# THE CITY OF KEY WEST PLANNING BOARD Staff Report



To:

Chairman and Planning Board Members

From:

Ginny Haller, Planner

Through:

Donald Leland Craig, AICP, Planning Director

**Meeting Date:** 

June 21, 2012

Application:

Exception for Outdoor Merchandise Display - 408 Greene Street (RE # 00001500-000000) — Request to allow the display of merchandise sold in-store for the Key West Kite Company in the HRO zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request:

To allow an Exception for Outdoor Merchandise Display of wind art, windsocks, flags, metal art, garden charms, and two (2) tables for creating merchandise sold in the store through a 60 month time span.

**Applicant:** 

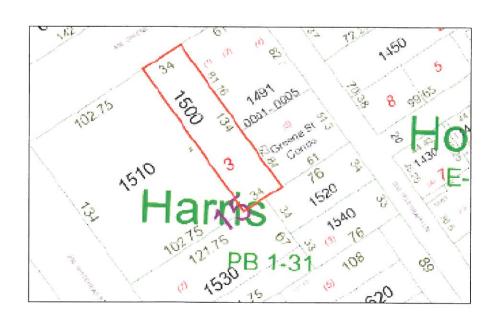
Richard Burris

**Property Owner** 

Carolyn Blackwell

Location

408 Greene Street (aka Key West Kite Company) RE# 00001500-000000



### **BACKGROUND**

The Key West Kite Shop has been in business on Greene Street for approximately 30 years with various different business owners. The building was constructed c. 1892 and is a contributing structure in the Historic District. The store features an array of merchandise including, but not limited to merchandise designed for outdoor use, such as flags, banners and wind-related items. The Key West Kite Company under a previous owner was granted an Exception for Outdoor Merchandise Display January 7, 2004 (PB Res 04-022).

### REQUEST

The applicant is requesting that the Planning Board grant approval for the outdoor display of wind art, wind spinners, flags, small metal art, garden charms, and two tables for creating artistic merchandise that will be sold in the store. The applicant seeks the maximum time exception of 60 months.

## ANALYSIS-EVALUATION- COMPLIANCE WITH CITY OF KEY WEST LAND DEVELOPMENT REGULATIONS

According to Section 106-52 of the Code, the outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board. Pursuant to Section 106-51 of the Code, merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Granting or denying a proposed Exception on a case-by-case basis gives the Planning Board the discretion to approve or deny proposed displays based on the following criteria:

- (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.

The location of the proposed Exception would be within an existing front yard of an historic contributing structure.

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.

The Key West Kite Company is located in the HRO zoning district which accommodates business and professional offices as well as residential, but this retail business is mitigated by it's proximity to the HRCC-1 zoning district which is characterized by specialty shops and sidewalk-oriented restaurants and bars.

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.

The exception's visual incongruity with the historic character of the neighborhood is reduced by the substantial setback for the public right-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.

As proposed, the Exception will not obscure the surrounding architecture contributing to the historic fabric or visual character of the neighborhood.

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.

The proposed location of the Exception is conforming to the front yard setback requirement. The minimum front yard setback in the HRO zoning district is five feet. The visible display will be setback from the sidewalk so that the applicant will conduct business on private property.

c. The Exception presents a hazard to public safety.

The applicant has provided a sketch that shows two clear paths to the proposed location and 36" clearance around outdoor displays. As of the date of this report, the Department is not aware of any life safety violations.

(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 specified by the Board in order to protect the architectural heritage and visual character of the district.

Visibility from the public right-of-way is limited to the items shown on the site plan dated June 1, 2012; therefore, the visual impact to the character of the district is lessened than it would be if the entire site was being used.

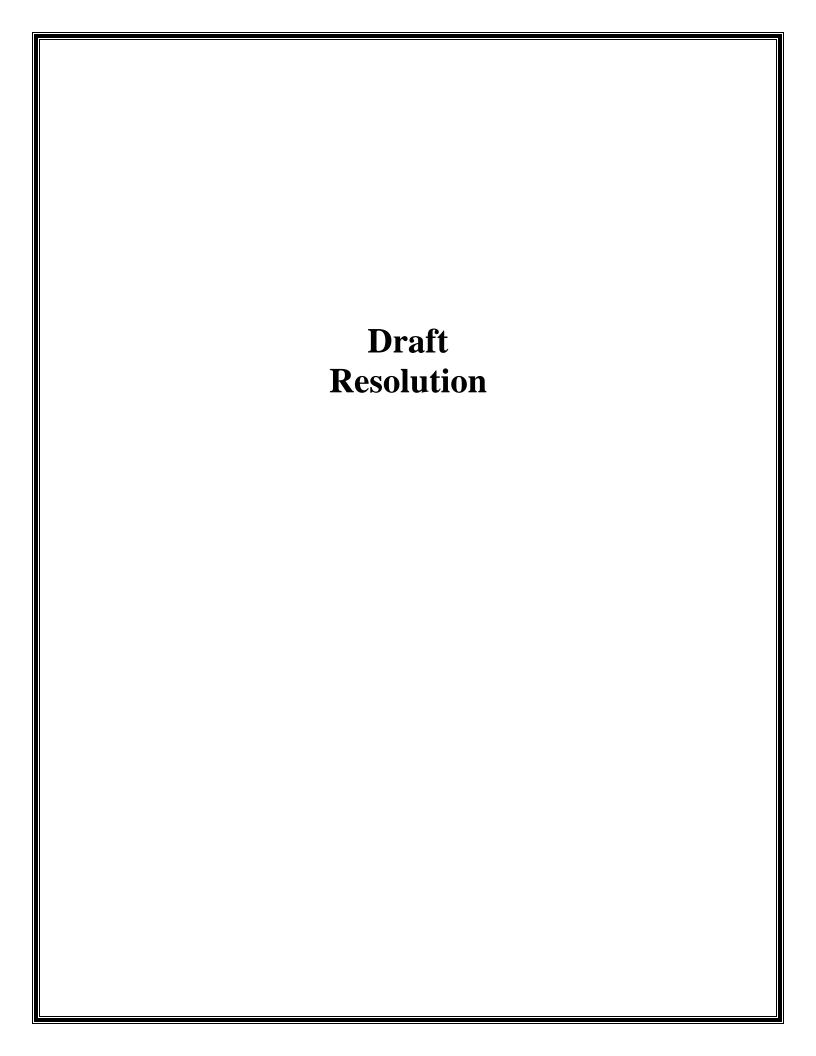
- (4) Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
  - a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;
  - b. The Exception was granted pursuant to mistaken 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.

If the Exception for Outdoor Display is approved by the Planning Board, and if at any time the applicant is out of compliance with any conditions of approval, the approval can be revoked by the Planning Board, under Section 106-52 (4) of the City Code.

### RECOMMENDATION

The Planning Department, based on criteria in the City Code, recommends the request for Exception to Outdoor Merchandise Display be approved per the proposed plan to allow merchandise as currently displayed with the following conditions:

- 1. The Exception is specific to the current tenant, Richard Burris, and granted for 60 months.
- 2. The Exception is limited to the existing front yard of the property, and will not be placed in the City right-of-way. All display materials shall be no closer than four (4) feet to the sidewalk.
- 3. The Exception will all be free-standing and not attached to any house, fence or tree.
- 4. The Exception will only be present during hours of operation.
- 5. All outdoor merchandise displayed or created by a local artist shall also be for sale inside the building.
- 6. The Exception will comply with the number items as shown on the Site Plan dated June 1, 2012, which is no greater than 30 total items; inclusive of two art tables not greater in size than ten (10) square feet.
- 7. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches.



## PLANNING BOARD RESOLUTION No. 2012-

A RESOLUTION OF THE KEY WEST PLANNING BOARD **GRANTING** AN **EXCEPTION** OUTDOOR MERCHANDISE DISPLAY TO ALLOW THE DISPLAY OF MERCHANDISE SOLD IN-STORE IN HRO ZONING DISTRICT PER SECTION 106-52 THE OF LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 408 GREENE STREET 00001500-000000), (RE# KEY FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential/Office Zoning District (HRO); and

WHEREAS, Section 106-51 of the City Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

**WHEREAS**, Section 106-52 of the City Code of Ordinances provides that exceptions to the general prohibition may be granted upon application to the Planning Board; and

WHEREAS, a request was submitted for Planning Board consideration to clarify that wind art, flags, metal art, garden charms and art can be displayed within the approved Exception area; and

WHEREAS, the Planning Board met on June 21, 2012 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

### Page 1 of 4 Resolution Number 2011-010

 Chairman
Planning Directo

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1**. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: allowing the outdoor display of merchandise within the front yard located at 408 Greene Street (RE# 00001500-000000), with the following conditions, and per the attached site survey, location sketch with site photos received June 1, 2012:

- 1. The Exception is specific to the current tenant, Richard Burris, and granted for 60 months.
- 2. The Exception is limited to the existing front yard of the property, and will not be placed in the City right-of-way. All display materials shall be no closer than four (4) feet to the sidewalk.
- 3. The Exception will all be free-standing and not attached to any house, fence or tree.
- 4. The Exception will only be present during hours of operation.
- 5. All outdoor merchandise displayed or created by a local artist shall also be for sale inside the building.
- 6. The Exception will comply with the number items as shown on the Site Plan dated June 1, 2012, which is no greater than 30 total items; inclusive of two art tables not greater in size than ten (10) square feet.
- 7. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches.

Section 3. Exceptions to 106-51 may be revoked by the Planning Board after notice and

Page 2 of 4 Resolution Number 2011-010

_	Chairman
	Planning Director

hearing on grounds:

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.

Section 4. The City Manager or the Planning Board, upon any 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.

Section 5. This Exception for Outdoor Display does not constitute a finding as to

ownership or right to possession of the property, and assumes, without finding, the correctness of

applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and

adoption and authentication by the signatures of the presiding officer and the Clerk of the

Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key

West Code of Ordinances (including the Land Development Regulations). After the City appeal

period has expired, this permit will be rendered to the Florida Department of Community Affairs.

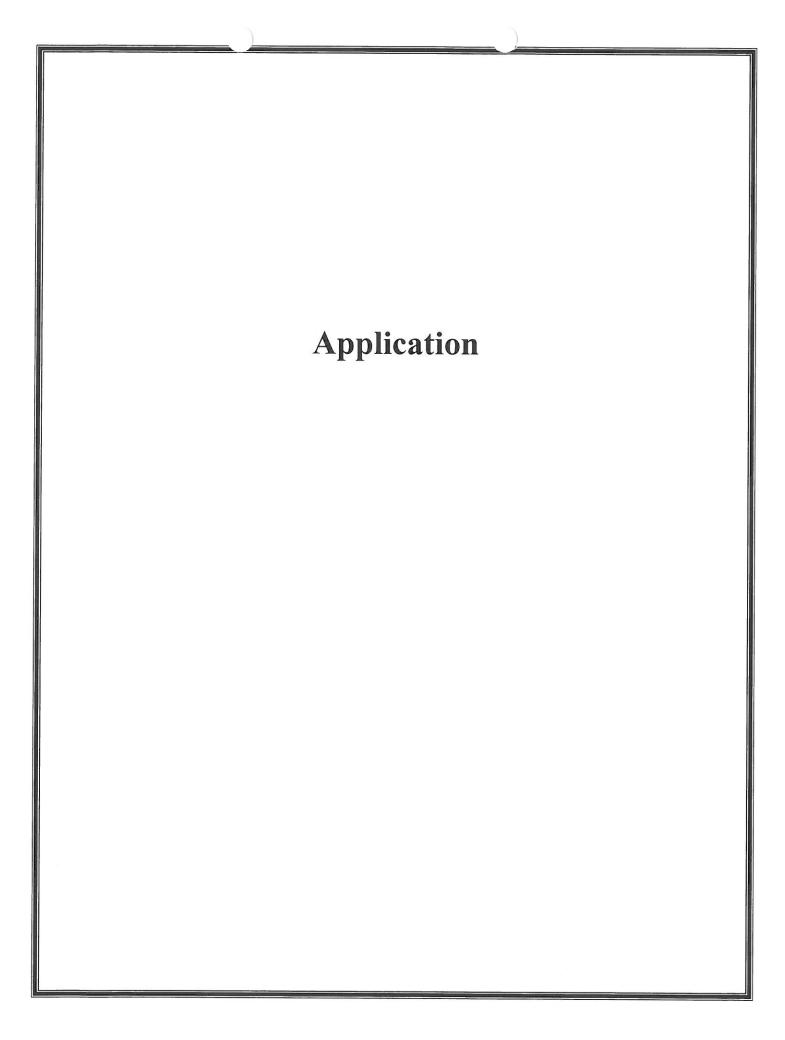
Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has

been properly rendered to the DCA with all exhibits and applications attached to or incorporated

Page 3 of 4 Resolution Number 2011-010

_	Chairman
	Planning Director

Page 4 of 4 Resolution Number 2011-010	
Cheryl Smith, City Clerk	Date
Filed with the Clerk:	
Donald Leland Craig, AICP Planning Director	Date
Attest:	
Richard Klitenick, Chairman Key West Planning Board	Date
Authenticated by the Chairman of the Planning Board and the Planning Dire	ctor.
Read and passed on first reading at a regularly scheduled meeting held this 2 2012.	11st day of June,
appeal stays the effectiveness of the permit until the appeal is resolved by ag	
appeal the permit to the Florida Land and Water Adjudicatory Commission	
by reference in this approval; that within the forty five (45) day review	period the DCA can



### Application for Exception for Outdoor Merchandise Display City of Key West Planning Department 3140 Flagler Avenue, Key West, FL 33040 (305) 809-3720



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 305-809-3720 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 Richard Burris
	Address of Proposed Display 408 Greene St. Key West A 33040
	RE# of Property
	Business Name Key West Kite Company
	Business Address 408 Greene St. Keywest, FL 33040
cell	Applicant's Mailing Address 408 Greenest Keywest, F133040
	Telephone (305)296-5483 Email Sun Plus for 165 @ and Com
	Name of Property Owner Corolyn Blackwell Sunplus
	Mailing Address 405 Floring SLA
	Telephone (305) 296 6265 Email_
	Stwince concast, net
	Located in or on:
	La porch, patio, or other attached portion of an adjacent permanent structure.
	an arcade, gazebo, or other temporary structure.
	a cart or movable booth. (Must have received or obtained HARC approval).
	a portable table, rack, or other non-permanent equipment.
	Describe the specific merchandise to be displayed and business conducted.
	Wind Art, Wind Sode Garden Charms Flogs, Mutal ART
	and tables for creating Artistic Merchanolise,
	OLANWING.

APR 2 4 2012

### Application for Exception for Outdoor Merchandise Display City of Key West Planning Department 3140 Flagler Avenue, Key West, FL 33040 (305) 809-3720



Describe the structure and equipment used in the display in detail, including any seating. How far is the display from the street? 12 Feet

How far is the display from the sidewalk? 4 Feet Correct Side walk 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 Copy of the Warranty Deed 5. Completed Authorization and Verification forms as necessary. 6. Recent Property Boundary Survey

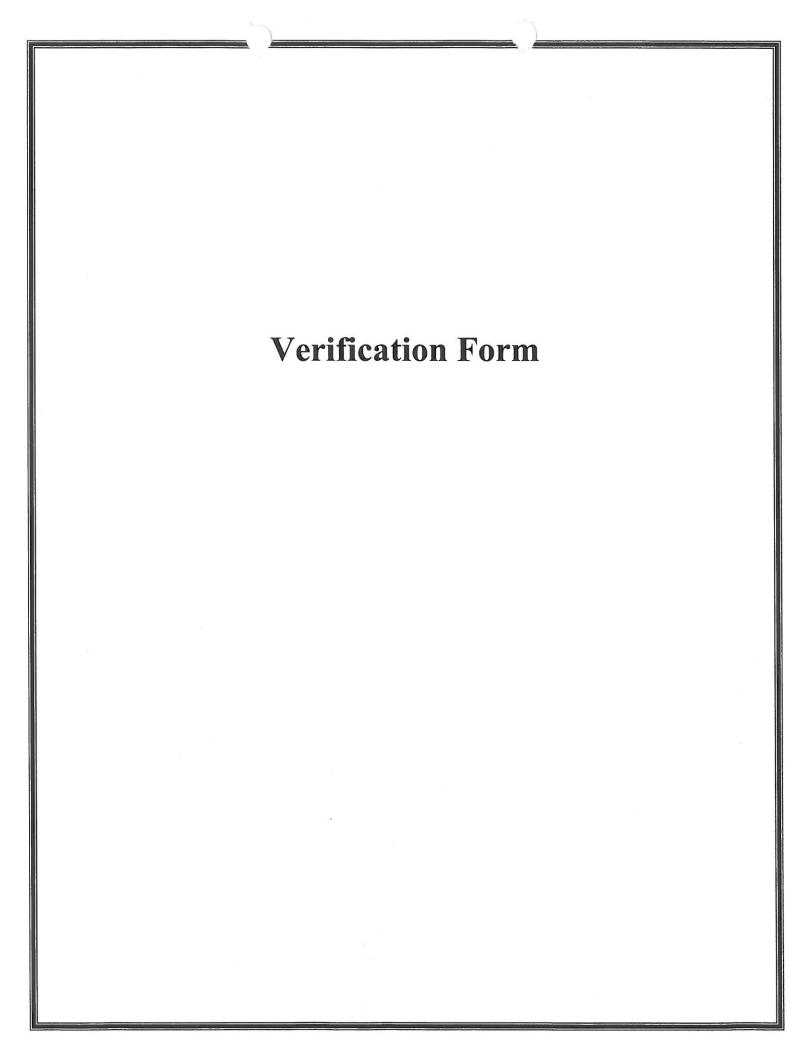
The information furnished above is true and accurate to the best of my knowledge.

Signature Kichol Du

Date 4-23-12



7. Property Appraisers information (www.mcpafl.org)

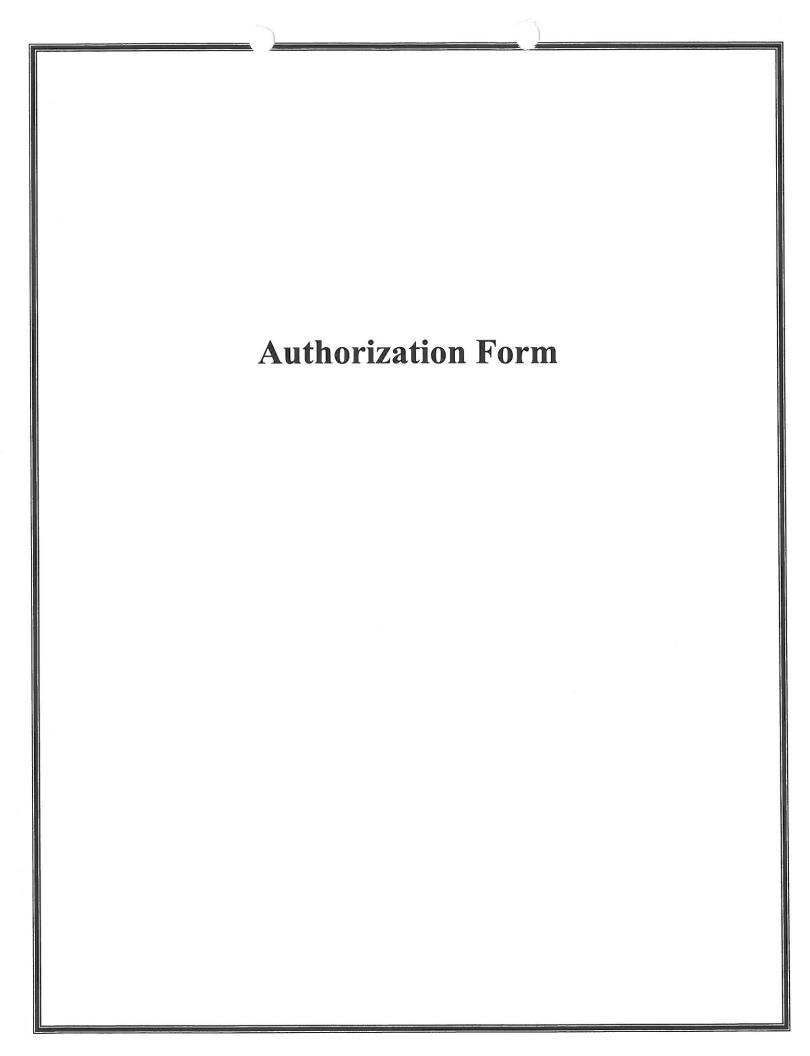


### **Verification Form**

Please note, Planning Board meetings and Board of Adjustment hearings are quasi-judicial proceedings and it is improper to speak to a Planning Board or Board of Adjustment Member about the request outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

Name(s) of Applicant(s)	, being duly sworn, depose and say
that: I am (check one) the Owner for the property identified as the subject matter of this	
408 Greene St Key west Fl Street Address and Commonly	Used Name (if any)
All of the answers to the above questions, drawings make up this application, are true and correct to the land true or correct, are grounds for revocation of any	best of my knowledge and belief and that
Signature of Owner/Legal Representative Sign	nature of Joint/Co-owner
Subscribed and sworn to (or affirmed) before me on	e is personally known to me or has
presented	as identification.
Bereif W. Alexaner Ben	
Notary's Signature and Seal	
Name of Acknowledge	owledger typed, printed or stamped
BECKY D. HERNANDEZ-BAUER Notary Public - State of Florida My Comm. Expires Oct 1, 2012 Commission # DD 827643 Bonded Through National Notary Assn.	Commission Number (if any)



## City of Key West Planning Department



### **Authorization Form**

(Where Owner is a Business Entity)

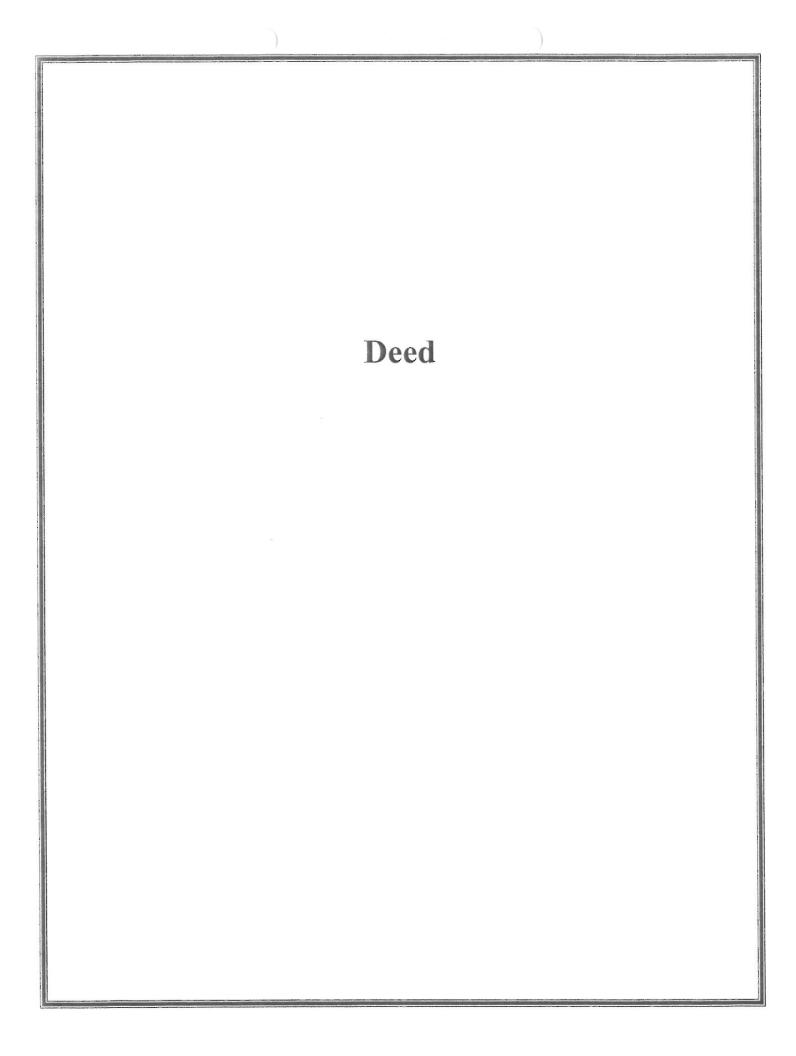
Please complete this form if someone other than the owner is representing the property owner in this matter. Please Print Name of person with authority to execute documents on behalf of entity MANAGING MEMBER of C+D PROPERTIES F, LLC

Name of office (President, Managing Member)

Name of owner from deed authorize RUHARD BURRIS

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  $\frac{6/19/12}{}$  by Name of Authorized Representative He/She is personally known to me or has presented <u>B424-101-45-86-0</u> as identification.

Commission Number, if any



This instrument prepared by: Karleen A. Grant, Esq. 1033 Flagler Avenue Key West, Florida 33040

Parcel J.D. No: See Ex. A

Doc# 1872292 02/29/2012 11:26AM Filed & Recorded in Official Records of MONROE COUNTY DANNY L. KOLHAGE

02/29/2012 II:25AM DEED DOC STAMP CL: DS

\$0.7

Doc# 1872292 Bk# 2557 Pg# 1725

(Space reserved for recording)

### QUIT CLAIM DEED

### THIS INDENTURE

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular numbers shall include the plural, and the plural, the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 30 day of December, 2011

CAROLYN A. BLACKWELL, a single woman, and DIANE A. CROCKETT, a married woman, whose addresses are, respectively, 21 Cypress Avenue, and 3320 Riviera Drive, Key West, Monroe County, Florida 33040, party of the first part, and C & D PROPERTIES OF KEY WEST I, LLC, a Wyoming Limited Liability Company which has an address of P.O. BOX 4125, Key West, Monroe County, Florida 33041, party of the second part.

### WITNESSETH

That the said party of the first part, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lots, pieces or parcels of land, situate lying and being in the County of Monroe, State of Florida, to wit:

### SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The purpose of this deed is to vest the entire ownership in the above-referenced properties to the Grantec.

This property is not the Homestead of Grantors, nor does it abut their constitutional homesteads which are located at the addresses shown above.

This document was prepared without benefit of title search or abstract examination and is based solely on facts provided by either of the parties or his agent.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto

party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part have hereunto set their hand and seal the day and year first above written.

year mist above winten.	
WITNESSES:	
PART DAWN TOPNBUP6H CA	ROLYN A. BLACKWELL
Print Name: IFARLECT AGRANI	
1 tron 11 to the 11 to	liane a Crockett
Print Name: NARIGEN A CERNI	NE A. CROCKETT
STATE OF FLORIDA )	Doc# 1872292 Bk# 2557 Pg# 1726
COUNTY OF MONROE )	
The foregoing Quit Claim Deed was acknowl CAROLYN A. BLACKWELL, who is personally known as identific	
My Commission Expires:  KAPLEEN A. GRANT  HY COMMISSION & DO STL. \$ 1 CL  EXPIRES: April 23, 2014  Bonded The Budget Hotary Sene.	NOTARY PUBLIC - State of Florida  (DCC GEN A GRAVI  Print Name
STATE OF FLORIDA )	
COUNTY OF MONROE )	
The foregoing Quit Claim Deed was acknow DIANE A. CROCKETT, who is personally known to as identification.	ledged before me this 30 day of December, 2011, by o me or produced
My Commission Expires:  KÄRLERN A. GRANT MY COMMISSION & DO 978310 EXP IRES: April 29, 2014 Bonded Thru Budget Natury Bursless	TATLEEN A GRAPEST
10.50.000,000.000	

CDDIC1KAG\CLIENTS\ARTMAN FAM\OCD11

### Exhibit "A"

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 form 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 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.

Commonly known as 408 Greene Street

Alt Key: 1001554

Doc# 1872292 Bk# 2557 Pg# 1727

AND

In the City of Key West, situated at the corner of Whitehead and Fleming Streets, being Part of Lot Four (4) in Square Thirty Eight (38) according to the Map or Plan of said City by Wm. A Whitehead, delineated in February 1928. Said piece of land having a front on Whitehead Street of Fifty-Two (52) feet and a front on Fleming Street of Sixty-Five (65) feet and Eleven (11) inches, more or less.

Commonly known as 405 Fleming Street Alt. Key: 1006904

### AND

(Old Sears Roebuck store) On the Island of Key West, Monroe County, Florida, and known on Wm. A. Whitehead's Map of said Island delineated in February, A.D. 1829, as a part of Lot Four (4) in Square Thirty-Six (36).

Commencing at the corner of Simonton and Fleming Streets and running thence along the Northeast side of Simonton Street in a Northwesterly direction 45 feet; thence at right angles in a Northeasterly direction 80 feet; thence at right angles in a Southeasterly direction 45 feet out to Fleming Street; thence at right angles along the line of Fleming Street in a Southwesterly direction 80 feet to the Place of Beginning. Together with building and improvements thereon.

### LESS:

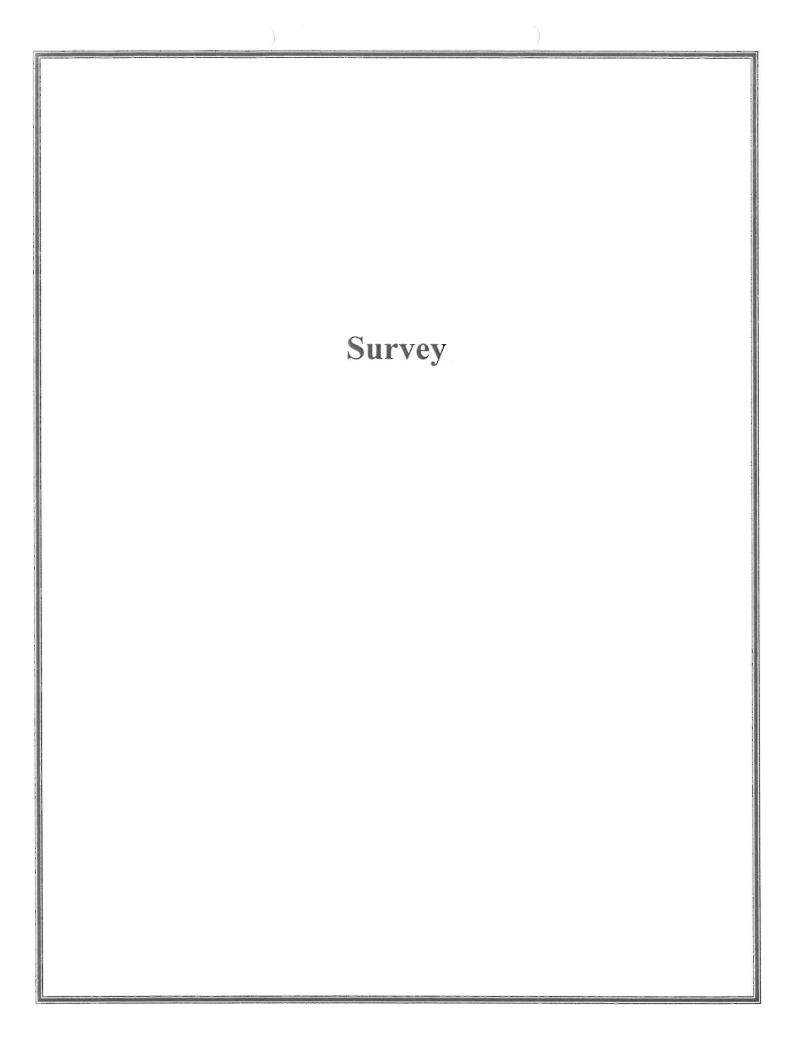
On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, as a part of Lot Four in Square Thirty-Six. Commencing on Fleming Street distant Forty-three feet from the corner of Simonton and Fleming Streets thence Thirty-six feet and 21 inches in a Northeast direction, thence in a Northwesterly direction Forty-five feet, thence in a Southwesterly direction Thirty-six feet and 21 inches, thence along a common wall Southeasterly Forty-five feet to the point of beginning.

Commonly known as 601 Floming Street Alt. Key: 1006572

3

(TDD)C:\KAG\CLIENTS\ARTMAN.FAM\QCD11

MONROE COUNTY
OFFICIAL RECORDS





### $\it LEGEND$

- Found Nail & Disc (PTS)
- O 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, ownershi or other instruments of record.

Offset 3.00' NW'ly

50' (R\W)

St.

-Found 0.16' NW

Point of Beginning

61.00' (1

Greene

Two Story Frame

Metal Shed

Frame Shed

Concrete

2.6' inside

-Chain Link Fence

Wood Fence on line

Wood Fence up against CLF

Over

Wood

134.00'

CLF 3.3' inside

Offset 3.00' NW'ly

Concrete

Wood Fence 2.0' outside

R/W line

0.60' clear

Structure on line

(1/1)

.00

34.

- 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, d

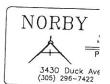
BOUNDARY SURVEY OF: On the Island of Key West, and known on William A. White Island, delineated in February, A.D. 1829, as Part of Lot 3 in Square Fifteen (15). COMMENCING at a point Sixty One (61) feet from the corner of Greene and New Stre thence along Greene Street in a Southwesterly direction Thirty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

BOUNDARY SURVEY FOR: M.A. Artman

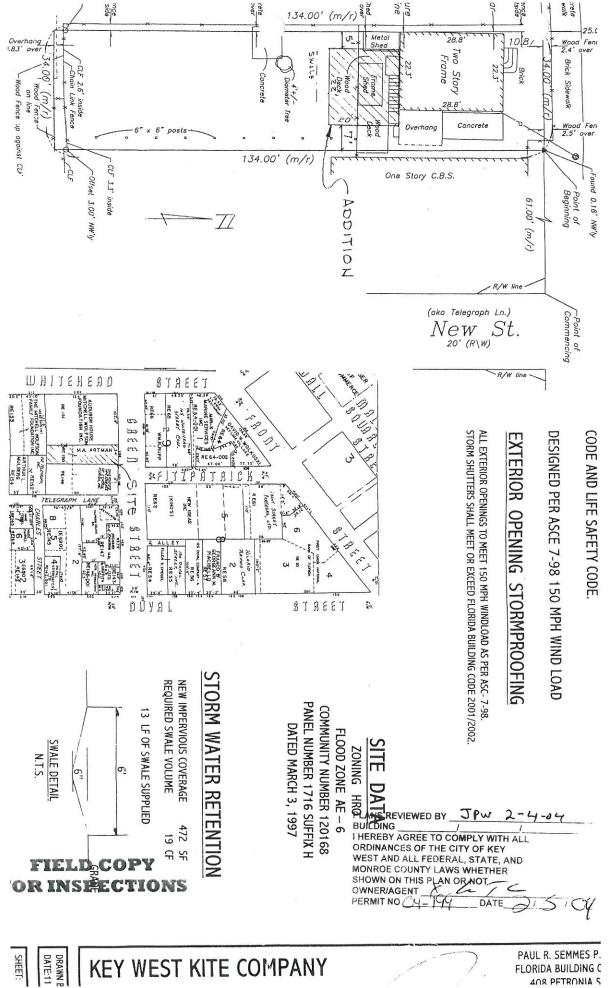
NORBY & O'FLYNN SURVEYING, INC.

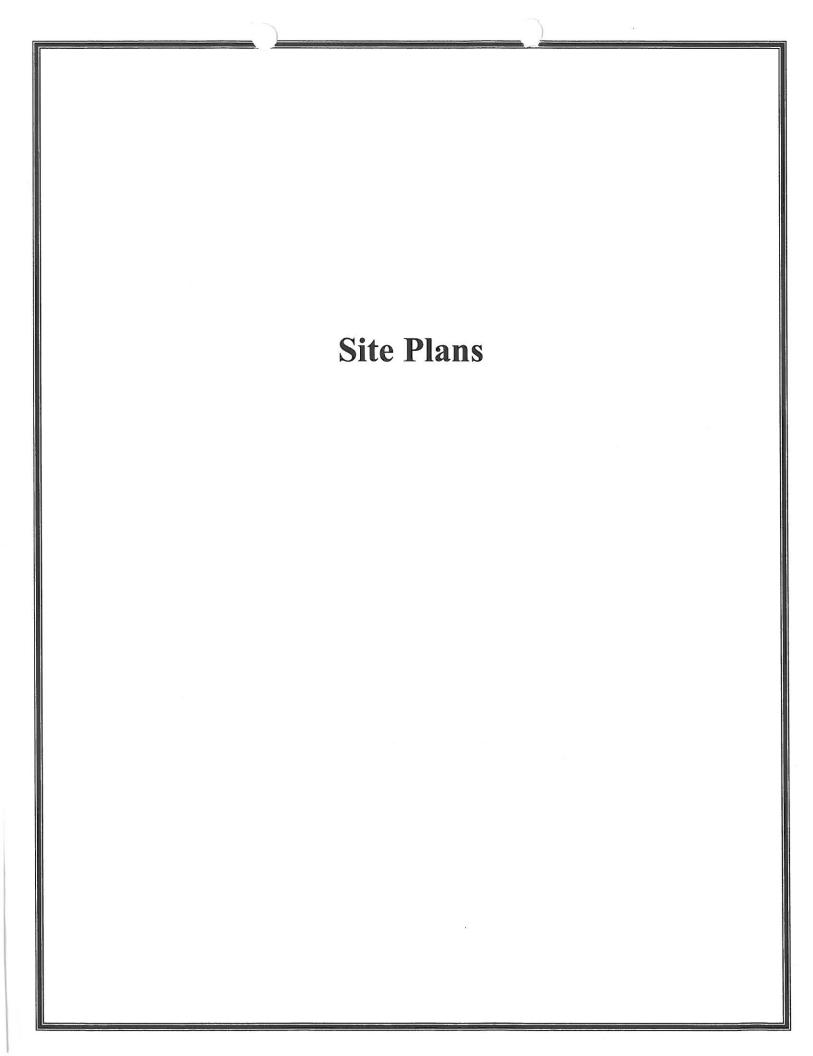
Lynn O'Flynn, PSM Florida Reg. #6298

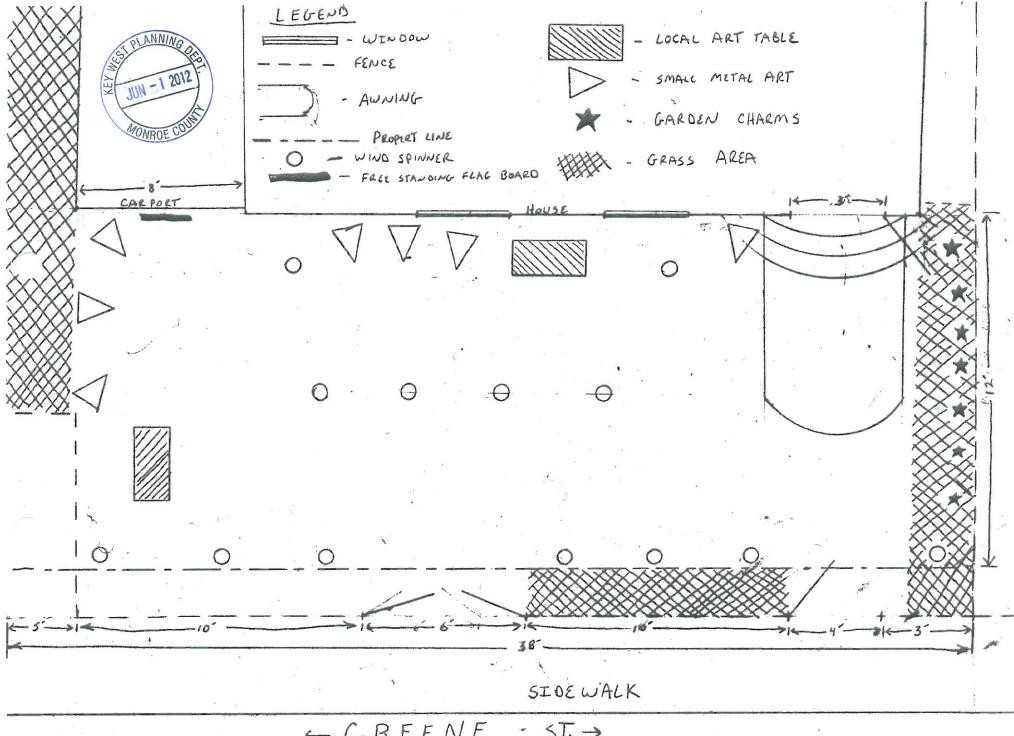
December 12, 2003



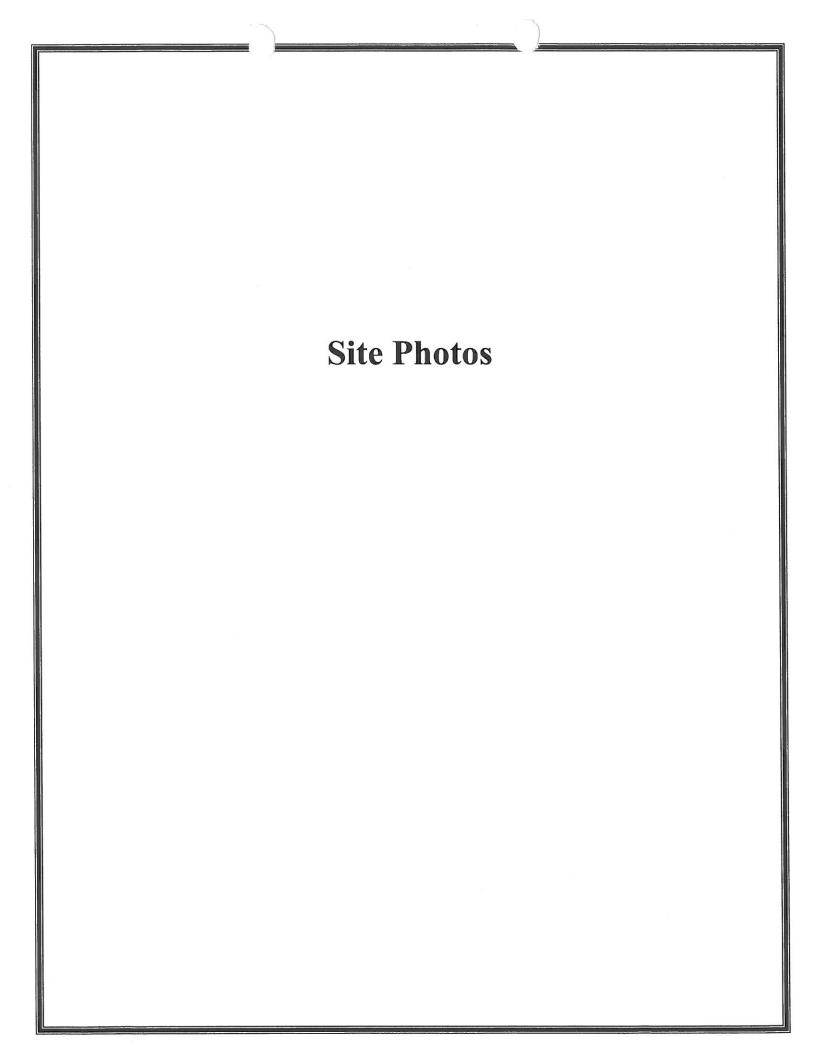








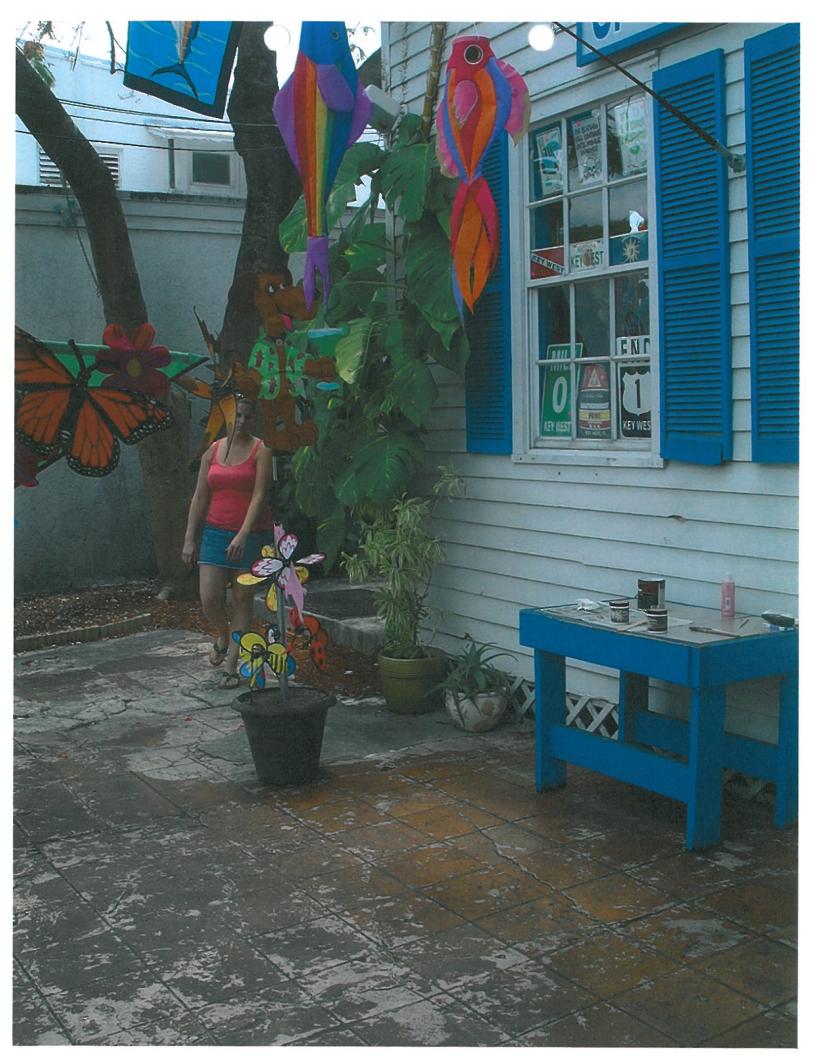
← GREENE - ST. >





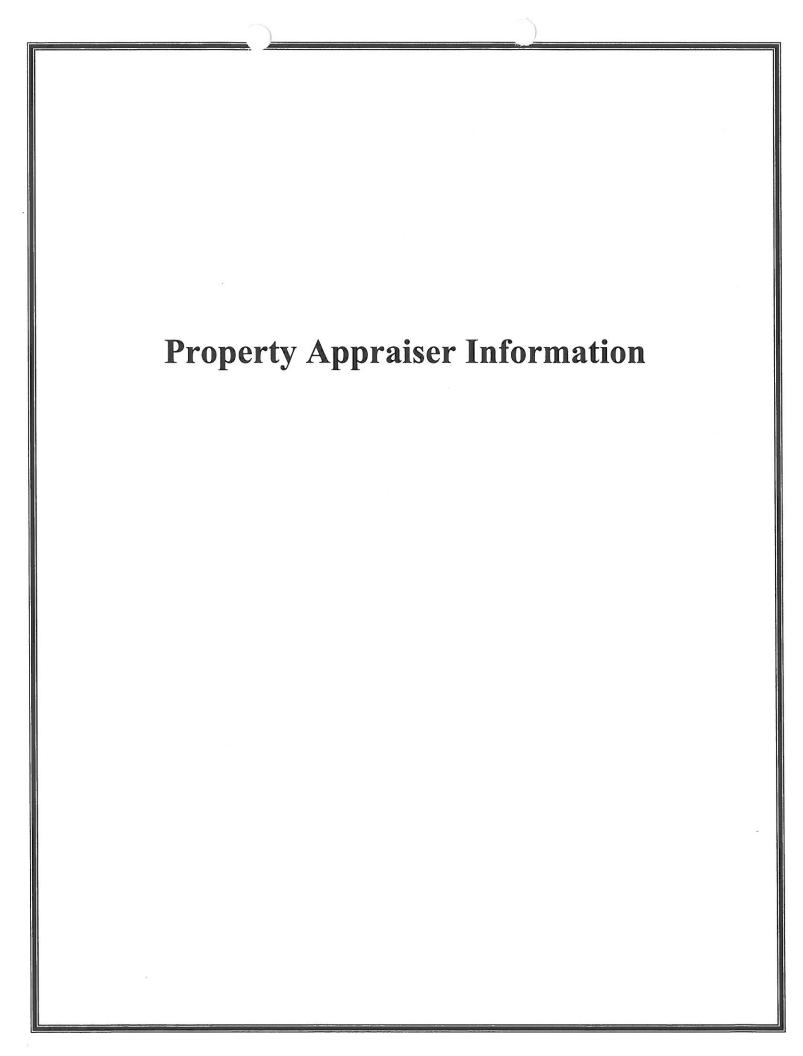












# Ervin A. Higgs, CFA Property Appraiser Monroe County, Florida

office (305) 292-3420 fax (305) 292-3501

## MONDAY - JANUARY 17TH - The Property Appraiser's offices will be closed in 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: 403 GREENE ST KEY WEST

Legal Description: KW PT LOT 3 SQR 15 H3-187 OR1029-497 OR1209-2477/79(WILL)

#### Show 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 11 Year Built 1933 Functional Obs 0 Condition E Perimeter 152 Special Arch 0 Economic Obs 0 Quality Grade 400 Depreciation % 13 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	5000 70000 Victoria (And Septe	1	1993			NOV. W	7330	638
2	OPF		1	1993					96
3	PTO		1	1993					136
4	FHS		1	1993					319
5	OUF		1	1993	200				20
G	PTO		1	1993				400000000000000000000000000000000000000	132
8	DUF		1	2004					84

### Interior Finish:

Section Nbr	Interior Finish Nbr	Туре	Area %	Sprinkler	A/C
		1 STY STORE-B	100	N	Υ
	592	1 STY STORE-B	100	N	Υ
-	596	OFF BLDG-1 STY-B	10G	N	N

### Exterior Wall:

Interior Finish Nbr	Туре	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	1909	2000	2	30

### Appraiser Notes

THE KITE SHOP - HURRICANR DAMAGES

### **Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9602023	05/01/1996	08/01/1996	150		ELECTRICAL
	9700540	03/01/1997	07/01/1997	315		INSTALL FRONT DOOR
	9701420	05/01/1997	07/01/1997	1,200		REPLACE 350 SF SIDING
*	9703660	11/01/1997	11/01/1997	1,300	1985	SIGN
A	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
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	125,903	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	2,743	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	43,887	. 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

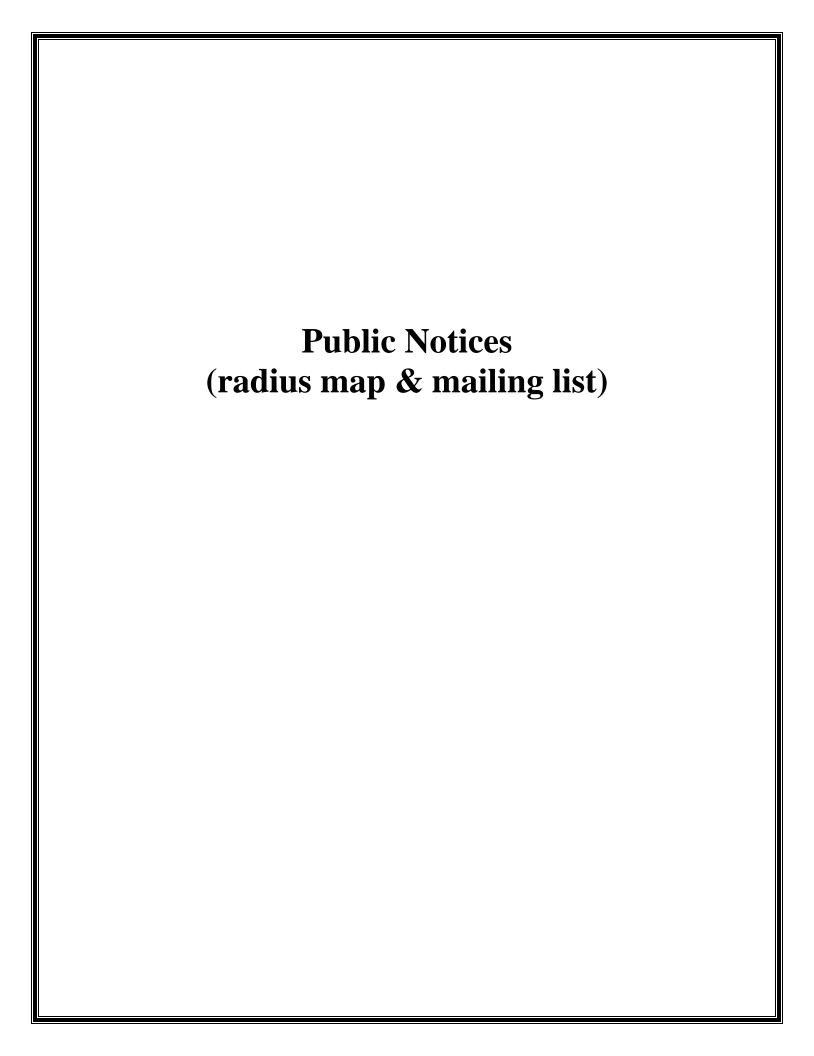
### Parcel Sales History

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 9,579 times.

Monroe County Property Appraiser Ervin A. Higgs, CFA P.O. Box 1176 Key West, FL 33041-1176



The Key West Planning Board will hold a public hearing <u>at 6:00 p.m., June 21, 2012 at Old City Hall, 510 Greene Street</u>, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Exception for Outdoor Merchandise Display - 408 Greene Street (RE# 00001500-000000) — A request to allow the display of merchandise sold in-store for the Key West Kite Company, in the HRO zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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 809-3720 or visit our website at www.keywestcity.com.

### YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Exception for Outdoor Merchandise Display - 408 Greene Street (RE# 00001500-000000) - A request to allow the display

of merchandise sold in-store for the Key West Kite Company, in the HRO zoning district per Section 106-52 of the Land De-

velopment Regulations of the Code of Ordinances of the City of Key West.

**Applicant:** Richard Burris **Owner:** Carolyn Blackwell

**Project Location:** 408 Greene **Date of Hearing:** Thursday, June 21, 2012

**Time of Hearing:** 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene

**City Commission Chambers** 

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409, by FAX (305) 809-3978 or by email to Jo Bennett at jbennett@keywestcity.com.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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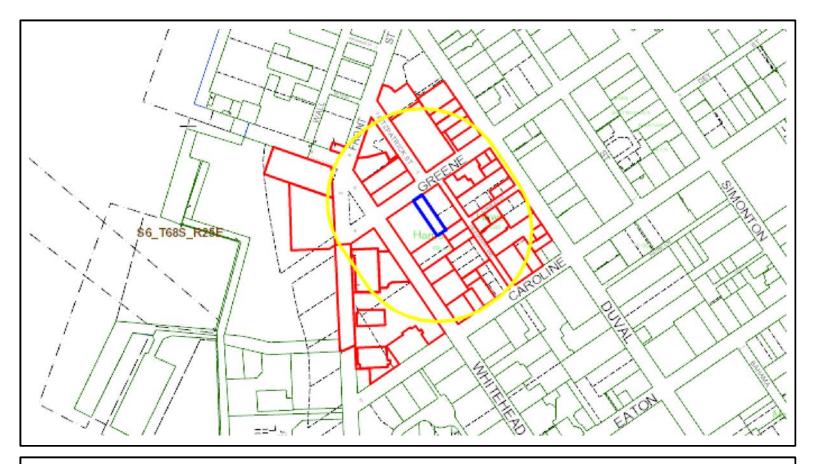
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Printed:Jun 07, 2012

### Monroe County, Florida 408 Greene



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.

	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1	ARUBA INVESTMENTS INC	4000 FIRST UNION FIN CENTER		MIAMI	FL	33131	
2	LAURAMAR I LIMITED PARTNERSHIP	PO BOX 5053		ASHEVILLE	NC	28813-5053	
3	CAROLINE STREET DEVELOPMENT CORP	BLDG ONE SUITE 300 - 1000 MA	RKET ST	PORTSMOUTH	NH	3801	
4	MEL FISHER MARITIME HERITAGE SOCIETY INC	200 GREENE ST		KEY WEST	FL	33040	
5	TRUMAN ANNEX COMMERCIAL OWNERS ASSOC INC	1100 LINTON BLVD	STE C-9	DELRAY BEACH	FL	33444	
6	NEW IDEAS INC	1512 ROOSEVELT BLVD		KEY WEST	FL	33040	
7	RAMLO DEVELOPMENT CORPORATION	209 DUVAL STREET	FL TWO	KEY WEST	FL	33040	
8	PIACIBELLO GEORGEANN	1523 PATRICIA STREET		KEY WEST	FL	33040-5034	
9	HILARIO RAMOS CORP	209 DUVAL STREET		KEY WEST	FL	33040	
10	TREVETT CHRISTOPHER AND CYNTHIA	709 FRANCES ST		KEY WEST	FL	33040	
11	QS KWA GREENE LLC	13095 N TELECOM PKWY		TEMPLE TERRAC	FL	33637-0926	
12	GRIFFITH RICHARD P LIV TR DTD 8-29-05	717 FLEMING STREET		KEY WEST	FL	33040	
13	GREENE STREET CONDOS LLC	301 WHITEHEAD ST		KEY WEST	FL	33040	
14	FRONT STREET INVESTMENTS LLC	301 LINCOLN RD		MIAMI BEACH	FL	33139-3102	
15	STEELE JESSICA	3729 CINDY AVE		KEY WEST	FL	33040	
16	C & D PROPERTIES OF KEY WEST I LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
17	WALKER JOYCE M	566 SYLVAN DR		WINTER PARK	FL	32789	
18	GREEN STREET CONDOMINIUMS	& 208 TELEGRAPH LA		KEY WEST	FL	33040	
19	130 DUVAL STREET INC	19707 TURNBERRY WAY	APT 5J	AVENTURA	FL	33180-2502	
20	GRAHAM BOB AKA ROBERT W	205 TELEGRAPH LN		KEY WEST	FL	33040	
21	217 TELEGRAPH LANE LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
22	230 EAST 7TH STREET ASSOCIATES	301 LINCOLN ROAD		MIAMI BEACH	FL	33139	
23	JRB PROPERTIES OF KEY WEST LLC	PO BOX 101494		FORT LAUDERDA	FL	33310-1494	
24	210 DUVAL STREET LLC	P O BOX 2068		KEY WEST	FL	33045	
25	MITCHELL WOLFSON FAMILY FOUNDATION INC	9400 S DADELAND BLVD	STE 100	MIAMI	FL	33156	
26	126 DUVAL COMPANY	423 FRONT ST STE 2		KEY WEST	FL	33040-6638	
27	MEL FISHER MARITIME HERITAGE SOCIETY INC THE	200 GREENE ST		KEY WEST	FL	33040	
28	RUPP WILLIAM R TR DTD 10/3/91	675 THIRD AVE	FL 3RD	NEW YORK	NY	10017	
29	KEYS PRODUCTIONS INC	202 DUVAL STREET		KEY WEST	FL	33040	
30	LOVE MILE MARKER I LLC	PO BOX 2528		PALM BEACH	FL	33480	
31	212 TELEGRAPH LLC	P O BOX 1527		KEY WEST	FL	33040	
32	WALKER JOYCE M	566 SYLVAN DR		WINTER PARK	FL	32789	
33	208 DUVAL LLC	208 DUVAL ST		KEY WEST	FL	33040	
34	4 AND 6 CHARLES STREET LLC	PO BOX 1486		KEY WEST	FL	33041-1486	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 MITCHELL WOLFSON FOUNDATION INC	9400 S DADELAND BLVD	STE 100	MIAMI	FL	33156	
36 BAHAMA MAMA OF KEY WEST LLC	18381 LONG LAKE DR		<b>BOCA RATON</b>	FL	33496	
37 EMANUEL EYAL	1016 18TH TER		KEY WEST	FL	33040	
38 TIITF/DNR	%DNR DOUGLAS BLDG		TALLAHASSEE	FL	32399-3000	
39 WOODRUFF RICHARD	PO BOX 2152		KEY WEST	FL	33045-2152	
40 JOHNSON RICHARD MD	38 PORTSIDE DR		FT LAUDERDALE	FL	33316-3008	
41 SMITH DAVID A AND CAROLYN A	135 MARCELLA ROAD		HAMPTON	VA	23666	
42 GRIFFITH BETTE JOYCE LIV TR DTD 8/29/95	717 FLEMING STREET		KEY WEST	FL	33040	
43 206 DUVAL LLC	212 TELEGRAPH LN		KEY WEST	FL	33040	
44 RAMOS MATILDE GENEROSA REV TRUST 05/25/2007	9999 SW 87TH CT		MIAMI	FL	33176-2905	
45 FULLER PAMELA	210 OLD ACWORTH RD		DALLAS	GA	30132-3804	
46 EMANUEL JOY	3200 RIVIERA DR		KEY WEST	FL	33040-4662	
47 MONTANARI ROBERT AND ROSEMARY	215 WHITEHEAD ST		KEY WEST	FL	33040-6522	
48 213 TELEGRAPH LANE LLC	PO BOX 1486		KEY WEST	FL	33041-1486	
49 105 WHITEHEAD STREET CORP	209 DUVAL STREET	FL TWO	KEY WEST	FL	33040	