

Staff Report

6 Mobile booth- #408 Greene Street- Jon Brenner (H12-01-340)

This staff report is for the review of a Certificate of Appropriateness for the installation of a mobile booth that will be located on the front yard private lot. The main building on the site is listed as a contributing resource. The one and a half story house was built circa 1892. At some point and before 1962 the original front porch was removed. The applicant is requesting approval for the installation of a mobile booth. The booth will be approximately 23" wide by 49" long and 58" tall. The booth will be over casters and is made of wood.

Staff understands that the following guidelines should be reviewed for this application:

ATM's, displays, carts, information booths, kiosks and vending machines (pages 47-48);

(4) Vending booths, carts and other merchandising displays are not permitted between the front or side elevations of any structure adjoining a public street, i.e., between the front or side facade and the public sidewalk.

(5) The installation of information booths and commercial kiosks is strongly discouraged.

(6) The preferred location for vending carts or booths is in parking lots or otherwise vacant property, provided they do not displace required parking.

(9) Carts must be set back a minimum of at least five feet from the front property line and may not exceed 64 square feet including any overhang.

(10) The proportion of the total frontage of the property occupied by vending booths or carts shall not exceed 15%.

It is staff's opinion that the proposed mobile booth is in conflict with some guidelines. Guidelines 5 and 6 are not met with this request. If approved the property owners must secure an easement for the existing fence or should remove the existing fence from city right of way. The actual picket fence extends to city right of way approximately 2.4' to 2.5'.

Application



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # H12-01000340

OWNER'S NAME: CAROLYN BLAER WELLS DATE: 2-24-12

OWNER'S ADDRESS: 408 GREENE ST PHONE #: 305-517-6517

APPLICANT'S NAME: JON BRENNER SUNSHINE SCOOTERS PHONE #: 305-294-9990

APPLICANT'S ADDRESS: 1910 N. ROOSEVELT BLVD, KW

ADDRESS OF CONSTRUCTION: 408 GREEN ST. KW # OF UNITS 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: MOBILE BOOTH - WOOD

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 2-24-12

Applicant's Signature: [Signature]

Required Submittals

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

Dain house listed as contributing frame vernacular built circa
1892.

Guidelines for carts, information booths, kiosks, etc.
(pgs 47-48)

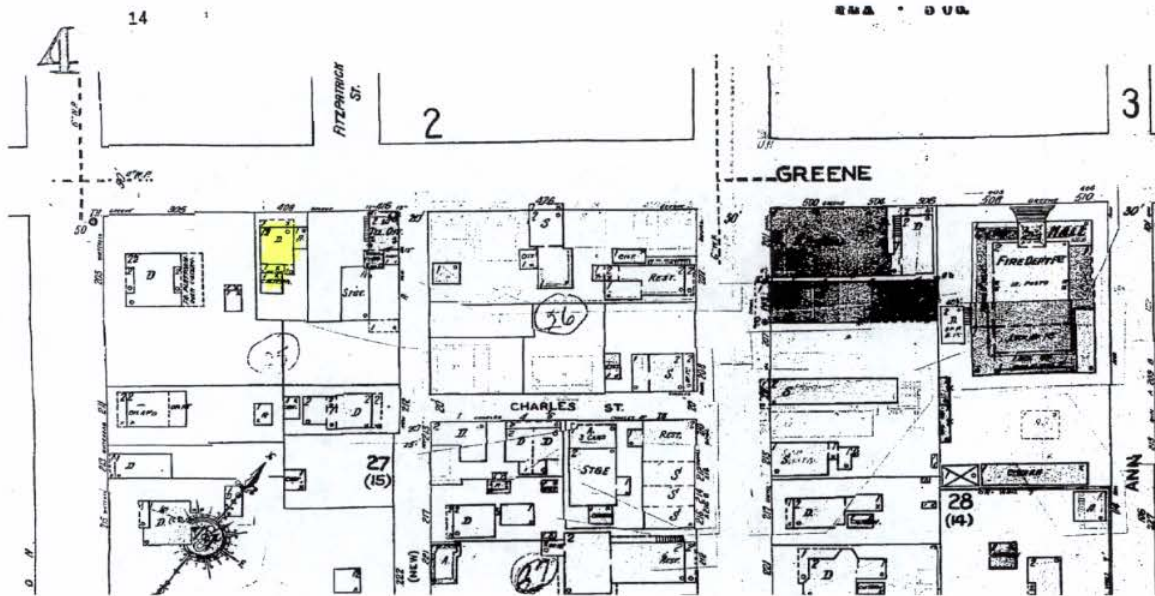
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

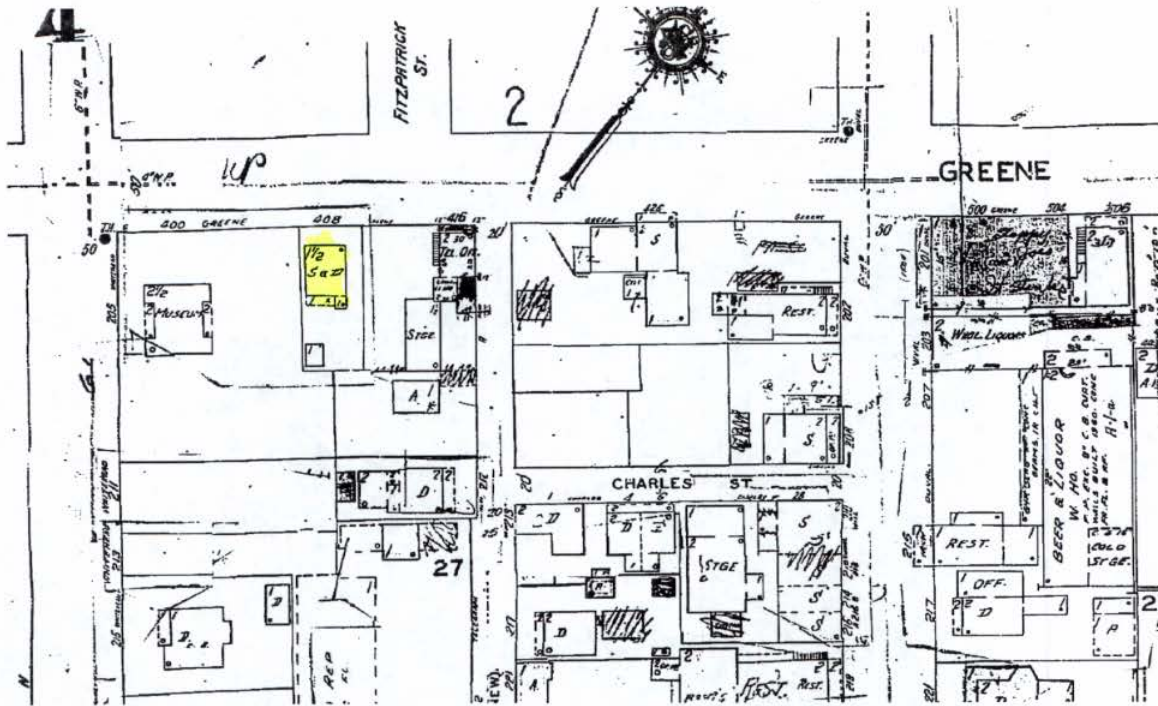
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#408 Greene Street Sanborn map 1948 copy



#408 Greene Street Sanborn map 1962 copy

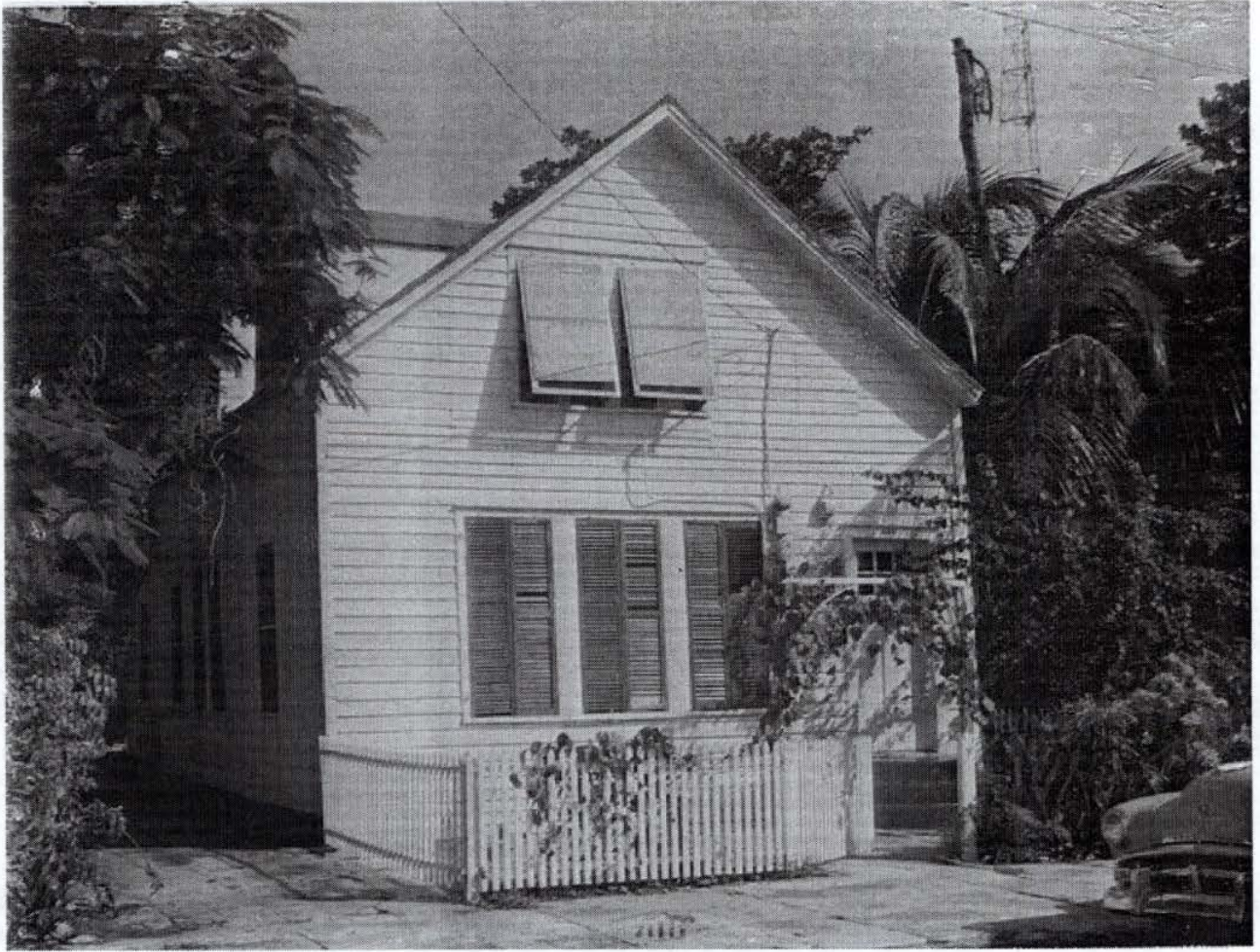
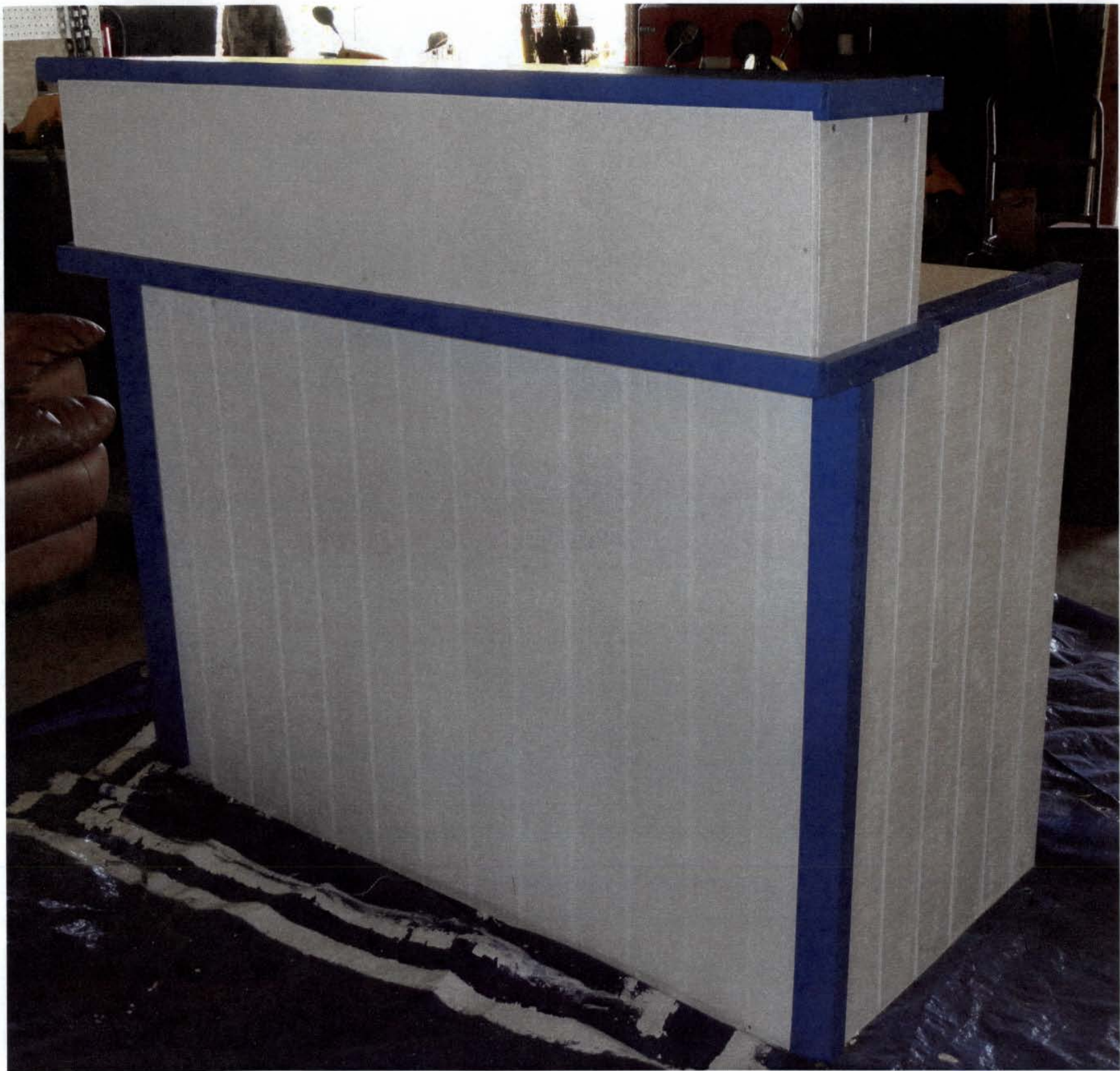


Photo taken by Property Appraiser's office c1965; 408 Greene St.; built 1892; Monroe County Library

Project Photos

23" WIDE
49" LONG
58" TALL







Survey

Boundary Survey of part of Lot 3, Square 15, Island of Key West



LEGEND

- △ Found Nail & Disc (PTS)
- Set #5 rebar w/cap (LB 7131)
- Found 1/2" Iron Rod w/cap (5234)
- ▲ Found Nail & Disc (PTS)
- ⊙ Found 2" Iron Pipe (Fence Post)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- R\W Right of Way
- ⊕ Centerline
- C.B.S. Concrete Block Structure
- ⊙ Wooden Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address:
408 Greene 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. Error of closure exceeds one part in 10,000.
9. Date of field work: December 3, 2003.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Flood Insurance Rate Map Zone: AE (EL 6); Community Panel #120168; 1716 H, dated 3-3-97.

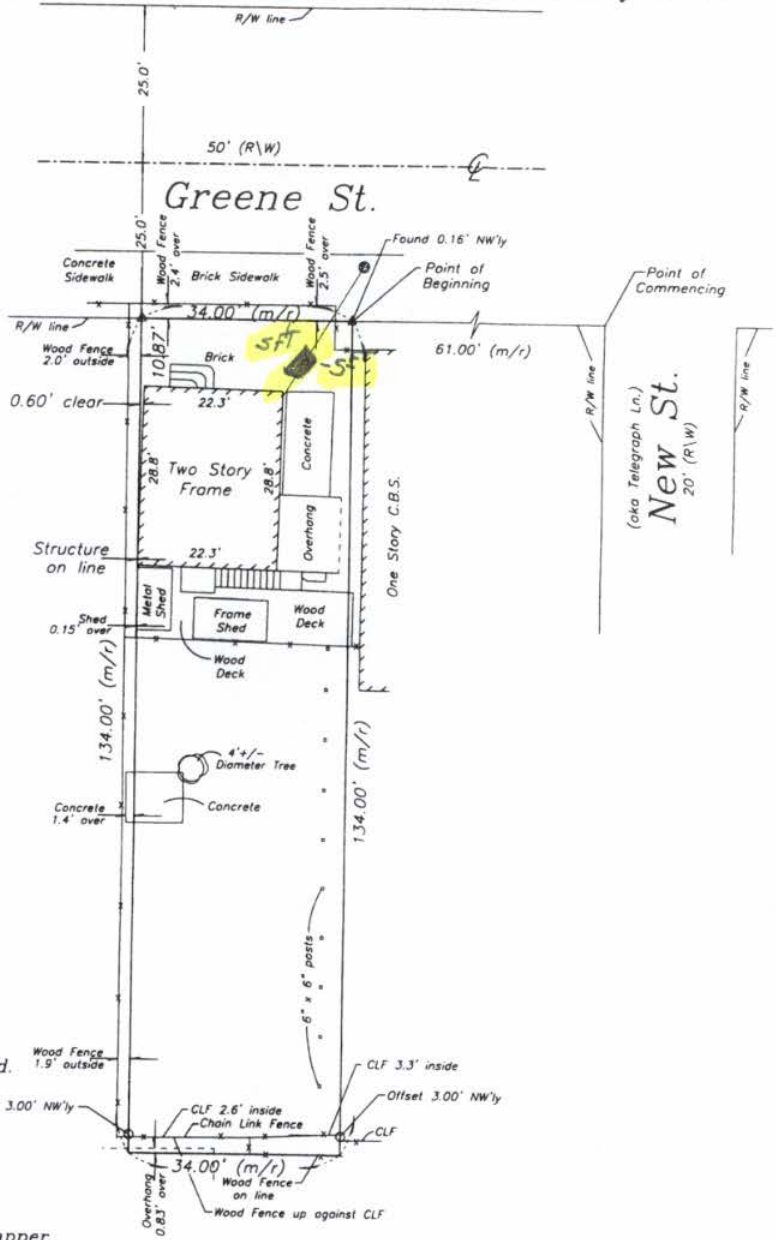
BOUNDARY SURVEY OF: On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as Part of Lot 3 in Square Fifteen (15).
COMMENCING at a point Sixty One (61) feet from the corner of Greene and New Streets, and running thence along Greene Street in a Southwesterly direction Thirty Four (34) feet; thence at right angles in a Southeasterly direction One Hundred and Thirty Four (134) feet; thence at right angles in a Northeasterly direction Thirty Four (34) feet; thence at right angles in a Northwesterly direction One Hundred and Thirty Four (134) feet to the Place of Beginning.

BOUNDARY SURVEY FOR: M.A. Artman

NORBY & O'FLYNN SURVEYING, INC.

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

December 12, 2003



NORBY & O'FLYNN
Surveying, Inc.



Professional Land Surveyors
LB No. 7131

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

Boundary Survey of part of Lot 3, Square 15, Island of Key West



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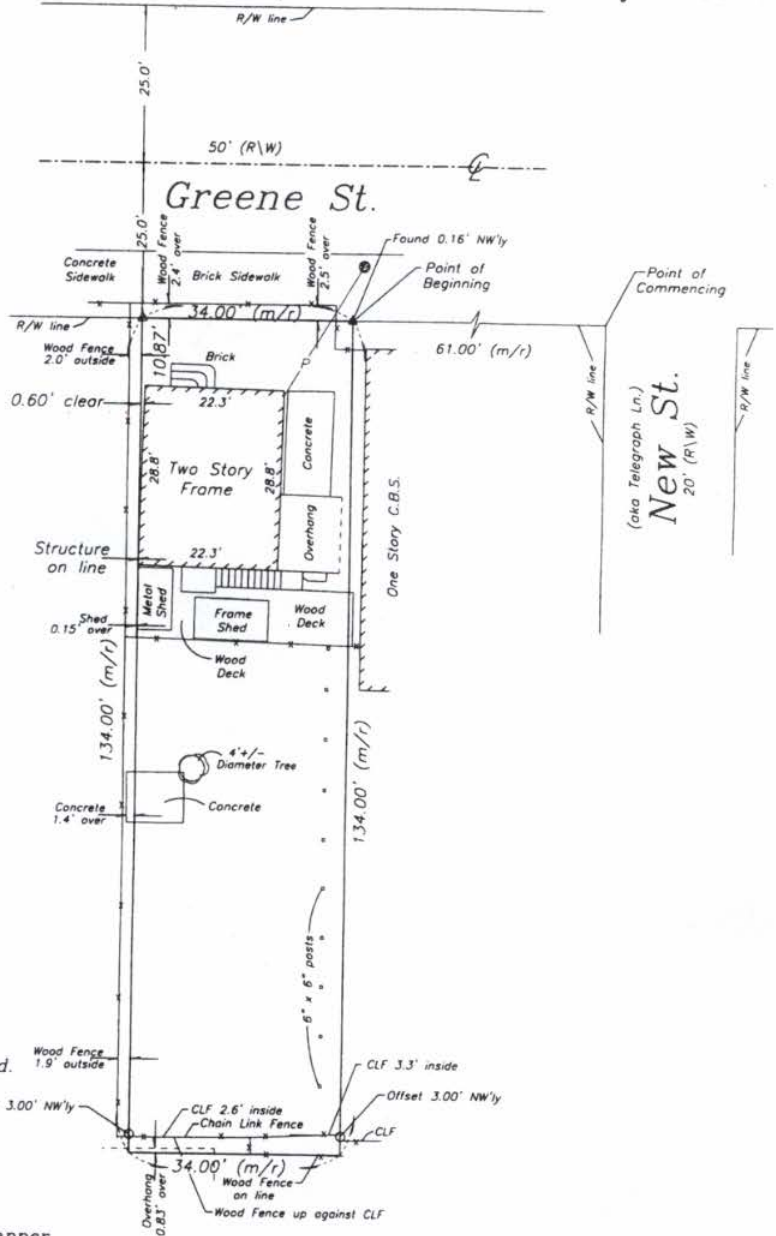
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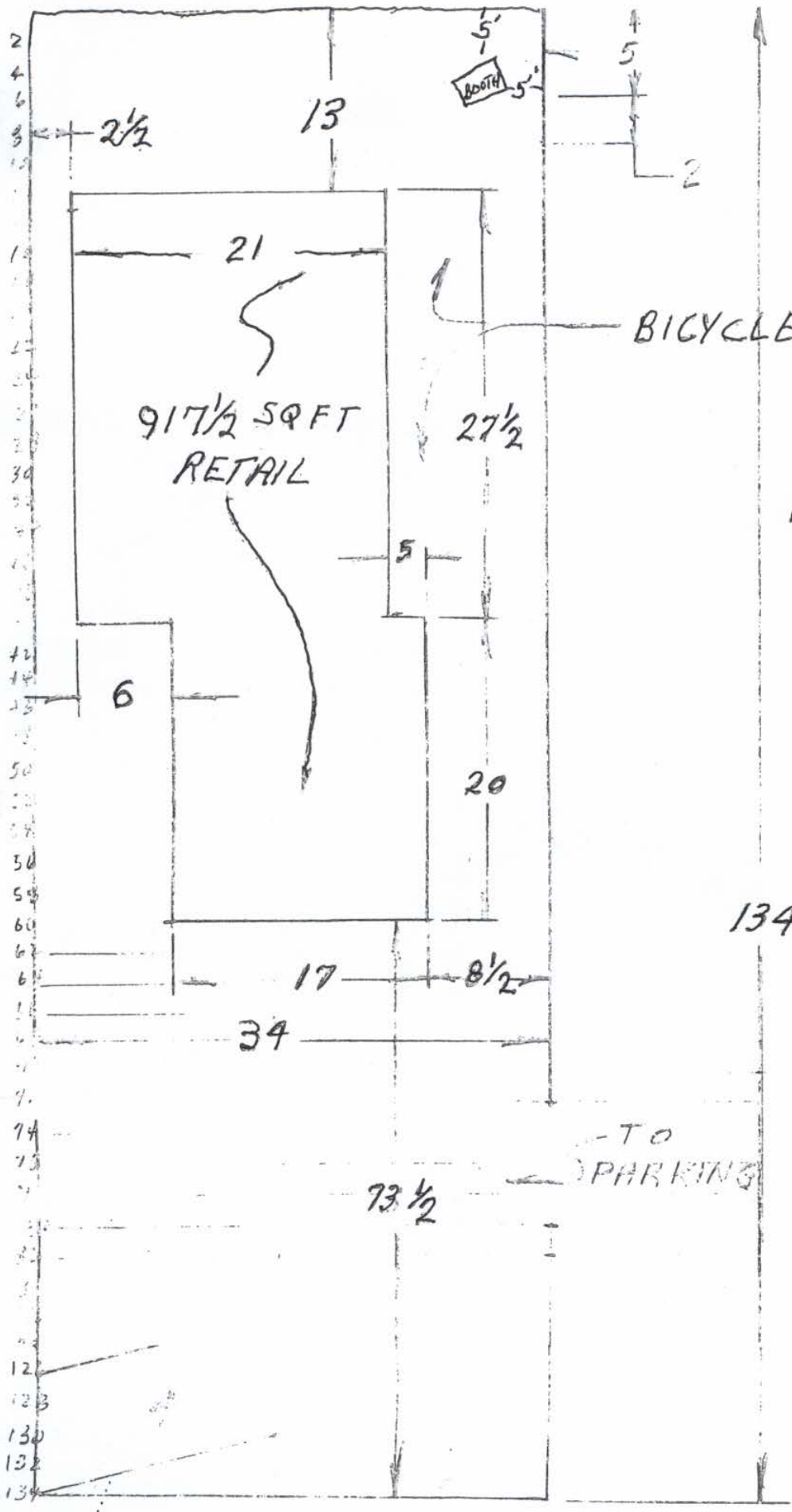
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Proposed Plans



917 1/2 SQ FT
RETAIL

BICYCLE STORAGE

27 1/2 X 8 1/2

233 3/4 SQ FT.

BOOTH 8 SQ FT.

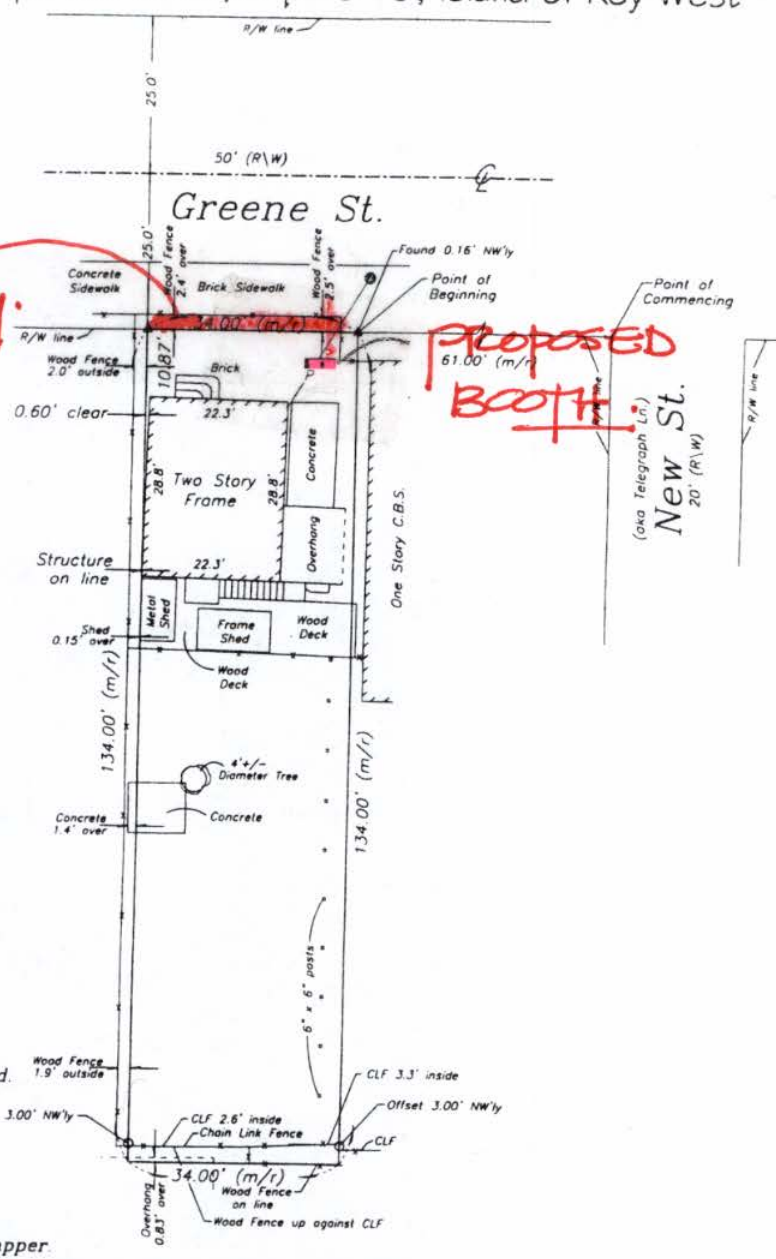
241.75 TOTAL

-TO
PARKING

408 Greene

Boundary Survey of part of Lot 3, Square 15, Island of Key West

Assumed
1" = 20'
City property.



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Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., March 28, 2012 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

MOBILE BOOTH

#408 GREENE STREET

Applicant- Jon Brenner- Application Number H12-01-340

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3973 or visit our website at www.keywestcity.com .

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1001554 Parcel ID: 00001500-000000

Ownership Details

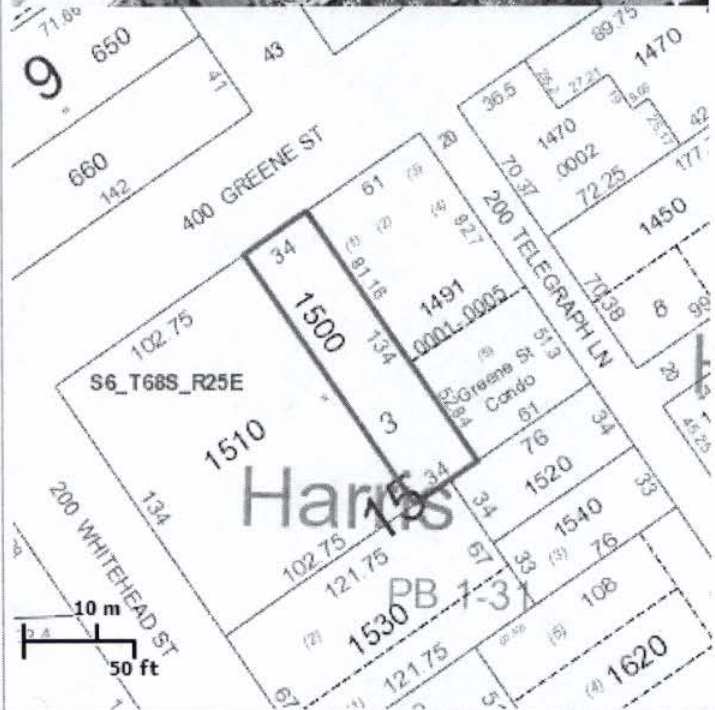
Mailing Address:
BLACKWELL CAROLYN A
PO BOX 4125
KEY WEST, FL 33041

All Owners:
CROCKETT DIANE A T/C, BLACKWELL CAROLYN A

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 408 GREENE ST KEY WEST
Legal Description: KW PT LOT 3 SQR 15 H3-187 OR1029-497 OR1209-247779(WILL)

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	34	134	4,556.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 1078
Year Built: 1933

Building 1 Details

Building Type
Effective Age 12
Year Built 1933
Functional Obs 0

Condition E
Perimeter 152
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 1,078

Inclusions:

Roof Type
Heat 1
Heat Src 1

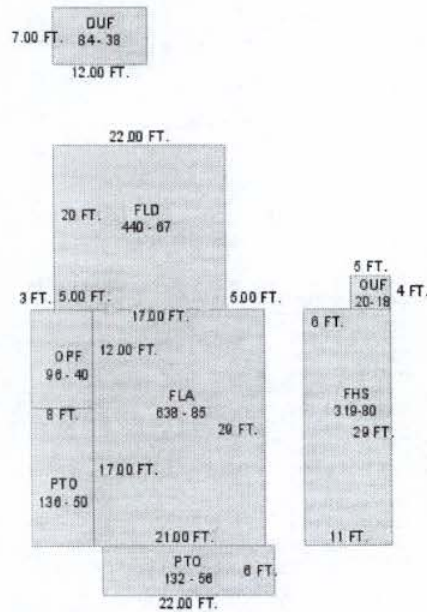
Roof Cover
Heat 2
Heat Src 2

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 6

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
0	FLD		1	2004					440
1	FLA		1	1993					638
2	OPF		1	1993					96
3	PTO		1	1993					136
4	FHS		1	1993					319
5	OUF		1	1993					20

6	PTO	1	1993	132
8	DUF	1	2004	84

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STY STORE-B	100	N	Y
	592	1 STY STORE-B	100	N	Y
	596	OFF BLDG-1 STY-B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
193	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	180 SF	45	4	1999	2000	2	30

Appraiser Notes

THE KITE SHOP - HURRICANR DAMAGES

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9700540	03/01/1997	07/01/1997	315		INSTALL FRONT DOOR
	9602023	05/01/1996	08/01/1996	150		ELECTRICAL
	9701420	05/01/1997	07/01/1997	1,200		REPLACE 350 SF SIDING
	9703660	11/01/1997	11/01/1997	1,300		SIGN
	03-2755	08/13/2003	12/31/2003	500		MOVE AWNING FROM 407 DUVA
	04-0199	02/04/2004	10/06/2004	36,784		20' X 22' ADDITION AS PER PLANS

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
2011	140,591	397	609,511	750,499	657,012	0	750,499
2010	140,591	422	456,271	597,284	597,284	0	597,284
2009	145,439	441	467,934	613,814	613,814	0	613,814
2008	145,439	460	724,404	870,303	870,303	0	870,303
2007	125,963	485	845,138	971,586	971,586	0	971,586

2006	125,963	504	348,534	475,001	475,001	0	475,001
2005	119,117	523	273,360	393,000	393,000	0	393,000
2004	68,278	2,639	273,360	287,924	287,924	0	287,924
2003	68,278	2,748	182,240	287,924	287,924	0	287,924
2002	68,278	2,842	182,240	287,924	287,924	0	287,924
2001	68,278	2,937	182,240	284,353	284,353	0	284,353
2000	68,278	1,006	173,128	277,109	277,109	0	277,109
1999	68,278	1,039	196,819	277,109	277,109	0	277,109
1998	45,625	1,070	196,819	243,514	243,514	0	243,514
1997	45,150	1,108	189,530	235,788	235,788	0	235,788
1996	41,045	1,140	189,530	231,715	231,715	0	231,715
1995	41,045	1,172	189,530	231,747	231,747	0	231,747
1994	41,045	1,209	189,530	231,784	231,784	0	231,784
1993	48,887	0	189,530	238,417	238,417	0	238,417
1992	48,887	0	189,530	238,417	238,417	0	238,417
1991	49,081	0	236,912	285,993	285,993	0	285,993
1990	49,081	0	146,703	195,784	195,784	0	195,784
1989	49,081	0	143,514	192,595	192,595	0	192,595
1988	46,435	0	125,176	171,611	171,611	0	171,611
1987	26,894	0	109,344	99,180	99,180	0	99,180
1986	26,997	0	109,344	98,400	98,400	0	98,400
1985	26,418	0	113,718	97,814	97,814	0	97,814
1984	25,253	0	54,672	79,925	79,925	0	79,925
1983	25,282	0	36,448	61,730	61,730	0	61,730
1982	25,599	0	32,074	57,673	57,673	0	57,673

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.

There are no sales to display for this parcel.

This page has been visited 46,116 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176