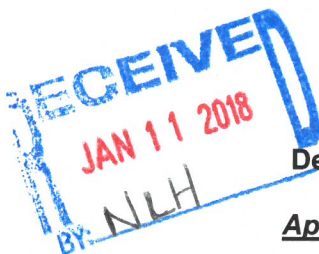


# Application

**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).

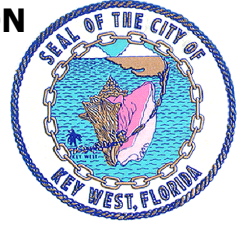
The property currently is two integrated structures consisting of 3 residential units.

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



## Development Plan & Conditional Use Application

**Applications will not be accepted unless complete**

### Development Plan

Major \_\_\_\_\_

Minor \_\_\_\_\_

### Conditional Use

\_\_\_\_\_

### Historic District

Yes \_\_\_\_\_

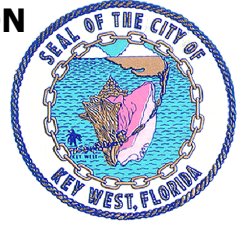
No \_\_\_\_\_

Please print or type:

- 1) Site Address \_\_\_\_\_
- 2) Name of Applicant \_\_\_\_\_
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative \_\_\_\_\_  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant \_\_\_\_\_  
\_\_\_\_\_
- 5) Applicant's Phone # \_\_\_\_\_ Email \_\_\_\_\_
- 6) **Email Address:** \_\_\_\_\_
- 7) Name of Owner, if different than above \_\_\_\_\_
- 8) Address of Owner \_\_\_\_\_
- 9) Owner Phone # \_\_\_\_\_ Email \_\_\_\_\_
- 10) Zoning District of Parcel \_\_\_\_\_ RE# \_\_\_\_\_
- 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).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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 # \_\_\_\_\_ Not to the best of our knowledge  
Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?  
Yes \_\_\_\_\_ No \_\_\_\_\_ Not to the best of our knowledge  
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.**



# Conditional Use

Chapter 122, Article III, Sections 122-61 and 122-62

## The Peace Store

403-405 Caroline Street, Key West, Florida  
(RE# 00001610-000000)



### Executive Summary:

This application is a request for conditional use approval to convert 497 sq. ft. on the first floor of 403 Caroline Street from residential to retail sales associated with a cultural activity.

The existing property consists of two two-story integrated residential structures, containing three residential dwelling units. This project proposes to convert the property to one single-family home and utilize 497 sq. ft. of the existing floor area for retail sales associated with a cultural activity.



The property is recognized as the following:

Entity		No. of Units
City of Key West	Utilities <sup>1</sup>	3 SFRs
	Licensing <sup>2</sup>	3 non-transient rental units
Property Appraiser <sup>3</sup>		3 SFR
Monroe County Tax Collector <sup>4</sup>		3 non-transient rental units

### Background:

The two structures located at 403-405 Caroline Street first show up on the Sanborn maps in 1912. Photos from the 1970's<sup>5</sup> and later in the 1980's<sup>6</sup> show alterations to the structures. Second floor balconies and exterior stairs connecting the two structures were part of the 1980's renovations. A 2009 photo<sup>7</sup> shows commercial signage in front of 403 Caroline.

**Key persons and entities (Sec. 108-228)** involved in this project are as follows:

<sup>1</sup> Attachment A

<sup>2</sup> Attachment B

<sup>3</sup> Attachment C

<sup>4</sup> Attachment D

<sup>5</sup> Attachment E

<sup>6</sup> Attachment F

<sup>7</sup> Attachment G

Owner: Valsin Marmillion and Juan Pisani  
 Authorized Agent: Trepanier & Associates, Inc.  
 Surveyor: J. Lynn O'Flynn, Inc.  
 Legal and Equitable Owners: Valsin Marmillion and Juan Pisani

### Project Description (Sec. 108-229):

According to the Monroe County Property Appraiser,

Site Data	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HRO	HRO	No Change	No Change
Flood Zone	AE 6	AE 6	No Change	No Change
Height	40 ft	unk.	No Change	No Change
Site Size <sup>8</sup>	≥ 5,000 sq. ft.	4,620 sq. ft.	No Change	No Change
Density:	16 u/ac (units)	3 units	1 unit	No Change
Floor Area Ratio Total	1.0 (4,620 sq. ft.)	0% (0 sq. ft.)	10% (497 sq. ft.)	Complies
Building Coverage	50% (2,310 sq. ft.)	99% (4,581 sq. ft.)	No Change	No Change
Impervious Surface	60% (2,772 sq. ft.)	~95% (~4,389 sq. ft.)	No Change	No Change
Open Space	30% (1,386 sq. ft.) <sup>9</sup>	<5%	No Change	No Change
Landscape	30% (1,386 sq. ft.)	<5%	No Change	No Change
Setback – Front	5 ft.	1.5 ft.	No Change	No Change
Setback – Side	5 ft.	0.7 ft.	No Change	No Change
Setback – Street Side	5 ft.	0 ft.	No Change	No Change
Setback – Rear	10 ft.	10 ft.	No Change	No Change
Parking: auto	3	1	No Change	No Change
bicycle	1	0	2	No Change

### Sec. 122-62. – Specific criteria for approval:

#### (a) Findings.

A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and the land development regulations.

#### (b) Characteristics of use:

##### (1) Scale and intensity

##### a. Floor area ratio:

Permitted: 1.0 (4,620 sq. ft.)

Proposed: 0.1 (497 sq. ft.)

<sup>8</sup> According to the Monroe County Property Appraiser's Records

<sup>9</sup> Per Sec. 108-346

b. Traffic generation:

Trip Generation	Multiplier	Week Day			Saturday			Sunday		
		Rate	Existing	Proposed	Rate	Existing	Proposed	Rate	Existing	Proposed
Residential (ITE 220)	Per unit	6.72	20.16	6.72	6.39	19.17	6.39	5.86	17.58	5.86
Retail (ITE 814)	Per 1k sq. ft.	44.32	0.00	22.02	42.04	0.00	20.89	20.43	0.00	10.15
Total	--	--	20.16	28.74	--	19.17	27.28	--	17.58	16.01

c. Enclosed building square footage:

403 Caroline Street:

Commercial: 497 sq. ft.

Residential: 843 sq. ft.

405 Caroline Street:

Residential: 2,070 sq. ft.

d. Proposed employment: 1.5 FTE

e. Proposed number and type of service vehicles: 1 to 2 FedEx deliveries per week

f. Off-street parking: There will be a reduction in parking impact as a result of the project.

Parking Demand	Existing				Proposed			
	Automobile		Bikes/Scooters		Automobile		Bikes/Scooters	
	Existing	Req'd	Existing	Req'd	Proposed	Req'd	Proposed	Req'd
Commercial (1/300 sq. ft.)	0	0	0	0	0	1.6	2	0.25
Residential (1/unit)	1	3	0	0.3	1	1	2	0.1
Total	1	3	0	0.3	1	2.6	4	0.35

(2) On- or off-site improvement needs

a. Utilities

Concurrency Facilities and Other Utilities or Services are summarized as follows:

Levels of Service – The impacts of the proposed project are generally summarized as follows:

- The LOS analysis concludes that overall trip generation from the site will be expected to increase by approximately 8 trips per day, 6 days per week. There will be a reduction in trips on Sunday.

- Supply of parking follows the demand of the Land Development Regulations Section 108-572 and Section 122-1470.
- Potable water demand for the new residential development and neighborhood retail is estimated to decrease from 789.0 to **604.6 gal/day**.
- The wastewater flow for the proposed mixed-use property is anticipated to decrease from 789 to **333 gal/day**.
- The recyclable waste LOS for the proposed mixed-use property is anticipated to decrease from 3.94 to **1.5 lbs/day**.
- The solid waste LOS for the proposed mixed-use property is anticipated to decrease from 20.98 to **12.00 lbs/day**.
- The proposed change is not expected to impact Storm water LOS.
- The proposed change is not expected to impact Recreation LOS.
- The team will coordinate with FKAA to ensure the water pressure and flow will be adequate for fire protection for the type of construction proposed.
- No adverse impacts to the quality of receiving waters are anticipated before, during or after construction.

b. Public facilities

See concurrency analysis below.

c. Roadway or signalization improvements

NA - No roadway or signalization improvements are required or proposed.

d. Accessory structures or facilities

NA - No accessory structures or facilities are required or proposed.

e. Other unique facilities/structures proposed as part of site improvements

NA - No other unique facilities/structures proposed as part of site improvements are required or proposed.

(3) On-site amenities proposed to enhance site and planned improvements

a. Open space

No change in open space.

b. Setbacks

No change in existing setbacks.

c. Screening and buffers

No exterior changes to the site are proposed.

d. Landscaped berms proposed to mitigate against impacts to adjacent sites

Berms are not proposed.

e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

This project proposes no use which would induce smoke, odor, noise or other noxious impacts.

**(c)** Criteria for conditional use review and approval:

(1) Land use compatibility.

As mentioned above, the project site is located in the Historic Residential Office (HRO) zoning district. The intent of the HRO zoning district is to implement the HC future land use designation; it accommodates residential dwellings as well as business and professional offices. Cultural and civic activities are allowed anywhere in the district.

This historically mixed-use property is located along the 400 block of Caroline Street between Whitehead and Duval with the Historic Commercial Pedestrian-Oriented Area and adjacent to the HRCC-1 zoning district, the city's intensely vibrant tourist commercial entertainment center which is characterized by, among other uses, specialty shops.

(2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.

As mentioned above, the site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use. Site data table is included. No variances are requested as part of this approval.

(3) Proper use of mitigative techniques.

No adverse impacts to adjacent land uses are anticipated, the community character is a mix of commercial/office space and single-family homes of various sizes, age and architectural style. Community infrastructure will not be burdened by this project.

(4) Hazardous Waste.

The proposed use will not produce any hazardous waste or use hazardous materials in its operation.

(5) Compliance with applicable laws and ordinances.

All applicable permits required from agencies other than the City of Key West will be obtained.

(6) Additional criteria applicable to specific land uses.

Residential Developments (Sec. 108-231):

This development plan satisfies criteria established in Chapter 102; Articles III, IV and V of Chapter 108; Section 108-956; and Article II of Chapter 110 of the Key West City Code in the following manner:

- Chapter 102 – This property is located within the Historic District and is subject to HARC approvals and process.
- Articles III, IV and V of Chapter 108 – As demonstrated by the site plan, trip generation analysis, and the site data calculations, the project complies with the requirements of the Articles.
- Section 108-956 – The project team will coordinate with FCAA to ensure access to potable water and a wastewater disposal system.
- Chapter 110 – As demonstrated in this application, the proposed development complies with the resource protection requirements of Chapter 110.





PEACEANTS

LOVE WINS

HIPPEACE

PEACEPUPS

“A design studio dedicated to the global culture of peace through art and public activism”





PEACEANTS

LOVE WINS

HIPPEACE

PEACEPUPS



# 4 WAYS TO DEMONSTRATE PEACE

**PEACETHREAD** designs®

*Created for those who aspire for a better world and wish to wear fashion statements of Peace. Take your pick from a wide variety of Peace messages and select a design sure to fit your tastes and flare for style with meaning.*

## PEACEANTS®

Crawl up from underground and *dress for Peace*. The funky vibe **PEACEANTS®** line by PeaceThread designs® will amuse and draw attention to creating a better world. From our primary anthill in Key West to a social network super colony, join the PEACEANTS movement today and **COLONIZE!**



PeacePups®

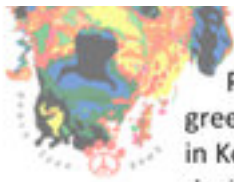


## HIPPEACE®

These designs put the **HIP** back in **PEACE** recalling the glory days of flower power and the summer of love which gave rise to hippie and love child movement

## LOVE WINS!®

Show your support for one human race when you sport your **Love Wins!** active wear. With every purchase we'll send you a safety



Meet Casper, the original PEACEPUP, who hangs out daily greeting visitors to **The Peace Store** in Key West, Florida. PEACEPUPS designs include high fashion jewelry, accessories and adorable soft goods like Caps, Tees and Tanks for sporty wear or trend-setting nights out. If you adore our four legged friends, you'll thrill to spread the love with PEACEPUPS.

thepeacestore.net



purchase we'll send you a safety pin peace badge to let our brothers and sisters everywhere know that we are committed to everyone's safety in the U.S. and around the world. Wear it with pride to demonstrate that Love Wins!

#### MANIFESTO:

Love and Peace provide meaning for Life. The search for Love through the practice of Peace unfold through the bold collections only found at The Peace Store. Inspired by a drive for positive action in a divided world of conflict, PeaceThread designs set you apart as one who respects nature and a world where Love Wins for all of humankind.

## TRANSPARENCY STATEMENT

Many might ask, what is **THE PEACE STORE**? Simply put, it is a place that connects **PEACE** themed items with consumers online and in a boutique store located in Key West. It is also a virtual space where we can share ideas, pictures, art and words to inspire hope and pragmatism. We picked Key West for the store because, well, it is Key West, a mostly peaceful little community at the gateway to paradise. We might best be described as small business entrepreneurs who want to promote **PEACE** in the marketplace. Our inspiration for starting the online **PEACE** marketplace came from having a strong response to **PEACE** items in our funky Key West and Provincetown stores. While everyone faces BIG BOX corporate competition and pricing, we are making a commitment to keep MOM & POP

shops alive.

## What the proprietors believe:

- **PEACE** is honorable and worth the effort.
- We are constantly at war and it is counterintuitive to life, liberty and the pursuit of happiness.
- U.S. spending on combating violence, terrorism and the militarization of our police and local "peace" keeping forces has diminished the Nation's ability to pay for **PEACE**, educate our children, care for the needy, provide for a healthy society and allow small businesses an opportunity for community entrepreneurship.
- We live in a violent, aggressive and competitive society where war and greed have become sport.
- Our world will destroy itself unless we build a counter consumer movement focused on **PEACE**. Similar to democracy taking hold in the USSR because of consumer trends, we can put **PEACE** in the scope of consumers to counter the threat of eating up Mothers Earth's capacity to naturally produce for her people and our future.

As small businesspeople, we realize that knowing the system helps us change the system. A large segment of America wants to believe in the American Dream, but may not know how big forces move against their individualism and interests. --- banks, big box stores, suppliers of goods and services who make their profits by manipulating democracy

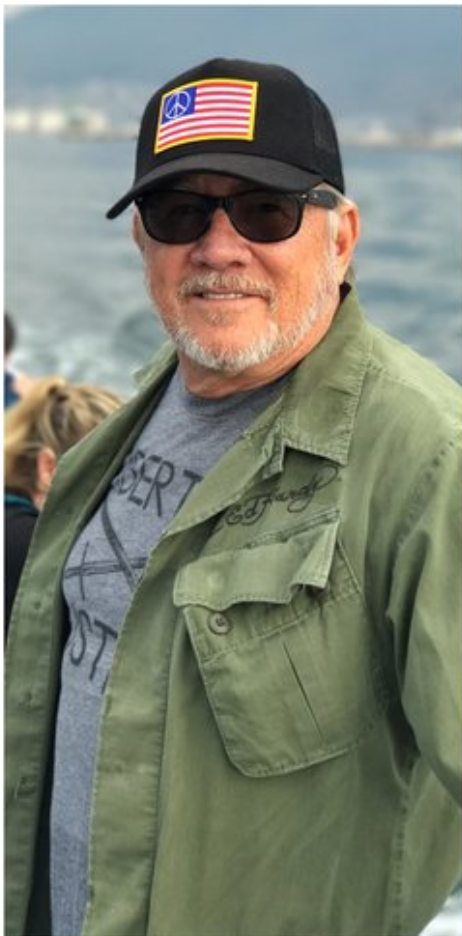
for greed. We have had many progressive moments in U.S. history and moving back to concepts of individual freedoms and true representative democracy from the grasps of a no holds barred consumer democracy is critical for a world spinning out of control.

**THE PEACE STORE** raises the level of satire and commentary, allowing us to wear products to display our activism and intent to deny violence, hatred, racism, sexism, classism, homophobia, ageism and xenophobia, and other "isms," among intolerances which divide people.

America's obsession with false prophets is alarming and our business background in media has taught us that we have moved into an era of macro deception and falsehoods – say and do anything for a profit. Fear sells war. Lives are patterned after fictional entertainment like lifestyles of the rich and famous. Religious devotion is misinterpreted by a cast of agents parading as disciples of god for profit and power. Those who question society's right to use up Earth's bounty are ostracized and given the stigma of acting un-American. Our kids are fed a steady diet of advertising and led to emulate media and sports celebrities whose open book lives leave much to be desired. A pause for relief is in the offing and we will play our part by focusing our business on **PEACE**.

Finally, we applaud the many enterprises who have taken the risk of selling **PEACE** items in their shops for years. It is their commitment and those who fly a peace flag, wear a shirt or button, recycle their waste, conserve their water and look at those who are different as equals in a human race that make a daily difference. Seek them out and support them.





Enjoy our little online store, visit us in Key West and please send tokens of **PEACE** and gifts to friends and strangers alike and know that we will do our best to match your loyalty with fair prices and good service. **PEACE,**

Valsin Marmillion & Juan Pisani

## SIGN UP AND SAVE

Subscribe to get special offers, free giveaways, and once-in-a-lifetime deals. Our emails don't look too bad, either.

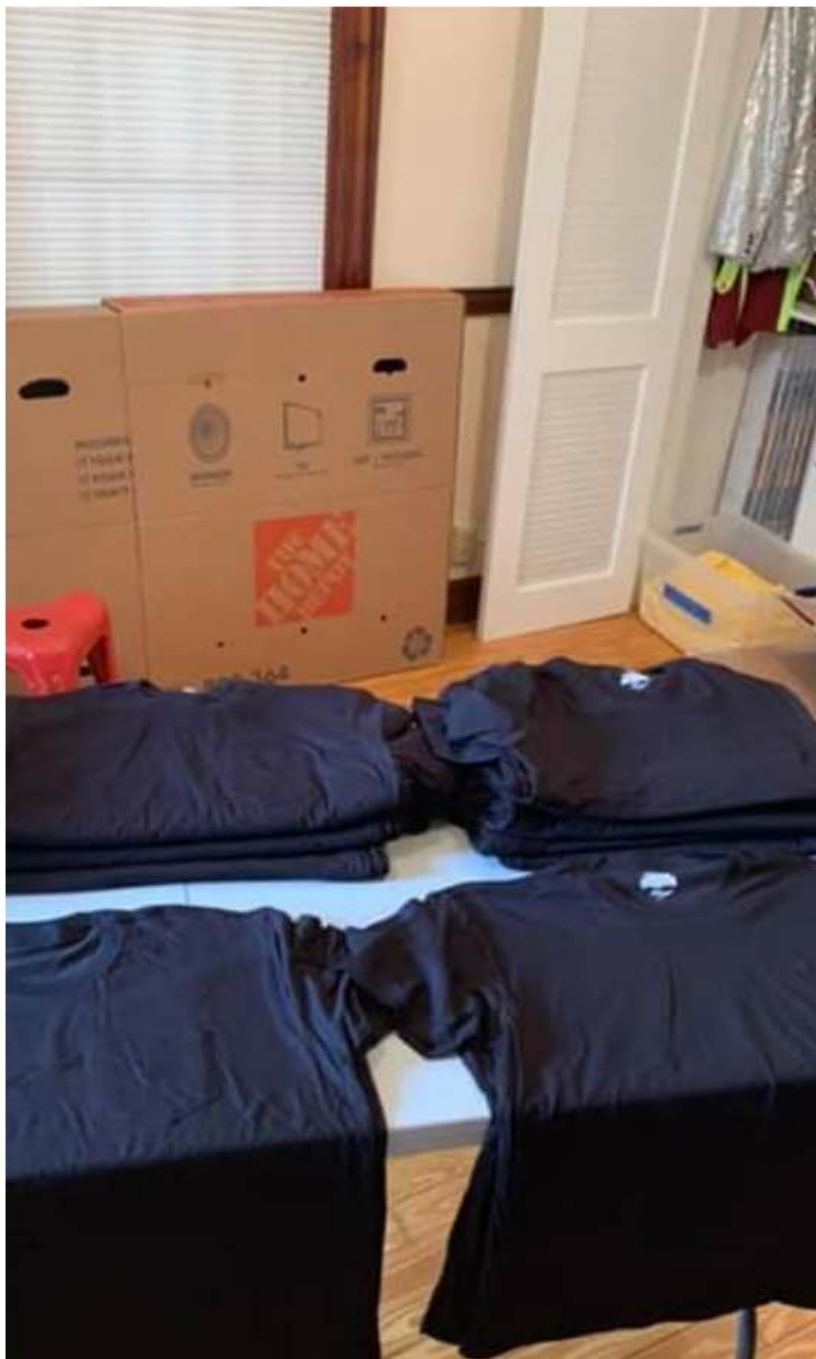




# The Peace Store

Feb 9 at 10:34 AM • 🌐

Coming soon! I'll be announcing "Peace Fashions" workshops for kids to teach them different printing techniques and other fun projects. So stay tuned! **#thepeacestore**  
**#peacefashionsworkshopsforkids**







## The Peace Store



Dec 16, 2018 at 11:26 AM • 🌐

Have the best candle maker in the keys. They fly out specially during the holiday season. Perfect gift. Exclusively at our store. **#handmadecandles** **#peacecandles** **#perfectgift** **#giftfortheholidays** **#thepeacestorekeywest** **#thepeacestore**





## **PEACE STORE REDUX EXTENDS CULTURAL MESSAGES WITH PRESIDENTIAL PEACE READING ROOM AND NEW PROGRAMS**

### **FOR RELEASE**

**KEY WEST, FL.** – Within a stone’s throw of the famous Key West Presidential Gates, a new literary resource has plans to establish a Presidential Peace Reading Room. Known for expanding the conversation on issues important to the humanities and the arts, The Peace Store will expand on its “Peace through Art” collection of works by Cuban artists with a collection of books featuring works by Presidents on the issue of Peace.

“We have been a local resource for locals and visitors alike who wish to extend messages of Peace and our direction will now include building greater understanding about American Presidents and their view on Peace, specifically Harry S. Truman,” said Peace Store founder Juan Pisani.

As you enter a redesigned store, the first room will be dedicated to the literary works by American Presidents. Quotes from various presidents will decorate the entrance and a design studio, including fashions and Peace memorabilia will be housed in additional rooms of the historic home.

Set aside in the studio section of the facility will be a workroom, for youth workshops on designing Peace fashions. The store front porch will be set aside for individual reading of the books on display that can be ordered through The Peace Store. From the making of thread peace ornamental bracelets to utilization of Olive Drab or Army Green fabrics in the restyling of Peace memorabilia, workshops will help students to appreciate the art of designing for Peace and the messages of humanity.

“We have plans to also cooperate and lend expertise to new youth workshop spaces off site for gaining skills such as costume and fashion sewing that are not offered in any educational curriculum on the island,” said Pisani.

The Peace Store windows have become an attraction in and of themselves, where displays are designed with messages to support many local events such as LGBTQ Pride, The Women's March, World Peace Day, Fantasy Fest and environmental awareness commemorations.

*The Peace Store was created to celebrate activism toward Peace and Humanity and operates an on-line site with fashion and memorabilia and a blog about topical issues to world peace. Go to: [thepeacestore.net](http://thepeacestore.net), #thepeacestore*

XXX

“How far would Moses gone if he had taken a poll in Egypt?”

“Most of the problems a president has to face  
has their roots in the past.”

“Peace is precious to us. It is the way of the we strive for with all the strength and wisdom we possess. But more preioOus than peace are freedom and justice. We will fight, if fight we must, to keep your freedom and to prevent justice from being destroyed.

**“If you tell Congress everything about the world situation, they get hysterical. If you tell them nothing, they go fishing.”**

“It is terrible – and I mean terrible-nuisance to be kin to the president of the United States.”

“I sit here all day trying to persuade people to do the things they ought to have the sense to do without my persuading them. That’s all the powers of the of the President amount to.”





I would rather have peace in the  
world than be President.

— *Harry S. Truman* —

AZ QUOTES

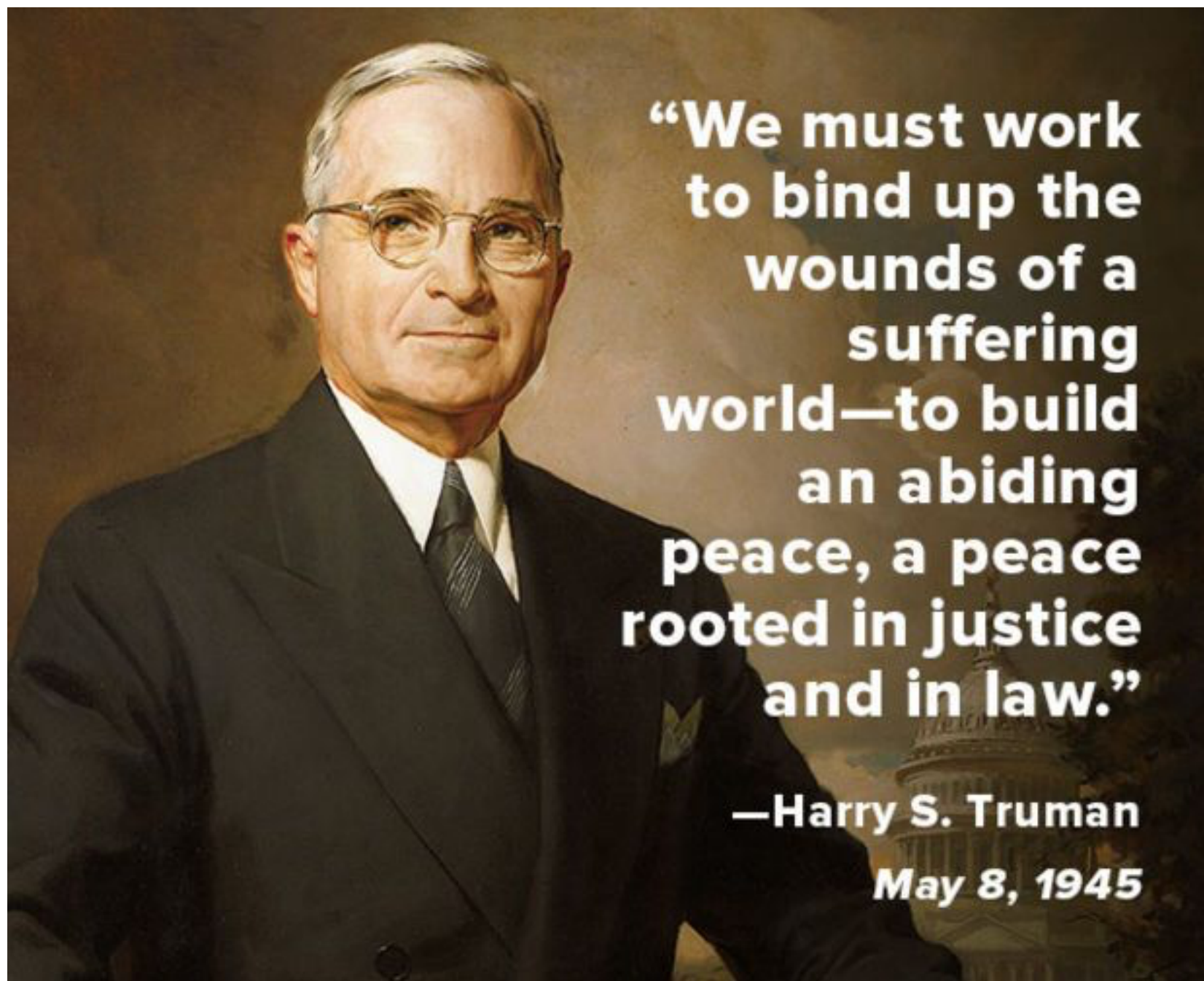




There is enough in the world for  
everyone to have plenty, to live  
happily, and to be at peace with his  
neighbors.

— *Harry S. Truman* —

**AZ** QUOTES



**“We must work  
to bind up the  
wounds of a  
suffering  
world—to build  
an abiding  
peace, a peace  
rooted in justice  
and in law.”**

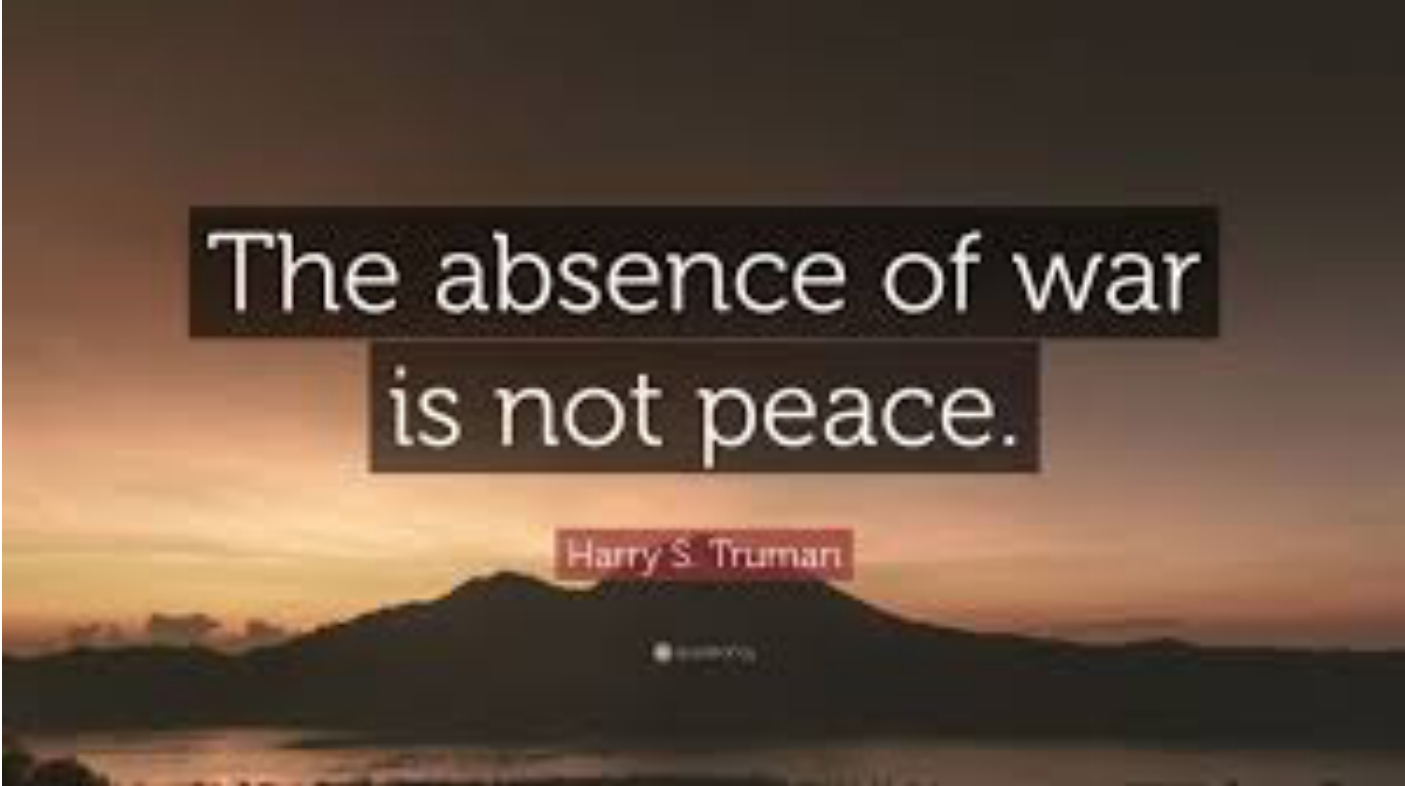
**—Harry S. Truman**

***May 8, 1945***

Every gun that is made,  
every warship launched, every rocket fired  
signifies, in the final sense,  
a theft from those  
who hunger and are not fed,  
those who are cold and are not clothed.  
This world in arms is not spending money alone.  
It is spending the sweat of its laborers,  
the genius of its scientists,  
the hopes of its children.



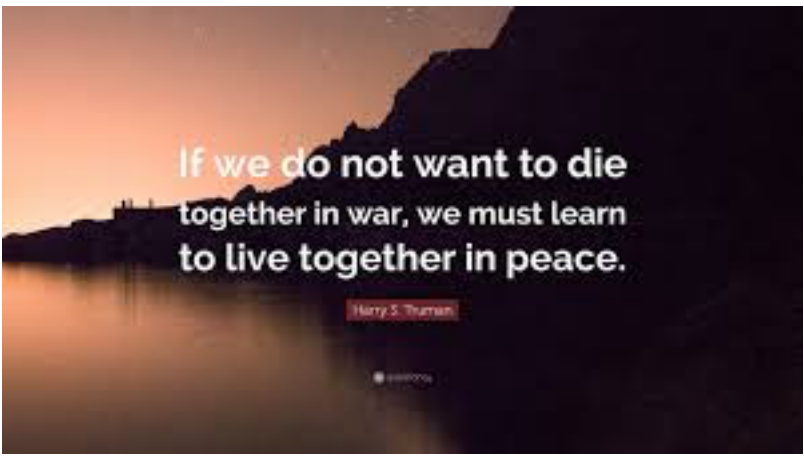
Dwight D. Eisenhower



The absence of war  
is not peace.

Harry S. Truman


 @realDonaldTrump



**If we do not want to die  
together in war, we must learn  
to live together in peace.**

Harry S. Truman

• 440000

A dramatic landscape with a stormy sky and a lone bird in flight. The sky is filled with dark, heavy clouds, and a single bird is seen flying in the distance. The ground is a flat, open field with some sparse vegetation. The overall mood is somber and contemplative.

It is understanding that gives us an ability to have peace. When we understand the other fellow's viewpoint, and he understands ours, then we can sit down and work out our differences.

THOMAS MANN

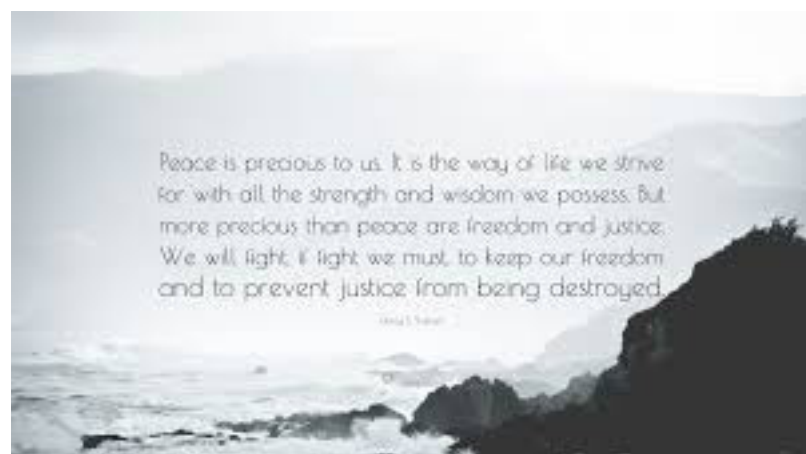


★ SECURE THE PEACE ★




ELECT  
★ HARRY S. TRUMAN ★  
PRESIDENT





Peace is precious to us. It is the way of life we strive for with all the strength and wisdom we possess. But more precious than peace are freedom and justice. We will fight, if fight we must, to keep our freedom and to prevent justice from being destroyed.

—Franklin D. Roosevelt



Our goal must not be  
peace in our time but  
peace for all time.

Harry S. Truman



"THE GREAT HEART OF  
THE AMERICAN PEOPLE  
HAS BEEN MOVED TO  
COMPASSION BY THE  
NEEDS OF THOSE IN  
OTHER LANDS WHO  
ARE COLD AND  
HUNGRY."

~ PRESIDENT TRUMAN

usaid.gov  
#endhunger



“

Peace is precious to us. It is the way of life we strive for with all the strength and wisdom we possess. But more precious than peace are freedom and justice. We will fight, if fight we must, to keep our freedom and to prevent justice from being destroyed.

---



Harry S Truman  
[more on Quotes.net](#)

HARRY S. TRUMAN  
INDEPENDENCE, MISSOURI

November 29, 1957

PERSONAL

Dear Mr. Cousins:

In reply to your letter of the 25th, I can only refer you to the section of my Memoirs dealing with the use of the atomic bomb against the Japanese.

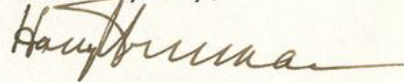
The main objective was to stop the war. We had tried to convince the Japanese that we had a weapon that might destroy them completely, although we could not explain what it was. Negotiations were carried on between the Japanese and the Allies through Sweden and Switzerland. Unfortunately, the Japanese refused to consider our proposal for surrender, and the bomb was dropped.

I have been informed reliably that a quarter of a million Japanese lives and the same number of American and Allied lives were saved by this action. Three times that many were spared injuries serious enough to cause hospitalization.

Japan surrendered, and Russia came into the war.

I sincerely hope that you will look very carefully into all of these details. It is vital information as far as history is concerned, and many of our so-called historians are not following the facts.

Yours very truly,



Mr. Norman Cousins, Editor  
The Saturday Review  
25 West 45th Street  
New York 36, N. Y.



**I never did give anybody hell. I  
just told the truth and they  
thought it was hell.**

Harry S Truman

It Sure Is Hell To  
Be President.

- Harry S Truman

LinesQuotes.com



**“IF YOU CAN’T STAND  
THE HEAT, GET OUT OF  
THE KITCHEN.”**

**– HARRY S TRUMAN**


**EL  
DIABLO**  
HOT & SPICY MUSTARD



**You want a friend in  
Washington? Get a dog.**

Harry S Truman





**It is amazing what you can  
accomplish if you do not care who  
gets the credit.**

Harry S Truman

*'All the President is, is a glorified  
public relations man who spends his  
time flattering, kissing and kicking  
people to get them to do what they are  
supposed to do anyway.'*

*-Harry S Truman*



I never give them  
hell. I just tell the  
truth and they think  
it's hell.


Harry S. Truman





**There is nothing new in the  
world except the history you  
do not know.**

Harry S Truman

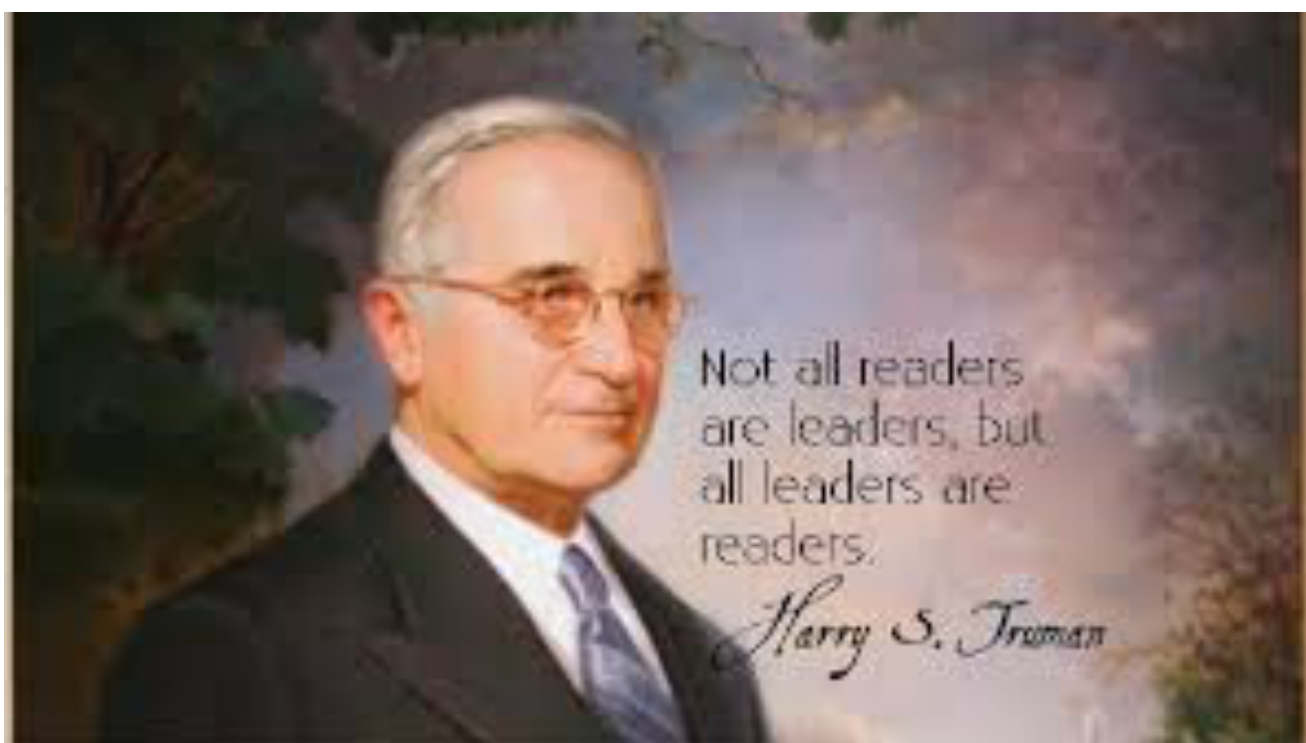
A hand is shown holding a lit sparkler, which is emitting bright sparks. The background is a dark, out-of-focus image of the American flag, with the stars and stripes visible. The text is overlaid on the lower right portion of the image.

**"America was not built on fear.  
America was built on courage,  
on imagination,  
and an unbeatable  
determination  
to do  
the job at hand."  
Harry S. Truman**

**-[www.searchquotes.com](http://www.searchquotes.com)**

A pessimist is one who makes  
difficulties of his opportunities and an  
optimist is one who makes  
opportunities of his difficulties.  
- Harry S. Truman





Not all readers  
are leaders, but  
all leaders are  
readers.

*Harry S. Truman*

I remember when I first came  
to Washington. For the first  
six months you wonder how  
the hell you ever got here. For  
the next six months you  
wonder how the hell the rest  
of them ever got here.



"Once a government is committed to the principle of silencing the voice of opposition, it has only one way to go, and that is down the path of increasingly repressive measures, until it becomes a source of terror to all its citizens and creates a country where everyone lives in fear."

-Harry S. Truman



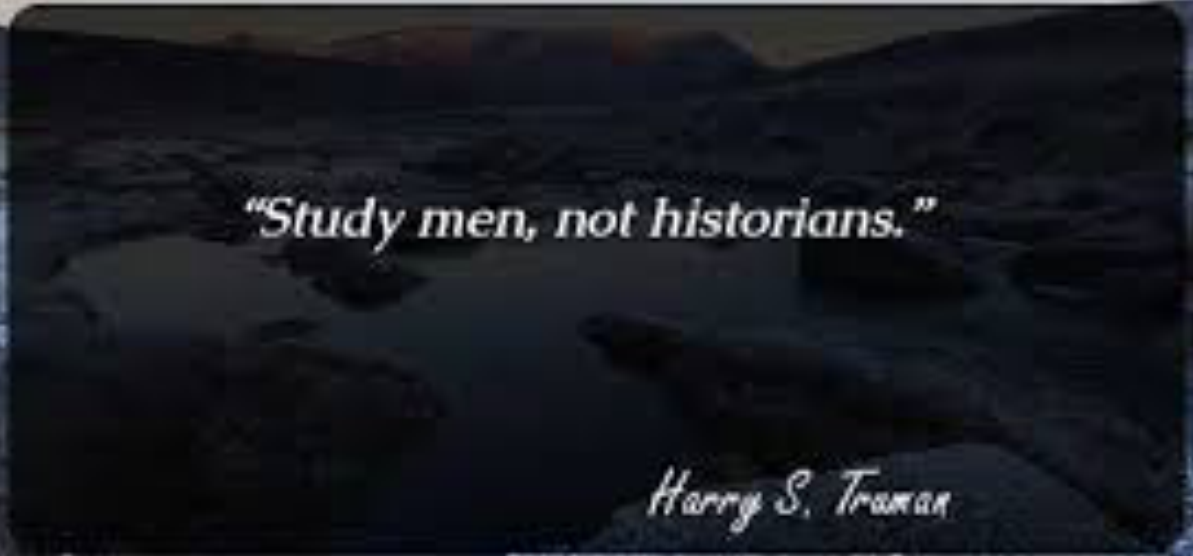
**I ACKNOWLEDGE**

**CLASS WARFARE EXISTS**

**You know that being an American is more than a matter of where your parents came from. It is a belief that all men are created free and equal and that everyone deserves an even break.**

QUOTEHD.COM

**Harry S. Truman**  
American President



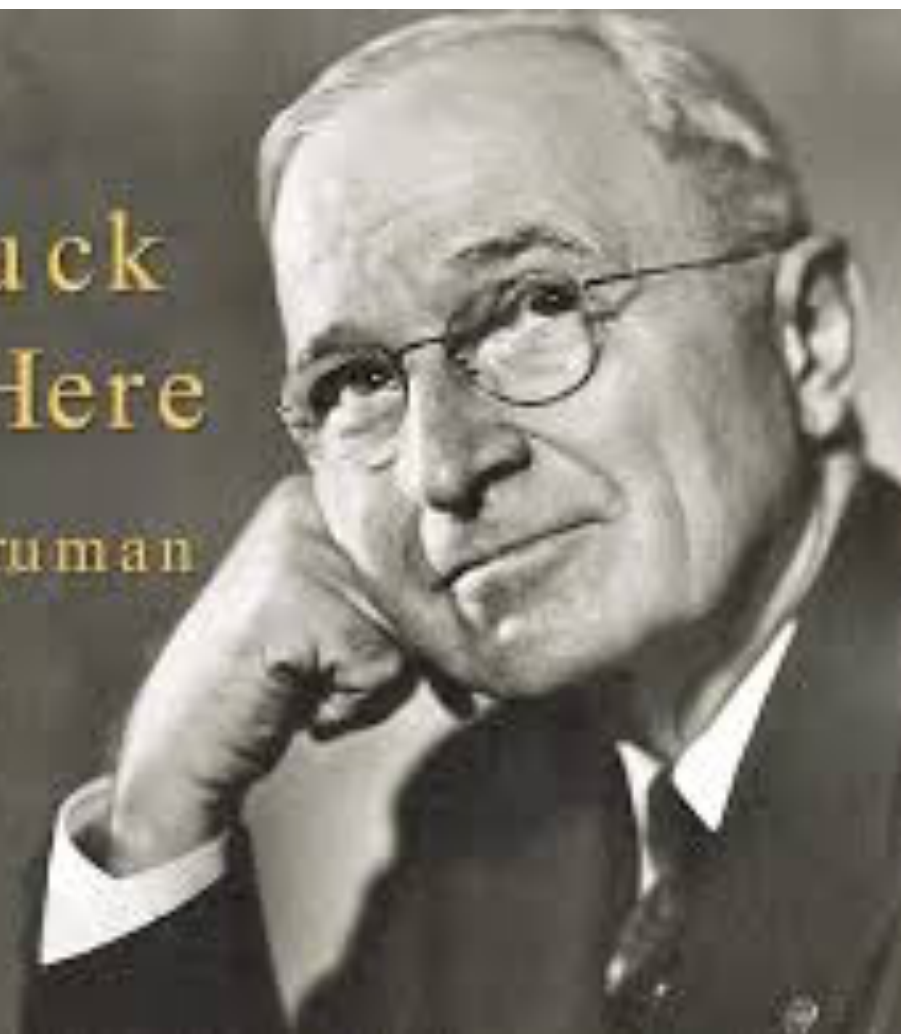
*"Study men, not historians."*

*Harry S. Truman*

TheFamousPeople.com

# The Buck Stops Here

Harry S. Truman






**Selfishness and greed,  
individual or national,  
cause most of our troubles.**

**- Harry S. Truman**

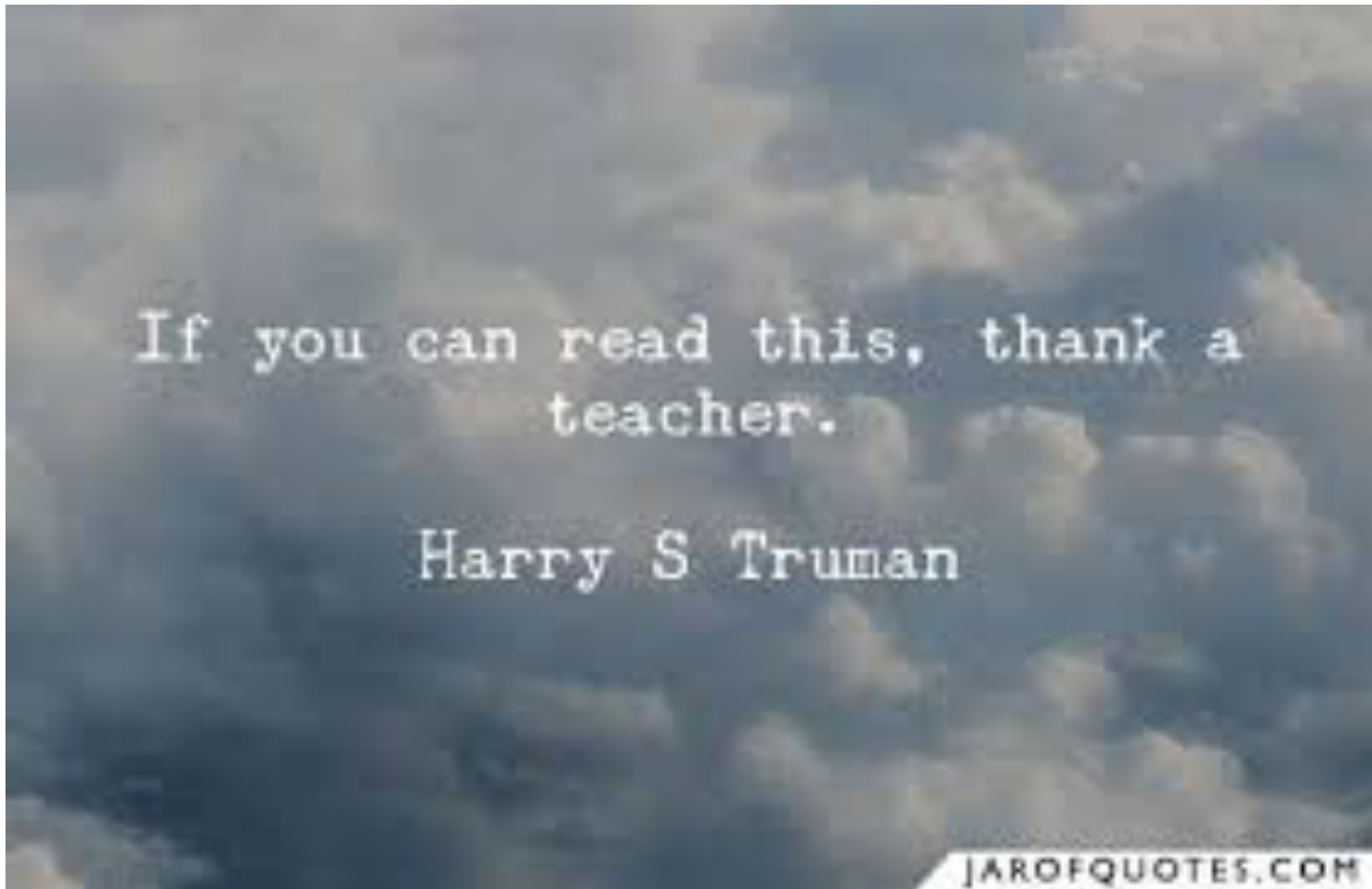
I've said many a time that I think  
the Un-American Activities  
Committee in the House of  
Representatives was the most  
un-American thing in America!

Harry S Truman

The background of the image is a dark, moody photograph of a sea under a heavy, overcast sky. The water is dark and textured with small waves, and the sky is a deep, dark grey with some lighter patches where light might be breaking through. The overall tone is somber and atmospheric.

Intense feeling too often obscures  
the truth.

Harry S Truman



If you can read this, thank a  
teacher.

Harry S Truman

JAROFQUOTES.COM

**"The best way to give advice to  
your children is to find out  
what they want and then  
advise them to do it."**

**:- Harry S. Truman**





It doesn't matter how big a ranch  
you own or how many cows you  
brand, the size of your funeral is still  
gonna depend on the weather.

— *Harry S. Truman* —

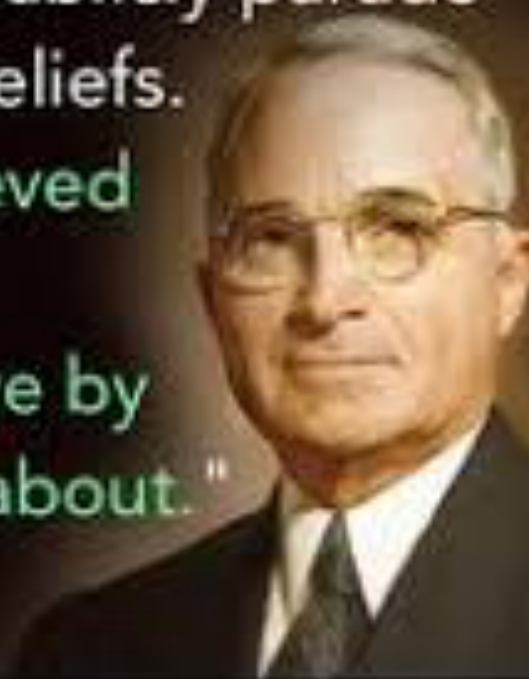
**AZ** QUOTES



## HARRY TRUMAN'S MESSAGE TO MIKE HUCKABEE AND RICK SANTORUM:

"I'm not very much impressed with men who publicly parade their religious beliefs.

I've always believed that religion is something to live by and not to talk about."



OCCUPY DEMOCRATS

**Harry S Truman**

Those who want the Government  
to regulate matters of the mind  
and spirit are like men who are  
so afraid of being murdered that  
they commit suicide to avoid  
assassination.

[www.KathyL.com](http://www.KathyL.com)



**The White House is the  
finest prison in the world.**

Harry S. Truman

**IF I WANT TO BE  
GREAT I HAVE TO  
WIN THE VICTORY  
OVER MYSELF... SELF-  
DISCIPLINE.**

QUOTEID.COM

**Harry S Truman**  
American President

In reading the lives of great men, I found that the first victory they won was over themselves...self-discipline with all of them came first.

– Harry S Truman

We can never tell what is in store for us.

– Harry S Truman

Study men, not historians.

**– Harry S Truman**

I always remember an epitaph which is in the cemetery at Tombstone, Arizona. It says 'Here lies Jack Williams. He done his damndest.' I think that is the greatest epitaph a man can have.

– Harry S Truman

It was the same with those old birds in Greece and Rome as it is now. The only thing new in the world is the history you don't know.

**– Harry S Truman**

I have had enough experience in all my years, and have read enough of the past, to know that advice to grandchildren is usually wasted.

**– Harry S Truman**

Intense feeling too often obscures the truth.

– Harry S Truman

Men make history, and not the other way around. In periods where there is no leadership, society stands still. Progress occurs when courageous, skillful leaders seize the opportunity to change things for the better.

– **Harry S Truman**

The only new thing is history we don't know.

– **Harry S Truman**

The absence of war is not peace.

– **Harry S Truman**

Any man who has had the job I've had and didn't have a sense of humor wouldn't still be here.

– **Harry S Truman**

You can never get all the facts from just one newspaper, and unless you have all the facts, you cannot make proper judgements about what is going on.

– **Harry S Truman**

It's not the hand that signs the laws that holds the destiny of America. It's the hand that casts the ballot.

– **Harry S Truman**



When even one American -- who has done nothing wrong -- is forced by fear to shut his mind and close his mouth -- then all Americans are in peril.

– Harry S Truman

I never did give anybody hell. I just told the truth and they thought it was hell.

– Harry S Truman

Three things ruin a man power, money, and women. I never wanted power. I never had any money, and the only woman in my life is up at the house right now.

– Harry S Truman

Nixon is a shifty-eyed goddamn liar. . . .He's one of the few in the history of this country to run for high office talking out of both sides of his mouth at the same time and lying out of both sides.

– Harry S Truman

Those who want the Government to regulate matters of the mind and spirit are like men who are so afraid of being murdered that they commit suicide to avoid assassination.

– Harry S Truman

I come to the office each morning and stay for long hours doing what has to be done to the best of my ability. And when you've done the best you can you can't do any better.

– Harry S Truman

It's a recession when your neighbor loses his job it's a depression when you lose yours.

– Harry S Truman

Well, I wouldn't say I was in the 'great' class, but I had a great time while I was trying to be great.

– Harry S Truman

It is amazing what you can accomplish if you do not care who gets the credit.

– Harry S Truman

All the president is, is a glorified public relations man who spends his time flattering, kissing, and kicking people to get them to do what they are supposed to do anyway.

– Harry S Truman

Once a government is committed to the principle of silencing the voice of opposition, it has only one way to go, and that is down the path of increasingly repressive measures, until it becomes a source of terror to all its citizens and creates a country where everyone lives in fear.

– Harry S Truman

America was not built on fear. America was built on courage, on imagination, and unbeatable determination to do the job at hand.

– Harry S Truman

How far would have Moses gone if he had taken a poll in Egypt

**– Harry S Truman**

Most of the problems a President has to face have their roots in the past.

**– Harry S Truman**

Peace is precious to us. It is the way of life we strive for with all the strength and wisdom we possess. But more precious than peace are freedom and justice. We will fight, if fight we must, to keep our freedom and to prevent justice from being destroyed.

**– Harry S Truman**

If you tell Congress everything about the world situation, they get hysterical. If you tell them nothing, they go fishing.

**– Harry S Truman**

It is terrible-and I mean terrible-nuisance to be kin to the president of the United States.

**– Harry S Truman**

I sit here all day trying to persuade people to do the things they ought to have the sense to do without my persuading them. That's all the powers of the President amount to.

**– Harry S Truman**

# Warranty Deed

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.**

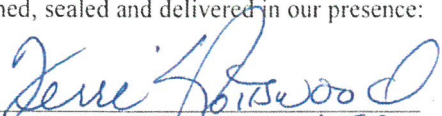
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

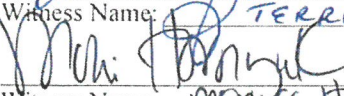
**To Have and to Hold**, the same in fee simple forever.

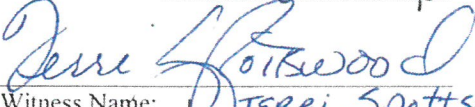
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the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

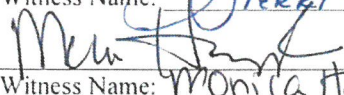
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

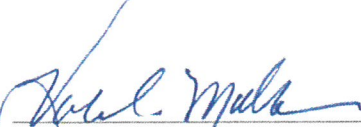
Signed, sealed and delivered in our presence:

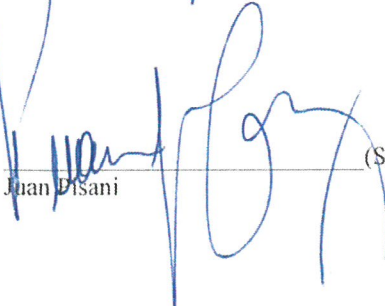
  
Witness Name: TERRI SPOTTSWOOD

  
Witness Name: monica hornyak

  
Witness Name: TERRI SPOTTSWOOD

  
Witness Name: Monica Hornyak

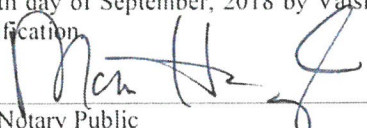
  
Valsin Marmillion (Seal)

  
Juan Disani (Seal)

State of Florida  
County of Monroe

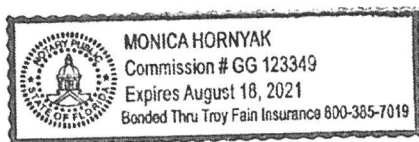
The foregoing instrument was acknowledged before me this 27th day of September, 2018 by Valsin Marmillion, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





# **Property Record Card**

### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 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 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 OR2929-0696  
**Description** (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

**MARMILLION VALSIN**  
 419 Duval St  
 Ste C  
 Key West FL 33040

**PISANI JUAN**  
 419 Duval St  
 Ste C  
 Key West FL 33040

### 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  
**Style** 2 STORY ELEV FOUNDATION  
**Building Type** M.F. - R3 / R3  
**Gross Sq Ft** 4581  
**Finished Sq Ft** 2688  
**Stories** 2 Floor  
**Condition** AVERAGE  
**Perimeter** 424  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 4  
**Interior Walls** WALL BD/WD WAL  
**Exterior Walls** CUSTOM  
**Year Built** 1963  
**EffectiveYearBuilt** 2013  
**Foundation** CONC BLOCK  
**Roof Type** IRR/CUSTOM  
**Roof Coverage** METAL  
**Flooring Type** CERM/CLAY TILE  
**Heating Type** FCD/AIR DUCTED with 0% NONE  
**Bedrooms** 4  
**Full Bathrooms** 1  
**Half Bathrooms** 1  
**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
<b>TOTAL</b>		<b>4,581</b>	<b>2,688</b>	<b>1,208</b>

### 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

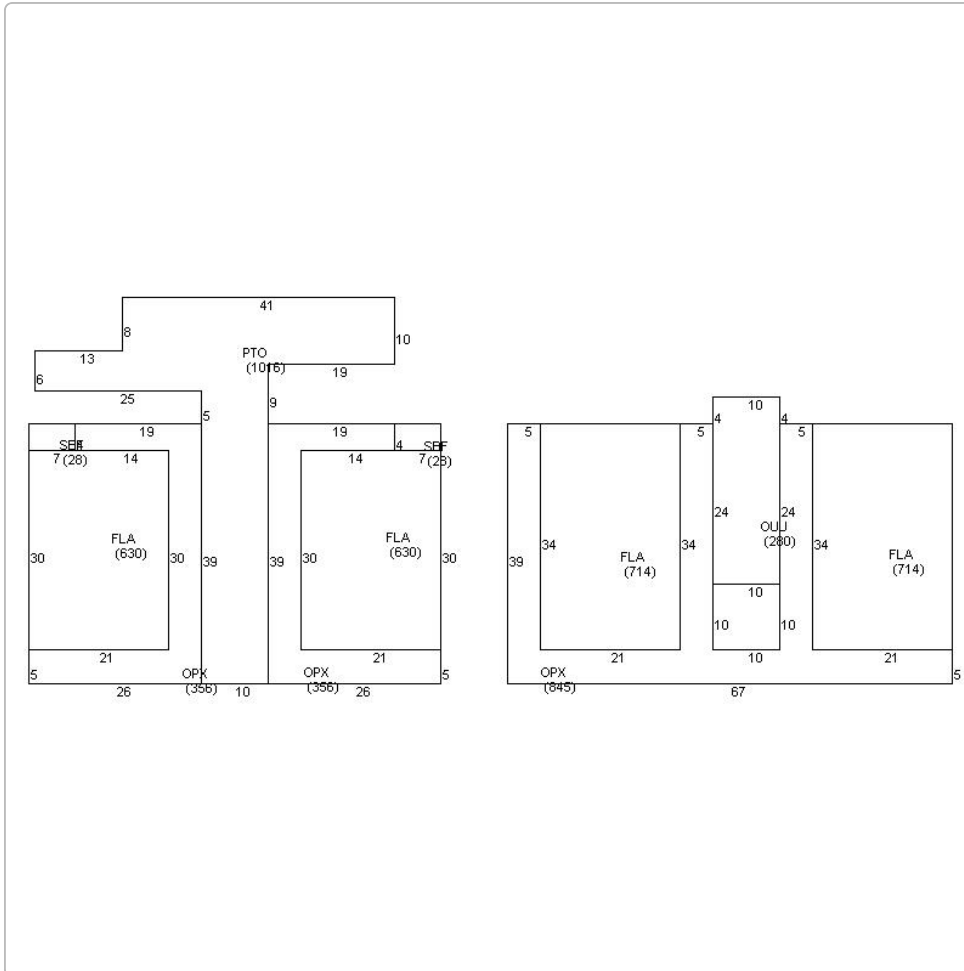
### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/11/2018	\$1,600,000		2188551	2929	0696	01 - Qualified	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)



## 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: 2/26/2019 2:24:00 AM

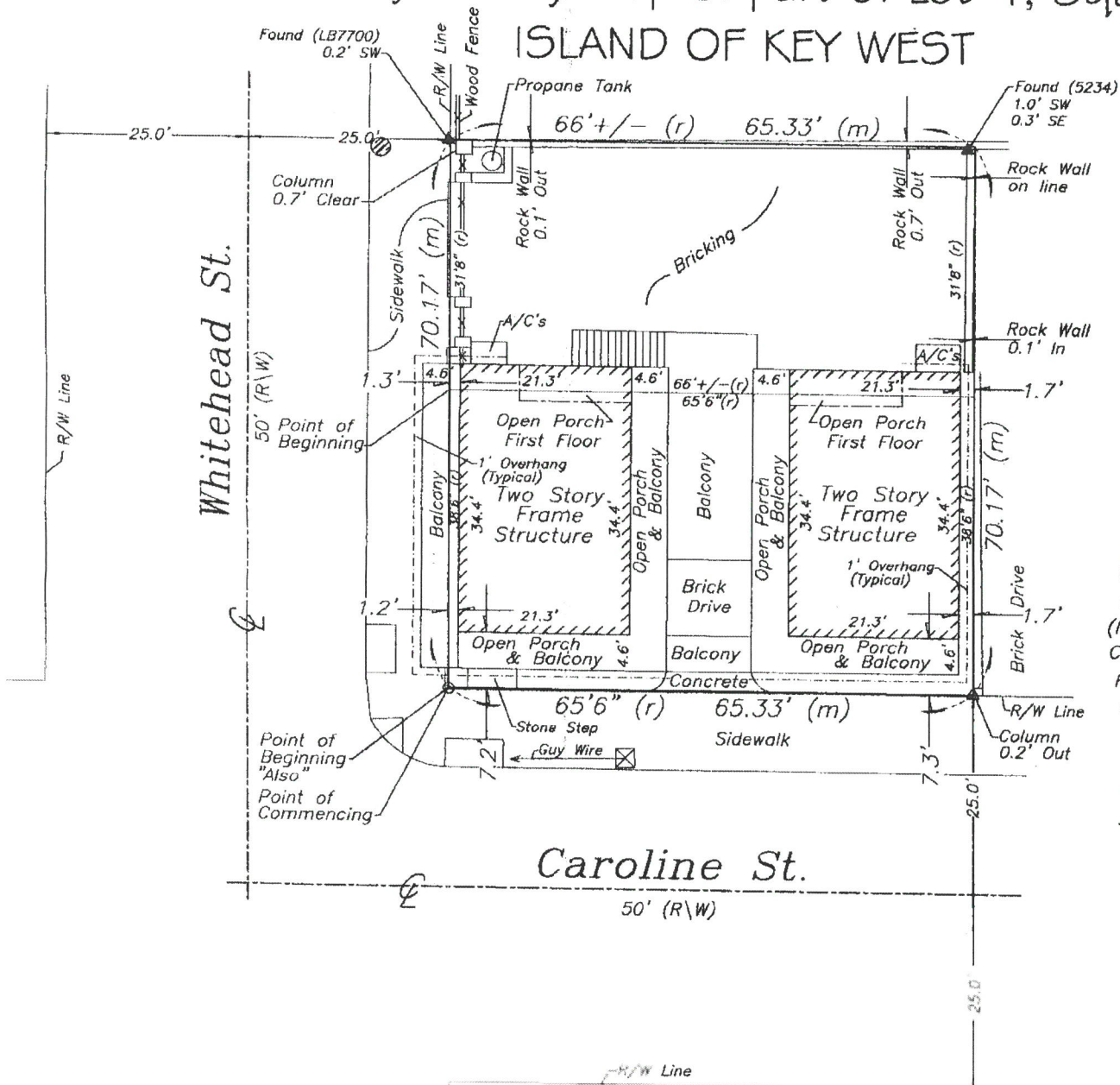


Version 2.2.2

# Survey



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



## LEGEND

- ⊙ Found 3/4" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)(LB7700)
- △ 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

## 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

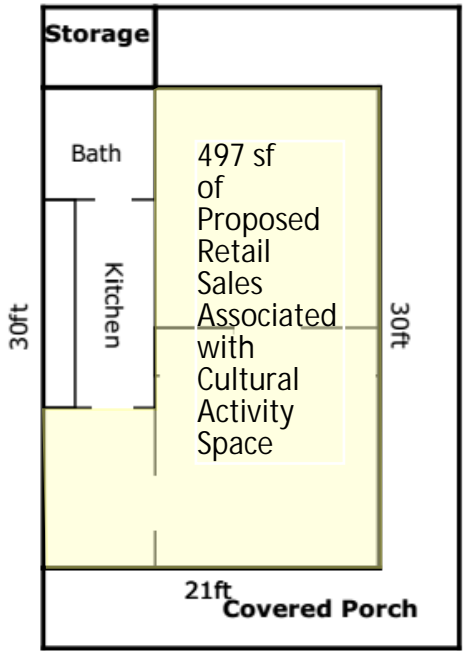


# **Proposed Plans**

Solid waste/recycling

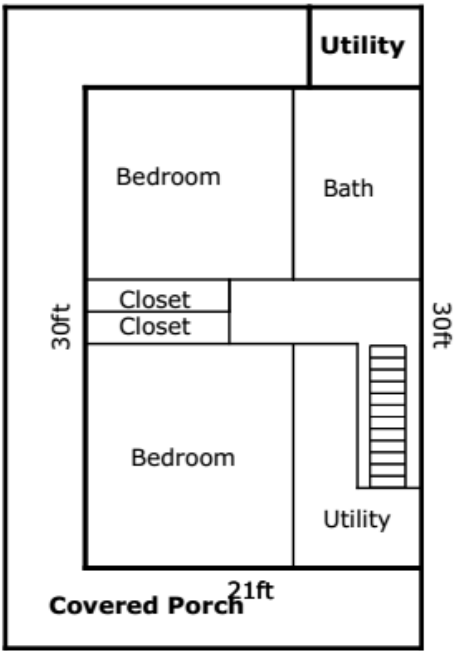


Brick Patio



#405

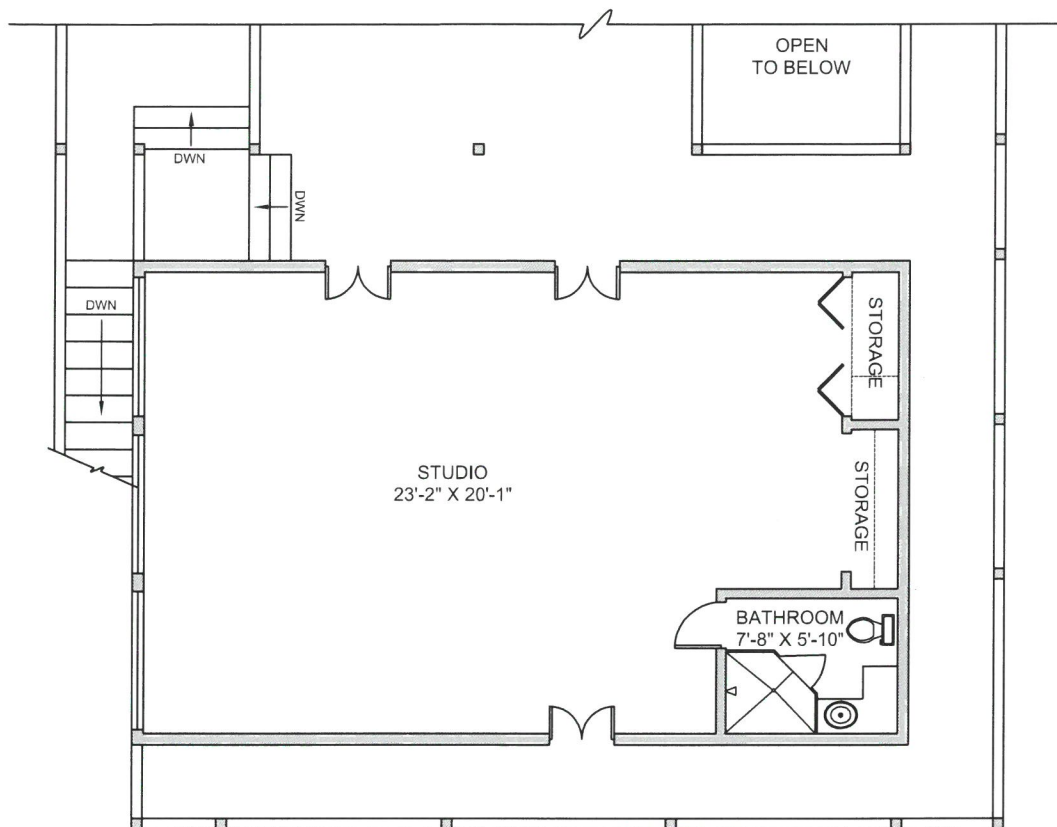
Off Street Parking



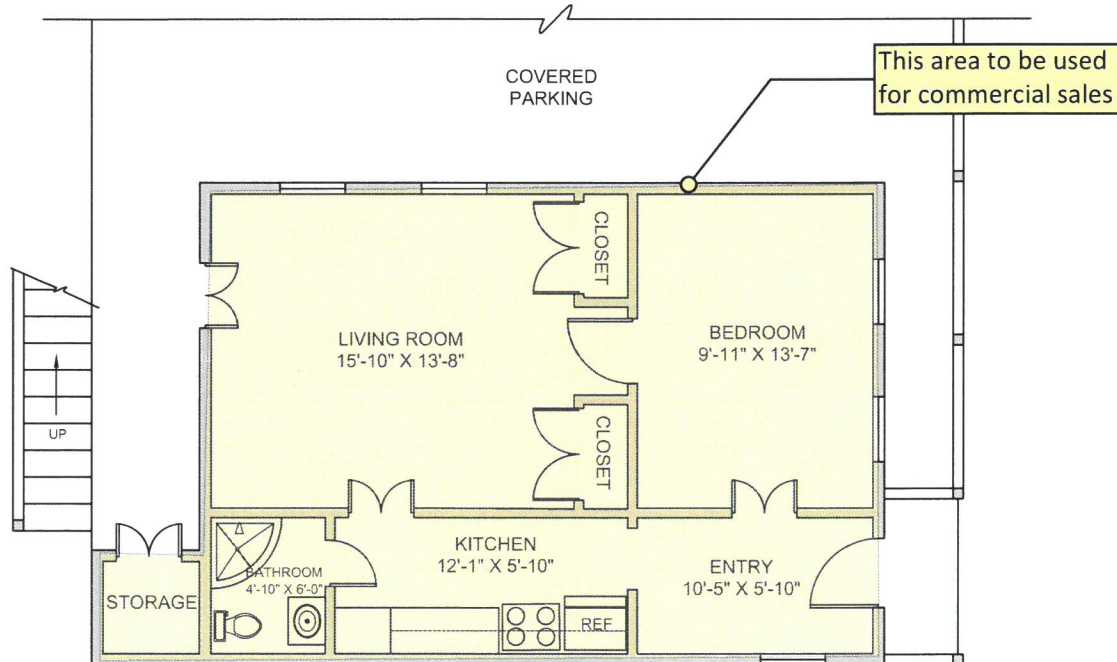
#407

First Floor

Drawing Not To Scale



2nd Floor  
Studio



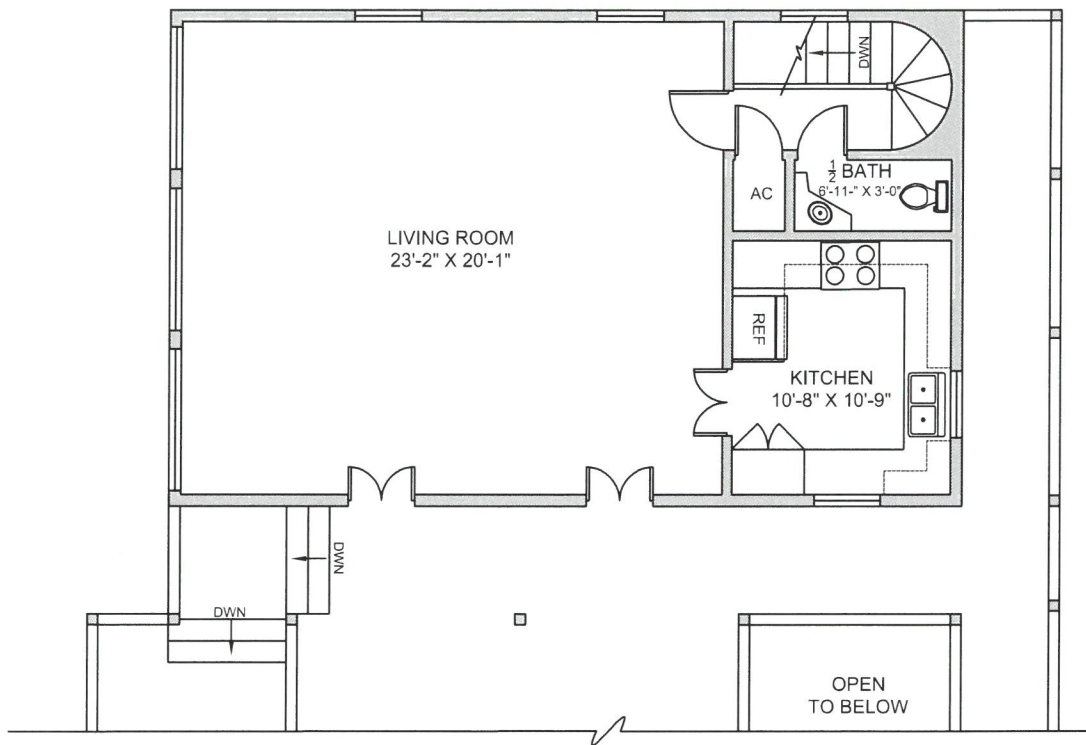
1st Floor  
Apartment

Note: Drawings are for marketing purposes only.

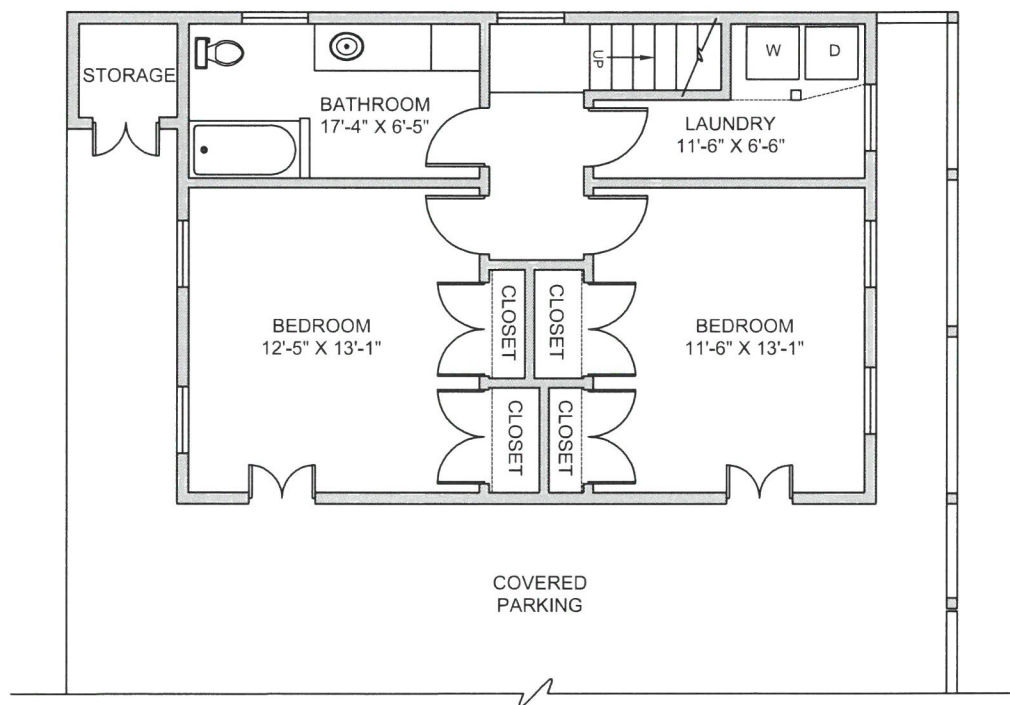


403 Caroline Street  
Key West, Florida 33040

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

# **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 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*

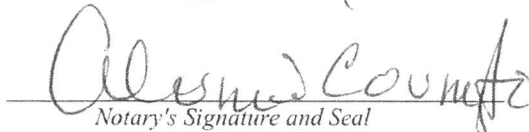
to be the representative for this application and act on my/our behalf before the City of Key West.

  
*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*

Alvina Covington  
*Name of Acknowledger typed, printed or stamped*

FF913801  
*Commission Number, if any*



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



# Verification Form

City of Key West  
Planning Department



**Verification Form**  
(Where Authorized Representative is an Entity)

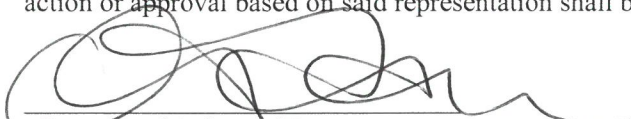
I, Owen Trepanier, in my capacity as President  
(print name) (print position; president, managing member)  
of Trepanier & Associates, Inc.  
(print name of entity serving as Authorized Representative)

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:

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

# Photos









WHITEHEAD ST





200 TELEGRAPH LN

200 WHITEHEAD ST

400 CAROLINE ST

300 CAROLINE ST

300 WHITEHEAD ST