

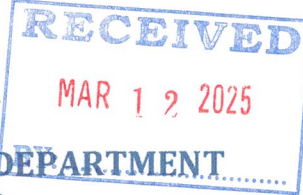


DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Fees listed below include a \$358.87 advertising/noticing fee and a \$127.63 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use application fee schedule

Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,932.46
Outside Historic District Total Application Fee	\$ 3,166.69
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Major Development Plan Total Application Fee	\$ 5,208.74
Conditional Use Total Application Fee	\$ 1,403.91
Extension Total Application Fee	\$ 1,124.64
Administrative Modification Fee	\$ 926.10
Minor Modification Fee	\$ 1,765.38
Major Modification Fee	\$ 2,981.18
Conditional Use (not part of a development plan) Total Application Fee	\$ 3,677.20
Extension (not part of a development plan) Total Application Fee	\$ 1,124.64
Revision or Addition (not part of a development plan) Fee	\$ 2,801.75

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

X

Historic District

Yes _____

No _____

Please print or type:

- 1) Site Address: 1023, 1025 White Street, 1203 Virginia Street
- 2) Name of Applicant: The Montessori Children's School of Key West, Inc.; Evan Haskell, Board President;
Richard M. Klitenick, PA.; Trepanier & Associates, Inc.
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: C/o Trepanier & Associates, 1421 First Street, KW, FL 33040
- 5) Applicant's Phone #: 305-293-8983 Email: owen@owentrepanier.com
- 6) Email Address: owen@owentrepanier.com
- 7) Name of Owner, if different than above: Lee H. Dunn, Inc., C/o Oropeza, Stones & Cardenas, Attorneys at Law
- 8) Address of Owner: 221 Simonton Street, Key West, Florida 33040

9) Owner Phone #: 305-294-0252 Email: greg@oropezastonescardenas.com

10) Zoning District of Parcel: HNC-1 RE# 00033820-000100

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

If Yes: Date of approval NA - No exterior changes proposed as part of this application

HARC approval # NA - No exterior changes proposed as part of this application

OR: Date of meeting NA - No exterior changes proposed as part of this application

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).

Convert existing nonresidential commercial floor area from retail to educational institution as an annex to the
Montessori Children's School of Key West.

13) Has subject Property received any variance(s)? Yes No X - None known at this time

If Yes: Date of approval NA Resolution # NA

Attach resolution(s).

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

Yes No X - None known at this time

If Yes, describe and attach relevant documents.

NA

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.

Solutions Statement, Data and Analysis

1023, 1025 White Street, 1203 Virginia Street currently contains 3,991 sq. ft. of nonresidential retail uses. This application proposes to convert this existing nonresidential floor area to educational use to allow the expansion of the Montessori Children's School of Key West. Drop off and pick up will remain in the existing locations at 1221 Varela Street.

There will be no impact changes to water pollution, stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, lighting or parking. There will be a significant reduction in evening and weekend noise and there will be a significant reduction in weekday, weekend and evening traffic.

Parking and Trip Generation:

Parking	Use	Intensity	Parking Requirement	Parking Demand (spaces)
Existing	Retail	3,991 sq. ft. ¹	1 space/ 300 sq. ft.	13.3
Proposed	Education	66 seats	1 space/ 3 seats	13.2
Change in Parking Demand				-0.1

Trip Generation ²	Use	Intensity	Weekday Trips	Weekend Trips
Existing	Retail (ITE Land Use 814)	Weekday: 44.22 trips/ 1k sq. ft. Weekend: 31.23 trips ³ / 1k sq. ft.	176.48	124.63
Proposed	Middle School (ITE Land Use 522)	13.78 trips/ 1k sq. f.t	56.00	Negligible
Change in Trip Generation			-120.48	-124.63

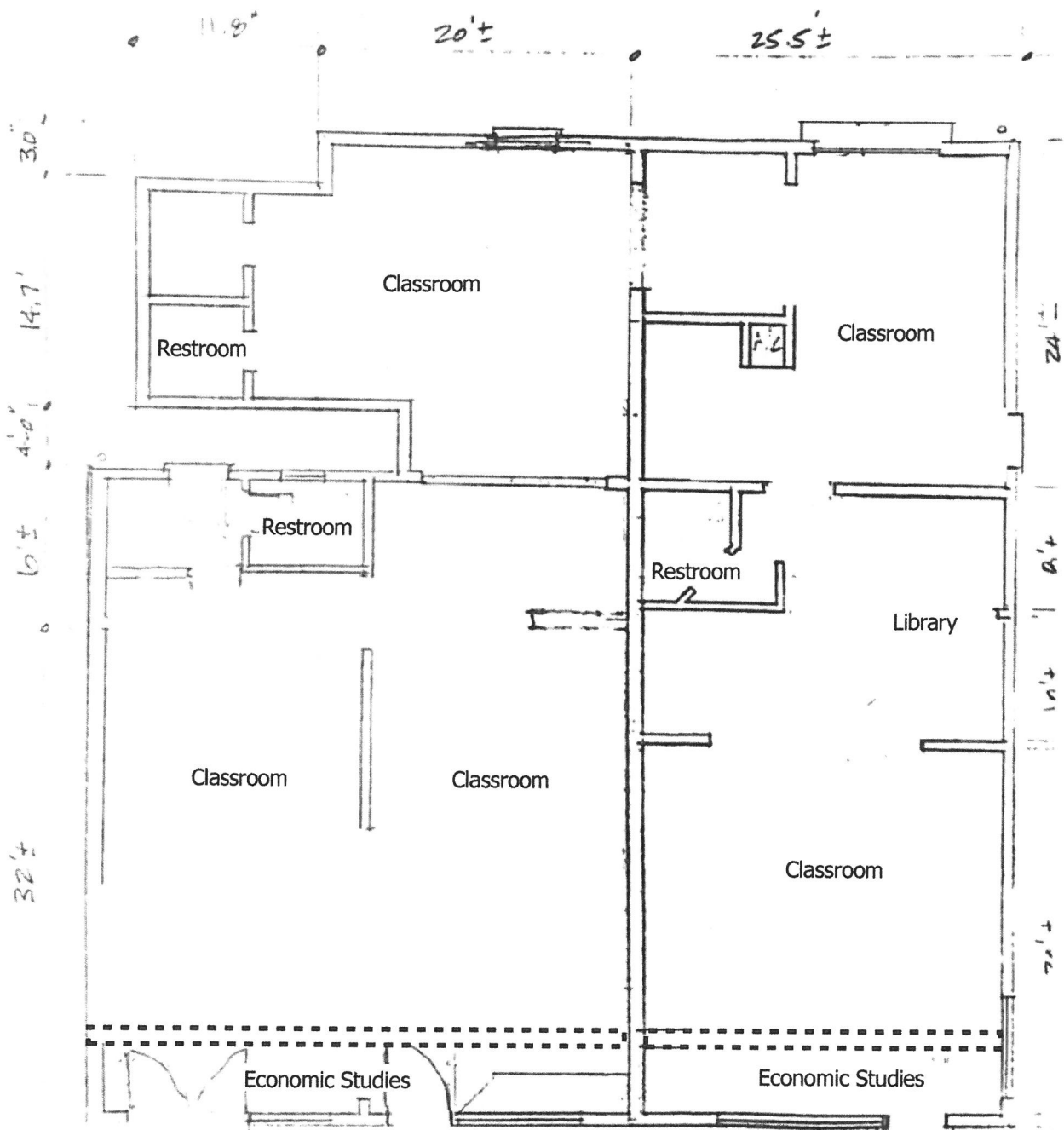
¹ Per Monroe County Property Appraiser records

² Institute of Traffic Engineers, Trip Generation

³ Average of Saturday and Sunday

1021-1025 White Street

Floor Plan

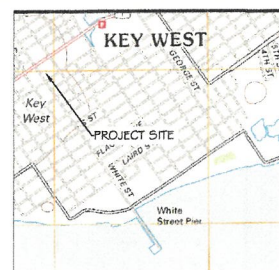


Virginia Street

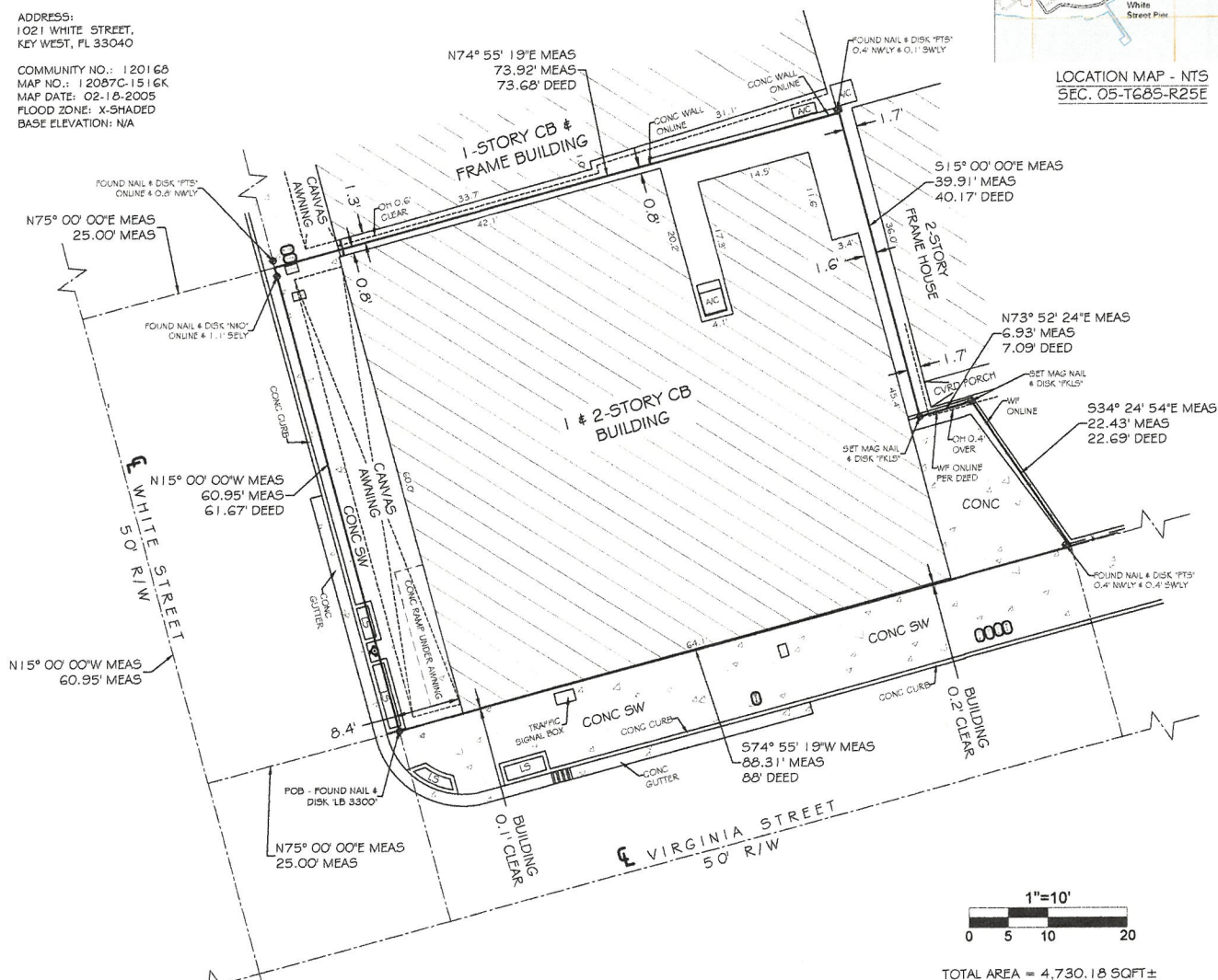
White Street

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A

MAP OF BOUNDARY SURVEY








LOCATION MAP - NTS
SEC. 05-T685-R25E



ASSUMED

LEGEND

-  - WATER METER
 - SANITARY SEWER CLEAN OUT
 - MAILBOX
 - WOOD POWER POLE
 - CONCRETE POWER POLE

NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

CERTIFIED TO -

The Montessori Children's School of Key West, Inc.,
a Florida not-for-profit corporation;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THIS SCHEDULE IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

[illegible]


LEGAL DESCRIPTION -

On the Island of Key West, Monroe County, Florida and known as William A. Whitehead's Map of said Island delineated in February, A.D. 1829 as part of Tract 14, but better known and described as a part of the Northwest $\frac{1}{2}$ of said Tract 14 and is described by metes and bounds as follows: Begin at the intersection of the Easterly right-of-way boundary line of White Street and the Northerly right-of-way boundary line of Virginia Street and thence run Northwesterly along the said right-of-way boundary line of White Street a distance of 61.67 feet to a point; thence perpendicular to White Street in a Northeasterly direction 73.68 feet to a point; thence run parallel with White Street in a Southeasterly direction a distance of 40.17 feet to the face of an existing wooden fence; thence perpendicular to White Street in a Northeasterly direction along the said wooden fence a distance of 7.09 feet to a point; thence in a Southeasterly direction with a deflection angle to the right of $71^{\circ}25'00''$ a distance of 22.69 feet to a point on the said right-of-way boundary line of Virginia Street; thence in a Southwesterly direction along the said right-of-way boundary line of Virginia Street a distance of 88.00 feet, back to the Point of beginning.

NOTES: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS. WORK HAS ADDITION PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR MATTERS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT A WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWS HER/HERS REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED.

SCALE:	1" = 10'
FIELD WORK DATE	02/25/2025
MAP DATE	03/04/2025
REVISION DATE	XXXX/XXXX
SHEET	1 OF 1
DRAWN BY:	IDG
JOB NO.:	25-040

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED  NOT VALID
SIGNATURE SEAL OF
SURVEYOR

ERIC A. ISAACS, LAM #6763, PROFESSIONAL SURVEYOR AND MAPPER, LAM 7847

FLORIDA KEYS
LAND SURVEYING

21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5mail@Gmail.com

OCT 12 '00 10:26 FR SPOTTSWOOD SPOTTSWOOD305 292 1982 TO 19784336261

P.02/02

MONROE COUNTY
OFFICIAL RECORDS

FILE #1203299
BK#1657 PG#2243

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

RCD Oct 16 2000 11:28AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
10/16/2000 FP DEF CLK

Parcel ID Number:

Warranty Deed

This Indenture, Made this 12th day of October, 2000 A.D. Between
EXCHANGE AUTHORITY, LLP, a Massachusetts limited liability
partnership, as Trustee of the Dunn Inc. 2000 Exchange Trust
of the County of MIDDLESEX, State of Massachusetts, grantor, and
LEE H. DUNN, INC., a Florida corporation,

whose address is: 74 Millbrook Road, Nantucket, MA 02554

of the County of _____, State of Massachusetts, grantee.

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to conditions, limitations, restrictions and easements of
record and taxes for the year 2000 and subsequent years.

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

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

Signed, sealed and delivered in our presence:

EXCHANGE AUTHORITY, LLP, a Massachusetts limited
liability partnership, as Trustee of the Dunn Inc.
2000 Exchange Trust,

Nancy E. Nogi
Printed Name: Nancy E. Nogi
Witness

Edmund F. Nogi
Printed Name: Edmund F. Nogi
Witness

By: John K. Kimball (Seal)
JOHN K. KIMBALL
Managing Partner
P.O. Address:
21 HEALD STREET
PEPPERELL, MA. 01463

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me this _____ day of October, 2000 by
JOHN K. KIMBALL, Managing Partner of EXCHANGE AUTHORITY, LLP, a
Massachusetts limited liability partnership, as Trustee of the Dunn
Inc. 2000 Exchange Trust

he is personally known to me or he has produced his _____ as identification

Debra B. Woolacott
Printed Name: Debra B. Woolacott
Notary Public
My Commission Expires:

DEBORA B. WOOLACOTT
Notary Public
My Commission Expires June 14, 2007

00-12669-JR

Form Generated by © Display Systems, Inc., 2000 (043) 763-5555 Form PL-W75-1

*** TOTAL PAGE.02 ***

Exhibit "A"
Legal Description**FILE #1203299**
BK#1657 PG#2244

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829 as part of Tract 14, but better known and described as a part of the Northwest 1/3 of said Tract 14 and is described by metes and bounds as follows: Begin at the intersection of the Easterly right-of-way boundary line of White Street and the Northerly right-of-way boundary line of Virginia Street and thence run Northwesterly along the said right-of-way boundary line of White Street a distance of 61.67 feet to a point; thence perpendicular to White Street in a Northeasterly direction 73.68 feet to a point; thence run parallel with White Street in a Southeasterly direction a distance of 40.17 feet to the face of an existing wooden fence; then perpendicular to White Street in a Northeasterly direction along the said wooden fence a distance of 7.09 feet to a point; thence in a Southeasterly direction with a deflection angle to the right of 71°25'00" a distance of 22.69 feet to a point on the said right-of-way boundary line of Virginia Street; thence in a Southwesterly direction along the said right-of-way boundary line of Virginia Street a distance of 88.00 feet, back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

Monroe County, FL

****PROPERTY RECORD CARD******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 00033820-000100
 Account# 8594399
 Property ID 8594399
 Millage Group 10KW
 Location Address 1021 WHITE St, KEY WEST
 Legal Description KW PT OF TR 14 OR840-1942/43 OR1028-683/85C OR1028-688/90 OR1117-1379/81 OR1649-662/64P/R OR1657-2243/44
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property Class RETAIL-MULTI TENANT (1101)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

LEE H DUNN INC
 PO Box 1846
 Nantucket MA 02554

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$386,099	\$377,231	\$388,838	\$388,838
+ Market Misc Value	\$1,060	\$1,060	\$1,060	\$1,060
+ Market Land Value	\$1,178,661	\$1,178,661	\$669,694	\$616,118
= Just Market Value	\$1,565,820	\$1,556,952	\$1,059,592	\$1,006,016
= Total Assessed Value	\$1,282,106	\$1,165,551	\$1,059,592	\$1,006,016
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,565,820	\$1,556,952	\$1,059,592	\$1,006,016

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,178,661	\$386,099	\$1,060	\$1,565,820	\$1,282,106	\$0	\$1,565,820	\$0
2023	\$1,178,661	\$377,231	\$1,060	\$1,556,952	\$1,165,551	\$0	\$1,556,952	\$0
2022	\$669,694	\$388,838	\$1,060	\$1,059,592	\$1,059,592	\$0	\$1,059,592	\$0
2021	\$616,118	\$388,838	\$1,060	\$1,006,016	\$1,006,016	\$0	\$1,006,016	\$0
2020	\$616,118	\$406,249	\$1,060	\$1,023,427	\$964,846	\$0	\$1,023,427	\$0
2019	\$706,223	\$406,249	\$1,060	\$1,113,532	\$877,133	\$0	\$1,113,532	\$0
2018	\$699,299	\$395,897	\$1,060	\$1,096,256	\$797,394	\$0	\$1,096,256	\$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)	4,775.00	Square Foot	61	75

Buildings

Building ID	43832	Exterior Walls	C.B.S.
Style		Year Built	1947
Building Type	1 STY STORE-B / 11B	EffectiveYearBuilt	1996
Building Name		Foundation	
Gross Sq Ft	3991	Roof Type	
Finished Sq Ft	3991	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	390	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,991	3,991	0
TOTAL		3,991	3,991	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1979	1980	0 x 0	1	262 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/17/2000	\$400,000	Warranty Deed		1649	0662	Q - Qualified	Improved		
9/1/1987	\$300,000	Warranty Deed		1028	688	Q - Qualified	Improved		
10/1/1981	\$200,000	Warranty Deed		840	1942	U - Unqualified	Vacant		

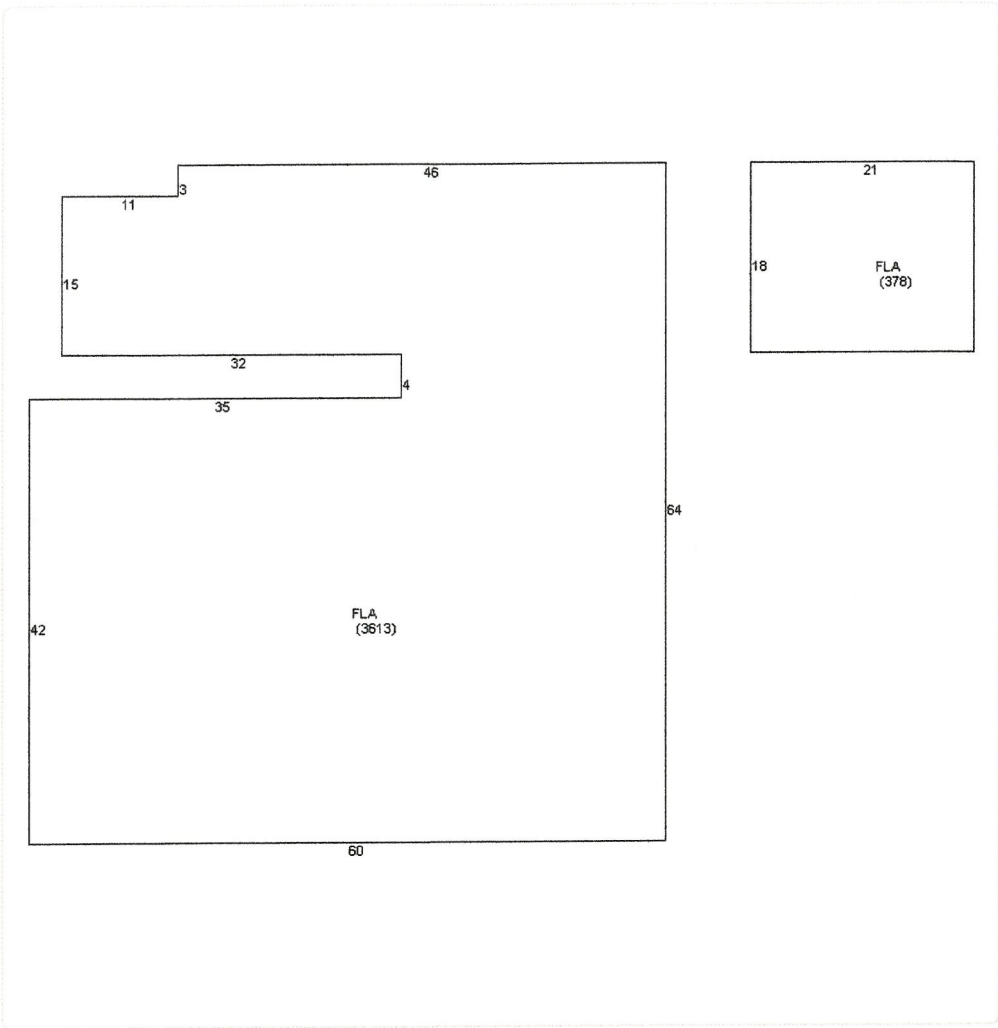
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
2024-1860	07/15/2024	Active	\$9,000	Commercial	to change out existing 3-ton system AIR HANDLER MODEL RH1pz3617stanja W/ CONDENSER MODEL RA14az36aj1na
HARC2019-0057	03/27/2019	Active	\$7,800	Commercial	PRIME & PAINT EXTERIOR OF BUILDING NAVAJO WHITE-QC-95 BENJAMIN MOORE PAINT. HARC INSPECTION REQUIRED
13-3004	07/17/2013	Completed	\$21,118	Commercial	INSTALL 3500SF OF 60MIL TPO SINGLE PLY ROOFING.
07-1648	04/04/2007	Completed	\$2,000	Commercial	REPLACE EXISTING ADA TOILET
06-2643	05/16/2006	Completed	\$16,000	Commercial	CONSTRUCT 44 LF DRYWALL PARTITION, INSTALL TILE, NEW ENTRANCE.
06-2805	05/11/2006	Completed	\$2,300	Commercial	UPDATE ELECTRIC
06-2815	05/04/2006	Completed	\$5,500	Commercial	INSTALL ONE 3-TON A/C
04-0770	03/17/2004	Completed	\$2,300	Commercial	INSTALL AWNINGS
01-0706	02/08/2001	Completed	\$2,000	Commercial	INSTALL 2 GANG METER
00-3315	10/12/2000	Completed	\$9,000	Commercial	35 SQS EPDM
00-3204	10/11/2000	Completed	\$1,000	Commercial	REPAINT BUILDING
00-3205	10/11/2000	Completed	\$3,000	Commercial	REPLACE STOREFRONT WINDOW
00-2979	09/21/2000	Completed	\$6,500	Commercial	REPLACE 4 TON AC
99-3787	11/16/1999	Completed	\$7,000	Commercial	NEW ROOF
99-1609	05/19/1999	Completed	\$3,300	Commercial	FABRICATE NEW AWNINGS
98-4005	12/29/1998	Completed	\$2,550	Commercial	PAINT EXTERIOR
96-3493	08/01/1996	Completed	\$1	Commercial	ROOFING
96-2949	07/01/1996	Completed	\$1,000	Commercial	REPAIRS
P95-4034	11/01/1995	Completed	\$900	Commercial	INSTALL SEWER LINE
B93-0497	02/01/1993	Completed	\$4,500	Commercial	ALTERATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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](#)
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[Contact Us](#)

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GEOSPATIAL



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

Detail by Entity Name

Foreign Profit Corporation

LEE H. DUNN, INC.

Filing Information

Document Number F00000004607

FEI/EIN Number 04-2707062

Date Filed 08/10/2000

State MA

Status ACTIVE

Principal Address

74 MILLBROOK RD
NANTUCKET, MA 02554

Mailing Address

BOX 1846
NANTUCKET, MA 02554

Changed: 10/31/2001

Registered Agent Name & Address

DUNN, LEE
701 FLORIDA ST
KEY WEST, FL 33040

Name Changed: 01/18/2005

Address Changed: 01/18/2005

Officer/Director Detail

Name & Address

Title PSTD

DUNN, LEE H
74 MILLBROOK RD
NANTUCKET, MA 02554

Annual Reports

Report Year	Filed Date
2023	01/24/2023

2024 03/23/2024

2025 02/08/2025

Document Images[02/08/2025 -- ANNUAL REPORT](#) [View image in PDF format](#)[03/23/2024 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/24/2023 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/24/2022 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/09/2021 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/13/2020 -- ANNUAL REPORT](#) [View image in PDF format](#)[04/02/2019 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/22/2018 -- ANNUAL REPORT](#) [View image in PDF format](#)[02/10/2017 -- ANNUAL REPORT](#) [View image in PDF format](#)[03/05/2016 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/29/2015 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/08/2014 -- ANNUAL REPORT](#) [View image in PDF format](#)[02/09/2013 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/14/2012 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/04/2011 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/09/2010 -- ANNUAL REPORT](#) [View image in PDF format](#)[03/25/2009 -- ANNUAL REPORT](#) [View image in PDF format](#)[07/10/2008 -- ANNUAL REPORT](#) [View image in PDF format](#)[02/12/2007 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/20/2006 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/18/2005 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/07/2004 -- ANNUAL REPORT](#) [View image in PDF format](#)[01/23/2003 -- ANNUAL REPORT](#) [View image in PDF format](#)[02/24/2002 -- ANNUAL REPORT](#) [View image in PDF format](#)[10/31/2001 -- ANNUAL REPORT](#) [View image in PDF format](#)[08/10/2000 -- Foreign Profit](#) [View image in PDF format](#)



**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, Lee H. Dunn as
Please Print Name of person with authority to execute documents on behalf of entity

President of Lee H. Dunn, Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize The Montessori Children's School of Key West, Inc.; Trepanier & Associates, Inc.; Richard M. Klitenick, PA.; Evan Haskell, Board President
Please Print Name of Representative

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

Lee H. Dunn
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 2/27/2025
Date

by LEE H. DUNN
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented MA ID 566149994 EX - 5/28 as identification.

Brianne K. Snyder
Notary's Signature and Seal

Brianne K. Snyder
Name of Acknowledger typed, printed or stamped

Commission Number, if any



BRIENNE K. SNYDER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 26, 2030

Montesari



**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:

1023, 1025 White Street, 1203 Virginia Street

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.

A handwritten signature in black ink, appearing to read "Owen Trepanier", is written over a horizontal line.

Signature of Applicant

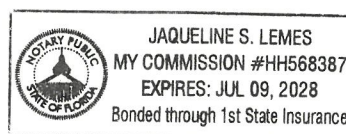
Subscribed and sworn to (or affirmed) before me on this March 12, 2025 by
date

Owen Trepanier
Name of Applicant

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

A handwritten signature in black ink, appearing to read "Jaqueline S. Lemes", is written over a horizontal line.
Notary's Signature and Seal

Jaqueline S. Lemes
Name of Acknowledger typed, printed or stamped



Commission Number, if any