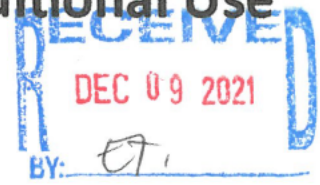


Application

Application - Development Plan & Conditional Use

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



Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$310.00 advertising/noticing fee and the \$110.25 fire review fee)
 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	
Minor:	
Within Historic District	\$ 3,397.00
Outside Historic District	\$ 2,735.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Major:	\$ 4,499.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Administrative Modification	\$ 800.00
Minor Modification	\$ 1,525.00
Major Modification	\$ 2,155.00
Conditional Use (not part of a development plan)	\$ 3,176.50
Extension (not part of a development plan)	
Revision or Addition (not part of a development plan)	

Applications will not be accepted unless complete

<u>Development Plan</u>	<u>Conditional Use</u>
Major _____	<u>X</u>
Minor _____	

Please print or type:

- 1) Site Address: 1200 Duval Street, Key West, FL 33040
- 2) Name of Applicant: Trepanier & Associates, Inc.
- 3) Applicant is:
 Property Owner: _____
 Authorized Representative: X
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 First Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-293-8983 Email: Thomas@
- 6) Email Address: Thomas@OwenTrepanier.com
- 7) Name of Owner, if different than above: 1200 Duval Street, LLC
- 8) Address of Owner: c/o 1421 First Street, Key West, FL 33040

Development Plan & Conditional Use app.

Revised

1200 DUVAL STREET, LLC
 1200 DUVAL ST
 KEY WEST, FL 33040

PAY
 in the order of
City of Key West
Three Thousand One Hundred Seventy Six
50/100

\$ 3,176.50

Date: 12/03/2021

1284
 63-9138/2631

BRBT
 BRANCH BANKING AND TRUST COMPANY
 1-800-BANK BRBT BRBT.com

Conditional Use Application

Application - Development Plan & Conditional Use

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

Development Plan & Conditional Use Application Fee schedule

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Major Modification	\$ 2,155.00
Conditional Use (not part of a development plan)	\$ 3,176.50
Extension (not part of a development plan)	\$ 971.50
Revision or Addition (not part of a development plan)	\$ 2,000.00

Applications will not be accepted unless complete

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

Please print or type:

- 1) Site Address: 1200 Duval Street, Key West, FL 33040
- 2) Name of Applicant: Trepanier & Associates, Inc.
- 3) Applicant is:
 Property Owner: _____
 Authorized Representative: X
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 First Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-293-8983 Email: Thomas@OwenTrepanier.com
- 6) Email Address: Thomas@OwenTrepanier.com
- 7) Name of Owner, if different than above: 1200 Duval Street, LLC
- 8) Address of Owner: c/o 1421 First Street, Key West, FL 33040

Application - Development Plan & Conditional Use

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

9) Owner Phone #: c/o 305-293-8983 Email: c/o Thomas@OwenTrepanier.com

10) Zoning District of Parcel: HRCC-3 RE# 00029110-000000

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

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting _____

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

This application is a request for approval to allow electric car ("e-car") rental activity at 1200 Duval Street.

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

If Yes: Date of approval 08/02/00 Resolution # 00-279

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.

Restrictive covenant deed restriction for two affordable units.

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

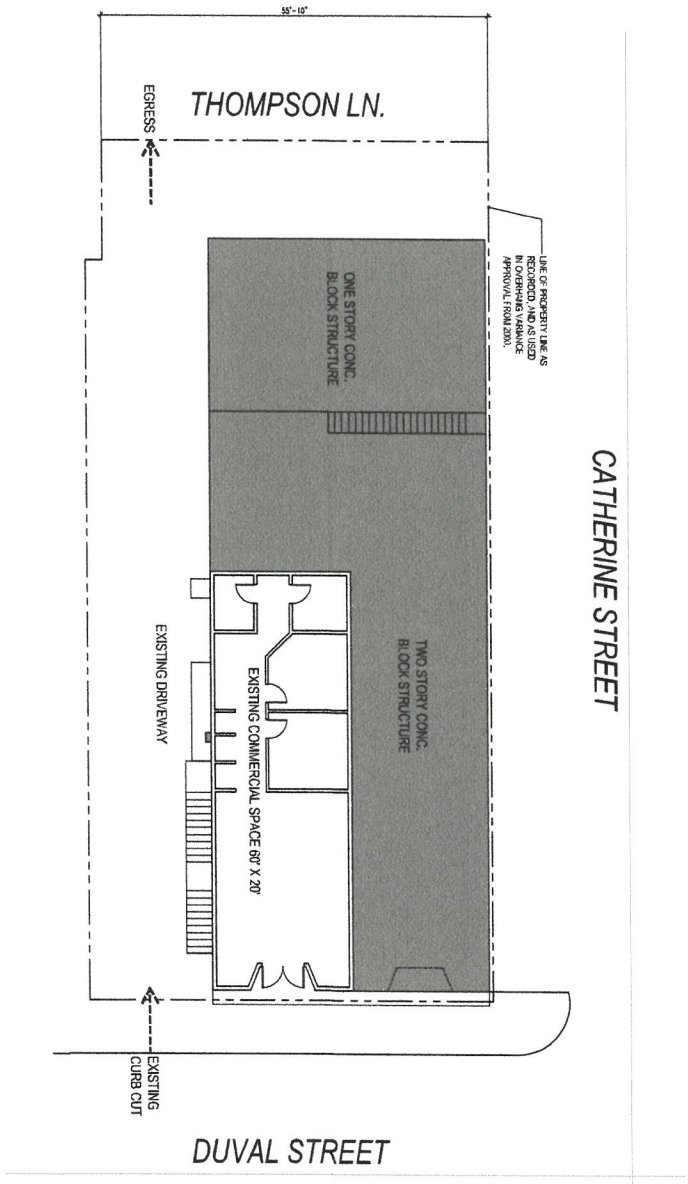
B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

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.

Ukg' Rnc p

NOTE:
 SITE PLAN IS BASED ON PROPERTY SURVEY BY LYNNOFLYNN 7-8-11



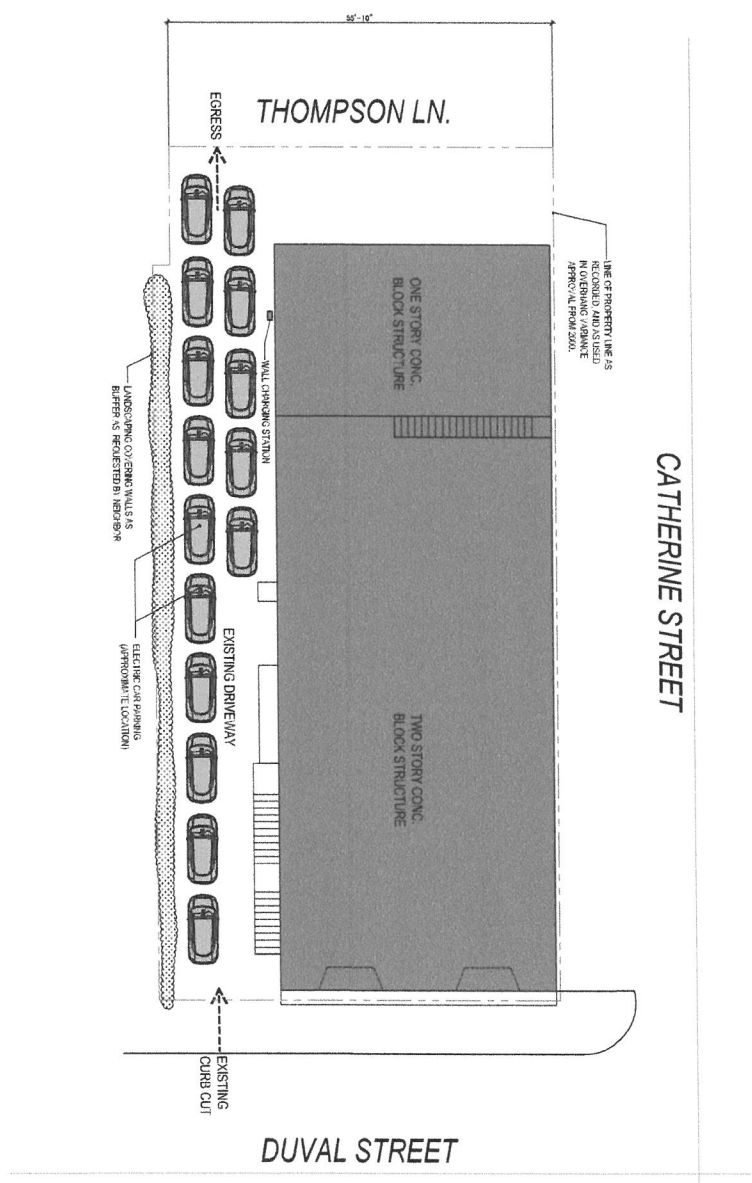
1 EXISTING SITE / FLOOR PLAN
 A-1.0 SCALE: 1/8"=1'-0"



1200 DUVAL STREET
 KEY WEST, FL
PROPOSED E-CAR RENTAL SITE PLAN

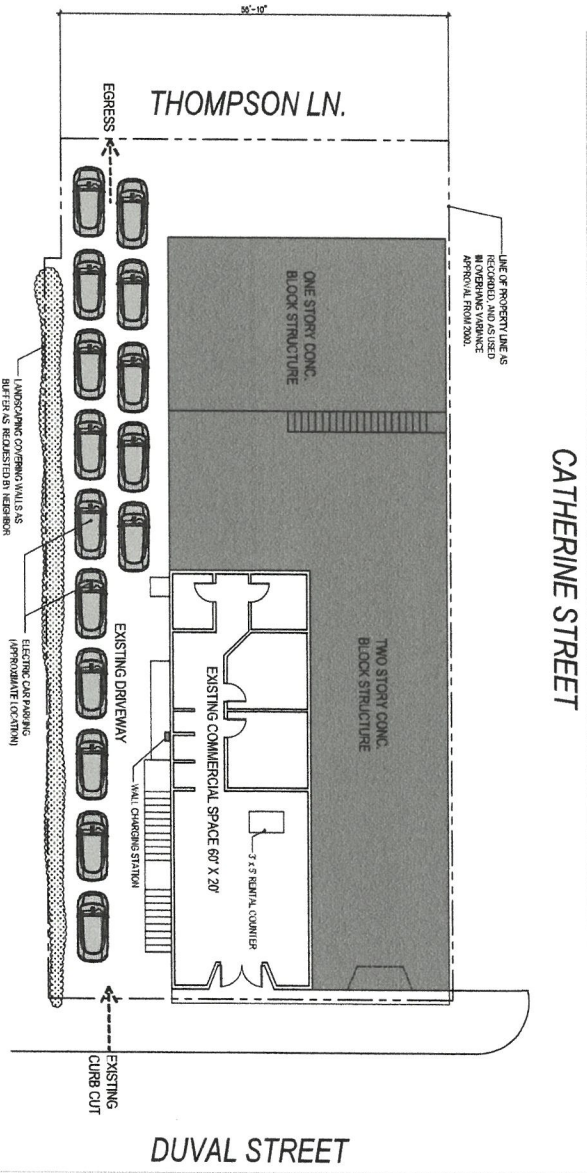
Client: 1200 Duval Street
 Project: 1200 Duval Street
 Date: 2/18/11
 Scale: A-1.0
A-1.0
 Prepared by: [Name]
 Checked by: [Name]
 Drawn by: [Name]
 Project Manager: [Name]
 Designer: [Name]
 Architect: [Name]
 Engineer: [Name]
 Surveyor: [Name]
 Planner: [Name]
 Environmental: [Name]
 Historic: [Name]
 Interior: [Name]
 Landscape: [Name]
 Lighting: [Name]
 Mechanical: [Name]
 Electrical: [Name]
 Plumbing: [Name]
 Fire: [Name]
 Safety: [Name]
 Signage: [Name]
 Transportation: [Name]
 Utility: [Name]
 Other: [Name]

NOTE:
 SITE PLAN IS BASED ON PROPERTY SURVEY BY LYNNOLYNN 7-8-11



1 SITE PLAN
 A1.1 SCALE: 1/8"=1'-0"

NOTE:
 SITE PLAN IS BASED ON PROPERTY SURVEY BY LYNNOTLYNN 7-8-11



1 SITE PLAN
 A-1.1 SCALE: 1/8"=1'-0"

WS
 William Skidmore & Associates
 architecture



DATE: OCTOBER 11, 2011
 PROJECT: 1200 DUVAL STREET
 SHEET: A-1.1

1200 DUVAL STREET
 KEY WEST, FL
PROPOSED E-CAR RENTAL SITE PLAN

DATE: OCTOBER 11, 2011
 PROJECT: 1200 DUVAL STREET
 SHEET: A-1.1

A-1.1

1200 DUVAL STREET
 KEY WEST, FL 33413
 305.851.1111
 WWW.WSKIDMORE.COM

Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

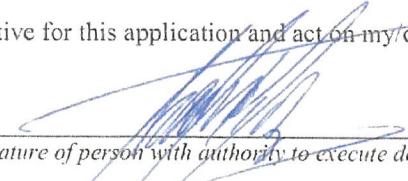
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Juan Carlos Betancur as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 1200 Duval Street, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, Inc
Please Print Name of Representative

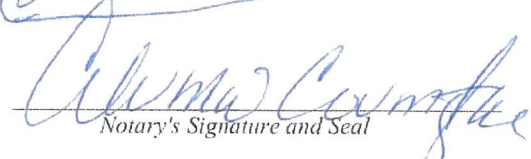
to be the representative for this application and act on my/our behalf before the City of Key West.


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

Subscribed and sworn to (or affirmed) before me on this 2nd August 2019
Date

by Juan Carlos Betancur
Name of person with authority to execute documents on behalf on entity owner

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


Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped

GG328928
Commission Number, if any

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)

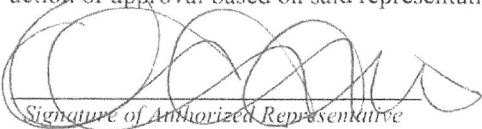
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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

1200 Duval Street

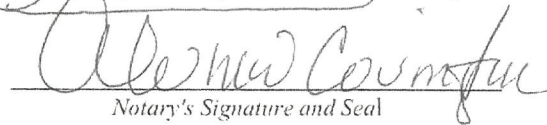
Street Address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10/17/19 by
Owen Trepanier
Name of Authorized Representative *date*

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


Notary's Signature and Seal

Alvina Covington

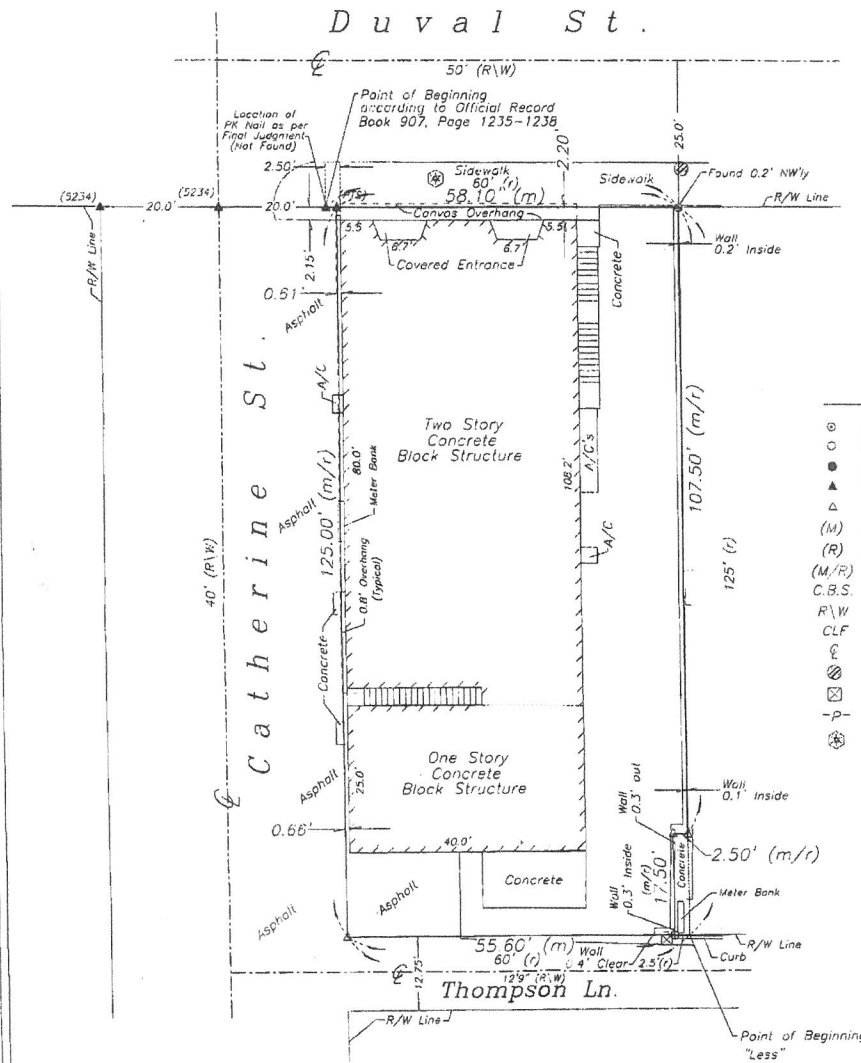
Name of Acknowledger typed, printed or stamped

GG328928

Commission Number, if any

Boundary Survey

Boundary Survey Map of part of Lot 2, Square 9,
Tract 11, Island of Key West



LEGEND

- ⊙ Found 3/4" Iron Pipe (No 10)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2853)
- ▲ Found Nail & Disc (PTS) (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Light Post

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #8288

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

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Boundary Survey Report of part of Lot 2, Square 9,
Tract 11, Island of Key West

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1200 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: July 6, 2011.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.
12. Point of Beginning based on Final Judgment recorded in Official Record Book 907, at Pages 1235-1238, of the Public Records of Monroe County, FL.

BOUNDARY SURVEY OF: All that tract of parcel of land situate, lying and being in the City of Key West, County of Monroe, State of Florida, being Part of Lot Two (2) in Square Nine (9) of Tract Eleven (11) according to a map or plan of the City of Key West and being more particularly described as follows:
Beginning at the Southwesterly corner of Catherine and Duval Streets and running thence along the Southwesterly side of Duval Street in a Southeasterly direction Sixty (60) feet; thence at right angles in a Southwesterly direction One Hundred and Twenty-five (125) feet; thence at right angles in a Northwesterly direction Sixty (60) feet to the Southeasterly side of Catherine Street; thence running Northeasterly along the said Southeasterly side of Catherine Street One Hundred and Twenty-five (125) feet to the Point or Place of Beginning.

LESS:

Beginning at the Southwesterly corner of the above described parcel and running thence along the Northeasterly side of Thompson Lane in a Northwesterly direction 2.5 feet; thence at a right angle running Northeasterly 17.5 feet; thence at a right angle running Southeasterly 2.5 feet; thence at a right angle running Southwesterly 17.5 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: 1200 Duval Street, LLC, a Florida limited liability company;
NAPH National Bank;
Feldman Koenig Highsmith & Van Loon, P.A.;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

July 8, 2011

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Property Record Card



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 00029110-000000
 Account# 1029891
 Property ID 1029891
 Millage Group 10KW
 Location 1200 DUVAL St, KEY WEST
 Address
 Legal KW PT LT 2 SQR 9 TR 11 H1-392 OR907-1235/38 OR1024-1553 OR1218-1005/12 OR1218-1019/20 OR1460-898 OR2478-1141/42 OR2478-1143/44 OR2526-1086/87 OR2526-1088/89 OR2526-1090
 Description (Note: Not to be used on legal documents.)
 Neighborhood 32070
 Property STORE COMBO (1200)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

1200 DUVAL STREET LLC
 5 Birchwood Dr
 Key West FL 33040

	2020	2019	2018	2017
+ Market Improvement Value	\$889,835	\$889,835	\$840,860	\$840,860
+ Market Misc Value	\$4,137	\$4,137	\$4,137	\$4,137
+ Market Land Value	\$1,139,482	\$1,085,221	\$1,085,221	\$1,085,221
= Just Market Value	\$2,033,454	\$1,979,193	\$1,930,218	\$1,930,218
= Total Assessed Value	\$2,033,454	\$1,979,193	\$1,930,218	\$1,832,466
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,033,454	\$1,979,193	\$1,930,218	\$1,930,218

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	7,456.00	Square Foot	60	125

Commercial Buildings

Style APTS-A / 03A
 Gross Sq Ft 7,472
 Finished Sq Ft 6,352
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls C.B.S.
 Quality 450 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 6
 Half Bathrooms 2
 Heating Type
 Year Built 1953
 Year Remodeled
 Effective Year Built 1998
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,352	6,352	0
GBF	GAR FIN BLOCK	1,048	0	0
OOU	OP PR UNFIN UL	24	0	0
OPF	OP PRCH FIN LL	48	0	0
TOTAL		7,472	6,352	0

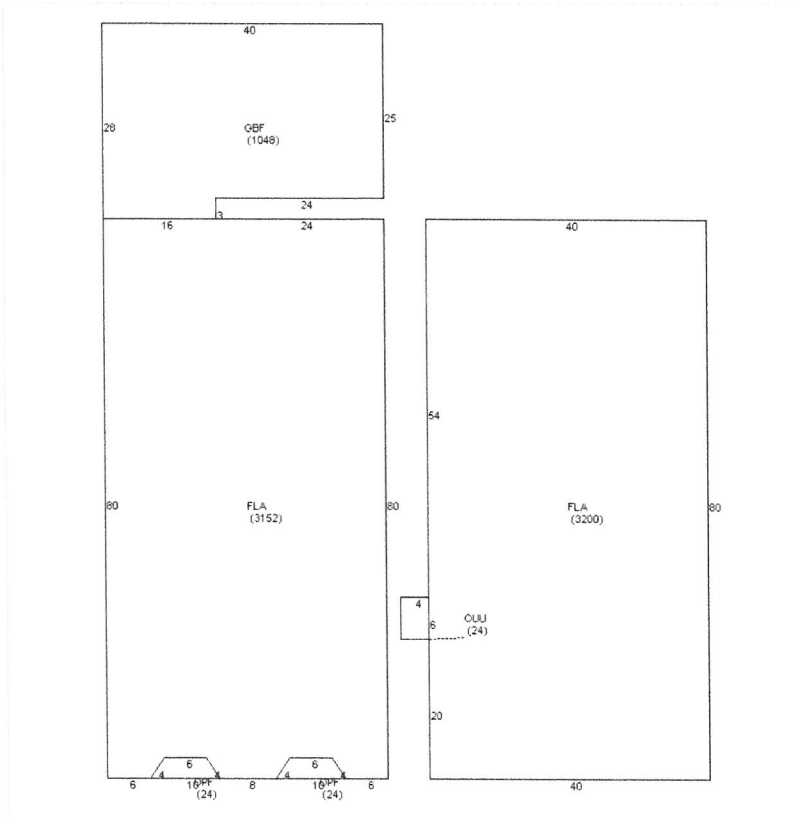
Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1982	1983	1	588 SF	4
WALL AIR COND	1983	1984	1	1 UT	3
WALL AIR COND	1983	1984	1	4 UT	2

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/25/2014	\$0	Quit Claim Deed		2706	1150	11 - Unqualified	Improved
7/15/2011	\$0	Quit Claim Deed		2526	1088	11 - Unqualified	Improved
7/14/2011	\$1,400,000	Warranty Deed		2526	1090	01 - Qualified	Improved
7/14/2011	\$0	Warranty Deed		2526	1086	11 - Unqualified	Improved
8/5/2010	\$100	Warranty Deed		2478	1143	11 - Unqualified	Improved
8/5/2010	\$100	Warranty Deed		2478	1141	11 - Unqualified	Improved

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-1374	4/12/2013		\$7,000	Commercial	REPAIR 150 SF SPALLING
13-1230	4/8/2013		\$30,000	Commercial	SPALLING REPAIR ON MAIN BUILDING ONLY.
11-4306	11/29/2011		\$2,400	Commercial	**AFTER THE FACT** INSTALL 2 TON MINI SPLIT UNIT & REMOVE 2 TON MINI SPLIT UNIT FROM CATHERINE ST SIDE OF THE BUILDING
11-2468	7/11/2011		\$0	Commercial	EXTEND PERMIT #07-2039 FOR FINAL INSPECTION. INSTALL TORCH DOWN MOD RUBBER 9 SQS.
11-2250	7/4/2011		\$100	Commercial	EXTEND PERMIT #96-04553 FOR FINAL INSPECTION. REPLACE FABRIC ON EXISTING FRAME AWNING
07-2039	4/30/2007		\$8,000	Commercial	INSTALL TORCH DOWN MOD RUBBER 9 SQS
05-1376	5/2/2005	12/31/2005	\$8,626	Commercial	INSTALL 1100SF SINGLE PLY ROOFING
04-1278	4/28/2004	1/22/2004	\$5,950	Commercial	BUILDOUT & A/C
02-2320	8/26/2002	10/30/2002	\$4,000	Commercial	ATF PAINTING
02-1598	6/25/2002	10/30/2002	\$200	Commercial	ELECTRIC
02-1600	6/25/2002	10/30/2002	\$200	Commercial	ELECTRIC
01-0212	6/14/2002	3/10/2003	\$352,500	Commercial	LOW INCOME EEF APT.
02-1450	6/6/2002	10/30/2002	\$1,000	Commercial	ELECTRIC
99-2443	7/14/1999	11/3/1999	\$600	Commercial	REPLACE METER/CAN
97-4179	12/1/1997	12/1/1997	\$4,000	Commercial	20 SQS RUBBER ROLL ROOF
96-4553	11/1/1996	7/1/1997	\$1,300	Commercial	AWNINGS
A95-4325	12/1/1995	8/1/1996	\$3,000	Commercial	ROOF

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





2020 Notices Only

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 2/16/2021, 2:29:02 AM



Version: 2.3.106

Deed

This Document Prepared By and Return to:
Feldman Koenig Highsmith & Van Loon, P.A.
David Van Loon, Esquire
3158 Northside Drive
Key West, FL 33040
305-296-8851

Doc# 1843904 07/19/2011 4:36PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

07/19/2011 4:36PM DEED DOC STAMP CL: DS \$9,800.00

Parcel ID Number: 00029110-000000

Warranty Deed

S/P \$1,400,000.00

This Indenture, Made this 14th day of July, 2011 A.D., Between
ARTHUR L. VALLADARES an unmarried widower

of the County of Monroe, State of Florida, grantor, and
1200 Duval Street, LLC, a Florida limited liability company

whose address is: 5 Birchwood Drive, Key West, FL 33040

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

Witnesseth that the GRANTOR, for and in consideration of the sum of

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

All the tract of parcel of land situated, lying and being in the City of Key West, County of Monroe, State of Florida, being a part of Lot Two(2) in Square Nine (9), of tract Eleven (11), according to a map or plan of the City of Key West recorded in Monroe County Official Records Book 1218, at Page 1019, and being more particularly described as follows:

BEGINNING at the Southwesterly corner of Catherine and Duval Streets and running thence along the Southwesterly side of Duval Street and in a Southeasterly direction Sixty (60) feet; thence at right angles in a Southwesterly direction One Hundred and Twenty-Five (125) feet; thence at right angles in a Northwesterly direction Sixty (60) feet to the Southeasterly side of Catherine Street; thence running Northeasterly along the said Southeasterly side of Catherine Street One Hundred and Twenty-Five (125) feet to the Point or Place of Beginning.

LESS: Beginning at the Southwesterly corner of the above described parcel and running thence along the Northeasterly side of Thompson Lane in a Northwesterly direction 2.5 feet; thence at a right angle running Northeasterly 17.5 feet; thence at right angle running Southeasterly direction 2.5 feet; thence at a right angle running Southwesterly 17.5 feet to the Point of Beginning.

Doc# 1843904
Bk# 2526 Pg# 1090

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

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

Signed, sealed and delivered in our presence:

John F Hogan
Printed Name: John F Hogan
Witness

ARTHUR L. VALLADARES (Seal)
ARTHUR L. VALLADARES an unmarried widower
P.O. Address: 3746 Paula Ave., Key West, FL 33040

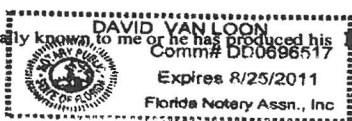
Walt Lee
Printed Name: Walt Lee
Witness

MONROE COUNTY
OFFICIAL RECORDS

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 14th day of July, 2011 by
ARTHUR L. VALLADARES an unmarried widower

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



David Van Loon
Printed Name: David Van Loon
Notary Public
My Commission Expires: