

Historic Architectural Review Commission

Staff Report Item 6

Meeting Date:	March 24, 2014
Applicant:	Miami Awning/ Ted Linze, Applicant
Application Number:	H13-01-0651
Address:	#825 Duval Street
Description of Work:	Install one fabric terrace canopy at front area.
Building Facts:	<p>The building located on the north east corner of Duval Street is listed as a contributing resource. The masonry vernacular structure was built in 1958. The structure originally housed Dion's Tire and appliance store and on the corner there used to be a Sinclair fill station. The building has a fabric awning, green in color, attached to the main façade.</p> <p>The Planning Board approved a building coverage variance under resolution 2014-03 at the meeting held on January 16, 2014.</p>
Guidelines Cited in Review:	Awnings (pages 31- 32), particularly guideline 10.

Staff Analysis

On February 24, the Commission motioned to postpone the review of the item and requested more drawings and revisions to the proposed interior height clearance of the canopy. The applicant submitted two CAD renderings and the revised plans for this review. The Certificate of Appropriateness proposes the installation of a metal frame canopy covered with a red vinyl fabric. The awning will be 18' wide by 28' deep with an extension towards the south side of the building of 22' deep by 3' wide. The frame will be attached to the south façade of the building and will have two metal posts. The canopy will be used to cover an existing outdoor siting area for a restaurant.

On the Development Review Committee held on September 26, 2013, although staff was not present, it was read for the record guideline 10 of page 32.

Consistency with Guidelines

The main issue on this request is whether it will be appropriate to allow the installation of a fabric covered structure which will be visible from Duval and Olivia Streets. The guideline cited states "*fabric covered structures including carports, open pavilions, tents or storage shelters are typically not recommended on publicly visible elevations*". It is staff's opinion that the proposed canopy fails guideline 10 for awnings. Questions that staff recommends to the Commission will be if there will be any electrical conduits installed through the metal frames for light fixtures and/or ceiling fans.

Application

AK# 1017231



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION #

05-05-1013-100651

OWNER'S NAME:

LE PETIT PARIS

DATE:

5/2/13

OWNER'S ADDRESS:

825 DUVAL STREET STE 2

PHONE #:

3

APPLICANT'S NAME:

MIAMI AWNING CO % TED LINZE

PHONE #:

305.576.2029

APPLICANT'S ADDRESS:

3905 NW 31 AVENUE

ADDRESS OF CONSTRUCTION:

825 DUVAL ST.

OF

UNITS

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

INSTALL ONE (1) FABRIC TERRACE CANOPY
C FRONT AREA.

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

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: 04.17.2013

Applicant's Signature:

Ted Linze

Required Submittals

<input type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date:

Staff Approval:

Owner: [Signature] Drawer: 1
Date: 5/06/13 5:00 Receipt no: 64893
2013 100651
% BUILDING PE 1 \$50.00
Trans fee Free Due: \$ 2912203
CA JCH \$50.00

Trans date: 5/05/13 Time: 7:55:50

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved _____

Denied _____

Deferred _____

Reason for Deferral or Denial:

HARC Comments:

*Building is listed as a contributing resource. Build in 1958.
Guidelines for Drawings (pages 31-32) guideline 10.*

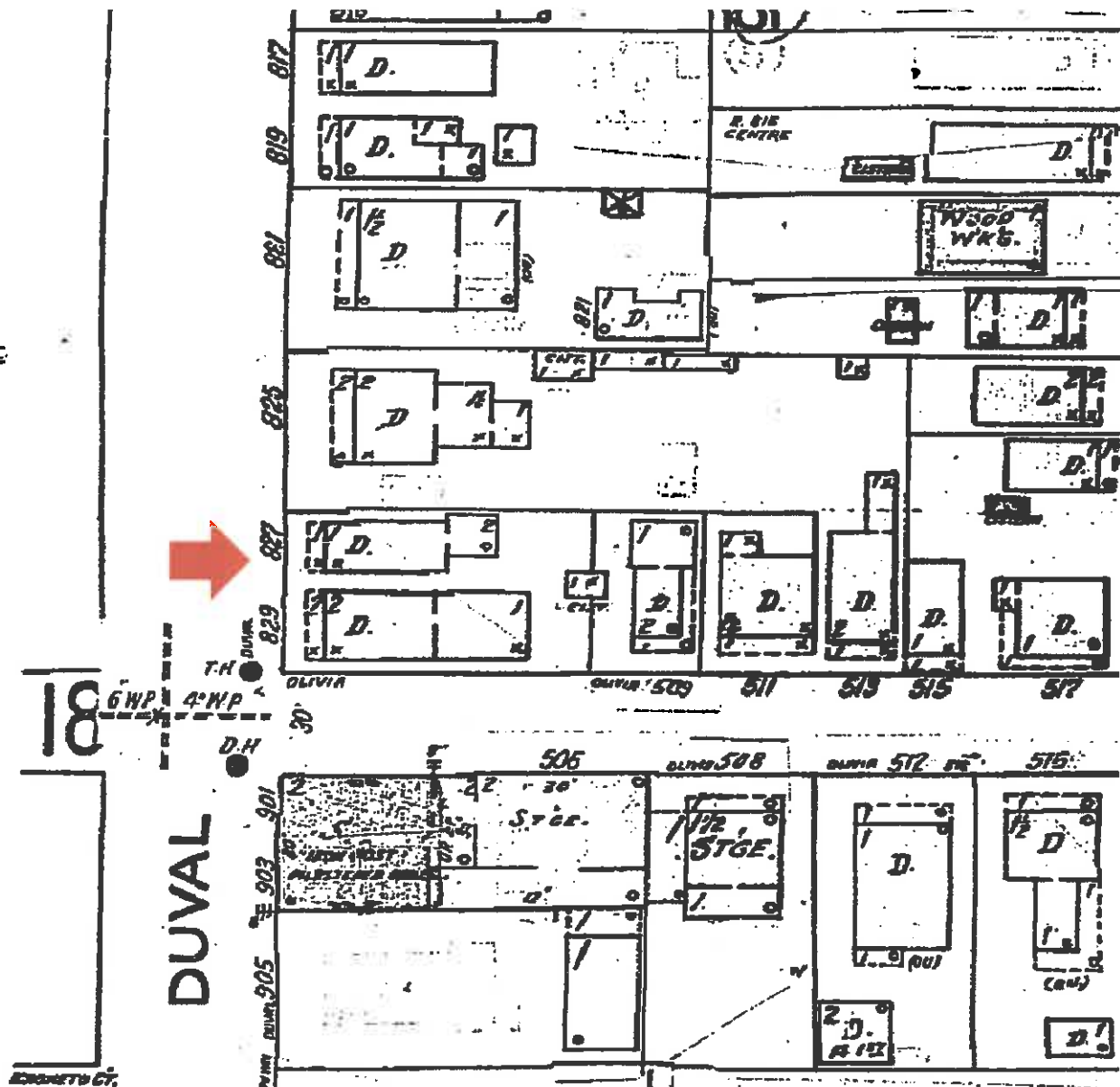
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

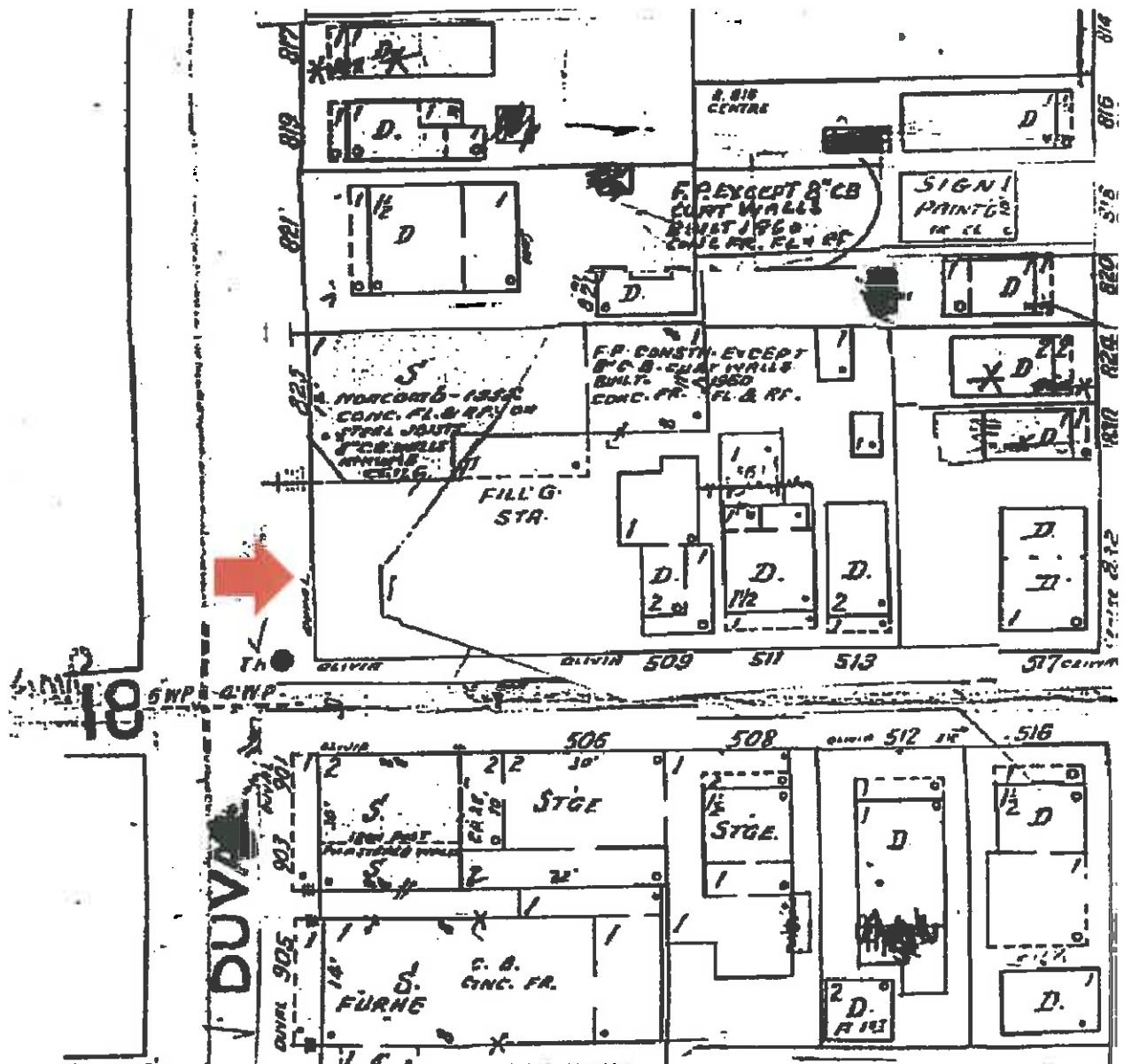
Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



#825 Duval Street Sanborn map 1948



#825 Duval Street Sanborn map 1962

Project Photos



Photo taken by the Property Appraiser's office c1965; 825 Duval St.; built 1958; Dion's Tire & Appliance Store. Monroe County Library.

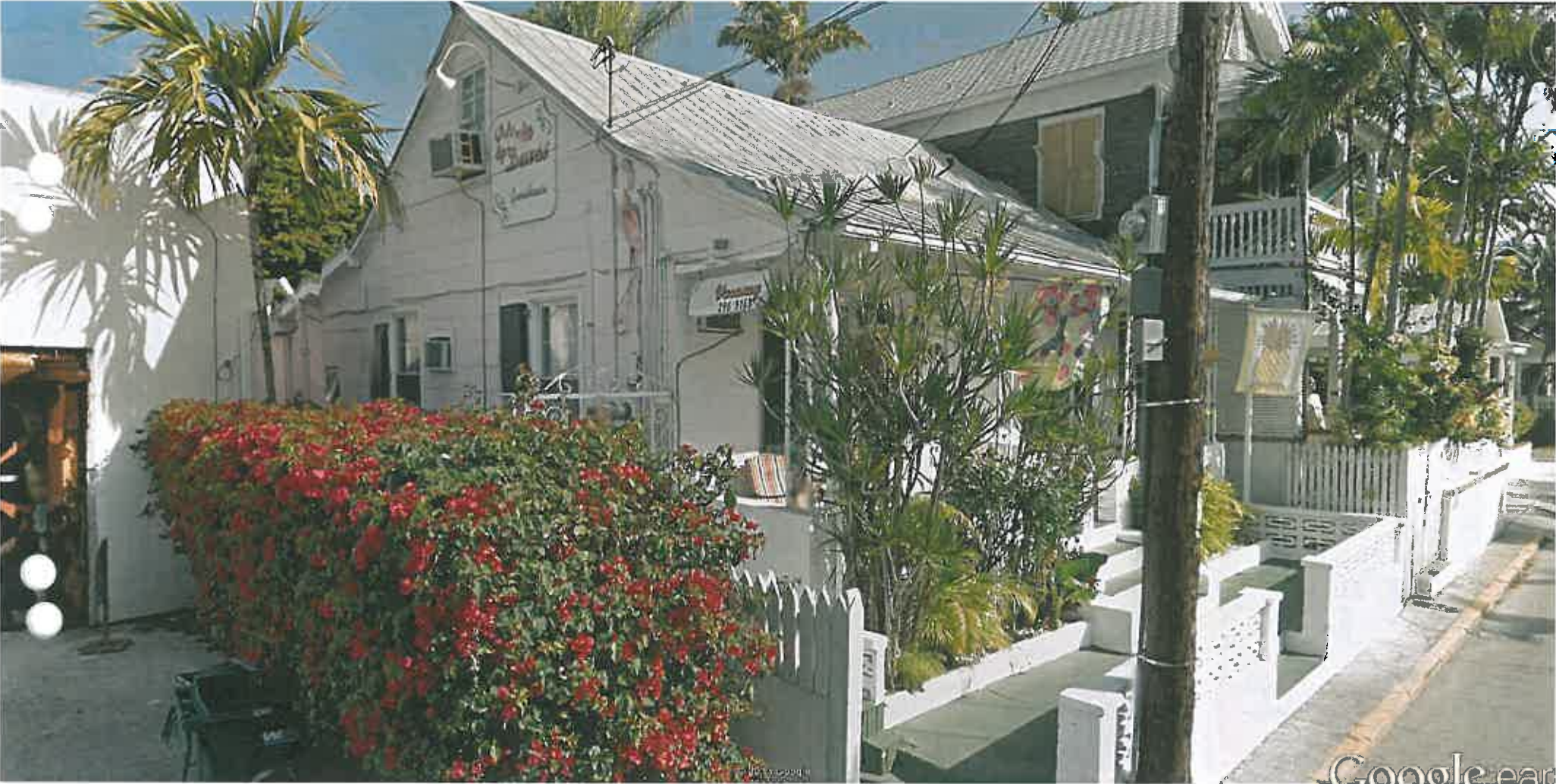














Revised Site Plans





DUVAL ST.

EXISTING
AWNING

SIDEWALK

NEW
CANOPY

ONE STORY
CBS BLDG

Parking

SIDEWALK

OLIVIA ST.

20'-0"

MIAMI AWNING COMPANY
3905 N.W. 31 AVENUE
MIAMI, FLORIDA 33142

305/575-2028 FAX 305/575-0514
<http://www.miamiawning.com>
E-mail: sawing@miamiawning.com



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MIAMI AWNINGS

C.O. # 0000012781

PROJECT: LA PETIT PARIS CAFE

LOCATION: 825 DUVAL ST. KEY WEST, FL.

DESCRIPTION: SITE PLAN

SALESMAN: G.R. SCALE: AS NOTED

DRAWN BY: CAN PREPARED BY: CAN

W.O. 7481

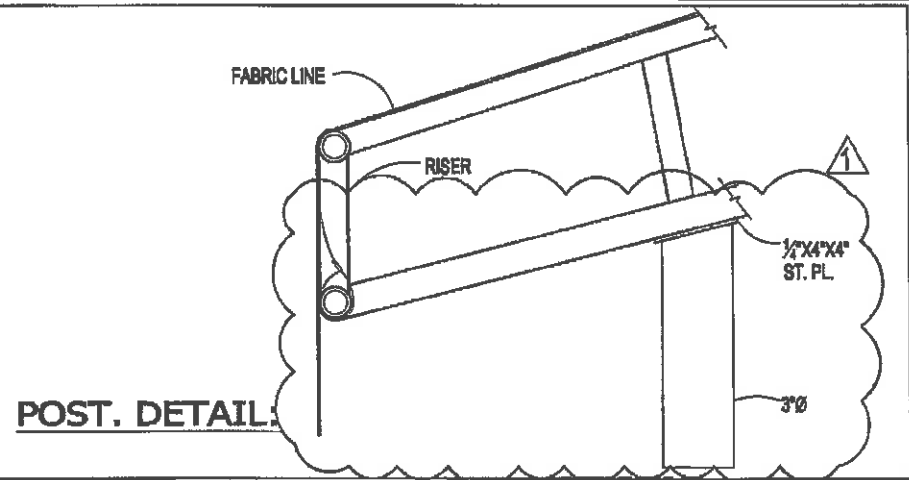
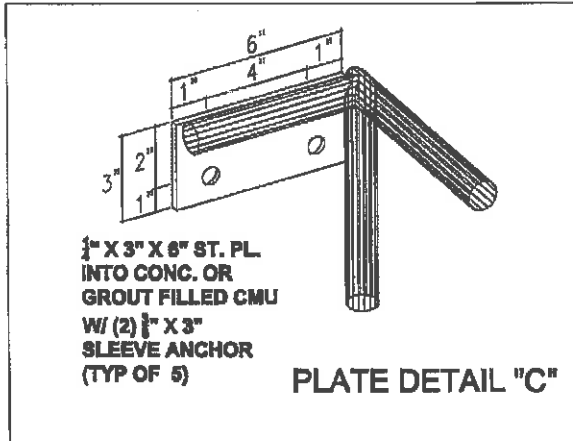
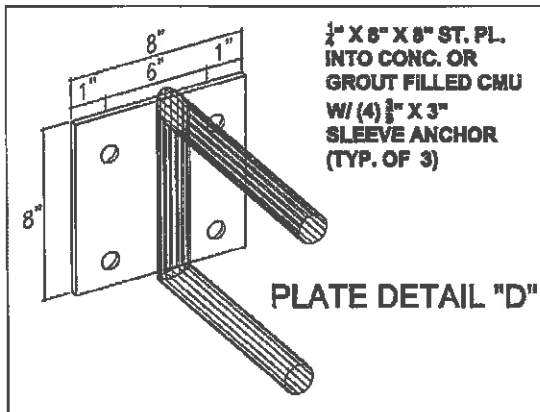
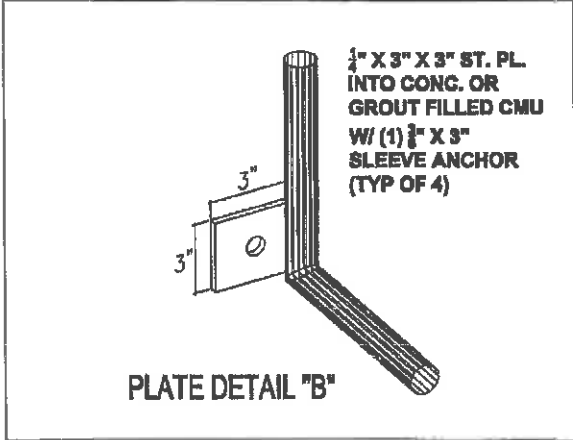
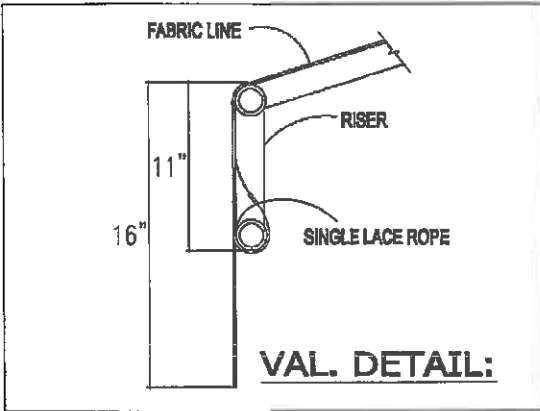
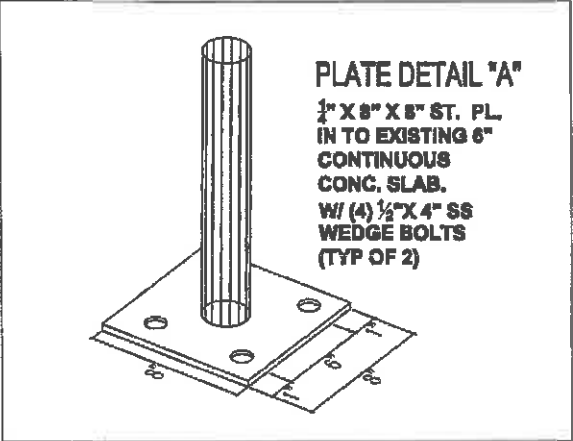
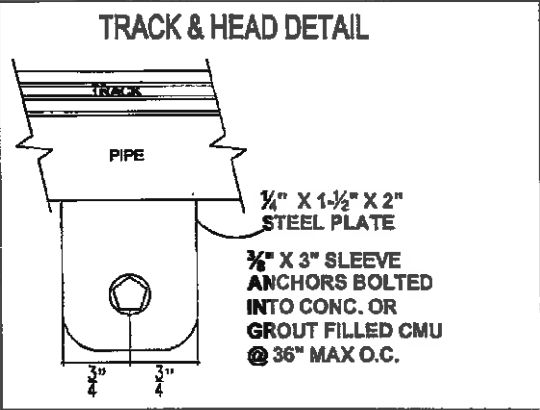
REV. DATE:

REV. DATE:

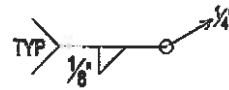
REV. DATE:

DATE: 02/26/14

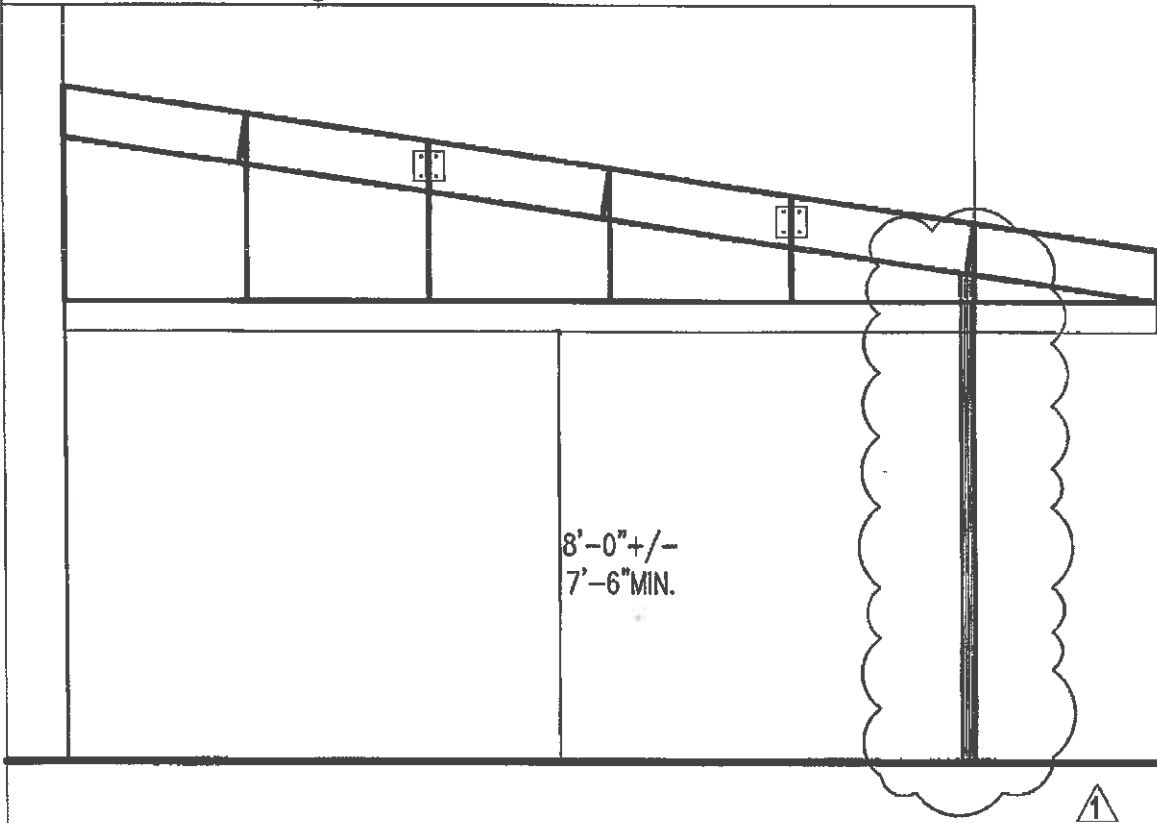
SHEET NO. 1 OF 3



- GENERAL NOTES:**
1. ALL STRUCTURAL MEMBERS TO BE ASA SCHEDULE 40 GALVANIZED STEEL PIPE UNO.
 2. ALL CONNECTIONS TO BE FULLY WELDED
 3. ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
 4. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE (OR ASCE 7-10) EXPOSURE D. V=105
 5. NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
 6. OWNER HAS BEEN NOTIFIED THAT FABRIC AWNINGS WILL REQUIRE REMOVAL OF THE FABRIC WHEN A HURRICANE WARNING IS ISSUED.
 7. FABRIC TO MEET CURRENT NFPA-701 FIRE CODE.



12'-0" MEAN ROOF HEIGHT



SIDE VIEW

PROJECT: LA PETIT PARIS CAFE		W.O. 7481	
LOCATION: 825 DUVAL ST. KEY WEST, FL.		REV. DATE: 02/26/14	
DESCRIPTION: ISOMETRIC, NOTES		REV. DATE:	
SALESMAN: G.R.		REV. DATE:	
DRAWN BY: CAN		DATE: 04/15/13	
SCALE: AS NOTED		SHEET NO. 3 OF 3	
PREPARED BY: CAN			

MIAMI AWNING COMPANY
 3905 N.W. 31 AVENUE
 MIAMI, FLORIDA 33142
 305576-2020 FAX 305576-0514
<http://www.miamiawning.com>
 E-Mail: awning@miamiawning.com

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 MIAMI AWNINGS
 C.C. # 000012761

Previously Submitted Plans

MAP OF BOUNDARY SURVEY
PART OF LOT 4 IN SQUARE 5 OF TRACT 4
SIMONTON AND WALL & ADDITION
TO THE CITY OF KEY WEST

ADDRESS:
825 DUVAL STREET
KEY WEST, FL
33040

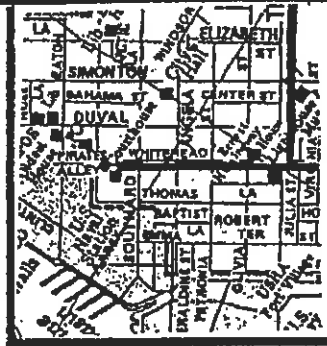
NOTE:

EXISTING LOT AREA = 10,603 SQ FT.

EXISTING BUILDING = 6,486 SQ FT

NEW CANOPY = 588 SQ FT

@ = 7,074 SQ FT



LOCATION MAP
N.T.S.

FTD PK &
DIGK 5234
OFFSET 0.5
SOUTHEAST

CORNER OF OLIVIA
& CENTER STREET
113.0

POC
PARCEL 2
FTD PK & DIGK
PHILLIPS-TRICE
OUTSIDE 0.15
SOUTHEAST

FD 3/4" IP
NO ID

GET PK &
DIGK 6884

47.30

31.00

66.5

PARCEL 2

1.0 HIATUS

94.66

94.66

72.0

CONC DRIVE

31.00

ONE STORY
GROUND LEVEL

PARCEL 1

15.9

29.4

CONC DRIVE

81.00

113.00 MEAS
6.5' CONC. APRON INSIDE 0.3

30.0 RIGHT-OF-WAY
OLIVIA STREET

GET PK &
DIGK 6884

0.8

UTILITY
POLE

WOOD DECK

WOOD DECK

BUILDING CORNER
1' OUTSIDE 0.9

50.0 RIGHT-OF-WAY

DUVAL STREET

NORTH

SCALE: 1" = 20'

SCALED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL DIMENSIONS ARE
IN FEET UNLESS
OTHERWISE INDICATED

BEARING BASE:
DERIVED FROM PLAT

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

PAGE 2 OF 2

CERTIFIED TO:

LAWRENCE R. DION and FLORENCE L. DION,
husband and wife
FIRST STATE BANK OF THE FLORIDA KEYS,
its successors and/or assigns
CHICAGO TITLE INSURANCE COMPANY
SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD

LEGAL DESCRIPTION

SEE PAGE 1

SCALE 1"=20'	A = CENTRAL ANGLE ASPH = ASPHALT CALC = CALCULATED CL = CENTER LINE CM = CONCRETE MONUMENT CONC = CONCRETE	CVRD = COVERED DEASE = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSED ENCR = ENCROACHMENT FND = FOUND	FF = FINISHED FLOOR IP = IRON PIPE IR = IRON ROD L = ARC LENGTH MEAS = MEASURED NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	OS = OFFSET PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PK = PARKER KALON NAIL PL = PROPERTY LINE	POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS	RES = RESIDENCE TYP = TYPICAL UEASE = UTILITY EASEMENT
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DATE FIELD
WORK

10/30/00

DRAWN
BY

Jm

CHECKED
BY

RR

INVOICE NO

0102602

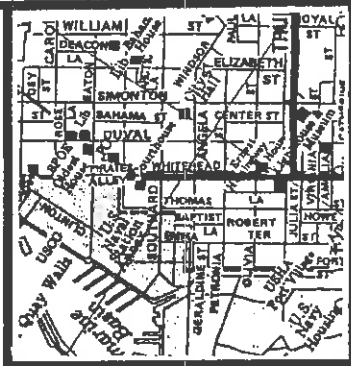
SIGNED

ROBERT E. REECE, PSM #5632

REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER

ROBERT E. REECE, P.A.
PROFESSIONAL SURVEYOR
AND MAPPER
30677 OVERSEAS HIGHWAY
BIG PINE KEY, FL 33043



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

PARCEL 1

On the Island of Key West and known as part of Lot 4 in Square 5 of Tract 4, SIMONTON AND WALL'S ADDITION to the City of Key West, according to Plat thereof recorded in Deed Book E, Page 245, of the Public Records of Monroe County, Florida.
Beginning at the corner of Duval and Olivia Streets and running thence in a NW'ly direction along Duval Street 94.66 feet; thence at right angles in a NE'ly direction 81 feet; thence at right angles in a SE'ly direction 94.66 feet, to Olivia Street; thence at right angles in a SW'ly direction along Olivia Street 81 feet to place of beginning.

AND ALSO:

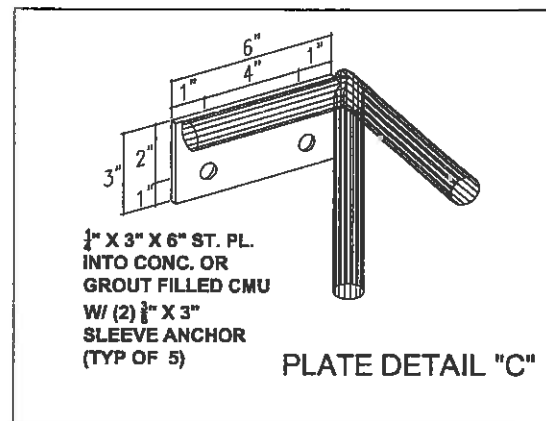
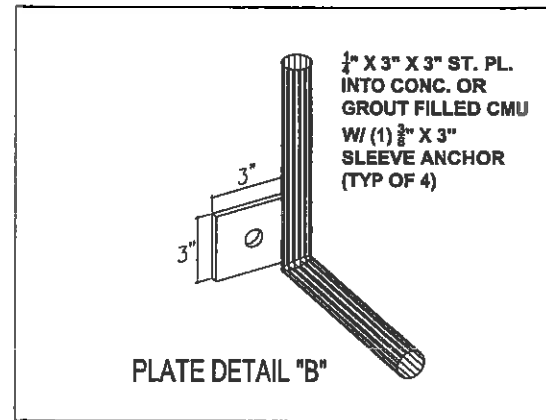
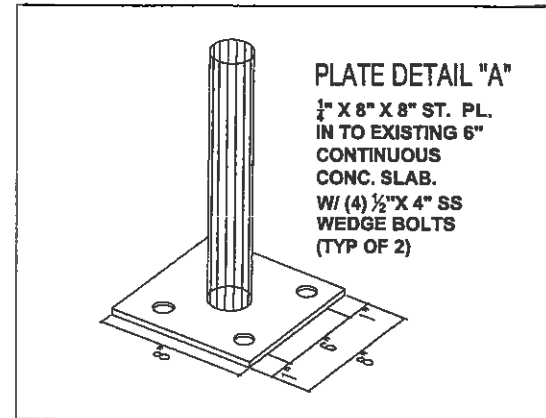
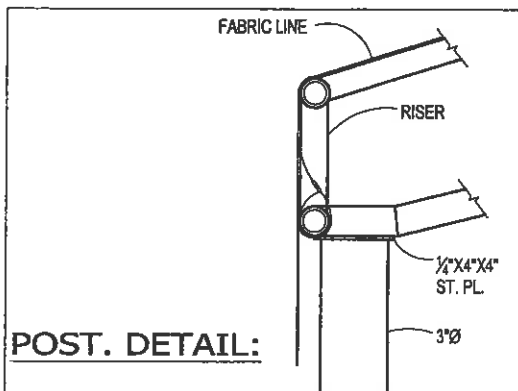
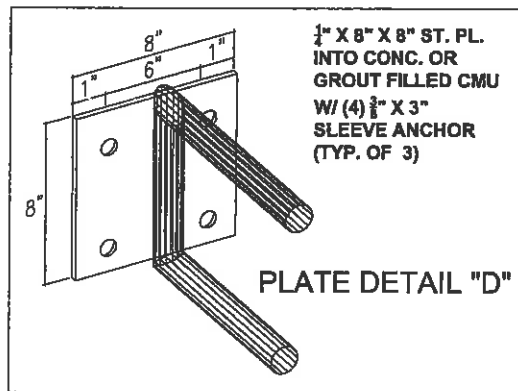
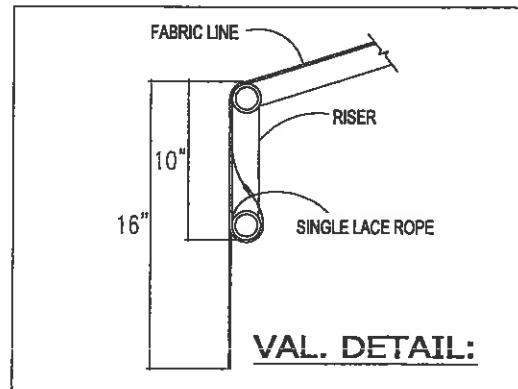
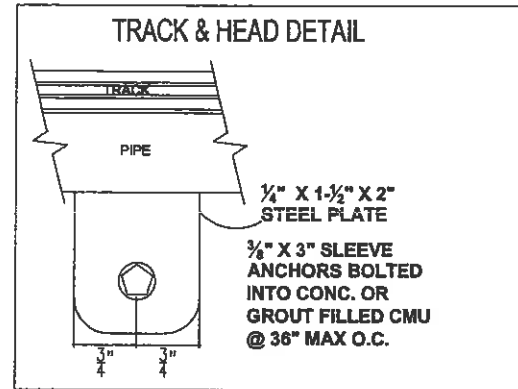
PARCEL 2

On the Island of Key West and known on Wm. A. Whitehead's map delineated in February, A.D. 1829, as part of Tract 4, but now better known as part of Lot 4, Square 5, of said Tract 4, according to Simonton & Walls Addition, plat of which is recorded in the Public Records of Monroe County, Florida.
Commencing at a point on the Northwest side of Olivia Street, distant 113 feet from the corner of Olivia and Center Streets and running thence along Olivia Street in a Southwesterly direction 31 feet; thence at right angles in a Northwesterly direction 94.66 feet; thence at right angles in a Northeasterly direction 31 feet; thence at right angles in a Southeasterly direction 94.66 feet, back to the point of beginning.

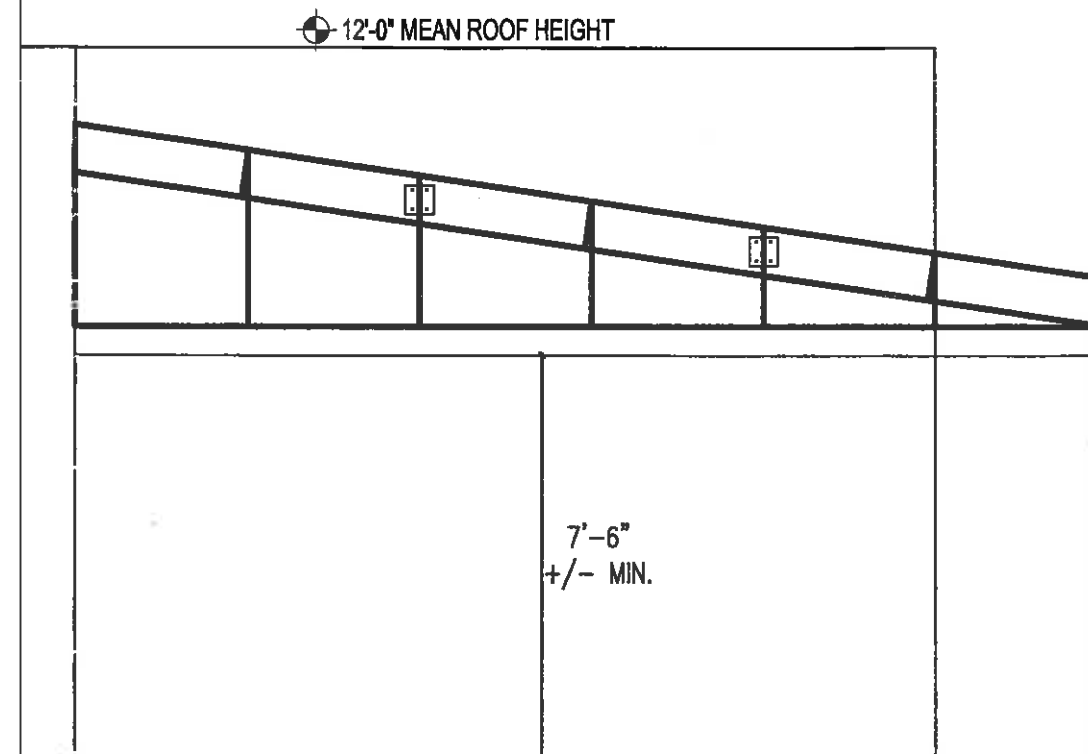
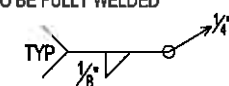
NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR MATUS.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

CERTIFIED TO:		LEGAL DESCRIPTION				
LAWRENCE R. DION and FLORENCE L. DION, husband and wife FIRST STATE BANK OF THE FLORIDA KEYS, its successors and/or assigns CHICAGO TITLE INSURANCE COMPANY SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD		SEE ABOVE				
SCALE n/a	A = CENTRAL ANGLE ASPH = ASPHALT CALC = CALCULATED CL = CENTER LINE CM = CONCRETE MONUMENT CONC = CONCRETE	CVRD = COVERED DEASE = DRAINAGE EASEMENT EL = ELEVATION ENCL = ENCLOSED ENCR = ENCROACHMENT FND = FOUND	FF = FINISHED FLOOR IP = IRON PIPE IR = IRON ROD L = ARC LENGTH MEAS = MEASURED NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	OS = OFFSET PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PK = PARKER KALON NAIL PL = PROPERTY LINE	POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS	RES = RESIDENCE TYP = TYPICAL UEASE = UTILITY EASEMENT
DATE FIELD WORK n/a	BOUNDARY SURVEY					
DRAWN BY n/a	I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B)1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.					
CHECKED BY n/a	NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER					
INVOICE NO 0102602	SIGNED ROBERT E. REECE, PSM #5632 REGISTERED PROFESSIONAL SURVEYOR AND MAPPER					
ROBERT E. REECE, P.A. PROFESSIONAL SURVEYOR AND MAPPER 30677 OVERSEAS HIGHWAY BIG PINE KEY, FL 33043						

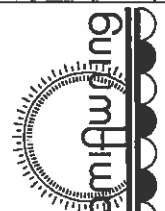


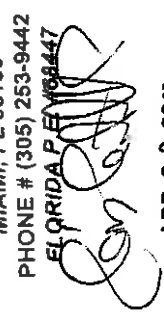
- GENERAL NOTES:**
1. ALL STRUCTURAL MEMBERS TO BE ASA SCHEDULE 40 GALVANIZED STEEL PIPE UNO A53- Fy= 36 ksi
 2. ALL CONNECTIONS TO BE FULLY WELDED
 3. ALL WELDS COVERED WITH CORROSION RESISTANCE COATING.
 4. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE (OR ASCE 7-10) EXPOSURE D, V=105
 5. NOTIFY ENGINEER OF ANY ERRORS / OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
 6. OWNER HAS BEEN NOTIFIED THAT FABRIC AWNINGS WILL REQUIRE REMOVAL OF THE FABRIC WHEN A HURRICANE WARNING IS ISSUED.
 7. FABRIC TO MEET CURRENT NFPA-701 FIRE CODE.



SIDE VIEW

PROJECT: LA PETIT PARIS CAFE		W.O. 7481	
LOCATION: 825 DUVAL ST. KEY WEST, FL.		REV. DATE:	
DESCRIPTION: ISOMETRIC, NOTES		REV. DATE:	
SALESMAN: G.R.		REV. DATE:	
SCALE: AS NOTED		DATE: 04/15/13	
DRAWN BY: CAN		SHEET NO. 3 OF 3	

MIAMI AWNING COMPANY 3905 N.W. 31 AVENUE MIAMI, FLORIDA 33142 305/576-2029 FAX 305/576-0514 http://www.miamiawning.com E-mail: awning@miamiawning.com	 mi awning	C.C. # 0000012781 © 2012 MIAMI AWNING CO. MIAMI AWNINGS
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Cesar I. Castillo, P.E. CONSULTING ENGINEER 13155 SW 134 STREET, SUITE #119 MIAMI, FL 33186 PHONE # (305) 253-9442 EL ORIDA P.E. # 1088447	 APR 30 2013
--	--

Certificate of Flame Resistance



Registered
Application
Concern No.

F-06901

Issued By

Trivantage, LLC

1831 North Park Ave.

Glen Ra

Date Work Performed

3/25/2013

This is to certify that the materials described below have been fl

FOR

MIAMI AWNING CO
3905 NW 31 AVE

MIAMI, FL 33142-5122

Certification is hereby made that: (Check "a")



- (a) The articles described at the bottom of this Certif
approved and reistered by the State Fire Marshall
conformance with the law of the Stae of Californ

Name of chemical used

Method of application



- (b) The articles described at the bottom herof are mac
approved by State Fire Marshal for such use.

Trade name of flame-resistant fabric or material u

REINFRCD VINYL

The Flame-Retardant Process U

Trivantage, LLC

Albert E. Johnson

Name of Production Puperintendent

Vice President, Business Development

Title

Customer Order# 3168

Invoice Number 27531

Item Number 857209

Description Weblon Coastline Plus #CP-2709
62" Rust (Standard Pack 50
Yards)

Quantity 133.00

JM YD

Control/Lot #

4282H0000000027 4282H0000000028
4282H0000000029

**Development Review Committee
Minutes September 26, 2013**

Minutes of the Development Review Committee

September 26, 2013

Approved on October 24, 2013

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Application is incomplete. Question 15 is wrongly answered as no, when indeed the proposed changes to the site will require a Certificate of Appropriateness.

ENGINEERING:

No comments.

FIRE DEPARTMENT:

Mr. Barroso has concerns with lifesaving accessibility issues.

BUILDING OFFICIAL:

Mr. Wampler stated that according to Florida plumbing code, bars are required to have grease interceptors. Mr. Wampler stated that impact fee will apply.

SUSTAINABILITY COORDINATOR:

No comments.

KEYS ENERGY:

No comments.

7. Variance - 825 Duval (RE# 00016830-000000; AK# 1017230) - A request for a building coverage variance to erect a canopy to cover an existing outdoor-dining area at property in the HRCC-3 zoning district per Section 90-391 and Section 122-750(4)a. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the request.

The applicant, Miami Awning Company gave members an overview of the request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

No comments.

Minutes of the Development Review Committee

September 26, 2013

Approved on October 24, 2013

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Fabric covered structures visible from the public right-of-way are typically not recommended on publicly visible elevations (guideline 10 for awnings –page 32- of the HARC guidelines)

ENGINEERING:

No comments.

FIRE DEPARTMENT:

Mr. Barroso stated that the engineering frame and the fabric of the awning have to fireproof.

BUILDING OFFICIAL:

Mr. Wampler stated that the engineering frame and the fabric of the awning have to fireproof.

SUSTAINABILITY COORDINATOR

No comments.

KEYS ENERGY:

No comments.

8. **Variance – 629 Elizabeth Street (RE# 000111940-000000; AK# 1012271)** – A request for a rear-yard setback for the construction of an addition to a dwelling in the HHDR zoning district per Section 90-391, Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the request.

The Architect, Tom Kelly gave members an overview of the request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

Ms. DeMaria stated applicant will need a tree permit to take down the almond tree. Another requirement is using a certified Arborist.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Planning Board Resolution 14-03
January 16, 2014

**PLANNING BOARD
RESOLUTION NO. 2014-03**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO MAXIMUM BUILDING COVERAGE ON PROPERTY LOCATED AT 825 DUVAL STREET (RE # 00016830-000000; AK # 1017230) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET OCEANSIDE (HRCC-3) ZONING DISTRICT PURSUANT TO SECTION 122-750(4)A. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA

WHEREAS, the applicant proposes to erect a new vinyl canopy over an existing outdoor dining area on property located at 825 Duval Street (RE # 00016830-000000; AK # 1017230); and

WHEREAS, the property is currently nonconforming to the maximum building coverage, maximum impervious surface ratio, minimum front setback, minimum side setback and minimum rear setback within the Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3) Zoning District; and

WHEREAS, Section 122-750 of the City of Key West (the “City”) Land Development Regulations (the “LDRs”) provides that the maximum building coverage is 50%; and

WHEREAS, the proposed building coverage is 68.6%; and

WHEREAS, the applicant requests a variance to these proposed non-conformities; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 16, 2014; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which

TWR Vice- Chairman

WC Planning Director

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 will 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 will 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 variances; 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 a variance to allow the construction of a vinyl canopy over an existing outdoor dining area per the attached plans dated April 30, 2013 by Cesar I. Castillo, P.E., on property located at 825 Duval Street (RE # 00016830-000000; AK # 1017230) in the HRCC-3 Zoning District pursuant to Sections 122-750(4)a. of the City of Key West Land Development Regulations with the following conditions:

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

1. The owner shall bring the property into compliance with Planning Board Resolution Nos. 2012-40 and 2012-48, including but not limited to the installation of six shrubs in the "No Parking Area," one simpson stopper tree in the concrete curbed area between parking spaces 3 and 4, and the location of the bicycle parking area between parking spaces 6 and 7.
2. The owner shall obtain a Certificate of Appropriateness for the proposed development.
3. The owner shall submit a scaled site plan prepared by a professional architect or engineer as part of a building permit application for the proposed canopy, and shall indicate the required landscaping and bicycle parking referenced in condition #1 above.

Tull Vice- Chairman
oe Planning Director

Conditions required to be completed prior to a Certificate of Occupancy and/or final inspection:

4. Fireproofing of the canopy material shall be required as approved by the City Fire Marshall and Building Official.

Section 3. It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are 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 these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do 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

 Vice- Chairman
 Planning Director

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 16th day of January, 2014.

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



Timothy Root, Planning Board Vice-Chairman

1/17/14

Date

Attest:



Donald Leland Craig, AICP, Planning Director

1.17.14

Date



Filed with the Clerk:



Cheryl Smith, City Clerk

1-17-14

Date

 Vice-Chairman
 Planning Director

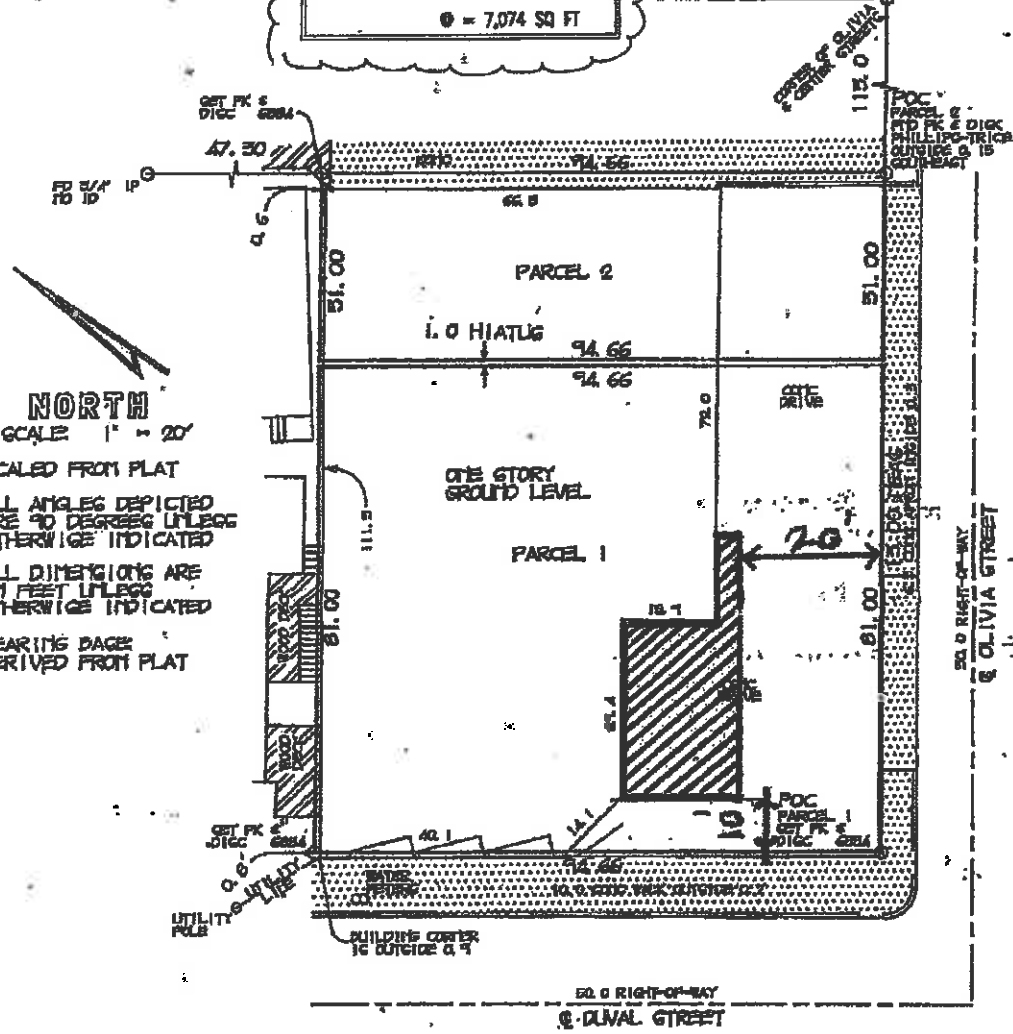
NOTE

EXISTING LOT AREA = 10,603 SQ. FT.
EXISTING BUILDING = 6,486 SQ. FT.
NEW CANOPY = 588 SQ. FT.
C = 7,074 SQ. FT.

LOCATION MAP
NLS

FTD PK 8
DISK 5254
OFFSET 0.5
COUNT

SCALED FROM PLAT
 ALL ANGLES DEPICTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED
 ALL DIMENSIONS ARE
 IN FEET UNLESS
 OTHERWISE INDICATED
 BEARING DATA
 DERIVED FROM PLAT



PAGE 2 OF 2

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

CERTIFIED TO:

LAWRENCE R. DION and FLORENCE L. DION,
husband and wife
FIRST STATE BANK OF THE FLORIDA KEYS,
its successors and/or assigns
CHICAGO TITLE INSURANCE COMPANY
SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD

LEGAL DESCRIPTION

SEE PAGE 1

SCALE
1"=20'
DATE PLOTTED
10/30/00

A = CENTRAL ANGLE
ASPH = ASPHALT
CALC = CALCULATED
C₁ = CENTER LINE
CON = CONCRETE MONUMENT
CORN = CORNER

CYD = COVERED
DEAM = DRAINAGE DRAINAGE
E = ELEVATION
SICL = EXCLUDED
SICK = ENCROACHMENT
HD = FOUND

FF - FINISHED FLOOR
P - IRON PIPE
IN - IRON ROD
L - ABC LUMEN
GATE - MEASURED
BOVD - NATIONAL SECURITY

OF - OFFSET
 JC - JOINT OF CURVE
 PC - POINT OF CURVING CURVE
 POF - PERMANENT POINT OF FLOW
 PE - PAVEMENT ELEVATION
 FL - PROPERTY LINE

PDS = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PRC = POINT OF REVERSE CURVE
 PTA = PERMANENT REFERENCE MONUMENT
 PT = POINT OF TANGENCY
 R = RADIUS

HSC = RESIDENCE
 TIF = TYPICAL
 VEAU = VERY EASY

10/30/00
General
Jm
Catching
RR

BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL CHARGE AND MEET THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA GOVERNMENT FORM 6, SURVEY MAPS (1)(b) (REBACKS), (1)(b) ENCROACHMENTS, AND (1)(b) ERECTIONS. SCHEDULE "B" HAS NOT BEEN PROVIDED.

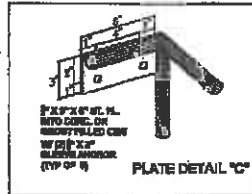
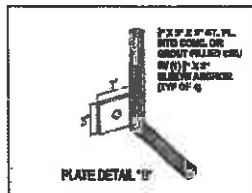
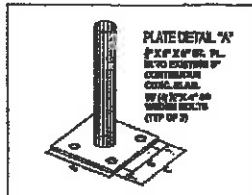
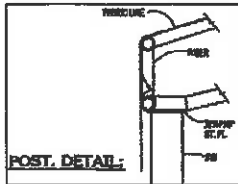
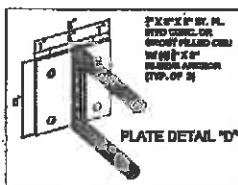
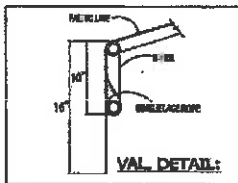
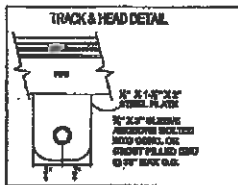
REVIEWS AND
0102602

SIGNED Robert E. Neece
ROBERT E. NEECE, PSM #5682
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

**SHOW YOURS WITHOUT THE
CONVICTS AND THE FALLEN
SEAL OF A FLORIDA
SURVIVOR AND MATTER**

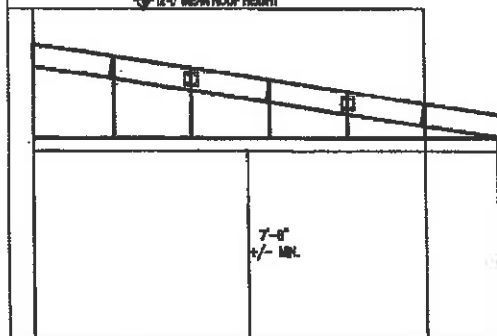
ROBERT E. REECE, P.A.
PROFESSIONAL SURVEYOR
AND MAPPER
30677 OVERSEAS HIGHWAY
BIG PINE KEY, FL 33043

TWR
OC
11714



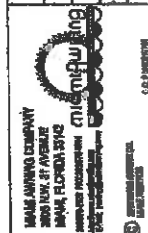
- GENERAL NOTES:**
1. ALL STRUCTURAL MEMBERS TO BE HANGERS AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL CONNECTIONS TO BE FULLY WELDED.
 3. ALL WELDS TO BE DONE WITH CONCRETE REINFORCING RODS.
 4. ALL STRUCTURE TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC) 2001 (REVISED 1-1-01).
 5. NO COPY OF ANY OF THE DRAWINGS TO BE USED FOR ANY PART OF THE DRAWINGS IS NOT TO BE USED.
 6. OTHER HAS BEEN NOTIFIED THAT THE DRAWINGS WILL BECOME THE PROPERTY OF THE CLIENT AND WILL BE RETURNED TO THE CLIENT.
 7. THERE TO BE NO CHANGES TO THE DRAWINGS.

12'-0" MEAN ROOF HEIGHT



SIDE VIEW

PROJECT:	LA PETIT PARIS CAFE	W.D. 7/81
LOCATION:	855 DUVAL ST. KEY WEST, FL	REV. DATE:
DESCRIPTION:	ISOMETRIC NOTES	REV. DATE:
DATE:	04/15/13	DATE:
BY:	AS NOTED	BY:
CHECKED BY:	CAN	CHECKED BY:
DATE:	04/15/13	DATE:
PROJECT NO. 1 OF 3		



Chris J. Gault, P.E.
 1000 N. W. 1st Ave. Suite 100
 Ft. Lauderdale, FL 33304
 PHONE: 954-581-1111
 FAX: 954-581-1112
 APR 30 2013

TUR
 Qc
 11714

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**INSTALL ONE FABRIC TERRACE CANOPY AT FRONT AREA.
FOR- #825 DUVAL STREET**

Applicant- Miami Awning

Application # H13-01-0651

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 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

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

The offices of the Property Appraiser will be closed Monday, February 17th in observance of Presidents' Day. Our offices will re-open Tuesday at 8am.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1017230 Parcel ID: 00016830-000000

Ownership Details

Mailing Address:
DION RENTAL PROPERTIES LLC
638 UNITED ST
KEY WEST, FL 33040-3250

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 825 DUVAL ST KEY WEST
Legal Description: KW PT LT 4 SQR 5 TR 4 G65-317 OR175-151-152 OR1913-1695/97 OR1913-1698/1700 OR2471-2244D/C OR2471-2250/54

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	95	112	10,603.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Total Living Area: 6682
Year Built: 1958

Building 1 Details

Building Type
Effective Age 19
Year Built 1958
Functional Obs 0

Condition A
Perimeter 354
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 23
Grnd Floor Area 6,682

Inclusions:

Roof Type
Heat 1
Heat Src 1

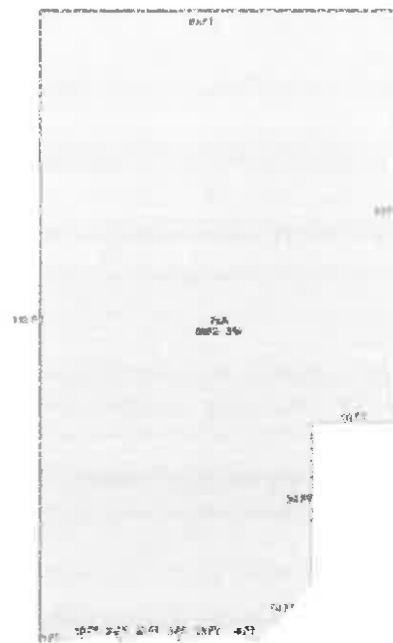
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 6

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1993	Y	Y			6,682

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3033	1 STY STORE-B	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	3,967 SF	0	0	1957	1958	2	50

Appraiser Notes

GLASS REUNIONS PETITION KW 181-1997

14-1 CHNAGED VALUE FROM \$1824305

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	11-3686	10/13/2011		5,500	Commercial	REMOVE & REPLACE EXISTING 3 1/2 TON A/C SYSTEM. INSTALL ONE NEW 4 TON ROOF MAINT. PKG. A/C SYSTEM W/7-DUCT OPENINGS.
1	E951466	05/01/1995	09/01/1995	300	Commercial	200 AMP SERVICE
1	9603250	08/01/1996	10/01/1996	15,000	Commercial	RENOVATIONS
1	9603740	09/01/1996	10/01/1996	5,000	Commercial	RENOVATIONS
1	9604063	10/01/1996	10/01/1996	4,150	Commercial	MECHANICAL
1	98-0456	02/11/1998	12/12/1998	18,000	Commercial	REPLACE ROOF
1	98-0976	03/27/1998	12/12/1998	2,500	Commercial	CHANGE 10 TON AC
1	98-3740	10/22/1998	12/12/1998	5,000	Commercial	DEMOILSH BLOCK WALL
1	9803939	01/07/1999	12/07/1999	8,000	Commercial	NEW FACADE/WINDOWS/DOORS
1	9803481	01/27/1999	12/07/1999	10,000	Commercial	RENOVATIONS/ALTERATIONS
1	9900612	02/19/1999	12/07/1999	400	Commercial	ELECTRICAL
1	9901057	03/26/1999	12/07/2000	3,500	Commercial	REPLACE AC UNIT
1	9901195	04/08/1999	12/07/1999	500	Commercial	ELECTRICAL
1	02/2202	08/21/2002	10/30/2002	12,000	Commercial	INTERIOR RENOVATIONS
1	02/2202	08/22/2002	10/30/2002	1	Commercial	ADD NEW ADA BATH
1	02/2202	08/23/2002	10/30/2002	1	Commercial	NEW DUCTS
1	03-0622	04/24/2003	12/08/2003	2,400	Commercial	INSTALL AWNING
1	05-5364	12/06/2005	11/08/2006	50,000	Commercial	REPAIR CONCRETE STRUCTURE NEW IMPACK WINDOWS & DOOR UNITS PHASE 1
1	06-3132	06/07/2006	11/08/2006	30,800		REPAIR EXISTING CONCRETE STRUCTURAL DMG- INSTALL NEW IMPACT WINDOWS
1	06-4272	07/17/2006	11/08/2006	28,825		RUBBER ROLL ROOFING
1	06*5298	09/20/2006	11/08/2006	5,000		10 TON CENTRAL UNIT

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	579,460	12,694	805,404	1,397,558	1,397,558	0	1,397,558
2012	506,161	12,694	805,404	1,324,259	1,324,259	0	1,324,259
2011	532,455	12,694	805,404	1,350,553	1,350,553	0	1,350,553
2010	532,455	12,694	804,768	1,349,917	1,349,917	0	1,349,917
2009	558,749	12,694	1,419,275	1,990,718	1,990,718	0	1,990,718
2008	558,749	12,694	1,706,099	2,277,542	2,277,542	0	2,277,542
2007	363,615	12,694	2,433,389	2,869,698	2,869,698	0	2,869,698
2006	374,315	12,694	954,270	1,768,158	1,768,158	0	1,768,158
2005	374,315	12,694	848,240	1,824,305	1,824,305	0	1,824,305
2004	378,613	12,694	636,180	1,658,459	1,658,459	0	1,658,459
2003	378,613	12,694	519,547	1,658,459	1,658,459	0	1,658,459
2002	376,074	12,694	519,547	1,658,459	1,658,459	0	1,658,459
2001	376,074	12,694	519,547	1,308,909	1,308,909	0	1,308,909
2000	376,074	3,967	445,326	1,275,112	1,275,112	0	1,275,112
1999	309,952	3,967	445,326	1,275,112	1,275,112	0	1,275,112
1998	206,635	3,967	445,326	802,100	802,100	0	802,100
1997	206,635	3,967	424,120	802,100	802,100	0	802,100
1996	158,575	3,967	424,120	614,436	614,436	0	614,436
1995	158,575	3,967	424,120	614,436	614,436	0	614,436
1994	158,575	3,967	424,120	582,097	582,097	0	582,097
1993	148,340	3,967	424,120	576,427	576,427	0	576,427
1992	148,340	3,967	424,120	576,427	576,427	0	576,427
1991	148,340	3,967	424,120	576,427	576,427	0	576,427
1990	197,211	3,858	341,947	543,016	543,016	0	543,016
1989	197,211	3,858	339,296	540,365	540,365	0	540,365
1988	173,555	3,858	286,281	463,694	463,694	0	463,694
1987	171,392	3,858	131,154	306,404	306,404	0	306,404
1986	171,749	3,858	127,363	302,970	302,970	0	302,970
1985	169,194	3,858	108,151	281,203	281,203	0	281,203
1984	166,731	3,858	108,151	278,740	278,740	0	278,740
1983	166,731	3,858	67,351	237,940	237,940	0	237,940
1982	152,105	3,858	52,561	208,524	208,524	0	208,524

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
6/2/2010	2471 / 2250	100	QC	11

This page has been visited 143,942 times.

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