

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



**To:** Chairman and Planning Board Members

**From:** Nicole Malo, Planner II

**Through:** Donald L. Craig, AICP, Planning Director

**Meeting Date:** May 31, 2012

**Agenda Item:** **Variations – 202 William Street (RE# 00072082-003900)** – A variance request for development within the Coastal Construction Control Line Setback in the HRCC-1 zoning district per Section 122-1148 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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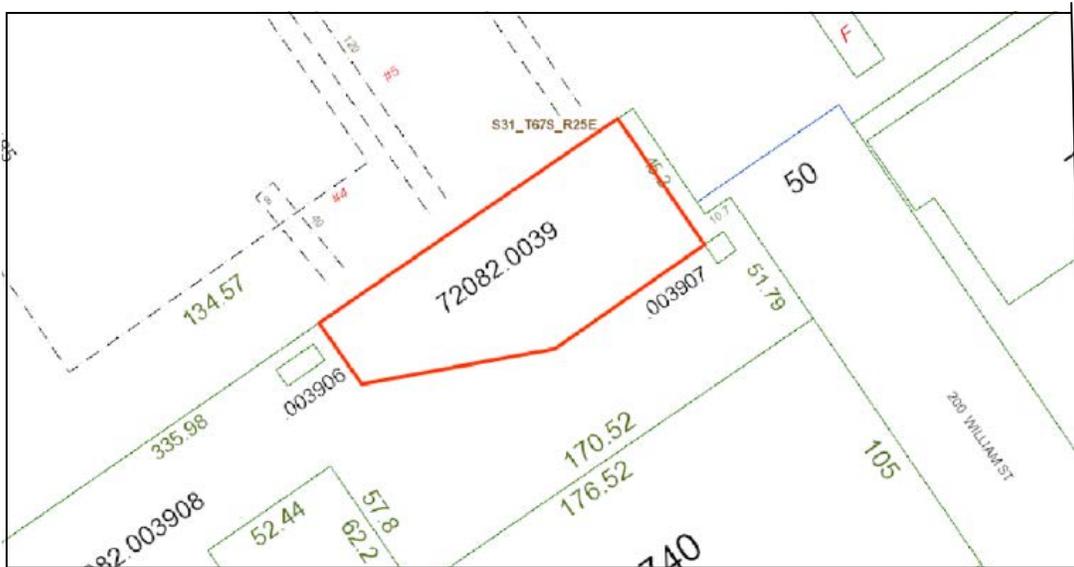
**Request:** To consider variations associated with the redevelopment of a portion of the city-owned lease area within the Key West Bight to replace commercial space lost in a fire for the Schooner Wharf Bar to include a new, FEMA compliant, two-story structure with offices and storage on the ground floor.

**Applicant:** City of Key West

**Property Owner:** City of Key West

**Location:** 202 William Street - Leasehold areas of Key West Bight  
RE# 00072082-003900

**Zoning:** Historic Residential Commercial Core – Duval Street Gulfside District (HRCC-1)



**Background:**

The proposed development includes an area defined by a leasehold area within the larger context of the Key West Bight. The area is leased by the Schooner Wharf as an outdoor bar and restaurant. However, because these areas are not parcels (as legally defined in the city’s subdivision ordinance) but rather lease areas within a much larger parcel, site calculations provided are for the relevant Bight District area shown on the attached survey.

The lease area is located near the foot of William Street fronting the harbor walk and Lazy Way Lane, a City owned pedestrian and bicycle lane. The area is immediately surrounded by other restaurants, retail uses, charter boat rentals and parking lots. In 2010 the offices associated with the Schooner Wharf were destroyed in a fire and as part of a settlement agreement the city is required to replace the office space. Therefore, this development plan request is limited to the redevelopment of the existing CBS structure and the undeveloped area behind it along Lazy Way Lane that has been used for a ticket booth, miscellaneous storage of white goods and maintenance equipment. The existing infrastructure on the site is not a historically contributing structure, and has undergone limited improvements after a fire several years ago.

The entire site is currently non-conforming to dimensional requirements, impervious surface, open space and landscaping. It is also non-compliant to the Coastal Construction Control line setback. As part of the 1994 Bight Master Plan parking for the Bight uses was contemplated as part of the development of the Caroline Street parking.

**Request:**

The proposed variance request is associated with a Minor Development Plan limited to a portion of the lease area as described above for the redevelopment of the existing CBS structure and the undeveloped area behind it along Lazy Way Lane. Improvements to the existing building include a new roof and the second story floor area that was lost in the fire will not be replaced. No access is proposed to the rooftop area. The proposed two-story structure behind the existing building it will replace the second floor office that was lost and the ground floor will be designed and used as a floodway compliant storage area. The proposed new building is approximately 1,010 square

feet of floor area that will replace approximately 850 square feet of office, in addition to a ticket booth and storage areas. Because the building is required by FEMA to be elevated and the downstairs area is screened with break-away walls the use of the downstairs area is limited to uses that meet the City's flood plain regulations and does not require parking. The project is in the Pedestrian Oriented Commercial Area and no new floor area is proposed; although as mentioned above, the Caroline Street parking lot was designed to accommodate the site uses.

According to documents provided by the applicant, the second story of the proposed structure is exempt from Federal ADA requirements. The applicant has provided information regarding federal standards for ADA compliance that have been reviewed by the City's ADA Coordinator. Please see the information provided under the DRC Review Attachments.

The majority of the proposed leasehold area is located within the grid of two Coastal Construction Control Lines which requires that no building shall be constructed within 30 feet of the mean high water line (within this specified zone) in accordance with Code Section 122-1148(a)2. Variances for the Coastal Construction Control Line setbacks are required for the proposed development.

Planning staff, as required by Chapter 94 of the City Code of Ordinances, has reviewed the following for compliance with the City's Land Development Regulations and Comprehensive Plan. Because the site is considered a portion of the greater bight area for the purposes of this report the entire Bight area is used for dimensional requirements:

<b>Project Data</b>				
	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance Request</b>
<b>Zoning</b>	HRCC-1			
<b>Flood Zone</b>	VE-11			
<b>Size of related Bight Property</b>	33,000 s.f			
<b>Size of Leasehold Site</b>	5,850 s.f			
<b>Front Setback</b> (William Street)	0'	4.41'	4.41'	None Required
<b>Northerly Side yard Setback</b>	2.5'	4'	4'	
<b>Southerly Side yard Setback</b>	2.5'	+100	No change	
<b>Height</b>	35' plus an additional 5' for pitched roof	15'	27'8"	
<b>FAR</b>	1.0 (5,850 s.f for leasehold area)	No change proposed		
<b>Building Coverage</b>	50% (15,600 s.f)	N/A		
<b>Eastern CCCL</b>	30'	12'	No change	Existing non-conformity. None Required
<b>Northern CCCL</b>	30'	13'	13'	17'
<b>Impervious Surface</b>	70% (s.f)	N/A	Net reduction of 390 s.f	Existing non-conformity. None Required
<b>Open Space/ Landscaping</b>	20% (s.f)	N/A	Net increase of 390 s.f	
<b>Vehicular Parking for office use</b>	4	No new parking required.150 spaces in Caroline Street lot.		None Required
<b>Bicycle Parking</b>	1	Provided by city along Lazy Way Lane	None proposed	

**Process:**

**Development Review Committee Meeting:**

April 26, 2012

**HARC Meeting:**

March 4, 2012

March 18, 2012

#H12-01-258

**Planning Board Meeting:**

May 17, 2012

May 31, 2012

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

K:\Geo Projects\William St\202 Schooner Wharf\2012 MDP and Variance Request\2012 Variance\20120531 Staff Report.doc

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

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

Approximately 2/3 of the leasehold area is located within the Coastal Construction Control Line setback area created by both waterfronts making any development on the site difficult without seeking variances. Further, although the City's Code is more restrictive than that of the state Statute the intention of the Statute is to limit construction on natural shorelines and not hardened shorelines such as this. The existing structures on the site are already non-compliant to the CCCL and impede further into the front CCCL setback.

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

Although the proposed redevelopment of the restaurant structure and the overall site improvements are conditions resulting from the applicant's request, the location of the leasehold areas is not the product of actions taken by the applicant. Further, the buildable area within the demised lease is confined by the two coastal construction control lines.

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

Granting of the variance request will confer special privileges upon the applicant.

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

The property owner, the City of Key West, has reasonable use of the lease area and the Bight property as a whole without the proposed project and therefore hardship conditions do not exist relative to this application.

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

The Coastal Construction Control Line Variance is the minimum possible to meet HARC guidelines and not interfere with existing infrastructure and access to the restaurant. No

additional variances are required and the request is likely the minimum needed to execute the plan, and in fact the proposed project provides a small amount of increased landscaping, open space, reduction in impervious surface, and will improve stormwater management in the project area.

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

The proposed project is consistent with existing infrastructure on the site and promotes harmonious design elements. Access to the harborwalk will not be affected by the development and the proposal will improve longstanding, unsightly outdoor storage conditions, through the enclosure of the storage area, landscaping and proposed improvements to the burned buildings. The proposed project will also address unsafe structure conditions associated with the unkempt storage area.

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

Existing nonconforming uses of other properties do not form the basis for this analysis.

**The Planning Board shall make factual findings regarding the following:**

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

The applicant does not meet all the standards established by the City Code for a variance.

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

The department is not aware of any objections by the neighbors for the proposed development.

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

The City's Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Section 94-36 requires a concurrency determination to be made concerning proposed development. The applicant provided a concurrency analysis as part of this application. Staff has reviewed the provided concurrency analysis report and determined that the proposed project meets the City's requirements for concurrency management with the exception

of stormwater management. The City's General Services Department has specified improvements necessary to meet code requirements and conditions to ensure stormwater management are included in the associated Minor Development Plan.

**RECOMMENDATION:**

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

However, if the Planning Board chooses to approve the variance application, the Planning Department recommends the following condition:

1. That the application for a Minor Development Plan is approved.

**Draft  
Resolution**

**PLANNING BOARD RESOLUTION  
NUMBER 2012-xx**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD  
GRANTING VARIANCES TO THE COASTAL  
CONSTRUCTION CONTROL LINE SETBACK  
REQUIREMENTS FOR A MINOR DEVELOPEMNT PLAN  
FOR A FEMA COMPLIANT BUILDING PER SECTION 122-  
1148(2) FOR PROPERTY LOCATED AT 202 WILLIAM  
STREET(RE# 00072082-003900), UNDER THE CODE OF  
ORDINANCES OF THE CITY OF KEY WEST, FLORIDA;  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Code Section 90-391 allows applicants to request variances from the Planning Board; and

**WHEREAS**, Section 122-1148(2) of the Code of Ordinances provides that the maximum dimensional requirements for the Coastal Control Line setback requirements at 202 William Street is 30 feet; and

**WHEREAS**, the applicant requested a variance to Coastal Control Line setback requirements to allow redevelopment of proposed leasehold portions of the Key West Bight; and

**WHEREAS**, this matter came before the Planning Board at a special public hearing on May 31, 2012; and

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

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director

which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

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

**WHEREAS**, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds that the 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 variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare;

and

**WHEREAS**, the Planning Board finds that no non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those 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.** That the variance to the Coastal Construction Control Line setback requirement for 17’ from the 30’ required for the redevelopment of an office associated with a Minor Development Plan located at 202 William Street (RE# 00072082-003900) in the Key West Bight per Section 122-1148(2), of the Land Development Regulations of the Code of Ordinances of the City of Key West, are approved as shown on the attached plan date stamped April 17, 2012, with the following condition:

1. That the application for a Minor Development Plan with conditions is approved.

**Section 3.** It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary 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 submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate this variance, which variances shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA 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 meeting held this 31st day of May, 2012.

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

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Richard Klitenick, Chairman  
Key West Planning Board

Date

**Attest:**

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Donald L. Craig, AICP  
Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

\_\_\_\_\_Chairman

\_\_\_\_\_Planning Director

# Application



RECEIVED  
 April 9, 2012  
 KW Planning Dpt

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



**Variance Application**

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.

Please print or type a response to the following:

1. Site Address 202 William Street, Key West, FL 33040
2. Name of Applicant City of Key West (Marilyn Wilbarger)
3. Applicant is: Owner X Authorized Representative \_\_\_\_\_
4. Address of Applicant 201 William Street  
Key West, FL 33040
5. Phone # of Applicant 305-809-3794 Mobile# \_\_\_\_\_
6. E-Mail Address mwilbarger@keywestcity.com
7. Name of Owner, if different than above \_\_\_\_\_
8. Address of Owner 201 William Street, Key West, FL  
\_\_\_\_\_
9. Phone # of Owner 305-809-3794
10. Email Address mwilbarger@keywestcity.com
11. Zoning District of Parcel HRCC-1 RE# 00072082-003900
12. Description of Proposed Construction, Development, and Use  
Construction of a new 1,010 S.F. office space elevated  
above flood elevation. Space below the office is to be used  
for storage & will be screened by breakaway walls.  
\_\_\_\_\_
13. List and describe the specific variance(s) being requested:  
Variance to Coastal Construction Control Line setback  
requirements to allow construction.  
\_\_\_\_\_



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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRCC-1			
Flood Zone	VE 10			
Size of Site	1,671 SF			
Height	35'	15'	27.83'	No
Front Setback	None	4.41'	4.41'	No
Side Setback	2.5'	2.5'	2.5'	No
Side Setback	2.5'	2.5'	2.5'	No
Street Side Setback	None	5.32'	5.32'	No
Rear Setback	10'	10'	10'	No
F.A.R	1.0	1.0	1.0	No
Building Coverage	50%	50%	50%	No
Impervious Surface	70%	97%	74%	Same
Parking		0	0	Same
Handicap Parking		0	0	Same
Bicycle Parking		0	0	No
Open Space/ Landscaping		0		Same
Number and type of units				Same
Consumption Area or Number of seats				Same

15. Is Subject Property located within the Historic District? Yes  No   
 If Yes, attach HARC approval and approved site plans

Meeting Date April 11, 2012 HARC Approval # Pending



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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No  X  If Yes, please describe and attach relevant documents  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. Will the work be within the dripline (canopy) of any tree on or off the property?  
YES \_\_\_\_\_ NO  X   
If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

**\*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**



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Standards for Considering Variances

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

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

The project site abuts the Key West Bight Marina. Special conditions and circumstances exist which are peculiar to the land involved.

Per FDEP, CCCL is intended to provides protection for Florida's beaches and dunes. These conditions are not present at our project site.

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

The special condition does not result from the action or negligence of the applicant.

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

Granting the variance requested will not confer any special privileges.

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

Hardship conditions exist. Without the approval of this variance, the property owner will not have reasonable use of the land.

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

The variance requested is the minimum variance needed to construct the addition.

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

The addition will not be injurious to the public welfare.

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

\_\_\_\_\_ This request is not based on existing conditions on \_\_\_\_\_  
\_\_\_\_\_ surrounding properties. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**MEMORANDUM**



DATE: April 11, 2012  
TO: Key West Planning Department  
FROM: Chen Moore & Associates  
RE: **Concurrency Analysis – Schooner Wharf Building  
(202 William Street, Key West FL)**

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**SUMMARY**

The following concurrency analysis reflects the anticipated impacts resulting from the proposed renovation and addition to the Schooner Wharf building. The project includes constructing a new 1,010 square feet office space elevated above flood elevation. The space below the office is to be used for storage and will be screened by breakaway walls. The project also includes the renovation of the existing historic concrete structure. The work on the historic structure is limited to the construction of a new roof which is supported by new structural columns located within the existing exterior walls. The project will not increase the number of current employees or occupants.

Setbacks:

<b>Type</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	None	4.41’	4.41’
Side	2.5’	2.5’	2.5’
Street Side	None	5.32’	5.32’
Rear	10’	10’	10’

**SOLUTIONS STATEMENT**

Traffic Impact:

The proposed project does not anticipate an increase in trip generations nor degrade the operating conditions of the adjacent local streets. The proposed addition will not increase the number of employees.

Parking:

There are no existing parking spaces on the site. The existing conditions do not allow for parking spaces on the site. It is proposed to maintain the same condition.

Building Elevations:

Please see attached architectural plan (Sheet A3).

Stormwater:

The proposed plan has been developed to maintain stormwater on site as required by City Code. Please see attached plan (Sheet C3).

Landscape:

Please see attached plan (Sheet L-1).

Portable Water and Wastewater:

The addition will include new bathroom fixtures and hose bibs. These proposed fixtures will meet water-conserving standards that will minimize the amount of potable water demand and disposal. Since the addition does not increase the number of occupants, the water demand and disposal will not increase. No irrigation is proposed.

The existing site is currently serviced with potable water by the Florida Keys Aqueduct Authority (FKAA). FKAA has been notified of the project and has available capacity to service the proposed addition with the existing infrastructure currently in place.

The existing site is currently serviced by the City of Key West Wastewater Treatment Plant located on Fleming Key for wastewater disposal and treatment. The current wastewater treatment plant has the potential treatment capacity of 10 million gallons per day. Currently, 4.8 million gallons per day of capacity are utilized. The current plant has the capacity to service this project's projected needs.

Solid Waste Disposal and Recycling:

The proposed configuration of the ground floor will centralized the waste disposal containers. The proposed additions will incorporate an area for recycling of solid waste generated by the restaurant. Since the project does not anticipate an increase in the number of employees or occupants, no adverse impact will result to the solid waste service.

Energy Conservation:

This project has been designed to reduce energy consumption by utilizing existing space (this reduces the energy needed to construct new space), providing canopies over the doors and windows to reduce solar gain, maximizing the use of unconditioned space (storage area and existing space), maximizing natural ventilation within the unconditioned space (this reduces dependency on mechanical ventilation), using high efficiency mechanical equipment, and using energy efficient lighting.

The proposed landscaping incorporates native plant material, use of salt tolerant grasses, and increase in overall canopy coverage which leads to surface heat reduction.

Affordable Housing:

This is a commercial property and does not include a residential component.

# **Authorization Form**

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, Jim Scholl 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 Marilyn Wilbarger, City Property Manager  
*Please Print Name of Representative*

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

jscholl  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 5/10/12 by  
*date*

Jim Scholl  
*Name of Authorized Representative*

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

CSmith

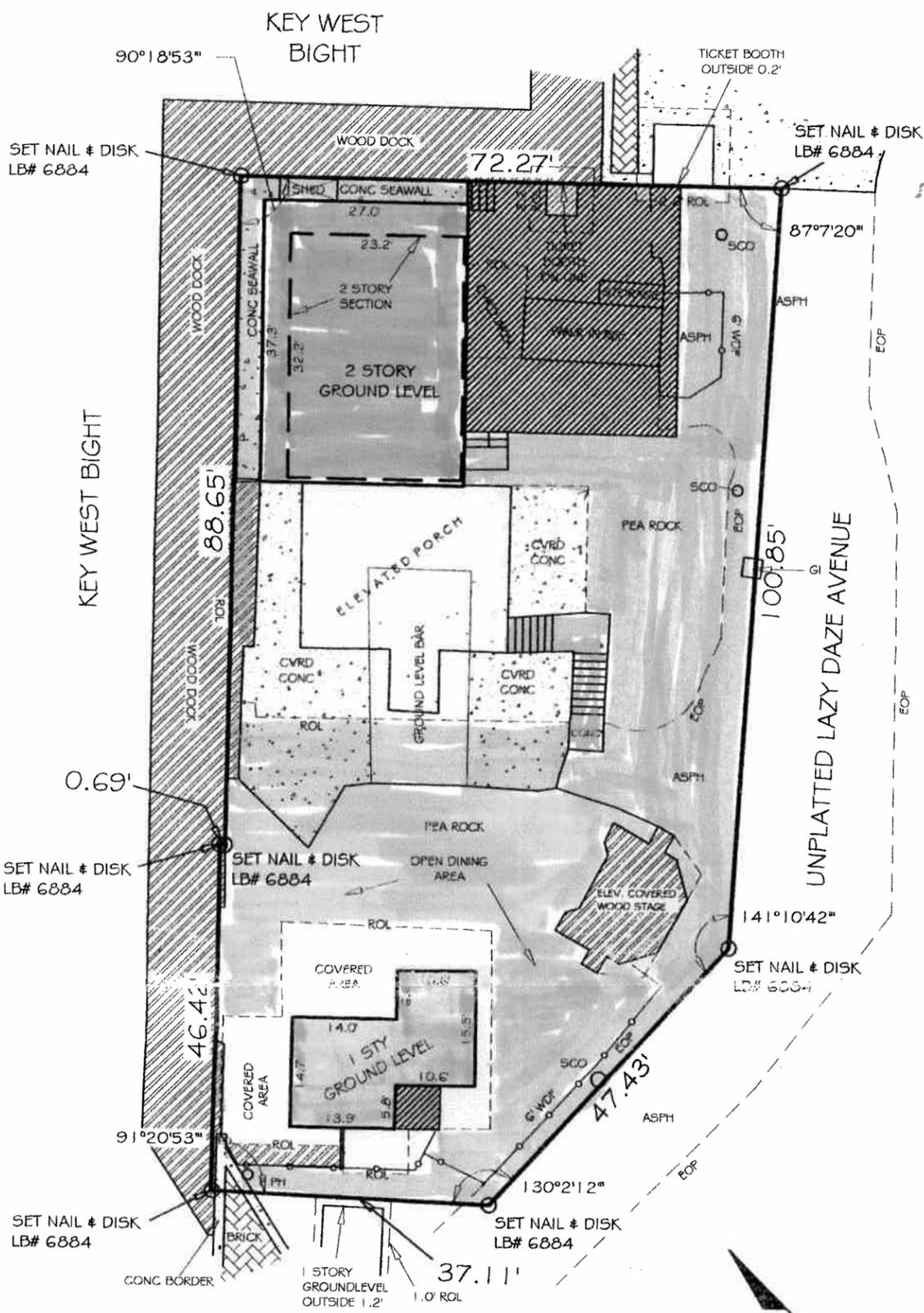
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

# Survey

**SPECIAL PURPOSE SURVEY  
LEASE AREA OUTLINE  
WITH PROPOSED ADDITIONS**  
CONTAINING 8,924 SQ. FT. / 0.20 ACRES

LOCATION MAP - N.T.S.



SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM PLAT

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
202 WILLIAM STREET  
KEY WEST, FL  
33043

SQ. FT. APPROXIMATES

- RETAIL AREA (ENCLOSED) 1,386
- STORAGE / PARKING 3,334
- OUTSIDE DINING 2,004
- COVERED AREA 2,200

PROPOSED ADDITIONS  
974 SQ. FT.



CERTIFIED TO -

PAUL WORTHINGTON  
CITY OF KEY WEST

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 HIATUS.

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

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                           |  |                                    |
|---------------------------|--|------------------------------------|
| DELTA = CENTRAL ANGLE     | GI = GRATE INLET                               | PRC = POINT OF REVERSE CURVE       |
| ASPH = ASPHALT            | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT |
| A = ARC LENGTH            | IR = IRON ROD                                  | PT = POINT OF TANGENT              |
| CL = CENTERLINE           | MEAS = MEASURED                                | R = RADIUS                         |
| CM = CONCRETE MONUMENT    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | RES = RESIDENCE                    |
| CONC = CONCRETE           | NTS = NOT TO SCALE                             | ROL = ROOF OVERHANG LINE           |
| CVRD = COVERED            | PC = POINT OF CURVE                            | ROW = RIGHT OF WAY LINE            |
| DEASE = DRAINAGE EASEMENT | PCC = POINT OF COMPOUND CURVE                  | ROWL = RIGHT OF WAY LINE           |
| EL = ELEVATION            | PCP = PERMANENT CONTROL POINT                  | SCO = SANITARY CLEAN OUT           |
| ENCL = ENCLOSURE          | PK = PARKER KALON NAIL                         | TYP = TYPICAL                      |
| ENCR = ENCROACHMENT       | PL = PROPERTY LINE                             | UEASE = UTILITY EASEMENT           |
| EOP = EDGE OF PAVEMENT    | POB = POINT OF BEGINNING                       | UP = UTILITY POLE                  |
| FF = FINISHED FLOOR       | POI = POINT OF INTERSECTION                    | WDF = WOOD FENCE                   |
| FI = FENCE INSIDE         | POC = POINT OF COMMENCEMENT                    | WM = WATER METER                   |
| FND = FOUND               | PPH = PAY PHONE                                |                                    |
| FO = FENCE OUTSIDE        |  |                                    |
| FOL = FENCE ON LINE       |  |                                    |

SCALE: 1" = 20'  
FIELD WORK DATE: 05/15/05  
REVISION DATE: --  
SHEET 1 OF 1  
DRAWN BY: BB-JM  
CHECKED BY: RR  
INVOICE NO.: 5051703

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 G 17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENFORCEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(LASUREMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED   
ROBERT E. REECE, TSM #3432, PROFESSIONAL SURVEYOR AND MAPPER, LB #6884

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

**R.E. REECE, P.A.**  
PROFESSIONAL SURVEYOR AND MAPPER  
#5 SHIPS WAY, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622



**DRC**  
**Minutes & Comments**

# Minutes of the Development Review Committee of the City of Key West April 26, 2012

**DRAFT**

Page 1 of 5

## Call Meeting To Order

Brendan Cunningham, Senior Planner, called the City of Key West Development Review Committee (DRC) Meeting of April 26, 2012 to order at **10:04 am** at Old City Hall, in the antechamber at 510 Greene Street, Key West.

## Pledge of Allegiance to the Flag

## Roll Call

DRC Member or Designated Staff	DRC Representative	Present	Absent
ADA Coordinator	Diane Nicklaus	X	
Building Official	John Woodson / Wayne Giordiano		X
Department of Transportation	Myra Wittenberg		X
Fire Chief	Alan Averette	X	
Florida Keys Aqueduct Authority	Marnie Walterson		
General Services/Engineering Director	Doug Bradshaw / Elizabeth Ignoffo	X	
HARC Planner	Enid Torregrosa	X	
Keys Energy	Matthew Alfonso / Dale Finigan		
Landscaping Coordinator	Paul Williams	X	
Planning Director	Don Craig		X
Police Chief	Steve Torrence		X
Public Works	Greg Veliz		X
Sustainability Coordinator	Alison Higgins		X

## Also present:

Agency / Department	Name	Present	Absent
FEMA Coordinator	Scott Fraser		X
Planning Department	Carlene Smith	X	
Planning Department	Brendon Cunningham	X	
Planning Department	Nicole Malo	X	
Planning Department/Recording Secretary	Lindsey Ballard	X	

## Approval of Agenda

### Actions/Motions:

A motion was made by Ms. Enid Torregrosa, seconded by Mr. Alan Averette, that the agenda be **Approved**. The motion **Passed** by a unanimous voice vote.

## Approval of Minutes

## Discussion Items

<b>1</b>	<p><b>Minor Development Plan - 202 William Street (RE# 00072082-003900)</b> – A minor development plan for a commercial property in the HRCC-1 zoning district per Section 108-91 (A.)(1.)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.</p> <p><b>Staff Report:</b> Presented by Nicole Malo. Minor Development plan that has been approved by HARC. The Site plans look good, additional information may be required at a later date for Staff Reports.</p> <p><b>Applicant:</b> No Comments.</p>
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**Minutes of the Development Review Committee of the City of Key West  
April 26, 2012**

**DRAFT**

Page 2 of 5

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	<p><b>DRC Member Comments:</b></p> <p><b>ADA Coordinator</b> – Bathrooms need to be ADA Compliant.</p> <p><b>Fire Chief</b> – No Objections.</p> <p><b>HARC Planner</b> – Need to add the HARC number.</p> <p><b>Planning Director</b> – Need the Authorization Form.</p> <p><b>General Services</b> – The Sanitary sewer needs to be traffic rated, identify the water meter locations and sort out where the swell is going to be versus the ticket booth.</p> <p><b>Landscaping</b> – No Comments.</p> <p>There were no additional Committee member comments for the record.</p> <p><b>Public Comments:</b> There were no public comments.</p>
2	<p><b>Variance - 202 William Street (RE# 00072082-003900)</b> – A variance for development within the Coastal Construction Control Line Setback in the HRCC-1 zoning district per Section 122-1148 of the Land Development Regulations of the Code of Ordinances of the City of Key West.</p> <p><b>Staff Report:</b> Presented by Nicole Malo. Application is for the Coastal Construction control line setback. No other variances are required for this application because it is part of the greater bight area.</p> <p><b>Applicant:</b> The applicant was not present.</p> <p><b>DRC Member Comments:</b></p> <p><b>ADA Coordinator</b> – No Comments.</p> <p><b>Fire Chief</b> – No Comments.</p> <p><b>HARC Planner</b> – Need to add the HARC number.</p> <p><b>Planning Director</b> – No Comments.</p> <p><b>General Services</b> – Applicant needs to make sure that the foundation for the new building meets the requirements for Zone B.</p> <p><b>Landscaping</b> – No Comments.</p> <p>There were no additional Committee member comments for the record.</p> <p><b>Public Comments:</b> There were no public comments.</p>



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

April 25, 2012

Arch. Haven Burkee  
Bender and Associates  
#410 Angela Street  
Key West, Florida 33040

**RE: NEW ELEVATED OFFICE BUILDING AND RENOVATIONS OF  
EXISTING CONCRETE STRUCTURE  
FOR: #202 WILLIAM STREET - HARC APPLICATION # H12-01-258  
KEY WEST HISTORIC DISTRICT**

Dear Architect Burkee:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the above mentioned project on the public hearing held on Wednesday, April 11, 2012. The Commissioners motioned to approve the project bases on the submitted documents and your presentation.

You may now apply for the necessary permits and approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

Xc Marilyn Wilbarger  
Senior Property Manager

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS

APPLICATION # 12-01000250

OWNER'S NAME: CITY OF KEY WEST DATE: 2.10.12

OWNER'S ADDRESS: KEY WEST BIGHT (MARILYN WILBARGER) PHONE #: (305) 909-3794

APPLICANT'S NAME: BEUDER & ASSOCIATES PHONE #: (305) 296-1347

APPLICANT'S ADDRESS: 410 ANGELO ST.

ADDRESS OF CONSTRUCTION: 202 WILHELM ST. # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: NEW ELEVATED OFFICE BUILDING;  
RENOVATION OF EXISTING CONCRETE  
STRUCTURE.

*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.

Required Submittals

	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	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: \_\_\_\_\_

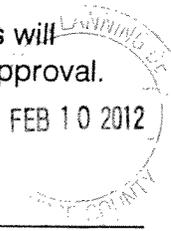
Fee Due: \$ \_\_\_\_\_

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

Date: 2.10.12

Applicant's Signature: \_\_\_\_\_

[Signature]  
3.2.12  
 City of Key West



# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred

3/14/12 *postponed*

Reason for Deferral or Denial:

3/14/12 - postponed for further information + to incorporate  
feedback from commission members  
4/11/12 - project approved *skullnet*

HARC Comments:

Not listed.  
Guidelines for additions, alterations & new  
construction (pages 36-38a).

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 4/11/12  
3/14/12

Signature: *Randy Malvest*  
*Randy Malvest*

Historic Architectural  
Review Commission

FEB 1 2012



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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**TO:** Donald Craig, Planning Director  
Nicole Malo, Planner II

**CC:** Doug Bradshaw, Senior Project Manager

**FROM:** Elizabeth Ignoffo, E.I., Permit Engineer

**DATE:** May 9, 2012

**SUBJECT: Schooner Wharf Building, 202 William Street  
Site, Utility and Drainage Plan Review and Comments**

The Site, Utility and Drainage Plans for the Schooner Wharf Building, dated 3/29/12, have been reviewed. The following comments are provided:

1. Plans show the removal of the existing water meters. Please show the location for the new water meters, backflow preventors, and detail for connection to the existing water service line tie-in. Please coordinate backflow preventor and water meter installation with the Florida Keys Aqueduct Authority.
2. The utility plan shows the electrical service line traversing below the stage. Please revise the plans to show excavation for the electrical service line that avoids the stage.
3. Sanitary sewer service cleanout shall be traffic rated. Adaptor boot connections shall not be allowed. All pipe and fittings shall be SDR 35/26 PVC pipe, meeting ASTM D3034 specifications.
4. Pursuant to the City of Key West Code of Ordinances, Sec. 74-171, restaurants are required to have grease interceptors installed. Please show the grease interceptor on the Utility Plan.
5. The drainage plan shows two stormwater retention swales located within the designated project area. Notation on the swales indicates the swales shall be four feet wide, 0.75 feet deep, and constructed with a 4:1 slope. Please correct the swale depth, and corresponding retention volume to accommodate a four-foot wide swale with 4:1 slope. The maximum allowable depth for a four-foot wide 4:1 slope swale is 1/2-foot.

Please revise and resubmit the Site, Utility and Drainage Plans for the Schooner Wharf Building located at 202 William Street to the Planning Department.

**From:** Carlene Smith  
**Sent:** Thursday, April 26, 2012 3:15 PM  
**To:** Scott Fraser  
**Cc:** Nicole Malo  
**Subject:** RE: Schooner Wharf  
[I cc'd nic for her review](#)

-c

**From:** Scott Fraser [mailto:[sfraser@keywestcity.com](mailto:sfraser@keywestcity.com)]  
**Sent:** Thursday, April 26, 2012 11:23 AM  
**To:** Carlene Smith  
**Subject:** Schooner Wharf

Carleen,

I have a few comments regarding the Schooner Wharf project that will likely need to be addressed either by the Planning Board or when a building permit is applied for:

1. The plan is to use ground flood siding that will be a perforated steel mesh type material.
  - 1a. Steel/metal below flood levels should be documented as non-corrosive to salt water.  
<http://www.fema.gov/library/viewRecord.do?id=1580>
  - 1b. This structure will be located within a VE flood zone, thus the first floor walls will need to be break-away walls. Applicant will need to show how they plan to make these steel mesh walls break-away & that no attachments (electrical/plumbing) will be constructed upon the walls.  
<http://www.fema.gov/library/viewRecord.do?id=1722>
  - 1c. If flood vents aren't to be installed, Applicant will need to demonstrate the perforated steel mesh will accommodate expected flood flow rates with velocity. <http://www.fema.gov/library/viewRecord.do?id=1579>
2. Acknowledge that no appliances nor sewer openings will be below the Base Flood Elevation (BFE). That the area below BFE will be strictly used for storage, parking or access.
3. Construction materials used below BFE are flood resistant materials (salt water).  
<http://www.fema.gov/library/viewRecord.do?id=1580>

*Scott*

Scott Fraser, CFM  
City of Key West, Florida  
FEMA Coordinator/Floodplain Administrator  
305-809-3810 o.  
305-923-4964 c.

[sfraser@keywestcity.com](mailto:sfraser@keywestcity.com)

**ELEVATORS:**  
**FBC 2007 11-4.1.1 ACCESSIBLE BUILDING: NEW CONSTRUCTION**

**EXCEPTION 1: ELEVATORS ARE NOT REQUIRED IN FACILITIES THAT ARE LESS THAN THREE STORIES OR THAT HAVE LESS THAN 3,000 SQUARE FEET (279 SQUARE METERS) PER STORY UNLESS THE BUILDING IS A SHOPPING CENTER, A SHOPPING MALL, OR THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER, OR ANOTHER TYPE OF FACILITY AS DETERMINED BY THE US ATTORNEY GENERAL.**

# **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
 Marathon (305) 289-2550  
 Plantation Key (305) 852-7130

## Property Record View

**Alternate Key: 8817584 Parcel ID: 00072082-003900**

Website tested on  
 Internet Explorer.  
 Requires Adobe Flash  
 10.3 or higher

### Ownership Details

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

### Property Details

**PC Code:** 33 - NIGHTCLUBS, LOUNGES, BARS  
**Millage Group:** 12KW  
**Affordable Housing:** No  
**Section-Township-Range:** 31-67-25  
**Property Location:** 202 WILLIAM ST KEY WEST  
**Legal Description:** KW PT SQR 11 (SCHOONER WHARF BAR LEASE) G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	45	127	5,850.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 1  
**Total Living Area:** 2196  
**Year Built:** 1955

### Building 4 Details

<b>Building Type</b>	<b>Condition A</b>	<b>Quality Grade</b> 350
<b>Effective Age</b> 20	<b>Perimeter</b> 338	<b>Depreciation %</b> 23
<b>Year Built</b> 1955	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 2,196
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:**

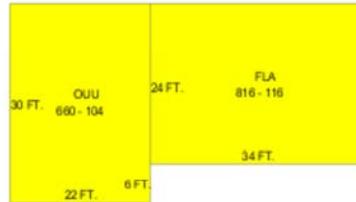
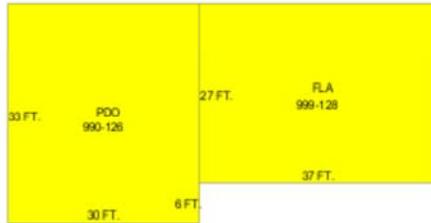
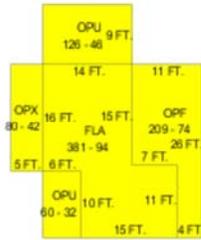
<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0

Heat Src 1  
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 3

Heat Src 2

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	1992					999
2	PDO		1	1992					990
3	OUU		1	1992					660
4	FLA		1	1992					816
5	FLA		1	1992					381
6	OPU		1	1992					126
7	OPX		1	1992					80
8	OPU		1	1997					60
9	OPF		1	1997					209

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16442	NIGHT CLUBS, BARS C	100	N	N
	16443	PDO	100	N	N
	16444	OUU	100	N	N

16445	OFFICE BLD-1 STORY	100	N	Y
16446	NIGHT CLUBS, BARS C	100	N	N
16447	OPU	100	N	N
16448	OPX	100	N	N
16449	OPU	100	N	N
16450	OPF	100	N	N

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
5667	MIN WOOD SIDING	48
5668	C.B.S.	52

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
8	TK2:TIKI	25 SF	5	5	1990	1991	5	40

**Appraiser Notes**

6/11/04 IN PREVIOUS YEARS THIS PARCEL INCLUDED ALL OF THE LAZY WAY SHOPS, JIMMY BUFFETT RECORDING STUDIO, VARIOUS TICKET BOOTHS AND LAZY WAY LANE. THIS PARCEL NOW TAKES IN ONLY THE PARCEL WHICH SCHOONER WHARF BAR IS LOCATED. ALL OTHER LANDS ARE ASSESSED SEPARATELY UNDER THEIR OWN PARCEL ACCOUNT NUMBERS. DONE FOR THE 2004 TAX ROLL. LG

TPP-202 WILLIAM ST: AK#8927690-SCHOONER WHARF REST. AK#8998815-MAGIC PENNY SEA TAXIE AK#8854307-COQUILLE CO. CHARTER BOAT AK#8707932-ZYDECO CHARTER BOAT

205 ELIZABETH ST: AK#8886161-BASEBALL BILLS AK#8915021-HARBORWALK STORES AK#8929031-KEY WEST TREASURE CHEST AK#8956036-GALLEON GROUP AK#8967707-GARDEN OF PARADISE AK#8972129-ROGER WEBB-ARTIST AK#8969588-B DAZZLED AK#8972096-CAYO HUESO AK#8976452-KAREN LEONARD AK#8995152-CONCH CONCIERGE

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-0461	02/18/2009	03/29/2010	8,000	Commercial	PULL AND RESET 2 ADA WATER CLOSETS
10-688	03/09/2010		2,892	Commercial	REPLACE 2.5 TON PACKAGE UNIT A/C ON ALUMINUM STAND
10-322	02/05/2010	04/13/2010	2,400	Commercial	REFURBISH SIGN ON WALL
23 03-1462	04/30/2003	10/31/2003	2,250	Commercial	AWNINGS
22 03-1099	03/27/2003	10/31/2003	2,000	Commercial	REPLACE DOORS
21 03-0355	02/06/2003	10/31/2003	1,000	Commercial	PAINT MURAL
20 0201767	06/28/2002	11/07/2002	4,200	Commercial	FIX ROOF LEAK
19 0000644	03/14/2000	08/16/2000	500	Commercial	ELECTRICAL
18 0000141	01/14/2000	08/16/2000	1,500	Commercial	ELECTRICAL
17 0000227	01/26/2000	08/16/2000	3,370	Commercial	9 HAND DRYERS
16 0000049	01/06/2000	08/16/2000	2,500	Commercial	AC WORK
15 9904140	12/21/1999	08/16/2000	1,500	Commercial	300 AMP AT BAR

14	9903315	09/22/1999	11/29/1999	500	Commercial	ELECTRIC
13	9901125	09/29/1999	11/29/1999	5,000	Commercial	CHK-IN TIKI FOR SABAGO
33	9800192	10/30/1998	12/03/1998	378,250	Commercial	A/C
32	9803074	10/05/1998	12/03/1998	10,000	Commercial	PLUMBING
31	9802892	09/16/1998	12/03/1998	45,000	Commercial	STR.LIGHTS LAZY WAY
30	9800852	08/25/1998	12/03/1998	620,000	Commercial	ELECTRICAL
29	9802340	07/28/1998	12/03/1998	19,000	Commercial	REMOVE DEISEL TANK
28	9801766	06/29/1998	12/03/1998	500	Commercial	AWNING OVER STORE FRNT
27	9801655	05/27/1998	12/03/1998	2,000	Commercial	INTERIOR REMODEL WEDDING
26	9800827	03/30/1998	12/03/1998	2,000	Commercial	ROOF
25	9800422	02/13/1998	12/03/1998	3,500	Commercial	EXTERIOR PAINTING
12	9701499	09/01/1997	12/01/1997	10,000	Commercial	GAZEBO
11	9702309	06/01/1997	12/01/1997	500	Commercial	ELECTRICAL
10	9702559	08/01/1997	12/01/1997	15,000	Commercial	DEMOLITION
9	9702607	08/01/1997	12/01/1997	500	Commercial	ELECTRICAL
8	9703039	09/01/1997	12/01/1997	10,000	Commercial	ROOF
7	A950375	02/01/1995	12/01/1995	2,000	Commercial	10 SQRS RFG.
6	A952352	07/01/1995	12/01/1995	1,088	Commercial	4 SQRS FIBERLITE
5	P952269	07/01/1995	12/01/1995	3,200	Commercial	10 PLUMBING FIXTURES
4	E952286	07/01/1995	12/01/1995	600	Commercial	ELECTRICAL
3	B952209	07/01/1995	12/01/1995	30,000	Commercial	RENOVATE BATHS MOVE STAIR
1	A951771	05/01/1995	12/01/1995	800	Commercial	SIGN
34	B942949	09/01/1994	12/01/1995	7,800	Commercial	REPAIR TIE BEAM
	05-1227	04/15/2005	12/31/2005	2,400	Commercial	EMERGENCY ELECTRIC REPAIRS

## 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
2011	248,350	188	624,479	873,017	873,017	0	873,017
2010	248,350	199	635,632	884,181	884,181	0	884,181
2009	248,350	206	931,063	1,179,619	1,179,619	0	1,179,619
2008	258,026	218	1,170,000	1,428,244	1,428,244	0	1,428,244
2007	191,614	225	1,170,000	1,361,839	1,361,839	0	1,361,839
2006	196,404	236	936,000	1,317,008	1,317,008	0	1,317,008
2005	219,763	244	877,500	1,097,507	1,097,507	0	1,097,507
2004	219,702	255	655,200	875,157	875,157	0	875,157
2003	290,453	107,569	968,643	1,366,665	1,366,665	13,667	1,352,998
2002	290,453	109,084	968,643	1,368,180	1,368,180	13,682	1,354,498
2001	290,453	111,308	968,643	1,370,404	1,370,404	13,704	1,356,700
2000	290,212	54,105	968,643	1,312,960	1,312,960	13,130	1,299,830

<b>1999</b>	317,945	54,528	968,643	1,341,116	1,341,116	13,411	1,327,705
<b>1998</b>	217,009	55,467	968,643	1,241,119	1,241,119	12,411	1,228,708
<b>1997</b>	210,676	55,354	916,689	1,182,719	1,182,719	11,827	1,170,892
<b>1996</b>	191,523	17,831	916,689	1,126,043	1,126,043	11,260	1,114,783
<b>1995</b>	195,533	16,057	916,689	1,128,279	1,128,279	11,282	1,116,997
<b>1994</b>	202,617	16,102	916,689	1,135,408	1,135,408	11,354	1,124,054
<b>1993</b>	202,617	16,147	916,689	1,135,453	1,135,453	0	1,135,453

## 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 10,823 times.

Monroe County Property Appraiser  
 Karl D. Borglum  
 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., May 31, 2012 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:

**Minor Development Plan - 202 William Street (RE# 00072082-003900)** – A minor development request for a commercial property in the HRCC-1 zoning district per Section 108-91 (A.)(1.)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Variance - 202 William Street (RE# 00072082-003900)** – A variance request for development within the Coastal Construction Control Line Setback in the HRCC-1 zoning district per Section 122-1148 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).**

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

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

**Minor Development Plan - 202 William Street (RE# 00072082-003900)** – A minor development request for a commercial property in the HRCC-1 zoning district per Section 108-91 (A.)(1.)(b.) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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<b>Applicant:</b>	City of Key West	<b>Owner:</b>	City of Key West
<b>Project Location:</b>	202 William	<b>Date of Hearing:</b>	Thursday, May 31, 2012
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Smith at [cesmith@keywestcity.com](mailto:cesmith@keywestcity.com) .**

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

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

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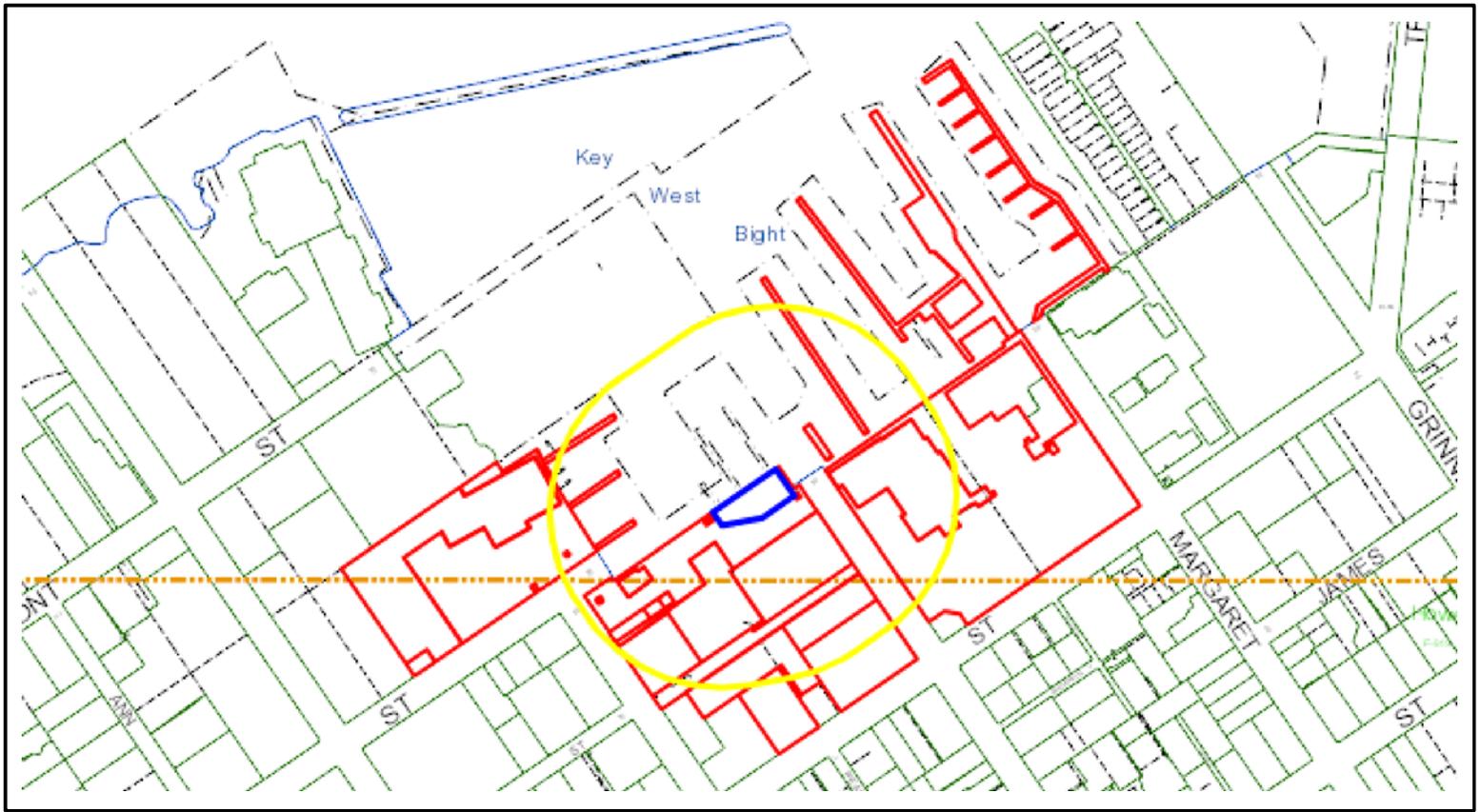
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# Monroe County, Florida

## 202 William

Printed: May 03, 2012

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.



<b>NAME</b>	<b>ADDRESS</b>	<b>UNIT</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>COUNTRY</b>
1 M AND I REGIONAL PROPERTIES LLC	309 WHITEHEAD ST		KEY WEST	FL	33040	
2 GALLETTA PROPERTY GROUP LLC	3266 PACETTI RD		SAINT AUGUSTIN	FL	32092-0486	
3 WELF LEONARDO A	219 ELIZABETH STREET		KEY WEST	FL	33040	
4 CALLEJA JOHN F AND ALICE	1404 PETRONIA ST		KEY WEST	FL	33040	