

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



To: Chairman and Planning Board Members

Through: Taylor Brown, City Planner

From: James Singelyn, Senior Planner

Meeting Date: July 16, 2026

Agenda Item: **Variance – 522 Front Street (RE# 00000330-000000)** – A request for a variance from the maximum building coverage requirements to allow the construction of a pergola/awning at an existing commercial property located in the Historic Residential Commercial Core-1 (HRCC-1) zoning district, pursuant to Sections 90-395 and 122-656 of the Code of Ordinances of the City of Key West, Florida.

Request: A request for a 7% variance from the required maximum building coverage.

Applicant: Tadd Maudlin

Property Owner: 524 Front LLC.

Location: 522 Front Street, Key West, Florida
(RE# 00000330-000000)

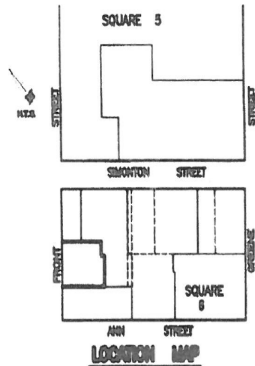


Street View of the Subject Property

Background:

The subject property, with a lot size of 7,836 sq. ft., is in the Historic Residential Commercial Core-1 (HRCC-1) Zoning District. The property is currently occupied by Southernmost Pint, a local brewery. The existing building on that parcel was constructed in 1977 (listed as a two-story office/mixed-use building). Southernmost Pint began operating in that building around 2022, when it opened as a brewpub.

This application is associated with construction of a freestanding, white solid aluminum flat roofed pergola over existing pavers. The applicant would like to offer an outdoor shaded area for its clientele.



Part of the City of Key West

LEGAL DESCRIPTION:

On the island of Key West, County and State aforesaid, reference being had to C.W. T.H.'s Map of the City of Key West, commencing at the point on Front Street, Fifty-three (53) feet, six inches from Ann Street and running thence along said Front Street in a Northeasterly direction Eighty (80) feet; thence at right angles in a Southeasterly direction Ninety-two (92) feet; thence at right angles in a Southeasterly direction twenty (20) feet, six inches; thence at right angles in a Southeasterly direction Eight (8) feet; thence at right angles in a Southeasterly direction fifty nine (59) feet six (6) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet back to the Place of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed meridian
Reference Bearing: R/W Front Street (assumed)
3.4 distalms existing elevation
Directions based on N.G.V.D. 1929 Datum
Bench Mark No. 24/1923 Elevation: 8.529'

Monumentation:

⊙ = set 1/2" Iron Pipe, P.L.S. No. 2748
⊙ = Found 1/2" Iron Pipe
Δ = Set P.K. Nail, P.L.S. No. 2748
Δ = Found P.K. Nail

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plot
m. = Measured
M.H.W. = Mean High Water
O.R. = Official Records
Sec. = Section
Twp. = Township
Rng. = Range
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation
B.M. = Bench Mark
P.C. = Point of Curvature
P.T. = Point of Tangency
P.O.C. = Point of Commence
P.B. = Point of Beginning
P.B. = Plot Book
pg. = page
Elec. = Electric
Tel. = Telephone
Encl. = Encroachment
D.L. = On Line
C/LF = Chain Link Fence
A/C = Air Conditioner

o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
L.B. = Low Beam
Rad. = Radial
Ir. = Irregular
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
B. = Baseline
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd. = Covered
P.I. = Point of Intersection
wd. = road
R. = Radius
A = Arc (Length)
D = Delta (Central angle)
w.m. = Water Meter
Bcl. = Balcony
Pl. = Planter
Hyd. = Fire Hydrant
F.W. = Fire Wall

Field Work performed on: 11/4/03

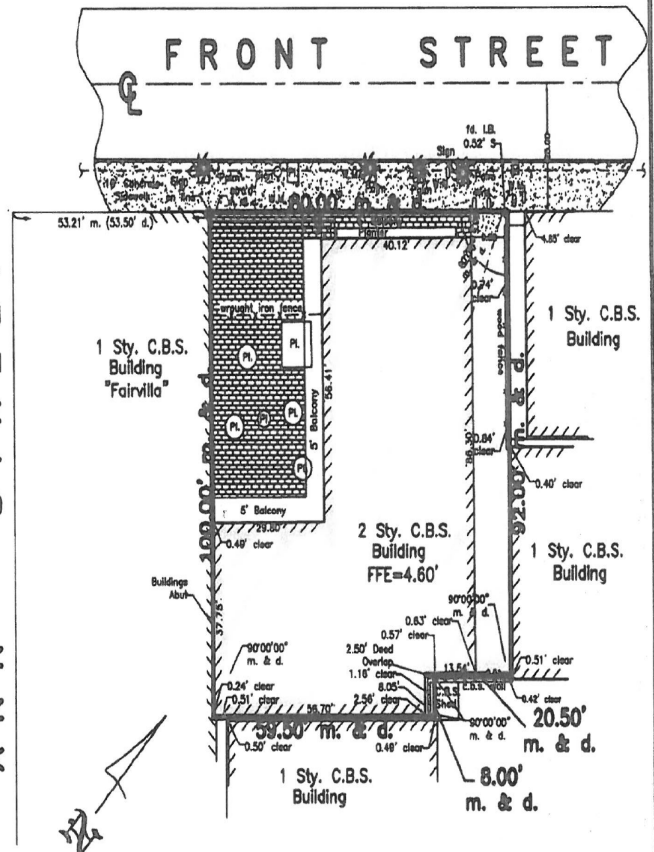
CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 21104-8, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2748
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

ANN STREET



CERTIFICATION made to:
SPOTTSMOOD, SPOTTSMOOD, & SPOTTSMOOD
CHICAGO TITLE INSURANCE COMPANY
Sunset Ventures, LLC

Sunset Ventures, LLC
524 Front Street, Key West, FL 33040

Boundary Survey		Dm No.: 03-628	
Scale: 1"=20'	Ref. 174-35	Flood panel No. 1518 R	Dm. By D.W.J.
Date: 11/4/03		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
1/2/04: Cert. Remove Alley			
C:\IND\04\BLOCK\524 FRONT ST			

BLAND SURVEYING INC.
BORDER PLANNING SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0486
Fax: (305) 293-0237
fhsd@b10net.com
L.B. No. 7700

Updated Survey

Because the proposed pergola consists of a solid roofed structure, it is considered building coverage under the City's Land Development Regulations. Construction of the pergola would increase the site's building coverage from the existing 65 percent to approximately 72 percent, thereby exceeding the maximum 50 percent permitted in the HRCC-1 zoning district.

The site data table below provides the current and proposed site data for the property. The applicant is requesting a variance from the maximum building coverage requirement.

Site Data Table:				
	Code Required	Existing	Proposed	Variance Required
Max. Building Coverage	50%	65%	72%	Yes
Max. Impervious Surface Ratio	70%	99%	99%	No

Based on the plans submitted, the proposed design would require a variance to the following requirements:

A variance from the standards below is required as a result of the pergola placement.

- **Maximum Building Coverage:** from 50% required to 72% proposed, from the existing 65%.

Staff Analysis - Evaluation:

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 the following:

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

The applicant states that the entrance to the establishment is 62 feet from the street and it is difficult to attract street traffic. The applicant also feels what makes their building peculiar is that other businesses on Front Street are at the front of the property and can easily attract street traffic.

NOT IN COMPLIANCE

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

The building that the business operates in was built in 1977 and has remained the same.

IN COMPLIANCE

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

Granting the variance requested will confer upon the applicant special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district. However, staff acknowledges that granting of the variance allows reasonable use of the property that is almost 100% impervious and would provide additional shaded outdoor space for patrons.

NOT IN COMPLIANCE

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

Staff does not find hardship conditions existing on the subject property that would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

NOT IN COMPLIANCE

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

The applicant has requested the minimum variance that would allow for the construction of the pergola. However, the land, building and structure can continue to be reasonably used without the proposed pergola.

NOT IN COMPLIANCE

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

Staff does not anticipate that the covered pergola will be detrimental to the public interest or welfare.

IN COMPLIANCE

7. *Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and*

no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

No other nonconforming uses of the other properties have been considered in staff's analysis.

IN COMPLIANCE

The Planning Board shall make factual findings regarding the following:

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

No letters for or against this application have been reported to the city at the time of this report being written.

FINDINGS:

Staff finds that the standards established by Section 90-395 of the City Code have not all been satisfied by the applicant. Therefore, the Planning Department recommends that the request for a variance be **DENIED**.

Should the Planning Board approve this variance request, staff recommends the following conditions:

1. The proposed construction shall be consistent with the plans prepared by Taqi Khawaja, Chief Engineer of TK Consulting Group LLC. dated May 12, 2026.
2. The hours of construction shall follow City Code.