

# **Application**

Application for Exception for Outdoor Merchandise Display  
City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
(305) 809-3764



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3764 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.



Applicant's Name Heir Loranger  
Address of Proposed Display 205 Elizabeth St unit 6  
RE# of Property \_\_\_\_\_  
Business Name Dragonfly Import  
Business Address 205 Elizabeth St. unit 6  
Applicant's Mailing Address 1611 George St Key West FL 33040  
Telephone 305 923 3802 Email dragonflykeywest@yahoo.com  
Name of Property Owner City of Key West  
Mailing Address \_\_\_\_\_  
Telephone \_\_\_\_\_ Email \_\_\_\_\_

Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
- an arcade, gazebo, or other temporary structure.
- a cart or movable booth.
- a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

Cart out front, 3 mannequins, banners left of door  
\_\_\_\_\_  
\_\_\_\_\_

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Describe the structure and equipment used in the display in detail, including any seating.

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How far is the display from the street? \_\_\_\_\_

How far is the display from the sidewalk? \_\_\_\_\_

Length of time exception will be needed (no more than 60 months) \_\_\_\_\_

**PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:**

1. Provide fee of \$100.00. There are additional fees of \$50.00 for fire department review and \$100.00 for advertising and noticing. **For a total of \$250.00.** Please, make check payable to the City of Key West.
2. **Photographs** of the existing area and proposed display
3. A **site sketch** showing general lay out and location of the display relative to visibility from the public right-of-way
4. Copy of the **Warranty Deed**
5. Completed **Authorization** and **Verification** forms as necessary.
6. Recent Property Boundary **Survey**
7. **Property Appraisers** information ([www.mcpafl.org](http://www.mcpafl.org))

*The information furnished above is true and accurate to the best of my knowledge.*

Signature \_\_\_\_\_ Date \_\_\_\_\_

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Sec. 106-51. - Prohibited.

The outdoor display of merchandise in the historic zoning districts of the city is prohibited unless an exception is granted by the planning board, as provided in section 106-52. Merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Outdoor display shall mean the placement of merchandise on the exterior of a business structure, including a wall, roof, overhang, entranceway or window, or within a required setback area. For a cart, booth or arcade, outdoor display shall mean the placement of merchandise, either freestanding or by draping it, on the exterior or beyond the vertical plane of the cart, booth or arcade. In no event shall outdoor display be permitted in the public right-of-way. The prohibitions of this section shall not apply to automotive, bicycle and moped rentals and sales and to plant sales and shall not apply to art festivals or other special events duly permitted by the city commission.

(Ord. No. 97-10, § 1(3-16.1(C)(1)), 7-3-1997; Ord. No. 08-04, § 16, 5-20-2008)

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the Planning Board as follows:

(1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.
- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.
- c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

(2) Factors disfavoring the exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the exception.
- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.
- c. The exception presents a hazard to public safety.

(3) Exceptions to section 106-51 granted by the Planning Board shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions

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specified by the board in order to protect the architectural heritage and visual character of the district. Applications for exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the city of processing the application and investigating the applicant.

- (4) Exceptions to section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an exception in this section;
  - b. The exception was granted pursuant to mistaken or misleading information; or
  - c. The exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.
- (5) The city manager or the planning board, upon written petition by any city resident, may cause issuance of a notice of hearing on revocation of an exception, which notice shall be issued by the city clerk.

(Ord. No. 97-10, § 1(3-16.1(C)(2)), 7-3-1997; Ord. No. 06-09, § 1, 5-2-2006; Ord. No. 08-04, § 17, 5-20-2008)

# Verification Form

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an Individual)*

I, Ken Coranger, 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:

205 Elizabeth St unit 6

*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 Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 7/10/18 by \_\_\_\_\_ date

Ken Coranger  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*



Megan Miller  
*Name of Acknowledger typed, printed or stamped*

# GG 175860  
*Commission Number, if any*

# **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, Gregory Veiz as  
*Please Print Name of person with authority to execute documents on behalf of entity*

City Manager of City of Key West  
*Name of office (President, Managing Member) Name of owner from deed*

authorize KEIR LORRUGEN  
*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]  
*Signature of person with authority to execute documents on behalf on entity owner*

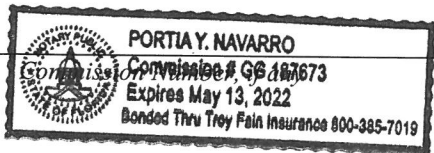
Subscribed and sworn to (or affirmed) before me on this August 15, 2018  
*Date*

by Gregory Veiz  
*Name of person with authority to execute documents on behalf on entity owner*

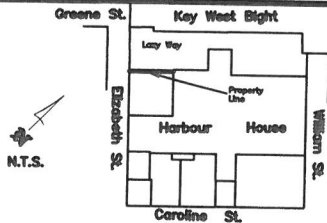
He/She is personally known to me or has presented \_\_\_\_\_ as identification.

Portia Y. Navarro  
*Notary's Signature and Seal*

PORTIA Y. NAVARRO  
*Name of Acknowledger typed, printed or stamped*



# Site Plans



**LOCATION MAP**  
Square 11, City of Key West

**SURVEYOR'S NOTES:**

North arrow based on assumed median Reference Bearing: R/W Caroline Street 3.4 denotes existing elevation Elevations based on N.G.V.D. 1929 Datum Bench Mark No.: Basic Elevation: 14.324

**Monumentation:**

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

**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                |
| d. = Deed                   | I.P. = Iron Pipe                |
| N.T.S. = Not to Scale       | I.B. = Iron Bar                 |
| ⊕ = Centerline              | cov'd. = Covered                |
| Elev. = Elevation           | C.B. = Concrete Block           |
| B.M. = Bench Mark           | wd. = Wood                      |
| P.O.C. = Point of Commence  | □ = Concrete Utility Pole       |
| P.O.B. = Point of Beginning | ⊙ = Wood utility Pole           |
| P.B. = Plat Book            |                                 |
| pg. = page                  | w.m. = Water Meter              |
| A/C = Air Conditioner       | Bal. = Balcony                  |
| C.L.F. = Chain Link Fence   | Pl. = Planter                   |
|                             | Hydt. = Fire Hydrant            |
|                             | F.W. = Fire Well                |

Field Work performed on: 3/11/11

**CERTIFICATION:**

I HEREBY CERTIFY that the attached **Specific Purpose Survey, Property Line** 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 Statue 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

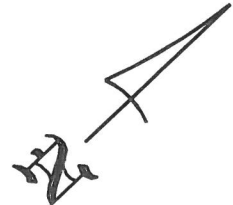
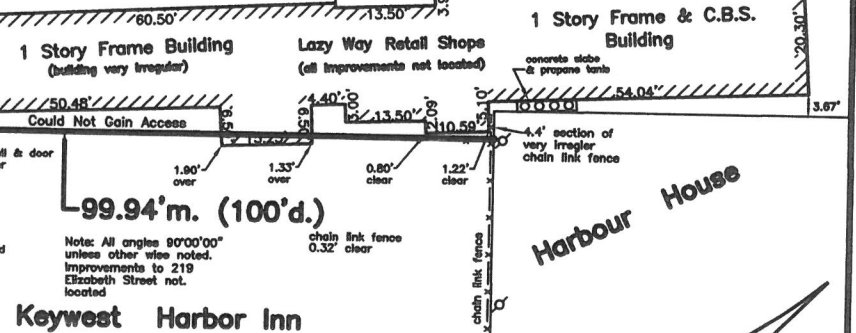
**GREENE STREET**

Southeasterly R/W of Greene Street Extended

**ELIZABETH STREET (50' R/W)**

100.00' d. (100.00 m.)  
2.99' clear  
9.5' concrete sidewalk  
0.5 concrete curb

ASPHALT DRIVE LAZY WAY



NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

|                                   |             |                        |                 |
|-----------------------------------|-------------|------------------------|-----------------|
| City of Key West                  |             |                        |                 |
| Lazy Way, Key West, Florida 33040 |             |                        |                 |
| Specific Purpose Survey           |             | Dwn No.: 11-150        |                 |
| property Line                     |             |                        |                 |
| Scale: 1"=20'                     | Ref. 202-66 | Flood panel No. 1516 K | Dwn. By: F.H.H. |
| Date: 3/10/11                     | file        | Flood Zone: AE         | Flood Elev. 7'  |
| REVISIONS AND/OR ADDITIONS        |             |                        |                 |
|                                   |             |                        |                 |
|                                   |             |                        |                 |
|                                   |             |                        |                 |

**ISLAND SURVEYING INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
3152 Northside Drive  
Suite 201  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

fred/drawing/cityofkeywest/block11.lazway





# **Additional Information**



**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 00072082-003903  
 Account # 9073758  
 Property ID 9073758  
 Millage Group 12KW  
 Location LAZY WAY Ln , KEY WEST  
 Address  
 Legal KW PT SQR 11 (HARBORWALK SHOPPES AT LAZY WAY INC LEASE)  
 Description G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)  
 (Note: Not to be used on legal documents)  
 Neighborhood 32120  
 Property Class STORE (1100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

CITY OF KEY WEST  
 PO BOX 1409  
 KEY WEST FL 33041

**Valuation**

|                            | 2017      | 2016      | 2015      | 2014      |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$73,435  | \$76,723  | \$76,723  | \$80,011  |
| + Market Misc Value        | \$483     | \$483     | \$417     | \$384     |
| + Market Land Value        | \$240,190 | \$240,024 | \$240,024 | \$240,024 |
| = Just Market Value        | \$314,108 | \$317,230 | \$317,164 | \$320,419 |
| = Total Assessed Value     | \$314,108 | \$317,230 | \$317,164 | \$320,419 |
| - School Exempt Value      | \$0       | \$0       | \$0       | \$0       |
| = School Taxable Value     | \$314,108 | \$317,230 | \$317,164 | \$320,419 |

**Land**

| Land Use              | Number of Units | Unit Type   | Frontage | Depth |
|-----------------------|-----------------|-------------|----------|-------|
| COMMERCIAL DRY (100D) | 1,479.00        | Square Foot | 0        | 0     |

**Commercial Buildings**

Style 1 STY STORE-D / 11D  
 Gross Sq Ft 1,479  
 Finished Sq Ft 1,219  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls MIN WOOD SIDING  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 MIN WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover

Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1953  
 Year Remodeled  
 Effective Year Built 1991  
 Condition

| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLA          | FLOOR LIV AREA | 1,219        | 1,219         | 0         |
| OPU          | OP PR UNFIN LL | 220          | 0             | 0         |
| OPF          | OP PRCH FIN LL | 40           | 0             | 0         |
| <b>TOTAL</b> |                | <b>1,479</b> | <b>1,219</b>  | <b>0</b>  |

**Yard Items**

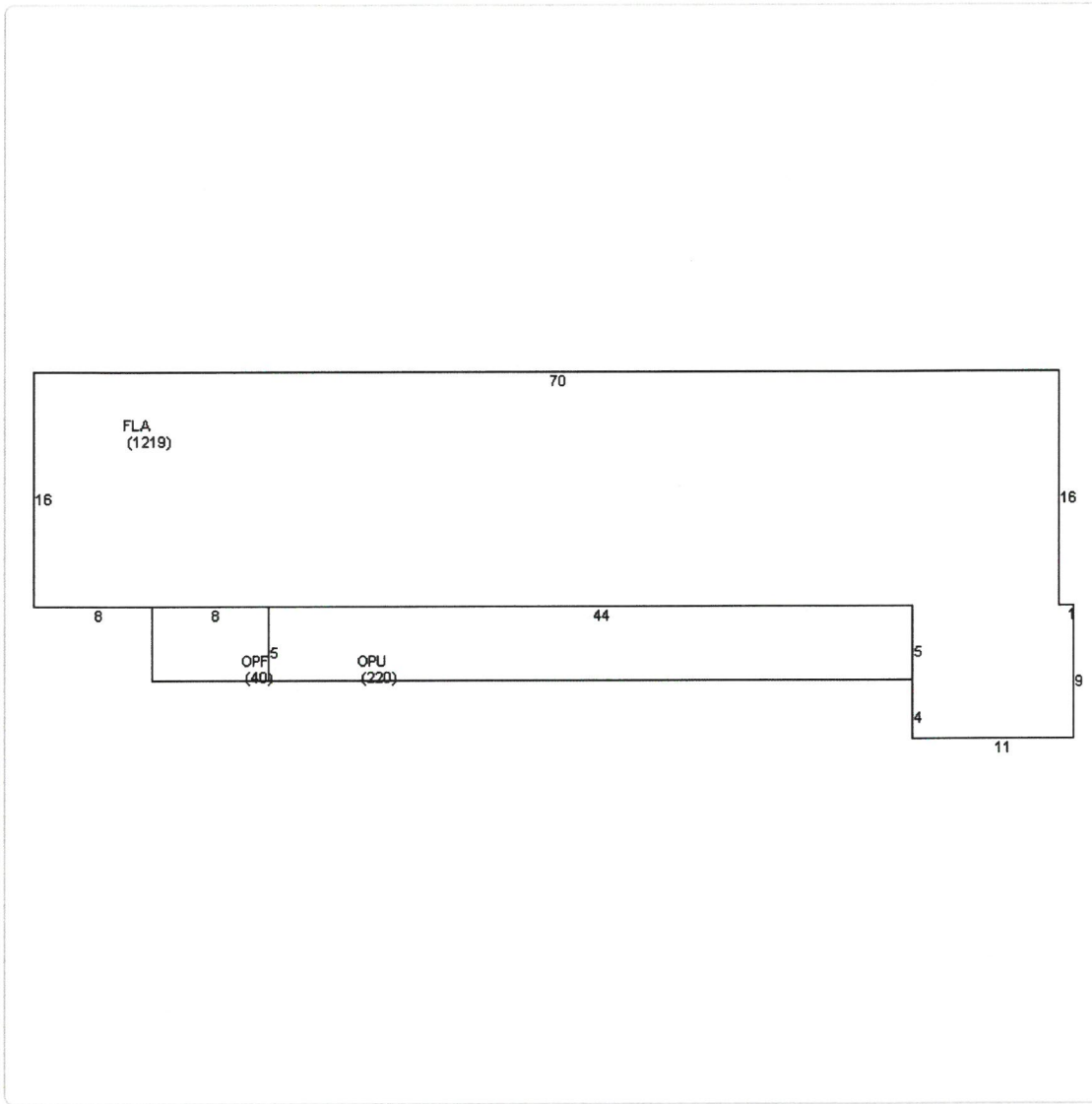
| Description   | Year Built | Roll Year | Quantity | Units | Grade |
|---------------|------------|-----------|----------|-------|-------|
| WALL AIR COND | 1989       | 1990      | 1        | 2 UT  | 1     |
| TIKI          | 1990       | 1991      | 1        | 16 SF | 1     |

**Permits**

| Number      | Date Issued | Date Completed | Amount   | Permit Type | Notes   |
|-------------|-------------|----------------|----------|-------------|---|
| 10-2848     | 9/30/2010   |                | \$2,000  | Commercial  | RELOCATE EXISTING PANEL. INSTALL WIRES FOR NEW HOOD VENT. RELOCATE EXISTING WIRING FOR OUTLETS. INSTALL NEW 220 OUTLET FOR MIXER  |
| 10-3066     | 9/30/2010   |                | \$6,000  | Commercial  | INSTALL KITCHEN HOOD  |
| 10-2852     | 9/20/2010   |                | \$7,000  | Commercial  | INSTALL WIRELESS SECURITY SYSTEM ON TWO DOORS AND TWO MOTION DETECTORS.   |
| 10-2843     | 9/9/2010    |                | \$4,500  | Commercial  | INSTALL FRP PANEL ON WALLS, REMOVE NON-STRUCTURAL WALL; INSTALL NEW REAR DOOR, MISC INTERIOR TRIM; INSTALL PROPANE TANK IN REAR.  |
| 10-2850     | 9/9/2010    |                | \$450    | Commercial  | INSTALL ROOF FLASHING AROUND NEW EXHAUST FAN.   |
| 10-2853     | 9/9/2010    |                | \$1,200  | Commercial  | ADD GREASE TRAP TO 3 COMPARTMENT SINK. INSTALL MOP SINK.  |
| 10-1685     | 5/25/2010   |                | \$100    | Commercial  | RELOCATION OF EXISTING ICE MACHINE.   |
| 10-1682     | 5/24/2010   |                | \$760    | Commercial  | RELOCATE COLLER AND ICE MACHINE.  |
| 10-1156     | 4/13/2010   |                | \$1,200  | Commercial  | INSTALL CIRCUITS AND CONNECTIONS FOR ICE MAKER; WALK-IN COOLER; 220V WALL A/C UNIT. EXISTING ICE MAKER TO RELOCATE FROM OUTSIDE LOCATION TO INDOOR LOCATION.                            |
| 10-1138     | 4/12/2010   |                | \$7,000  | Commercial  | INSTALL WIRELESS SECURITY SYSTEM ON TWO DOORS AND TWO MOTION DETECTORS.   |
| 10-1005     | 3/26/2010   |                | \$1,000  | Commercial  | INSTALL LOW VOLTAGE CABLE FOR TELEPHONE AND DATA.   |
| 09-00003832 | 12/16/2009  |                | \$50,000 | Commercial  | SHED NON-RESIDENTIAL  |
| 09-3931     | 11/17/2009  |                | \$2,400  | Commercial  | INSTALL 6 SQRS. OF VCRIMP METAL ROOFING.  |
| 09-1769     | 6/18/2009   |                | \$40,000 | Commercial  | UP-GRADE EXISTING SERVICE ENTRANCE TO 400 AMP SERVICE WITH 10 METER SOCKETS. INSTALL AND FEED NEW PANELS IN RETAIL UNITS AND RE-WIRE RETAIL UNITS WITH NEW BRAND CIRCUITS AS PER PLANS. |
| 09-1770     | 6/18/2009   |                | \$20,000 | Commercial  | INSTALL LOW VOLTAGE CABLE TW AND PHONE SERVICE TO NINE RETAIL STORES.   |
| 09-3894     | 1/16/2009   |                | \$4,800  | Commercial  | INSTALL LIGHT FIXTURES, RECEPTACLES, SWITCHES AND SMOKE DETECTORS IN NEW ADDITION. INSTALL 100AMP PANEL. INSTALL EXIT AND EMERGENCY LIGHTS.   |
| 09-3895     | 1/16/2009   |                | \$960    | Commercial  | INSTALL CONDUIT, WIRE, OUTLET BOXES AND DEVICES FOR TELEPHONE AND CABLE TV.   |

Sketches (click to enlarge)

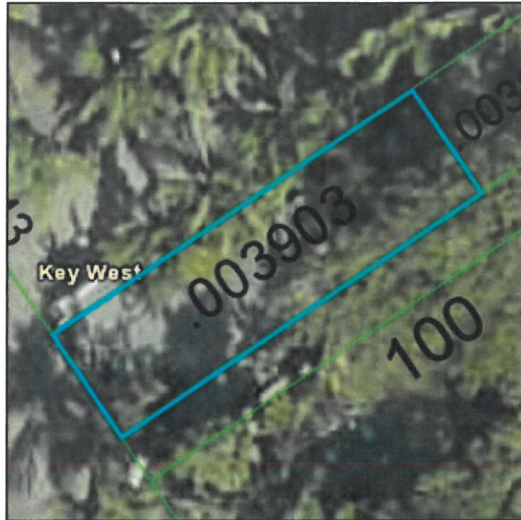




Photos



Map



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

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