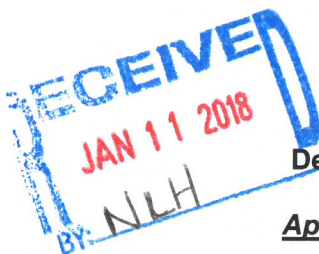


DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
1300 White 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 405 Caroline Street
- 2) Name of Applicant Trepanier & Associates, Inc.
- 3) Applicant is: Owner ☐ Authorized Representative ☒
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1421 First 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 The Little Red, LLC.
- 8) Address of Owner 405 Caroline Street
- 9) Owner Phone # c/o 305-293-8983 Email c/o owen@owentrepanier.com
- 10) Zoning District of Parcel HRO RE# 00001610-000000
- 11) Is Subject Property located within the Historic District? Yes ☒ No ☐
If Yes: Date of approval NA HARC approval # NA
OR: Date of meeting NA
- 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 property currently is two integrated structures consisting of 3 residential units.

The proposal is to convert the property to one single-family home and utilize 497 sf of existing floor area for retail sales associated with a cultural activity.

No exterior changes are proposed.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720



- 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.
- 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.

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

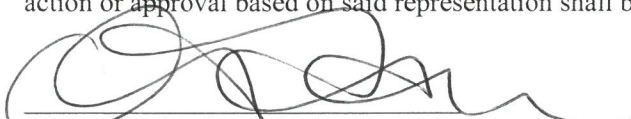
I, Owen Trepanier, in my capacity as President
(print name) (print position; president, managing member)
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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:

405 Caroline 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 5 Oct 2018 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

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

MGR of The Little Red, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, Inc.
Please Print Name of Representative

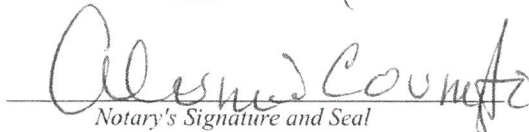
to be the representative for this application and act on my/our behalf before the City of Key West.


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

Subscribed and sworn to (or affirmed) before me on this 5 Oct 2018
Date

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

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


Notary's Signature and Seal

Alvin Covington
Name of Acknowledger typed, printed or stamped

FF913801
Commission Number, if any



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

Detail by Entity Name

Foreign Limited Liability Company
THE LITTLE RED, LLC

Filing Information

Document Number	M12000006847
FEI/EIN Number	45-3818066
Date Filed	12/07/2012
State	MA
Status	ACTIVE

Principal Address

419 Duval Street
Unit A
KEY WEST, FL 33040

Changed: 03/28/2016

Mailing Address

419 Duval Street
Unit A
KEY WEST, FL 33040

Changed: 03/28/2016

Registered Agent Name & Address

PISANI, JUAN C
419 Duval Street
Unit A
KEY WEST, FL 33040

Address Changed: 03/28/2016

Authorized Person(s) Detail

Name & Address

Title Member

Pisani, Juan C
419 Duval Street
Unit A
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2016	03/28/2016
2017	01/12/2017
2018	02/05/2018

Document Images

02/05/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format

Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: **64-18.00302 JRM**
Will Call No.:

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this 27th day of September, 2018 between **Valsin Marmillion and Juan Pisani, a married couple** whose post office address is **405 Caroline Street, Key West, FL 33040**, grantor, and **Glen Madison Kellett and Jennifer Marie Kellett, his wife** whose post office address is **1309 Villa Mill Alley, Key West, FL 33040**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

On the Island of Key West and is part of Tract 17, according to the map or plan of said City delineated by William A. Whitehead in February, A. D. 1829, and is now better known as Lot 6 and part of Lot 8 of ISLAND CITY LAND COMPANY'S DIAGRAM of part of Tract 17, as recorded in Plat Book 1, Page 26, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

Begin at the NW'ly corner of the said Lot 6 and run thence NE'ly along the NW'ly boundary line of the said Lot 6 for a distance of 90.00 feet to the NE'ly corner of the said Lot 6; thence SE'ly and at right angles along the NE'ly boundary line of the said Lots 6 and 8 for a distance of 75.99 feet; thence SW'ly with a deflection angle of 90°35' 06" to the right for a distance of 90.09 feet to the SW'ly boundary line of the said Lot 8; thence NW'ly with a deflection angle of 87°24'54" to the right and along the SW'ly boundary line of the said Lots 6 and 8 for a distance of 71.93 feet back to the Point of Beginning.

Parcel Identification Number: 000366890-00000

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

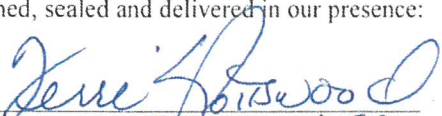
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

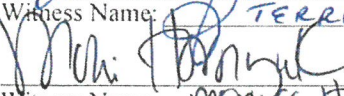
To Have and to Hold, the same in fee simple forever.

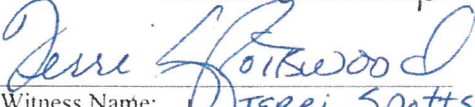
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

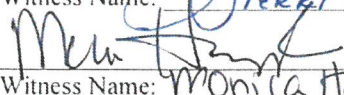
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

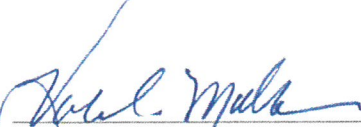
Signed, sealed and delivered in our presence:

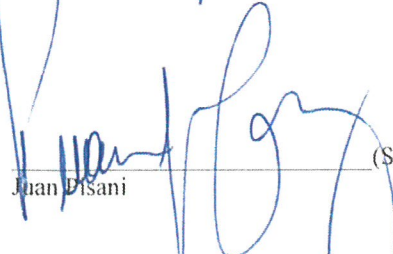

Witness Name: TERRI SPOTTSWOOD


Witness Name: monica hornyak


Witness Name: TERRI SPOTTSWOOD


Witness Name: Monica Hornyak

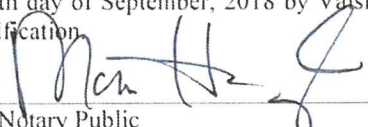
 (Seal)
Valsin Marmillion

 (Seal)
Juan Disani

State of Florida
County of Monroe

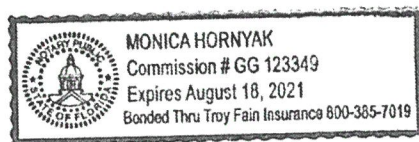
The foregoing instrument was acknowledged before me this 27th day of September, 2018 by Valsin Marmillion, who ☐ is personally known or ☒ has produced a driver's license as identification.

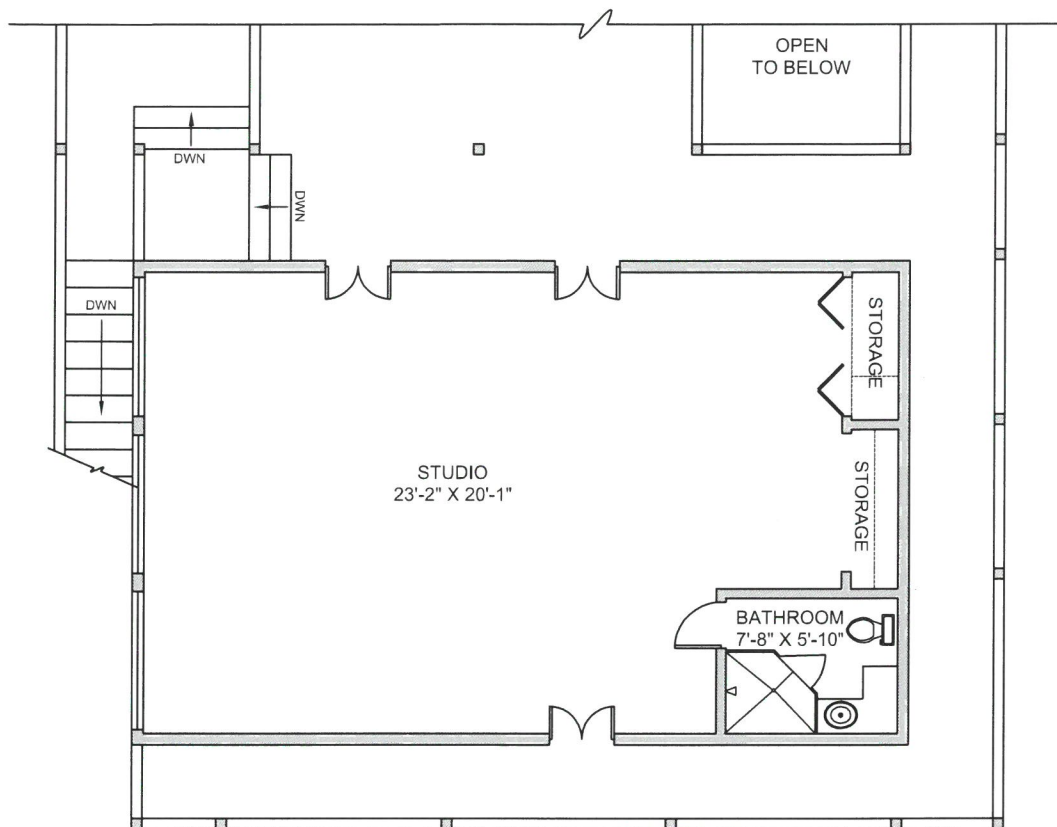
[Notary Seal]


Notary Public

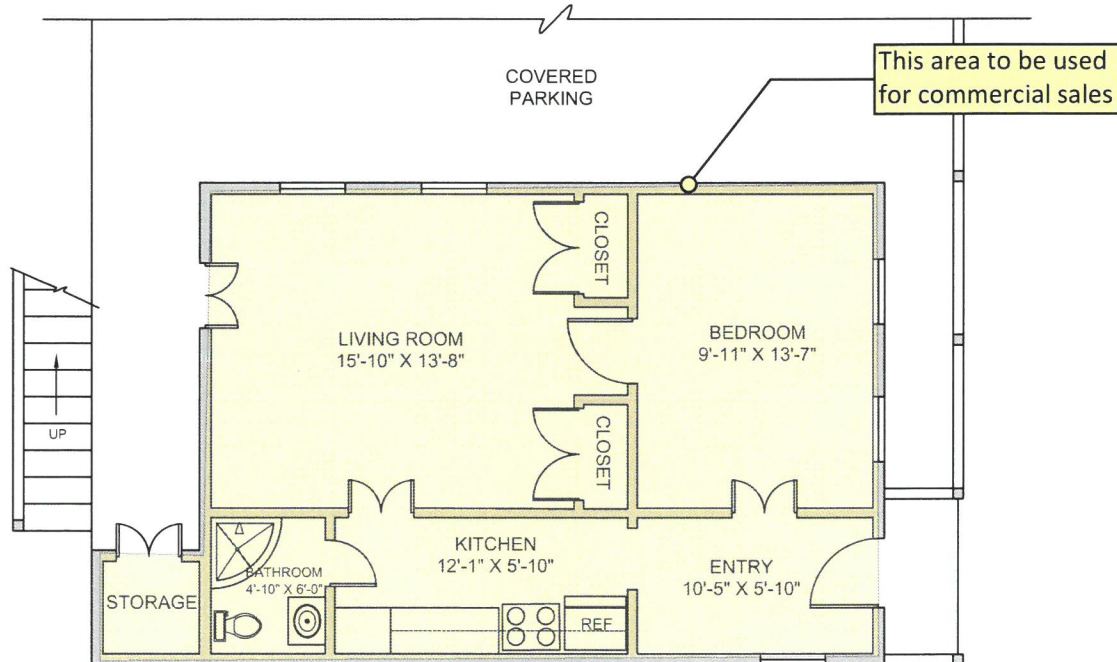
Printed Name: _____

My Commission Expires: _____





2nd Floor
Studio



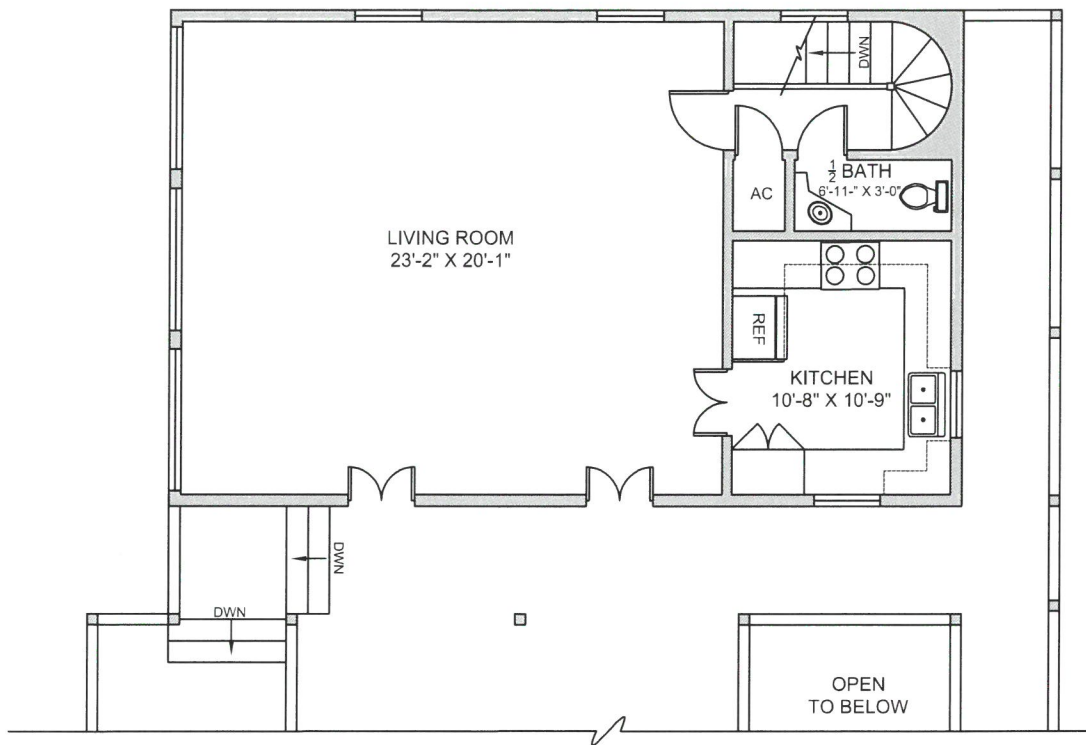
1st Floor
Apartment

Note: Drawings are for marketing purposes only.

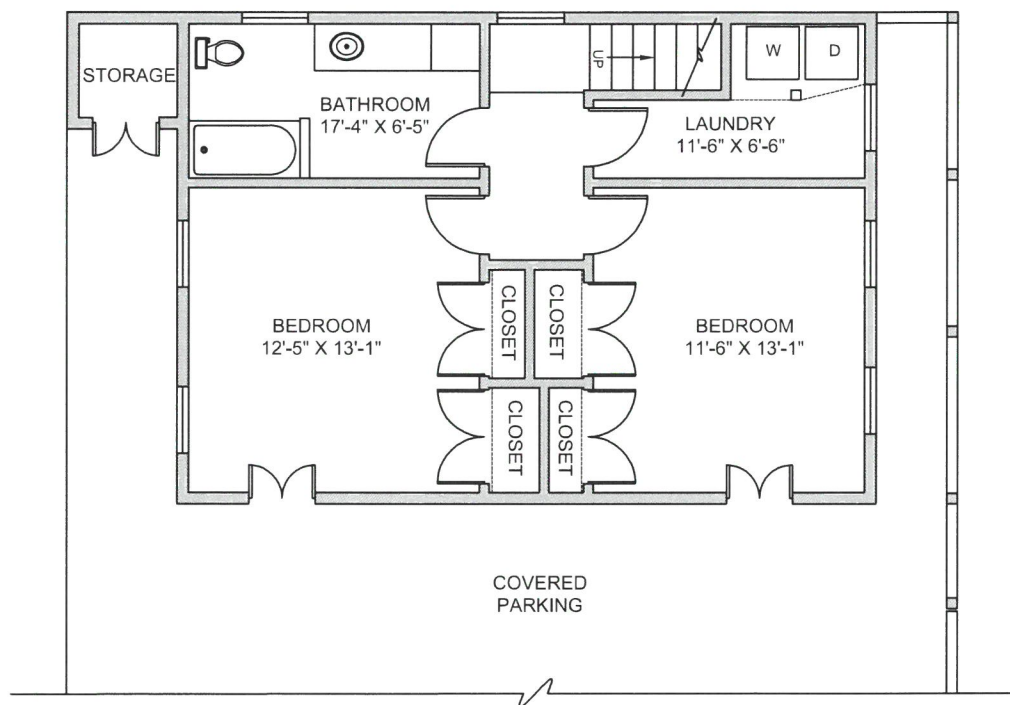


403 Caroline Street
Key West, Florida 33040

1st Floor
650 SF
2nd Floor
710 SF
Not to Scale



2nd Floor



1st Floor

Note: Drawings are for marketing purposes only.



405 Caroline Street-Main House
Key West, Florida 33040

1st Floor
650 SF
2nd Floor
710 SF
Not to Scale



Summary

Parcel ID 00001610-000000
Account # 1001660
Property ID 1001660
Millage Group 10KW
Location 405 CAROLINE St, KEY WEST
Address
Legal KW PT LOT 4 SQR 15 G11-272/79 OR595-284 OR638-593/94
Description OR1252-691/92ACASE#93-59-CP-10OR1248-1314/29PET/WILL/P/R
OR1284-1807/09P/R-L/E OR1363-2350/53P/R OR1563-2162/63
OR1571-2208/09-C
(Note: Not to be used on legal documents)
Neighborhood 6108
Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

SMITH CAROLYN A
 23005 Vellines Ln
 Carrollton VA 23314

SMITH DAVID A
 23005 Vellines Ln
 Carrollton VA 23314

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$705,398	\$406,309	\$348,361	\$349,103
+ Market Misc Value	\$12,459	\$5,369	\$5,844	\$5,268
+ Market Land Value	\$609,979	\$609,979	\$596,273	\$425,977
= Just Market Value	\$1,327,836	\$1,021,657	\$950,478	\$780,348
= Total Assessed Value	\$845,247	\$768,406	\$698,551	\$635,047
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,327,836	\$1,021,657	\$950,478	\$780,348

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	4,620.00	Square Foot	66	70

Buildings

Building ID	38	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1963
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	2013
Gross Sq Ft	4581	Foundation	CONC BLOCK
Finished Sq Ft	2688	Roof Type	IRR/CUSTOM
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CERM/CLAY TILE
Perimeter	424	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	1
Depreciation %	3	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	650
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,557	0	664
FLA	FLOOR LIV AREA	2,688	2,688	424
OUU	OP PR UNFIN UL	280	0	76
SBF	UTIL FIN BLK	56	0	44
TOTAL		4,581	2,688	1,208

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1977	1978	1	168 SF	5
FENCES	2006	2007	1	564 SF	5
BRICK PATIO	2006	2007	0	1016 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/26/1999	\$660,000	Warranty Deed		1563	2162	Q - Qualified	Improved
2/1/1975	\$76,800	Conversion Code		638	593	Q - Qualified	Improved

Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
17-442	2/6/2017	5/6/2017	\$15,200	Residential	R/R EXISTING WOOD PORCH FLOORING, ENTIRE 2ND FLR APPROX 700SF AND SMALL SECTION ON FIRST
13-0487	5/21/2013	12/19/2013	\$23,491	Residential	REVISION #1 - INSTALL 850 SQ/FT (8 1/2 SQ FT) OF 1/2" COX PLYWOOD OVER EXISTING 1X4 TONGUE AND GROOVE FOR BETTER FASTENING OF THE NEW VICTORIAN METAL SHINGLE ROOF.
13-0487	2/8/2013	12/19/2013	\$20,516	Residential	INSTALL 1625 SQ/FT. (16 1/4 SQ/FT.) 24G GALVALUME VICTORIAN METAL SHINGLE ON 403 CATHERINE, MAINTENANCE AND PAINT. 1375 SQ/FT. (13 3/4 SQ/FT) OF AGEING VICTORIAN METAL SHINGLE.
07-1166	4/4/2007	6/1/2007	\$2,400	Residential	REPAIRS TO WINDOW TRIM, DOOR TRIM & POSTS
06-0620	4/28/2006	7/7/2006	\$10,000	Residential	REPLACE BALLAST WALL AFTER HURICANE DAMAGE
99-0740	7/1/1999	12/19/2000	\$3,600	Residential	UPGRADE SERVICE 400AMP
99-1850	6/3/1999	12/18/2000	\$10,000	Residential	PAINT HOUSE
99-1229	4/12/1999	12/18/2000	\$3,000	Residential	1 NEW FIXTURE
99-0848	3/9/1999	12/19/2000	\$3,200	Residential	CHANGEOUT AC
99-0740	3/8/1999	12/19/2000	\$7,000	Residential	EXTERIOR REPAIRS

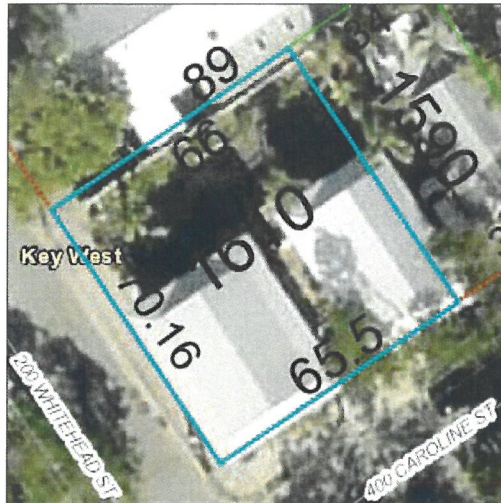
Sketches (click to enlarge)

Unable to Display Sketch.Index was outside the bounds of the array.

Photos



Map



TRIM Notice

[Trim Notice](#)

2018 Notices Only

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

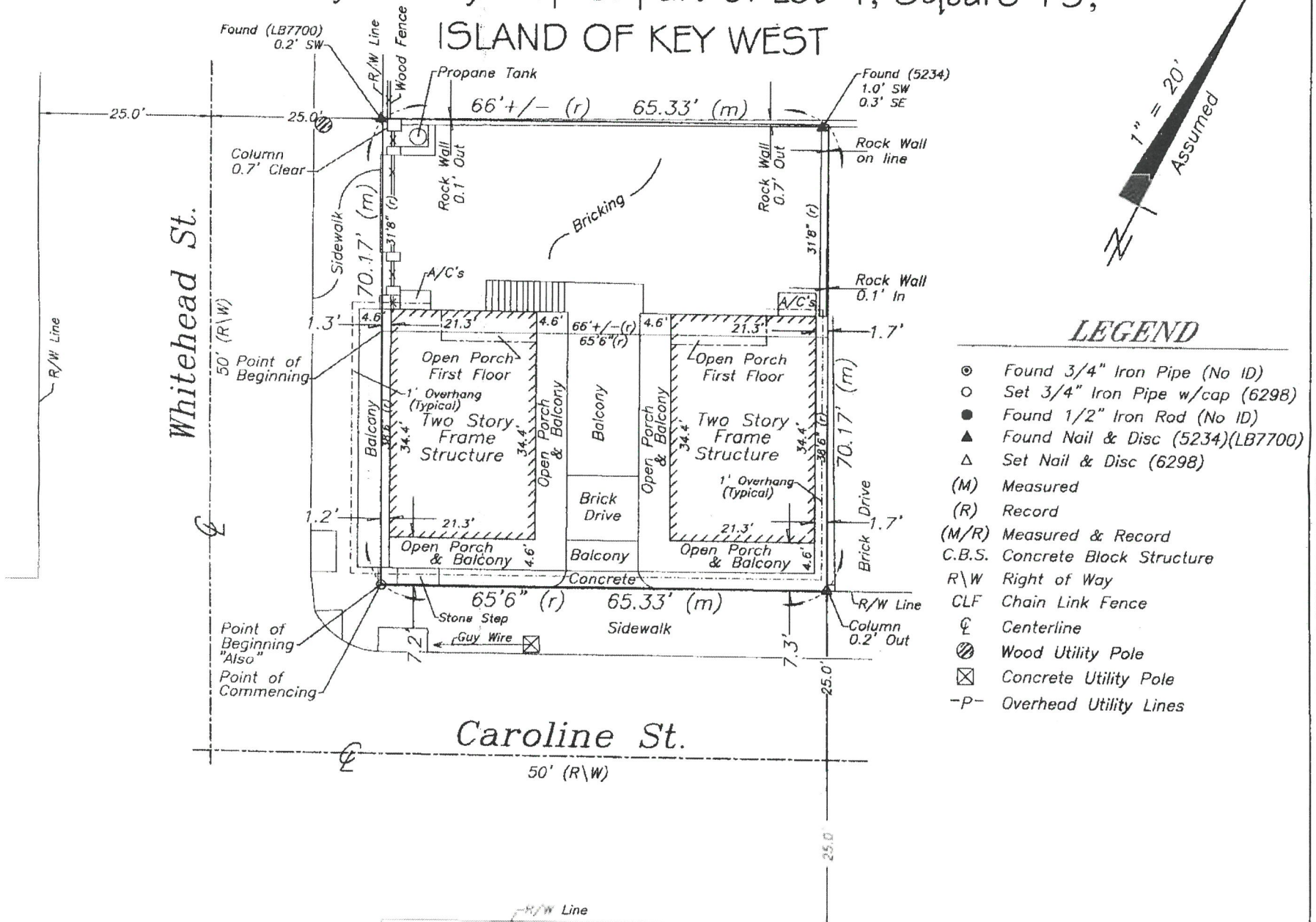
The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its 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

Last Data Upload: 9/26/2018, 5:31:15 AM

Developed by



Boundary Survey Map of part of Lot 4, Square 15, ISLAND OF KEY WEST



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 405 Caroline 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: September 21, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Lot Four (4), Square Fifteen (15): COMMENCING at a point on the Northeast side of Whitehead Street, distant in a Northwesterly direction from the corner of Caroline and Whitehead Streets Thirty-Eight (38) feet and Six (6) inches and running thence along Whitehead Street in a Northwesterly direction Thirty-One (31) feet and Eight (8) inches; thence at right angles in a Northeasterly direction Sixty-Six (66) feet, more or less, thence at right angles in a Southeasterly direction Thirty-One (31) feet and Eight (8) inches; thence at right angles in a Southwesterly direction Sixty-Six (66) feet, more or less, to the Point of Beginning on Whitehead Street.

ALSO
On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Lot Four (4), Square Fifteen (15): COMMENCING at the corner of Caroline and Whitehead Streets and running along on said Whitehead Street in a Northwesterly direction Thirty-Eight (38) feet and Six (6) inches; thence at right angles in a Northeasterly direction Sixty-Five (65) feet and Six (6) inches; thence at right angles in a Southeasterly direction Thirty-Eight (38) feet Six (6) inches; thence at right angles in a Southwesterly direction Sixty-Five (65) feet and Six (6) inches back to the Place of Beginning.

BOUNDARY SURVEY FOR: Valsin A. Marmillion; Juan C. Pisani;
Centennial Bank;
Richard M. Klitenick, PA;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

September 25, 2018

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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