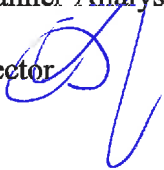


THE CITY OF KEY WEST
PLANNING BOARD
Staff Report



To: Chairman and Planning Board Members

From: Carlene Smith, LEED Green Associate, Planner Analyst

Through: Donald Leland Craig, AICP, Planning Director 

Meeting Date: July 24, 2014

Agenda Item: **Exception for Outdoor Merchandise Display - 901 Caroline Street (RE # 00072082-004504; AK # 9073890)** - A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core - Key West Bight (HRCC-2) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is requesting an Exception for Outdoor Merchandise Display to allow the display of merchandise on the front porch of the business (aka "The Little Red").

Applicant: Juan C. Pisani (sub-lessee of property, owner of "The Little Red")

Lessee: Historic Property Management

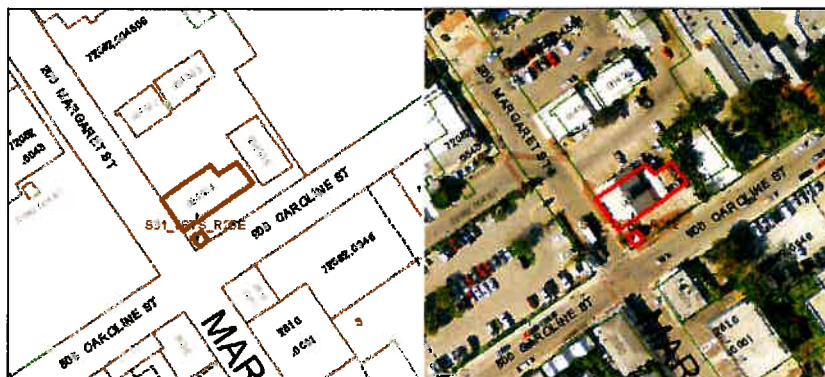
Property Owner: City of Key West

Location: 901 Caroline Street (RE # 00072082-004504; AK # 9073890)

Zoning: Historic Residential Commercial Core - Key West Bight Zoning District HRCC-2

Background:

The Little Red is a general store located at the historic Flagler Station. The structure on the site has an attached porch that serves as an entranceway to the business. The applicant is seeking to display merchandise in an approximately 100 square foot area on the front porch of the structure. The applicants are requesting the time of the Exception to be for the maximum allowed (sixty months).



Process:

Development Review Committee Meeting:

June 5, 2014

Planning Board Meeting:

July 24, 2014

HARC:

TBD (signage)

Analysis – Evaluation for Compliance With The Land Development Regulations:

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 of the City Code. Pursuant to Section 106-51 of the City 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 on a case-by-case basis a proposed Exception 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 proposed Exception is not located in an interior courtyard, but is located within a covered porch on the exterior entranceway of the business structure. The applicant is requesting to display merchandise sold in-store on the front porch of the structure, which is the entranceway of the business.

- 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 Exception for the type of merchandise and the type of display is compatible with the character of the neighborhood. The Exception is proposed in the HRCC-2 zoning district. Pursuant to Section 122-716 of the City Code, the intent of the HRCC-2 zoning district is to encourage pedestrian traffic, and to implement urban design schemes that attract people to the public waterfront. The HRCC-2 zoning district is comprised of open-air waterfront restaurants, small-scale commercial retail shops, commercial charter boats, and outdoor entertainment venues. This particular corridor of the City is not a commercial main street. The zoning district is characterized with less structured, and casual limited outdoor display that is more in keeping with the area.

- 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 proposed display of merchandise would be confined to the front porch. The porch where the proposed Exception would be located is visible from the public right-of-way; however it is not located in 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.**

When reviewing this specific request, the Planning Department coordinated with the City's Historic Preservation Planner, and determined that the proposed Exception should not obscure architectural elements of the building or the historic character of the neighborhood. The applicant has proposed to display merchandise on a front porch area; specifically on shelf space along the top railing and three hooks along the edge of the covered porch and three hooks along the exterior wall (as depicted on the proposed display).

- 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 location of the porch where the merchandise is proposed to be displayed is minimally setback from the street. The Exception will be visible from public areas and the right-of-way.

- c. The Exception presents a hazard to public safety.**

The Fire Marshall has determined that the proposed Exception does not present a hazard to public safety as long as ingress and egress are maintained.

- (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. 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.**

Section 106-52 (3) provides that applications for Exceptions to Outdoor Merchandise Display be granted specifically to an individual applicant. Exceptions for Outdoor Merchandise Display do not run with the land, but instead, have very specific terms of expiration established upon approval by the Planning Board. The applicant has requested an Exception for the maximum amount of time allowed under the Code for Exceptions to Outdoor Merchandise Display, or for sixty (60) consecutive months. It is important to note that the Planning Board has the authority to choose to approve the proposed Exception for a lesser term than the maximum amount of time that has been requested.

- (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 this Exception.**

If the Exception for an Outdoor Display is approved by the Planning Board, and if at any time during the display of merchandise 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.

- (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.**

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for Exception to the Outdoor Merchandise Display be approved per the proposed plan with the following conditions:

General Conditions:

1. The Exception is specific to the current tenant, Juan C. Pisani, and granted for 60 months.
2. The Exception is limited to the front porch as shown on the Proposed Plan dated July 17, 2014, and will not be placed in the city right-of-way.
3. The Exception will comply with the number items as shown on the Proposed Plan dated July 17, 2014, which is no greater than 12 total items (flags and seating furniture are not outdoor displays and shall not be counted as such).
4. The Exception will only be present during hours of operation.
5. All outdoor merchandise displayed shall also be for sale inside the building.
6. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches.
7. The current tenant shall bring business signage into compliance per Section 114-104 within 30 business days of approval.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2014-__**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY TO ALLOW THE DISPLAY OF MERCHANDISE SOLD IN-STORE IN HRCC-2 ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 901 CAROLINE STREET (RE # 00072082-004504; AK # 9073890), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located in the Historic Residential Commercial Core - Key West Bight Zoning District (HRCC-2); 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 merchandise can be displayed within the approved Exception area; and

WHEREAS, the Planning Board met on July 24, 2014 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

NOW THEREFORE BE IT RESOLVED by the Planning Board of the City of Key

_____ Chairman

_____ Planning Director

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 for the outdoor display of merchandise within the front porch located at 901 Caroline Street (RE # 00072082-004504; AK # 9073890), with the following conditions, and per the attached proposed plan dated July 17, 2014:

General Conditions:

1. The Exception is specific to the current tenant, Juan C. Pisani, and granted for 60 months.
2. The Exception is limited to the front porch as shown on the proposed plan dated July 17, 2014, and will not be placed in the city right-of-way.
3. The Exception will comply with the number items as shown on the Proposed Plan dated July 17, 2014, which is no greater than 12 total items (flags and seating furniture are not outdoor displays and shall not be counted as such).
4. The Exception will only be present during hours of operation.
5. All outdoor merchandise displayed shall also be for sale inside the building.
6. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches.
7. The current tenant shall bring business signage into compliance per Section 114-104 within 30 business days of approval.

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

_____ Chairman

_____ Planning Director

- 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 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 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 24th day of

_____ Chairman

_____ Planning Director

July 2014.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

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 Juan C. Pisani
Address of Proposed Display 901 Caroline Street
RE# of Property 00072082-004504
Business Name The Little Red
Business Address 901 Caroline St., Key West, FL 33040
Applicant's Mailing Address Same
Telephone (305)396-7582 Email juanpisani@me.com
Name of Property Owner City of Key West
Mailing Address 3132 Flagler Avenue, Key West, FL 33040
Telephone (305)809-3700 Email wm@keywestcity.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.

Six varied items displayed on top of the porch railing.
Four Flags (U.S., Florida, Conch Republic, Rainbow).
Hanging wind chime and bird house.

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.

The items on display are placed on top of the porch railing. There are four rustic cane-seated chairs on the porch for customers. The wind chime and bird house hang from the porch awning

How far is the display from the street? 15 feet
How far is the display from the sidewalk? N/A
Length of time exception will be needed (no more than 60 months) 60 months

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

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

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

Signature  Date 5/1/14

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



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

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



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

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, JUAN PISANI, in my capacity as OWNER
(print name) (print position; president, managing member)
of THE LITTLE PTD, LLC
(print name of entity serving as Authorized Representative)

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:

901 CAROLINE STREET

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

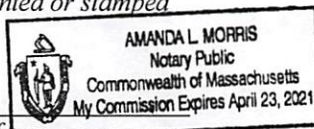
[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/21/14 by
date
JUAN C. PISANI
Name of Authorized Representative

He/She is personally known to me or has presented H. Dr. license as identification.

[Signature]
Notary's Signature and Seal

AMANDA L. MORRIS
Name of Acknowledger typed, printed or stamped



Commission Number, if any: _____



Detail by Entity Name

Foreign Limited Liability Company

THE LITTLE RED, LLC

Filing Information

Document Number M12000006847
FEI/EIN Number 453818066
Date Filed 12/07/2012
State MA
Status ACTIVE

Principal Address

901 CAROLINE STREET
KEY WEST, FL 33040

Mailing Address

901 CAROLINE STREET
KEY WEST, FL 33040

Registered Agent Name & Address

PISANI, JUAN C
901 CAROLINE STREET
KEY WEST, FL 33040

Authorized Person(s) Detail

Name & Address

Title Member

Pisani, Juan C
901 CAROLINE STREET
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2013	04/17/2013
2014	01/15/2014

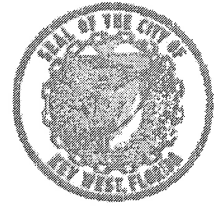
Document Images

[01/15/2014 -- ANNUAL REPORT](#)

View image in PDF format

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, Bogdan Vitas as
Please Print Name of person with authority to execute documents on behalf of entity

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

authorize Juan Pisane, Lessee of 901 Caroline, Owner of
Please Print Name of Representative

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

X [Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 30 July, 2013 by
date

Bogdan Vitas
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Maria G. Ratcliff
Name of Acknowledger typed, printed or stamped



053741
Commission Number, if any

Deed

Diane Everett

From: Diane Everett
Sent: Friday, December 10, 2010 4:55 PM
To: JBennett@keywestcity.com
Subject: Key West Bight
Attachments: Key West Bight.pdf

Jo,

All of the property was deeded to the City of Key West by The Trust for Public Land on January 6, 1993 which was recorded along with the submerged land lease issued by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida in Official Record Book 1424, Pages 979 thru 999. The Deed was also previously recorded in Official Record Book 1240 Page 1156. I have attached a copy of the Lease which includes the Deed for your reference.

The Alternate Key numbers to the property that we have that are attached to that Deed are as follows: 9073835 (BO's); 9073978 (Old Fish House and Turtle Cannery); 9073736 (Sunny Days Ticket Booth on Elizabeth St); 9073714 (Sunny Days Ticket Booth on Greene St); 9073747 (Jimmy Buffett Recording Studio); 9073758 (Lazy Way Ln); 9073769 (Lazy Way Ln); 9073780 (Lazy Way Ln); 9073791 (Lazy Way Ln); 9073824 (Lazy Way Ln); 8818629 (Margaret St Plaza); 9073846 (Stars and Stripes Bldg end of Margaret St); 8818645 (Turtle Kraals); 9073868 (Lost Reef Adventures Dive Shop); 9073879 (Fish Market leased by Half Shell); 9073912 (Public Parking); 9073703 (Ticket Booth); 9073725 (Public Parking and Lift Station/Greene St); 9073802 (Sebago Ticket Booth); 8817606 (Key West Ferry Terminal Bldg); 8818602 (Waterfront Bldg, 201 William St); 8817584 (Schooner Wharf, 202 William St); 9073857 (241 Margaret St, Key West Bait and Tackle and Discovery Underseas Tour); 8817550 (613-631 Greene St (Florida Straits Conch Company Inc Lease); 8757948 (Harbor Master and Bar Pilot Offices, 700 Bik Front St); 1000698 (800 Bik Caroline St Public areas including restrooms/parking/walkways, etc.); 9073890 (Flagler Station, 901 Caroline); 9073901 (907 Caroline, The Piano Shop/Wooden Head Gallery); 8818823 (908 Caroline, Seafood's of Key West Inc Lease); 8818653 (Half Shell Raw Bar); 9082335 (Public Area and Parking at Ferry Terminal).

Alternate Keys for property not included in the above Deed are: 1001805 (250 Trumbo Rd deeded from School Board to the City on 7/7/1980 in Official Record Book 813, Pages 2458 thru 2464); 1001767 (1001 James St deeded from Thompson Widow to City on 10/7/1958 in Official Record Book 80, Pages 477 thru 479) and 1002887 (922 Caroline St, deeded from Thompson Enterprises to the City on 9/12/1966 in Official Record Book 379, Pages 355 and 356). To get a copy of these Deeds you will need to call Patricia at the Clerk of the Court Office, 292-3507 and provide her with the deed references indicated.

To view the properties on our GIS maps, go to our website: <http://www.mcpsfl.org/GISMaps.aspx> and click on open PALMIS Map Application and it defaults to the Alternate Key, so just enter it in – there are zooming capabilities as well as printing capabilities on this site.

Should you have any additional questions or need additional information, please do not hesitate to let me know. Have a great weekend!

Diane L. Everett
Monroe County Property Appraiser's Office
500 Whitehead St., PO Box 1176
Key West, FL 33041-1176
305-292-3490

Return to:
Name: Robert Feldman, Esq. 766
Address: 417 Eaton Street
Key West, Florida 33040

JUN 28 1995 RECEIVED

This instrument prepared
by: Robert C. McClymonds
Name: SIRKIN & McCLYMONDS, P.O. D.E.P. Marathon, FL
Address: 7900 Red Road, Suite 250
South Miami, Florida 33143

Property Appraiser's Parcel
Identification Nos: 00000680
00001730
00002770
00002670
00002980
00000230
00000710

Grantee's Fed. I.D. No. 59-6000346

FILE 1968992
BRI 424 PGS 92

RECORDED
MAY 31 1995
P. South District

[Space above this line for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed the 6th day of January, 1993, by THE TRUST FOR PUBLIC LAND, a not-for-profit corporation existing under the laws of California, and having its principal place of business at 2100 Centerville Road, Tallahassee, Florida 32308-4314, hereinafter called the Grantor, to THE CITY OF KEY WEST, FLORIDA, a Municipal Corporation, existing under the laws of Florida, whose post office address is P.O. Box 1409, Key West, Florida 33041-1409, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Monroe County, Florida, viz:

SEE EXHIBIT A
consisting of 5 pages
attached hereto and incorporated herein by reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to the matters set forth on EXHIBIT B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the same in fee simple forever.

This instrument is exempt from documentary stamp taxes pursuant to Chapter 201.02(6), Florida Statutes.

AND the Grantor hereby covenants with the Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming through Grantor; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

THE TRUST FOR PUBLIC LAND

[Signature]
Signature

By: [Signature]

SARA E. BRUNGER
Printed Name

Name: W. Dale Allen
Title: Vice President

[Signature]
Signature

(CORPORATE SEAL)

Harvey A. Abrams
Printed Name

FILE # 968892
BK# 1424 PG# 993

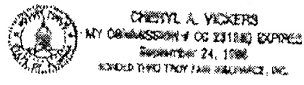
STATE OF FLORIDA
COUNTY OF LEON

[Signature]

Special Warranty

The foregoing ~~Quit-Claim~~ Deed was acknowledged before me this 14th day of January, 1993, by W. Dale Allen, Vice President of The Trust for Public Land, a California corporation, on behalf of the corporation. He is personally known to me and did take an oath.

[Signature]
Printed Name: CHEYL A. VICKERS
Notary Public, State of Florida
Commission Number:
Commission Expires:



760431
REC 1240 MAR 11 56

TRACT A

766431

REC 1240 PAGE 157

The following described land, situate, lying and being in the County of Monroe and State of Florida, to-wit:

BEGINNING at the intersection of the Northwesterly line of Caroline Street, with the Northeasterly line of William Street, thence in a Northwesterly direction along the Northeasterly line of William Street a distance of 353 feet, more or less, to the outside face of the seawall; thence at right angles and in a Northeasterly direction along the outside face of a concrete seawall a distance of 402 feet, more or less, to the Southwesterly line of Margaret Street; thence at right angles in a Southeasterly direction along the Southwesterly line of Margaret Street, a distance of 355 feet, more or less, to the Northwesterly line of Caroline Street; thence at right angles and in a Southwesterly direction along the Northwesterly line of Caroline Street a distance of 402 feet, more or less, back to the Point of Beginning.

FILE #968892
BK#1424 PG#994

TRACT A a/k/a the following described TRACT A:

A portion of land lying in the City of Key West, Monroe County, Florida and being more particularly described as follows:

Begin at the intersection of the Northwesterly Right-of-Way line of Caroline Street with the Northwesterly Right-of-Way line of William Street; thence N 40°00'00" W for 347.60 feet to the face of a concrete seawall, said seawall also being the Safe Mean High Water line (elev. 1.6 MSL) of Key West Bight; thence meandering said seawall with the following four (4) metes and bounds: thence (1) N 50°04'00" E for 229.35 feet; thence (2) N 50°16'12" E for 136.90 feet; thence (3) N 40°50'00" W for 6.89 feet; thence (4) N 50°20'00" E for 36.00 feet to the Southwesterly Right-of-Way line of Margaret Street; thence S 40°00'00" E along the said Southwesterly Right-of-Way line of Margaret Street for 353.36 feet to the said Northwesterly Right-of-Way line of Caroline Street; thence N 50°00'00" W along the said Northwesterly Right-of-Way line of Caroline Street for 402.15 feet to the Point of Beginning.

Attachment B
Page 16 of 21 Pages
SSL No. 440027185

EXHIBIT A

1 of 5

760431

DEF 12 20 1958

TRACT B

The following describes land, situate, lying and being in the County of Monroe and State of Florida, to-wit:

Beginning at the intersection of the Northwesterly line of Caroline Street with the Northwesterly line of Margaret Street;

thence in a Northwesterly direction along the Northwesterly line of Margaret Street a distance of 355 feet, more or less, to the outside face of the seawall;

thence at right angles and in a Northeasterly direction a distance of 402 feet, more or less, to a point on the extension Northwesterly of the Southwesterly line of Grinnell Street;

thence at right angles and in a Southeasterly direction along said extension of Grinnell Street a distance of 355 feet, more or less, to the Northwesterly line of Caroline Street;

thence at right angles and in a Southwesterly direction along the Northwesterly line of Caroline Street a distance of 402 feet, more or less, back to the Point of Beginning.

LESS the following described property:

Beginning at the intersection formed by the Northwesterly line of Caroline Street with the Southwesterly line of Grinnell Street, Key West, Florida;

thence South 55° 00' West along the Northwesterly line of Caroline Street, aforesaid, a distance of 251.12 feet;

thence North 31° 42' West, a distance of 144.26 feet;

thence North 54° 46' East, a distance of 29.25 feet;

thence North 35° 02' West, a distance of 200.00 feet, more or less, to the outside face of the seawall;

thence North 35° 18' East, 221.07 feet, more or less, to a point;

thence South 35° 02' East, 351.4 feet to the Point of Beginning.

TRACT B a/k/a the following described TRACT B:

FILE 196889Z
BK#1424 PG#995

TRACT B

The following describes land, situate, lying and being in the County of Monroe and State of Florida, to-wit:

Beginning at the intersection of the Northwesterly line of Caroline Street with the Northwesterly line of Margaret Street;

thence in a Northwesterly direction along the Northwesterly line of Margaret Street a distance of 355 feet, more or less, to the outside face of the seawall;

thence at right angles and in a Northeasterly direction a distance of 402 feet, more or less, to a point on the extension Northwesterly of the Southwesterly line of Grinnell Street;

thence at right angles and in a Southeasterly direction along said extension of Grinnell Street a distance of 355 feet, more or less, to the Northwesterly line of Caroline Street;

thence at right angles and in a Southwesterly direction along the Northwesterly line of Caroline Street a distance of 402 feet, more or less, back to the Point of Beginning.

LESS the following described property:

Beginning at the intersection formed by the Northwesterly line of Caroline Street with the Southwesterly line of Grinnell Street, Key West, Florida;

thence South 55° 00' West along the Northwesterly line of Caroline Street, aforesaid, a distance of 251.12 feet;

thence North 31° 42' West, a distance of 144.26 feet;

thence North 54° 46' East, a distance of 29.25 feet;

thence North 35° 02' West, a distance of 200.00 feet, more or less, to the outside face of the seawall;

thence North 35° 18' East, 221.07 feet, more or less, to a point;

thence South 35° 02' East, 351.4 feet to the Point of Beginning.

EXHIBIT A

TRACT C

765431

REC 1240 DEC 159

COMMENCING at the intersection of the Northwesterly line of Caroline Street with the Northwesterly line of Grinnell Street;
 thence in a Northwesterly direction along the Northwesterly line of Grinnell Street, and its extension Northwesterly a distance of 193 feet to a point of place of beginning;
 continue in a Northwesterly direction along the line of Grinnell Street extended Northwesterly a distance of 162 feet, more or less, to the outside face of the seawall, thence in a Northwesterly direction and along a deflected angle to the right of 90° 17' a distance of 94 feet, more or less, along said seawall;
 thence in an Easterly direction and along a deflected angle to the right of 09° 07', a distance of 117 feet, more or less;
 thence in a Southerly direction and along a deflected angle to the right of 05° 57' a distance of 133 feet, more or less;
 thence in a Southwesterly direction and along a deflected angle to the right of 59° 01' a distance of 107 feet, more or less, back to the point or place of beginning, and lying and being in the City of Key West, Monroe County, Florida.

TRACT D-2

FILE 1968892
BK#1424 PG#996

On the Island of Key West and being a part of certain filled lands, described by metes and bounds as follows:

COMMENCING at the intersection of the Northeastly property line of Grinnell Street, if extended, and the Northwesterly property line of Caroline Street, if extended; from said point of intersection run Northwesterly along the Northeastly property line of Grinnell Street, if extended, a distance of 43.25 feet to a galvanized pipe hereinafter known as the point of beginning;
 from said point of beginning run Northwesterly along the Northeastly property line of Grinnell Street, if extended, a distance of 148.25 feet to an iron pipe;
 thence with an interior angle of 81° 24' to the left and in a Northeastly direction a distance of 06.2 feet to an iron pipe;
 thence with an interior angle of 133° 54' to the left and in a Southeastly direction a distance of 23.63 feet to an iron bolt;
 thence with an interior angle of 104° 17' to the left and in a Southerly direction a distance of 152.71 feet to the aforementioned Point of Beginning.

TRACT C AND TRACT D-2 TOGETHER a/k/a as the following described TRACT C

TRACT C

Commence at the intersection of the Northeastly Right-of-Way line of Grinnell Street, if extended and the Northeastly Right-of-Way line of Caroline Street, if extended, thence N 40°00'00" W along the extension of the Northeastly Right-of-Way line of Grinnell Street for 43.25 feet to the Point of Beginning; thence continue along the Northeastly Right-of-Way line of Grinnell Street for 307.63 feet to the face of a seawall (said point also being the Safe Mean High Water line (elev 1.6 NGVD) of Key West Bight; thence N 50°44'21" E along the face of the seawall for 101.25 feet; thence S 87°18'28"E and along the said seawall for 120.42 feet to the Westerly Right-of-Way line of Trumbo Road; thence S 00°11'00" W along the said Westerly Right-of-Way line of Trumbo Road for 254.08 feet to the Point of Beginning.

Attachment B
Page 18 of 21 Pages
SSLL No. 440027185

EXHIBIT A
3 OF 5

TRACT D-1

756431

DEC 12 1960

On the Island of Key West, Monroe County, Florida, and known on the map of William A. Whitehead delineated in February, A.D. 1829, as follows:

All of Lot 7 and 8 in Square 20, EXCEPTING parcel of land owned by First Hawaiian Bank, Inc., which deed is recorded in Deed Book D-65, Page 207-208; ALSO EXCEPTING that parcel of land conveyed by Warranty Deed recorded in Official Records Book 379, Pages 353-356, of the Public Records of Monroe County, Florida; and also EXCEPT parcel of land owned by Samuel G. Gates Estate recorded in Deed Book PP, Page 208, of Monroe County, Florida records; AND ALSO EXCEPT parcel sold by Shelly Tractor and Equipment Co., which deed is recorded in Official Records Book No. 9, Pages 107-103, of the Public Records of Monroe County, Florida; AND ALSO LESS parcel sold to Donald L. Scribner and Linda G. Scribner dated December 3, 1974, in Official Records Book 590, Page 43, of the Public Records of Monroe County, Florida.

TRACT E

FILE #968892
BK#1424 PG#997

On the Island of Key West, Monroe County, Florida, and being a part of Lot 3, of Square 3, of William A. Whitehead's map delineated in February, 1829, being more particularly described as follows:

Commence at the intersection of the Northeast right-of-way of Simonton Street and the Northwest right-of-way of Greene Street and run thence in a Northeasterly direction along the Northwesterly right-of-way of the said Greene Street for a distance of 141 feet, 10 inches, to the Point of Beginning of the land being described herein; thence run Northwesterly, perpendicular to the said Greene Street for a distance of 216 feet; thence run Northeasterly, parallel with the said Greene Street for a distance of 311.8 feet to the waters of Key West Harbor; thence run Southeasterly along the waters of said Key West Harbor for a distance of 17 feet to a concrete seawall; thence run Northeasterly along the face of said concrete seawall for a distance of 71 feet; thence continue along the face of said seawall in a Southeasterly direction for a distance of 198.2 feet to the Northwest right-of-way of said Greene Street extended Northeast; thence run Southwesterly along the Northwesterly right-of-way of said Greene Street for a distance of 367.34 feet back to the Point of Beginning.

TRACT E a/k/a the following described TRACT E:

On the Island of Key West, Monroe County, Florida and being a part of Lot 3, Square 3 of William A. Whitehead's map of said City of Key West, delineated in February, 1829 and being more particularly described as follows:

Commence at the intersection of the Northeasterly Right-of-Way line of Simonton Street and the Northwesterly Right-of-Way line of Greene Street; thence N 49°55'10"E along the said Northwesterly Right-of-Way line of Greene Street for 141.84 feet to the Point of Beginning; thence N 40°04'50" W for 216.00 feet; thence N 49°52'17" E for 312.97 feet to the Safe Mean High Water line (elev 1.6 NSVD) of Key West Bight; thence S 47°46'00" E along the said Safe Mean High Water line for 18.00 feet; thence meander a concrete seawall and the Safe Mean High Water line of the Key West Bight with the following four (4) metes and bounds: thence (1) N 44°20'00" E for 7.00 feet; thence (2) N 53°31'40" E for 61.61 feet; thence (3) S 35°04'14" E for 75.07 feet; thence (4) S 37°08'37" E for 119.88 feet to the said Northwesterly Right of Way line of Green Street; thence S 49°55'10" W along the said Northwesterly Right-of-Way line of Greene Street for 368.41 feet to the Point of Beginning.

Attachment B
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SSLL No. 440027185

EXHIBIT A

766431

REC 1250 FEB 1961

FILE #968892
BK#1424 PG#998

TRACT F

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Square 11, according to William A. Whitehead Map delineated in February, 1829, and other lands; said parcel being described as follows:

Begin at the intersection of the Southeasterly right-of-way line of Greene Street with the Northeasterly right-of-way line of Elizabeth Street and run thence Northeasterly along the Southeasterly right-of-way line of the said Greene Street and extension thereof for a distance of 402 feet to the Southwesterly right-of-way line of William Street extended Northeasterly; thence run Southeasterly along the Southwesterly right-of-way line of William Street and extension thereof for a distance of 106 feet; thence run Southwesterly and parallel with Caroline Street for a distance of 170.52 feet; thence run Northwesterly and perpendicular to said Caroline Street for a distance of 57.60 feet; thence run Southwesterly and parallel with the said Caroline Street for a distance of 52.44 feet; thence run Southeasterly and perpendicular to the said Caroline Street for a distance of 47.10 feet; thence run Southwesterly and parallel with the said Caroline Street for a distance of 79.04 feet; thence run Southeasterly and perpendicular to the said Caroline Street for a distance of 4.5 feet; thence run Southeasterly and parallel with the said Caroline Street for a distance of 100 feet to the Northeasterly right-of-way line of Elizabeth Street; thence run Northwesterly along the Northeasterly right-of-way line of said Elizabeth Street for a distance of 100 feet back to the Point of Beginning.

TRACT F a/k/a the following described TRACT F:

On the Island of Key West, Monroe County, Florida, and being a part of Square 11, according to William A. Whitehead's map, delineated in February, 1829, and other lands, and being more particularly described as follows:

Begin at the intersection of the Southeasterly Right-of-Way line of Greene Street and the Northeasterly Right-of-Way line of Elizabeth Street; thence S 49°55'10" E along the said Southeasterly Right-of-Way line of Greene Street for 53.87 feet to the face of a concrete seawall, said point also being the Safe Mean High Water line (elev. 1.5 MSLVD), of Key West Bight; thence meander said seawall and the Key West Bight with the following four (4) metes and bounds: thence (1) S 40°00'00" E for 8.50 feet; thence (2) N 50°00'00" E for 337.86 feet; thence (3) S 40°00'00" E for 45.21 feet; thence (4) N 50°04'00" E for 10.69 feet to the Southwesterly Right-of-Way line of William Street; thence S 40°00'00" E along the said Southwesterly Right-of-Way line of William Street for 51.79 feet, thence: S 50°00'00" W for 170.52 feet; thence N 40°00'00" W for 57.60 feet; thence S 50°00'00" W for 52.44 feet; thence S 40°00'00" E for 47.10 feet; thence S 50°00'00" W for 79.04 feet; thence S 40°00'00" E for 4.50 feet; thence S 50°00'00" W for 100.36 feet to the said Northeasterly Right-of-Way line of Elizabeth Street; thence N 40°02'20" W along the said Northeasterly Right-of-Way line of Elizabeth Street for 99.43 feet to the Point of Beginning.

Attachment B
Page 20 of 21 Pages
SSL No. 440027185

EXHIBIT A
5 of 5

EXHIBIT "B" TO DEED

ALL OF THE BELOW-REFERENCED DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

- 1) Reservations contained in that certain Deed filed April 26, 1944 in Deed Book Volume G-13, page 287 (as to Tract F).
- 2) Easement recorded in Official Records Volume 477, page 566.
- 3) Easement recorded in Official Records Volume 477, page 567 (as to Tracts A, B, C, D-1, and D-2).
- 4) Easement recorded March 9, 1966 in Official Records Volume 369, page 122.
- 5) Subject to the terms and conditions of that certain Lease/Easement Agreement recorded April 12, 1979 in Official Records Volume 785, page 1744 (as to Tract C).
- 6) Easements granted to The Utility Board of the City of Key West, Florida, recorded August 25, 1983 in Official Records Volume 889, page 1910 (as to Tract B).
- 7) Easement granted to The Utility Board of the City of Key West, Florida, recorded March 20, 1974 in Official Records Volume 572, page 126 (as to Tract E).
- 8) Easement in Deed Book G-55, page 72 (as to Tracts C and D-2).

1968 PG 29

**Existing & Proposed
Outdoor Display**

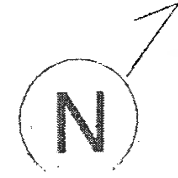
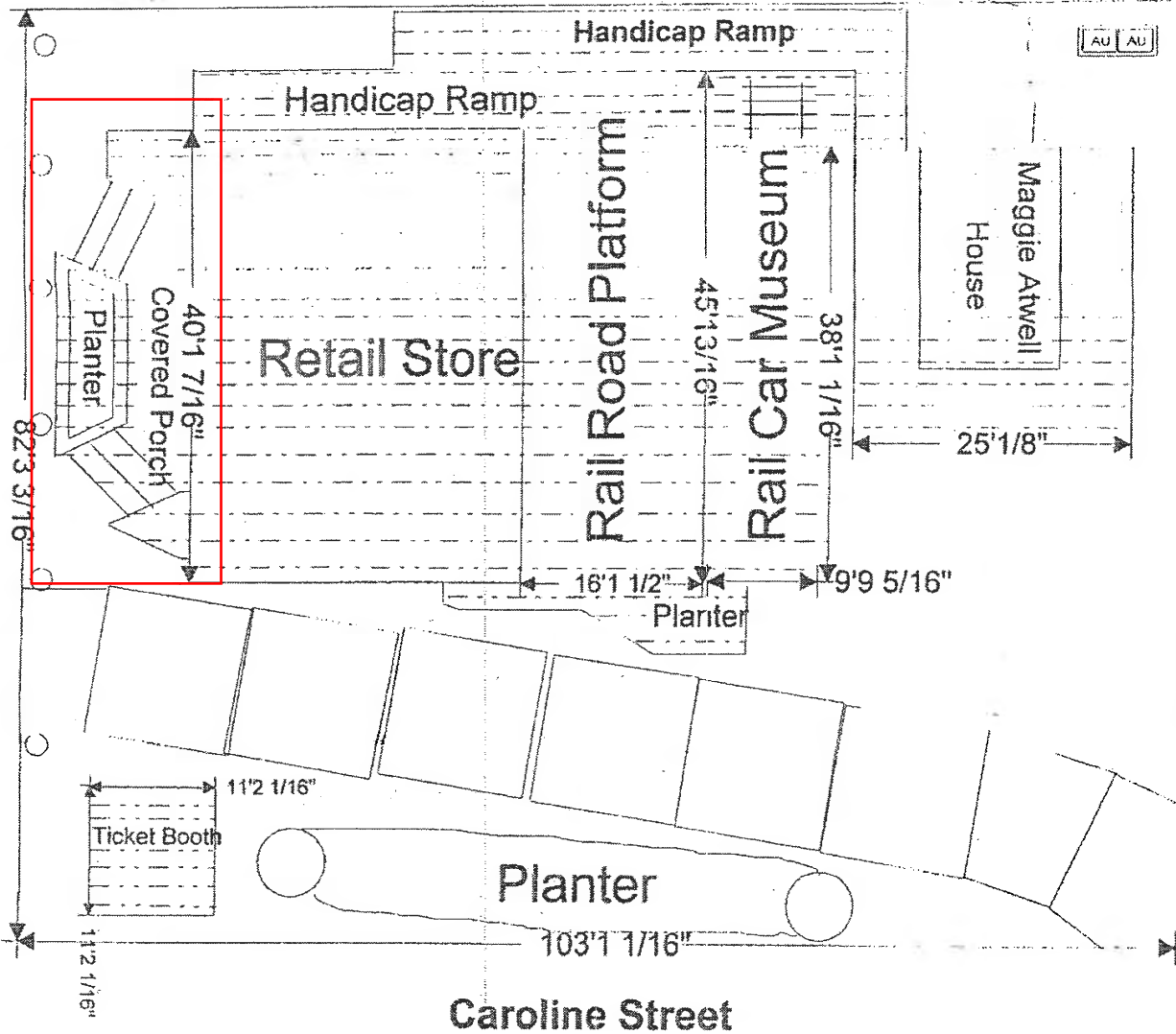
Flagler Station Site Plan

All Dementions Approximate

Indicates "FootPrint" Area

[AU] = Air Conditioning Units

Margaret Street



" EXHIBIT A "

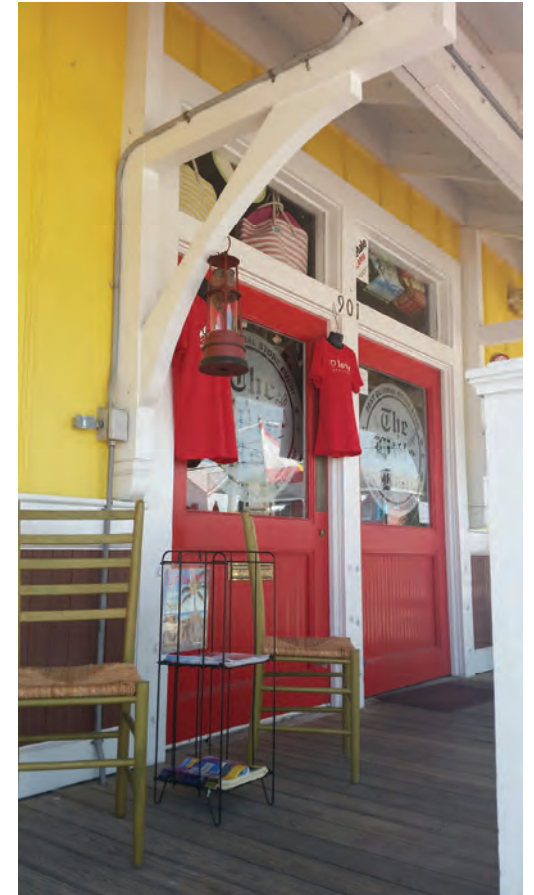
Existing



Proposed



- 6 items on the shelf space along the top railing
- 6 hanging items (3 wind chimes, 1 lantern & 2 apparel items)



Dated: July 17, 2014

**Prior Submittal
2013**







Additional Information

From: [Enid Torregrosa](#)
To: [Carlene Smith](#)
Cc: [Juan Pisani](#)
Subject: Re: outdoor display (existing and proposed)
Date: Friday, July 18, 2014 11:32:19 AM
Attachments: [SKMBT_C45214071811350.pdf](#)

Dear Juan:

Good morning. You have been approved by me for just two signs, one wall sign and one hanging sign. The two door signs you have installed have not been permitted as well as any other devise that attracts people to your premises.

I am including as an attachment the two Certificates of Appropriateness you have been approved for.

Please do not hesitate to contact me if you have any questions.

Enjoy your day!

Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

City of Key West
3140 Flagler Avenue
Key West, Florida 33040
305.809.3973 Direct
305.809.3978 Fax

On Fri, Jul 18, 2014 at 9:10 AM, Carlene Smith <cesmith@keywestcity.com> wrote:

Good morning Juan, prior to my site visit, the Historic Preservation Planner spoke with me about the signage. Per our code:

Sec. 114-104. Restriction on number of signs permitted.

No business shall display more than two permitted signs at its location; provided, however, that a business located on a street corner may display up to three permitted signs upon approval of the historic architectural review commission. A business shall be determined by its business tax receipt. Each side of an awning on which words or images of advertising or information are displayed shall constitute one awning sign. Any sign displayed in a store window shall count toward the maximum number of allowed signs under this section. Where the rear or side of any sign permitted under division 2 of article II of chapter 106 and this chapter is visible from any street or private property, the rear or side of the sign shall present a finished appearance.

The signage is not part of this application and therefore will not keep you from moving forward to next week's meeting. However, you will need to discuss the signage with the HARC planner. Enid can be reached at [305-809-3973](tel:305-809-3973). I have copied her on this email should you want to reach her through this thread of emails.

Carlene Smith, LEED Green Associate, Planner Analyst

City of Key West Planning Department
3140 Flagler Avenue | Key West, FL 33040
Ph. [305.809.3722](tel:305.809.3722) | Fax [305.809.3978](tel:305.809.3978)
cesmith@keywestcity.com | www.keywestcity.com

Under Florida law, e-mail addresses are public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, you may contact this office by phone or in writing.

From: Juan Pisani [mailto:juanpisani@me.com]
Sent: Thursday, July 17, 2014 5:33 PM
To: Carlene Smith
Subject: Re: outdoor display (existing and proposed)

Hello Carlene, Larry just called me to tell me about some questions you had about signage? Those have been passed and permit was closed a while ago so not sure why we keep having to respond about them since it is a done and closed permit.

Please advise.

Thanks.

JP

On Jul 17, 2014, at 1:56 PM, Carlene Smith <cesmith@keywestcity.com> wrote:

Thank you.

Carlene Smith, LEED Green Associate, Planner Analyst

City of Key West Planning Department
3140 Flagler Avenue | Key West, FL 33040
Ph. [305.809.3722](tel:305.809.3722) | Fax [305.809.3978](tel:305.809.3978)

cesmith@keywestcity.com | www.keywestcity.com

Under Florida law, e-mail addresses are public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, you may contact this office by phone or in writing.

From: Juan Pisani [mailto:juanpisani@me.com]
Sent: Thursday, July 17, 2014 1:12 PM
To: Carlene Smith
Subject: Re: outdoor display (existing and proposed)
Importance: High

Looks good.

Thanks.

JP

On Jul 17, 2014, at 1:05 PM, Carlene Smith <cesmith@keywestcity.com> wrote:

Good afternoon Juan.

Please review the proposed photos and let me know if you are in agreement. Please call me as soon as possible to discuss.

Carlene Smith, LEED Green Associate, Planner Analyst

City of Key West Planning Department
3140 Flagler Avenue | Key West, FL 33040
Ph. [305.809.3722](tel:305.809.3722) | Fax [305.809.3978](tel:305.809.3978)
cesmith@keywestcity.com | www.keywestcity.com

Under Florida law, e-mail addresses are public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, you may contact this office by phone or in writing.

<existing and proposed.pdf>

AK 9073890



CITY OF KEY WEST BUILDING DEPARTMENT CERTIFICATE OF APPROPRIATENESS

04-29-2014 010163

APPLICATION #

OWNER'S NAME:

City of Key West

DATE:

1/22/14

OWNER'S ADDRESS:

City Key West

PHONE #:

APPLICANT'S NAME:

Kean McHenry

PHONE #:

3046780

APPLICANT'S ADDRESS:

520 Southard

ADDRESS OF SIGN LOCATION:

901 CAROLINE ST

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:

WALL

DETACHED

HANGING

WINDOW

AWNING

TRANSOM

MATERIALS DESCRIPTION:

1/4 aluminum board, letters smaller than 12" inches

SIGN COPY:

THE LITTLE RED

TYPE OF ILLUMINATION:

DIODE

SIZE OF SIGN:

27" ROUND

OF EXISTING SIGNS ON PREMISES:

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

$$3.14 \times 13.5^2 \div 144 = 3.9758 \text{ sq ft}$$

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date:

1/23/14

Applicant's Signature:

Kean McHenry

Required Submittals

PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
SCALED DRAWING OF PROPOSED SIGN
SCALED SITE PLAN INDICATING LOCATION OF SIGN
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC SAMPLES

Staff Use Only

Date: 1/23/14

Staff Approval:

Fee Due: \$

DMR 1-20-14

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN



JO Bennett <jbennett@keywestcity.com>

901 Caroline Street

Scott <scott@designkw.com>
To: jbennett@keywestcity.com

Thu, Jan 23, 2014 at 9:26 AM



Please let me know that you have received this image and that it is what you need.

Thanks, Scott

Scott McCollum
Key West Sign Co.
901 Fleming Street
Key West, FL 33040
Ph 305-294-0411
scott@designkw.com



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS
APPLICATION #

Key West Key 9073890
Parcel ID - 00072082-004504

HISTORIC ARCHITECTURAL REVIEW APPLICATION - SIGN

OWNER'S NAME:

JUAN PISANI

DATE:

3/21/13

OWNER'S ADDRESS:

901 CAROLINE STREET

PHONE #:

396-7582

APPLICANT'S NAME:

THE LITTLE RED

PHONE #:

SAME

APPLICANT'S ADDRESS:

SAME

ADDRESS OF SIGN LOCATION:

901 Caroline Street

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

SIGN TYPE:

WALL DETACHED

HANGING WINDOW

AWNING TRANSOM

MATERIALS DESCRIPTION:

Printed 1/4" Composite aluminum

SIGN COPY:

The Little Red...see attached

SIZE OF SIGN:

30"x30" (circle)

OF EXISTING SIGNS ON PREMISES:

NONE

TYPE OF ILLUMINATION:

NONE

Chapter 837.08 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

Letters are 1/2" from 12 inches

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: **3/21/13**

Applicant's Signature: *[Signature]*

Required Submittals

PHOTOGRAPHS OF EXISTING BUILDING AND SIGN LOCATION
SCALED DRAWING OF PROPOSED SIGN
SCALED SITE PLAN INDICATING LOCATION OF SIGN
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS PAINT COLOR CHIPS AND AWNING FABRIC SAMPLES

Staff Use Only

Dept: **CKW NR**

Date: **3/25/13**

Trans number: **1803483**

CK CHECK

Trans date: **3/25/13**

Time: **14:57:00**

Check # 1050
150.00
March 22, 2013
OK + PMS
12-30-13
December 30, 2012



30"x30" digital print on 1/4" composit aluminum
all letters less than 12"

Existing Signage

This is ok as long as it does not blink



DRC
Minutes & Comments

June 5, 2014 Minutes of the Development Review Committee

Planning Director Don Craig called the Development Review Committee Meeting to order at 10:00 am on June 5, 2014, at Old City Hall in the Commission Chambers located at 510 Greene Street, Key West.

ROLL CALL

Answering Roll Call were: Planning Director Don Craig, Engineering Services Elizabeth Ignaffo, Urban Forestry Manager Karen DeMaria, Fire Department Jason Barroso, HARC Planner Enid Torregrosa and Art in Public Places member Dick Moody

Absent: Recreation Director Greg Veliz, Building Official Ron Wampler, Director of Transportation Norman Whitaker, Police Department, Steve Torrence, Sustainability Coordinator, Alison Higgins, Police representative Steve Torrence, Planning Analyst Carlene Smith

Also in attendance were: Planners Kevin Bond and Brendon Cunningham along with Deputy City Clerk Angela Budde.

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF AGENDA

There were no changes to the Agenda as presented.

DISCUSSION ITEMS

New Business

1. **Exception for Outdoor Merchandise Display - 901 Caroline Street (RE # 00072082-004504; AK # 9073890)** - A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core - Key West Bight (HRCC-2) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Planner Kevin Bond gave members an overview of the exception for Outdoor Merchandise Display request.

The applicant representative, John Hogan gave members an overview of the Exception for Outdoor Merchandise display request.

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

No comment.

June 5, 2014 Minutes of the Development Review Committee

HARC PLANNER:

Ms. Torregrosa stated she agreed with Planner Bond's comments and advised one (1) photo submitted shows the maximum signage allowed in the HARC area.

PLANNING DIRECTOR:

No comment

ENGINEERING:

Ms. Ignaffo stated the chairs are depicted in the photographs provided however, she requested they do not set chairs in front of doorways and to keep all exits clear. Ms. Ignaffo had concerns with the ADA accessible route and asked the applicant to make sure the measurements are ADA compliant.

FIRE DEPARTMENT:

Mr. Barroso advised the Outdoor Merchandise Display cannot block the ingress/egress for doorways.

KEYS ENERGY:

No objection.

- 2. Easement - 500 Duval Street (RE # 00009850-000000, AK # 1010111) -** A request for easement to maintain the existing awning and cornice extending into the Duval Street and Fleming Street rights-of-way adjacent to property located within the Historic Residential Commercial Core - Duval Street Gulf side (HRCC-1) Zoning District pursuant to Section 2-938 of the Code of Ordinances of the City of Key West, Florida.

Planner Kevin Bond gave members an overview of the Easement request.

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

No comment.

HARC PLANNER:

Ms. Torregrosa stated when the Home was built in 1926 and if the existing Cornice was safe.

PLANNING DIRECTOR:

Mr. Craig stated he would like photographs of the Building and awning for the file.

ENGINEERING:

No comment.

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: 9073890 Parcel ID: 00072082-004504

Ownership Details

Mailing Address:
CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

Property Details

PC Code: 35 - TOURIST ATTRACTIONS (PC/LIST)
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 901 CAROLINE ST KEY WEST
Legal Description: KW LYING N'LY SQR 20 (FLAGLER STATION/MUSEUM LEASE) G56-22/23 OR15-444/45 OR439-421/25 OR655-395/403 OR1424-992/99

Click Map Image to open interactive viewer



Land Details

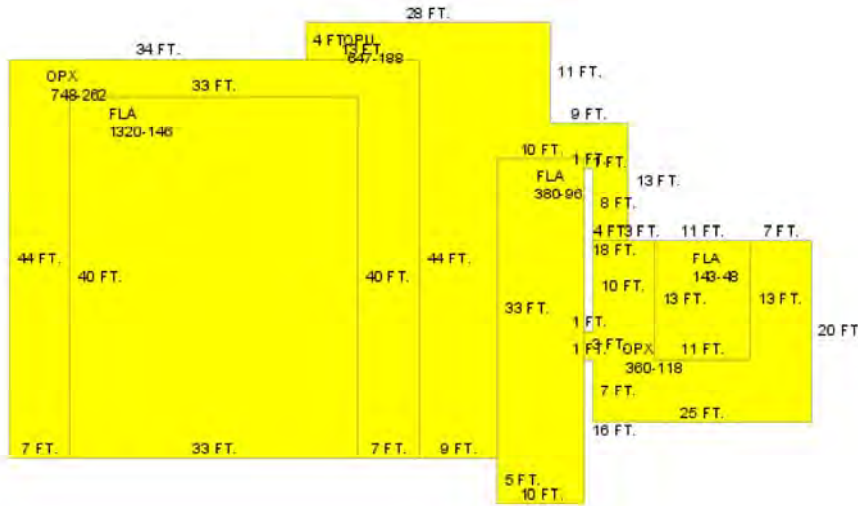
Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	82	103	3,980.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 1843
 Year Built: 1999

Building 1 Details

Building Type Effective Age 12 Year Built 1999 Functional Obs 0	Condition E Perimeter 290 Special Arch 0 Economic Obs 0	Quality Grade 400 Depreciation % 15 Grnd Floor Area 1,843
Inclusions: Roof Type Heat 1 Heat Src 1	Roof Cover Heat 2 Heat Src 2	Foundation Bedrooms 0
Extra Features: 2 Fix Bath 2 3 Fix Bath 0 4 Fix Bath 0 5 Fix Bath 0 6 Fix Bath 0 7 Fix Bath 0 Extra Fix 0		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	1999					1,320
2	OPX		1	1999					748
3	OPU		1	1999					647
4	FLA		1	1999					380
5	OPX		1	2000					360
6	FLA		1	2000					143

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16859	1 STY STORE-A	100	Y	Y
	16860	1 STY STORE-A	100	Y	Y
	16861	TOURIST ATTRAC-A-	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5847	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	124 SF	0	0	1999	2000	5	40

Appraiser Notes

6/12/04 IN PRIOR YEARS THIS PARCEL WAS INCLUDED WITHIN AK 8818653. FOR THE 2004 TAX ROLL THIS PARCEL IS NOW UNDER ITS OWN INDIVIDUAL PARCEL ACCOUNT NUMBER. LG

NOTE: FLAGLER STATION/MUSEUM - MAGGIE ATWELL HOUSE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	287,009	1,265	472,394	760,668	760,668	0	760,668
2012	287,009	1,302	472,394	760,705	760,705	0	760,705
2011	296,906	1,358	472,394	770,658	691,653	0	770,658
2010	296,906	1,395	330,475	628,776	628,776	0	628,776
2009	303,504	1,451	1,077,335	1,382,290	1,382,290	0	1,382,290
2008	303,504	1,488	1,562,510	1,867,502	1,867,502	0	1,867,502
2007	227,583	1,544	1,562,510	1,791,637	1,791,637	0	1,791,637
2006	227,583	1,581	1,224,670	1,453,834	1,453,834	0	1,453,834
2005	232,374	1,637	1,182,440	1,416,451	1,416,451	0	1,416,451
2004	232,363	1,674	844,600	1,078,637	1,078,637	0	1,078,637

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 88,063 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 p.m., July 24, 2014 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:

Exception for Outdoor Merchandise Display - 901 Caroline Street (RE # 00072082-004504; AK # 9073890) - A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core - Key West Bight (HRCC-2) Zoning District pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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 A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

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Applicant: Juan C. Pisani **Owner:** Juan C. Pisani

Locations: 901 Caroline Street **Date of Hearing:** July 24, 2014 **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: Kevin Bond, Planner II

E-mail: kbond@keywestcity.com; 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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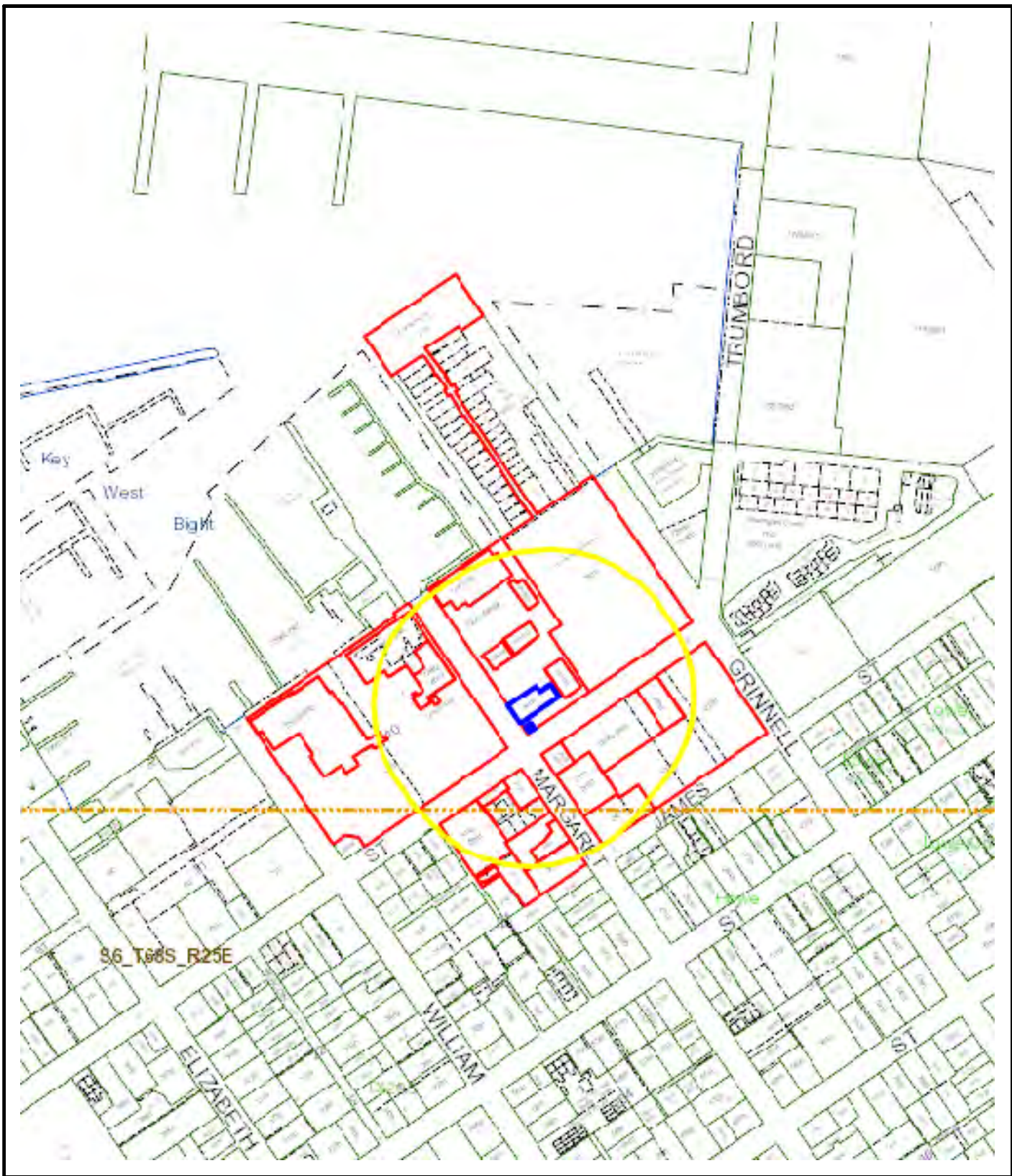
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Monroe County, Florida

MCPA GIS Public Portal

Printed: Jul 09, 2014

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.



Owner Name	Address2	Unit	City	State	Zip
830 CAROLINE LLC	830 CAROLINE ST		KEY WEST	FL	33040-6656
ALDEN PAULETTE B	4900 WASHBURN AVE S		MINNEAPOLIS	MN	55410-1814
CLARKE CLARKE KAL	29 FRONT ST		MARBLEHEAD	MA	01945-3261
CONCH HARBOR RE'	951 CAROLINE ST		KEY WEST	FL	33040-6636
DOE BRIAN D AND J	47 W SHORE RD		WINDHAM	NH	03087-2115
EKS-KEY WEST LLC	PO BOX 296		FORT ATKINSON	WI	53538-0296
ENSCRIBNER LLC	3776 E MILLERS BRIDGE RD		TALLAHASSEE	FL	32312
FURY MANAGEMEN	412 WHITE ST		KEY WEST	FL	33040-6960
GARRIDO HUMBERT	1818 CAROLINE ST		KEY WEST	FL	33040-6699
HECK RONALD K	908-1 TERRY LN		KEY WEST	FL	33040-7333
JELLCLE INVESTORS	35 DRIFTWOOD DR		KEY WEST	FL	33040-6216
JIM ROBERTS LLC	1318 N PINE ST		KINGMAN	KS	67068-1465
LANGLEY MARK H	310 MARGARET ST		KEY WEST	FL	33040-6938
LOCKWOOD DALE	311 MARGARET ST		KEY WEST	FL	33040-6999
MCCALL SUSAN	199 22431 GILMORE ST		WEST HILLS	CA	91307
MIKE LORI A	22431 GILMORE ST		WEST HILLS	CA	91307
OLOUGHLIN KEVIN I	308 MARGARET ST	UNIT 3	KEY WEST	FL	33040
PENSCO TRUST CON	191 PEARL AVE		TAVERNIER	FL	33070-2421
THE UTILITY BOARD	1001 JAMES ST		KEY WEST	FL	33040-6935