

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 DOROTHY J HARDEN  
Address of Proposed Display 930 EATON ST UNIT C  
RE# of Property \_\_\_\_\_  
Business Name ABC KNITTING KEY WEST  
Business Address 930 EATON ST UNIT C  
Applicant's Mailing Address 930 EATON ST UNIT C  
Telephone 772-216-5933 Email djharden1@msu.com  
Name of Property Owner TOM CALLAHAN  
Mailing Address 143 BULL CREEK RD ASHEVILLE N.C 28805  
Telephone 828-545-5058 Email TCA1154@gmail.com

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. (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.

ART - Jewelry - PLANTS -  
\_\_\_\_\_  
\_\_\_\_\_

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

- The only equipment that I will have will be a small round nice black rod iron patio table and I will have a small umbrella for shade as needed. I will have one chair.

- The art and jewelry will be displayed in a manor that is pleasing to the public only a few paintings will be displayed at a time. The plants will be displayed to make the area look like a tropical island setting.

How far is the display from the street? 12 FT

How far is the display from the sidewalk? 2 FT

Length of time exception will be needed (no more than 60 months) 24 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)



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

Signature Dorothy J. Menden Date Sept 19, 2011

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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, DOROTHY J. HARKEN 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:

930 EATON ST UNIT C Key West FL 33040  
*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.

Dorothy J. Harken  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 7/28/11 by \_\_\_\_\_  
*date*

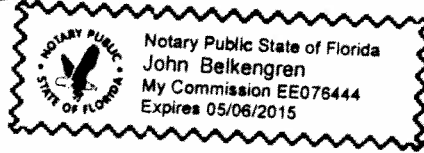
DOROTHY J. HARKEN  
*Name of Authorized Representative*



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

John Belkengren  
*Notary's Signature and Seal*

JOHN BELKENGREN  
*Name of Acknowledger typed, printed or stamped*



EE076444  
*Commission Number, if any*

# Authorization Form

**City of Key West  
Planning Department**



**Authorization Form**  
*(Individual Owner)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, 930 EATON LLC authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

DOROTHY J HARDEN  
*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 Owner*

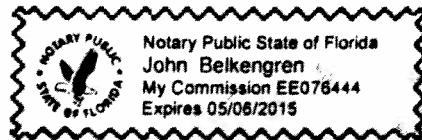
\_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 7-13-2011 by  
*date*

Dorothy J Harden  
*Name of Authorized Representative*

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

John Belkengren  
*Notary's Signature and Seal*




\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped.*

EE076444  
*Commission Number, if any*





## **Site Photos**



I think people will love the new look



It will look great when I get it done



THIS IS JUST TO GIVE YOU AN IDEA

ABC KNITTING, KEY WEST  
930 EATON ST  
KEY WEST  
772-216-5933



*This little area will  
be a fun place to visit*



*When people walk by they  
will see beautiful  
local art work*

*This will all be redone to be  
made beautiful*



ABC KNITTING KEY WEST  
DOTTIE HARDEN  
772-216-5933

