approval.

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

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

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

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

\_\_\_\_\_  
See attached  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
See attached  
\_\_\_\_\_  
\_\_\_\_\_

- 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.

\_\_\_\_\_  
See attached  
\_\_\_\_\_  
\_\_\_\_\_

- 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.

\_\_\_\_\_  
See attached  
\_\_\_\_\_  
\_\_\_\_\_

- 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.

\_\_\_\_\_  
See attached  
\_\_\_\_\_  
\_\_\_\_\_

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.

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See attached

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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.

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See attached

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**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

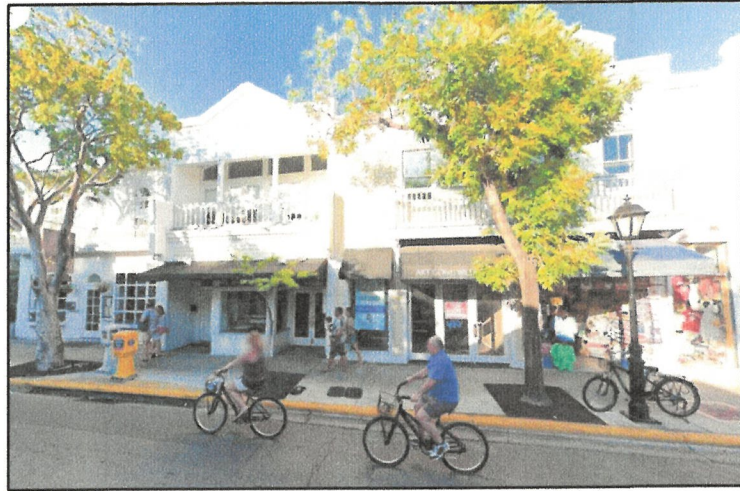
# **Solution Statement**

# VARIANCE ANALYSIS

June 13, 2024

**619 & 621 Duval Street**  
(RE# 00012380-000000)

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



Located in the heart of Key West's historic commercial district, the project proposes multimodal-designed residences with more than required bicycle-scooter parking spaces and reduces the auto parking demand to address the ever-increasing housing shortage in Key West and the Florida Keys.

The property has build-back rights to 7 dwelling units which are part of the City's historic residential housing stock that were involuntarily destroyed by a 1995 fire. At the time of the fire, the front buildings contained a mix of commercial and residential uses and the back of the property contained 3 nonconforming residential structures. This project proposes to build back 6 of the 7 units. 4 units will be rebuilt in a new more-conforming multi-family building behind the commercial structure and 2 units will be rebuilt in an adaptive reuse of a portion of the existing commercial structure. The project proposes to bring the site into better conformance as compared to the pre-involuntary demolition.

The project proposes to rebuild the residential units in full compliance with life-safety requirements. Full compliance with life-safety, pushed the project over 3 dimensional regulations of the code: building coverage, impervious surface, and open space.

Background –

The attached 2019 build-back letter confirms 7 involuntarily destroyed residential units.

Prior to the fire, 5 structures were located at 619 / 621 Duval Street; 4 buildings were associated with 619 & 619½ Duval and 1 building with 621 Duval.

619 & 619½ Duval: Building #1, located along Duval Street, contained commercial downstairs and residential upstairs, with a total of 3 units. Buildings #2, #3, & #4 were all located behind building #1. Building #2 contained 2 units. Building #3 contained 2 additional units, and building #4 was used for nonresidential purposes, for a total of 7 involuntarily destroyed residential units.

621 Duval: Building #5, located along Duval Street, contained commercial on the first floor.

Following the 1995 fire, the commercial portion of the property was rebuilt in the late '90s.

1421 First Street, Unit 101, Key West, FL 33040  
Telephone: (305) 293-8983 / Email: Thomas@OwenTrepanier.com

**List and Describe the Specific Variance(s) Being Requested:**

Per Sec. 122-28(b), dwelling units involuntarily destroyed do not required variances to be reconstructed or replaced. Notwithstanding, the build-back project proposes to increase compliance with key code provisions such as life-safety and stormwater management. However, several aspects will be noncomplying and therefore triggering variances to building coverage, impervious surface, and open space. As such, the project requires the following variances:

1. Variance from the existing 1995 involuntary demolition building coverage condition of 18 percent, from the 60 percent existing at the time of the 1995 involuntary demolition to the 78 percent proposed.
2. Variance from the existing 1995 involuntary demolition impervious surface condition of 16 percent, from the 69 percent existing at the time of the 1995 involuntary demolition to the 86 percent proposed.
3. Variance from the existing 1995 involuntary demolition open space condition of 14 percent, from the 28 percent required to the 14 percent proposed.

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

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**Site Data:**

Site Data	Permitted or Required	Existing 1995 Involuntary Demolition Conditions	Previously Redeveloped	Proposed	Compliance
Zoning	HRCC-1	-	-	-	Complies
FLUM	HR	-	-	-	Complies
FEMA	Current & Future: X	-	-	-	Complies
Site Size	4,000 sq ft	7,557 sq ft	-	No Change	Complies
HARC	-	-	-	No Change	Complies
Height	35'-0"	≤35'-0"	N/A	≥35'-0"	Complies
Density	7 DU (build-back)	7 DU	7 DU (build back)	6 DU	Complies
FAR	1.0 (7,557 sq ft)	0.39 (2,975 sq ft)	0.53 (4,000 sq ft)	0.46 (3,463 sq ft)	Complies
Building Coverage	0.50 (3,779 sq ft); or improvement	0.60 (4,527 sq ft)	N/A	0.78 (5,925 sq ft)	Variance: 0.18 (1,398 sq ft)
Impervious Surface	0.70 (5,290 sq ft); or improvement	0.69 (5,234 sq ft)	N/A	0.86 (6,497 sq ft)	Variance: 0.16 (1,207 sq ft)
Open Space	<i>Existing</i> –0.20 (1,511 sq ft)  <i>Proposed</i> – 0.28 (2,126 sq ft); or improvement	0.30 (2,274 sq ft)	N/A	0.14 (1,060 sq ft)	Variance: 0.14 (1,066 sq ft)
Landscaping	0.20 (1,511 sq ft); or improvement	0.00 (0 sq ft)	N/A	0.14 (1,060 sq ft)	Complies
Front Setback	0'-0", or improvement	0'-0"	N/A	No Change	Complies
Side Setback (NW)	2'-6", or improvement	0'-0"	N/A	Existing Bldg: No Change New Rear Bldg: 4'-0"	Complies
Side Setback (SE)	2'-6", or improvement	0'-0"	N/A	Existing Bldg: No Change New Rear Bldg: 6'-6"	Complies
Side Setback (NE)	2'-6", or improvement	0'-0"	N/A	Existing Bldg: No Change New Rear Bldg: 4'-0"	Complies
Rear Setback	10'-0', or improvement	66'-1"	N/A	67'-6"	Complies
Parking	<i>Previously Redeveloped</i> – Auto: 20.3 sp Bike-Scooter: 3.9 sp  <i>Proposed</i> – Auto: 15.5 sp Bike-Scooter: 7.3 sp; or improvement	Auto: 0 sp  Bike-Scooter: 0 sp	Auto: 0 sp  Bike-Scooter: 0 sp	Auto: 0 sp  Bike-Scooter: 12 sp	Complies

**Standards for Considering Variance(s) (Sec. 90-395(a)):**

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.

**Applicant Response** – Special conditions exist. The property is subject to a 1995 fire which involuntarily demolished 7 units and commercial spaces. The property has the right to rebuild 7 involuntarily destroyed units in their 3-d footprints, however, the project will instead be built

in full compliance with life-safety standards, which then pushed the project over 3 of the code's dimensional regulations.

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

**Applicant Response** – Conditions are not created by applicant or property owner. The 1995 fire which involuntarily demolished the 7 units was not a result of the actions of the property owner or applicant.

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

**Applicant Response** – Special privileges are not conferred. The variance process is available to anyone seeking to rebuild involuntarily destroyed dwelling units and this proposal is to rebuild fewer units than the maximum property rights allow.

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.

**Applicant Response** – Hardship conditions exist. The literal interpretation of the LDRs deprive the owner of rights that can be rebuilt as a result of the involuntary demolition.

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

**Applicant Response** – Only the minimum number of variance(s) are sought that would make reasonable use of the land to rebuild 6 units that were involuntarily destroyed as demonstrated by the fact that we are proposing to build back fewer units than permitted by code.

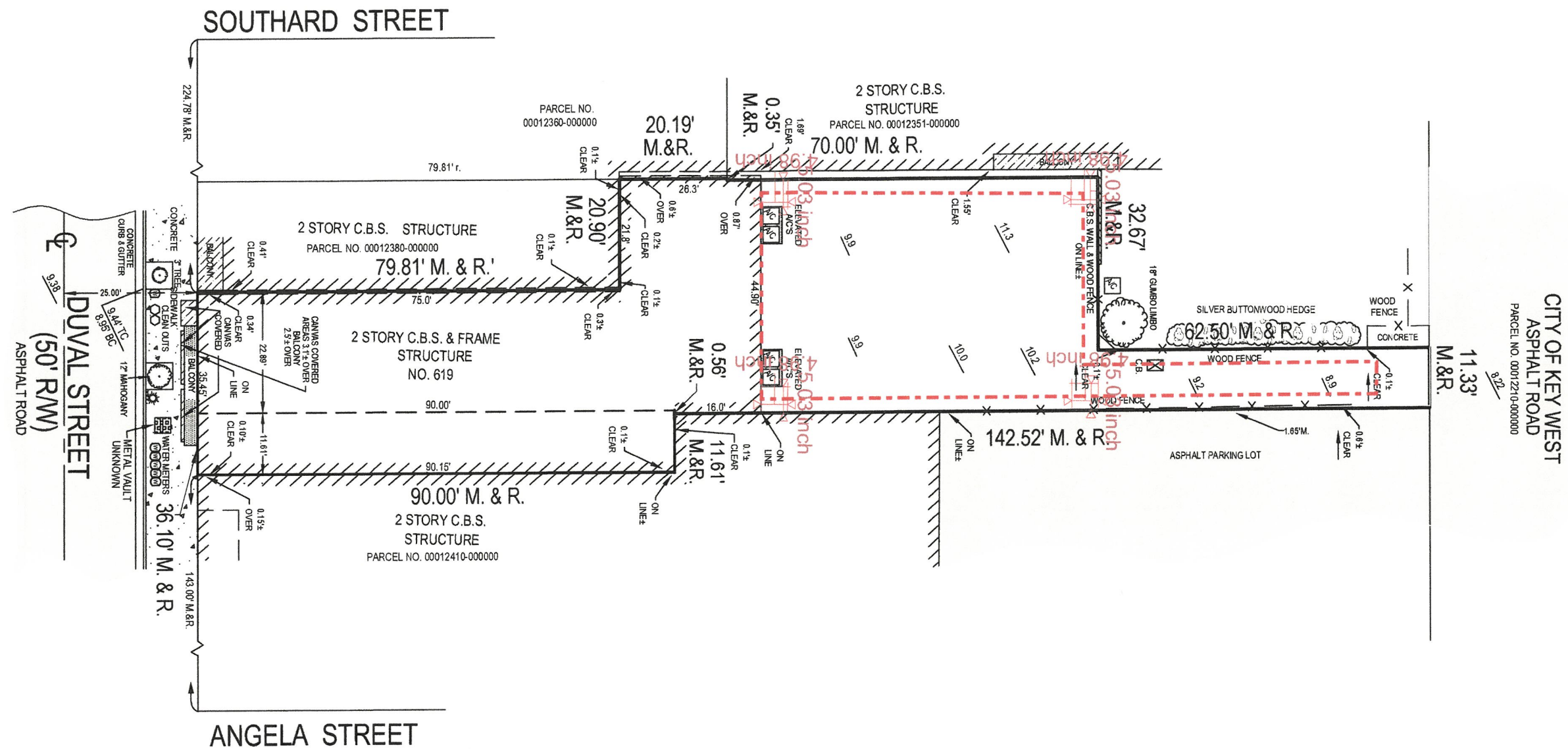
6. Not injurious to the public welfare. That the grant of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

**Applicant Response** – Granting of the variance(s) will not be injurious to the public welfare, in fact the rebuilding of housing located directly in the employment center benefits the public welfare

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

**Applicant Response** – An existing nonconforming use of another property is not the basis for the requested variance(s).

# Survey



CITY OF KEY WEST  
 ASPHALT ROAD  
 PARCEL NO. 00012210-000000

SURVEYORS NOTE:  
 THIS IS SHEET 2 OF 2  
 THIS SURVEY IS NOT VALID,  
 NOR FULL OR COMPLETE  
 WITHOUT ATTACHED SHEET 2



**MONROE COUNTY SURVEYING & MAPPING, INC**  
 SURVEYORS & MAPPERS, CIVIL ENGINEERS  
 A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)  
 3152 NORTHSIDE DRIVE #201 KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236  
 PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM  
 MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

PROJECT: **619 DUVAL COMPANY**  
**619/621 DUVAL STREET**  
**KEY WEST, FL 33040**  
 DATE: 11/01/18

*Eddie A. Martinez*  
**EDDIE A. MARTINEZ**  
 PROFESSIONAL SURVEYOR AND  
 MAPPER NO. 158755  
 STATE OF FLORIDA

JOB No.	N/A	DRAWN:	DRF
FIELD BOOK:	N/A	REVISED:	EAM
SCALE:	1"=20'	SHEET No.	2 OF 2

REVISIONS	
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**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:  
 \\Fred\land\Surveying Data\Data MCSM\Drawings\Key West\Block 5A\619 DUVAL 11.2.18.dwg

# Property Card

# Monroe County, FL

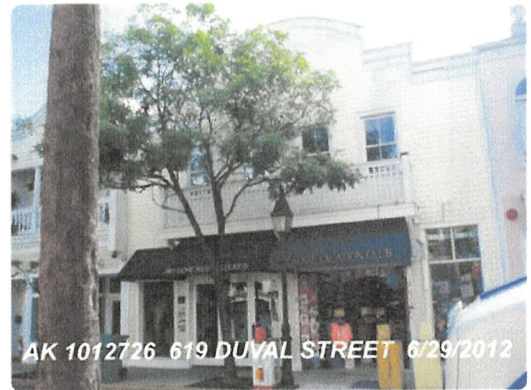
## Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

## Summary

Parcel ID 00012380-000000  
 Account# 1012726  
 Property ID 1012726  
 Millage Group 10KW  
 Location 621 DUVAL St, KEY WEST  
 Address  
 Legal KW PT LOT 4 SQR 61 H3-256 OR75-145/46 OR89-220/21 OR534-225 OR574-927  
 Description OR625-517 OR949-843 OR951-2387/88 OR1040-1410/11 OR1169-2073/74 OR1169-2075/76 OR1384-1262  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32050  
 Property Class RETAIL-SINGLE TENANT (1100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



## Owner

619 DUVAL COMPANY  
 C/O DUVAL GROUP  
 7820 PETERS RD STE E104  
 Plantation FL 33324

## Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$401,238	\$401,238	\$417,504	\$417,504
+ Market Misc Value	\$198	\$198	\$198	\$198
+ Market Land Value	\$2,353,758	\$2,353,758	\$962,901	\$962,901
= Just Market Value	\$2,755,194	\$2,755,194	\$1,380,603	\$1,380,603
= Total Assessed Value	\$1,670,529	\$1,518,663	\$1,380,603	\$1,380,603
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,755,194	\$2,755,194	\$1,380,603	\$1,380,603

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$2,353,758	\$401,238	\$198	\$2,755,194	\$1,518,663	\$0	\$2,755,194	\$0
2021	\$962,901	\$417,504	\$198	\$1,380,603	\$1,380,603	\$0	\$1,380,603	\$0
2020	\$962,901	\$417,504	\$198	\$1,380,603	\$1,380,603	\$0	\$1,380,603	\$0
2019	\$962,901	\$417,504	\$198	\$1,380,603	\$1,332,763	\$0	\$1,380,603	\$0
2018	\$962,901	\$395,960	\$198	\$1,359,059	\$1,211,603	\$0	\$1,359,059	\$0

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

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1100)	7,508.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	39551	<b>Exterior Walls</b>	C.B.S.
<b>Style</b>		<b>Year Built</b>	1999
<b>Building Type</b>	1 STY STORE-A / 11A	<b>EffectiveYearBuilt</b>	2001
<b>Building Name</b>		<b>Foundation</b>	
<b>Gross Sq Ft</b>	1970	<b>Roof Type</b>	
<b>Finished Sq Ft</b>	1970	<b>Roof Coverage</b>	
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	
<b>Condition</b>	EXCELLENT	<b>Heating Type</b>	
<b>Perimeter</b>	320	<b>Bedrooms</b>	0
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	0
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	2
<b>Depreciation %</b>	30	<b>Grade</b>	450
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOORLIV AREA	1,970	1,970	0
<b>TOTAL</b>		<b>1,970</b>	<b>1,970</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1996	1997	4 x 28	1	112 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1991	\$430,000	Warranty Deed		1169	2073	Q - Qualified	Improved		
1/1/1988	\$350,000	Warranty Deed		1040	1410	Q - Qualified	Improved		

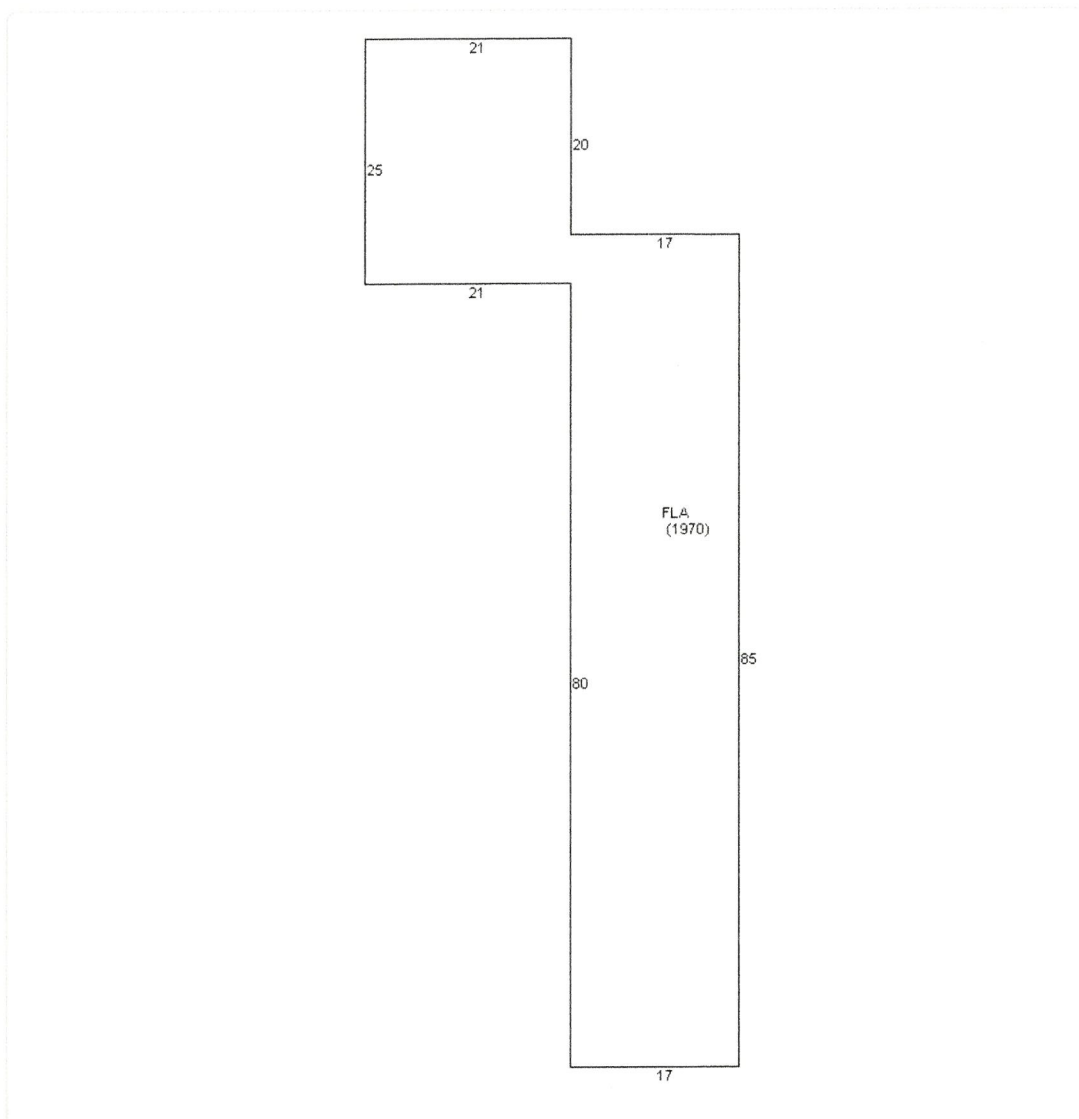
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2021-2244	8/16/2021		\$12,000	Commercial	REMOVE AND REPLACE EXISTING 10 TON A/C UNIT. N.O.C. RECEIVED 8/18/2021. HARC INSPECTION REQUIRED. GH 8/5/2021 10:37:16 AM (TERRY RICHARDSON) UNIT TO BE STRAPPED TO THE WALL BRACKET AS INSTRUCTION BY THE INSTALLATION INSTRUCTIONS FOR THE WALL BRACKET.
BLD2020-2926	10/19/2020	2/17/2021	\$13,850	Commercial	INSTALL 375QS HYDROSTOP RUBBER MEMBRANE ROOFING TO FLAT ROOF
BLD2019-1788	7/24/2019	11/2/2019	\$3,900	Commercial	Installation of 2x4 20 gauge metal framing to frame viewing room. Installation of fire code drywall on all new framing.
BLD2019-1790	7/24/2019	11/2/2019	\$4,300	Commercial	Installation of two battery backup lights
BLD2019-1792	7/24/2019	11/2/2019	\$1,525	Commercial	Installation of rough duct for 8x16 transfer grill in the ceiling & spiral duct tape to the viewing room.
BLD2019-1923	6/26/2019	8/8/2019	\$1,544	Commercial	FABRICATE AND INSTALL NEW AWINING FABRIC OVER EXISTING AWNING FRAME OVER STORE FRONT APPROX. 138" WIDE BY 5" PROJECTION.
11-0656	3/9/2011		\$500	Commercial	new sign
09-0577	2/25/2009		\$600	Commercial	INSTALL 2 EXIT LIGHTS AND ONE SMOKE ALARM
09-0495	2/23/2009		\$1,800	Commercial	INSTALL OF METAL FRAME AND AWNING
09-0492	2/20/2009		\$2,300	Commercial	BUILD TWO 13' X 10' NON BEARING WALLS USING METAL STUDS & 5/8 DRYWALL
05-4417	10/5/2005	11/2/2005	\$8,171	Commercial	INSTALL & SUPPLY BLACK MARBLE & NEW CARPET
05-4314	10/4/2005	11/2/2005	\$1,500	Commercial	EMERGENCY ELECTRICAL REPAIRS
05-3820	9/22/2005	11/2/2005	\$2,400	Commercial	INSTALL WATER LINE & CONNECT SEWER LINE FOR FUTURE
0001837	7/19/2000	11/1/2000	\$1,500	Commercial	HURRICANE PANELS
0001331	5/18/2000	11/1/2000	\$1,500	Commercial	PAINT FACADE
9903908	11/29/1999	11/1/2000	\$4,000	Commercial	SECURITY ALARM
9903358	10/8/1999	11/17/1999	\$43,000	Commercial	BUILDOUT OF STORE
9903024	9/20/1999	10/19/1999	\$90,000	Commercial	BUILDOUT OF STORES
9900856	3/10/1999	11/17/1999	\$750	Commercial	AWNINGS
9801437	6/22/1998	11/17/1999	\$220,000	Commercial	NEW 1 STORY BUILDING

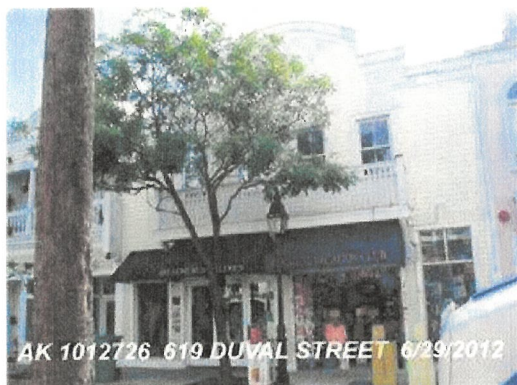
**View Tax Info**

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 11/2/2023, 4:04:19 AM

[Contact Us](#)

Developed by  
 Schneider  
GEO SPATIAL

# Warranty Deed

This Document Prepared By:  
JOHN M. SPOTTSWOOD, JR.  
SPOTTSWOOD, SPOTTSWOOD and SPOTTSWOOD  
500 FLEMING STREET  
KEY WEST, FL 33040

926154

OFF REC 1384 PAGE 1262

5150  
157500

Parcel ID Number: 00012380-000000  
Grantor #1 TIN:

157500  
1-896  
DANNY L. KOLHAGE  
CLERK CHR. CT.

### Warranty Deed

This Indenture, Made this 2nd day of January, 1996 A.D., Between DAVID J. ANTINUCCI, a single man,

of the County of MONROE, State of Florida, grantor, and 619 DUVAL CO., INC., a corporation existing under the laws of the state of FLORIDA

whose address is: 423 Front Street, KEY WEST, Florida 33040

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

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00) 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 successors and assigns forever, the following described land, situate, lying and being in the County of MONROE State of Florida to wit:

A part of Lot 4, Square 61, according to a map of the City of Key West, by William A. Whitehead, delineated in February 1829, A.D., and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Northeasterly right-of-way line of Duval Street and the Southwesterly right-of-way line of Angela Street, thence Northwesterly along the said Northeasterly right-of-way line of Duval Street for 143.00 feet to the Point of Beginning; thence continue Northwesterly along the said Northeasterly right-of-way line of Duval Street for 11.61 feet; thence at a right angle and in a Northeasterly direction and thru a comon wall for 90.00 feet; thence at a right angle and in a Southeasterly direction for 11.61 feet; thence at a right angle and in a Southwesterly direction for 90.00 feet to the said Northeasterly right-of-way line of Duval Street and the Point of Beginning.

FILED FOR RECORD  
96 JAN -8 PM 1:22  
DANNY L. KOLHAGE  
CLERK CHR. CT.  
MONROE COUNTY FLA.

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

JOHN M. SPOTTSWOOD, JR.,  
Witness  
PATRICIA WALTERSON  
Witness

DAVID J. ANTINUCCI (Seal)  
P.O. Address 621 Duval Street, KEY WEST, FL 33040

Indexed in Official Records  
in Monroe County, Florida  
DANNY L. KOLHAGE  
Clerk Circuit Court

STATE OF FLORIDA  
COUNTY OF MONROE  
The foregoing Instrument was acknowledged before me this 2nd day of January, 1996 by DAVID J. ANTINUCCI, a single man,

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

PATRICIA A. WALTERSON  
MY COMMISSION # CC 238282  
EXPIRES: October 26, 1998  
Bonded thru Notary Public Underwriters

PATRICIA WALTERSON  
NOTARY PUBLIC  
My Commission Expires: 10/25/96

# **Verification & Authorization Forms**



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

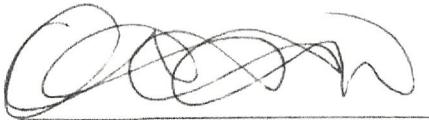
I, Owen Trepanier in my capacity as President  
*(print name)* *(print position; president, managing member)*  
of Trepanier & Associates Inc  
*(print name of entity)*

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

619-621 Duval St, Key West (RE #00012380-000000)  
*Street address of subject property*

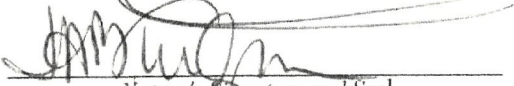
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein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

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

  
\_\_\_\_\_  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this 8/17/23 by  
*date*  
Owen Trepanier  
*Name of Applicant*

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

  
\_\_\_\_\_  
*Notary's Signature and Seal*

Jeffrey A Burgess  
*Name of Acknowledger typed, printed or stamped*



HH 140043  
*Commission Number, if any*



**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, Shlomo D'Jamal / Charles Ittah / Uri Gamal as  
*Please Print Name of person with authority to execute documents on behalf of entity*

MGR of 619 Duval Company LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Owen Trepanier, 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.

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

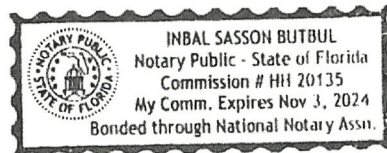
Subscribed and sworn to (or affirmed) before me on this 8/28/2023  
*Date*

by CHARLES ITTAH  
*Name of person with authority to execute documents on behalf of entity owner*

He/She is personally known to me or has presented I300-140-65-083-0 as identification.

[Signature]  
*Notary's Signature and Seal*

CHARLES ITTAH  
*Name of Acknowledger typed, printed or stamped*



HH 20135  
*Commission Number, if any*

**SUNBIZ**



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

## Detail by Entity Name

Florida Limited Liability Company  
619 DUVAL COMPANY, LLC

### Filing Information

<b>Document Number</b>	L17000121119
<b>FEI/EIN Number</b>	65-0261066
<b>Date Filed</b>	06/02/2017
<b>Effective Date</b>	05/09/1991
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CONVERSION
<b>Event Date Filed</b>	06/02/2017
<b>Event Effective Date</b>	NONE

### Principal Address

7820 PETERS ROAD UNIT E-104  
PLANTATION, FL 33324

Changed: 05/31/2018

### Mailing Address

7820 PETERS ROAD UNIT E-104  
PLANTATION, FL 33324

Changed: 05/31/2018

### Registered Agent Name & Address

ITTAH, CHARLES  
7820 PETERS ROAD UNIT E-104  
PLANTATION, FL 33324

Address Changed: 01/22/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

D'JAMAL, SHLOMO  
7820 PETERS ROAD UNIT E-104  
PLANTATION, FL 33324



Title MGR

ITTAH, CHARLES  
7820 PETERS ROAD UNIT E-104  
PLANTATION, FL 33324

Title MGR

GAMAL, URI  
7820 PETERS ROAD UNIT E-104  
PLANTATION, FL 33324

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	02/11/2021
2022	01/27/2022
2023	02/21/2023

**Document Images**

<a href="#">02/21/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/02/2017 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

# **Pre-App Meeting**



## Thomas Francis-Siburg

---

**From:** Thomas Francis-Siburg  
**Sent:** Friday, March 15, 2024 1:32 PM  
**To:** Raj Ramsingh  
**Cc:** Owen Trepanier; Bill Horn (William@wphornarchitect.com)  
**Subject:** 619-621 Duval Street Rebuild Project  
**Attachments:** 619-621 Duval Build-Back, Plans & Data.pdf

Dear Mr. Ramsingh,

Thank you for meeting with Owen, Bill, and myself on 1/26 to discuss project needs at 619-621 Duval Street. This email serves as a summary of our meeting. Attached are the build-back letter, plans and site data of the project.

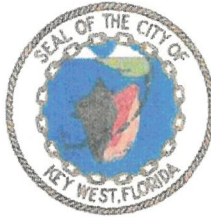
We discussed the following:

- The property has build back rights to 7 dwelling units that were involuntarily destroyed by a 1995 fire. The project proposes to build back 6 of these units, 2 of which as affordable units.
- Proposed site improvements from the site when it was involuntarily destroyed by the 1995 fire do not require variance approval.
- Unit locations:
  - 4 units in new building
  - 2 units in 2<sup>nd</sup> floor of existing building; portion of roof will be raised approx. 3 feet to accommodate the 2 units.
    - Raising this portion of the roof can be permitted without variance.
- Variances are required for the following:
  - Building coverage
  - Impervious surface – Will not be needed if the building can be elevated.
    - Note. Horn analyzed the situation and determined it is cost prohibitive to elevate the building.
  - Open space
- A development plan may be needed for the proposed rebuild.
  - Note. Trepanier analyzed the situation and identified a major development plan is needed to rebuild the 6 units.

Sincerely,  
Thomas

**Thomas Francis-Siburg**, AICP  
Planning Manager

**Trepanier & Associates, Inc.**  
Land Planners & Development Consultants  
1421 First Street  
Key West, FL 33040-3648  
Ph. 305-293-8983 / Fx. 305-293-8748  
[www.owentrepanier.com](http://www.owentrepanier.com)



## THE CITY OF KEY WEST – PLANNING DEPARTMENT

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3764

October 23, 2019

Ms. Lori Thompson  
Trepanier & Associates, Inc.  
1424 First Street  
Key West, FL 33040

RE: Build-back rights for 619 Duval Street (RE # 00012380-000000), 621 Duval Street (0012380-000100)

Dear Ms. Thompson,

The purpose of this letter is to respond to your October 30, 2018 request that the Planning Department issue a Build-back rights for properties located at 619 Duval Street and 621 Duval Street in the Historic Residential Commercial Core (HRCC-1) zoning district. The property located at 619 Duval Street is currently classified as mixed-used with one (1) commercial unit with retail space. The property at 621 Duval Street is currently classified as one (1) commercial unit with retail space. According to the Monroe County Property Appraiser, the two parcels were combined for assessment purposes during the 2000 tax roll. The two parcels total 7,508.0 square feet with assigned RE # 00012380-000000.

The combined property is located between Southard and Angela Streets from Duval Street, encompassing an empty lot in the rear of the property that abuts Josephine Parker Road.

The Monroe County Property Appraiser's aerial photograph of 619-621 Duval Street from 1994 show 5 separate structures ; one (1) structure fronted Duval Street with the assigned address of 619 Duval Street and RE# 00012380-000000, three (3) detached structures are shown in the rear on this parcel and those structures were assigned the addresses of 619 ½ Duval Street or 619 Duval Street - rear.

The building associated with parcel RE # 00012380-000100, assigned the address of 621 Duval Street, had one (1) single story building that fronted Duval Street.

Information researched by the Planning Department indicates there was a total of 4 structures located at 619 Duval Street and 619 ½ Duval Street, RE# 00012380-000000; One (1) commercial unit was located on the entire first floor, and two (2) residential units existed on the second and third ½ story above the commercial unit for a total of three (3) units in the building. Located behind 619 Duval Street was building # 2, which housed two (2) residential units, and building # 3, which housed two (2) residential units. The Monroe County Property Appraisers record from July 25, 1995 corroborates the planners research to indicate a total of 7 units existed in the combined three (3) structures. Building #4 for this address did not have commercial or residential use.

The building located at 621 Duval Street, RE #00012380-000100, indicated a commercial unit on the first floor.

A fire occurred in the 600 block of Duval Street in August of 1995, causing substantial damage to surrounding properties and existing structures. Due to the devastating fire, all the buildings on these parcels were subsequently demolished.



THE CITY OF KEY WEST – PLANNING DEPARTMENT

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3764

A search of city building records revealed several permits were issued to 619 Duval Street property since 1996, in particular, permits for renovation conversion commercial. 621 Duval Street property also had several permits issued since 1999, in particular, permits for renovation conversion commercial.

The 2019 Monroe County Property Appraisers record for 619 Duval Street indicate a one-story building with a false front for the second story was permitted for construction in 1998 and completed in 1999 . The 2019 Property Appraisers record for 621 Duval Street indicate a one-story building commercial use building was permitted for construction in 1998 and completed in 1999 .

With respect to section 108-998, *Compact infill development and mixed-use development incentives*. The city recognizes the need to encourage the redevelopment of aging commercial properties located within the city in order to promote housing opportunities in proximity to existing employment centers, and alternative transportation routes. Such development shall be known as compact infill development.

In order to encourage urban infill projects that meet design principles and standards contained in Comprehensive Plan Policy 1-1.1.4 residential density bonuses shall be allowed as follows:

Existing or Proposed Commercial Development	Additional Density	
	Allowed - Market Rate (MR)	Affordable Housing (AH)
1,000 s.f. of floor area	0 MR	1 AH
5,000 s.f. of floor area	0 MR	2 AH
10,000 s.f. of floor area	0 MR	3 AH
12,500 s.f. of floor area	1 MR	3 AH
15,000 s.f. of floor area	2 MR	4 AH
20,000 s.f. of floor area	3 MR	5 AH
25,000 s.f. of floor area	4 MR	6 AH
30,000 s.f. of floor area	5 MR	6 AH

a) *Mixed use redevelopment*: For development including commercial floor area, provide secure lockable bicycle storage area. Provide a posted web address about transit options.

With respect to the Comprehensive Plan Policy 1-1.1.5, *Table*. In order to prevent an inadvertent increase in maximum density or intensity that might result from combining multiple zoning districts into a single Future Land



THE CITY OF KEY WEST - PLANNING DEPARTMENT

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-5764

Use District, the maximum amount of dwelling units per acre and floor area ratio are established as of January 1, 2012. Social service special needs and group homes shall be measured in FAR, not units per acre.

<b>HIGH DENSITY RESIDENTIAL FUTURE LAND USE DISTRICT</b>			
<b>Zoning District</b>	<b>Density</b>	<b>Intensity</b>	<b>Uses &amp; Limitations</b>
(HRCC-1) Historic Residential Commercial Core-Duval Street Gulfside District	Maximum of 22 dwelling units per acre.	Maximum FAR of 1.0	Allowable uses in areas zoned HRCC are in accordance with Policy 1-1.1.8.

With respect to section 122-28 (b) *Dwelling units (residential)*. Residential dwelling units may be replaced at their existing nonconforming density, location and three-dimensional building envelope. Dwelling units involuntarily destroyed do not require variances to be reconstructed or replaced. If a voluntary reconstruction or replacement occurs and if the dwelling units exist or existed in a noncomplying building or structure, the reconstruction or replacement that increases the nonconformity of the building or structure shall require a variance granted by the planning board. In a voluntary reconstruction of a structure on a corner lot, the property owner must apply to the planning board for all necessary setback variances. All noncomplying accessory structures to the principal building or structure (e.g., a shed, pool, fence, etc., but not including a condominium clubhouse) shall also require a variance in order to be enlarged, reconstructed or replaced, either voluntarily or involuntarily. If a proposed reconstruction or replacement would not otherwise require a variance but would add a new building or structure to the site to accommodate allowed density, a variance shall be required for the additional building or structure. A residential building in which one or more units hold a residential transient use business tax receipt shall be deemed residential for the purposes of this section. Variances which would increase density or intensity beyond that maximum allowed on the particular property or lot by the land development regulations shall be prohibited.

With respect to section 122-28 (c) *Dwelling units (transient)*. Transient dwelling units may be replaced at their existing nonconforming density so long as the reconstruction or replacement complies with all zoning district regulations, review procedures and performance criteria contained in the land development regulations. No variances shall be granted to accommodate such reconstruction or replacement; provided, however, that a variance may be granted to setbacks only if existing setback regulations would create undue hardship.

With respect to section 122-28 (e), *Mixed use properties*. If a property contains both a dwelling unit and a commercial use, its reconstruction or replacement shall be governed, separately, under each applicable subsection set forth in this section.

With respect to section 122-28, (f) *Historic district*. Notwithstanding any other subsection contained in this section, if a noncomplying building or structure is a contributing building or structure according to the historic architectural review commission (HARC) and it is involuntarily destroyed, such building or structure may be reconstructed or replaced without a variance so long as it is to be rebuilt in the three-dimensional footprint of the original building and built in historic vernacular as approved by the historic architectural review commission.

With respect to section 122-28 (g), *Miscellaneous*. With respect to subsections (a) through (f) of this section, the development review committee and the planning board, in evaluating petitions for variance, shall balance the need to protect life and property with the need to preserve the economic base of the community. Under no circumstances shall a voluntarily or involuntarily destroyed nonconforming use or noncomplying building or structure be replaced to a degree or level that increases or expands the prior existing nonconforming use or noncomplying building or structure.



## THE CITY OF KEY WEST – PLANNING DEPARTMENT

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3763

With respect to section 122-1470 (a) *Accessory unit infill*. In all mixed-use zoning districts of the city, the city shall encourage the addition of affordable work force housing on the same site as commercial properties and institutions to promote employee housing. Such development shall be known as accessory unit infill. Tenants shall be eligible persons under section 122-1469. Applicants under this section may provide two bicycle or scooter parking spaces per unit as an alternative to applying to the planning board for parking variances. Provided that units of 600 square feet or less are treated as an 0.78 equivalent unit and all units provided must be made available through the city's building permit allocation system.

In summary, this letter establishes mixed-use of commercial and residential units existed on the properties.

Please do not hesitate to call or email me with any questions or comments.

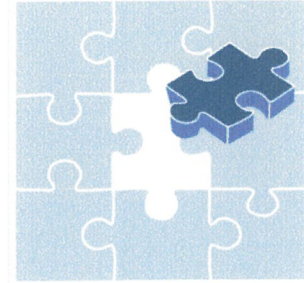
Regards,

  
Roy Bishop,  
Planning Director



# MEMORANDUM

TREPANIER



& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**Date:** DRAFT  
**To:** Mr. Raj Ramsingh, Chief Building Official  
**From:** Thomas Francis-Siburg  
**CC:** Mr. Owen Trepanier  
**Re:** 619-621 Duval Street – Variances & Build-Back Rights

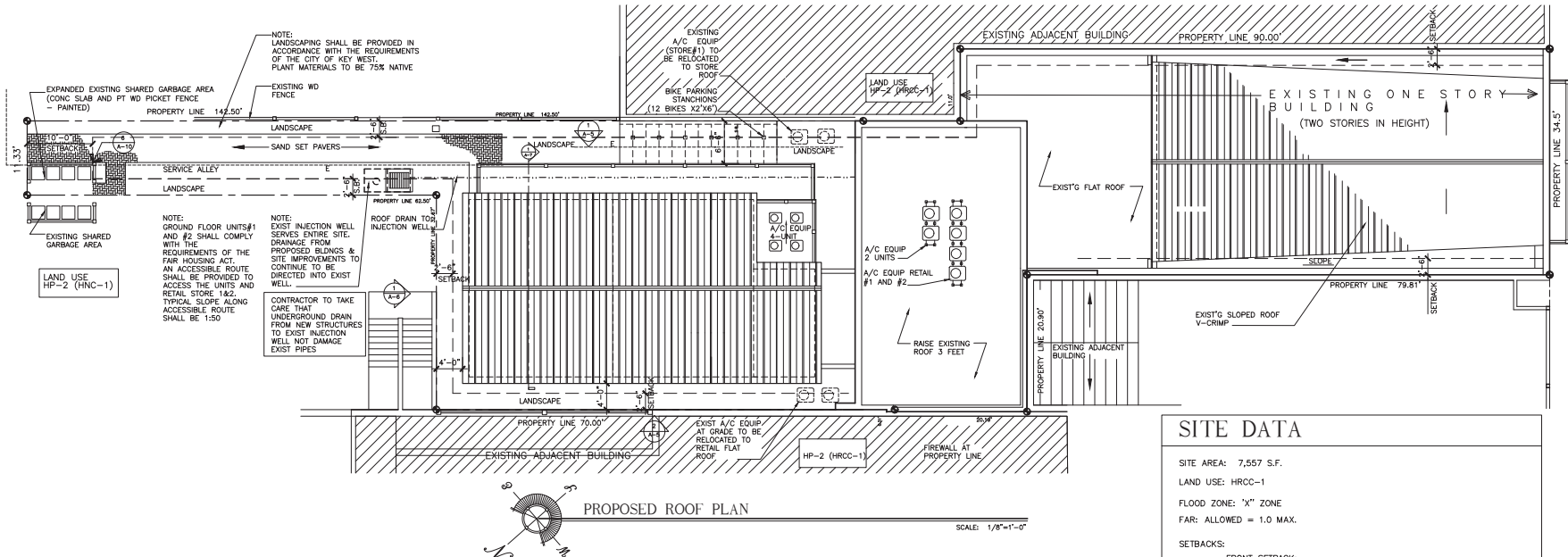
## Site Data Table

Site Data	Permitted or Required	Existing 1995 Involuntary Demolition Conditions	Previously Redeveloped	Proposed	Compliance
Zoning	HRCC-1	-	-	-	Complies
FLUM	HR	-	-	-	Complies
FEMA	Current & Future: X	-	-	-	Complies
Site Size	4,000 sq ft	7,557 sq ft	-	No Change	Complies
HARC	-	-	-	No Change	Complies
Height	35'-0"	≤35'-0"	N/A	≥35'-0"	Complies
Density	7 DU (build-back)	7 DU	7 DU (build back)	6 DU	Complies
FAR	1.0 (7,557 sq ft)	0.39 (2,975 sq ft)	0.53 (4,000 sq ft)	0.46 (3,463 sq ft)	Complies
Building Coverage	0.50 (3,779 sq ft); or improvement	0.60 (4,527 sq ft)	N/A	0.78 (5,925 sq ft)	<b>Variance: 0.18 (1,398 sq ft)</b>
Impervious Surface	0.70 (5,290 sq ft); or improvement	0.69 (5,234 sq ft)	N/A	0.86 (6,497 sq ft)	<b>Variance: 0.16 (1,207 sq ft)</b>
Open Space	<i>Existing</i> – 0.20 (1,511 sq ft)  <i>Proposed</i> – 0.28 (2,126 sq ft); or improvement	0.30 (2,274 sq ft)	N/A	0.14 (1,060 sq ft)	<b>Variance: 0.14 (1,066 sq ft)</b>
Landscaping	0.20 (1,511 sq ft); or improvement	0.00 (0 sq ft)	N/A	0.14 (1,060 sq ft)	Complies
Front Setback	0'-0", or improvement	0'-0"	N/A	No Change	Complies
Side Setback (NW)	2'-6", or improvement	0'-0"	N/A	Existing Bldg: No Change New Rear Bldg: 4'-0"	Complies
Side Setback (SE)	2'-6", or improvement	0'-0"	N/A	Existing Bldg: No Change New Rear Bldg: 6'-6"	Complies
Side Setback (NE)	2'-6", or improvement	0'-0"	N/A	Existing Bldg: No Change New Rear Bldg: 4'-0"	Complies
Rear Setback	10'-0', or improvement	66'-1"	N/A	67'-6"	Complies
Parking	<i>Previously Redeveloped</i> – Auto: 20.3 sp Bike-Scooter: 3.9 sp  <i>Proposed</i> – Auto: 15.5 sp Bike-Scooter: 7.3 sp; or improvement	Auto: 0 sp  Bike-Scooter: 0 sp	Auto: 0 sp  Bike-Scooter: 0 sp	Auto: 0 sp  Bike-Scooter: 12 sp	Complies

### Parking Demand Table

	Use		Auto		Bike-Scooter	
			Rate	Demand	Rate	Demand
Res. No. 95-439	Restaurant + Retail Uses		-	29 Spaces	N/A	-
	<b>Total</b>		<b>29.0 Spaces</b>		<b>N/A</b>	
Previously Redeveloped	Commercial Retail	4,000 sq ft floor area	1 sp/ 300 sq ft floor area	13.3 spaces	25% of auto demand	3.3 spaces
	Market Rate Multi-Family (build-back)	7 DU	1 sp/ du	7.0 spaces	10% of auto demand	0.6 spaces
	<b>Total</b>		<b>20.3 spaces</b>		<b>3.9 spaces</b>	
Proposed	Commercial Retail	3,463 sq ft floor area	1 sp/ 300 sq ft floor area	11.5 spaces	25% of auto demand	2.9 spaces
	Market Rate Multi-Family	6 DU	1 sp/ du	6.0 spaces	10% of auto demand	0.6 spaces
	<b>Total</b>		<b>17.5 spaces</b>		<b>7.3 spaces</b>	

# Plans



### UNIT DATA

<b>PROPOSED UNITS</b>
UNIT #1 = 755 S.F.
UNIT #2 = 436 S.F.
UNIT #3 = 566 S.F.
UNIT #4 = 755 S.F.
UNIT #5 = 436 S.F.
UNIT #6 = 1,153 S.F.
<b>TOTAL UNITS = 4,101 S.F. (ENCLOSED S.F.)</b>

Parking Demand	Commercial Retail	Residential	Total Parking Required
Existing	0 Motor Vehicles Spaces	0 Motor Vehicles Spaces	0
Proposed	0 Motor Vehicles Spaces	0 Motor Vehicles Spaces	0

### SITE DATA

SITE AREA: 7,557 S.F.  
 LAND USE: HRCC-1  
 FLOOD ZONE: 'X' ZONE  
 FAR: ALLOWED = 1.0 MAX.

**SETBACKS:**

<b>FRONT SETBACK:</b>	REQUIRED = 0'-0"
	EXISTING = 0'-0"
	PROPOSED = 0'-0"
<b>SIDE SETBACK (NORTHWEST):</b>	REQUIRED = 2'-6"
	EXISTING = 0'-0" (EXISTING BUILDING)
	PROPOSED = 0'-0" (EXISTING BUILDING)
	4'-0" (NEW REAR BUILDING)
<b>SIDE SETBACK (SOUTHEAST):</b>	REQUIRED = 2'-6"
	EXISTING = 0'-0" (EXISTING BUILDING)
	PROPOSED = 0'-0" (EXISTING BUILDING)
	6'-6" (NEW REAR BUILDING)
<b>SIDE SETBACK (NORTHEAST):</b>	REQUIRED = 2'-6"
	EXISTING = 0'-0" (EXISTING BUILDING)
	PROPOSED = 0'-0" (EXISTING BUILDING)
	4'-0" (NEW REAR BUILDING)
<b>REAR SETBACK:</b>	REQUIRED = 10'-0"
	EXISTING = 126'-5" (EXISTING BUILDING)
	PROPOSED = 126'-5" (EXISTING BUILDING)
	67'-6" (NEW REAR BUILDING)

**BUILDING COVERAGE AREA:**

ALLOWED:	3,778.5 S.F. (50% MAX.)
EXISTING :	4,029.2 S.F. (53.3%)
PROPOSED:	5,925.3 S.F. (78.4%)

**IMPERVIOUS AREA:**

ALLOWED:	5,290 S.F. (70% MAX.)
EXISTING :	4,737.3 S.F. (62.68%)
PROPOSED:	6,497 S.F. (85.9%)

**LANDSCAPE AREA:**

REQUIRED:	1,155 S.F. (20% MIN.)
EXISTING:	0.00 S.F. (0.00%)
PROPOSED:	1,060 S.F. (14%)

**OPEN SPACE AREA:**

REQUIRED (EXISTING):	1,155 S.F. (20% MIN.)
REQUIRED (PROPOSED):	2,126 S.F. (28.13% MIN.)

**WILLIAM P. HORN**  
 ARCHITECT, P.A.

915 EATON ST.  
 KEY WEST,  
 FLORIDA  
 33040

TEL: 905 296-6302  
 FAX: 905 296-1033

LICENSE NO.  
 AR 13537

619 DUVAL ST.  
 NEW HOUSING UNITS  
 619 DUVAL ST.  
 KEY WEST - FL.

SEAL \_\_\_\_\_

DATE \_\_\_\_\_

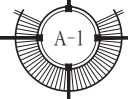
11-02-2022  
 10-12-2023 BPAS  
 03-06-2024 LS PLANS  
 03-24-2024 STREETSCAPE

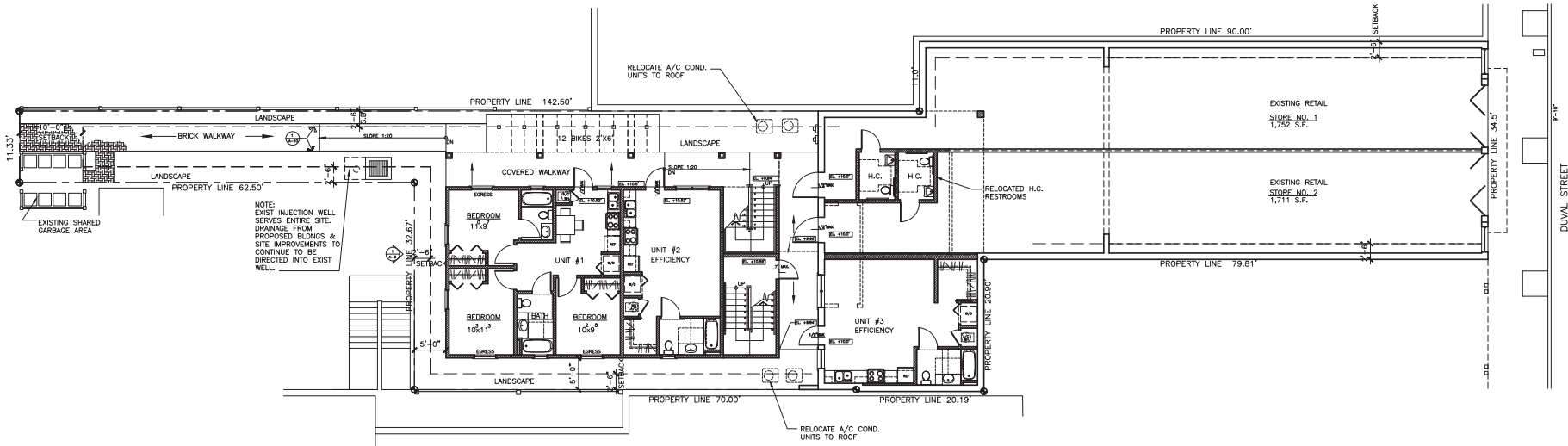
REVISIONS \_\_\_\_\_

10-18-2024 REVISION \*1

DRAWN BY \_\_\_\_\_  
 EMA

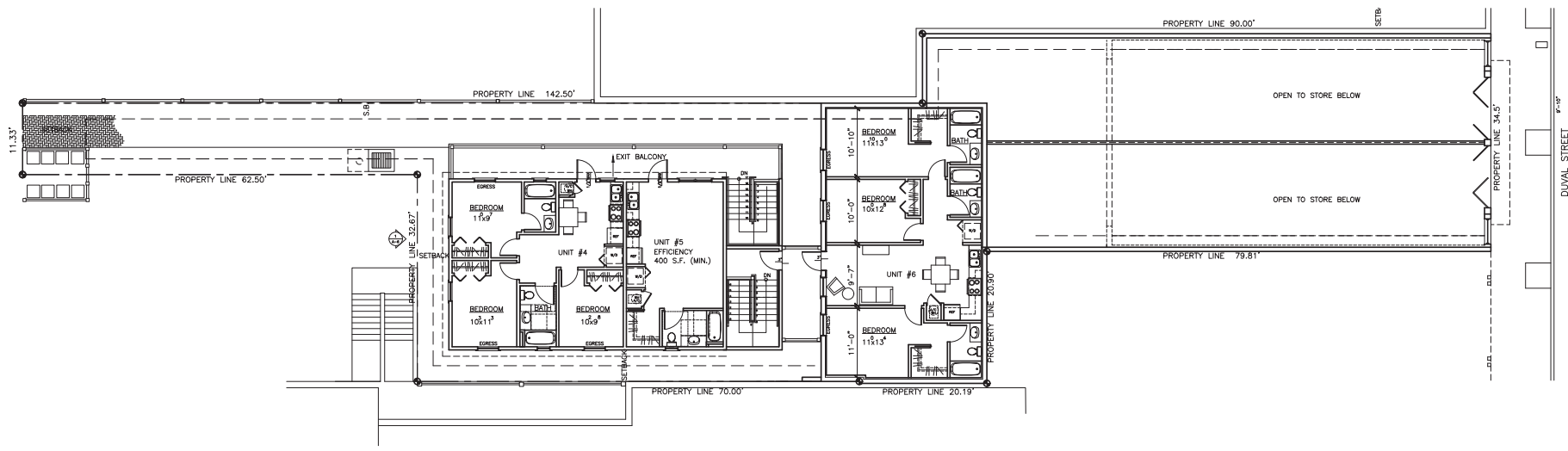
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PROPOSED SITE PLAN - FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

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SEAL

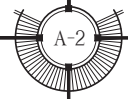
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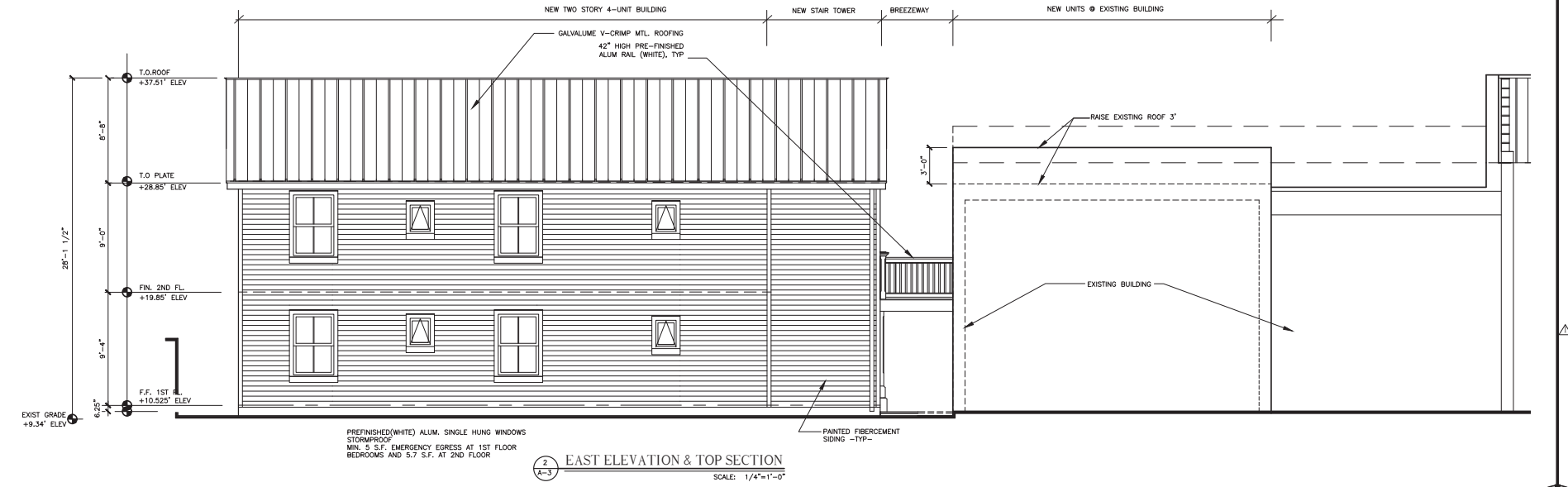
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1 WEST ELEVATION  
SCALE: 1/4"=1'-0"



2 EAST ELEVATION & TOP SECTION  
SCALE: 1/4"=1'-0"

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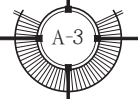
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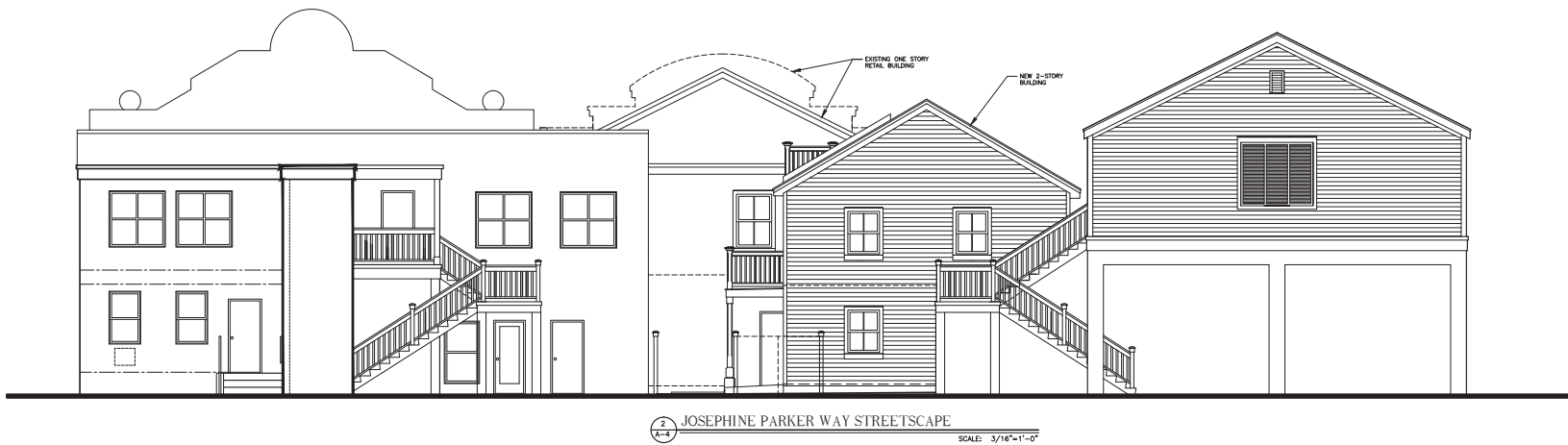
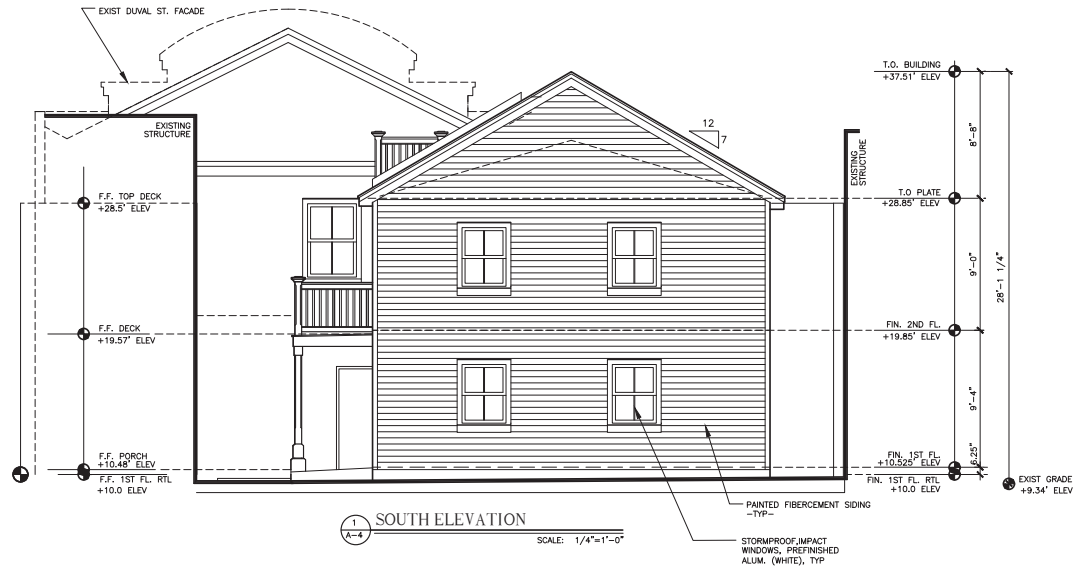
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	CRITERIA	SPECIAL REQUIREMENTS/ COMPLIANCE	STATUS	FBC 2023 REFERENCE		
A	USE AND OCCUPANCY			CHAPTER 3		
	RETAIL STORE (MERCANTILE GROUP M) - EXISTING			309		
	RESIDENTIAL R-2 (APARTMENTS) - NEW			310		
B	GENERAL BUILDING HEIGHTS/ AREAS/ CONSTRUCTION			CHAPTERS 4-6		
	RESIDENTIAL R-2, MERCANTILE GROUP M	REQUIRED AUTOMIC FIRE SPRINKLER SYSTEM REQUIRED SMOKE AND FIRE ALARM SYSTEMS		420.1-420.5 CHAPTER 6		
	CONSTRUCTION TYPE: VB, SPRINKLERED					
	BUILDING HEIGHT: (TYPE VB) (SPRINKLERED) TYPE- VB = 60' (R-2) 60' (M)	BUILDING HEIGHT = 35' MAX.	OK	TABLE 504.3		
	BUILDING STORIES: (TYPE VB) (SPRINKLERED) TYPE- VB= 2 STORY MAX (R-2) 3 STORY MAX (M)	BUILDING STORIES = 2 STORIES	OK	TABLE 504.4		
	BUILDING AREA: (TYPE VB) (SPRINKLERED) TYPE-VB = 21,000 S.F./FLOOR (R-2) 27,000 S.F./FLOOR (M)	BUILDING AREA: FIRST LEVEL: ENCLOSED = 5,463 SQFT COVERED = 384.5 SQFT SECOND LEVEL: ENCLOSED = 2,587.65 SQFT COVERED = 384.5 SQFT	OK	TABLE 506.2		
	SEPARATION REQUIREMENTS FOR DIFFERENT OCCUPANCY TYPES R-2 TO M (FLORIDA BUILDING CODE)	1-HOUR FIRE SEPARATION	1-HR PROVIDED	OK	CHAPTERS 4 & 5 TABLE 508.4	
	D	FIRE RESISTANT RATINGS FOR BUILDING ELEMENTS			CHAPTERS 6 & 7	
		STRUCTURAL FRAME: TYPE VB	0-HRS		OK	TABLE 601
		BEARING WALLS				
		EXTERIOR: VB= 0 HRS		OK	TABLE 601	
		INTERIOR: VB= 0 HRS		OK	TABLE 601	
NON-BEARING INTERIOR FLOOR CONSTRUCTION: TYPE-VB		0HRS		OK	TABLE 601	
		TYPE-VB	0 HRS	OK	TABLE 601	
ROOF/CEILING CONSTRUCTION:						
		TYPE-VB= 0 HR		OK	TABLE 601	
SHAFT CONSTRUCTION:				OK	713.4	
		INTERIOR EGRESS STAIRS 2 STORY = 1HR (1 HR PROVIDED)				
OPENINGS IN EXTERIOR WALLS (SPRINKLERED BLDG.)		3' TO LESS THAN 5' SEPARATION = 15% 5' - 10' SEPARATION = 25%		OK	TABLE 705.8	
FIRE RESISTANT RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE- TYPE VB				OK	TABLE 705.5	
X < 5'-0"		(M)= 2 HRS, (R)= 1 HR	2-HRS. PROVIDED	OK		
5'-0" ≤ X < 10'-0"		1 HR		OK		
10'-0" ≤ X < 30'-0"	TYPE VB = 0HRS REQUIRED		OK			
X ≥ 30'-0"	TYPE VB = 0HRS REQUIRED		OK			
E	MEANS OF EGRESS			CHAPTER 10		
	OCCUPANT LOAD:			TABLE 1004.5		
	M = 60 S.F. GROSS/PERSON, 300 GROSS (STORE, STOCK)	3,463 S.F./60 = 57.7 (58 PEOPLE)				
	R-2 = 200 S.F. GROSS/PERSON	4,101 S.F./200 = 20.5 (21 PEOPLE)				
	EGRESS COMPONENT WIDTH	MIN. 0.2" PER OCCUPANT = 15.8" MIN.	36" PROVIDED	OK	1005.3.2	
	TOTAL EXITS	R-2: 1- EXIT ALLOWED PER TABLE 1006.2.1 AND 1006.3.3 1- EXIT 1HR PROVIDED (ALSO 1-EXIT ALLOWED PER 7.12.2 LIFE SAFETY CODE) M: ONE EXIT ALLOWED IF OCCUPANCY LOAD IS 49 OR LESS AND COMMON PATH IS LESS THAN 75' (COMMON PATH IS 108' SO 2-EXITS PROVIDED).		OK	TABLE 1006.2.1, 1006.3.3 (1+2)	
	DOOR CLEAR WIDTH	REQUIRED MIN 32"	36" PROVIDED	OK	1010.1.1	
	MINIMUM CORRIDOR WIDTH	REQUIRED MIN 44"	60" PROVIDED	OK	TABLE 1020.3	
	COMMON PATH:	R-2 = 125'-0" MAX (SINGLE EXIT, 4 UNITS MAX.) ACTUAL: 67'-0" M = 75'-0" MAX. (SINGLE EXIT, 49 PEOPLE MAX.) 2 EXITS PER STORE PROVIDED ACTUAL: 57'-0"		OK	TABLE 1006.3.3(1) TABLE 1006.2.1, 1006.3.3 (2)	
	EXIT EGRESS TRAVEL DISTANCE	SEE LIFE SAFETY PLAN FOR ALL DISTANCES SPRINKLERED R-2 = 250'-0" MAX. GREATEST ACTUAL: 172'-0" SPRINKLERED M = 250'-0" MAX. GREATEST ACTUAL: 168'-0"		OK	TABLE 1017.2 TABLE 1017.2	

### FIRE SPRINKLER SYSTEM

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

### LIFE SAFETY LEGEND

	EXIT LIGHT
	COMBO EXIT LIGHT AND EMERGENCY LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STROBE
	FIRE EXTINGUISHER & CABINET (SEMI-RECESSED)
	FIRE EXTINGUISHER (NON-RECESSED)
	FIRE EXTINGUISHER
	EMERGENCY LIGHT
	FIRE ALARM HORN/STROBE
	FIRE ALARM PULL STATION
	HEAT DETECTORS

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DATE

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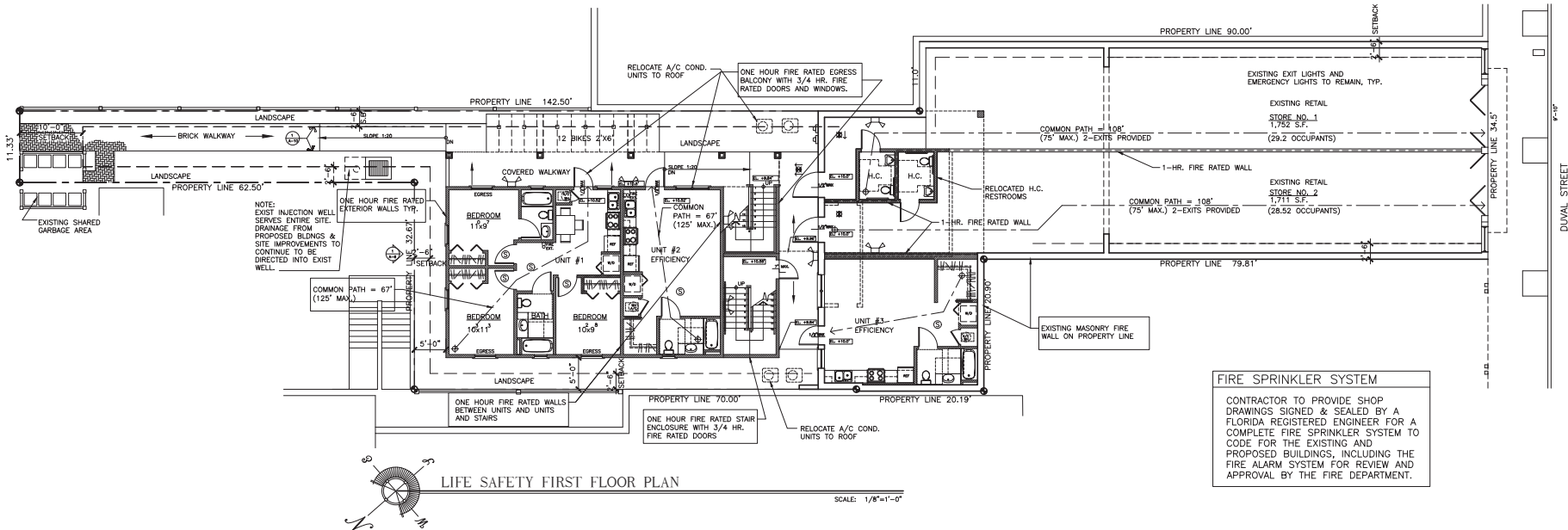
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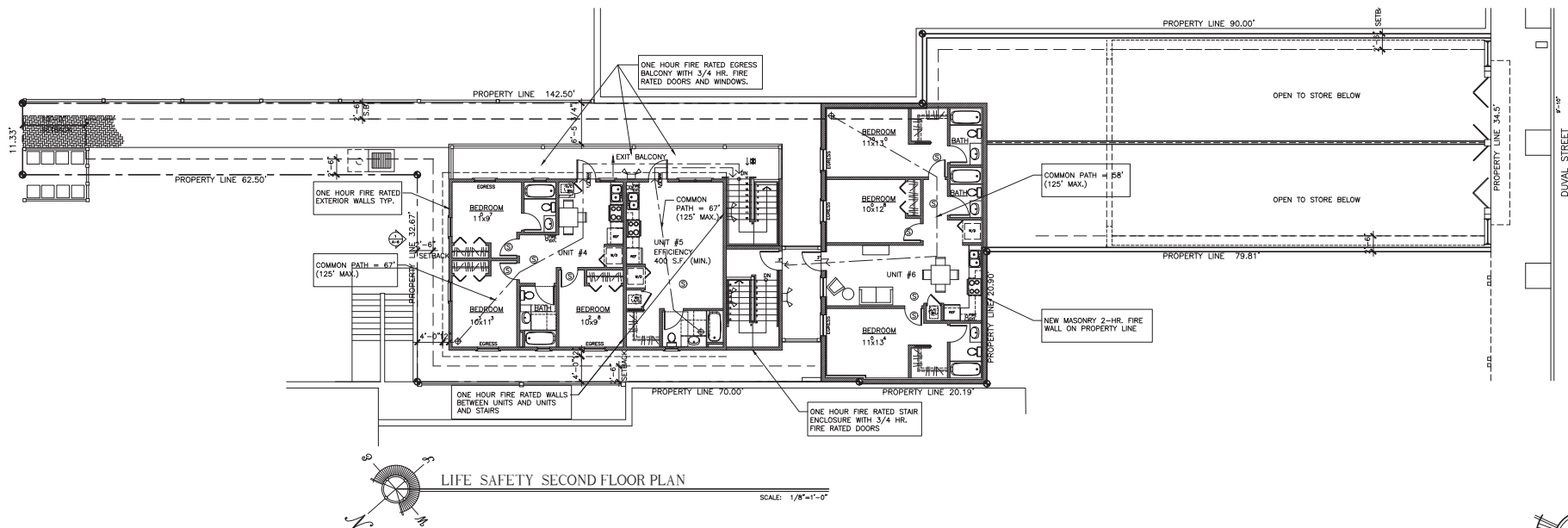
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