

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



To: Chairman and Planning Board Members

From: Nicole Malo, Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: September 20, 2012

Agenda Item: **Exception for Outdoor Merchandise Display – 812 Caroline Street, (RE# 00003150-000000)** – A request to allow the display of merchandise sold in-store, for Red Door Gallery, Inc., in the HNC-2 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The applicant is requesting an Exception for Outdoor Merchandise Display to allow the use of one postcard rack, one small table, the doors and the window shutters for display of merchandise at Red Door Gallery along Caroline Street.

Applicant: Rene Blais

Property Owner: Red Door Gallery Inc.

Location: 812 Caroline Street
RE#00003150-000000

Zoning: HNC-2



Background

812 Caroline Street, a commercial retail property that sells wall art, is located on the corner of Caroline Street and Roberts Lane. The primary structure on the property is a historically contributing, concrete, one storey structure with two six foot wide accordion glass doors with wood frames and wood shutters; and one standard three foot glass door with a wooden frame. As part of this application review staff discovered that the property has two encroachments onto the right-of-way that need to be rectified: an overhang from the primary historically contributing structure over the sidewalk along Caroline Street; and a fence and various non-historic structures that encroach on Roberts Lane. In response, the applicant chose to apply for an easement for each of the encroachments that will be heard by the City Commission on October 16, 2012, after the date of this report. The proposed area for the display is within the property boundaries and does not affect this application request.

Request

The applicant is requesting an Exception for Outdoor Merchandise Display for the maximum timeframe of 60 months as follows:

- Display of merchandise hanging on the single door; the wood shutters; the façade of the building; the adjacent eight foot picket fence; and on support beams of the structure.
- Display of merchandise on one rack and one postcard stand on the stoop.

Analysis

The outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board, as provided in Section 106-52 of the City Code. Pursuant to Section 106-51 of the City Code, merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. The Planning Board has the authority to choose to approve the proposed Exception for a lesser term than the maximum amount of time that has been requested. Staff has analyzed the proposed display based on the following criteria:

(1) Factors favoring the Exception are as follows:

a. The location of the proposed Exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.

The proposed display area is not a space specifically designed for use by outdoor merchants or the placement of outdoor merchandise.

b. The Exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.

The HNC-2 zoning district is intended by the code to be a traditional neighborhood commercial district; although, the Caroline Street Corridor is better characterized as a retail, arts and restaurants district that attracts locals and visitors alike. The type of merchandise proposed for display is compatible with the character of the historic neighborhood; however, the type of display and manner in which the merchandise is displayed is incompatible with the surrounding historic residential or commercial character.

- c. The Exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.**

The location of the proposed display is not setback and abuts the public right-of-way.

(2) Factors disfavoring the Exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the Exception.**

When reviewing this specific request, the Planning Department coordinated with the City's Historic Preservation Planner, and the proposed display obscures the architecture and the manner in which the art is displayed detracts from the visual character of the neighborhood. Reduction and better organization of the display design was requested by the applicant in order to enhance the visibility of the structure and promote characteristics compatible of the Caroline Street Corridor; although the applicant has chosen to move forward as proposed.

- b. The location of the proposed Exception abuts, with minimal setback, a street of the historic district, thus the Exception is visible from heavily used public places and rights-of-way.**

The location of the proposed display abuts the Caroline Street sidewalk, a heavily used right-of-way within the historic district. In fact the display on the inside of the shop is visually and physically accessible from the sidewalk.

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

At the DRC review the Fire Marshall expressed concern that a hammock hanging in one of the entry ways, as shown in the proposed display photos, in addition to the proposed table and postcard rack, and tables and displays within the shop immediately inside the entry presents a hazard to public safety. As a condition of approval display items shall not be placed within the required 36" ingress and egress areas and pathways into and around the shop.

RECOMMENDATION

The Planning Department, based on criteria established by the City's Comprehensive Plan and Land Development Regulations, recommends the request for Exception to the Outdoor Merchandise Display be denied. However, if the Planning Board chooses to approve the Exception the Planning Department recommends the following conditions:

1. The Exception is limited to:
 - Display of merchandise hanging in an organized and limited fashion within the frame of the single glass door (either open or closed);
 - Display of merchandise hanging in an organized and limited fashion on the shutters.

2. The applicant shall submit new photographs of the Outdoor Display in accordance with condition # one (1), that is acceptable to the Historic Preservation Planner, before the resolution is signed, that shall become the official site plans attached to this approval.
3. The Exception will only be present during hours of operation.
4. The Exception is specific to the applicant, Rene Blais, and granted for a term of 60 months.
5. A certificate of appropriateness will be required for signage, or any other elements of the site plan that are required pursuant to the Historic Architectural Review Commission (HARC) guidelines.
6. Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
 - a) The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;
 - b) The Exception was granted pursuant to mistaken or misleading information; or
 - c) The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of this Exception.
7. The City Manager or the Planning Board upon written petition by any City resident may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.
8. That no display is allowed within 36" of the door way access path and Fire access.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2012-__**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD DENYING AN EXCEPTION
FOR OUTDOOR MERCHANDISE DISPLAY FOR
PROPERTY LOCATED AT 812 CAROLINE STREET
(RE# 00003150-000000) IN HNC-2 ZONING
DISTRICT PER SECTION 106-52 OF THE LAND
DEVELOPMENT REGULATIONS OF THE CODE
OF ORDINANCES OF KEY WEST FLORIDA;
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the subject property is located in the Historic Neighborhood Commercial -2 Zoning District (HNC-2); and

WHEREAS, Section 106-51 of the City Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

WHEREAS, Section 106-52 of the City Code of Ordinances provides that exceptions to the general prohibition may be granted upon application to the Planning Board; and

WHEREAS, a request was submitted for Planning Board consideration to clarify that art prints would be displayed within the approved Exception area; and

WHEREAS, the Planning Board met on September 20, 2012 at a duly noticed public

_____Chairman

_____Planning Director

hearing to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

WHEREAS, the Planning Board found that the request did not meet the criteria for Exception to Outdoor Display and was not harmonious with the historic character of the area and thus denied the request; and

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 an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, for the outdoor display of merchandise was denied for property located at 812 Caroline Street (RE# 00003150-000000) as shown on the attached location sketch with site photos.

Section 3. 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 4. This denial of an Exception to Section 106-51 and this resolution is subject to an appeal period as provided by the City of Key West Code of Ordinances (including the Land Development Regulations) and the decision of the Planning Board shall be final unless the decision is appealed to the county Circuit Court within ten (10) days of the decision.

_____ Chairman

_____ Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 20th day of September, 2012.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

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



Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner. This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

Applicant's Name RENE BLAIS

Address of Proposed Display 812 CAROLINE ST.

RE# of Property 1

Business Name RED DOOR GALLERY INC

Business Address 812 CAROLINE ST. KW.

Applicant's Mailing Address 812 CAROLINE ST. KW.

Telephone 305-2966628 Email _____

Name of Property Owner RENE BLAIS

Mailing Address 812 CAROLINE ST. K.W.

Telephone 305 2966628 Email _____

Located in or on:

a porch, patio, or other attached portion of an adjacent permanent structure.

an arcade, gazebo, or other temporary structure.

a cart or movable booth. (Must have received or obtained HARC approval)

a portable table, rack, or other non-permanent equipment.



Describe the specific merchandise to be displayed and business conducted.

ART WORK (FRAMED AND UNFRAMED PAINTINGS
ATTACHED TO THE BUILDING) ONE PRINT DISPLAY
RACK AND ONE POSTCARD RACK ON THE STEP OF THE
PROPERTY

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



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

PRINT DISPLAY RACK 50 INCHES HIGH 18 INCHES

WIDE 44 INCHES LONG MADE OF WOOD

POST CARD RACK 12 INCHES DIAMETER

64 INCHES TALL MADE OF METAL

How far is the display from the street? 10 FEET 6 INCHES

How far is the display from the sidewalk? 6 INCHES TO 18 INCHES

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

PLEASE PROVIDE THE FOLLOWING TO COMPLETE YOUR APPLICATION:

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

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

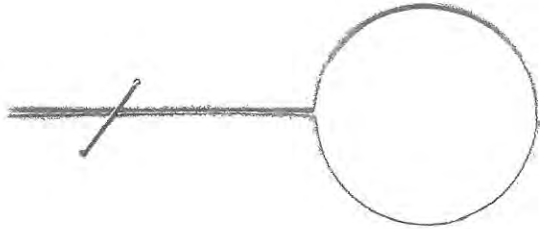
Signature

Lene Glais

Date

01/30/12





10



City of Key West
Code Compliance Department
P.O. Box 1409
Key West, FL 33041

GOOD NEIGHBOR COURTESY NOTICE

On this day, a Key West Code Compliance Officer performed an inspection of this property in response to a complaint / personal observation. The purpose of the inspection was to determine if the property is in violation of the City Code of Ordinances. As a result of that inspection, the Compliance Officer observed your property is in violation of the Code Section(s) below. The City of Key West seeks your voluntary compliance with this matter. In order to address and resolve the issue(s), you or your representative should correct this violation within 10 days of the date of this warning notice, and then contact the Compliance Officer listed below to verify that the violation has been corrected.

Date 1/25/12 Time 1208pm Case# 12-9147
Address 812 Cooling Street
Owner (if known) Gene & Lois Medlock
Coaching Inc

VIOLATION:	SECTION:	CORRECTION METHOD:
Building	_____	_____
Business Tax	_____	_____
Plumbing	_____	_____
Electrical	_____	_____
Mechanical	_____	_____
Sign	_____	<u>No new exception for Merchandise</u>
Landscaping	_____	<u>to be placed outside</u>
Fence	_____	_____
Engineering	_____	_____
Zoning	_____	_____
Trash	_____	_____
Water Restrictions	_____	_____
Other	<u>10 days</u>	_____

This notice was issued by Code Compliance Officer Leonardo Hernandez who can be reached at (305) 809- 3730 to verify compliance.

Thank you for helping keep our city clean and green.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, RENE BLAIS, in my capacity as PRESIDENT
(print name) (print position; president, managing member)

of RED DOOR GALLERY INC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

812 CAROLINE ST KEWEST FL 33090
Street Address of subject property

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

Rene Blais
Signature of Authorized Representative

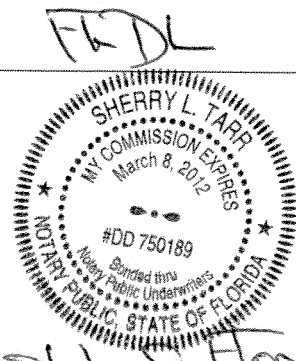
Subscribed and sworn to (or affirmed) before me on this 01/30/12 by
date
RENE BLAIS
Name of Authorized Representative

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

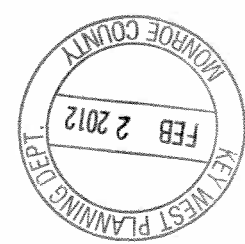
[Signature]
Notary's Signature and Seal

Sherry L Tarr
Name of Acknowledger typed, printed or stamped

DD 750189
Commission Number, if any



State of Florida
County of Monroe



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, RENÉ BLAIS as
Please Print Name of person with authority to execute documents on behalf of entity

PRESIDENT of RED DOOR GALLERY INC
Name of office (President, Managing Member) *Name of owner from deed*

authorize _____
Please Print Name of Representative

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

René Blais
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 01/30/12 by
date

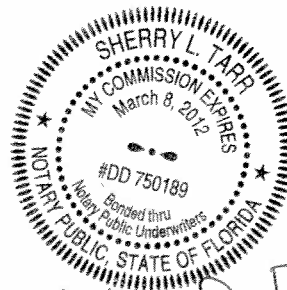
René Blais RENE BLAIS
Name of Authorized Representative

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

Sherry L. Tarr
Notary's Signature and Seal

Sherry L. Tarr
Name of Acknowledger typed, printed or stamped

DD 750189
Commission Number, if any



State of Florida
County of Monroe

Deed

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
Address: 221 Simonton Street
Key West, FL 33040

Doc# 1722914 12/15/2008 10:22AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Doc# 1722914
Bk# 2392 Pg# 128

**QUIT CLAIM DEED
(Corrective)**

THIS DEED IS FILED TO CORRECT THAT CERTAIN QUIT CLAIM DEED RECORDED ON MARCH 15, 2005, IN OFFICIAL RECORDS BOOK 2093, PAGE 2409, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, TO CORRECT THE PARCEL ID# AND TO INCORPORATE A COMPLETE LEGAL DESCRIPTION OF THE PROPERTY.

THIS QUIT CLAIM DEED, executed this 11th day of December, 2008, by and between ALLAN K. MILLER, a single man, individually and as Trustee of the ALLAN K. MILLER LIVING TRUST DATED MAY 14, 2003, whose address is 806 Caroline Street, Key West, FL 33040, party of the first part, and RED DOOR GALLERY, INC., a Florida corporation, whose address is 812 Caroline Street, Key West, FL 33040, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Lot Three (3) in Square Twenty-one (21); BEGINNING at the corner of Roberts Alley and Caroline Street and running thence in a Southwesterly direction along said Caroline Street Thirty-eight (38) feet; thence at right angles in a Southeasterly direction Fifty-eight (58) feet and Nine (9) inches; thence at right angles in a Northeasterly direction Thirty-eight (38) feet; thence at right angles in a Northwesterly direction Fifty-eight (58) feet and Nine (9) inches to the Point of Beginning.

PARCEL IDENTIFICATION NO.: 00003150-000000



SUBJECT TO: Taxes for the year 2008 and subsequent years.


SUBJECT TO: Conditions, restrictions, limitations, reservations and easements of record, if any.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

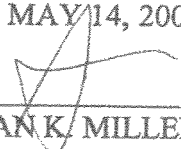
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part forever.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:



ALLAN K. MILLER, individually


ALLAN K. MILLER LIVING TRUST
DATED MAY 14, 2003
By: 

ALLAN K. MILLER, Trustee



Signature of Witness
Susan M. Cardenas

Printed Name of Witness



Signature of Witness


Cindy Sawyer

Printed Name of Witness



Signature of Witness
Susan M. Cardenas

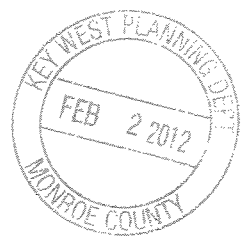
Printed Name of Witness



Signature of Witness

Cindy Sawyer

Printed Name of Witness



STATE OF FLORIDA:
COUNTY OF MONROE:

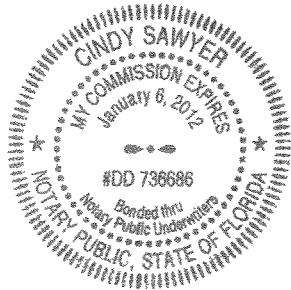
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ALLAN K. MILLER, individually and as Trustee of the ALLAN K. MILLER LIVING TRUST DATED MAY 14, 2003, who is personally known to me to be the person described in and who executed the foregoing Quit Claim Deed or who produced Florida DL as identification, and he has acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, County of Monroe, State of Florida, this 11th day of December, 2008.

Cindy Sawyer
Printed Name of Notary

Cindy Sawyer
NOTARY PUBLIC

My Commission Expires:

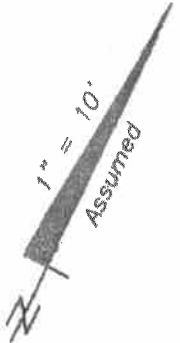


MONROE COUNTY
OFFICIAL RECORDS



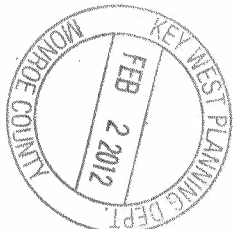
Survey

Boundary Survey Map of part of Lot 3, Square 21,
of Wm. Whitehead's map of the Island of Key West



LEGEND

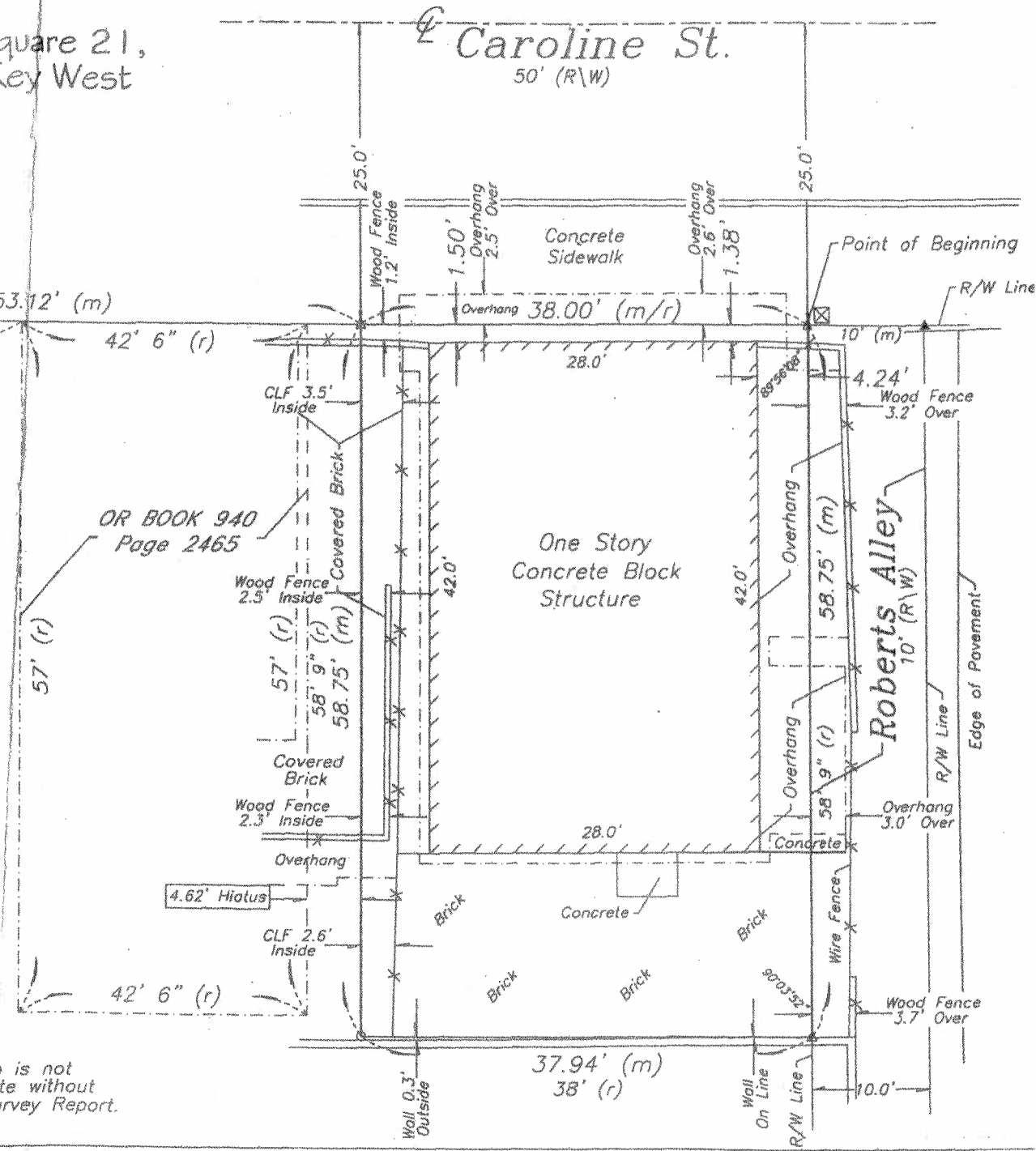
- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



Sheet One of Two Sheets

YNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.



Boundary Survey Report of part of Lot 3, Square 21,
of Wm. Whitehead's map of the Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 812 Caroline Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: May 28, 2008.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West known on William A. Whitehead's map delineated in February A.D. as part of Lot Three (3), Square Twenty-one (21). Beginning at the corner of Roberts Alley and Caroline Street and running thence in a Southwesterly direction along said Caroline Street Thirty-eight (38) feet; thence at right angles in a Southeasterly direction Fifty-eight (58) feet and Nine (9) inches; thence at right angles in a Northeasterly direction Thirty-eight (38) feet; thence at right angles in a Northwesterly direction Fifty-eight (58) feet and Nine (9) inches to the Point of Beginning.

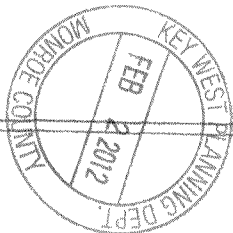
BOUNDARY SURVEY FOR: Red Door Gallery, Inc.;

J. LYNN O'FLYNN, INC.


Lynn O'Flynn, PSM
Florida Reg. #6298

June 28, 2008

11-13-09 Revised arrows & overhang along NW'ly boundary line



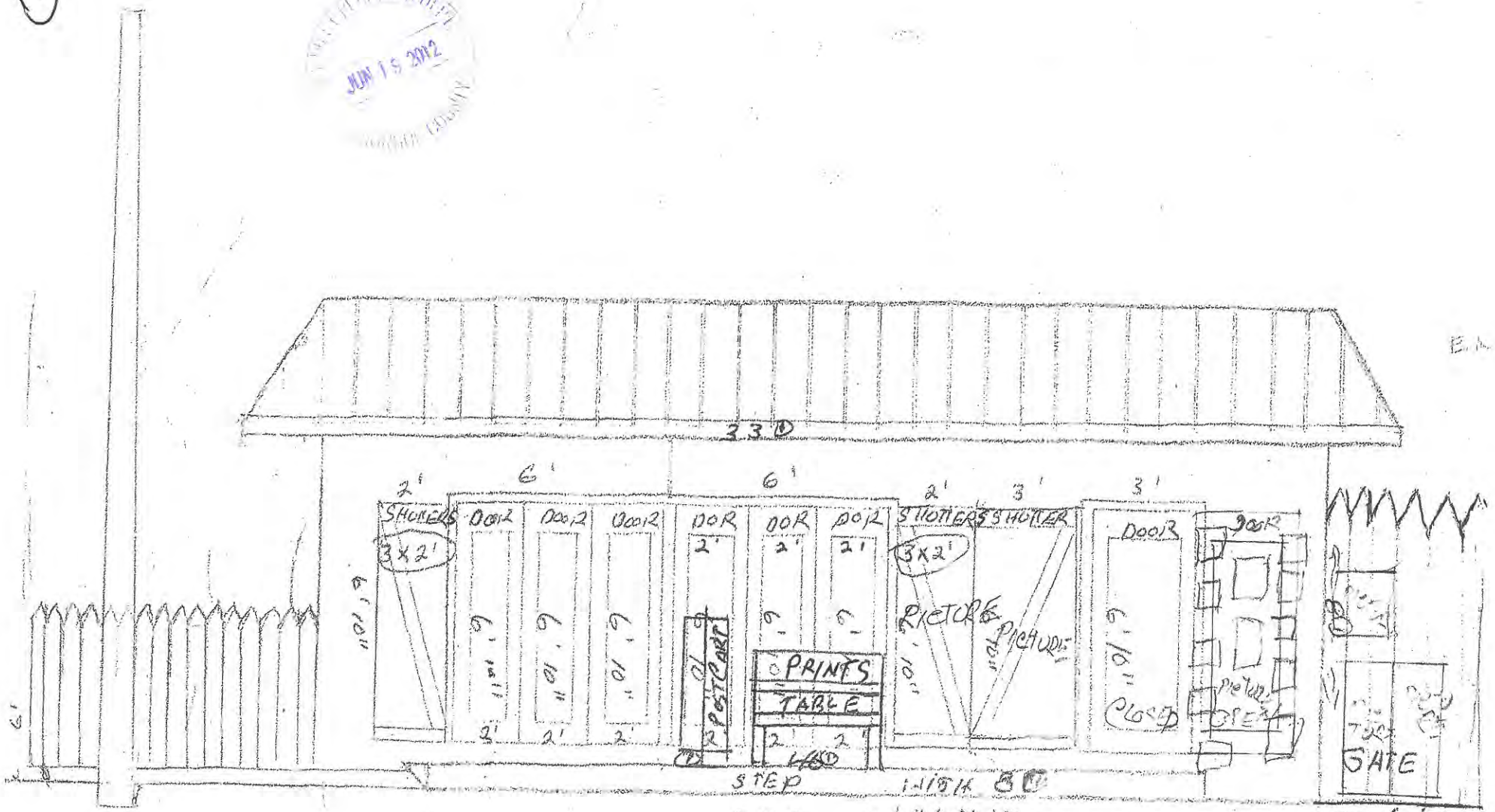
Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Proposed Display and Site Plan

3

UNIVERSITY OF CALIFORNIA
JUN 19 2002
SANTA BARBARA COUNTY

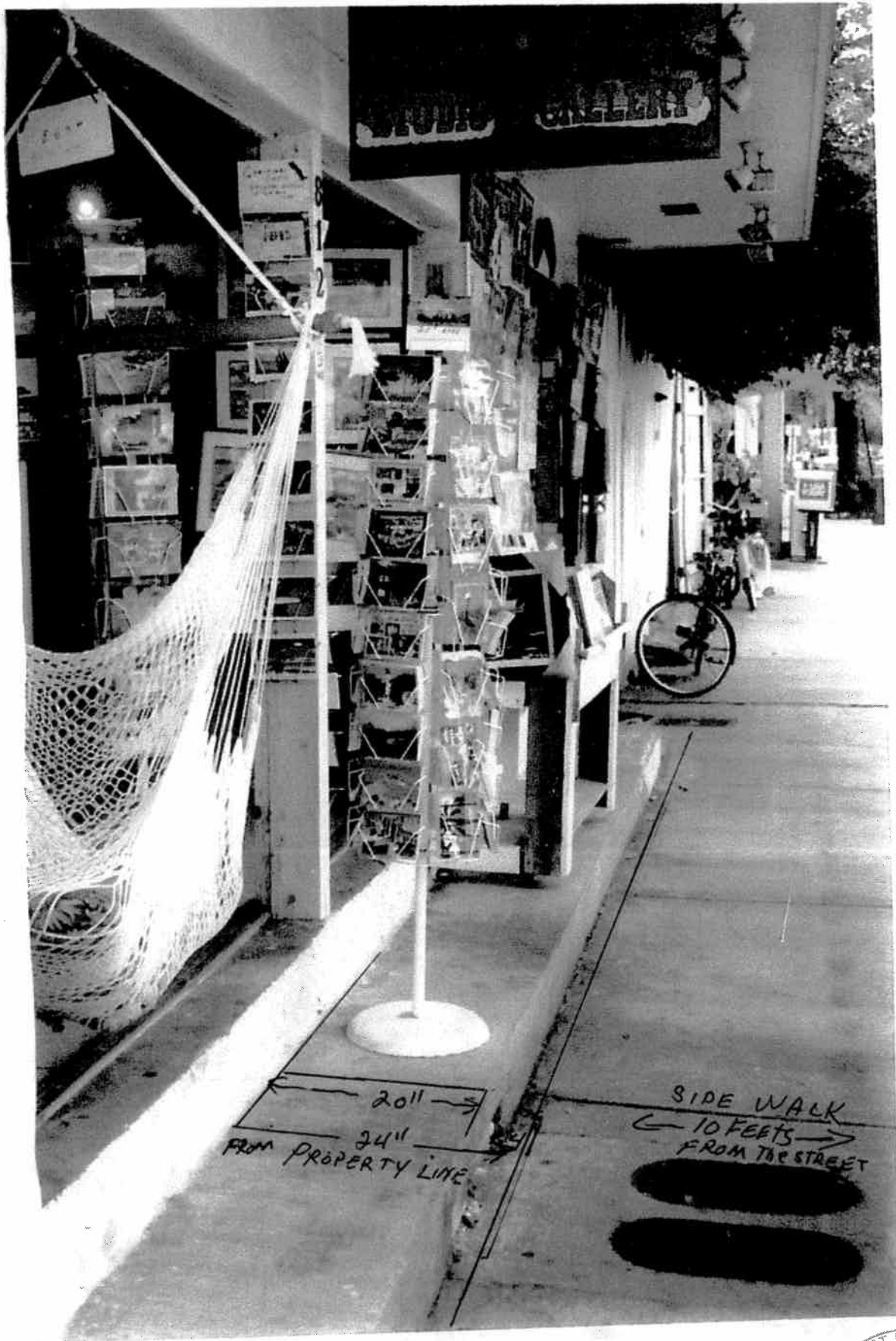


FRONT PLANE FOR INFO SEE PHOTOGRAPHS
STRE

PICTURE PROTECTIVE FROM BURGLARS THE GATE

4





20' —
24" —
FROM PROPERTY LINE

SIDE WALK
← 10 FEET →
FROM THE STREET





TAKE AWAY
PACKAGE BEER
WINE & LIQUOR

Established 1909
"Always Eating House in the Keys"

Pineapple
CAFE & STEAKHOUSE
COCKTAILS

LOCAL PRICES FOR
EVERYTHING SINCE 1909

STLU

NUMBER 1414125-21

DRC Minutes

**Minutes of the Development Review Committee of the City of Key West
February 23, 2012**

Approved – March 22, 2012

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	<p>Fire Chief – Mr. Averette stated that he liked the proposal – it gives Fire plenty of room to maneuver.</p> <p>Landscaping Coordinator – Mr. Williams reminded the applicant that any tree activity will require applications</p> <p>Planning Director – Mr. Craig inquired if each lot has a BPAS allocation. Ms. Stones responded that each lot has two BPAS allocations. Ms. Stones added that each structure would have its own BPAS allocation. Mr. Craig stated that his main concern is that we do not create any lots after 1993 that may then be eligible for beneficial use.</p> <p>Keys Energy – Ms. Bennett read the comments from Matthew Alfonso of Keys Energy submitted by into the record - <i>"Keys will need to have truck access to the power pole(s) located in the rear between lots 13 & 16. If your client wishes to restrict truck access then he can pay to have the poles relocated. The client may also need to pay to upgrade the riser for any customer coming off the poles."</i></p> <p>There were no additional Committee member comments for the record.</p> <p>Public Comments: There were no public comments.</p>
6	<p>Exception for Outdoor Merchandise Display - 812 Caroline Street (RE#00003150-000000) - A request to allow the display of merchandise sold in-store, for Red Door Gallery, Inc. in the HNC-2 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida</p> <p>Staff Report: Nicole Malo presented the application for an outdoor display on the applicant's property. Ms. Malo stated that there are two (2) encroachments on the property, which need to be addressed. Ms. Malo stated that the first encroachment is the fence on Roberts Lane, which either will require an easement application or will need to be relocated to the applicant's property. Ms. Malo stated the second encroachment is the eaves on the front of the building, which will require an easement application. Ms. Malo stated that the easement(s) request would need to be processed at the same time as the Outdoor Display application. Ms. Malo added that the site plans are confusing and need work. Ms. Malo stated that more photos are expected to be added to the application. Ms. Malo stated that clutter would need to be controlled prior to moving the application to the next step. Ms. Malo concluded that there is a lot of work remains to be accomplished before the application is ready.</p> <p>Applicant Rene Blais stated that this outdoor display has been in place for sixteen years with no changes. Mr. Blais stated that he applied for a permit in 1997 and thought he was just renewing what he already had. Mr. Blais remained to answer any questions.</p> <p>DRC Member Comments: Fire Chief – Mr. Averette stated that the display couldn't be in the way of egress or regress. Mr. Blais responded that in the past sixteen years that he had no issues.</p> <p>Landscaping – Mr. Williams asked if the hedge and tree out front are any issue. Mr. Blais responded, "No, it keeps splashing from hitting the building."</p>

**Minutes of the Development Review Committee of the City of Key West
February 23, 2012**

Approved – March 22, 2012

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	<p>Keys Energy – Ms. Bennett read the comments from Matthew Alfonso of Keys Energy submitted by into the record - <i>"Keys has no objections to the Exception for Outdoor Merchandise Display."</i></p> <p>There were no additional Committee member comments for the record.</p> <p>Public Comments: There were no public comments.</p>
7	<p>Development Agreement -1000 Atlantic Boulevard, Higgs Beach Park (RE#00058800-000000, 00058790-000100, 00058790-000000)- A Development Agreement for Monroe County for the redevelopment of Higgs Beach pursuant to Section 90-676 of the Land Development Regulations of the Code of Ordinances of the City of Key West.</p> <p>Staff Report: Nicole Malo presented the development agreement for the redevelopment of Higgs Beach and explained the process. Ms. Malo stated that on January 3, 2012, the City Commission authorized the County to proceed with the creation of a Development Agreement for Higgs Beach: and on January 19, 2012, the County Commission agreed to submit to the City this Development Agreement. Ms. Malo stated that the Key West City Commission and the Monroe County Board of County Commissioners find that entering into this Development Agreement furthers the purposes, goal, objectives, and policies of their respective Comprehensive Plans. Mr. Craig added that to clarify this is a development agreement for the park and that this agreement is for a longer period than what we are use to seeing. This longer timeframe will allow the County to develop, as funds are made available.</p> <p>Applicant: Natileene Cassel, Monroe County Asst. County Attorney and Barbara Mitchell of Mitchell Planning and Design, presented the plan for the development. Ms. Cassell stated that County has acquired FDOT enhancement funds and the road study will be taking place this year. Ms. Cassell stated that they are not planning to discuss the design plan today. Ms. Cassel and Ms. Mitchell stated that they look forward to working with the City Staff.</p> <p>DRC Member Comments: General Services/Engineering Director – Ms. Ignoffo stated that the conceptual site plan shows a reconfigured intersection at Atlantic Boulevard and White Street that has not been designed by a City of Key West engineer. Ms. Ignoffo added that major concerns exist regarding intersection design elements, such as roadway alignment, landscaping, drainage, and impacts to Indigenous Park parking lot. Ms. Ignoffo concluded that the city shall not be obligated to design, permit and construct the intersection reconfiguration as shown on the conceptual plans, nor be required to meet a certain schedule for redevelopment of Higgs Beach.</p> <p>Planning Director – Mr. Craig stated Ms. Malo has all the Planning comments. Mr. Craig suggested at least one additional meeting of the Staffs prior to moving to the next step.</p> <p>Keys Energy – Ms. Bennett read the comments from Matthew Alfonso of Keys Energy submitted by into the record - <i>"Keys Energy has reviewed the above site plans. Keys will need to remove and/or relocate high voltage primary to accommodate the shift in the road. Keys has power running to West Martello Towers and the existing restaurant that will need to be maintained. Keys will also need to have truck access to all poles. If this design is approved,</i></p>

Public Comment



I do not object to the Red Door Gallery displaying art work and postcards on the front side of their property, at 812 caroline st.

Patty Macdonald 38 GOLF CLUB DR, Key West

John Quill 1090 Westshore Dr. Big Pine Key FL

Mary Kundersen 530 Dupont Lane Key West

John Yeck (Harpoon Harvis) 832 Caroline St. Key West

John Yeck 201 William St Key West

John Platter 3211 1/2 Virginia Ave Key West

B.O.'s Fish Wagon 801 Caroline St Key West

Key West Marine Hardware 818 Caroline St. Key West

Karen Robertson West Marine 725 Caroline St. Key West

Coffee Plantation 713 Caroline St Key West

Edith Bennett 706 Caroline St, Key West

Mc Don 712 Caroline St, Stop & Shop 2

New Market 900 Caroline St

Tania S. Cole 718 Caroline St, BLUE

Denise Gates 309 William St. Key West

PIANO STORE 907 Caroline St.

901 Caroline St - style Key West

800 Caroline St Commotion a residence

Elliane Anderson 276 Margaret St - Local Color store

Adds color and animation to the neighborhood.

Lynn Miller 303 BRINLEY ST

Joyce Hall 301 ELIZABETH

Property Appraisers Info

Karl D. Borglum Property Appraiser Monroe County, Florida

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

Property Record Card - Map portion under construction.

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

Alternate Key: 1003271 Parcel ID: 00003150-000000

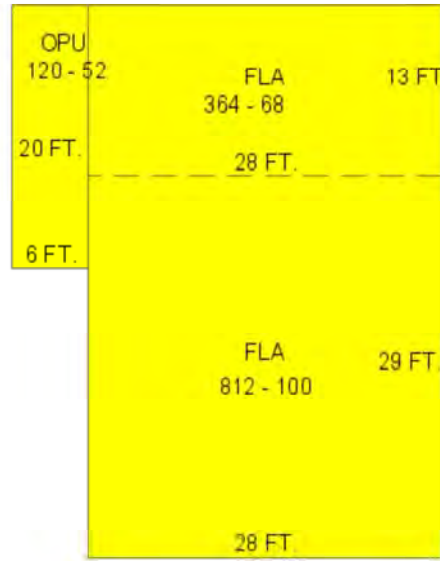
Ownership Details

Mailing Address:
RED DOOR GALLERY INC
812 CAROLINE ST
KEY WEST, FL 33040-6643

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 812 CAROLINE ST KEY WEST
Legal Description: KW PT LOT 3 SQR 21 H3-211 PROB DOCKET 3-S10 OR995-2045 OR1060-2136 OR1432-2104 OR1442-2179/80-C OR2093-2409/10Q/C OR2392-128/30C OR2492-802/804F/J





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1968					812
2	FLA		1	1968					364
3	OPU		1	1968					120

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APARTMENTS	100	N	N
	1000	1 STORY STORES	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1978	1979	2	20
2	FN2:FENCES	210 SF	35	6	1988	1989	2	30

Appraiser Notes

812 CAROLINE STREET (MOSTLY MAGNIFICENT JEWELRY)

14-1 VALUE REDUCED FROM \$ 511,276

2006-08-23 H.O. DISPUTED INTERIOR FINISH CODE OF PARCEL. H.O. STATED HE LIVES IN PORTION OF PARCEL AND CONDUCTS BUSINESS(ART GALLERY) IN OTHER PORTION. FIELD INSPECTION CONFIRMED APARTMENT PORTION. PER FIELD INSPECTION I HAVE CHANGED PC TO 12 AND PORTIONED OUT APARTMENT AREA. DKRAUSE.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-0369	04/15/2010	06/28/2011	200		DEMO FENCE 59 X 8 AS PER HARC.
9903331	02/25/1999	11/02/2000	600		REPAIR WOOD OVERHANG

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
2012	99,281	494	329,709	429,484	429,484	0	429,484
2011	102,591	494	329,709	432,794	432,794	0	432,794
2010	102,591	494	331,948	435,033	435,033	0	435,033
2009	107,555	494	446,994	555,043	555,043	0	555,043
2008	107,555	494	412,920	520,969	520,969	0	520,969
2007	73,864	494	412,920	487,278	487,278	0	487,278
2006	73,864	516	212,040	274,445	274,445	0	274,445
2005	68,318	868	167,400	178,815	178,815	0	178,815
2004	68,316	911	133,920	178,815	178,815	0	178,815
2003	68,316	953	51,336	178,815	178,815	0	178,815
2002	68,316	1,010	51,336	170,300	170,300	0	170,300
2001	68,316	1,053	51,336	170,300	170,300	0	170,300
2000	75,148	533	46,872	170,300	170,300	0	170,300
1999	75,148	554	47,430	130,710	130,710	0	130,710
1998	50,216	570	47,430	130,710	130,710	0	130,710
1997	50,216	585	42,966	130,710	130,710	0	130,710
1996	45,651	607	42,966	130,710	130,710	0	130,710
1995	45,651	622	42,966	130,710	130,710	0	130,710
1994	45,651	638	42,966	130,710	130,710	0	130,710
1993	45,651	659	42,966	130,710	130,710	0	130,710
1992	45,651	675	42,966	130,710	130,710	0	130,710
1991	45,651	691	42,966	130,710	130,710	0	130,710
1990	52,172	737	42,966	130,710	130,710	0	130,710
1989	56,429	250	42,408	130,710	130,710	0	130,710
1988	41,678	0	42,408	84,086	84,086	0	84,086
1987	40,888	0	16,628	57,516	57,516	0	57,516

1986	40,991	0	16,070	57,061	57,061	0	57,061
1985	40,048	0	9,170	49,218	49,218	0	49,218
1984	39,285	0	9,170	48,455	48,455	0	48,455
1983	39,285	0	9,170	48,455	48,455	0	48,455
1982	37,628	0	9,170	46,798	46,798	0	46,798

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
11/1/1996	1432 / 2104	295,000	<u>WD</u>	<u>U</u>
7/1/1988	1060 / 2136	160,000	<u>WD</u>	<u>Q</u>

This page has been visited 40,530 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., September 20, 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:

Exception for Outdoor Merchandise Display – 812 Caroline Street (RE# 00003150-000000) – A request to allow the display of merchandise sold in-store, for Red Door Gallery, Inc., in the HNC-2 zoning district per Section 106-52 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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Exception for Outdoor Merchandise Display – 812 Caroline Street (RE# 00003150-000000)** – A request to allow the display of merchandise sold in-store, for Red Door Gallery, Inc., in the HNC-2 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant/Owner: Rene Blais, Red Door Gallery, Inc.

Project Location: 812 Caroline

Date of Hearing: Thursday, September 20, 2012

Time of Hearing: 6:00 PM

Location of Hearing: 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. 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 .

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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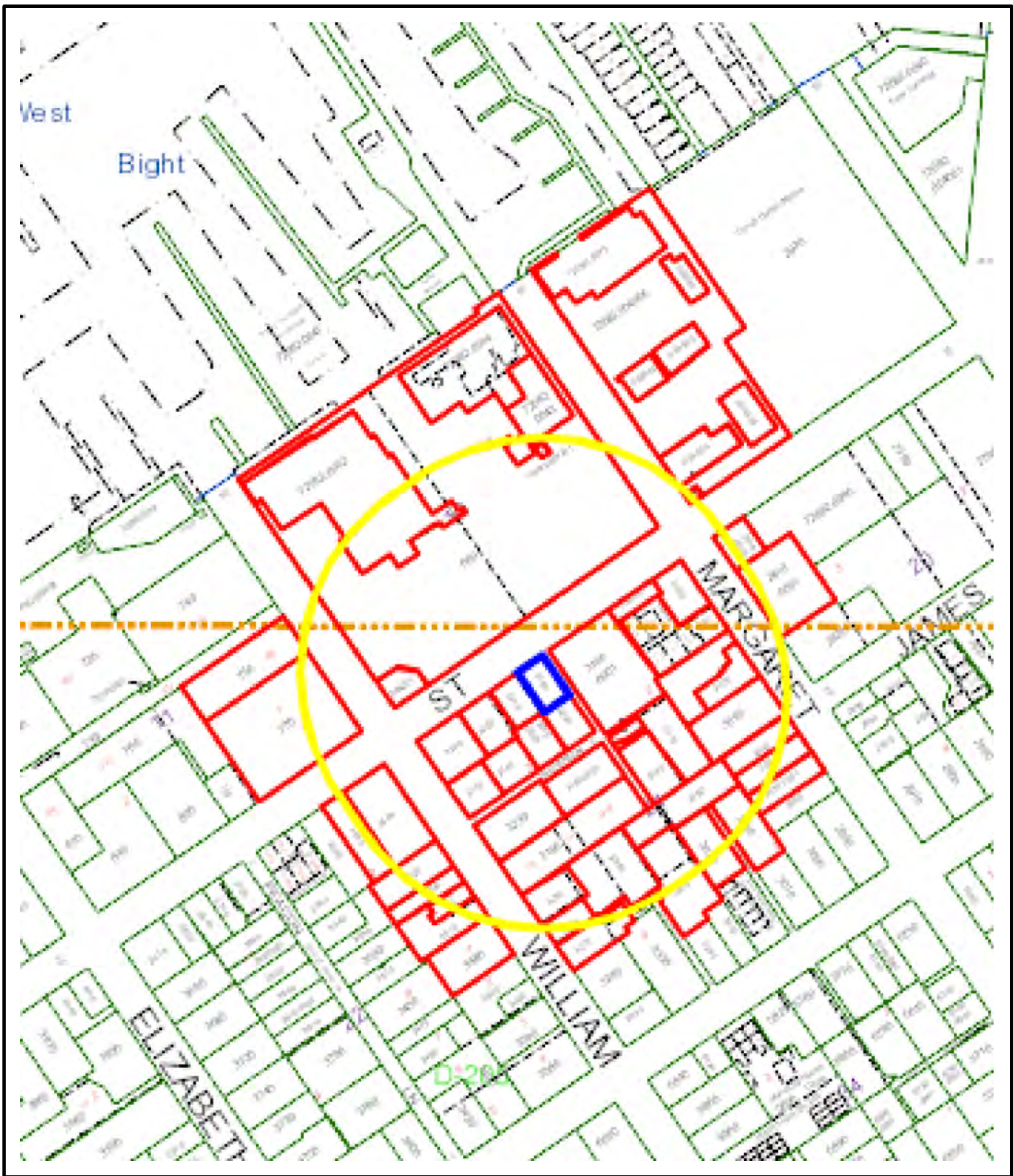
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Monroe County, Florida

812 Caroline

Printed: Sep 06, 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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 1993 SUSAN MCCALL TRUST	22431 GILMORE RD		WEST HILLS	CA	91307-3707	
2 830 CAROLINE LLC	830 CAROLINE ST		KEY WEST	FL	33040	
3 ALDEN PAULETTE BATES	4900 WASHBURN AVE S		MINNEAPOLIS	MN	55410-1814	
4 ANDERSON JACK K AND LILIANE	PO BOX 1944		KEY WEST	FL	33041-1944	
5 BAERT JOSEPH S	818 SAWYER LN		KEY WEST	FL	33040	
6 BERUBE TIMOTHY RYAN	511 SMITHSTONE RD SE		MARIETTA	GA	30067-6741	
7 BOWERS BARBARA	320 WILLIAM ST		KEY WEST	FL	33040	
8 CATES LINDA MARIE	309 WILLIAM ST		KEY WEST	FL	33040	
9 CLARKE KALO & PEDERSON KIM (H/W)	29 FRONT ST #2		MARBLEHEAD	MA	01945	
10 CONKLE WILLIAM H JR ESTATE	823 EATON ST		KEY WEST	FL	33040	
11 DAJULD1 LLC	1340 POTOMAC SCHOOL RD		MC LEAN	VA	22101	
12 DISDIER JAMES L AND KAREN L	PO BOX 6521		KEY WEST	FL	33041-6521	
13 DOE BRIAN D AND JULIE C	47 W SHORE RD		WINDHAM	NH	03087-2115	
14 DOYLE SHARON	110 FAWN DR		NEWFIELD	NJ	08344-9567	
15 ENSCRIBNER LLC	3776 E MILLERS BRIDGE RD		TALLAHASSEE	FL	32312	
16 EYNON LAWRENCE E MD	550 LIBERTY HILL		CINCINNATI	OH	45210	
17 FALCONE ANTHONY V	823 EATON ST		KEY WEST	FL	33040	
18 GALLETTA PROPERTY GROUP LLC	3266 PACETTI RD		SAINT AUGUSTIN	FL	32092-0486	
19 GARMAN JOHN L JR AND ROBERTA H	547 CHEESE SPRING RD		NEW CANAAN	CT	06840	
20 GARRIDO HUMBERTO J AND OFELIA E	818 CAROLINE ST		KEY WEST	FL	33040	
21 GILBERTSON DAVID L	17 ARNOLD PL		NEW BEDFORD	MA	02740-3634	
22 HATFIELD MICHAEL AND DEBORAH	2235 SOTA WAY		SEBASTOPOL	CA	95472-9047	
23 HECK RONALD K	908-1 TERRY LN		KEY WEST	FL	33040-7333	
24 HOLDER JOHN B	322 MARGARET ST		KEY WEST	FL	33040-6938	
25 JELLCLE INVESTORS INC	5 KIMBERLY TER		LYNNFIELD	MA	01940	
26 KENT CHRISTOPHER AND KATHRYN M	4 GECKO LN		KEY WEST	FL	33040-6986	
27 LANGLEY MARK H	310 MARGARET ST		KEY WEST	FL	33040-6938	
28 LEWIS JAMES P	61 ACCORD PARK DR		NORWELL	MA	02061	
29 LOCKWOOD DALE	311 MARGARET ST		KEY WEST	FL	33040	
30 M AND I REGIONAL PROPERTIES LLC	309 WHITEHEAD ST		KEY WEST	FL	33040	
31 MCCALL SUSAN 1993 TR	22431 GILMORE ST		WEST HILLS	CA	91307	
32 MCVICKER DAN AND SUSAN	5344 N STANFORD		NASHVILLE	TN	37215	
33 MENTONIS GEORGE J AND PATRICIA A	346 BEACH 144TH ST		NEPONIST	NY	11694	
34 MIKE LORI A	22431 GILMORE ST		WEST HILLS	CA	91307	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 MILLER ALLEN K REVOCABLE LIVING TRUST	806 CAROLINE ST		KEY WEST	FL	33040-6643	
36 MIXTER ROGER C AND SUZANNE M F	810 SAWYERS LN		KEY WEST	FL	33040-6902	
37 MONAHAN JOAN T REV LIVING TRUST 08/15/1991	439 MALAGA AVE		CORAL GABLES	FL	33134	
38 OLOUGHLIN KEVIN F AND DIANE	308 MARGARET ST	UNIT 3	KEY WEST	FL	33040	
39 OTT TIMOTHY AND DEBORAH	25 WEST 10TH ROAD		BROAD CHANNEI	NY	11693	
40 PAPACCIO JAMES P AND ANN MARIE	309 PROSPECT AVE		NEPTUNE	NJ	07753	
41 PATYS JANET	1818 MIDDLETOWN		NORTHFORD	CT	06472	
42 PHELPS LORRAINE	32 KEY HAVE DR		KEY WEST	FL	33040	
43 RED DOOR GALLERY INC	812 CAROLINE ST		KEY WEST	FL	33040-6643	
44 SPARACIO MARY	813 EATON ST	REAR HOI	KEY WEST	FL	33040	
45 SPENCER ROBERT E AND JERRY L	724 CAROLINE ST		KEY WEST	FL	33040	
46 VIZZINI JOSEPH J	401 BORDEAUX CT		MADISONVILLE	LA	70447-9351	
47 WRUBLE BRIAN F	1107 KEY PLAZA	UNIT 447	KEY WEST	FL	33040-4077	