

Application



Application For Administrative Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$900.00 / After-the-Fact: \$1,650.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

This application is only available for the following variances:

- (1) Reduction in the front yard, rear yard and non-shoreline setback requirements in Code Chapter 122, Article IV by no more than 10 feet, and side yard setback by no more than 20%.
- (2) Reduction in all the street and landscape bufferyard width requirements in Code Chapter 108, Article VI by no more than 10%.
- (3) Reduction in the total area of the landscaping required for off-street parking and loading in Code Chapter 108, Article VII, Subdivision II by no more than 10%.
- (4) Reduction of any yard setback requirement may be granted for an elevator or wheelchair lift or ramp to allow access to the elevated dwelling unit of a disabled applicant or household member.

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720 to schedule an appointment with a planner.

PROPERTY DESCRIPTION:

Site Address: 507 South St.
Zoning District: _____ Real Estate (RE) #: _____
Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☒ Owner ☐ Authorized Representative

Name: 507 South St Corp
Mailing Address: 209 Duval St.
City: KW State: FL Zip: 33040
Home/Mobile Phone: _____ Office: 305-296-5667 Fax: _____
Email: _____

PROPERTY OWNER: (if different than above)

Name: 507 South St. Corp
Mailing Address: 209 Duval St.
City: KW State: FL Zip: 33040
Home/Mobile Phone: _____ Office: 305-296-5667 Fax: _____
Email: MHPA@bellSouth.net

Description of Proposed Construction, Development, and Use: ADA lift for
existing business

List and describe the specific administrative variance(s) being requested pursuant to Code Section 90-398:

- ☐ Front Setback [Complete Parts A & B] ☒ Other Setbacks and/or Landscaping [Complete Part A]
☐ Special Accessibility Setback [Complete Part A, Standards 2 & 3 only]

Side yard setback

City of Key West • Application for Administrative Variance

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No
If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? ☐ Yes ☒ No
If yes, provide date of landscape approval, and attach a copy of such approval.

Please fill out the relevant Site Data in the table below. *Italicized items are not eligible for administrative variances, but are requested as relevant background information.*

	Code Requirement	Existing	Proposed	Variance Request
Zoning district				
Flood zone				
Land area				
Front setback				
Side setback	5	9.5	4.5	6"
Side setback				
Street side setback				
Rear setback				
Open space/landscaping				
Height				Not eligible for administrative variance
Floor area ratio (FAR)				
Building coverage				
Impervious surface				
Parking spaces				
Handicap parking				
Bicycle parking				
Number and type of units				
Consumption area or number of seats				

This application is reviewed pursuant to Section 90-398 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at <http://library.municode.com/index.aspx?clientId=10053> under Subpart B.

The review process for administrative variances is as follows:

1. Complete application submitted to Planning Department.
2. Review by the Development Review Committee (DRC).
3. Within 3 weeks of the DRC meeting, the city planner completes review and renders a proposed decision to approve, approve with conditions or deny in writing, after obtaining the concurrence of the city manager.
4. Planning Department provides written notice of the proposed decision and gives 30 working days to request a public hearing. If a public hearing is not requested, the city planner will issue the written decision to approve or deny. If a public hearing is requested, the Planning Board will review the application according to the procedures for regular variances.
5. If the city planner issues a denial, the applicant may file a written objection, and the Planning Board will review the request according to the procedures for regular variances.

City of Key West • Application for Administrative Variance

A. ADMINISTRATIVE VARIANCE CRITERIA: Before any administrative variance may be granted by the Planning Director, the applicant must demonstrate that all of the applicable standards in City Code Section 90-398 are met. All applicants must complete Part A. For special accessibility setbacks, complete only standards 2 and 3 below. Applicants for front setback variances must also complete Part B.

- (1) The applicant shall demonstrate a showing of good and sufficient cause as follows:
- a. the request deals solely with the physical characteristics of the property, subdivision lot or land parcel under question; and
 - b. the request is not based on the character of the planned construction or substantial improvement, the personal characteristics of the owner or inhabitants; and
 - c. the request is not based on inconvenience, aesthetic considerations, physical handicaps, personal preferences, the disapproval of neighbors or homeowners' association restrictions:

for ADA Requirements only

- (2) Failure to grant the administrative variance would result in exceptional hardship to the applicant: _____

buildings usage requires an ADA lift

- (3) Granting the administrative variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public: _____

Variance is for ADA lift on owners property not conflicting with public right of ways health or safety

- (4) The property has unique or peculiar circumstances, which apply to the subject property, but which do not apply to other properties in the same zoning district: _____

property is required an ADA lift to function as its commercial use

- (5) Granting the administrative variance will not give the applicant any special privilege denied to other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns: _____

all adjoining properties in this area are commercial and do not convey a special privilege to increase the properties use or deny anyone elses adjoining properties use

- (6) Granting the administrative variance is not based on disabilities, handicaps or health of the applicant or members of her/his family: _____

this is a commercial requirement for ADA compliance

- (7) The administrative variance is the minimum necessary to provide relief to the applicant: _____

the variance is for approx. 6" to the 5' required set back

B. FRONT SETBACK CRITERIA: The Planning Director may recommend approval or approve an administrative variance that modifies the minimum front setback requirements provided the applicant demonstrates the following. Please describe how the proposed variance meets each standard. Attach separately, if necessary.

N/A

(1) The existing setback average, as measured pursuant to the definition of "setbacks" in Code Section 86-9, on the block of the street within the zoning district in which the subject property is located is less than the zoning district standard, as established in Code Chapter 122, Article IV: _____

(2) The waiver will not result in a setback that is less than the existing front yard setback to the furthestmost projection of the main building that is closest to the front lot line on a contiguous lot on either side of the subject property: _____

(3) The waiver is for an amount not greater than 20% of the zoning district standard as established in Code Chapter 122, Article IV: _____

(4) In the event that a contiguous lot on either side of the subject property is vacant, the zoning district standard shall apply: _____

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- N/A
- ☒ Correct application fee. Checks may be payable to "City of Key West." 900.00
 - ☒ Notarized verification form signed by property owner or the authorized representative.
 - ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
 - ☒ Copy of recorded warranty deed
 - ☒ Property record card
 - ☒ Signed and sealed survey
 - ☒ Site plan
 - ☐ Floor plans —
 - ☐ Stormwater management plan —

Verification

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

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

507 South 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]
Signature of Owner

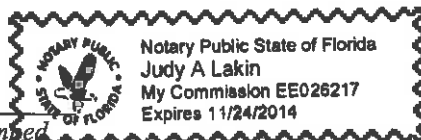
Subscribed and sworn to (or affirmed) before me on this 1-31-2014 by

date

Michael Halpern
Name of Owner

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

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

EE0 26217

Commission Number, if any

Deed

This Document Prepared By and Return to:
Law Offices of Thomas D. Wright, Chartered
Post Office Box 500309
9711 Overseas Highway
Marathon, FL 33050

Parcel ID Number: 00036070-000000

Grantee #1 TIN:

Grantee #2 TIN:

MONROE COUNTY
OFFICIAL RECORDS

FILE #1238763
BK#1700 PG#1923

RCD Jun 06 2001 08:59AM
DANNY L KOLHAGE, CLERK
DEED DOC STAMPS 5250.00
06/06/2001 DEP CLK

5250.00
low
5250.00

Warranty Deed

This Indenture, Made this 10th day of May, 2001 A.D., Between
MAYER & MORITZ, PTRS., L.L.P., a Florida limited liability partnership

of the County of Monroe, State of Florida, grantor, and
507 SOUTH STREET CORP., a corporation existing under the laws of the
State of Florida

whose address is: 209 Duval Street, Key West, Florida 33040

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

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

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

On the Island of Key West and known according to G.W. Reynolds
corrected map of the City of Key West dated 1874, as part of Lot
Seven (7) in Square Two (2) Tract Sixteen (16) and commencing at a
point on South Street, One Hundred and Ninety-one (191) feet and
Three (3) inches from the corner of Sigmon and South Streets, and
running thence in a southwesterly direction along South Street Fifty
(50) feet; thence at right angles in a Northwesterly direction One
Hundred (100) feet; thence at right angles in a Northeasterly
direction Fifty (50) feet; thence at right angles in a Southeasterly
direction One Hundred (100) feet to a point of beginning on South
Street.

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

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

Signed, sealed and delivered in our presence:

MAYER & MORITZ, PTRS., L.L.P., a
Florida limited liability
partnership

Peter T. Currin
Witness #1
Printed Name: PETER T. CURRIN

By: Dieder R. Moritz (Seal)
DIEDER R. MORITZ, Partner
P.O. Address:

Theresa L. Archibald
Witness #2
Printed Name: Theresa L. Archibald

By: Erwin S. Mayer (Seal)
ERWIN S. MAYER, Partner
P.O. Address:

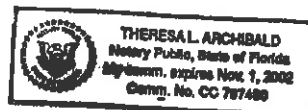
STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 10th day of May, 2001 by
DIEDER R. MORITZ, Partner and ERWIN S. MAYER, Partner on behalf of
MAYER & MORITZ, PTRS., L.L.P., a Florida limited liability partnership
who are personally known to me or who have produced their

as identification.

Theresa L. Archibald
Printed Name:
Notary Public

My Commission Expires:



Survey



LOCATION MAP

Part of Lot 7, Square 2, Tract 16
G.W. Reynolds corrected map, City of Key West

LEGAL DESCRIPTION:

On the Island of Key West, and known according to G.W. Reynolds corrected map of the City of Key West, dated 1874, as part of Lot Seven (7) in Square Two (2) Tract Sixteen (16) and commencing at a point on South Street, One Hundred and Ninety-one (191) feet and Three (3) inches from the corner of Simonton and South Streets, and running thence in a Southwesterly direction along South Street Fifty (50) feet; thence at right angles in a Northwesterly direction One Hundred (100) feet; thence at right angles in a Northeasterly direction Fifty (50) feet thence at right angles in a Southeasterly direction One Hundred feet to a point of beginning on South Street.

SURVEYOR'S NOTES:

North arrow based on assumed median
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail
- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = found 1/2" Iron Pipe,

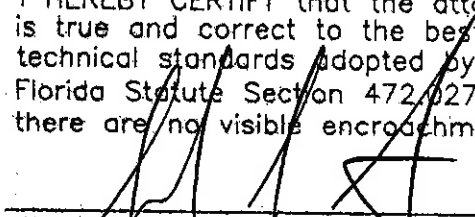
Abbreviations:

Sty. = Story	o/h = Overhead
R/W = Right-of-Way	u/g = Underground
fd. = Found	F.F.L. = Finish Floor Elevation
p. = Plat	Irr. = Irregular
m. = Measured	conc. = concrete
N.T.S. = Not to Scale	I.P. = Iron Pipe
CL = Centerline	I.B. = Iron Bar
Elev. = Elevation	C.B.S. = Concrete Block Stucco
B.M. = Bench Mark	cov'd. = Covered
P.O.C. = Point of Commence	wd. = Wood
P.O.B. = Point of Beginning	w.m. = Water Meter
C.L.F. = Chain Link Fence	Bal. = Balcony
A/C = Air Conditioner	Pl. = Planter
	Hydt. = Fire Hydrant
	F.W. = Fire Well

Field Work performed on: 1/8/01

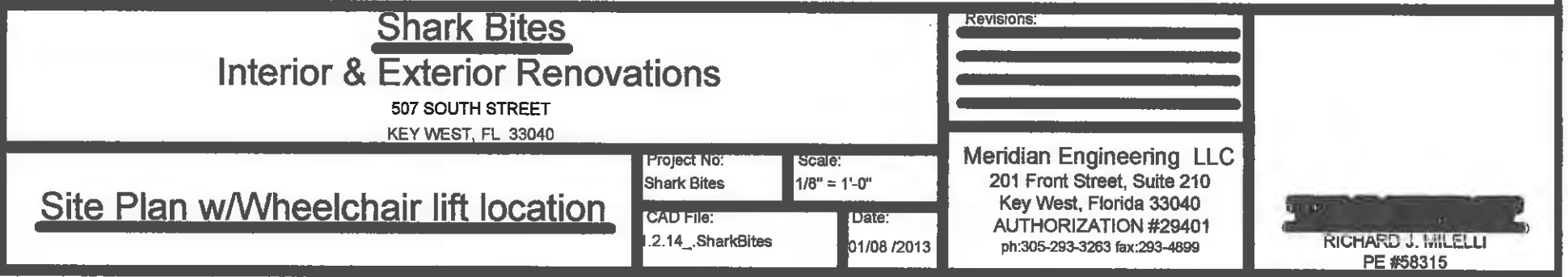
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.


FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Site Plans



Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1036935 Parcel ID: 00036070-000000

Ownership Details

Mailing Address:

507 SOUTH STREET CORP
209 DUVAL ST
KEY WEST, FL 33040

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 10KW

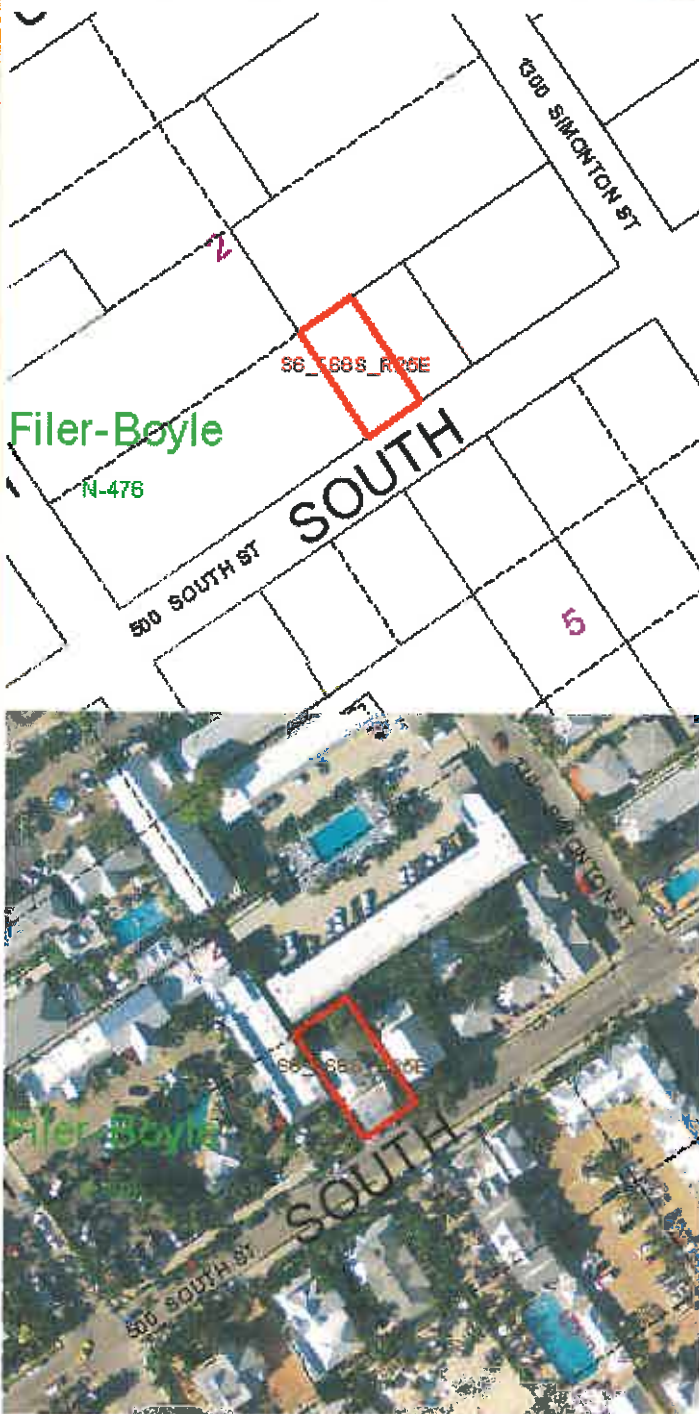
Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 507 SOUTH ST KEY WEST

Legal Description: KW FILER BOYLE SUB N-476 PT LOT-7 SQR-2 TR-16 G29-99/100 OR942-1737R/S OR1631-2103/07 (CERT) OR1638-354/358 OR1700-1923(LG)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	100	5,000.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

1/31/2014

7	FLA	1	1963	450
8	OPX	1	1963	150
9	FAT	1	1963	720

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		OFF BLDG-1 STY-B	50	Y	Y
	4554	1 STY STORE-B	50	Y	Y
	4555	APTS-B	100	Y	Y
	4559	APTS-B	100	Y	Y
	4561	FAT	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1232	AB AVE WOOD SIDING	35
1233	C.B.S.	65

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	558 SF	0	0	1986	1987	2	30
2	PT4:PATIO	1,506 SF	0	0	1986	1987	2	50
3	AC2:WALL AIR COND	2 UT	0	0	1986	1987	2	20
4	AC2:WALL AIR COND	3 UT	0	0	1986	1987	1	20
5	PT3:PATIO	50 SF	2	25	1986	1987	2	50

Appraiser Notes

KW ICE CREAM FACTORY & KEYWESTCONDOS.COM

TPP8990070 - RENTALS

2002-18-7 - TWO TRANSIENT LICENSES WERE TRANSFERRED FROM THIS PROPERTY TO 1400 DUVAL ST.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	09-1573	05/29/2009	03/14/2011	2,220 Commercial	MAINTENANCE AND PAINT THE AGING V-CRIMP METAL ROOF
	07-2899	06/14/2007	0		INSTALL 12 SQRS. OF CONCH SHINGLES.
1	9700786	06/01/1997	12/01/1997	1,800 Commercial	REPLACE STAIRS & DECKING
2	9702222	07/01/1997	12/01/1997	2,700 Commercial	REPAIR ROOF
3	9903413	10/04/1999	11/19/1999	1,000 Commercial	ROOF SOFFIT REPAIR
4	0103038	09/04/2001	10/22/2001	15,000 Commercial	INTERIOR RENOVATIONS
5	02-1506	06/19/2002	10/04/2002	1,900 Commercial	PLUMBING

9	03-3654	11/17/2003	12/29/2003	12,800	Commercial	CENT A/C
6	03-2183	07/16/2003	12/29/2003	800	Commercial	REPLACE DOORS
7	03-2418	07/16/2003	12/29/2003	650	Commercial	ELECTRICAL
8	03-2667	08/06/2003	12/29/2003	950	Commercial	PLUMBING
13	05-4110	09/22/2005	11/22/2005	7,000	Commercial	REPLASTER POOL & BUILD SHEER DISSENT WATERFALL
10	05-0193	01/25/2005	11/22/2005	1,200	Commercial	REPLACE RUBBER ROOFING
11	05-0583	03/08/2005	11/22/2005	8,650	Commercial	R & R ROTTEN PORCH COLUMNS & DECKING
12	05-2925	07/15/2005	11/22/2005	13,000	Commercial	R & R CONCH SHINGLES
14	06-6344	11/27/2006	12/18/2006	1,200	Commercial	REPLACE 40LF OF WHITE GUTTER WITH DOWN SPOUTS

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
2013	351,421	7,636	579,828	938,885	938,885	0	938,885
2012	359,689	7,885	579,828	947,402	947,402	0	947,402
2011	359,689	8,134	579,828	947,651	947,651	0	947,651
2010	372,092	8,383	579,828	960,303	941,021	0	960,303
2009	372,092	8,632	474,750	855,474	855,474	0	855,474
2008	380,361	8,881	560,000	914,685	914,685	0	914,685
2007	279,128	9,130	560,000	848,258	848,258	0	848,258
2006	250,922	9,379	550,000	810,301	810,301	0	810,301
2005	263,773	9,628	300,000	650,000	650,000	0	650,000
2004	263,681	9,936	300,000	650,000	650,000	0	650,000
2003	263,681	10,263	225,000	650,000	650,000	0	650,000
2002	246,600	10,571	225,000	560,632	560,632	0	560,632
2001	230,102	10,878	225,000	465,980	465,980	0	465,980
2000	230,102	6,401	170,000	406,503	406,503	0	406,503
1999	256,551	8,564	170,000	236,638	236,638	0	236,638
1998	171,034	8,887	170,000	236,638	236,638	0	236,638
1997	147,374	9,116	160,000	236,638	236,638	0	236,638
1996	133,976	9,437	160,000	236,638	236,638	0	236,638
1995	133,976	9,756	160,000	236,638	236,638	0	236,638
1994	133,976	10,083	160,000	236,638	236,638	0	236,638
1993	133,976	10,403	160,000	236,638	236,638	0	236,638
1992	133,976	10,724	160,000	236,638	236,638	0	236,638
1991	133,976	11,051	160,000	236,638	236,638	0	236,638
1990	114,881	11,371	101,250	236,638	236,638	0	236,638
1989	114,881	11,690	100,000	236,638	236,638	0	236,638
1988	105,319	10,219	90,000	205,538	205,538	0	205,538

1987	40,522	8,249	50,400	99,171	99,171	0	99,171
1986	40,744	8,451	50,400	99,595	99,595	0	99,595
1985	35,890	8,665	28,750	73,305	73,305	0	73,305
1984	33,675	8,867	28,750	71,292	71,292	0	71,292
1983	33,675	9,069	28,750	71,494	71,494	0	71,494
1982	34,343	9,284	28,450	72,077	72,077	0	72,077

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/10/2001	1700 / 1923	750,000	WD *****	Q ***
5/1/1985	942 / 1737	125,000	WD *****	Q ***

This page has been visited 251,648 times.

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