

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



To: Chairman and Planning Board Members

Through: Thaddeus L. Cohen, Planning Director

From: Melissa Paul-Leto, Planner Analyst

Meeting Date: October 15, 2015

Agenda Item: **Variance – 524 Front Street (RE # 00000330-000000; AK # 1000329)**
– A request for a variance to the maximum floor area, minimum building coverage , open space and side setback requirements, in order to construct an awning and a new landing deck with stairs at the side entrance of the building located within the Duval Street Gulf Side (HRCC-1) Zoning District pursuant to Sections 90-395, 122-690(4)a., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is seeking a variance in order to install a 30 square foot awning over the side entrance of the two story structure. The proposed awning would be consistent with the existing barrel tile Mediterranean style awning located at the front of the building on Front Street. The awning installment would wrap around from the front and end at the side entrance. Building Coverage is being increased from 70% to 70.5% and side setback requirements are triggered due to the increase in the 3D building envelope.

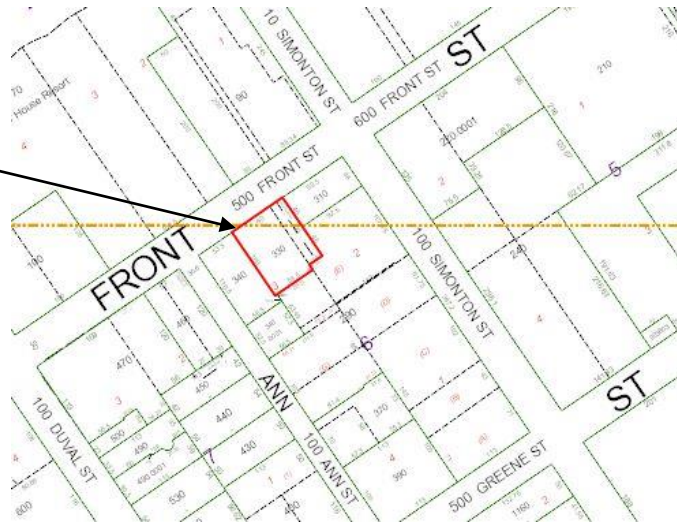
Applicant: Tim Root

Property Owner: Sunset Ventures LLC, Pasqale Croce, President

Location: 524 Front Street (RE # 00000330-000000; AK # 1000329)

Zoning: The Duval Street Gulf Side (HRCC-1) Zoning District

Subject Property



Background:

The existing non-conforming commercial structure is located within the side and front yard setbacks. The property is located within the Key West Historic District and is considered a contributing structure. The applicant is proposing 30 square foot of barrel tiled Mediterranean style awning over the side entrance in order to protect from weather conditions.

Relevant HRCC-1 Zoning District Dimensional Requirements: Code Section 122-690				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum height	35 feet	25 feet	25 feet	In compliance
Minimum lot size	4,000 SQ. FT.	7,836 SQ. FT.	7,836 SQ. FT.	In compliance
Maximum density	22 dwelling units per acre	2 du = 11.11	2 du = 11.11	In compliance
Maximum floor area ratio	1.0	1.25 (9,810 SQ. FT.)	1.26 (9,947 SQ. FT.)	Variance Required +.26%
Maximum building coverage	50%	62.5% (4,905 SQ.FT.)	64.3% (5,042SQ.FT.)	Variance Required +1.8%
Maximum impervious surface	70%	98.4% (7,713 SQ. FT.)	98.4% (7,713 SQ. FT.)	No change
Minimum Open Space	21.94%	1.5 %(123 SQ.FT.)	1.5 %(123 SQ.FT.)	Variance required increasing 3D building envelope
Minimum front setback	None	None	None	In compliance
Minimum side setback	2 feet 6 inches	10 feet	5 feet 5 inches	Variance required increasing 3D building envelope
Minimum rear setback	10 feet	0	63 feet	In compliance

Process:

Development Review Committee Meeting:	April 23, 2015
Planning Board Meeting:	October 15, 2015
HARC:	TBD
Local Appeal Period:	30 days
DEO Review Period:	up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

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.*

The existing conditions of the primary structure pre-date the dimensional requirements of the current land development regulations (LDRs), and therefore are legally non-conforming to some dimensional requirements in the HRCC-1 Zoning District. However, many other land, structures and buildings within the HRCC-1 Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

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 existing conditions are not created by the applicant, nor do they result from the action or negligence of the applicant. However, the request to install an awning over and new landing with stairs at the side entrance is generated from specific actions initiated by the applicant.

NOT 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.***

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Although awnings are common within the HRCC-1 Zoning District, the proposed side entrance location requires multiple entities to have access including the following: 1. Residents and employers/employees need access through the side entrance to get up to the second floor of 524 Front Street. The second floor level has a mix of residential and commercial with two apartments and two office spaces. 2. Sanitation and utility employees need access for the garbage facility storage located along the side of the building just past the side entrance as well as an electrical transformer. Therefore the variance request would still confer special privileges upon the applicant.

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.***

Although an awning provides protection from weather, the applicant currently has existing use of the site without the variance approval. Therefore, hardship conditions do not exist. Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HRCC-1 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 variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request.

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.*

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT 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.*

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

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

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

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.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

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 Planning Department has not received any public comment for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

RECEIVED

APR 01 2015

CITY OF KEY WEST
PLANNING DEPT.

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 524 Front St.
2. Name of Applicant Tim Root
3. Applicant is: Owner _____ Authorized Representative
4. Address of Applicant 5680 1st Ave Ste 3, KW FL 33040
5. Phone # of Applicant _____ Mobile# 305-360-2916
6. E-Mail Address tim@mingoandcolle.com
7. Name of Owner, if different than above Sunset Ventures LLC c/o Pat Crace
8. Address of Owner 706 Canterbury Lane, Villanova, PA 19085
9. Phone # of Owner 610-520-1890
10. Email Address mike@piratesoul.com
11. Zoning District of Parcel HRCC-1 RE# 00000330-000000
12. Description of Proposed Construction, Development, and Use
Construct approx. 30LF of new awning, a new landing and stairs.
13. List and describe the specific variance(s) being requested:
Building coverage

Variance Application
City of Key West Planning Department
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(305) 809-3720



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	AE 7			
Size of Site	7836 SF			
Height		NO	CHANGE	
Front Setback	0'	0'	0'	NO CHANGE
Side Setback	2.5'	NO CHANGE		
Side Setback	2.5'	9'	4'-6"	NO
Street Side Setback	0'	N/A		
Rear Setback	10'	NO CHANGE		
F.A.R	1.0	NO CHANGE		
Building Coverage	50%	70%	70.5%	YES
Impervious Surface	70%	NO CHANGE		NO
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	35%			
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

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

Meeting Date _____ HARC Approval # _____

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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No 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

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, Planning Department archives or at 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 existing entry to the second floor is uncovered and exposed to elements

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

The condition was not created by 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.

No special privileges shall be conferred.

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



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 owner would like a covered walkway to the entrance to the second floor.

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.

Only minimum variance will be granted

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.

Project is not injurious to 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.

Existing nonconforming uses of other properties were
not used.

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 "

Authorization

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Pasquale Croce as
Please Print Name of person with authority to execute documents on behalf of entity

President of Sunset Ventures
Name of office (President, Managing Member) Name of owner from deed

authorize Timothy W Root
Please Print Name of Representative

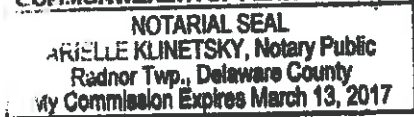
to be the representative for this application and act on my/our behalf before the City of Key West.

Pasquale W. Croce
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 1st day of April, 2015
Date

by Pasquale W. "Pat" Croce
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me and presented Drivers License as identification.



Notary's Signature and Seal

Arielle Klinetsky
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

This Document Prepared By and Return to:
JOHN M. SPOTTSWOOD, JR., ESQ.
500 FLEMING STREET
KEY WEST, FL 33040
(305) 294-9556

RCD Jan 07 2004 10:50AM
DANNY L KOLHAGE, CLERK

Parcel ID Number:
Grantee #1 TIN:
Grantee #2 TIN:

DEED DOC STAMPS 21000.00
01/07/2004 *JK* DEP CLK

Warranty Deed

This Indenture, Made this 2nd day of January, 2004 A.D. Between
THE FRANK N. ROMANO DECLARATION OF TRUST DATED SEPTEMBER 2, 1997 and
THE JOSEPH R. LISZKA DECLARATION OF TRUST DATED SEPTEMBER 2, 1997
of the County of Monroe, State of Florida, grantors, and
SUNSET VENTURES, LLC, a corporation existing under the laws of the
State of Pennsylvania, authorized to transact business in the State of
Florida
whose address is: 402 W. Lancaster Avenue, HAVERFORD, PA 19041

of the County of _____, State of Pennsylvania, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe, State of Florida to wit:

On the Island of Key West, County and State aforesaid, reference being
had to C.W. Tift's map of the City of Key West, commencing at the
point on Front Street, Fifty-three (53) feet, Six (6) 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
Southwesterly direction twenty (20) feet, six (6) inches; thence at
right angles in a Southeasterly direction Eight (8) feet; thence at
right angles in a Southwesterly direction Fifty-nine (59) feet Six (6)
inches; thence at right angles in a Northwesterly direction One
Hundred (100) feet back to the place of beginning.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

THE FRANK N. ROMANO DECLARATION OF
TRUST DATED SEPTEMBER 2, 1997 and
THE JOSEPH R. LISZKA DECLARATION OF
TRUST DATED SEPTEMBER 2, 1997

Printed Name: JOHN M. SPOTTSWOOD, JR.
Witness

By: *Frank N. Romano* (Seal)
FRANK N. ROMANO, Trustee
P.O. Address: 58 Key Haven Road, Key West, FL 33040

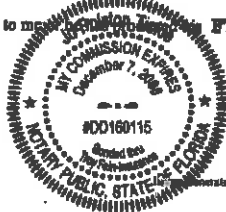
Printed Name: *Erica N. Hughes*
Witness

By: *Joseph R. Liszka* (Seal)
JOSEPH R. LISZKA, Trustee
P.O. Address: 58 Key Haven Road, Key West, FL 33040

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 2nd day of January, 2004 by
FRANK N. ROMANO, Trustee on behalf of said Florida trust

he is personally known to me as a Florida driver's license as identification



Jo Polston Tickle
Printed Name: JO POLSTON TICKLE
Notary Public
My Commission Expires:

Warranty Deed - Page 2

Parcel ID Number:

FILE #1418530
BK#1965 PG#1372

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this **2nd** day of **January**, 2004 by **JOSEPH R. LISZKA, Trustee on behalf of said Florida trust**

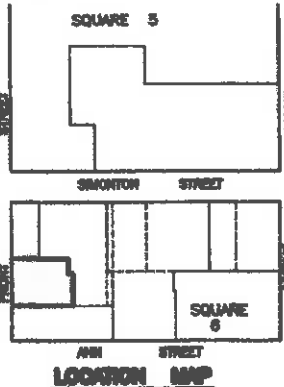
he is personally known to me or he has produced his **Florida driver's license** as identification.



Jo Polston Tickle
Printed Name: _____
Notary Public **JO POLSTON TICKLE** _____
My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

Survey



LOCATION MAP
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. Titt'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 Southeastery direction Ninety-two (92) feet; thence at right angles in a Southeastery direction twenty (20) feet, six inches; thence at right angles in a Southeastery direction Eight (8) feet; thence at right angles in a Southeastery 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)
3.6 detours existing elevation
Elevations based on N.S.V.D. 1929 Datum
Bench Mark No.: 24/1923 Elevation: 6.526'

Measurements:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- ⊙ = Found 1/2" Iron Pipe
- △ = Set P.K. Nail, P.L.S. No. 2748
- ▲ = Found P.K. Nail

Abbreviations:

- | | |
|-----------------------------|---------------------------------|
| Sty. = Story | e/h = Overhead |
| R/W = Right-of-Way | u/g = Underground |
| fd. = Found | F.F.L. = Finish Floor Elevation |
| p. = Plot | L.B. = Low Beam |
| m. = Measured | Rad. = Radial |
| M.H.W. = Mean High Water | irr. = Irregular |
| O.R. = Official Records | conc. = concrete |
| Sec. = Section | I.P. = Iron Pipe |
| Tap. = Township | I.B. = Iron Bar |
| Rng. = Range | B. = Baseline |
| N.T.S. = Not to Scale | C.S. = Concrete Block |
| ℄ = Centaline | C.B.S. = Concrete Block Stucco |
| Elev. = Elevation | cov'd. = Covered |
| B.M. = Bench Mark | P.I. = Point of Intersection |
| P.C. = Point of Curvature | wd. = Wood |
| P.T. = Point of Tangency | R. = Radius |
| P.O.C. = Point of Commence | A = Arc (Length) |
| P.O.B. = Point of Beginning | D = Delta, (Central angle) |
| P.B. = Plot Book | w.m. = Water Meter |
| pp. = pipe | Bal. = Balcony |
| Elec. = Electric | PL = Plaster |
| Tel. = Telephone | Hydr. = Fire Hydrant |
| Ench. = Encroachment | F.W. = Fire Well |
| O.L. = On Line | |
| C.L.P. = Chain Link Fence | |
| A/C = Air Conditioner | |

Field Work performed on: 11/4/03

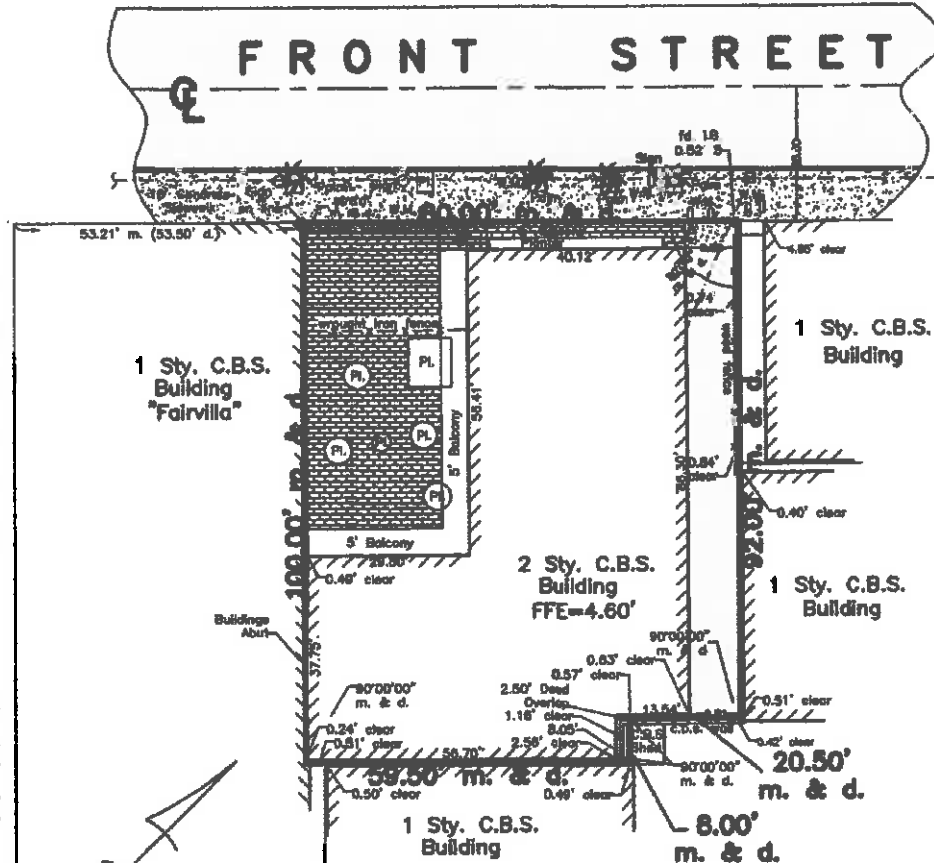
CERTIFICATION:

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 established by the Florida Board of Land Surveyors, Chapter 21HM-8, Florida Statute Section 472.021, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 38810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

ANN STREET



CERTIFICATION made by:
SPOTTSWOOD, SPOTTSWOOD, & SPOTTSWOOD
CHICAGO TITLE INSURANCE COMPANY
Sunset Ventures, LLC

Sunset Ventures, LLC 624 Front Street, Key West, FL 33040			
Boundary Survey		Dwn No.: 03-526	
Scale: 1"=20'	Ref.: 174-35	Flood panel No.: 1818 K	Dwn. Br. D.W.2
Date: 11/4/03		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
1/2/04: Carl. Remove Alley			

ISLAND SURVEYING INC.
BORDER PLANNING SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0488
Fax: (305) 293-0237
fridelo1@earthlink.net
L.B. No. 7700

C:\DWG\DWG\BLOCKS\324 FRONT ST

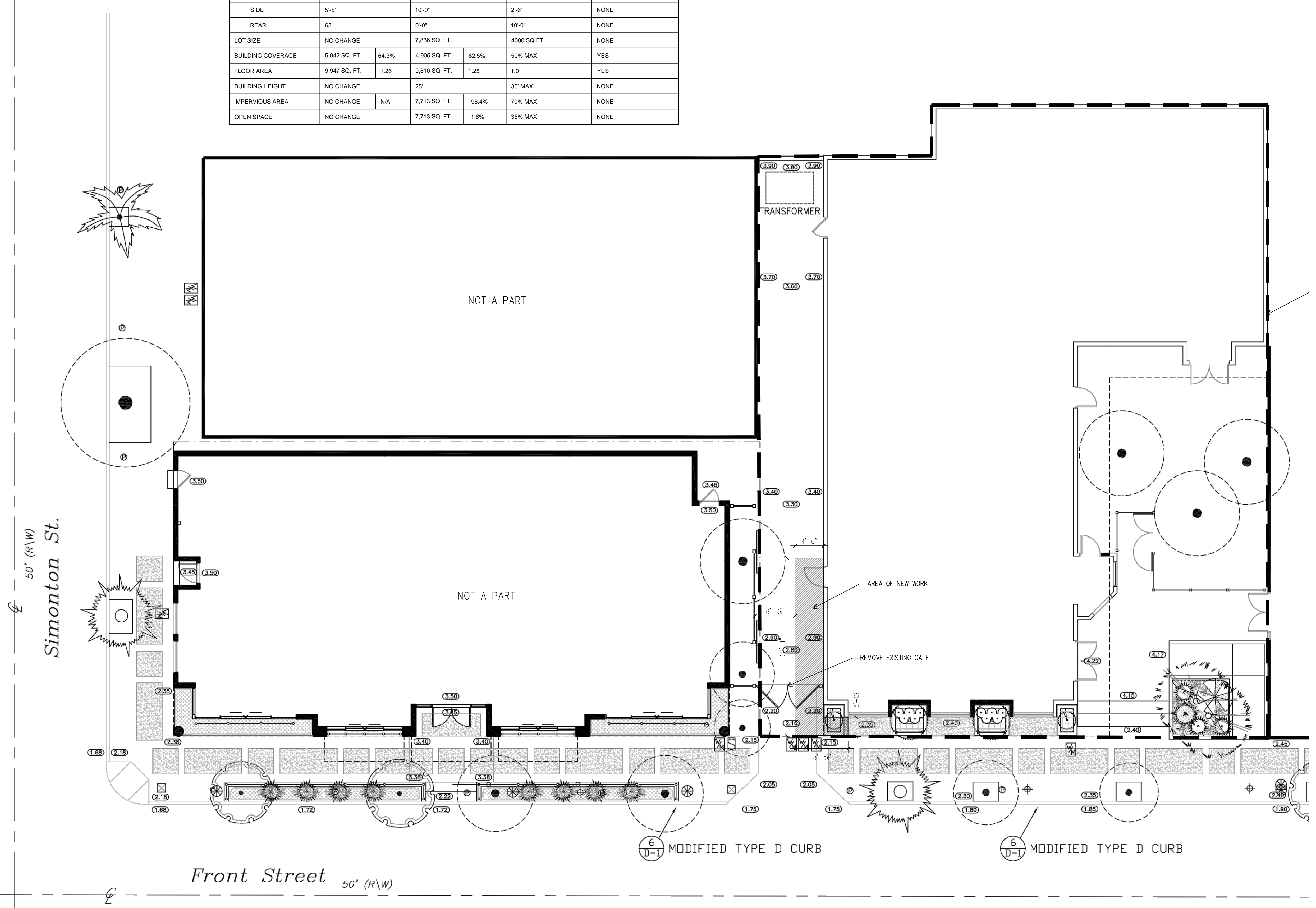
Site Plans

SITE DATA	
SITE ADDRESS: 524 FRONT ST., KEY WEST, FL 33040	
RE: 00000330-000000	
ZONING: HRCC-1 (HISTORIC RESIDENTIAL, COMMERCIAL CORE-1)	
FLOOD ZONE: AE 7	
F.P.M. - COMMUNITY#12087C; MAP & PANEL #1528 SUFFIX K; DATE:02-18-05	
SECTION/TOWNSHIP/RANGE: 6-68-20	
LEGAL DESCRIPTION: 1/4 PT. E2 AND 3/4 SOR 6 G49-643/44	
BUILDING COVERAGE 50%; EXISTING 70%	
IMPERVIOUS COVERAGE 70%; EXISTING NO CHANGE	
SETBACKS: FRONT 0 FT.; SIDE 2.5 FT.; REAR 10 FT.; STREET SIDE 0 FT	
OCCUPANCY: MERCANTILE	
TYPE OF CONSTRUCTION: 1-B	
DESIGN DATA	
DESIGN LOADS: ASCE 7-10	
WIND LOAD: 180 mph; 3 sec. gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF	
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ. FT.	
INDEX OF DRAWINGS	
SHEET A-1 - COVER, ELEVATIONS, NOTES, SITE DATA, LOCATION MAP	

PROJECT DATA					
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED	
RE NO.	00000330-000000				
SETBACKS:	ZONING: HRCC-1				
FRONT	0'-0"	0'-0"	0'-0"	NONE	
STREET SIDE	N/A				
SIDE	5'-5"	10'-0"	2'-6"	NONE	
REAR	63'	0'-0"	10'-0"	NONE	
LOT SIZE	NO CHANGE	7,836 SQ. FT.	4000 SQ. FT.	NONE	
BUILDING COVERAGE	5,042 SQ. FT. 64.3%	4,905 SQ. FT. 62.5%	50% MAX	YES	
FLOOR AREA	9,947 SQ. FT. 1.26	9,810 SQ. FT. 1.25	1.0	YES	
BUILDING HEIGHT	NO CHANGE	25'	35' MAX	NONE	
IMPERVIOUS AREA	NO CHANGE	7,713 SQ. FT. 98.4%	70% MAX	NONE	
OPEN SPACE	NO CHANGE	7,713 SQ. FT. 1.6%	35% MAX	NONE	



3 LOCATION MAP
CS-1
SCALE: NOT TO SCALE



1 SITE PLAN
CS-1
SCALE: 1/8" = 1'-0"

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

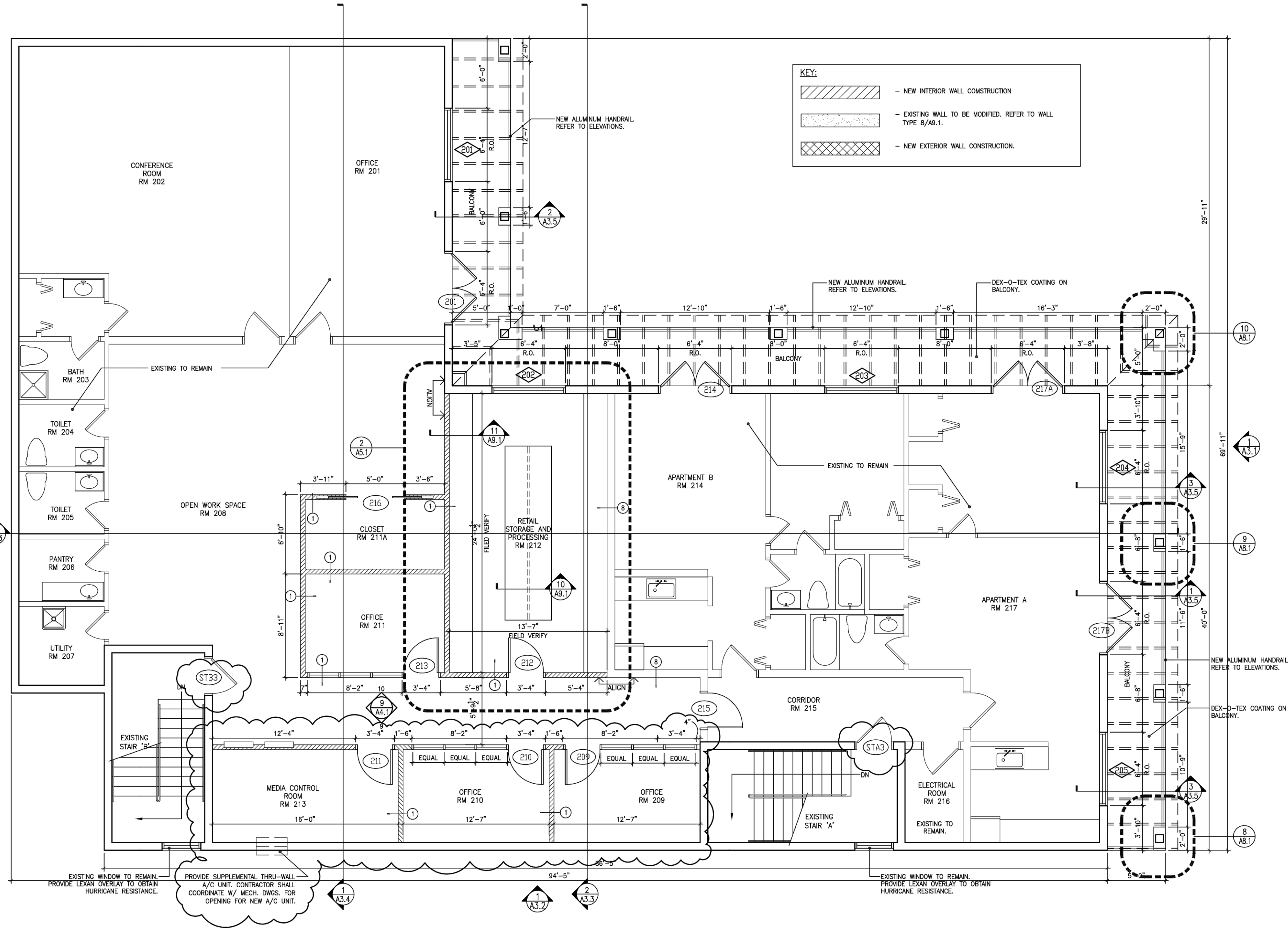
COMMERCIAL RENOVATION

Drawn By: JMT
Checked By: RJM
Project No.:
Scale:
AutoCad File No.:

Revisions:

Title:
SITE PLAN
Sheet Number:
CS-1
Date: April 21, 2015

524 FRONT STREET
KEY WEST, FLORIDA



KEY:

- NEW INTERIOR WALL CONSTRUCTION
- EXISTING WALL TO BE MODIFIED. REFER TO WALL TYPE 8/A9.1.
- NEW EXTERIOR WALL CONSTRUCTION.

Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph: 305-293-3263 fax: 293-4899

Seal:

 NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

COMMERCIAL RENOVATION

Drawn By: JMT
 Checked By: RJM
 Project No. Scale:
 AutoCad File No.

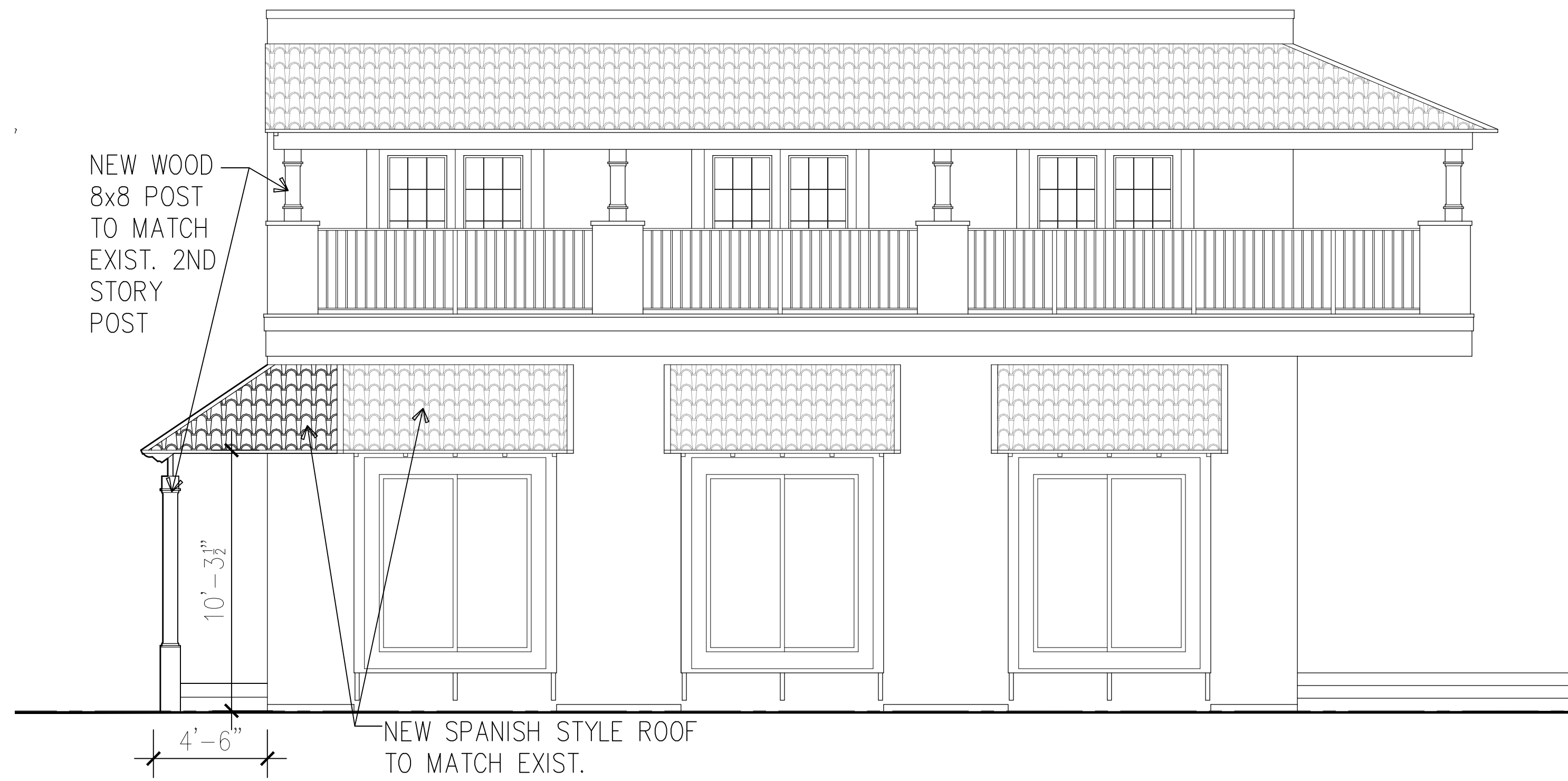
Revisions:

Title:

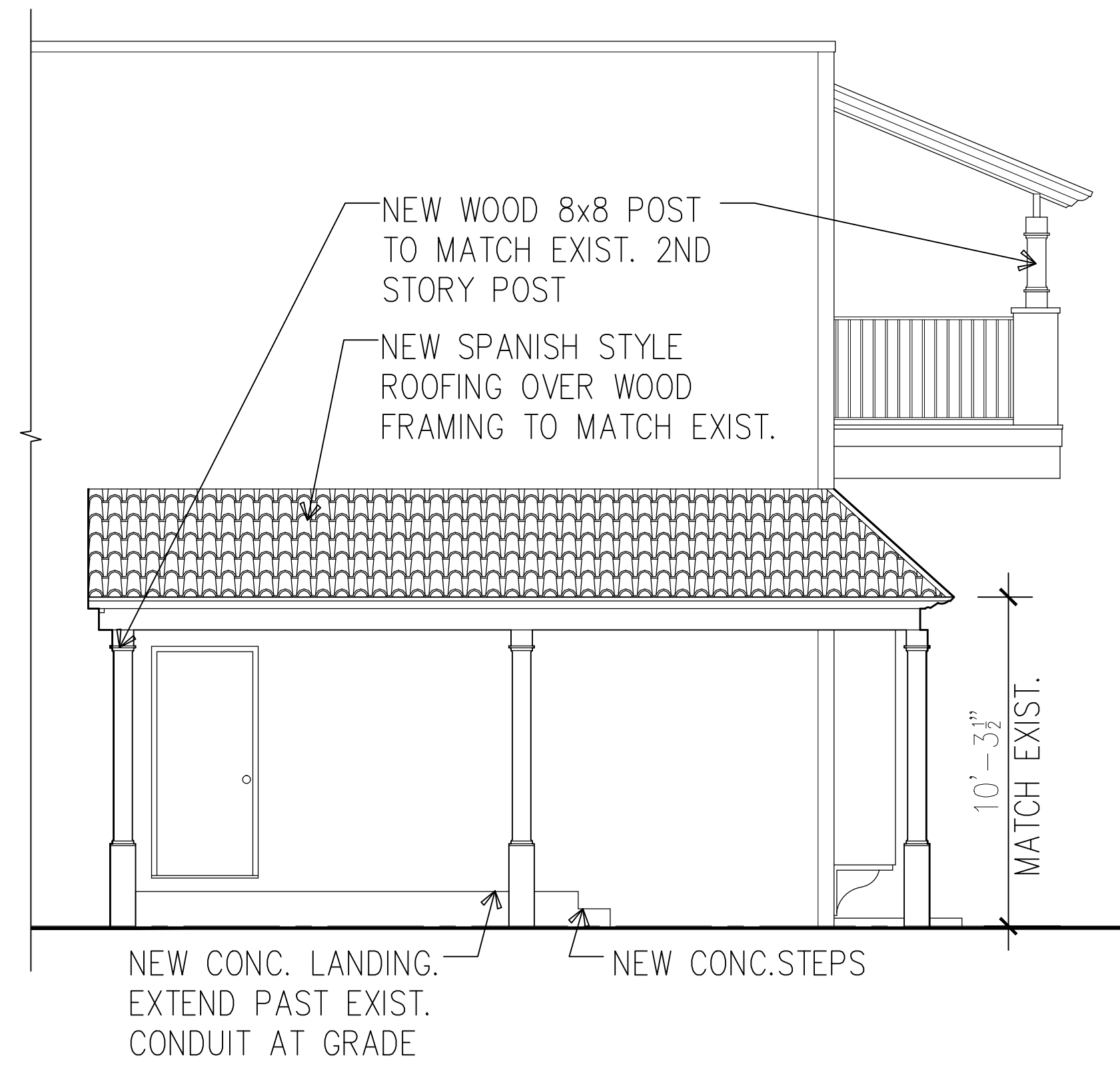
 Sheet Number:

 Date: April 21, 2015

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 FRONT STREET ELEVATION
A-1 SCALE: 1/4" = 1'-0"



2 ALLEY (WEST) ELEVATION
A-1 SCALE: 1/8" = 1'-0"

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3263 fax: 293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED BY THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

COMMERCIAL RENOVATION

524 FRONT STREET
KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale:
AutoCad File No.	

Revisions:

Title:

ELEVATIONS

Sheet Number:

A-1

Date: April 21, 2015

Site Photos



524 Front - street side entrance to second level



524 Front Street – side



524 Front Street – Front façade showing the existing Spanish style awning

524 Front Street Key West, Florida 33040
SITE VISIT – SEPTEMBER 30, 2015



524 Front Street

524 Front Street Key West, Florida 33040
SITE VISIT – SEPTEMBER 30, 2015



524 Front Street – awning and second level

524 Front Street Key West, Florida 33040
SITE VISIT – SEPTEMBER 30, 2015



524 Front Street - Side

524 Front Street Key West, Florida 33040
SITE VISIT – SEPTEMBER 30, 2015



Neighboring property from the side entrance



Neighboring property from the side entrance

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: **1000329** Parcel ID: **00000330-000000**

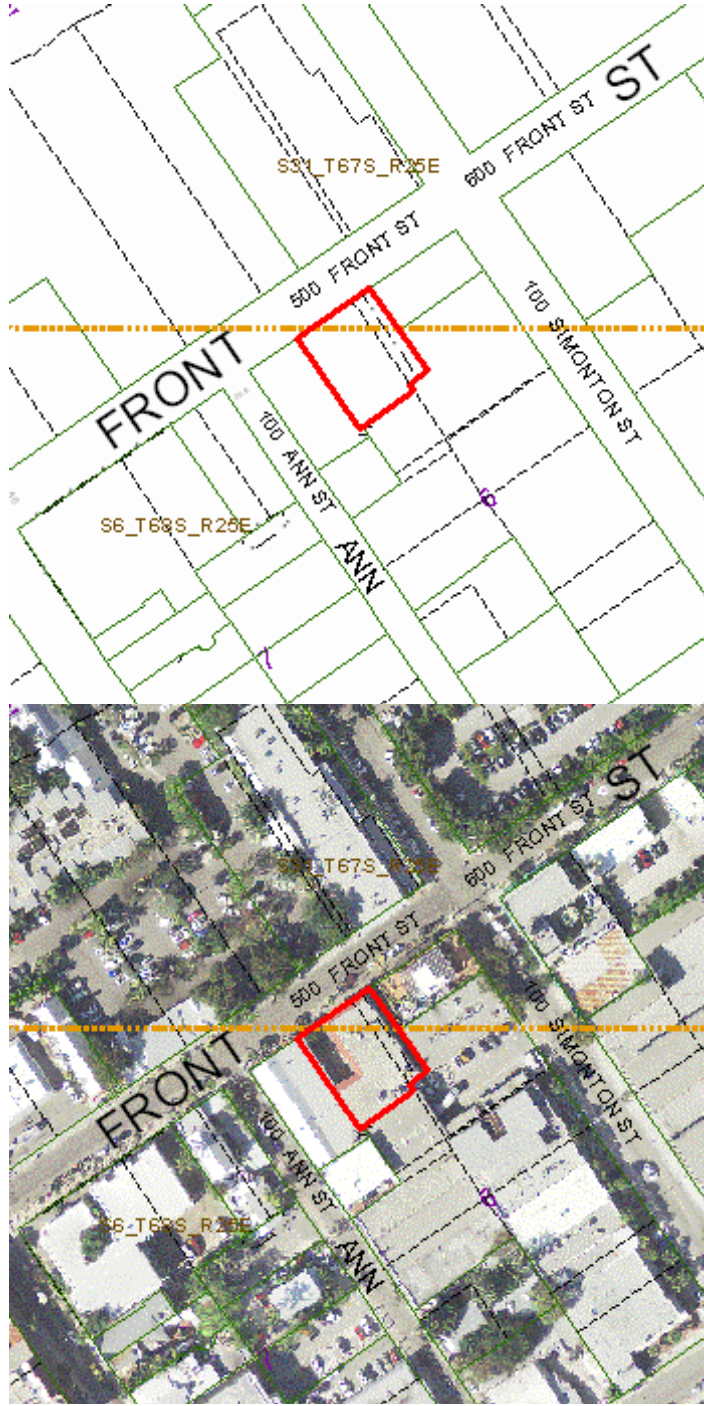
Ownership Details

Mailing Address:
SUNSET VENTURES LLC
PO BOX 520A
VILLANOVA, PA 19085-0320

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 524 FRONT ST KEY WEST
Legal Description: KW PT LT 2 AND 3 SQR 6 G49-643/44 OR661-152/53 OR833-1204/05 OR1489-1301/02R/S OR1665-439/40 OR1665-443/44 OR1965-1371/72

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	80	78	7,836.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 9730
Year Built: 1977

Building 1 Details

Building Type
Effective Age 11
Year Built 1977
Functional Obs 0

Condition G
Perimeter 978
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 13
Grnd Floor Area 9,730

Inclusions:

Roof Type
Heat 1
Heat Src 1

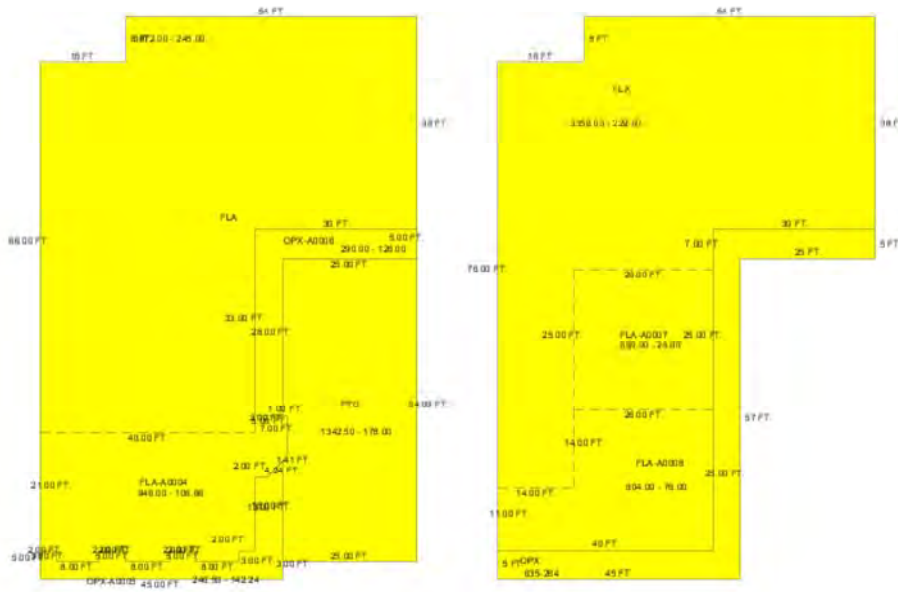
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 12

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
00	FLA		1	1989					3,972
0	OPX		1	1989					246
0	OPX		1	1989					290
0	FLA		1	1989	N	Y			650
0	FLA		1	1989	N	Y			804
1	PTO		1	1989					1,342

2	FLA	1	1989		3,358
3	OPX	1	1989		635
4	FLA	1	1989	Y	946

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STY STORE-A	100	Y	Y
		APTS-A	100	Y	Y
		APTS-A	100	Y	Y
	183	TOURIST ATTRAC-A-	100	Y	Y
	185	OFF BLDG 1 STY-A	100	Y	Y

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN3:WROUGHT IRON	252 SF	42	6	2004	2005	4	60
2	FN2:FENCES	100 SF	10	10	2000	2001	5	30
3	FN3:WROUGHT IRON	102 SF	34	3	2004	2005	4	60
4	RW2:RETAINING WALL	80 SF	40	2	2004	2005	4	50

Appraiser Notes

TPP 9081075
2003-08-29 ASKING \$3,000.000; KWCITZEN ON 08-10-03-SKI PETITION KW 007-1997 2005-01-28 SOLD FOR \$3,000.000.ON 01/02/2004
OPEN EARLY '05 - PIRATE SOUL MUSEUM - BKC

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B921928	07/01/1992	12/01/1994	1,800		REPAIRS
	B923178	12/01/1992	12/01/1994	1,600		REPLACE BRICK ON PLANTER
	M931843	07/01/1993	12/01/1994	10,000		REPLACE 10 TON AC
	B932714	09/01/1993	12/01/1994	9,709		INSTALL STORM PANELS
	9703012	09/01/1997	11/01/1997	47,000		2 RESIDENTIAL UNITS
	9703012	11/01/1997	12/01/1997	1		2 CENTRAL AC'S
	0002350	08/17/2000	11/08/2000	12,000		RETILE 2700 SF
	0003103	10/11/2000	11/08/2000	2,000		CHANGEOUT AC
	9901516	05/28/1999	07/22/2000	8,000		PAINT BUILDING
	9901385	04/28/2000	07/22/2000	5,000		INTERIOR RENOVATIONS

0000394	02/23/2000	07/22/2000	500	FENCE
0001296	05/15/2000	07/22/2000	12,397	44 SQS BUILTUP ROOF
02-1311	06/06/2002	08/30/2002	37,560	REPAIR SPALLING
04-1461	05/24/2004	12/22/2004	5,000	INTERIOR DEMO
04-1768	06/01/2004	12/22/2004	13,000	SPALLING REPAIRS
04-1982	07/16/2004	12/22/2004	759,947	INTERIOR RENOVATIONS
05-0052	01/06/2005	11/08/2005	1,000	REINSTALL ANTIQUE POST LIGHTS

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
2014	1,401,291	5,266	2,977,210	2,500,000	2,500,000	0	2,500,000
2013	1,417,398	5,407	2,503,563	2,500,000	2,500,000	0	2,500,000
2012	1,449,612	5,502	2,503,563	2,500,000	2,500,000	0	2,500,000
2011	1,481,825	5,653	2,503,563	2,500,000	2,500,000	0	2,500,000
2010	1,481,825	5,795	2,019,086	2,500,000	2,500,000	0	2,500,000
2009	1,514,039	5,891	2,752,835	3,600,000	3,600,000	0	3,600,000
2008	1,514,039	6,041	1,765,059	3,285,139	3,285,139	0	3,285,139
2007	1,171,212	6,182	2,076,540	2,843,948	2,843,948	0	2,843,948
2006	1,195,612	6,278	1,097,040	2,843,948	2,843,948	0	2,843,948
2005	1,195,612	6,430	861,960	2,800,000	2,800,000	0	2,800,000
2004	1,012,984	4,318	783,600	2,352,583	2,352,583	0	2,352,583
2003	1,012,984	4,458	642,552	2,352,583	2,352,583	0	2,352,583
2002	1,012,984	4,574	642,552	2,352,583	2,352,583	0	2,352,583
2001	1,012,984	4,714	642,552	1,424,285	1,424,285	0	1,424,285
2000	954,038	2,516	485,832	1,424,285	1,424,285	0	1,424,285
1999	951,526	2,569	485,832	1,424,285	1,424,285	0	1,424,285
1998	566,015	7,490	485,832	1,424,285	1,424,285	0	1,424,285
1997	581,670	7,713	470,160	1,424,285	1,424,285	0	1,424,285
1996	493,538	7,919	470,160	968,185	968,185	0	968,185
1995	493,538	8,142	470,160	968,185	968,185	0	968,185
1994	429,469	8,366	470,160	968,185	968,185	0	968,185
1993	429,469	7,760	470,160	909,306	909,306	0	909,306
1992	429,469	7,947	470,160	909,306	909,306	0	909,306
1991	429,469	8,233	470,160	909,306	909,306	0	909,306
1990	429,469	8,502	409,431	909,306	909,306	0	909,306
1989	402,328	6,973	407,472	859,125	859,125	0	859,125
1988	370,944	6,202	329,112	705,309	705,309	0	705,309
1987	365,265	6,365	188,064	698,121	698,121	0	698,121
1986	366,029	6,511	188,064	674,497	674,497	0	674,497

1985	329,137	6,675	195,587	748,241	748,241	0	748,241
1984	324,724	2,054	94,032	420,810	420,810	0	420,810
1983	324,724	2,054	78,790	405,568	405,568	0	405,568
1982	295,131	2,054	78,790	375,975	375,975	0	375,975

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
1/2/2004	1965 / 1371	3,000,000	WD	Q
2/1/1976	661 / 152	108,200	00	Q

This page has been visited 185,761 times.

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