

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
3140 Flagler Avenue, 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

X

Historic District

Yes _____

No _____

Please print or type:

- 1) Site Address 126 Duval Street
- 2) Name of Applicant Trepanier & Associates, Inc. on behalf of WW Key West, LLC
- 3) Applicant is: Owner _____ Authorized Representative X
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 1st Street, Unit 101
Key West, FL 33040
- 5) Applicant's Phone # 305-293-8983 Email owen@owentrepanier.com
- 6) **Email Address:** _____
- 7) Name of Owner, if different than above 126 Duval Company
- 8) Address of Owner 7860 Peters Road, F., 104 Plantation, FL 33324
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel HRCC-1 RE# 00000560-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____
If Yes: Date of approval 09/23/14 HARC approval # 14-01001506 (painting)
OR: Date of meeting 09/26/14 14-01001519 (mechanical)
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
The applicant proposes an interior renovation to the existing
building changing use to bar & lounge.

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

If Yes: Date of approval 01/07/87 Resolution # 87-8

Attach resolution(s).

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

Yes ☐ No ☒ - None known

If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

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

A RESOLUTION ALLOWING A VARIANCE TO HP-2, COMMERCIAL HISTORIC PRESERVATION DISTRICT UNDER SECTION VII OF THE ZONING ORDINANCE OF THE CITY OF KEY WEST, FLORIDA (ORDINANCE NO. 69-29) ALLOWING A VARIANCE TO ADD A 12 FOOT EXTENTION TO THE REAR OF THE EXISTING CBS BUILDING, THEREBY EXTENDING ZERO SIDE SETBACKS AND CREATING 72 PERCENT LOT COVERAGE, ON THE FOLLOWING DESCRIBED PROPERTY: ON THE ISLAND OF KEY WEST, KNOWN ON WILLIAM A WHITEHEAD'S MAP DELINEATED IN FEBRUARY A.D. 1829, AS PART OF LOT ONE (1) IN SQUARE EIGHT (8); SAID PART OF LOT ONE (1) IN SAID SQUARE EIGHT (8), COMMENCING AT A POINT ON DUVAL STREET SEVENTY-FOUR (74) FEET, SIX (6) INCHES FROM THE CORNER OF DUVAL STREET AND GREENE STREETS, RUNNING THENCE ALONG DUVAL STREET IN A NORTHWESTERLY DIRECTION THIRTY-THREE (33) FEET; FOUR (4) INCHES; THENCE IN A SOUTHWESTERLY DIRECTION ONE HUNDRED (100) FEET, SIX (6) INCHES; THENCE IN A SOUTHEASTERLY DIRECTION THIRTY-THREE (33) FEET, FOUR (4) INCHES; THENCE IN A NORTHEASTERLY DIRECTION ONE HUNDRED (100) FEET, SIX (6) INCHES TO THE PLACE OF BEGINNING ON DUVAL STREET. ALSO KNOWN AS 126 DUVAL STREET, KEY WEST, MONROE COUNTY, FLORIDA.

WHEREAS, special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the subject district; and

Whereas, literal interpretation of the provisions of the Zoning Ordinance of the City of Key West would deprive the owner of the subject property of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.

Whereas, the special exceptions and circumstances do not result from the actions of the applicant.

Whereas, the granting of the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other land, structures or buildings in the same district, now therefore,

BE IT RESOLVED by the City Commission of the City of Key West, Florida:

Section 1. That a variance to add a 12 foot extention to the rear of the existing CBS building, thereby extending zero side setbacks and creating 72 percent lot coverage, to HP-2, Commercial Historic Preservation District, under Section VII of the Zoning Ordinance of the City of Key West, Florida (Ordinance No. 69-29), be on the following described property:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D., 1829, as part of Lot One (1) in Square Eight (8); said part of Lot One (1) in said Square Eight (8), commencing at a point on Duval Street Seventy-Four (74) feet, Six (6) inches from the corner of Duval and Greene Streets, and running thence along Duval Street in a Northwesterly direction Thirty-Three (33) feet; Four (4) inches; thence in a Southwesterly direction One Hundred (100) feet, Six (6) inches; thence in a Southeasterly direction Thirty-Three (33), feet, Four (4) inches; thence in a Northeasterly direction One Hundred (100) feet, Six (6) inches to the place of beginning on Duval Street. Also known as 126 Duval Street, Key West, Monroe County, Florida.

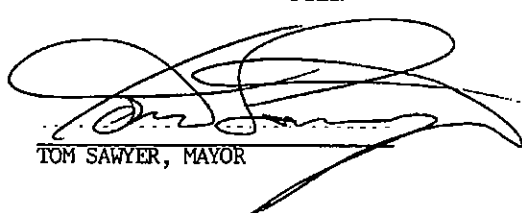
Section 2. This special exception is granted subject to, and depending upon the applicant's full compliance with the following terms and conditions:

1. That all structures currently on property other than the principal CBS building be promptly removed.

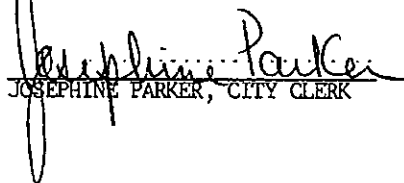
Section 3. Upon failure of the above-listed condition, this resolution shall be void and of no further force and effect, and the use hereby permitted shall immediately cease.

Section 4. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Read and passed at a regular meeting held this 7th day of January 1987.


TOM SAWYER, MAYOR

ATTEST:


JOSEPHINE PARKER, CITY CLERK

City of Key West
Historic Architectural Review Commission
Certificate of Appropriateness
Key West Florida
(305) 809-3956

Application Number 14-01001506 Date 9/23/14
Application pin number 544536
Property Address 126 DUVAL ST
RE #/PARCEL #/TAX ID etc 0000-0560-000000-
Previous utility acct # 1000558.00
Application type description **HARC APPLICATION - PAINTING**
Subdivision Name
Property Use 100D
Property Zoning HIGH DENSITY RES/COMM
Application valuation 0

Owner

126 DUVAL COMPANY
423 FRONT ST, SECOND FLOOR
KEY WEST FL 33040

Contractor

CASTRO CONSTRUCTION OF THE FLO
2303 SEIDENBERG AVE
KEY WEST FL 33040
(305) 522-5581

Permit HARC PERMIT

Additional desc
Permit Fee00
Issue Date 9/23/14
Expiration Date 9/22/16
Plan Check Fee00
Valuation 0

Special Notes and Comments

Paint front and North side of building
(Doors and trim to be white) (VAF)
HSA 09/22/14 (KP)

Other Fees HARC FEE MINOR PROJECT 50.00
HARC FEE INSPECTION 25.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	.00	.00	.00	.00
Plan Check Total	.00	.00	.00	.00
Other Fee Total	75.00	50.00	.00	25.00
Grand Total	75.00	50.00	.00	25.00

John Castro

User: KEYWFLD Type: BP Drawer: 1
Date: 9/23/14 50 Receipt no: 42176
2014 1001506
PT * BUILDING PERMITS-NEW
1.00 \$25.00
Trans number: 3022173
OK CHECK 8649 \$25.00
Trans date: 9/23/14 Time: 9:00:47

09/23/14
DATE ISSUED

[Signature]
BY

City of Key West
Historic Architectural Review Commission
Certificate of Appropriateness
Key West Florida
(305) 809-3956

Application Number 14-01001519 Date 9/26/14
 Application pin number 052475
 Property Address 126 DUVAL ST
 RE #/PARCEL #/TAX ID etc 0000-0560-000000- -
 Previous utility acct # 1000558.00
 Application type description HARC APPLICATION - MECHANICAL
 Subdivision Name
 Property Use 100D
 Property Zoning HIGH DENSITY RES/COMM
 Application valuation 6268

Owner

126 DUVAL COMPANY
 423 FRONT ST, SECOND FLOOR
 KEY WEST FL 33040

Contractor

SUB ZERO INC
 6003 PENINSULAR AVE
 KEY WEST FL 33040
 (305) 294-9243

Permit HARC PERMIT
 Additional desc GH
 Permit Fee 50.00 Plan Check Fee00
 Issue Date 9/26/14 Valuation 0
 Expiration Date 9/25/16

Qty	Unit	Charge	Per	BASE FEE	Extension
					50.00

Special Notes and Comments
 Replace 5 ton AC system with exsisting
 electrical & stand. (VAF) **HSA 09/23/14
 Must be setback 5' from property
 lines. (KP)**

Other Fees	HARC FEE MINOR PROJECT	50.00
	HARC FEE INSPECTION	25.00

Fee summary	Charged	Paid	Credited	Due
Permit Fee Total	50.00	.00	.00	50.00
Plan Check Total	.00	.00	.00	.00
Other Fee Total	75.00	50.00	.00	25.00
Grand Total	125.00	50.00	.00	75.00

Donna Cunniff

09/26/14

DATE ISSUED

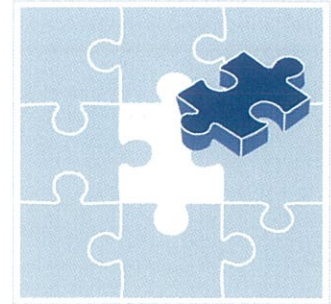
[Signature]
 BY

Oper: KEYWBLD Type: BP Drawer: 1
 Date: 9/26/14 50 Receipt no: 43003
 2014 1001519
 PT * BUILDING PERMITS-NEW
 1.00 175.00
 Trans number: 3023201
 CR CHECK 17614 1152.00
 Trans date: 9/26/14 Time: 13:46:14

Project Analysis

Conditional Use – 126 Duval Street

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Analysis:

The following is an analysis of the specific criteria for approval, pursuant to Sec. 122-61 to -65, for the bar and lounge at 126 Duval Street.

Existing development is depicted in attached surveys and plans, including:

- | | | |
|----------------|-----------------------|-----------------------|
| ▪ Size of site | ▪ FEMA flood zones | ▪ Existing stormwater |
| ▪ Buildings | ▪ Topography | ▪ Adjacent land uses |
| ▪ Structures | ▪ Utility locations | ▪ Adjacent buildings |
| ▪ Parking | ▪ Existing vegetation | ▪ Adjacent driveways |

Proposed development is depicted in attached plans prepared by licensed architects, including:

- | | | |
|---------------------|-----------------------|-------------------------|
| ▪ Floor Plans | ▪ Driveway Dimensions | ▪ Setbacks |
| ▪ Buildings | ▪ Building Elevations | ▪ Garbage and recycling |
| ▪ Utility Locations | ▪ Parking | ▪ Project Statistics |

Solutions Statement:

The applicant proposes an interior renovation to the existing building changing use to bar & lounge.

Key persons and entities involved in this project are as follows:

Owner:	126 Duval Street Company C/o Charlie Ittah 423 Front Street, Suite 2 Key West, FL 33040
Authorized Agent:	Trepanier & Associates, Inc. 1421 First Street Key West FL, 33040 On behalf of WW Key West, LLC C/o Richard Klitenick, Esq. 1009 Simonton Street Key West, FL 33040
Architect:	K2M Design 150 Virginia Street Key West, FL 33040

1982	38,019	603	30,195	68,817	68,817	0	68,817
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Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/1/1992	1227 / 339	625,000	WD	U

This page has been visited 232,597 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

Site Data:

Dimensional Aspect	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HRCC-1	HRCC-1	No Change	Complies
Min Lot Size	4,000 sq. ft.	3,350 sq. ft.	No Change	Complies
Max Density (Units/ acre)	22 units	NA	No Change	Complies
Commercial FAR	1.0	0.57 (1,1910 sq. ft.)	No Change	Complies
Max Height	35 ft.	<35 ft.	No Change	Complies
Open Space: Commercial	20%	20%	No Change	Complies
Max Building Coverage	72%	72%	No Change	Complies
Landscaping	20%	20%	No Change	Complies
Impervious Surface	70%	80%	No Change	Complies
Setbacks: Front	0 ft.	0 ft.	No Change	Complies
Side	0 ft.	0 ft.	No Change	Complies
Rear	10 ft.	10 ft.	No Change	Complies

*Floor area obtained from the Monroe County Property Appraiser

Other Project Information:

- Interior renovations are proposed in the areas depicted on the plans.
- The target date for commencement of interior renovations is immediately following the approval of the conditional use.
- Expected date of completion is within six months of the renovation's commencement.

Previous City Actions:

- Property has been the recipient of many building permits over the years
- Property received a variance, Res. No. 87-8 (building coverage & setbacks)
- HARC approvals 14-01001506 (painting) & 14-01001519 (mechanical equipment)

Intergovernmental Coordination:

Coordination will occur as part of the DRC hearing process.

Schedule and Process:

The review process for conditional use review will be pursuant to Sec. 122-63

04/17/17.....Submission Deadline

05/25/17.....Development Review Committee

07/20/17.....Planning Board

10 Days.....Planning Board Appeal Period

45 Days.....Department of Economic Opportunity Appeal Period

SPECIFIC CRITERIA FOR CONDITIONAL USE APPROVAL

Characteristics of proposed use:

- (1) Scale and intensity:
 - a. Floor area ratio: 0.72
 - b. Traffic generation:

Use		Trip Generation
Existing	Retail (ITE 814): 2.71 trips (wkdy pk hr) /1k sq. ft.	6.5
Proposed	Bar-Lounge (ITE 936): 11.34 trips (wkdy pk hr) /1k sq. ft.	21.7

- c. This project does not propose any new enclosed buildings.
 - d. After construction, the anticipated employment will be 10 full time equivalent ("FTE") daily positions.
 - e. Deliveries: 3-4 deliveries are anticipated weekly.
 - f. Parking requirement (pursuant to Sec. 108-573): Pursuant to Sec. 108-573 the project is located in the historic commercial pedestrian-oriented area. No new floor area is proposed.
- (2) There are no off-site improvement needs generated by the proposed use. On site improvements include ADA access and Life-safety improvements.
- (3) The following mitigative techniques and amenities are proposed:
- a. Open space: No change required or proposed.
 - b. Setbacks from adjacent properties: No change required or proposed
 - c. Screening and buffers: No change required or proposed
 - d. There are no landscape berms required or proposed.
 - e. No excessive smoke, odor, noise, and other will be generated by the proposed use.

Land use compatibility:

The attached analysis and plans demonstrate that the conditional use, including its proposed scale and intensity are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

Site Size:

126 Duval Street is 3,350 sq. ft. and has sufficient and adequate infrastructure to accommodate the proposed use. There are no proposed changes that will affect the site size.

Mitigative techniques:

The proposed use will not create negative impacts that require mitigation, therefore, no mitigative techniques are proposed. Life-safety improvements are proposed as depicted on the plans.

Hazardous waste:

No hazardous waste will be created.

Compliance with applicable laws and ordinances:

This conditional use will comply with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits will be obtained.

Additional criteria applicable to specific land uses:

- Land uses within a conservation area - The proposed project is not located in a conservation area.
- Residential development - No residential development is proposed.

Commercial or mixed use development

This conditional use was reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of chapter 122 pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria.

The proposed adaptive reuse compliance with the zoning regulations for HRCC-1 as follows:

Historic Residential Commercial Core - Duval Street gulfside district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core. The following light manufacturing and warehousing uses are located within the eastern portion of the HRCC-1 district:

- (1) Strunk Lumber Yard.
- (2) Key West Aloe Processing Plant.
- (3) Key West Hand Print Fabric Shop.

Project proposes interior renovations only. No exterior changes are proposed. This project proposes no change to the overall existing floor area ratio on site.

Land use compatibility was also measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources. The proposed adaptive reuse will preserve and enhance the historic and cultural aspects of the Historic District. No subdivision of land is proposed. No changes to access, pedestrian access, circulation, internal vehicular circulation together with access and egress to the site, and off-street parking.

Development within or adjacent to historic district

The proposed adaptive reuse is located within the historic district and was reviewed based on applicable criteria stated in section 122 for residential, commercial, and mixed

use development and complies with appearance and design guidelines for historic structures and contributing structures.

Public facilities or institutional development

NA – No public facilities proposed.

Commercial structures, uses and related activities within tidal waters

NA – No work proposed within tidal Waters.

Adult entertainment establishments

NA – No Adult Entertainment Proposed.

CONCURRENCY ANALYSIS:

The City's Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

1. Potable Water & Sanitary Sewer
2. Recreation (for residential development only)
3. Solid Waste
4. Drainage
5. Roads/Trip Generation

The following concurrency analysis reflects the anticipated impacts resulting from the proposed conversion of existing commercial floor area to retail use.

Potable Water & Sanitary Sewer "Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards¹."

Potable Water Sec. 94-68 sets the level of service for residential potable water at 93 gal/capita/ day and nonresidential at 650 gal/acre/day.

- i) The total nonresidential capacity required for the existing **0.87 acre** parcel is:

$$650 \text{ gal/acre/day} \times 0.87 = \mathbf{565.5 \text{ gal/day}}$$

- ii) The total nonresidential capacity required for the proposed **0.87 acre** parcel is:

$$650 \text{ gal/acre/day} \times 0.87 = \mathbf{565.5 \text{ gal/day}}$$

Based on the concurrency management calculation prescribed in the Comprehensive Plan, there is no or minimal increase in the proposed capacity required by Key West

¹ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

Comprehensive Plan LOS standards; the Florida Keys Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

FKAA Supply Capacity:

The Florida Keys Aqueduct Authority ("FKAA") has adequate supply capacity to serve the potential development. FKAA has constructed facilities on the mainland in Florida City to expand water supply for the Florida Keys. This permitted and constructed improvement enables FKAA to provide over 23 MGD, which will provide sufficient capacity through 2022². Operational in 2011, the recent expansion of the R.O. plant will provide 6.0 MGD, which combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, increased available water supply to 23 MGD for the Florida Keys.

Expanded Florida City R.O. Plant. The Department of Health issued Permit # 150092-007-wc/04 (Exhibit I) on November 14, 2006 to allow for the construction of an expanded reverse osmosis (R.O.) water plant in Florida City. The expanded water plant is designed to treat blended Floridian Aquifer water as an alternative water source to the Biscayne Aquifer. The permit design capacity of the expanded R.O. plant is 6 MGD.

Revised Water Use Permit. The SFWMD issued revised Water Use Permit (WUP) #13-00005-W (Exhibit II) on March 26, 2008, which recognizes the additional blended Floridian Aquifer capacity that will be provided by the expanded R.O. plant. Interim Water Use Allocations in the WUP permit provide FKAA with an allocation of 17.00 MGD (dry season) and 17.79 GPD (wet season) which may be withdrawn from the Biscayne Aquifer and allows FKAA to utilize the Stock Island and Marathon Reverse Osmosis plants for any demands exceeding the interim withdrawal limit, pending completion of the R.O. plant in Florida City. The Stock Island and Marathon R.O. plants have a combined capacity of 3.0 MGD providing an interim WUP water supply of 20.0 MGD during the dry season if needed. Once operational in 2010, the R.O. plant will provide an additional 6.0 MGD, which when combined with the 17.0 MGD permitted withdrawal from the Biscayne Aquifer, will increase available water supply to 23 MGD for the Florida Keys.

The interim allocation of 20 MGD (7,300 MG/year) through 2010 and 23 MGD after 2010 provides ample water supply to support the adopted amendment and allocated growth well beyond 10 years. The "Monroe County 2007 Annual Public Facilities Report" documents historic water use in the Florida Keys. Water demand has fluctuated significantly on an annual basis, however when evaluated over a ten-year period, the data shows an increase in water demand of more than 1 billion gallons over the last 10 years with an annual average increase of approximately 104 MG/year. This increase in demand can be shown in the following calculation:

1996 annual water demand = 5,272 MG /year

2006 annual water demand = 6,310 MG /year

Average Annual Increase = $(6,310 \text{ MG} - 5,272 \text{ MG}) / 10 = 103.8 \text{ MG /year}$

² Excerpt from Analysis by Kenneth B. Metcalf, AICP, (Greenberg Traurig, P.A.), August 22, 2008.

Based on the average annual increase of 103.8 MG per year, the interim allocation would be sufficient for an additional 9.5 years of growth beyond 2006 or through 2015 until demand reaches the interim permitted withdrawal of 20 MGD (7,300 MG/year). Since completion of the Florida City facilities, the 23 MGD allocation is available to support yet another 9.5 years of growth. Based on these findings, sufficient permitted water supply is available to meet the needs of the Florida Keys through 2024.

Improvements Schedule/Status. Condition 30 of the WUP provides the R.O. plant and the associated Floridian deep wells that will provide 23 MGD of capacity through 2024:

- DEP Underground Injection and Control permit was obtained on May 21, 2008.
- Construction contracts were required within 180 days or by November 21, 2008;
- Testing is required within one year and 30 days from issuance of the permit or by June 21, 2009.
- The R.O. plant construction was completed in January, 2010.

Sanitary Sewer Sec. 94-67 sets the level of service for residential sanitary sewer at 100 gal/capita/day and nonresidential sanitary sewer at 660 gal/acre/day.

- i) the total nonresidential capacity required for the current **0.87 acre** parcel is:

$$660\text{gal/acre/day} \times 0.87 \text{ acres} = \mathbf{574.2 \text{ gal/day}}$$

- ii) the total nonresidential capacity required for the proposed project on **0.87 acre** parcel is:

$$660 \text{ gal/acre/day} \times 0.87 \text{ acres} = \mathbf{574.2 \text{ gal/day}}$$

The current wastewater treatment plant has the potential treatment capacity of 10 million gallons per day. Only 4.8 million gallons per day of capacity are currently utilized³. The current plant has the capacity to service this project's projected needs.

Recreation "In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the City's adopted level of service for recreation shall not be adversely impacted⁴."

No Residential Development Proposed

Solid Waste- "Projected demand generated by the development on the solid waste disposal system and assurances that the City's adopted level of service for solid waste disposal shall not be adversely impacted⁵."

³ Per September 3, 2010 memo from Greg Smith, project Manager for CH2M Hill OMI (Exhibit III)

⁴ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

⁵ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues.

Sec. 94-71 sets the level of service for residential solid waste disposal (1994-2010) at 2.66 lb/capita/day and nonresidential solid waste disposal at 6.37 lb/capita/day⁶.

- i) the total capacity required for the existing **11.5 employees**⁷ is:

$$6.37 \text{ lb/capita/day} \times 11.5 \text{ employees} = \mathbf{73.2 \text{ lb/day}}$$

- ii) the total capacity required for the proposed **11.2 employees**⁸ is:

$$6.37 \text{ lb/capita/day} \times 11.2 \text{ employees} = \mathbf{71.3 \text{ lb/day}}$$

Based on the City's LOS standards there will be a projected reduction in solid waste generation on the site. Waste Management has more than enough capacity to handle the projected load

Drainage - "Conceptual plan for accommodating storm water run-off and demonstrated evidence that the proposed drainage improvements shall accommodate storm water run-off without adversely impacting natural systems or the City's adopted level of service for storm drainage⁹"

This site currently meets the minimum requirements through best management practices.

Roads/Trip Generation - "Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements¹⁰."

Use		Trip Generation
Existing	Retail (ITE 814): 2.71 trips (wkdy pk hr) /1k sq. ft.	6.5
Proposed	Bar-Lounge (ITE 936): 11.34 trips (wkdy pk hr) /1k sq. ft.	21.7
Change in weekday peak-hour trips		15.1

Exhibits

Exhibit I – Department of Health Permit #150092-007-wc/04

Exhibit II – Water Use Permit (WUP) #13-00005-W

Exhibit III – September 3, 2010 Wastewater Memo

Exhibit IV – Map of the City of Key West's Existing Recreation Services

Exhibit V – January 25, 2010 Solid Waste Memo

⁶ For these calculations, we chose to use the number of employees to represent the "capita."

⁷ Estimated number of employees per Hemingway Rum Company Inc.

⁸ APA's Planner's Estimating Guide, 2004

⁹ The City of Key West's Comprehensive Plan Policy 9-1.5.1: Resolving Concurrency Issues

¹⁰ Ibid

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, Charles Ittah as

Please Print Name of person with authority to execute documents on behalf of entity

President

Name of office (President, Managing Member)

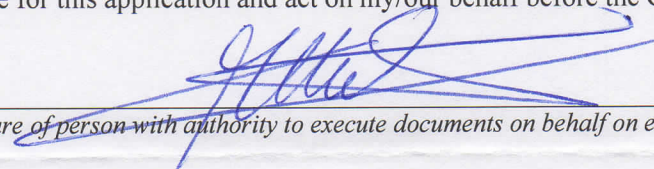
of 126 Duval Company-A FLORIDA CORPORATION

Name of owner from deed

authorize WW Key West, LLC, and 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.

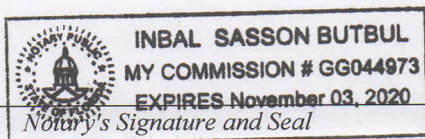

Signature of person with authority to execute documents on behalf on entity owner

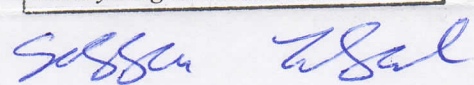
Subscribed and sworn to (or affirmed) before me on this April 20th 2017 by
date

Charles Ittah, President

Name of Authorized Representative

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




Name of Acknowledger typed, printed or stamped

GG044973

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)

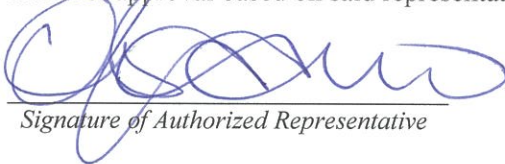
of Owen Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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:

126 Duval Street

Street Address of subject property

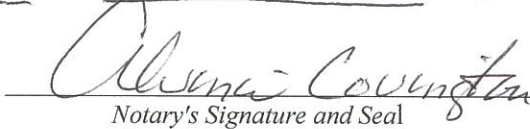
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, 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 17th April 2017 by
date

Owen Trepanier
Name of Authorized Representative

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



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

FF913801
Commission Number, if any

Warranty Deed

751854

OFF REC 1227 PAGE 339

\$4,375.00
+ 10.50
4,385.50

Return to: (enclose self addressed stamped envelope)

Name: Michael Halpern
Address: 209 Duval Street
Key West, FL 33040
This Instrument Prepared by: Michael Halpern
Address: 209 Duval Street, Key West, FL 33040

Grantor Name and S.S.# Fortuna L. Madden

Grantee Name and S.S.# 126 DUVAL COMPANY-A Florida Corporation

THIS INDENTURE,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described, if more than one.

Made this 17th day of September A.D. 1992

BETWEEN FORTUNA L. MADDEN, a widow,

of the County of Duval in the State of Florida, party of the first part, and 126 DUVAL COMPANY-A FLORIDA CORPORATION of the County of Monroe in the State of Florida, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledge, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A. D. 1829, as a part of Lot One (1) in Square Eight (8), said part of Lot One (1) in said Square Eight (8) commencing at a point on Duval Street Seventy-four (74) feet, Six (6) inches from the corner of Duval and Greene Streets, and running thence along Duval Street in a Northwesterly direction Thirty-three (33) feet, Four (4) inches; thence in a Southwesterly direction One Hundred (100) feet, Six (6) inches; thence in a Southeasterly direction Thirty-three (33) feet, Four (4) inches; thence in a Northeasterly direction One Hundred (100) feet, Six (6) inches to the place of beginning on Duval Street.

Together with the privilege and right-of-way of an alleyway which runs from Greene Street Northwesterly to the rear of the above described lot and which alleyway is twelve (12) feet wide.

Property Appraiser's Parcel Identification Number: 56

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

FILED FOR RECORD
92 SEP 21 P3:28
DANIEL NO. HASE
CLK. CIR. CT.
MONROE COUNTY, FL

751854

REC 1227 PAGE 340

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

John A. Madden
Name: JOHN A. MADDEN

Fortuna L. Madden
FORTUNA L. MADDEN

Doris B. Wells
Name: Doris B. Wells

STATE OF FLORIDA

COUNTY OF MONROE DUVAL

The foregoing instrument was acknowledged before me this 17th day of September, 1992, by FORTUNA L. MADDEN who is personally known to me or who has produced Senior Citizen's I.D. Card as identification and who did (did not) take an oath.

Doris B. Wells
Signature
DORIS B. WELLS
Printed Name
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Sept. 8, 1994
Commission No. CC039937
Title
Serial #, if any

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature

Printed Name

Title

Serial #, if any

DE P. 37500 p. 9-21-92
MONROE COUNTY
DANNY L. FOLHAGE, CLERK CIR. CT.
By Danny L. Folhage D.C.

Recorded in Official Records 1992
In Monroe County, Florida
Record Verified
DANNY L. FOLHAGE
Clerk Circuit Court

c:\wp\736\deed

Survey

Professional Land Surveyors

3104 Flagger Avenue

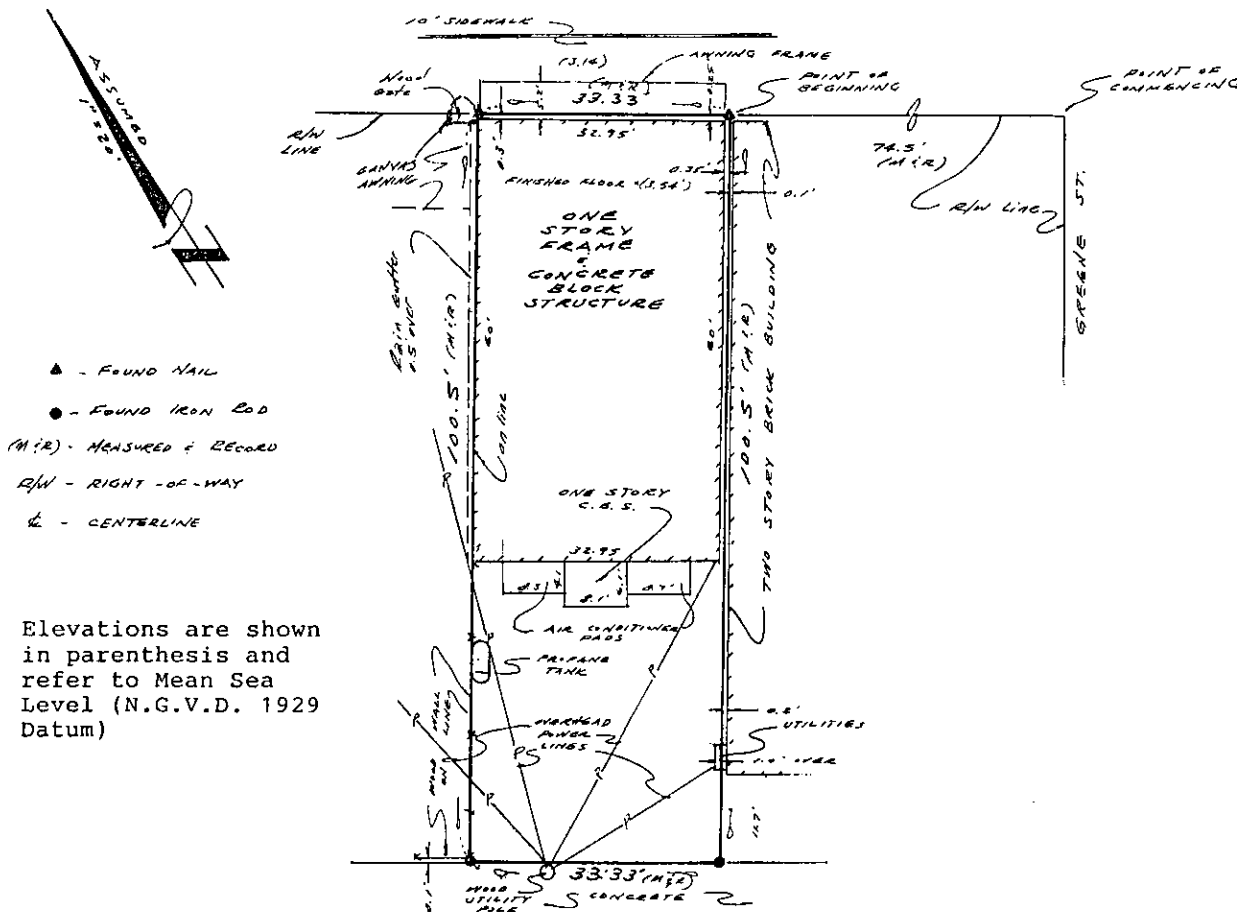
Key West, FL 33040

Reg. No. 5234

(305) 296-7422 FAX (305) 293-9924

(50' E/W)

DUVAL ST.



1. Flood Insurance Rate Map Zone: AE, EL6; Community Panel #120168, 1716 G, dated 11-4-92.
2. Street address: 126 Duval Street, Key West, FL 33040.
3. Underground foundations and utilities were not located.
4. All angles are 90° (Measured & Record) unless otherwise noted.
5. Date of field work: July 1, 1995.

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot One (1) in Square Eight (8), said part of Lot One (1) in said Square Eight (8) commencing at a point on Duval Street Seventy-four (74) feet, Six (6) inches from the corner of Duval and Greene Streets, and running thence along Duval Street in a Northwesterly direction Thirty-three (33) feet, Four (4) inches; thence in a Southwesterly direction One Hundred (100) feet, Six (6) inches; thence in a Southeasterly direction Thirty-three (33) feet, Four (4) inches; thence in a Northeasterly direction One Hundred (100) feet, Six (6) inches to the place of beginning on Duval Street.

I HEREBY CERTIFY to: 126 Duval Company, a Florida Corporation...

...that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and Chapter 61G17-6 of the Florida Administrative Code, and that there are no encroachments, above ground, other than those shown hereon.

NORBY & ASSOCIATES, INC.

Thomas A. Norby, PLS
Florida Reg. #5234

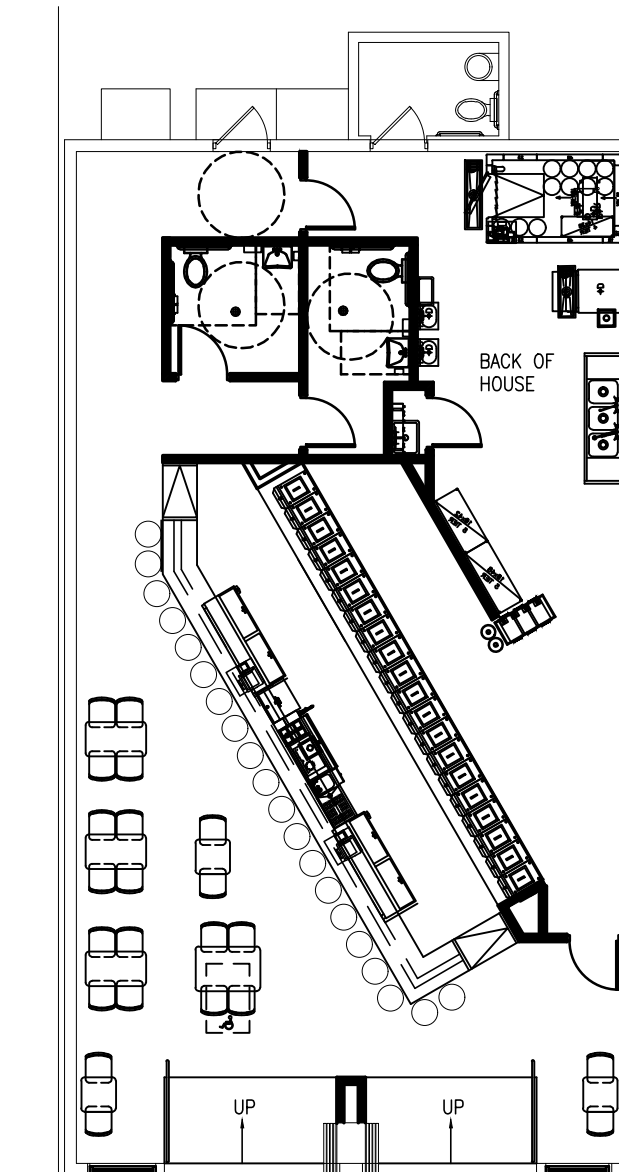
July 3, 1995

Site Plans



BUILDING RELTIONSIPS BASED ON TRUST AND RESULTS
3121 Bridge Avenue • Cleveland, OH 44113
P: 216.357.2794 • F: 216.357.2796

©2017 by K2M Design, Inc.



WET WILLIE'S DAIQUIRI BAR

126 DUVAL STREET
KEY WEST, FL 33040

CONCEPT PLAN 01 - 04.04.17
CONCEPT PLAN 01 - REV01 - 04.05.17

Additional Information



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.

Alternate Key: 1000558 Parcel ID: 00000560-000000

Ownership Details

Mailing Address:

126 DUVAL COMPANY
C/O ITTAH CHARLIE
423 FRONT ST STE 2
KEY WEST, FL 33040-6638

Property Details

PC Code: 11 - STORES ONE STORY

Millage Group: 10KW

Affordable Housing: No

**Section-Township-
Range:** 06-68-25

Property Location: 126 DUVAL ST KEY WEST

Legal Description: KW PT LOT 1 SQR 8 D1-12 G33-108/09 OR361-227/29 CO JUDGE DOCKET 9-192 OR1116-704/05WILL
CASE89-553-CP-10 OR1226-1967/69P/R OR1227-339/40

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	33	101	3,350.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 1848
 Year Built: 1948

Building 1 Details

Building Type
Effective Age 20
Year Built 1948
Functional Obs 0

Condition E
Perimeter 178
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 1,848

Inclusions:

Roof Type
Heat 1
Heat Src 1

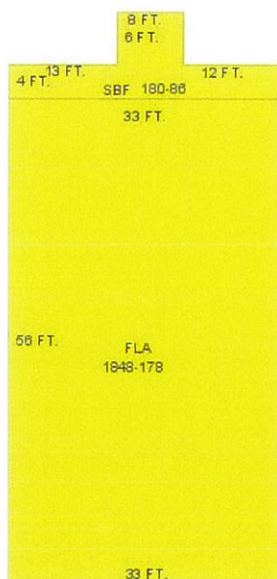
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 3

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1989					1,848
2	SBF		1	1989					180

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	239	1 STY STORE-B	100	N	Y
	240	SBF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
90	C.B.S.	100

Appraiser Notes

ENERGY T'S

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
27	07-5103	12/07/2007		3,500	Commercial	INTERIOR WORK, INSTALL SLOT WALL, NEW TILE, CONSTRUCT TWO NEW DRESSING ROM, MINOR DRYWALL REPAIR
27	07-5184	11/27/2007		550	Commercial	INSTALL 6" WHITE SEAMLESS GUTTERS NORTH & REAR SIDE OF GABLE ROOF AND DOWN SPOUT
	13-0326	01/28/2013		574	Commercial	BURGLAR ALARM AND CCTV
	13-0139	01/16/2013		500	Commercial	INSTALL 3 AIR CURTAINS ABOVE FRONT DOOR
	12-4483	01/15/2013		300	Commercial	INSTALL 2 SIDED SIGN FROM BOTTOM OF SIGN TO SIDEWALK
1	M95-749	03/01/1995	11/01/1995	1,900	Commercial	CHANGEOUT 2 UNITS/INSPECT
2	B95-3831	11/01/1995	08/01/1996	3,000	Commercial	PAINT EXTERIOR
3	B95-4000	11/01/1995	08/01/1996	45,000	Commercial	MODIFY STOREFRONT
4	M95-4117	11/01/1995	08/01/1996	1,000	Commercial	RELOCATE DUCTS
5	E95-4172	11/01/1995	08/01/1996	5,800	Commercial	ELECTRICAL
6	96-1063	03/01/1996	08/01/1996	3,000	Commercial	AWNINGS
7	96-1711	04/01/1996	08/01/1996	2,000	Commercial	PLUMBING
8	96-1895	05/01/1996	08/01/1996	1,500	Commercial	MECHANICAL
9	96-3099	07/01/1996	08/01/1996	1,800	Commercial	MECHANICAL
10	96-3362	08/01/1996	11/01/1996	1,500	Commercial	MECCCHANICAL
11	97-0549	02/01/1997	07/01/1997	3,000	Commercial	SIGN
12	97-1157	04/01/1997	07/01/1997	2,500	Commercial	REPLACE FABRIC AWNINGS
13	98-2652	09/16/1998	01/01/1999	2,000	Commercial	REPLACE CONDENSOR UNIT
14	99-1202	04/12/1999	11/03/1999	300	Commercial	ELECTRICAL
15	01-0454	02/28/2001	11/16/2001	8,500	Commercial	RENOVATIONS
16	01-2303	06/20/2001	11/16/2001	1,500	Commercial	INSTALL TILE
17	01-2390	07/02/2001	11/16/2001	20,500	Commercial	INTERIOR DEMO
18	01-2531	07/13/2001	11/16/2001	24,500	Commercial	NEW CEILINGS/ELECTRIC
20	01-2960	08/24/2001	11/16/2001	3,000	Commercial	AWNINGS
21	01-3234	09/20/2001	11/16/2001	12,200	Commercial	SECURITY SYSTEM
19	01-2658	07/24/2001	11/16/2001	2,000	Commercial	CHANGEOUT AC
22	04-2065	06/02/2005	12/30/2005	500	Commercial	INSTALL PLASTIC HANGING SIGN.
23	06-4187	07/14/2006	07/24/2006	2,000	Commercial	REPLACE FRONT ENTRANCE
24	05-1482	06/03/2005	07/24/2006	30,000	Commercial	REMODEL STORE FRONT WALL ADD TWO NEW WINDOW
25	06-6037	12/11/2006		3,500	Commercial	REWORK STORE FRONT WITH TWO BIFOLD SINGLE LITE DOORS

26 07-5125 11/19/2007

2,100 Commercial

REPLACE LOW VOLTAGE TRACKS WITH 120 VOLT TRACK, TEN
8-FOOT TRACKS, INSTALL TWO DRESSING ROOM LIGHTS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	208,110	0	1,718,135	1,926,245	1,926,245	0	1,926,245
2015	208,110	0	1,718,135	1,926,245	1,926,245	0	1,926,245
2014	208,110	0	1,661,493	1,869,603	1,765,801	0	1,869,603
2013	208,110	0	1,397,164	1,605,274	1,605,274	0	1,605,274
2012	218,921	0	1,397,164	1,616,085	1,616,085	0	1,616,085
2011	218,921	0	1,397,164	1,616,085	1,616,085	0	1,616,085
2010	229,731	0	1,285,362	1,515,093	1,515,093	0	1,515,093
2009	229,731	0	1,598,086	1,553,644	1,553,644	0	1,553,644
2008	229,731	0	1,196,598	1,700,905	1,700,905	0	1,700,905
2007	156,059	0	887,750	1,700,905	1,700,905	0	1,700,905
2006	156,059	0	368,500	1,187,175	1,187,175	0	1,187,175
2005	157,853	0	335,000	930,591	930,591	0	930,591
2004	161,441	0	335,000	903,486	903,486	0	903,486
2003	161,441	0	274,700	903,486	903,486	0	903,486
2002	161,441	0	274,700	903,486	903,486	0	903,486
2001	172,622	0	274,700	755,273	755,273	0	755,273
2000	172,622	0	207,700	735,771	735,771	0	735,771
1999	172,622	0	207,700	735,771	735,771	0	735,771
1998	125,565	0	207,700	462,831	462,831	0	462,831
1997	117,194	0	201,000	462,831	462,831	0	462,831
1996	88,835	0	201,000	376,235	376,235	0	376,235
1995	88,835	0	201,000	376,235	376,235	0	376,235
1994	88,835	0	201,000	356,433	356,433	0	356,433
1993	88,835	0	201,000	288,609	288,609	0	288,609
1992	88,835	0	201,000	288,609	288,609	0	288,609
1991	88,835	0	201,000	288,609	288,609	0	288,609
1990	88,835	0	175,038	288,609	288,609	0	288,609
1989	44,219	603	174,200	293,431	293,431	0	293,431
1988	40,228	603	153,263	194,094	194,094	0	194,094
1987	39,487	603	100,500	198,267	198,267	0	198,267
1986	39,561	603	100,500	188,492	188,492	0	188,492
1985	38,158	603	83,616	186,397	186,397	0	186,397
1984	47,623	603	40,200	152,368	152,368	0	152,368
1983	46,575	603	30,195	77,373	77,373	0	77,373

Detail by Entity Name

Florida Profit Corporation

126 DUVAL COMPANY-A FLORIDA CORPORATION

Filing Information

Document Number V63876
FEI/EIN Number 65-0355734
Date Filed 09/15/1992
State FL
Status ACTIVE

Principal Address

7860 PETERS ROAD
F 104
PLANTATION, FL 33324

Changed: 01/17/2017

Mailing Address

7860 PETERS ROAD
F 104
PLANTATION, FL 33324

Changed: 01/17/2017

Registered Agent Name & Address

ITTAH, CHARLES
7860 PETERS ROAD
F 104
PLANTATION, FL 33324

Name Changed: 04/26/2004

Address Changed: 01/17/2017

Officer/Director Detail

Name & Address

Title PDS

ITTAH, CHARLES
7860 PETERS ROAD
F 104
PLANTATION, FL 33324

Annual Reports

Report Year	Filed Date
2015	03/24/2015
2016	03/29/2016
2017	01/17/2017

Document Images