

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

Through: Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

From: Carlene Smith, LEED Green Associate, Planner II

Meeting Date: March 19, 2015

Agenda Item: **Variance – 917 Duval Street (RE # 00017810-000000; AK # 1018261) –**
A request for variances to front and side yard setbacks and maximum building coverage in order to replace an existing canvas awning on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 122-750(4)a. and 122-750(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is seeking variances in order to install a 108 square foot canvas awning over the front entrance and existing outdoor seating area at Martins Restaurant. Building Coverage is being increased from 57% to 60% and setback requirements are triggered due to the increase in the 3D building envelope.

Applicant: William Rowan Architecture

Property Owner: Martins on Duval LLC

Location: 917 Duval Street (RE # 00017810-000000; AK # 1018261)

Zoning: Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) Zoning District



Background:

The existing non-conforming commercial structure is located within the side and front yard setbacks. The property is located within the Key West Historic District and is considered a contributing structure. The previous awning was 72 square feet and located over the front outdoor seating area. The awning was removed due to storm damage. The applicant is proposing a 108 square foot fixed (non-retractable) canvas awning over the front entrance and existing outdoor seating area of Martins Restaurant in order to protect from weather conditions.

The applicant has worked closely with staff and the Fire Marshall’s office on the setback requests. The commercial structure is sprinkled for fire safety.

Relevant HRCC-3 Zoning District Dimensional Requirements: Code Section 122-750				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum height	35 feet	17’ 9”	17’ 9”	In compliance
Minimum lot size	4,000 SF	4,802 SF	4,802 SF	In compliance
Maximum density	22 dwelling units per acre	0	0	In compliance
Maximum floor area ratio	1.0	.30	.30	In compliance
Maximum building coverage	50%	57% (2,769 sf)	60% (2,877 sf)	Variance Required +3%
Maximum impervious surface	60%	79% (3,805 sf)	79% (3,805 sf)	No change
Minimum Open Space	20%	18% (897 sf)	18% (897 sf)	No change
Minimum front setback	5 feet	.43’	.50’	Variance Required increasing 3D building envelope
Minimum right side setback	5 feet	1’11”	2’6”	Variance Required increasing 3D building envelope
Minimum left side setback	5 feet	5’ 6 ^{7/8} “	5’ 6 ^{7/8} “	In compliance
Minimum rear setback	15 feet	22’7”	22’7”	In compliance

Process:

Development Review Committee Meeting:

November 21, 2014

Planning Board Meeting:

March 19, 2015

HARC:

TBD

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

1. ***Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.***

The existing conditions of the primary structure pre-date the dimensional requirements of the current land development regulations (LDRs), and therefore are legally non-conforming to some dimensional requirements in the HRCC-3 Zoning District. However, many other land, structures and buildings within the HRCC-3 Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

NOT IN COMPLIANCE.

2. ***Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.***

The existing conditions are not created by the applicant, nor do they result from the action or negligence of the applicant. However, the request to install a larger canvas awning over an existing outdoor seating area and front entrance is generated from specific actions initiated by the applicant.

NOT IN COMPLIANCE.

3. ***Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.***

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Although covered outdoor seating areas are common within the HRCC-3 Zoning District, installing a canvas awning over an existing outdoor seating area and front entrance would still confer special privileges upon the applicant.

NOT IN COMPLIANCE.

4. ***Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.***

Although an awning provides protection from weather, the applicant currently has existing use of the site without the variance approval. Therefore, hardship conditions do not exist. Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HRCC-3 Zoning District.

NOT IN COMPLIANCE.

5. ***Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

6. *Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.*

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

7. *Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.*

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The Planning Department has not received any public comment for the variance request as of the date of this report.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **denied**.

However, if the Planning Board approves this request, staff would like to require the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans dated March 1, 2015 by William Rowan, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the proposed 108 square foot canvas awning over the front entrance and existing outdoor seating area.

Conditions required to be completed prior to issuance of a building permit:

2. A Certificate of Appropriateness shall be obtained for the proposed development.
3. The proposed canvas awning shall comply with all applicable codes and requirements of the Building Department and all other regulatory agencies.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2015-___**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM FRONT AND SIDE YARD SETBACKS AND MAXIMUM BUILDING COVERAGE REQUIREMENTS ON PROPERTY LOCATED AT 917 DUVAL STREET (RE # 00017810-000000; AK # 1018261) IN THE DUVAL STREET OCEANSIDE (HRCC-3) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-750(4)A. AND 122-750(6)A. & B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to install a 108 square foot canvas awning over the front entrance and existing outdoor seating area at Martins Restaurant on property located at 917 Duval Street (RE # 00017810-000000; AK # 1018261); and

WHEREAS, Section 122-750 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum front yard setback is 5 feet, side yard setback is 5 feet and maximum building coverage is 50%; and

WHEREAS, the existing front yard setback is .43 feet, right side yard setback is 1 feet 11 inches and building coverage is 57% (2,769 sf); and

WHEREAS, the proposed front yard setback is 6 inches, right side yard setback is 2 feet 6 inches and building coverage is 60% (2,877 sf); and

WHEREAS, the applicant requests variances to the minimum front and right side yard setbacks and maximum building coverage requirements; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 19, 2015; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that would make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances would not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands,

structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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. An approval by Resolution of the Key West Planning Board for variances to minimum front and right side yard setbacks and maximum building coverage requirements in order to install a 108 square foot canvas awning over the front entrance and existing outdoor seating area at Martins Restaurant on property located at 917 Duval Street (RE # 00017810-000000; AK # 1018261) in the Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 122-750(4)a. and 122-750(6)a. & b. of the Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans dated March 1, 2015 by William Rowan, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the proposed 108 square foot canvas awning over the front entrance and existing outdoor seating area.

Conditions required to be completed prior to issuance of a building permit:

2. A Certificate of Appropriateness shall be obtained for the proposed development.
3. The proposed canvas awning shall comply with all applicable codes and requirements of the Building Department and all other regulatory agencies.

Section 3. It is a condition of this variance that full, complete and final application for all

conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance 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 or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and

_____ Chairman
_____ Planning Director

Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 19th day of March 2015.

Authenticated by the Chairman of the Planning Board and the Planning Director;

Richard Klitenick, Planning Board Chairman Date

Attest:

Kevin Bond, AICP, LEED Green Associate, Acting Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

Application



Application For Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

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.

PROPERTY DESCRIPTION:

Site Address: 917 DUVAL STREET

Zoning District: HRCC-3 Real Estate (RE) #: 00017810-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: WILLIAM ROWAN - ARCHITECT

Mailing Address: 321 PEACOCK LANE

City: KEY WEST State: FL. Zip: 33040

Home/Mobile Phone: 305.394.4773 Office: _____ Fax: _____

Email: WROWAN@GMAIL.COM

PROPERTY OWNER: (if different than above)

Name: MARTIN BUSAN

Mailing Address: _____

City: KEY WEST State: FL. Zip: 33040

Home/Mobile Phone: 305 942 6978 Office: 305.295.0111 Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: CONSTRUCTION OF A RIDGED PIPE FRAMED CANVAS AWNING (APPROX. 6'-0" X 18'-0") TO REPLACE EXISTING FLEXIBLE CANVAS AWNING (APPROX. 6'-0" X 12'-0") DAMAGED IN WIND STORM

List and describe the specific variance(s) being requested:

1. FRONT YARD SETBACK; NEW AWNING WILL PROJECT INTO SETBACK 9.5' AND BE IN ALIGNMENT W/ FRONT ELEVATION OF CBS STRUCTURE
2. SIDE YARD SETBACK; NEW AWNING WILL PROJECT INTO SETBACK 2.5' AND BE IN ALIGNMENT W/ SIDE ELEVATION OF CBS STRUCTURE
3. BUILDING COVERAGE; INCREASE OF 3% OR 108 S.F.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: NORTHWEST PROPERTY LINE (20' EASEMENT FOR 915 DUVAL TO ACCESS BLDG. AND RECEIVE SUPPLIES.

SEE ATTACHED

City of Key West • Application for Variance

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.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRCC.3			
Flood Zone	X			
Size of Site	4602 S.F.			
Height	35 FT	17'-0"	NO CHANGE	
Front Setback	5 FT	0'-0"	0'-50"	YES (FRONT)
Side Setback	5 FT	1'-11"	2'-0"	YES (SIDE)
Side Setback	5 FT	N/A	N/A	
Street Side Setback	N/A	N/A	N/A	
Rear Setback	15 FT	22'-0"	NO CHANGE	
F.A.R.	-	-	-	
Building Coverage	50%/2401 SF	57%/2769 SF	60%/2877 SF	YES (14% INCR)
Impervious Surface	60%/2881 SF	79%/3605 SF	NO CHANGE	
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	20%/960 SF	13%/607 SF	NO CHANGE	
Number and type of units	N/A			
Consumption Area or Number of seats	187			

This application is reviewed pursuant to Section 90-391 through 90-397 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://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

SPECIAL CONDITIONS EXIST AS THE PROPOSED AWNING WILL
AFFORD SAFETY FROM RAIN AND SLIPPERY CONDITIONS AT
THE ENTRANCE TO THE RESTAURANT.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

THE CONDITIONS PRESENT WERE EXISTING PRIOR TO EXISTING
OWNER

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

THERE ARE NO SPECIAL PRIVILEGES CONFERRED BY GRANTING VARIANCES. THE
PROPOSED AWNING WILL ALLOW APPLICANT TO COVER ENTRY FOR ALL WEATHER
CONDITIONS. FURTHER THE PROPOSED AWNING DOES NOT ALTER EXISTING SERVICES
OF THE CBS STRUCTURE.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

HARDSHIP CONDITIONS EXIST. THE APPLICANT AT THIS POINT IN TIME
HAS NO PROTECTION FROM THE WEATHER AT THE RESTAURANT'S
SLOPED ENTRY.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

THIS REQUEST IS FOR THE MINIMAL VARIANCES THAT WILL ALLOW
OWNER TO SAFELY ADDRESS THE ENTRY.

City of Key West • Application for Variance

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

THESE VARIANCES SHALL NOT BE INJURIOUS TO THE PUBLIC WELFARE, APPROVAL OF THESE VARIANCES WILL NOT IMPEDE ACCESS TO ANY PART OF THE PROPERTY, NOR WILL IT INTERFERE WITH TREES OR LANDSCAPE,

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

EXISTING NON-CONFORMING USE OF OTHER PROPERTIES IS NOT A BASIS FOR THIS APPLICATION. THE EXISTING STRUCTURE IS SUBJECT OF SPECIAL CIRCUMSTANCES PECULIAR TO THE WAY THE EXISTING STRUCTURE IS POSITIONED ON THE LOT, WHICH ARE NOT PRESENT WITH OTHER NEIGHBORING STRUCTURES,

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

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.

- 1 Correct application fee. Check may be payable to "City of Key West."
- 2 Notarized verification form signed by property owner or the authorized representative.
- 3 Notarized authorization form signed by property owner, if applicant is not the owner.
- 4 Copy of recorded warranty deed
- 5 Property record card
- 6 Signed and sealed survey
- 7 Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- 8 Floor plans - INCLUDED IN SITE PLAN
- #9 Stormwater management plan

#9 - NO ADDITIONAL IMPERVIOUS AREA IS ADDED

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, William Rowan, 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:

917 Duval

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.

A handwritten signature in blue ink, appearing to read "William Rowan", written over a horizontal line.

Signature of Authorized Representative

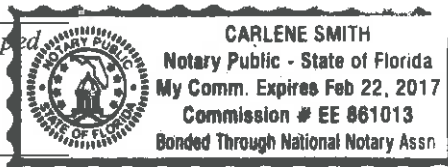
Subscribed and sworn to (or affirmed) before me on this 3/2/15 by _____ by
date

William Rowan
Name of Authorized Representative

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

A handwritten signature in black ink, appearing to read "Carlene Smith", written over a horizontal line.
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Authorization

**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, MARTIN BUSAM as
Please Print Name of person with authority to execute documents on behalf of entity
MARTIN BUSAM of MARTIN'S on Duval, LLC
Name of office (President, Managing Member) *Name of owner from deed*
MARTIN BUSAM
authorize WILLIAM ROWAN
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

ell. Busam
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 2.5.2015 by
date
WILLIAM ROWAN
Name of Authorized Representative

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

N Kinloch
Notary's Signature and Seal



Nicola Kinloch
Name of Acknowledger typed, printed or stamped

FF 032009
Commission Number, if any



Detail by Entity Name

Florida Limited Liability Company

MARTIN'S ON DUVAL LLC

Filing Information

Document Number	L06000096429
FEI/EIN Number	205646554
Date Filed	10/02/2006
State	FL
Status	ACTIVE
Effective Date	10/02/2006

Principal Address

917 DUVAL STREET
KEY WEST, FL 33040

Mailing Address

917 DUVAL STREET
KEY WEST, FL 33040

Registered Agent Name & Address

BUSAM, MARTIN
917 DUVAL STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title MGR

BUSAM, MARTIN
917 DUVAL STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2012	04/16/2012
2013	04/26/2013
2014	04/03/2014

Document Images

[04/03/2014 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/26/2013 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/16/2012 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/27/2011 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/27/2010 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/29/2009 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/25/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/26/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[10/02/2006 -- Florida Limited Liability](#)[View image in PDF format](#)

Frslubikw z #dqg#Subvdf|#Srdflny

Vwdwh#:#crubd/#3hsdup hgw#:##Vdwh

Deed

Doc# 1610361 10/31/2006 10:14AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
John M. Spottswood, Jr.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 06-353-JT

10/31/2006 10:14AM
DEED DOC STAMP CL: PU \$8,400.00

Doc# 1610361
Bkn 2248 Pgn 941

Parcel Identification No. 00017810-000000

[Space Above This Line For Recording Date]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 4th day of October, 2006 between BLUM PROPERTIES, LLC, a Florida limited liability company whose post office address is 101 Ann Street, Suite 301, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Martin's on Duval LLC, a Florida limited liability company whose post office address is 1126 Grinnell Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

BLUM PROPERTIES, LLC, a Florida limited liability company

By: Gary M. Blum
Gary M. Blum, Manager

Thomas B. Pijoe
Witness Name: Thomas B. Pijoe

Samuel S. Hynajc, Jr.
Witness Name: Samuel S. Hynajc, Jr.

State of
County of

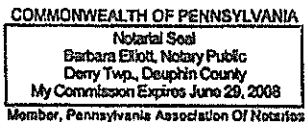
The foregoing instrument was acknowledged before me this 4th day of October, 2006 by Gary M. Blum of BLUM PROPERTIES, LLC, a Florida limited liability company, on behalf of said firm. He [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Barbara Elliott
Notary Public

Printed Name: Barbara Elliott

My Commission Expires: 6/29/2008



Parcel 1:

A parcel of land on the Island of Key West, Monroe County, Florida, said parcel being described by metes and bounds as follows:

Commencing at a point 126 feet Northwest from the corner of Duval and Division Streets on the Northeast side of Duval Street and running thence on Duval Street North 40° West 42 feet; thence North 50° East 100 feet; thence South 40° East 42 feet; thence South 50° West 100 feet to the Point of Beginning.

Less the following described land:

A parcel of land on the Island of Key West, Monroe County, Florida, said parcel being described by metes and bounds as follows:

Commence at the intersection of the SE'ly right of way line of Olivia Street with the NE'ly right of way line of Duval Street and run thence in a SE'ly direction along the said right of way line of Duval Street a distance of 210 feet to the Point of Beginning of the parcel of land being described herein; thence NE'ly and at right angles a distance of 97 feet; thence SE'ly and at right angles of a distance of 5.5 feet; thence SW'ly for a distance of 97 feet to a point on the NE'ly right of way line of Duval Street for a distance of 6.2 feet to the Point of Beginning.

Parcel 2:

On the Island of Key West and known as William A Whitehead Map of said Island, delineated in February, A.D. 1826, as a part of Tract 4, but better described as a part of Lot 7 in Square 8 of said Tract 4 according to Gwynn's diagram recorded in Plat Book "H", Page 669 of Monroe County, Florida Public Records and Wall's addition of Tract as recorded in Deed Book "E", Page 245 of Monroe County, Florida Public Records, and being more particularly described as follows:

Commence at the Southeasterly right of way line of Olivia Street and the Northeasterly right of way line of Duval Street; thence run Southeasterly along said Northeasterly right of way line of for a distance of 252.00 feet to the Point of Beginning; thence continue Southeasterly along the previous described course 6.3 feet, thence run at right angles in a Northeasterly direction 100.00 feet; thence run at right angles in a Northwesterly direction 6.3 feet; thence run at angles in a Southwesterly direction 100.00 feet back to said Point of Beginning.

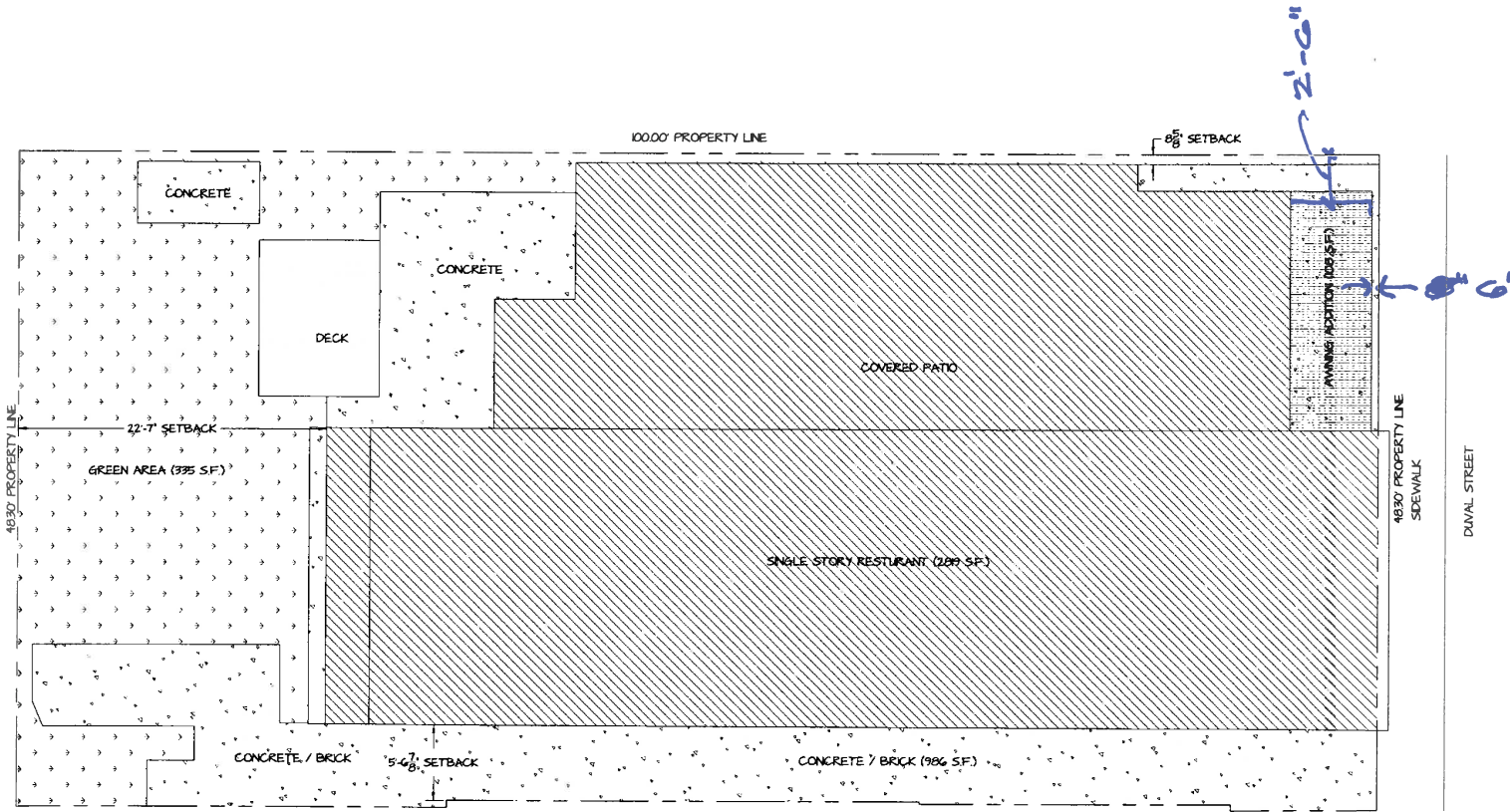
Now described as follows:

On the island of Key West and known as William A Whitehead's Map of said Island, delineated in February, A.D. 1829, as a part of Tract 4, but better described as a part of Lot 6 in Square 8, of said Tract 4, according to Gwynn's diagram, recorded in Plat Book "H", Page 669 of Monroe County, Florida Public Records and Wall's addition of Tract as recorded in Deed Book "E", Page 245 of Monroe County Public Records and being more particularly described as follows:

Commence at the intersection of the Northwesterly Right-of-Way Line of Truman Avenue (40 foot Right-of-Way) and the Northeasterly Right-of-Way Line of Duval Street (50 foot Right-of-Way); thence in a Northwesterly direction along the said Northeasterly Right-of-Way Line of Duval Street for 98.20 feet (Original Deed called for 126 feet) to the Point of Beginning; (the Point of Beginning is also the Southeasterly line of said legal description known as Parcel 2, the line is 256.30 feet from the intersection of the Southeasterly Right-of-Way line of Olivia Street (30 foot Right-of-Way) and the Northwesterly Right-of-Way line of Duval Street, per original deed the distance was called at 258.3 feet); thence at a right angle and in a Northeasterly direction for 100.00 feet; thence at a right angle and in a Northwesterly direction for 46.30 feet; thence at a right angle and in a Southwesterly direction for 100.00 feet to the said Northeasterly Right-of-Way Line of Duval Street (said point also being the Southeasterly line of a less out portion of property as described in the original deed, Parcel 1, and being 210.00 feet from the said intersection of Olivia Street for 49.30 feet to the Point of Beginning.

Survey

Site Plans



SITE PLAN / SITE DATA
 1/8" = 1'-0"

PROPOSED SIDE SETBACK 2'-6"
 " FRONT " 0'-6"

SITE DATA			
Zone	HRCC-3		
FEMA Flood Zone	X		
Lot Size Overall	4,802 SF.		
Building Coverage			
Allowed	50% (2,401 SF.)		
Existing	57% (2,769 SF.)		
Proposed	60% (2,877 SF.)		
Impervious Ratio			
Allowed	60% (2,881 SF.)		
Existing	79% (3,805 SF.)		
Proposed	79% (3,805 SF.)		
Open Space			
	48% (997 SF.) yard / landscape		
Pervious non-open			
Existing	3% (100 SF.)		
Proposed	3% (100 SF.)		
Setbacks			
	Allowed	Existing	Proposed
Front	5'	0.00'	0.00' NC.
Side	5'	0.2'	0.2' NC.
Side	5'	5.57'	4.82' NC.
Rear	5'	22.67'	22.67' NC.

**MARTINS RESTAURANT
AWNING REPLACEMENT**
 917 DUVAL STREET KEY WEST, FLORIDA 33940

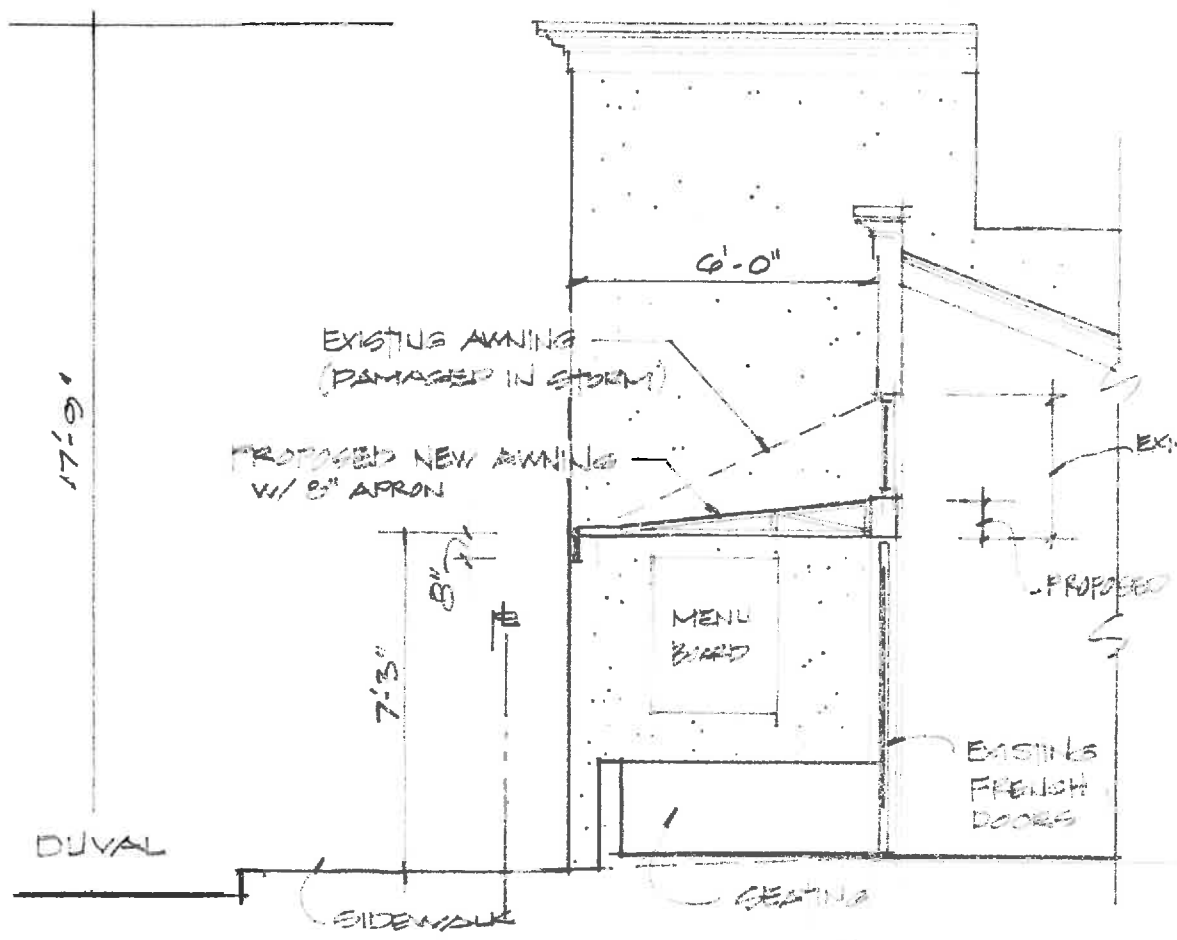
WILLIAM ROWAN N
 ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE #000781
211 REASON LANE
33120 FINE

PROJECT NO. _____

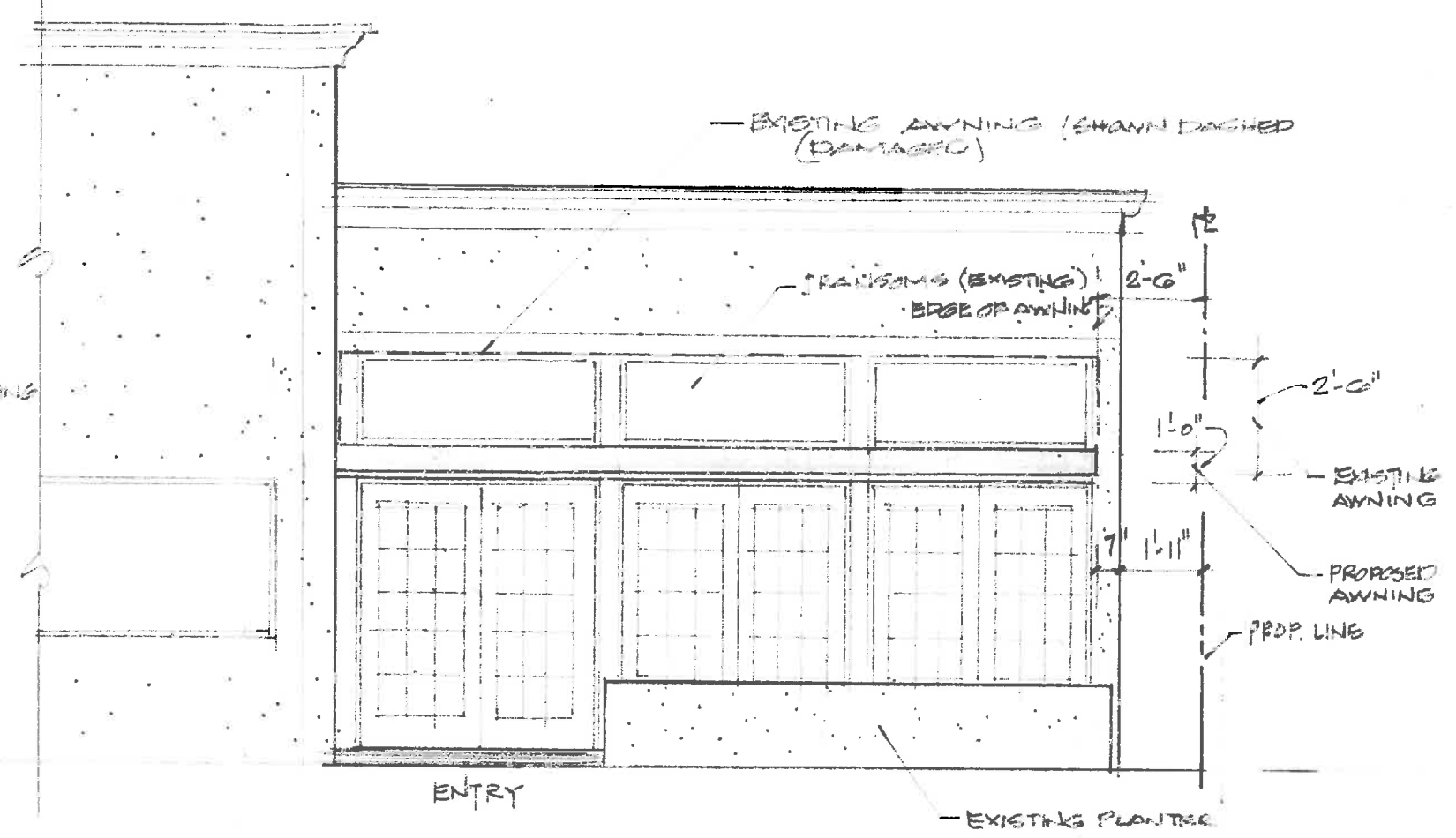
DATE: **3/1/2015**

1

| OF |



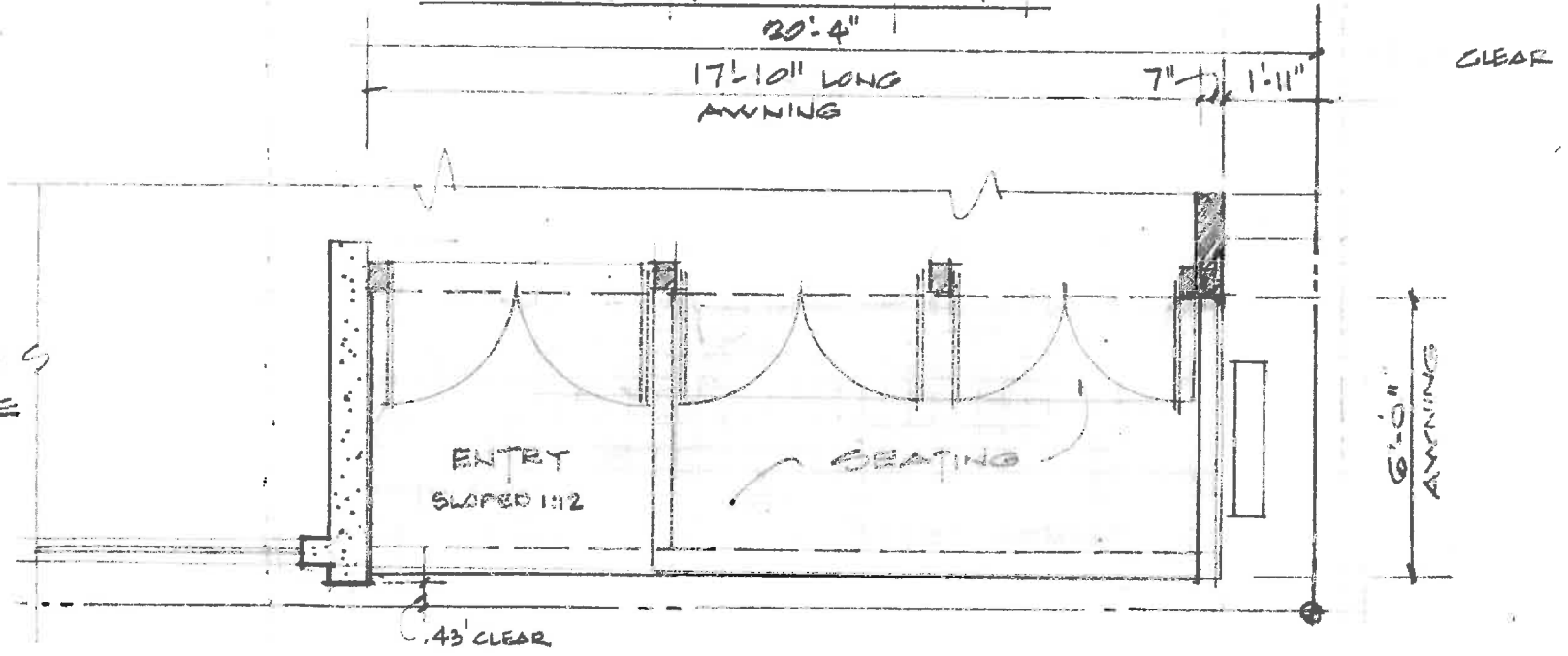
ELEVATION-SECTION



ELEVATION-STREET

SCOPE OF WORK
 EXISTING CANVAS AWNING DAMAGED IN WIND STORM
 PROPOSAL: NEW AWNING (SEE PLAN AND ELEVATIONS)
 AWNING MATERIAL - SUNBRELLA*
 COLOR - SAND (MATCH BLISS) S
 APRON COLOR - BLACK W/ SENGAGE

*FLAME RETARDED



PLAN

MARTINS
 AWNING REPLACEMENT
 517 DUVAL ST KEY WEST FL

[Signature]
 2/4/15

WILLIAM ROWAN
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE #19890
 511 PECAN LANE
 305 296 3764

Project No:
 REV. FEB. 4. 15
 Date: 11.1.14

Site Photos



Martin's
Steak & Water

Martin's

Martini Bar

2015/03/12 14:42



STEAK
SEAFOOD
MARTINI'S

Martini's

Martini Bar

Public
Meeting
Notice

2015/03/12 14:42



2015/03/12 14:43

Previous Awning

917 Duval St.



Exit Street View



© 2014 Google

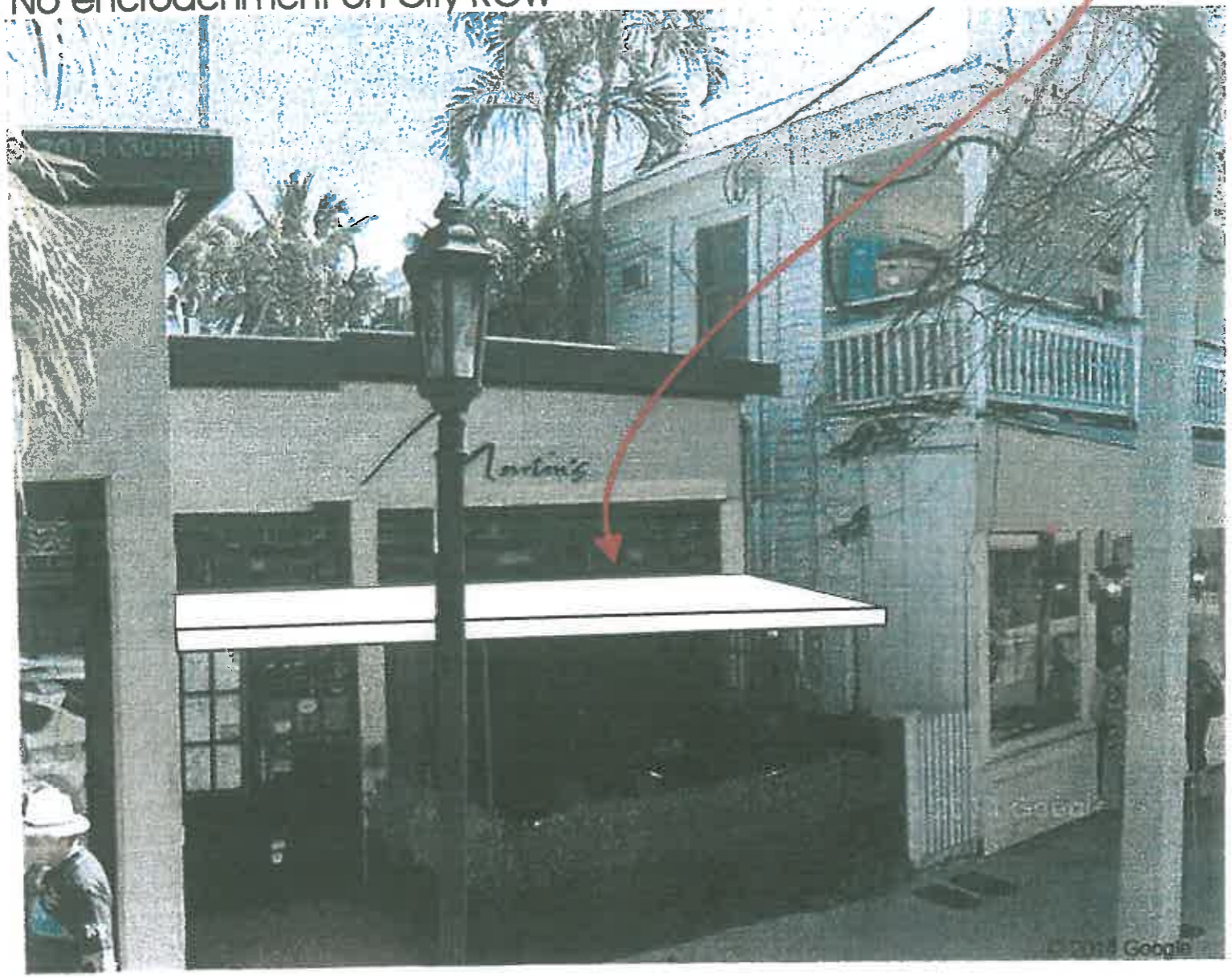
© 2014 Google

Google earth

Beach 3 1/2 Miles

**Proposed Awning
(HARC Submittal)**

Picture for Harc Review of 917 Duval Street
Martins Re # 00001360-000000
Proposed new awning over Store front.
No encroachment on City ROW



DRC
Minutes & Comments

Development Review Committee Minutes

November 21, 2014 FINAL

ART IN PUBLIC PLACES: No Comment

UTILITIES: Ms. Ignoffo reminded the applicant to please install roof gutters and direct downspouts back onto property, into landscaped areas, to prevent stormwater runoff from the structure from impacting the adjacent property.

BUILDING: Mr. Wampler asked for clarification regarding the setback and the floodzone.

URBAN FORESTRY: Ms. DeMaria had no objections to the variance. She reminded the applicant that any trees within the work area must be protected during demolition and construction including tree roots and canopy branches on property and neighboring property.

SUSTAINABILITY: Ms. Higgins stated that -

- As per Comprehensive Plan policies 1-1.9.2 & 6-1.1.3, if a variance is granted, we request a condition that all fixtures and appliances for the pool house must be WaterSense and Energy Star rated and that a cistern be installed to collect water for the pool.

KEYS ENERGY: No Objections

ENGINEERING: No Comment

COMMUNITY SERVICES: No Objections

PLANNING DIRECTOR: No Comment

4. **Variance – 917 Duval Street** (RE # 00017810-000000; AK # 1018261) – A request for variance to replace an existing canvas awning on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395 and 122-750(6)a.. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Ms. Smith gave members an overview of the variance and noted that she needed verification and authorization forms, and an over-all site plan from the applicant. She also reminded the applicant that the awning needs to be fire retardant.

FIRE DEPARTMENT: Mr. Barroso stated that the owner is either going to have to conform to the side setback or sprinkle the area within the setback area.

ART IN PUBLIC PLACES: No Comment

UTILITIES: No Comment

Development Review Committee Minutes November 21, 2014 **FINAL**

BUILDING: Mr. Wampler stated that in the increase in both building coverage and impervious coverage is not addressed in the application and there is going to be an increase in percentages and he would like to see this in the table.

URBAN FORESTRY: No Comment

SUSTAINABILITY: Ms. Higgins stated that -

- As per Comp Plan policies 2-1.1.12, 5-1.1.8 & 6-1.16: If a variance is granted, we request a condition that the owner obtain a Green Business Certification within one year of completion of project.

KEYS ENERGY: No Objections

ENGINEERING: No Comment

COMMUNITY SERVICES: No Objections

PLANNING DIRECTOR: No Comment

5. **Transient License Transfer - 1212 Duval Street (RE # 00029100-000000; AK # 1029882) - A request for Transient License Transfer of three unassigned transient licenses originating from properties located in the HMDR, HHDR and HNC-1 zoning districts to property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Section 122-1339(a) & (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Ms. Smith gave members an overview of the Transient License Transfer and noted that this project was approved for variances at the Planning Board meeting the night before. She stated that she needed information regarding the square footage of the sender site.

FIRE DEPARTMENT: Mr. Barroso asked for clarification regarding the number of transient licenses. He reminded the applicant that because the building is three stories that the project could trigger the threshold for sprinkling.

ART IN PUBLIC PLACES: No Comment

UTILITIES: No Comment

BUILDING: No Comment

URBAN FORESTRY: No Comment

SUSTAINABILITY: No Comment

KEYS ENERGY: No Objections

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: **1018261** Parcel ID: **00017810-000000**

Ownership Details

Mailing Address:
MARTINS ON DUVAL LLC
917 DUVAL ST
KEY WEST, FL 33040-7407

Property Details

PC Code: 21 - RESTAURANTS & CAFETERIAS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 917 DUVAL ST KEY WEST
Legal Description: KW PT LOT 4 SQR 8 TR 4 OR233-316/317 OR300-312 OR684-119/120 OR822-1399D/C OR838-187D/C OR870-2361 OR1276-1118/20 OR1870-2194/95 OR2248-937/38 OR2248-939/40 OR2248-941/42 OR2449-1399/1401 OR2685-2317/20F/J

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	100	4,802.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 1452
Year Built: 1953

Building 1 Details

Building Type
Effective Age 20
Year Built 1953
Functional Obs 0

Condition G
Perimeter 176
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 1,452

Inclusions:

Roof Type
Heat 1
Heat Src 1

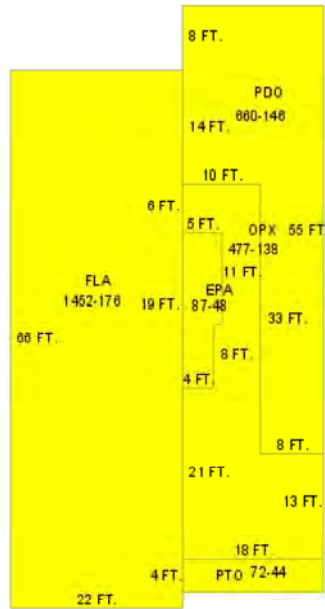
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 9

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
1	FLA		1	1950				1,452
2	PTO		1	1950				72
3	OPX		1	1950				477
4	EPA		1	1950				87
5	PDO		1	1950				660

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3249	RESTAURANT & CAFETR	100	Y	Y
	3250	PTO	100	N	N
	3251	OPX	100	N	N
	3252	EPA	100	N	N
	3253	PDO	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
850	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	2 UT	0	0	1983	1984	2	20

Appraiser Notes

ADJ SQFT TO 4630 SF PER SURVEY

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	12-3272	09/07/2012	8,000	Commercial	APPROX. 60' OF CONCRETE REPAIR SPALLING TEAR OUT BROKEN CONCRETE. REMOVE RUSTY STEEL REPLACE STEEL AS FILL W/ NEW 4000PSI CONCRETE.	
1	13-0223	02/15/2013	1,200	Commercial	INSTALL 10 NEW 200 EXPOSER FIRE SPRINKLERS ON NORTH SIDE EXTERIOR WALL TO EXISTING SYSTEM	
1	13-1589	04/19/2013	400	Commercial	**AFTER THE FACT** REPLACE ONE (1) WOOD DOOR.	
	07-2179	05/04/2007	0			
	07-2179	05/04/2007	0	Commercial	ROOF OVER 14 SQS WITH RUBBER TO FLAT AREA. INSTALL V-CRIMP TO NEW AREA	
	07-2624	06/20/2007	10,000	Commercial	INSTALL NEW FIRE SPRINKLER SYSTEM.	
	14-2308	05/27/2014	12,907	Commercial	INSTALLING NEW 4-TON CENTRAL A/C SYSTEM W/METAL DUCTWORK COMPLETE.	
	13-4657	12/04/2013	4,900	Commercial	RETRACTABLE ROOF SYSTEM PER PLANS. INCLUDING ALL STRUCTURAL ELEMENTS AND FRENCH DOORS AS SHOW ON PLANS/ELEVATION.	
1	B94-2367	07/01/1994	11/01/1994	2,500	Commercial	REM PK FENCE,3 SETS FRCDR
1	96-2320	07/01/1996	10/01/1996	5,000	Commercial	ROOF
1	97-0035	01/01/1997	07/01/1997	500	Commercial	SIGN

1	97-2464	08/01/1997	08/01/1997	900	Commercial	SIGN
1	99-3308	10/08/1999	11/03/1999	2,000	Commercial	SIGN
1	99-3476	10/08/1999	11/03/1999	2,600	Commercial	2 NEW AWNINGS/STORM DAMAG
1	02-1365	05/24/2002	08/16/2002	1,000	Commercial	ELECTRICAL
1	05-4654	11/21/2005	07/27/2006	2,000	Commercial	INSTALL FIRE SUPPRESSION SYSTEM
1	05-5189	11/21/2005	07/27/2006	190	Commercial	REPAINT EXISTING WALL SIGN
1	06-6014	11/14/2006		5,000	Commercial	DEMOLISH OF EXISTING INTERIOR WALL & DRYWALL
1	06-6190	11/14/2006		2,400	Commercial	DEMOLIION OF RECEP& LIGHT SWITCHES
1	06-6191	11/14/2006		2,400	Commercial	DEMO KITCHEN SINKS
1	06-6814	02/07/2007		80,000	Commercial	UPGRADE ADA BATHS,REPLACEW DRYWALL,BUILD NEW ROOF
1	07-0941	03/05/2007		2,000	Commercial	PERMIT UP-GRADE CHANGE TO FOUNDATION
1	06-6815	03/08/2007		20,000	Commercial	INSTALL 2 GREASE TRAPS.NEW SEWER
1	07-1861	04/18/2007		37,000	Commercial	UPGRADE SERVICE TO 300 AMPS,HOOK UP MOTORS
1	07-1973	04/23/2007		7,500	Commercial	REVISED PLUMBING
1	07-4011	08/17/2007		1,100	Commercial	INSTALL 90 LF OF 6" GUTTER AND DOWNSPOUT

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
2014	216,617	400	696,056	913,073	913,073	0	913,073
2013	216,617	400	652,552	869,569	869,569	0	869,569
2012	178,690	400	652,552	831,642	831,642	0	831,642
2011	178,690	400	652,552	831,642	782,477	0	831,642
2010	188,901	400	522,042	711,343	711,343	0	711,343
2009	188,901	400	589,702	779,003	779,003	0	779,003
2008	196,559	400	822,520	1,019,479	1,019,479	0	1,019,479
2007	140,167	400	1,180,650	1,321,217	1,321,217	0	1,321,217
2006	192,895	400	383,630	721,886	721,886	0	721,886
2005	192,895	400	341,004	601,572	601,572	0	601,572
2004	195,102	400	255,753	601,572	601,572	0	601,572
2003	195,102	400	208,865	601,572	601,572	0	601,572
2002	151,240	400	208,865	601,572	601,572	0	601,572

2001	151,240	400	208,865	459,227	459,227	0	459,227
2000	151,240	400	179,027	447,370	447,370	0	447,370
1999	151,240	400	179,027	447,370	447,370	0	447,370
1998	101,062	400	179,027	281,415	281,415	0	281,415
1997	101,062	400	170,502	281,415	281,415	0	281,415
1996	91,875	400	170,502	246,752	246,752	0	246,752
1995	91,875	450	193,200	246,752	246,752	0	246,752
1994	91,875	584	193,200	233,765	233,765	0	233,765
1993	91,875	640	168,000	260,515	260,515	0	260,515
1992	91,875	695	168,000	260,570	260,570	0	260,570
1991	91,875	750	168,000	260,625	260,625	0	260,625
1990	64,203	5,179	135,450	204,832	204,832	0	204,832
1989	64,203	5,304	134,400	203,907	203,907	0	203,907
1988	61,336	5,262	113,400	179,998	179,998	0	179,998
1987	60,117	5,382	51,450	101,233	101,233	0	101,233
1986	60,285	5,561	50,400	101,233	101,233	0	101,233
1985	58,827	5,681	42,840	98,251	98,251	0	98,251
1984	57,560	5,860	42,840	106,260	106,260	0	106,260
1983	46,794	0	20,748	67,542	67,542	0	67,542
1982	31,491	0	20,748	52,239	52,239	0	52,239

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
1/19/2010	2449 / 1399	100	QC	11
10/4/2006	2248 / 941	1,200,000	WD	Q
1/1/1983	870 / 2361	80,000	WD	Q
2/1/1976	684 / 119	27,500	00	Q

This page has been visited 243,239 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on March 19, 2015 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 917 Duval Street (RE # 00017810-000000; AK # 1018261) – A request for variances to front and side yard setbacks and maximum building coverage in order to replace an existing canvas awning on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 122-750(4)a. and 122-750(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Carlene Smith, Planner II; E-mail: cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978; **Mail:** PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance – A request for variances to front and side yard setbacks and maximum building coverage in order to replace an existing canvas awning on property located within the Duval Street Oceanside (HRCC-3) zoning district pursuant to Sections 90-395, 122-750(4)a. and 122-750(6)a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: William Rowan - Architect **Owner:** Martin Busan

Location: 917 Duval Street (RE # 00017810-000000; AK # 1018261)

Date of Hearing: March 19, 2015 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting 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: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov;
Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 419 TRUMAN LLC		336 DUVAI	KEY WEST	FL	33040-6500	
2 523 TRUMAN AVE LLC		523 TRUM	KEY WEST	FL	33040	
3 820 CENTER STREET LLC		913 DUVAI	KEY WEST	FL	33040-7407	
4 901 DUVAL STREET INC	C/O COHEN JOSEPH	301 LINCC	MIAMI BEACH	FL	33139-3102	
5 903 DUVAL LLC	C/O BRAUN PETER NELSON	PO BOX 1	KEY WEST	FL	33041-1486	
6 907 WHITEHEAD STREET CORP		907 WHITE	KEY WEST	FL	33040-7473	
7 911 CENTER STREET LLC		223 ROCK	PLYMOUTH	MA	02360-5517	
8 913 DUVAL ST LLC		913 DUVAI	KEY WEST	FL	33040-7407	
9 SCHILPEROORT INA		DUINDIST	2202 DE NOORDV	ZUID-H	2202 DE	NETHERLANI
10 ADELL RAY AND ESTELLE		16 LONG	HUNTINGTON	NY	11743	
11 ALCOBER ELDA		380 MOUN	UNION CITY	NJ	07087-7305	
12 APPEL MILTON	C/O APPEL JACK	6844 BELM	DELRAY BEACH	FL	33446-5658	
13 BANSHEE LLC		915 DUVAI	KEY WEST	FL	33040-7407	
14 BEAVER DENNIS LIVING TRUST 6/6/2003		1207 WHIT	KEY WEST	FL	33040-7526	
15 BERNREUTER BOB J AND IRIS		529 TRUM	KEY WEST	FL	33040-3155	
16 BREE WILLIAM E		123 SO KI	LINCOLN	IL	62656	
17 CABANAS GEORGE		904 SIMON	KEY WEST	FL	33040-7448	
18 CABANAS GEORGE JR		526 OLIVIA	KEY WEST	FL	33040-7471	
19 CARTER RICHARD EVERETT AND STEFANI ANN		725 NEWP	ANN ARBOR	MI	48103	
20 CASH-STUART JOANN		360 NW 11	MIAMI SHORES	FL	33168-3300	
21 CENTER COURT - HISTORIC INN & COTTAGES LC		1402 NEW	KEY WEST	FL	33040-7028	
22 CLARKE OSSIE MAE		416 OLIVIA	KEY WEST	FL	33040-7411	
23 CLUB DUVAL INC		3200 RIVIE	KEY WEST	FL	33040-4662	
24 COWARD NANCY REVOCABLE TRUST		3334 RIVIE	KEY WEST	FL	33040-4632	
25 DION RENTAL PROPERTIES LLC		638 UNITE	KEY WEST	FL	33040-3250	
26 DOYLE-BUCKBEE LLC		223 ROCK	PLYMOUTH	MA	02360-5517	
27 ELLIOTT URSULA WELTERS		222 EANE	KEY WEST	FL	33040-7409	
28 FERNANDEZ BENJAMIN J JR ESTATE	C/O FERNANDEZ GILDA P/R	909 SIMON	KEY WEST	FL	33040-7447	
29 FLEMING TODD D		1003 WAS	RENSSELAER	NY	12144-1332	
30 FLUKERS CERETTA ESTATE		917 CENTI	KEY WEST	FL	33040-7436	
31 FRIEDMAN ILAN	C/O SMITH LAW FIRM	333 FLEMI	KEY WEST	FL	33040-6526	
32 GARDNER PAUL W AND DIANA L		126 SPOO	ST AUGUSTINE	FL	32080-5393	
33 GAVIN STEPHEN E		412 PINNA	LUDLOW	KY	41016	
34 GUNTHER MARY		11614 TES	SAINT LOUIS	MO	63128-1441	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35	HARTER WALTER J AND ROBYN	20393 COC	PURCILLVILLE	VA	20132	
36	HASSANI FRED AND ROBIN	513 W BR	FALLS CHURCH	VA	22046-3250	
37	HISTORIC TOURS OF AMERICA INC	201 FRON	KEY WEST	FL	33040-8346	
38	ISLAND HOTEL PROP III LLC	2116 SEID	KEY WEST	FL	33040	
39	ISLAND HOTEL PROPERTIES II LLC	512 TRUM	KEY WEST	FL	33040-3141	
40	JACKSON JERRY J	513 OLIVIA	KEY WEST	FL	33040-7438	
41	KEENAN TERANCE E AND GWEN L	5008 BRILI	TALLAHASSEE	FL	32312	
42	KEHOE GERALD F AND ELIZABETH J	66 BAY DF	KEY WEST	FL	33040-6115	
43	KEY WEST HOSPITALITY INS LLC	913 DUVAI	KEY WEST	FL	33040-7407	
44	KW HOSPITALITY LLC	1007 SIMC	KEY WEST	FL	33040	
45	LEFNER KENT A AND LISA L	216 EANE	KEY WEST	FL	33040-7409	
46	LORDITCH JOSEPH L	PO BOX 1	KEY WEST	FL	33041-1872	
47	LYNCH DONALD M AND CHERYL J	9 BARLEY	BROOMALL	PA	19008	
48	MACKENZIE PAMELA JOAN REV TR 4/5/2000	PO BOX 1	KEY WEST	FL	33041-1232	
49	MARTINI SCOTT R	30 TILTON	OCEAN	NJ	07712-3251	
50	MARTINS ON DUVAL LLC	917 DUVAI	KEY WEST	FL	33040-7407	
51	MATHIES DELORES ESTATE	522 OLIVIA	KEY WEST	FL	33040-7471	
52	MCCOY JOHN C III	215 EANE	KEY WEST	FL	33040-7409	
53	MENDOLA CHARLES AND BIQUETTE	2601 S RO	KEY WEST	FL	33040-5115	
54	MENDOLA CHARLES J AND BIQUETTE	925 DUVAI	KEY WEST	FL	33040-7407	
55	MORTENSEN BENT AND LISE LOTTE	207 NE 2N	DANIA BEACH	FL	33004	
56	NESS STEVEN ELLIOTT	524 OLIVIA	KEY WEST	FL	33040-7471	
57	NEW YORK STYLE PIZZA RESTAURANT INC	1000 DUVA	KEY WEST	FL	33040	
58	NIELSEN JENS M AND INGER M	921 CENTI	KEY WEST	FL	33040-7436	
59	OLD TOWN LAUNDRY LLC	2013 VALL	COLUMBIA	MO	65201-6020	
60	O'NEIL BRIAN S AND SUZANNE	PO BOX 1	TAVERNIER	FL	33070-0199	
61	PORTERFIELD ZULEMA MARY	220 EANE	KEY WEST	FL	33040-7409	
62	PUGH SHERYL	20986 4TH	SUMMERLAND KI	FL	33042-4065	
63	S AND P MANAGEMENT INC	420 OLIVIA	KEY WEST	FL	33040-7411	
64	SARFF GERALD	3430 GALI	FORT LAUDERDA	FL	33308-7050	
65	SAVIANO DENNIS P TRUST 5/18/1995	PO BOX 2	KEY WEST	FL	33045-2025	
66	AB ERCA	BALDERS'	GISLAVED		S-332 35	SWEDEN
67	SHULTZ DAVID L REVOCABLE TRUST 7/10/2014	204 SAINT	YORK	PA	17402-4646	
68	SIMONTON CENTER LLC	PO BOX 4	LEESBURG	FL	34749-0837	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 SMITH STEPHEN L AND DEBRA T			232 DIGH I MOOREVILLE	NC	28117-7092	
70 STUART DAVID SULLINS III TRUST 05/06/2009			3756 LAKE FORT MYERS	FL	33901-7935	
71 THE HOUSING AUTHORITY OF THE CITY OF KEY WEST			1400 KENI KEY WEST	FL	33040	
72 TIKAL REAL ESTATE HOLDING II LLC			PO BOX 1; KEY WEST	FL	33041-1778	
73 TRUVAL VILLAGE INC			117 KEY H KEY WEST	FL	33040-6221	
74 TYNES KENNETH L			13312 ARC GARDENA	CA	90249-1624	
75 WHALEN BERNARD F AND JOAN C			2050 CHEI MACOMB	IL	61455-7702	
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