

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
 City of Key West Planning Department
 604 Simonton Street, Key West, FL 33040
 (305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan
 Major _____
 Minor _____

Conditional Use

Historic District
 Yes _____
 No _____

Please print or type:

- 1) Site Address 1102 Truman Ave Key West
 - 2) Name of Applicant FLORIDA KEYS CHILDREN'S SHELTER / Project Lighthouse
 - 3) Applicant is: Owner _____ Authorized Representative
 (attached Authorization and Verification Forms must be completed)
 - 4) Address of Applicant FLORIDA KEYS CHILDREN'S SHELTER
73 1/2 High Point Rd, Trumaner FL 33040
 - 5) Applicant's Phone # 305 852 9246 x236 Email Schoerre@FKCS.org
 - 6) Email Address: Bmann@FKCS.org
 - 7) Name of Owner, if different than above Sunlight Investments
 - 8) Address of Owner 145 S. Ocean Ave, #76, Palm Beach Shores, FL 33409
 - 9) Owner Phone # 561-523-0626 Email FRANKWALLWUELLER@gmail.com
 - 10) Zoning District of Parcel HAE1 REF# 00033290-000100
 - 11) Is Subject Property located within the Historic District? Yes No _____
- If Yes: Date of approval _____ HARC approval # _____
 OR: Date of meeting _____ *not required per Ginny & Joe*

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).

See attached 'A'

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

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

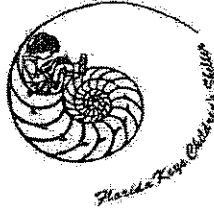
14) Are there any easements, deed restrictions or other encumbrances on the subject property?

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.

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.



ATTACHMENT A

Question 12 – Description of Proposed Development and Use

Project Lighthouse, a program offered by the Florida Keys Children's Shelter (FKCS) is located at 1102 Truman Ave. Project Lighthouse (PLH) occupies 1/3 of the first floor of a leased building, or approximately 600 sf. The overall building footprint is about 1400. The approximate land area is 2700 sf.

The building is on public record as 1100 Truman. Per public record, the original building was constructed in 1928 and therefore does not generate a new land use impact. PLH does not generate hazardous waste or use hazardous materials. This existing building is not located in a conservation area nor is it located in a residential development. The approximate land area is 2700 sf.

FKCS is the only organization in Monroe County that offers outreach services to runaway, homeless, and at-risk street youth (RHY) up to age 21. When necessary we assist youth up to age 18 to secure emergency shelter at our facility located in Tavernier, FL. The hours of operation are 8-5, Monday through Friday.

Our mission is to prepare our clientele to become productive citizens of the community for which they will reside.

Project Lighthouse is a day use drop in center. Our services include assistance to reconnect with family, secure employment, obtain computer access, obtain a snack, access laundry facilities, receive personal hygiene items, receive minor medical supplies such as aspirin, band-aids, etc. We provide health and life skills counseling and education. We offer resources for GED completion. We provide art supplies and musical instruments for clientele use. We encourage and engage our clientele in community service activities such as beach clean ups, animal shelter and when becoming established have returned to PLH offering their volunteer efforts.

In 2 1/2 years, PLH served 410 individuals. Including repeat visits, the traffic count was 3165, or on average about 10 youth/young adults per week.

The lease does not provide for parking. Our clientele traverse by foot. Therefore we do not create an increase in area vehicular traffic. Our staff access off-site free street parking.

PLH is staffed with 1 paid full time program coordinator, 2 part time counselors and 1 part time office assistant. PLH also staffs 1-3 volunteers a month averaging about 5 hours of service each per week. The Project Lighthouse program offers a much needed service to the youth in Key West but does not create an elevated traffic impact or a consumptive land use.

This request will not generate any on site or off-site improvements as outlined in Sec 122-62, (b), (2 a-d)

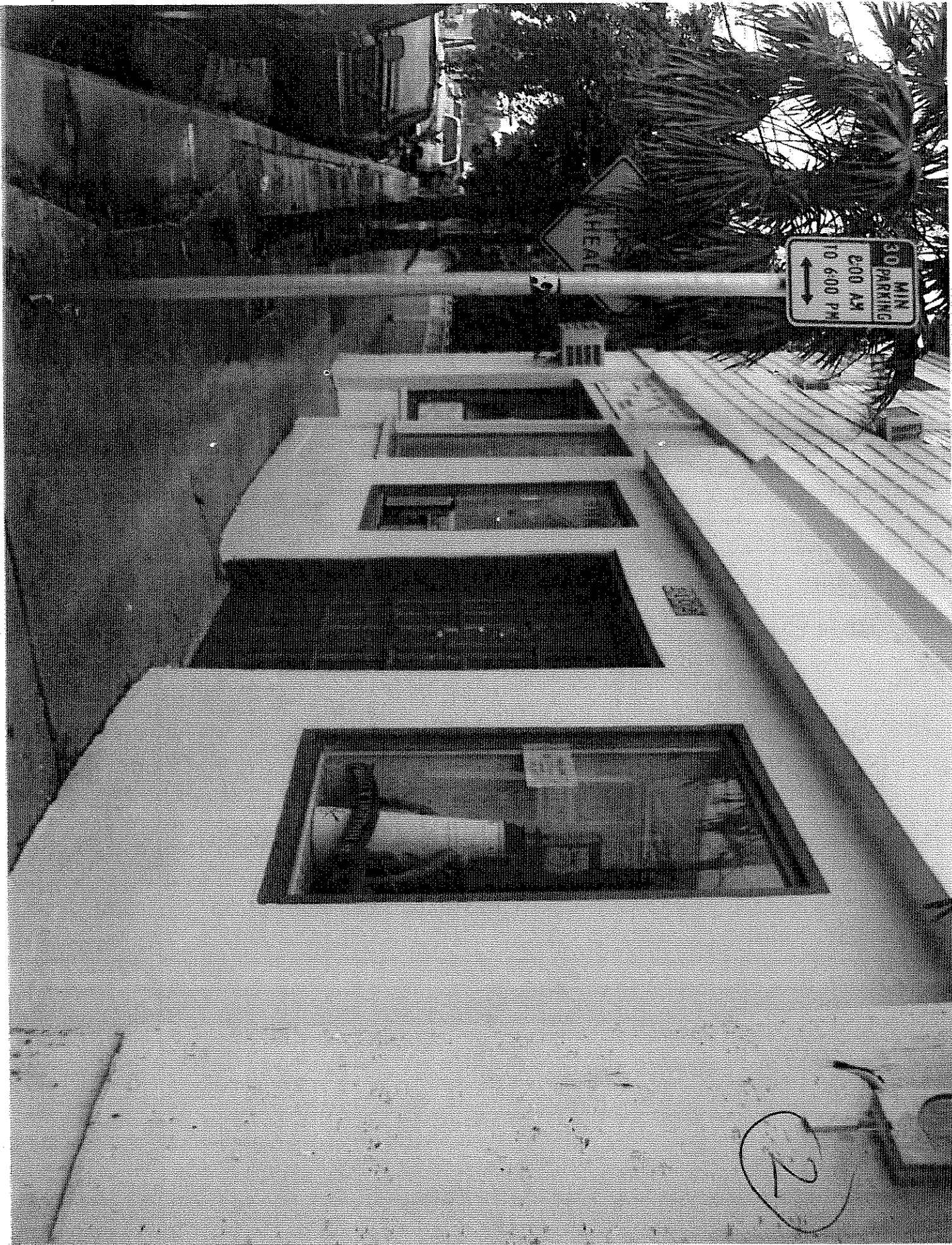
PLH has applied for a sign permit and a plumbing permit to include:

- 1 laundry tub
- 1 Washer Hookup
- 1 Outdoor Shower
- 1 Hose Bib

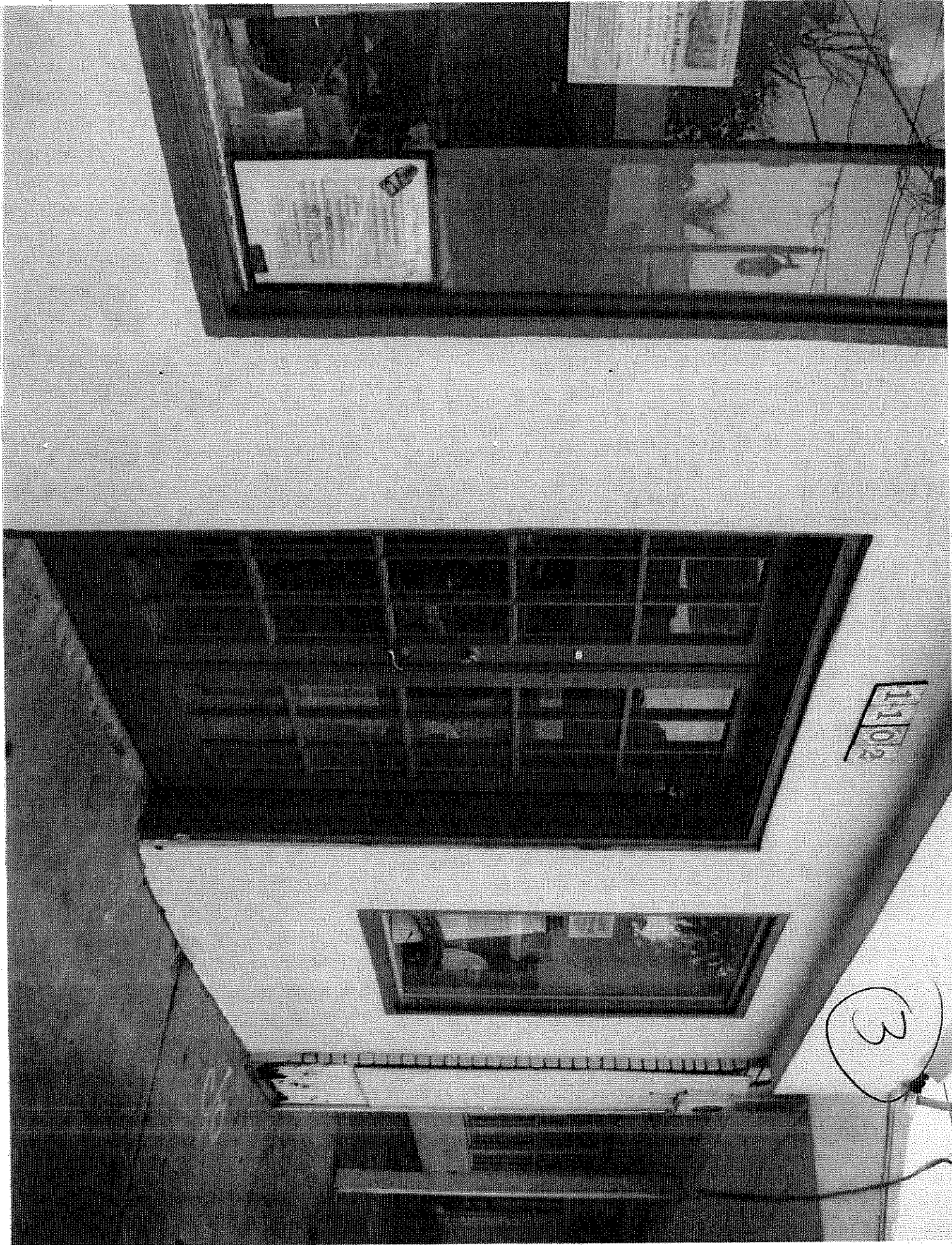
There are no on-site amenities proposed as outlined in Sec 122-62, (b) (3 a-e)



①

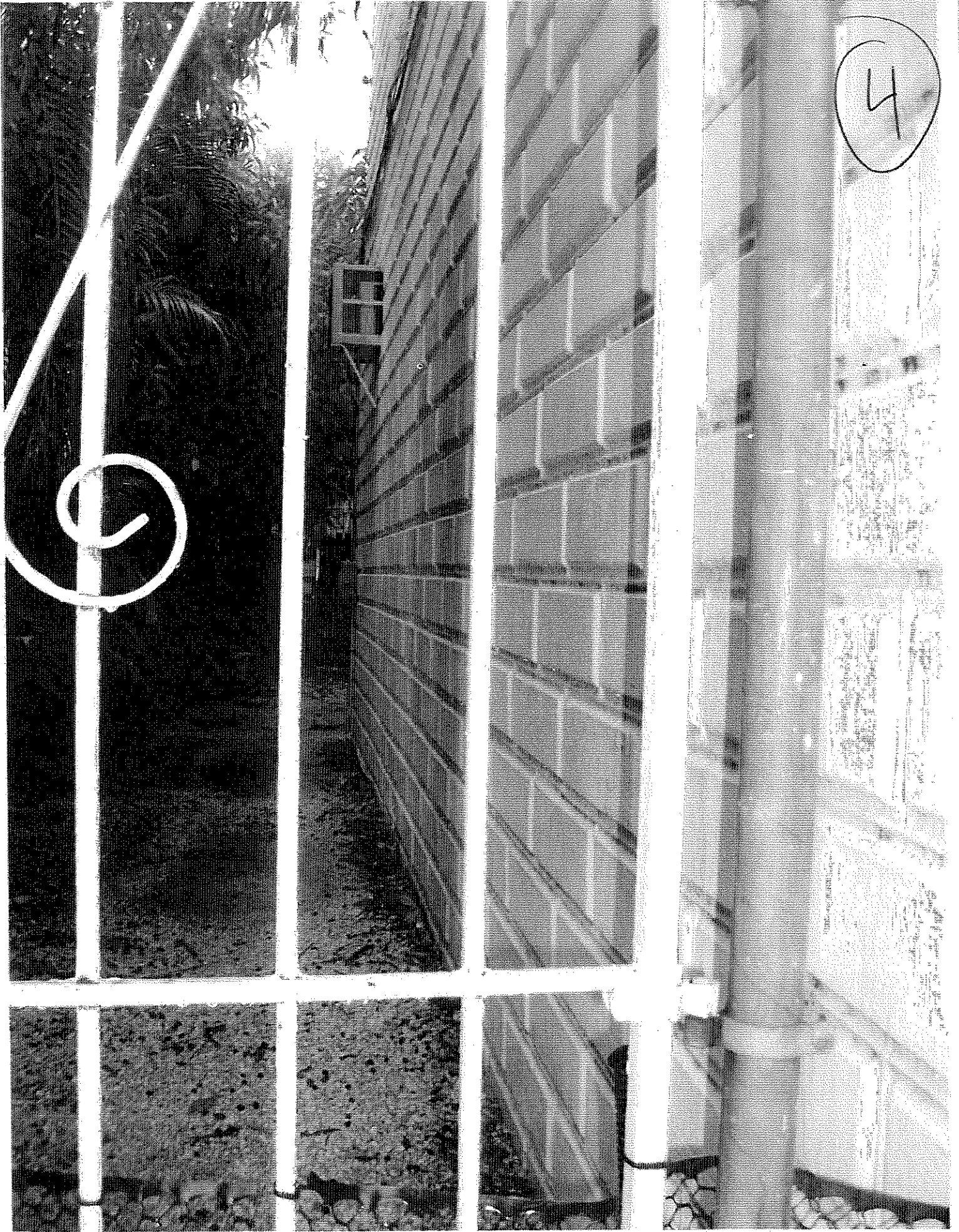


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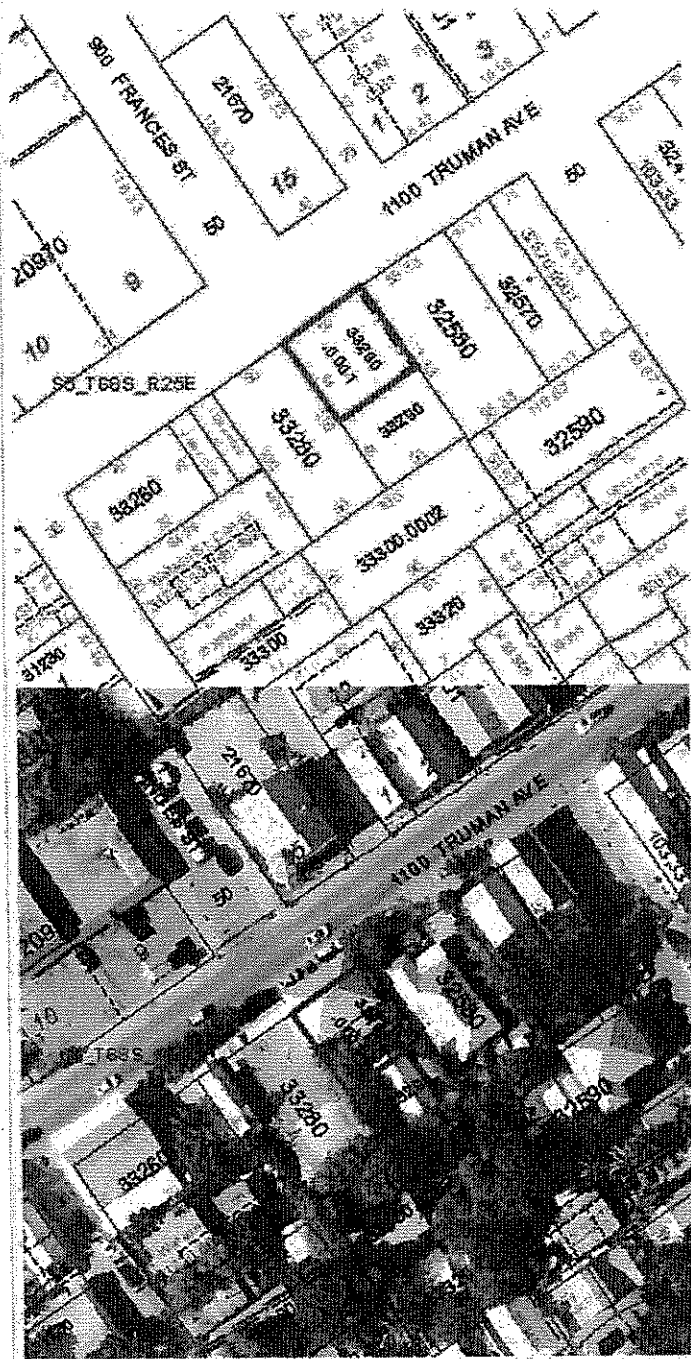
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Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	54	2,700.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

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

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

Property Record Card -
Maps are now launching the new map application version

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

Alternate Key: 9032222 Parcel ID: 00033290-000100

Ownership Details

Mailing Address:
SONLIGHT INVESTMENTS INC
4101 MANOR FOREST TRL
BOYNTON BEACH, FL 33436-8852

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1100 TRUMAN AVE KEY WEST
Legal Description: KW GWYNN SUB PT OF TR 13 OR1848-1468/70

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, William Mann, in my capacity as CHIEF OPERATING OFFICER
(print name) (print position; president, managing member)
of FLORIDA KEYS CHILDRENS SHELTER / PROJECT LIGHTHOUSE
(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:

1100 TRUMAN AVE, KEY WEST, FL 33040 ON DEED
Street Address of subject property
TENANT address = 1102 Truman Ave, Key West, FL 33040

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

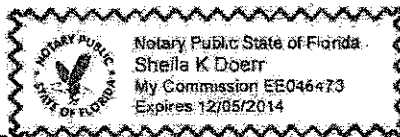
William Mann
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 22 day of July 2013 by
date

William Mann
Name of Authorized Representative

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

Sheila K Doerr
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

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, Frank Wallmueler as
Please Print Name of person with authority to execute documents on behalf of entity

Secretary of SUNLIGHT INVESTMENTS, Inc
Name of office (President, Managing Member) *Name of owner from deed*
authorize FLORIDA KEYS CHILDREN'S SHELTER / PROJECT LIGHTHOUSE
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 on entity owner FLORIDA VERIFIED

Subscribed and sworn to (or affirmed) before me on this 7/22/13 by
date

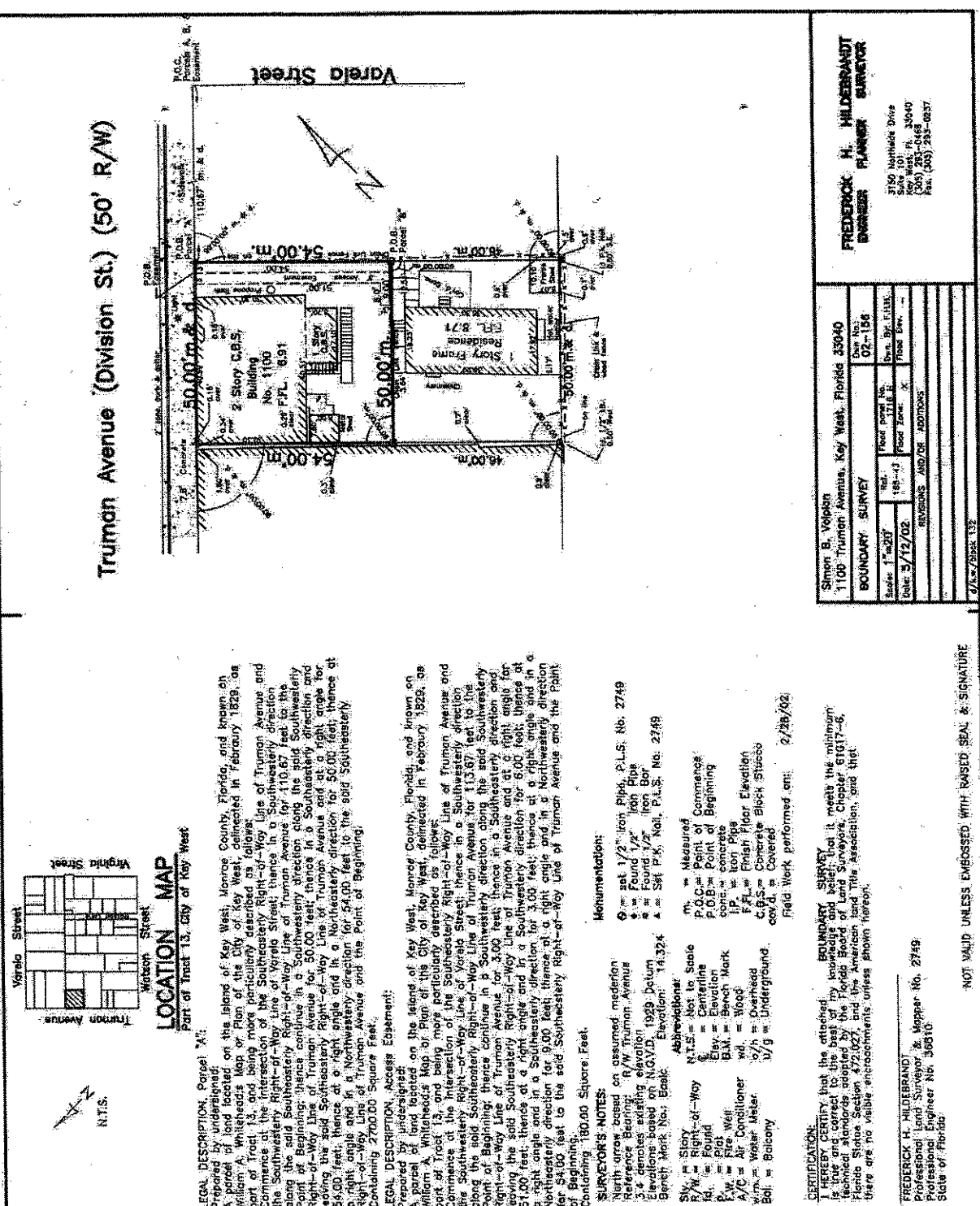
FRANK WALLMUELER
Name of Authorized Representative

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

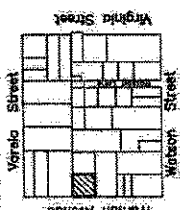
[Signature]

[Notary Seal]
NOTARY PUBLIC
STATE OF FLORIDA
Commission # EE840242
Name of Notary Public, if different from stamped

Commission Number, if any



Trueman Avenue (Division St.) (50' R/W)



LOCATION MAP
Part of Tract 13, City of Key West

LEGAL DESCRIPTION, Parcel No. 1100
 Prepared by undersigned:
 A parcel of land located on the Island of Key West, Monroe County, Florida, and known as 'Parcel No. 1100', as shown on the Whiteheads Map or Plan of the City of Key West, delineated in February 1929, as part of Tract 13, and being more particularly described as follows:
 Commence at the intersection of the Southeastery Right-of-Way Line of Trueman Avenue and the Southwestery Right-of-Way Line of Varela Street; thence in a Southwestery direction along the said Southwestery Right-of-Way Line of Trueman Avenue for 110.87 feet; thence in a Northwestery direction along the said Southwestery Right-of-Way Line of Trueman Avenue for 50.00 feet; thence in a Northwestery direction for 56.00 feet; thence at a right angle and in a Northwestery direction for 54.00 feet to the said Southwestery Right-of-Way Line of Trueman Avenue; thence in a Northwestery direction for 56.00 feet; thence at a right angle and in a Northwestery direction for 54.00 feet to the said Southwestery Right-of-Way Line of Trueman Avenue; and the Point of Beginning.
 Containing 2760.00 Square Feet.

LEGAL DESCRIPTION, Access Easement:
 Prepared by undersigned:
 A parcel of land located on the Island of Key West, Monroe County, Florida, and known as 'Parcel No. 1100', as shown on the Whiteheads Map or Plan of the City of Key West, delineated in February 1929, as part of Tract 13, and being more particularly described as follows:
 Commence at the intersection of the Southwestery Right-of-Way Line of Trueman Avenue and the Southwestery Right-of-Way Line of Varela Street; thence in a Southwestery direction along the said Southwestery Right-of-Way Line of Trueman Avenue for 113.67 feet to the Point of Beginning; thence continue in a Southwestery direction along the said Southwestery Right-of-Way Line of Trueman Avenue for 3.00 feet; thence in a Southwestery direction along the said Southwestery Right-of-Way Line of Trueman Avenue and at a right angle for 51.00 feet; thence at a right angle and in a Southwestery direction for 6.00 feet; thence at a right angle and in a Southwestery direction for 3.00 feet; thence at a right angle and in a Northwestery direction for 9.00 feet; thence at a right angle and in a Northwestery direction for 34.00 feet to the said Southwestery Right-of-Way Line of Trueman Avenue and the Point of Beginning.
 Containing 180.00 Square Feet.

- SURVEYOR'S NOTES:**
 North-south based on assumed meridian
 Reference Bearing: R/W Trueman Avenue
 3 + denotes existing elevation
 Elevations based on N.G.V.D., 1929 datum
 Bench Mark No.: 14,324
 Elevation: 14.324
- Abbreviations:**
 S/W = Stony
 R/W = Right-of-Way
 Id. = Found
 Plat = Plat
 P.W. = Fire Well
 A/C = Air Conditioner
 W.M. = Water Meter
 Boli = Balcony
- Monumentations:**
 G = set 1/2" iron pipe, P.L.S. No. 2749
 F = Found 1/2" iron pipe
 A = set 5/8" P.K. Nail, P.L.S. No. 2749
- Materials:**
 M = Measured
 P.O.B. = Point of Beginning
 C = concrete
 I.P. = Iron Pipe
 F.F. = Finish Floor Elevation
 C.B.S. = Concrete Block Slab on cov'd. = Covered
- Field Work performed on: 2/25/02

CERTIFICATION:
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 60B17-6, Florida State Statute, 472.022, and the American Land Title Association, and that there are no visible encroachments, unless shown thereon.

FREDERICK H. HILDEBRANDT
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

FREDERICK H. HILDEBRANDT
 ENGINEER
 PLANNER
 SURVEYOR

3150 Northside Drive
 Suite 101, Ft. 3040
 Key West, FL 34040
 Key West (305) 235-0837
 Key West (305) 235-0837

Simon B. Voloshin		1100 Trueman Avenue, Key West, Florida 33040	
BOUNDARY SURVEY		DP-156	
Scale: 1"=20'	rel.	Feet on P.L.S.	Feet on P.L.S.
Date: 5/12/02	181-03	181-03	181-03
REVISIONS AND/OR ADDITIONS			
2/25/2002 132			

