

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



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Melissa Paul-Leto, Planner Analyst

Meeting Date: September 17, 2015

Agenda Item: **Variance – 1618 North Roosevelt Boulevard (RE # 00064910-000100; AK # 1065421)** – A request for a variance to maximum sign area in order to replace an existing freestanding sign on property located within the commercial General (CG) Zoning district pursuant to Sections 90-395 and 114-140 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: Variance to allow for the replacement of a Chrysler ID sign which exceeds the allowed maximum 32 square feet surface area.

Applicant: Marathon Electric / Randall Mearns

Owner: Duncan Auto Realty, LTD.

Location: 1618 North Roosevelt Boulevard (RE #00064910-000100; AK # 1065421)

Zoning: Commercial General (CG) Zoning District



Background and Request:

The applicant is proposing to replace the current non-conforming signage on North Roosevelt Boulevard.

The proposed freestanding sign would come into compliance with the height restrictions. As well as reduce the sign's overall square footage. The location of the proposed freestanding sign will be located off of North Roosevelt Boulevard at the entrance of Duncan Auto.

Relevant Boulevard Appearance Zone Sign Requirements: Code Section 114-138				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum sign surface area	32 square feet	78.8 square feet	53.5 square feet	Variance Required -21.5 square feet
Maximum height above nearest curb elevation	20 feet	23 feet 6 inches	20 feet	In Compliance

Process:

DRC Meeting:

August 28, 2015

Planning Board Meeting:

September 17, 2015

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.**

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 freestanding sign was created by the applicant. However, there are two factors that have made the applicant decide to change the signage. Plymouth Corporation went out of business, Plymouth Corporation is on the existing signage and needs to be removed and The Chrysler Corporation has recently changed their identity signage to larger size requirements. The applicant has chosen the smallest signage size available from Chrysler's options. These conditions were not created by the applicant.

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.**

Although the applicant is reducing the nonconformities, replacing the freestanding tenant sign with a sign surface area that still exceeds the maximum allowed surface area would 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.**

The existing sign does not have the current brands being offered at the dealership. The Chrysler Corporation has adjusted signage requirements for dealerships through a revised identity design. In order to provide and benefit from advertising the Chrysler brand on the sign, the applicant is requesting a variance. For that specific reason, a hardship condition exists.

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.**

It does not appear that granting of the variance will be injurious to the area involved or otherwise 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.**

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):

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:

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

Three out of the seven standards established by Section 90-395 of the City Code have not been fully met by the applicant for the requested variance.

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

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

RECOMMENDATION:

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

Application



Application For Variance

City of Key West, Florida • Planning Department
3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestfla.com

RECEIVED

JUL 21 2014

CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1618 N. Roosevelt Blvd.

Zoning District: _____ Real Estate (RE) #: 00064910-000100

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: MARATHON ELECTRIC SIGN + LIGHT, INC.

Mailing Address: 10690 AVIATION BLVD.

City: MARATHON State: FL Zip: 33050

Home/Mobile Phone: _____ Office: 743-5805 Fax: _____

Email: RMMTHELECTRIC@AOL.COM

PROPERTY OWNER: (if different than above)

Name: DUNCAN AUTO REALTY, LTD

Mailing Address: 1618 N. Roosevelt Blvd

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 294-5126 Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use:

REPLACE EXISTING CHRYSLER 1D SIGN

List and describe the specific variance(s) being requested:

REQUEST VARIANCE TO SIZE OF SIGN. CODE ALLOWS 32' H

OWNER IS REQUESTING 48' H

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

If yes, please describe and attach relevant documents: _____

Will any 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.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

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.

DUNCAN AUTO REPRESENTS MULTIPLE AUTO BRANDS - AGREEMENTS
WITH AUTO COMPANIES REQUIRE HIM TO HAVE ADEQUATE
SIGNAGE FOR EACH BRAND.

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

CHRYSLER MOTOR CO. HAS DECIDED TO DO AN IMAGE
UPGRADE AT ALL DEALERS.

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.

ALL BUSINESSES ARE GIVEN THE RIGHT TO ADEQUATELY
ADVERTISE.

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.

DEALER AGREEMENTS REQUIRE DUNCAN TO DISPLAY ~~THE~~ THE
BRAND NAME. VIOLATION OF DEALER AGREEMENT MAY
CAUSE THE LOSS OF CHRYSLER PRODUCTS.

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.

RECOMMENDED 10 SIGN IS THE SMALLEST AVAILABLE
IN THE CHRYSLER PROGRAM.

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

THE SIGN IS A REPLACEMENT OF AN EXISTING SIGN +
IS ACTUALLY 28 FT SMALLER THAN THE EXISTING.

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.

N/A

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

- That the standards established in Section 90-395 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."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

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, H. EARL DUNCAN as
Please Print Name of person with authority to execute documents on behalf of entity

President of DUNCAN AUTO REALTY, LTD
Name of office (President, Managing Member) *Name of owner from deed*

authorize MATTHEW ELECTRIC SIGN + LIGHT, INC
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this June 24, 2014 by
date

H. Earl Duncan
Name of Authorized Representative

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

Karen D Buckner
Notary's Signature and Seal



KAREN D. BUCKNER
MY COMMISSION # EE 050606
EXPIRES: January 10, 2015
Bonded Thru Budget Notary Services

Karen D. Buckner
Name of Acknowledger typed, printed or stamped

EE050606
Commission Number, if any

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

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

of MARATHON ELECTRIC SIGN+LIGHT, 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:

1618 N. ROOSEVELT BLVD.
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.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 16th, 2014 by
date

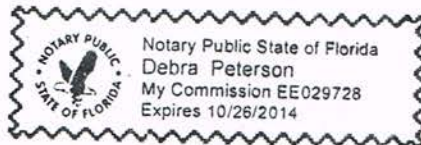
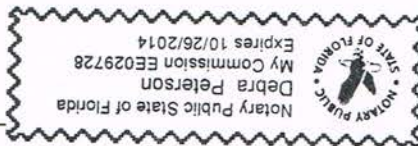
RANDALL MEARNS
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Deed

**KOENIG HIGSMITH
& VAN LOON, P.A.
2150 NORTSHORE DRIVE
KEY WEST, FL 33040**

Return, to:

Doc# 1885994 06/06/2012 12:29PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This instrument prepared by:

Q U I T C L A I M D E E D

Made this 17 day of January, 1996. 06/06/2012 12:29PM
DEED DOC STAMP CL: DS \$35,939.40

BETWEEN, H. EARL DUNCAN and ORCHID L. DUNCAN, his wife, whose address is 1410 Rose Street, Key West, Florida 33040, party of the first part, and DUNCAN AUTO REALTY, LTD., a Florida limited partnership, whose address is 1618 Roosevelt Boulevard, Key West, Florida 33040, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim 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, situated lying and being in the County of Monroe, State of Florida, to wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereto 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.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Witnesses as to both:

C.K. Butler-McLendon
Printed Name CHARLES K. BUTLER-MCLENON

Danna J. Rigdon
Printed Name DANNA J. RIGDON

[Signature]
H. EARL DUNCAN

[Signature]
ORCHID L. DUNCAN

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY That on this day the foregoing instrument was acknowledged before me by H. EARL DUNCAN and ORDHIC L. DUNCAN, his wife, who are personally known to me or who have produced and who did take an oath.

WITNESS my hand and official seal in the County and State aforesaid, this 17 day of January, 1996.

Doc# 1885994
Bk# 2573 Pg# 1294

[Signature]
Notary Public - State of Florida
My commission expires: (Seal)



ROBERT T. FELDMAN
MY COMMISSION # CC 205841 EXPIRES
June 4, 1996
BONDED THRU TROY FAIN INSURANCE, INC.

PARCEL A: On the Island of Key West and commencing at a point on the Southerly line of Roosevelt Boulevard as now constructed, distant 425 feet Southwesterly from the Southwesterly side of George Street if extended; thence running in a Southwesterly direction along said Roosevelt Boulevard a distance of 250 feet; thence in a Southeasterly direction and parallel with George Street a distance of 126 feet; thence in a Northeasterly direction and parallel with Roosevelt Boulevard 250 feet; thence in a Northwesterly direction and parallel with George Street 126 feet to Roosevelt Boulevard, the Point of Beginning.

PARCEL B: On the Island of Key West and lies Northwesterly of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at page 41, of Monroe County Official Records, and is more particularly described as follows: From the intersection of the Southwesterly line of George Street and the Southeasterly line (curb) of Roosevelt Boulevard go Southwesterly along the Southeasterly line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeasterly making an angle of 108 degrees 40 minutes with the prolongation of the previously described course a distance of 126 feet to a point, which point is the point of beginning; thence Southeasterly along the prolongation of the previously described course a distance of 85 feet to a point; thence Southwesterly and at right angles a distance of 236.85 feet to a point; thence Northwesterly and at right angles a distance of 157.07 feet to a point; thence thence northeasterly and along a line parallel with the Southeasterly line of Roosevelt Boulevard a distance of 250 feet back to the Point of Beginning.

PARCEL C: On the Island of Key West and lies Northwesterly of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows: From the intersection of the Southwesterly line of George Street and the Southeasterly line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeasterly making an angle of 108 degrees with the prolongation of the previously described course a distance of 211 feet to a point, which point is the point of beginning; thence Southeasterly along the prolongation of the previously described course a distance of 50 feet, more or less, to the Northwesterly line of Virginia Street extended Northwesterly; thence Southwesterly and at right angles a distance of 236.85 feet to a point; thence Northwesterly and at right angles a distance of 50 feet to a point; thence Northeasterly and at right angles a distance of 236.85 feet back to the point of beginning.

Doc# 1885994
Bk# 2573 Pg# 1295

PARCEL D: On the Island of Key West and lies Northwesterly of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows: From the intersection of the Southwesterly line of George Street and the Southeasterly line (curb) of Roosevelt Boulevard go Southwesterly along the Southeasterly line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeasterly making an angle of 108 degrees 40 minutes with the prolongation of the previously described course a distance of 267.07 feet, more or less, to a point of the northwesterly line of Virginia Street extended northeasterly; thence run southwesterly along the northwesterly line of Virginia Street extended for a distance of 236.85 feet to the Point of Beginning of the parcel being described herein; thence continue southwesterly along the northwesterly line of Virginia Street extended for a distance of 135.43 feet, more or less, to the northeasterly line of Thompson Street extended northwesterly; thence run northwesterly along the northeasterly line of Thompson Street extended northwesterly for a distance of 175 feet; thence run northeasterly and parallel with said Virginia Street for a distance of 135.43 feet; thence run southeasterly a distance of 175 feet back to the Point of Beginning.

PARCEL E: On the Island of Key West and lies Northwesterly of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows: From the intersection of the Southwesterly line of George Street and the Southeasterly line (curb) of Roosevelt Boulevard go Southwesterly along the Southeasterly line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeasterly making an angle of 108 degrees 40 minutes with the prolongation of the previously described course a distance of 267.07 feet, more or less, to a point on the northwesterly line of Virginia Street extended northeasterly; thence run southwesterly along the northwesterly line of Virginia Street extended for a distance of 372.28 feet to the northeasterly line of Thompson Street extended northwesterly; thence run northwesterly along the northeasterly line of Thompson Street for a distance of 175 feet to the Point of Beginning of the parcel of land being described herein; thence run northeasterly and parallel with said Virginia Street for a distance of 135.43 feet; thence run northwesterly and parallel with said Thompson Street for a distance of 164.14 feet to the Southerly line of Roosevelt Boulevard; thence run westerly along the southerly line of said Roosevelt Boulevard for a distance of 137 feet, more or less, to the northeasterly line of said Thompson Street extended; thence run Southeasterly along said Thompson Street extended for a distance of 182.65 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

SCHEDULE "A"

Survey

PARCEL A:
On the Island of Key West, and commencing at a point on the Southerly line of of Roosevelt Boulevard as now constructed, distant 425 feet Southwesterly from the Southwesterly side of George Street if extended; thence running in a Southwesterly direction along said Roosevelt Boulevard a distance of 250 feet; thence in a Southeastery direction and parallel with George Street a distance of 126 feet; thence in a Northeastery direction and parallel with Roosevelt Boulevard 250 feet; thence in a Northwestery direction and parallel with George Street 126 feet to Roosevelt Boulevard, the Point of Beginning.

PARCEL B:
On the Island of Key West, and lies Northwestery of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows:
From the intersection of the Southwestery line Of George Street and the Southeastery line (curb) of Roosevelt Boulevard go Southwestery along the Southeastery line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeastery making an angle of 108°40' with the prolongation of the previously described course a distance of 126 feet to a point, which point is the point of beginning; thence Southeastery along the prolongation of the previously described course a distance of 85 feet to a point; thence Southwestery and at right angles a distance of 236.85 feet to a point; thence Northwestery and at right angles a distance of 157.07 feet to a point; thence Northeastery and along a line parallel with the Southeastery line of Roosevelt Boulevard a distance of 250 feet back to the Point of Beginning.

PARCEL C:
On the Island of Key West, and lies Northwestery of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows:
From the intersection of the Southwestery line Of George Street and the Southeastery line (curb) of Roosevelt Boulevard go Southwestery along the Southeastery line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeastery making an angle of 108°40' with the prolongation of the previously described course a distance of 211 feet to a point, which point is the point of beginning; thence Southeastery along the prolongation of the previously described course a distance of 50 feet, more or less, to the Northwestery line of Virginia Street extended Northeastery; thence Southwestery and at right angles a distance of 236.85 feet to a point; thence Northwestery and at right angles a distance of 50 feet to a point; thence Northeastery and at right angles a distance of 236.85 feet back to the Point of Beginning.

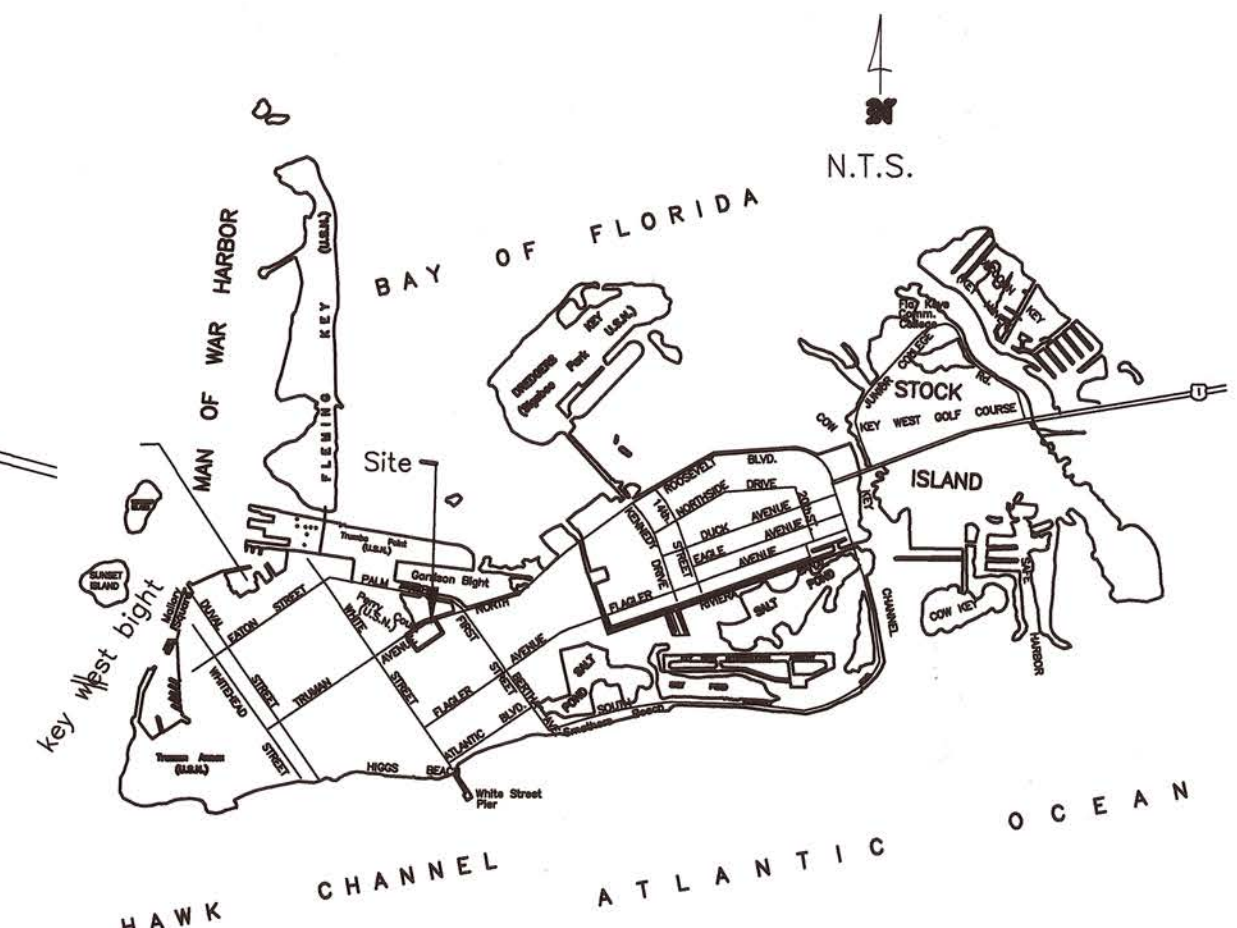
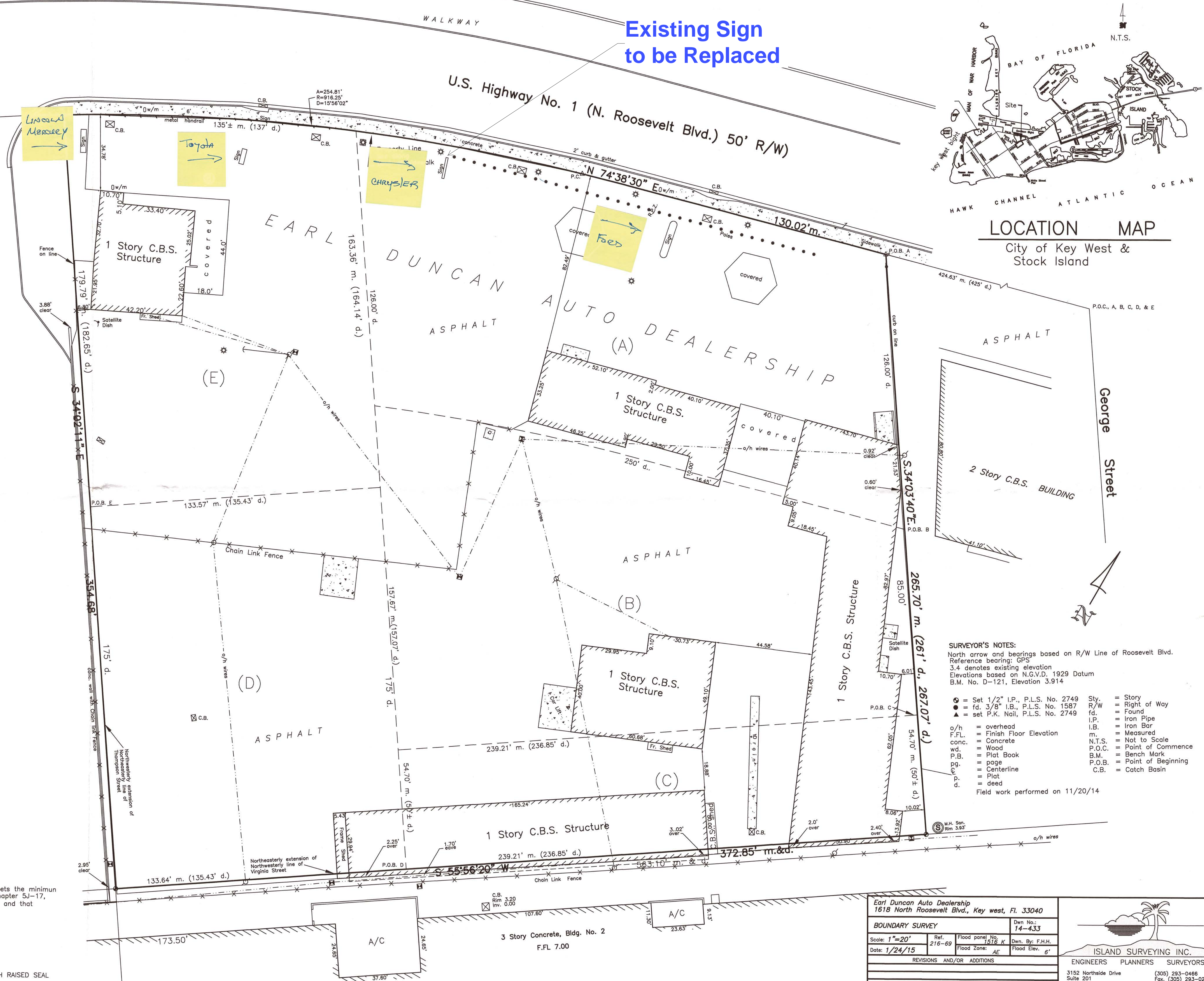
PARCEL C:
On the Island of Key West, and lies Northwestery of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows:
From the intersection of the Southwestery line Of George Street and the Southeastery line (curb) of Roosevelt Boulevard go Southwestery along the Southeastery line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeastery making an angle of 108°40' with the prolongation of the previously described course a distance of 267.07 feet, more or less to a point, on the Northwestery line of Virginia Street extended Northeastery; thence Southwestery along the Northwestery line of Virginia Street extended for a distance of 236.85 feet to the Point of Beginning of the parcel being described herein; thence continue Southwestery along the Northwestery line of Virginia Street extended for a distance of 135.43 feet, more or less, to the Northwestery line of Thompson Street extended Northwestery; thence run Northwestery along the Northeastery line of Thompson Street for a distance of 175 feet; thence run Northeastery and parallel with Virginia Street for a distance of 135.43 feet; thence run Southeastery a distance of 175 feet back to the Point of Beginning.

PARCEL C:
On the Island of Key West, and lies Northwestery of Monroe Investment Company Diagram of Tract 20, recorded in Plat Book 1, at Page 41, of Monroe County Official Records, and is more particularly described as follows:
From the intersection of the Southwestery line Of George Street and the Southeastery line (curb) of Roosevelt Boulevard go Southwestery along the Southeastery line of Roosevelt Boulevard a distance of 425 feet to a point; thence Southeastery making an angle of 108°40' with the prolongation of the previously described course a distance of 267.07 feet, more or less to a point, on the Northwestery line of Virginia Street extended Northeastery; thence Southwestery along the Northwestery line of Virginia Street extended for a distance of 372.28 feet to the Northeastery line of Thompson Street extended Northwestery; thence run Northwestery along the Northeastery line of Thompson Street for a distance of 175 feet to the Point of Beginning of the parcel of land being described herein; thence run Northeastery and parallel with said Virginia Street for a distance of 164.14 feet to the Southerly line of Roosevelt Boulevard; thence run Westerly along the Southerly line of said Roosevelt Boulevard for a distance of 137 feet, more or less, to the Northeastery line of said Thompson Street extended; thence run Southeastery along said Thompson Street extended for a distance of 182.85 feet back to the point of beginning.

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 5J-17, 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 No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL



LOCATION MAP
City of Key West & Stock Island

SURVEYOR'S NOTES:
North arrow and bearings based on R/W Line of Roosevelt Blvd.
Reference bearing: GPS
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
B.M. No. D-121, Elevation 3.914

● = Set 1/2" I.P., P.L.S. No. 2749	Sty. = Story
○ = fd. 3/8" I.B., P.L.S. No. 1587	R/W = Right of Way
▲ = set P.K. Nail, P.L.S. No. 2749	fd. = Found
	I.P. = Iron Pipe
	I.B. = Iron Bar
	m. = Measured
	N.T.S. = Not to Scale
	P.O.C. = Point of Commence
	B.M. = Bench Mark
	P.O.B. = Point of Beginning
	C.B. = Catch Basin

o/h = overhead
F.F.L. = Finish Floor Elevation
conc. = Concrete
wd. = Wood
P.B. = Plat Book
pg. = page
c. = Centerline
p. = Plat
d. = deed

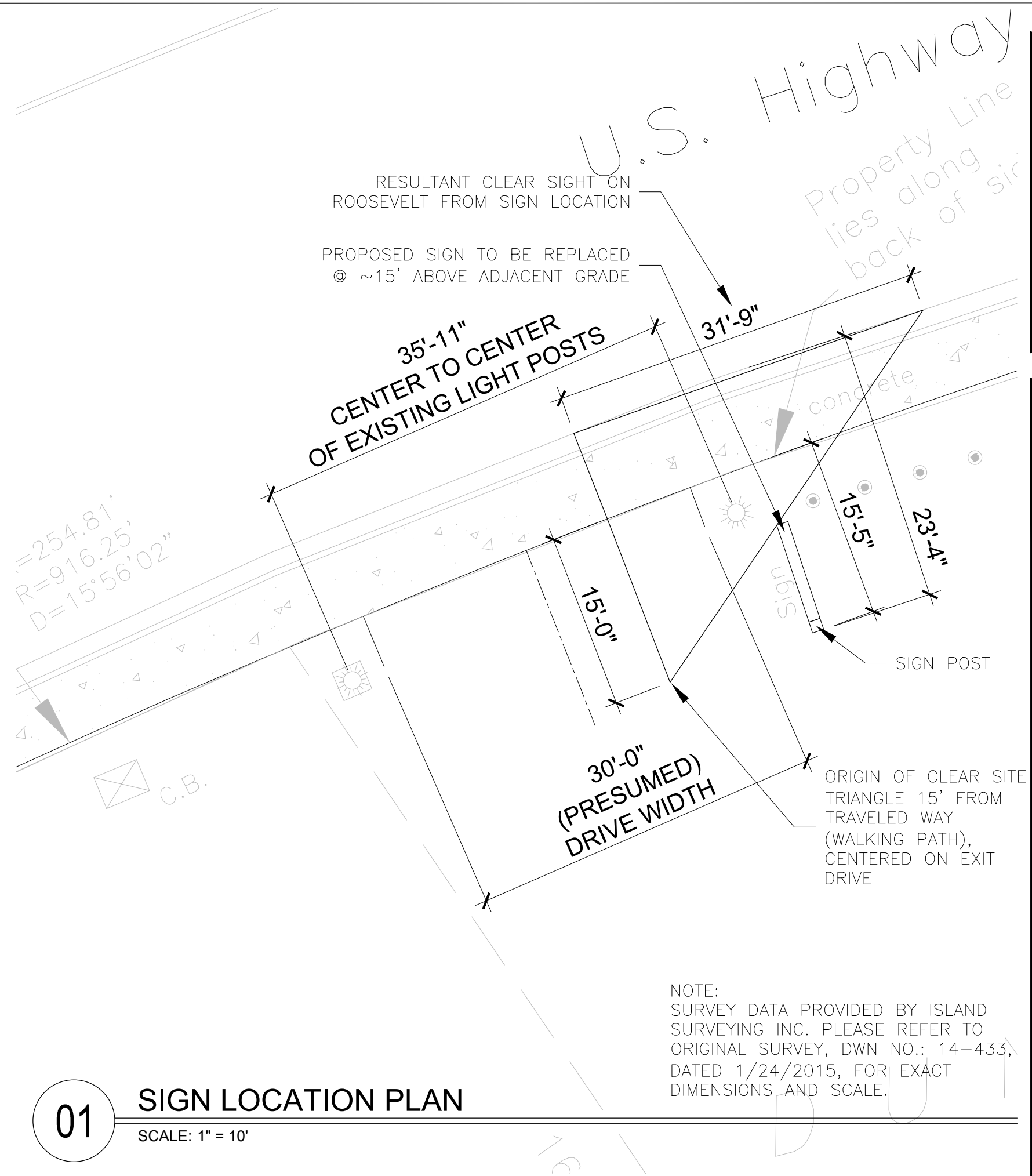
Field work performed on 11/20/14

Earl Duncan Auto Dealership 1818 North Roosevelt Blvd., Key West, FL 33040		Dwn No. 14-433	
BOUNDARY SURVEY		Dwn. By: F.H.H.	
Scale: 1"=20'	Ref. 216-69	Flood panel No. 1516 K	Flood Elev. 6'
Date: 1/24/15	REVISIONS AND/OR ADDITIONS	Flood Zone: AE	
ISLAND SURVEYING INC.			
3152 Northside Drive Suite 201 Key West, FL 33040		(305) 293-0466 Fax: (305) 293-0237 fhildeb1@bellsouth.net L.B. No. 7700	

Plans



02 SITE PLAN
SCALE: 1" = 100'



01 SIGN LOCATION PLAN
SCALE: 1" = 10'

NOTE:
SURVEY DATA PROVIDED BY ISLAND SURVEYING INC. PLEASE REFER TO ORIGINAL SURVEY, DWN NO.: 14-433, DATED 1/24/2015, FOR EXACT DIMENSIONS AND SCALE.

ARCHITECT / ENGINEER:



Architecture, Interior Design,
Engineering, Procurement,
Owner Representation,
Specialty Consulting

3000 Overseas Highway
Marathon, Florida 33050
Tel: 305-289-7980
Fax: 305-289-0132
Email: infoKW@k2mDesign.com
URL: www.k2mDesign.com
PROF. REG. AA26001059
FL CERT. OF AUTH. 30945

Building Relationships
Based on Trust and Results
Cleveland | Key West | Marathon | Charlotte
| Baltimore | Bentonville

DUNCAN FORD LINCOLN
1618 ROOSEVELT BLVD.
KEY WEST, FL 33040

MARATHON ELECTRIC SIGN & LIGHT
10690 AVIATION BLVD, MARATHON, FL, 33050

Drawing Size: Project #:

Drawn By: Checked By:

Title:

SIGN PLAN

Sheet Number:

C-101

Date: June 26, 2015

©2015 by K2M Design, Inc.



**5 SERIES 6' x 8'
BRAND SIGN at 20' OAH**

Square Footage

■ 53.5 ft²

Manufacturing Details

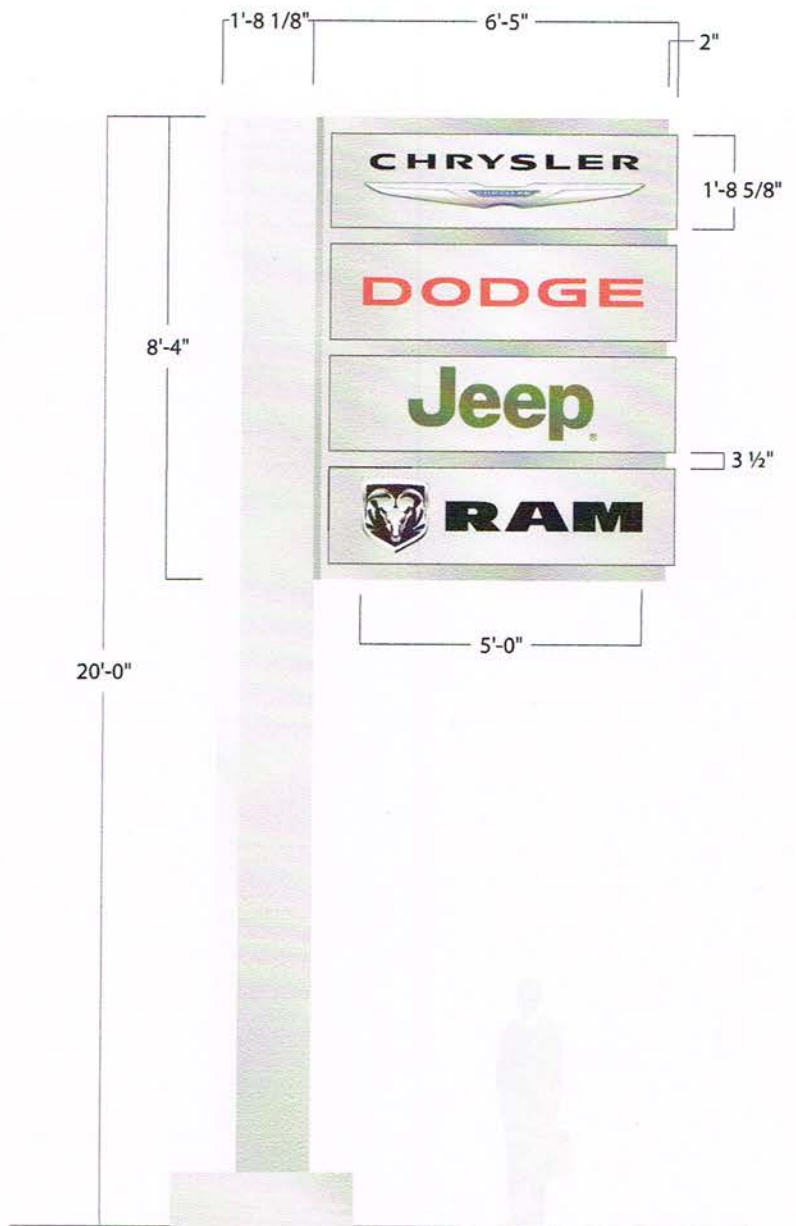
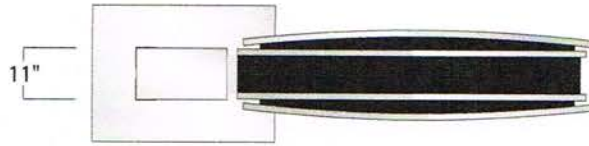
- Painted aluminum exterior construction with chrome accents on cladding.
- Clear acrylic logos pushed thru cabinet face with 1st surface decoration vinyl /color digital print.

Electrical Requirements

- Fluorescent internal illumination
(7) F72 / T12 / Daylight / High Output Lamps
- (2) Transco Ballast TRA-16-832EP at 2.0 amps each
- LED external halo illumination
(144) Agilight White Tuffrayz
- (2) Advance Xitanium Power Supply
LED-120A-0012V-50F at 0.63 amps each
- Total Load: 5.26 amps at 120 V
(1) 20 amp Circuit Required

Colors

- **Chrysler Badge:** Black ■ Process Black
Blue ■ PMS 287
Silver
- **Dodge Badge:** Red ■ PMS 485
White
Silver
- **Jeep Badge:** Green ■ PMS 371
White
Silver
- **Ram Badge:** Black ■ Process Black
Silver





DODGE

Jeep



RAM

SITE BRANDBOOK



I.....CODE RESEARCH

II.....INVENTORY/SITE PLAN

III.....INVENTORY/RECOMMENDATION

IV.....RECOMMENDED SIGN DETAIL



CODE RESEARCH

Chrysler Code Information

A) Date Completed:	<u>8/6/2013</u>	Completed By:	<u>Nicholas J. McCurley</u>
B) Site Street Address:	<u>1618 N Roosevelt Blvd</u>		
C) Town / City / State / Zip:	<u>Key West, FL 33040</u>		
D) Contact for Permit / Zoning	<u>Ron Wampler, Building Official, 305-809-3738</u>		
E) Contact Telephone:	<u>Angie Garcia, Permitting, 305-809-3954</u>		
F) Jurisdiction: City / Town:	<u>City of Key West</u>	Address:	<u>3140 Flagler Ave.</u>
or County of:		City, ST Zip:	<u>Key West, FL 33040</u>
G) Zoning Classification for Property:	<u>CG: General Commercial/Boulevard Safety zone./Boulevard Appearance Zone</u>		
H) What year of IBC is used?	<u>2012 Florida Building Code</u>		
I) Permit application fee:	<u>\$50 submittal fee. \$35 per 50sq.ft or fraction thereof.</u>		
J) Permitting process time frame:	<u>1-2 weeks.</u>		
K) What drawings are required? (SEDs)	<u>5 sets: site plan, elevations, sign details and SED's.</u>		
L) Are any authorization letters required?	<u>Property owners.</u>		
M) Any review boards or committees?	<u>No</u>		
N) License(s) required to obtain permits?	<u>Contractors.</u>		
O) Must permits be obtained in person?	<u>Yes</u>		
P) Are inspections required?	<u>Electrical, footing, and final.</u>	Yes	No
Q) Is a permit required if only refacing?	<u>Yes</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
R) Is there a variance / appeals process?	<u>Approximately \$2,000 in fling fees.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
S) Estimated time frame for variance process:	<u>1-2 months. Planning Board meets every 3rd Thursday.</u>		
T) Are temporary or "coming soon" banners allowed?	<u>Size limited to 32sq.ft.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
U) Are freestanding temporary signs allowed? (ie. 4' x 8' Coming Soon)	<u>Size limited to 32sq.ft.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V) Do temporary signs require a permit?	<u>Yes</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
W) How long may temporary signs be displayed?	<u>120 days per calendar year.</u>		

ATTACHED SIGNS

1) Formula for calculating allowable square footage:	<u>No size restriction.</u>		
2) SF Allowed - Front Façade	<u>N/A</u>		
3) SF Allowed - Side Façade	<u>N/A</u>		
4) SF Allowed - Side Façade	<u>N/A</u>		
5) SF Allowed - Rear Façade	<u>N/A</u>		
6) How is sign area calculated?	<u>Smallest rectangle.</u>		
7) Is SF transferable from one façade to another?	<u>N/A</u>		
8) Does a façade require street frontage to allow wall signs?	<u>No</u>		
9) Total # of wall signs allowed per site or per façade:	<u>Not limited.</u>		
10) May signs be internally illuminated?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	List any restrictions under additional site notes.	See Note 2
11) Maximum height from top of wall sign to ground:	<u>Not to extend above the roofline or parapet.</u>		
12) Maximum sign / letter height:	<u>Not to project more than 4".</u>		
13) Special codes regarding storefront building / colors:	<u>None.</u>		
14) Are raceways required?	<u>No</u>		
15) Are "Service", "Exit" or "Parts" incidentals counted in SF?	<u>No</u>		

FREESTANDING SIGNS

1) Formula for calculating allowable square footage:	<u>64sq.ft per side. When a site has more than 1 sign then the aggregate ground sign area may be augmented .16sq.ft per linear foot above 200'. No single sign surface shall exceed 64sq.ft and no sign area shall exceed 128sq.ft.</u>		
2) Total overall area allowed:	<u>See above.</u>	Maximum height:	<u>20' OAH.</u>
3) Number of freestanding signs allowed:	<u>1 sign, 2 if site has 200' of lot.</u>	Internal illumination allowed?	<u>Yes</u>
4) Power line clearance:	<u>Not regulated.</u>	Clearance from grade:	<u>8' OAH.</u>
5) Wind Load:	<u>180mph. (per new Florida Building code)</u>	Site triangle requirements:	<u>Not regulated.</u>
6) Required distance between freestanding signs:	<u>Not regulated.</u>		
7) Setback of sign from right-of-way or property line:	<u>Must be behind the property and right-of-way line.</u>		
8) Material Restrictions:	<u>N/A</u>		

DIRECTIONAL SIGNS

8) Number allowed:	<u>Not regulated.</u>	Maximum square footage:	<u>Not regulated.</u>
9) Illumination allowed?	<u>Yes</u>	Maximum height:	<u>Not regulated.</u>
10) Count against SF?	<u>No</u>	Separation restrictions:	<u>None.</u>
11) Permit required?	<u>No</u>	Logo allowed?	<u>Yes</u>

ADDITIONAL SITE NOTES

Additional requirements: Landscape approval, right-of-way approval, swale location, drainage calculation, copy of the property deed, and the Key's energy approval.



DODGE

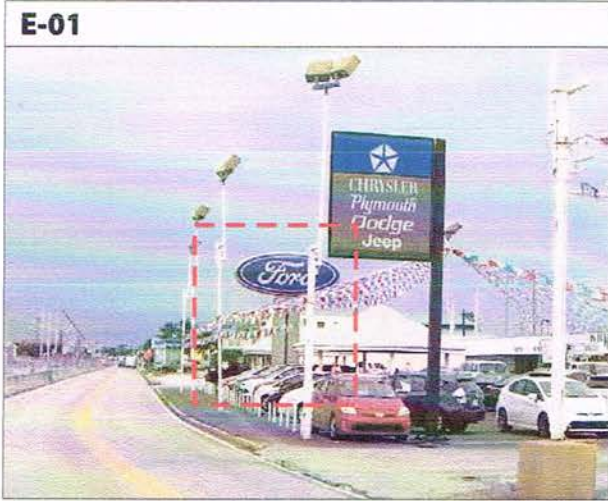
Jeep



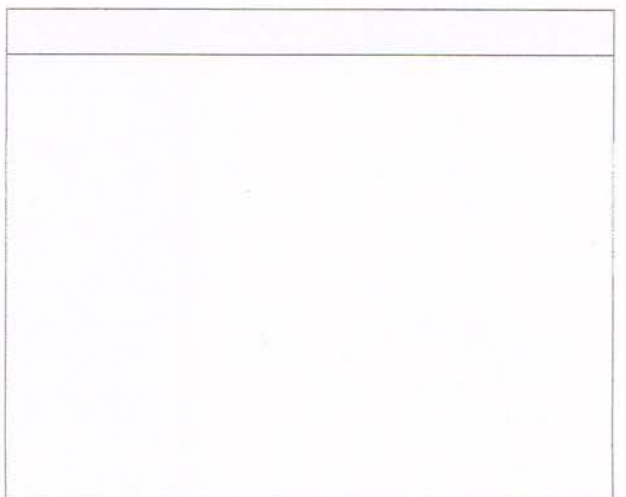
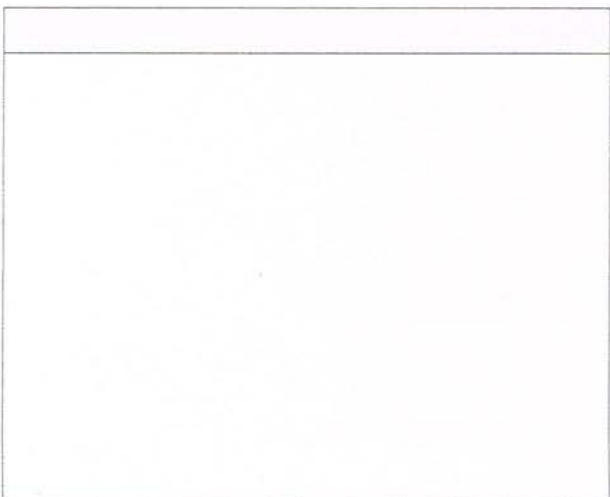
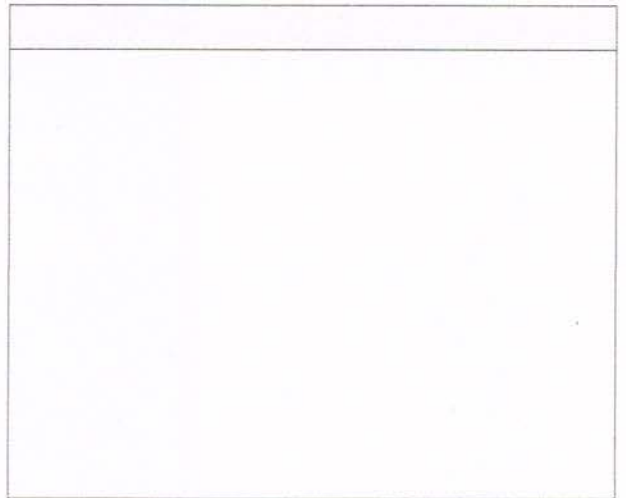
RAM

LEAVE SIGN INVENTORY

E-01



E-02





RECOMMENDATION DETAIL

E-03

INVENTORY

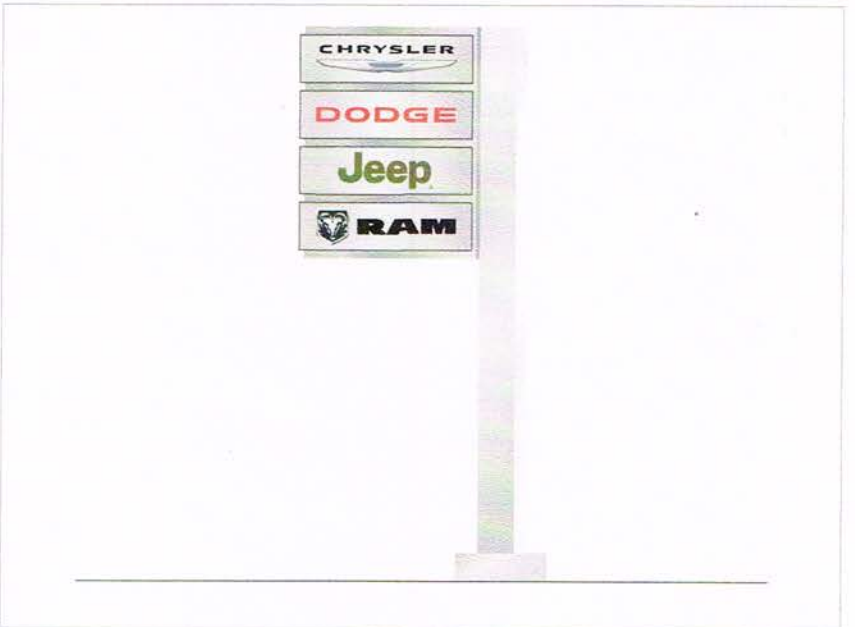
Sign Text / Description		
P2000 8' x 10' CPJD Brand Sign		
Height	Width	Depth
9'-8"	8'-1"	N/A
Letter Height	Height Off Ground	
N/A	23'-6"	
Face Material	Sign Material	
Plex	Aluminum	
Visible Opening	Retainer Size	
7'-10" x 9'-5"	2"	
Surface Material	Surface Color	
N/A	N/A	
Illuminated	Illumination Type	
Yes	Internal	
Double Face	Mount	
Yes	Single Pole	



Inventory Comments
 Photo represents existing site conditions.

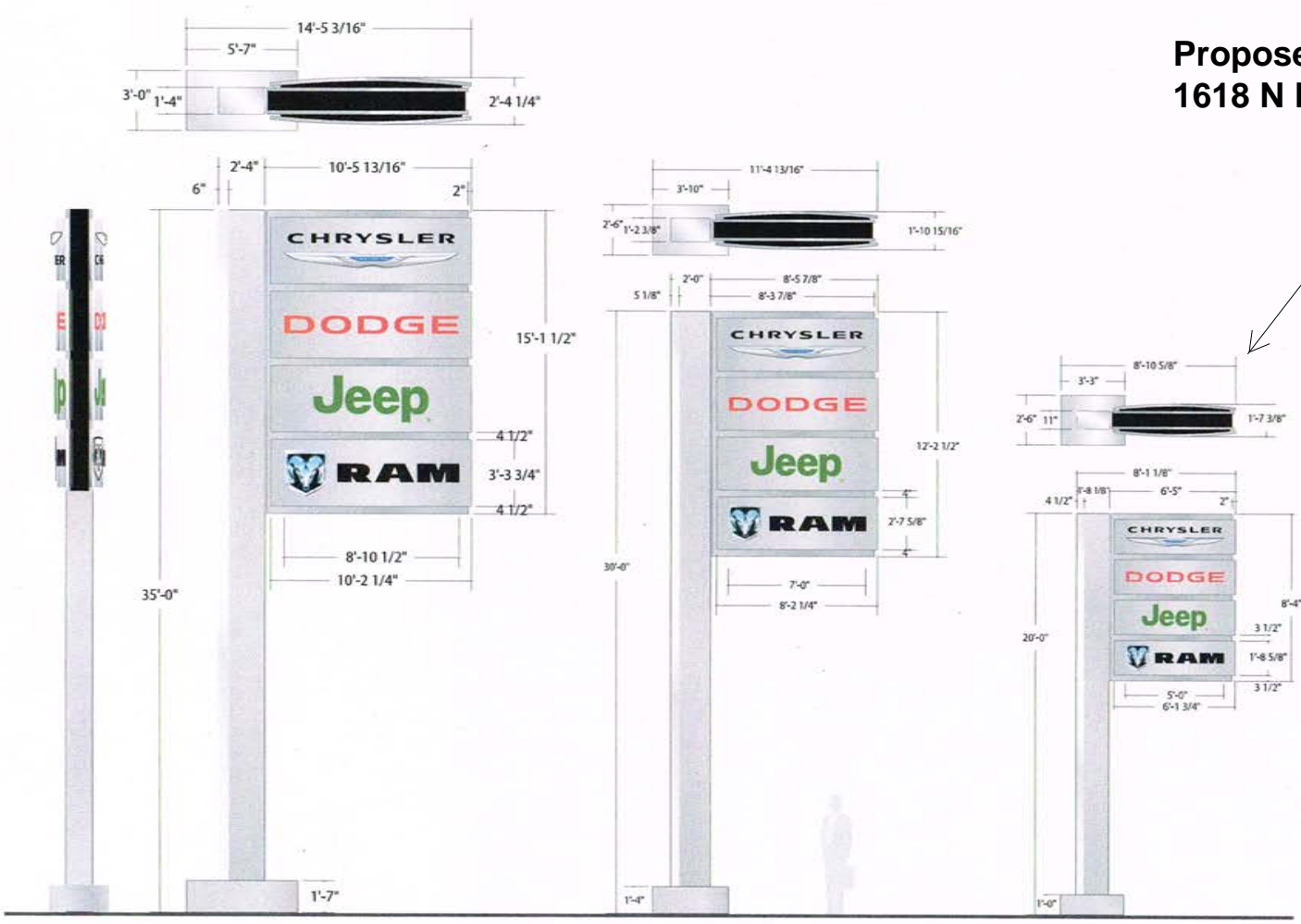
RECOMMENDATION

Recommended Action
Remove - Replace
Recommended Sign
5 Series 6' x 8' Brand Sign at 20'-0" OAH
Wall Repair Action
N/A



Recommendation Comments
 Principle to remove existing sign. Dealer to ensure existing electrical for ground sign meets current NEC standards and provides a 20-amp dedicated circuit. Principle will replace existing pylon and make final electrical connection.

Chrysler - Pylon Sign Family



Proposed Sign at
1618 N Roosevelt Blvd

	REVISIONS To verify all dimensions and specifications are correct, please refer to the drawing and specifications. All dimensions are in feet and inches. All dimensions are to the center of the sign unless otherwise noted.	Drawing Number: Drawn By: J. Mack Checked By: Date: 25 APR 13 Scale:
	Project Code: Job:	Date: 25 APR 13 Revision:
	Project Name: Job:	Scale:
	Project Location: Job:	Scale:
	Project Description: Job:	Scale:

Site Photos

**MARATHON ELECTRIC SIGN & LIGHT, INC.
SITE PHOTOS – DUNCAN AUTO SALES**



1. EXISTING LINCOLN MERCURY SIGN 19' TALL 60 SQUARE FEET D/F



2. EXISTING TOYOTA SIGN 16' TALL 16 SQUARE FOOT OF COPY D/F

**MARATHON ELECTRIC SIGN & LIGHT, INC.
SITE PHOTOS – DUNCAN AUTO SALES**



3. EXISTING CHRYSLER SIGN 24' TALL 78 SQUARE FEET D/F



4. EXISTING FORD SIGN 24' TALL 100 SQUARE FEET D/F

DRC Minutes/Comments

Development Review Committee Minutes

August 28, 2014 **FINAL**

Planning Director, Don Craig called the Development Review Committee meeting of August 28, 2014 to order at 10:00 AM at Old City Hall in the antechamber at 510 Greene Street, Key West.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present were: Planning Director, Don Craig; Fire Department, Jason Barroso; Engineering Services, Elizabeth Ignaffo; Building Official, Ron Wampler; Urban Forestry Manager, Karen DeMaria; HARC Planner, Enid Torregrosa; and Art in Public Places, Dick Moody.

Not present were: Recreation Director, Greg Veliz; Police Department, Steve Torrence; Sustainability Coordinator, Alison Higgins; Director of Transportation, Norman Whitaker; Floodplain Manager, Scott Fraser; Solid Waste Recycling Coordinator, Will Thompson; ADA Coordinator, Peg Corbett; Bicycle Pedestrian Coordinator, John Wilkins.

Additional comments provided by (not read into the record): Keys Energy Supervisor of Engineering Matthew Alfonso and Scott Fraser, Floodplain Manager.

Also in attendance was Planning Department staff: Kevin Bond, Carlene Smith and Venetia Flowers.

APPROVAL OF AGENDA

APPROVAL OF MINUTES

No minutes to approve

DISCUSSION ITEMS

New Business

- 1. Administrative Variance – 714 Elizabeth St Rear** (RE # 00018190-000200, AK # 8497563) – A request for administrative variance to minimum side and rear setbacks in order to renovate and add a second story loft to the existing single-family residential dwelling on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-398, 122-630(6)b. and 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the administrative variance request.

The applicant, Jennifer Reed, William Rowan Architecture, gave members an overview of the administrative variance request.

PLANNING DIRECTOR: No comments

Development Review Committee Minutes August 28, 2014 **FINAL**

architectural barrier must be removed. He also stated that air conditioners can be problematic in the setback.

TREE: No comment

HARC: Ms. Torregroso stated that the new walk-in cooler in the rear of the property may require a 5 ft. setback. She is also concerned about the door signage and colors and wanted to know if there was an easement because the building is encroaching on Duval Street.

ART IN PUBLIC PLACES: No comments

KEYS ENERGY: No objections

- Variance – 1618 North Roosevelt Boulevard** (RE # 00064910-000100, AK # 1065421) – A request for variance to maximum sign area in order to replace an existing freestanding sign on property located within the Commercial General (CG) Zoning District pursuant to Sections 90-395 and 114-140 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the variance request.

The applicant, Randall Mearns, Marathon Electric Sign & Light, Inc., gave members an overview of the variance request.

PLANNING DIRECTOR: Mr. Craig stated that the sign dimensions are 6'5"X8'4", 20 ft. tall and is 48 sq. ft. and the maximum is 32 sq. ft.

FIRE: Mr. Barroso reminded the applicant that the sign should not block the line of sight and make sure it doesn't block the intersection.

ENGINEERING: No comments

BUILDING: No comments

TREE: No comment

HARC: No comments

ART IN PUBLIC PLACES: No comments

KEYS ENERGY: No objections

- Change of Nonconforming Use – 1103-1105 Whitehead Street** (RE # 00028130-000000, AK # 1028908) – A request for a change of nonconforming use from dog grooming to retail on property located within the



THE CITY OF KEY WEST

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

Development Review Committee
August 28, 2014
Engineering Services and Utilities Comments

714 Elizabeth Street
Side and Rear Yard Setback Variance

Please direct downspouts back onto property, into landscaped areas.

503 Greene Street
Conditional Use

Please contact Will Thompson, Solid Waste Coordinator at 809-3776, to assist with setting up the recycling account.

Please provide a plumbing plan that includes a grease interceptor for the sinks and floor drains.

1648 North Roosevelt Boulevard
Sign Area Variance
No comments.

1103-1105 Whitehead Street
Change of Nonconforming Use
No comments.

1315 Whitehead Street
Major Development Plan

Please provide a site plan that shows the locations for recycle and trash storage, for each unit or the complex as a whole.

Please provide a site plan that shows dimensions for the parking spaces serving unit nos. 5, 6, and 7.

Please coordinate with the Fire Department to provide a fire truck turnaround at the end of the driveway. Please indicate dimension of the turnaround on the site plan.

200 William Street
Revocable License Request
No comments.



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

August 27th, 2014

Mr. Don Craig
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF August 28th, 2014

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for August 28th, 2014. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 714 Elizabeth Street Rear – Administrative Variance
COMMENT: KEYS has no objections to the administrative variance request.
2. LOCATION: 503 Greene Street – Conditional Use
COMMENT: KEYS has no objections to the conditional use request.
3. LOCATION: 1618 North Roosevelt Boulevard – Variance
COMMENT: KEYS has no objections to the variance request.
4. LOCATION: 1103-1105 Whitehead Street – Change of Nonconforming Use
COMMENT: KEYS has no objections to the request for change of nonconforming use.
5. LOCATION: 1315 Whitehead Street – Major Development Plan
COMMENT: KEYS is requesting a full set of plans and a project review form. There looks to be a conflict with the landscaping plan for the Whitehead Street side with the existing high voltage lines.
6. LOCATION: 200 William Street – Revocable License
COMMENT: KEYS has no objections to the revocable license request.
7. LOCATION: 1019 Flagler Avenue – Variance
COMMENT: KEYS has no objections to the variance request.

8. LOCATION: 540 White Street – Variance
COMMENT: KEYS has no objections to the variance request.
9. LOCATION: 506 Elizabeth Street – Easement
COMMENT: KEYS has no objections to the easement request.
10. LOCATION: 600 Frances Street – Easement
COMMENT: KEYS has no objections to the easement request.
11. LOCATION: 1406 Leon Street – Easement
COMMENT: KEYS has no objections to the easement request.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295.1055.

Sincerely,



Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

MA/mpa

Copied via electronic mail:
L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering & Control
A. Tejada, Director of Customer Services
File: PLI-132

Urban Forester Comments:

1. 714 Elizabeth: Any trees within the work area must be protected during demolition and construction. Watch out for height of building and the canopy of the existing large tree in the area. Any tree being removed or any heavy maintenance trimming may require permitting from the Tree Commission.
2. 503 Greene: No Comment.
3. 1618 N. Roosevelt Blvd: No comment.
4. 1103-1105 Whitehead St: no comment
5. 1315 Whitehead St: I have been speaking with project landscaper. Application for conceptual landscape approval has been submitted to the tree commission to be heard at the September 9, 2014 Tree Commission meeting.
6. 200 William: Project has already been reviewed by the Tree Commission.
7. 1019 Flagler: Tree removal permits for dicot trees on the property were denied. Trees were damaged during demolition. Urban Forester reviewing file to possibly issue administrative hearing notice to contractor due to damage to trees. Palm trees appear next to garage. Any trees within the work area must be protected during demolition and construction, as per City Ordinances. Any tree being removed may require permitting from the Tree Commission.
8. withdrawn
9. 506 Elizabeth: no comment
- 10: 600 Frances: no comment
- 11: 1406 Leon: no comment

Kevin Bond

From: Kevin Bond
Sent: Friday, June 05, 2015 5:48 PM
To: 'RMMthElectric@aol.com'
Subject: RE: 1618 N Roosevelt Blvd - Sign Variance Application

Hi, Randy.

Earlier this week, I received the survey of the property and photographs of the existing signs with the heights and sign areas. Thank you. We do, however, still need a site plan showing the proposed sign location, sign dimensions, pole diameter, driveway locations and widths, and clear sight triangles (see City Code Sec. [108-452](#)).

The proposed plans for the sign should keep the following Code parameters in mind:

1. The boulevard safety zone applies per City Code Section [114-137](#). Signs located within 12 feet of North Roosevelt Blvd must be a freestanding sign (as defined in Sec [114-136](#)) supported by sign structure no greater than 12 inches in diameter. The "Site Brandbook" you submitted indicates the sign support would be 1'-8 1/8", which exceeds the 12-inch maximum. Therefore, the sign should either be located outside of the boulevard safety zone or the sign support structure should be reduced in diameter.
2. There is a discrepancy regarding the existing Chrysler sign size between the photos (72 SF) and the brandbook info (78 SF). Please clarify which is correct and revise accordingly.
3. The application states the variance request is for a 48 square foot new sign, but the brandbook info indicates a sign area of 53.5 square feet. Please clarify which is correct and revise accordingly.

Please let me know if I can help clarify any of the above comments. Thank you.

Kevin Bond, AICP, LEED Green Associate, Senior Planner

City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040-4602
P [305.809.3725](tel:305.809.3725) | F [305.809.3978](tel:305.809.3978)
www.cityofkeywest-fl.gov

From: RMMthElectric@aol.com [mailto:RMMthElectric@aol.com]
Sent: Thursday, May 28, 2015 9:11 AM
To: Kevin Bond
Subject: Re: 1618 N Roosevelt Blvd - Sign Variance Application

Kevin - i have the survey. I will get you the info on the other signs and get that all to you next week.

Randall Mearns

Marathon Electric Sign & Light, Inc.
10690 Aviation Boulevard
Marathon, Florida 33050

305-743-5805
305-743-0922 (Fax)
rmmthelectric@aol.com
<*)>>>{

In a message dated 5/27/2015
6:15:26 P.M. Eastern Daylight
Time, [kbond@cityofkeywest-
fl.gov](mailto:kbond@cityofkeywest-fl.gov) writes:

Hi, Randy.

I have had the subject application on hold since shortly after the 8/28/2014 DRC meeting. I need to know by 6/15/2015 if you intend to proceed with the application, or we will void and close the project. See the list of items previously requested below.

Thank you.

Kevin Bond, AICP, LEED Green Associate, Senior Planner

City of Key West Planning Department

3140 Flagler Avenue

Key West, Florida 33040-4602

P [305.809.3725](tel:305.809.3725) | F [305.809.3978](tel:305.809.3978)

From: Kevin Bond [<mailto:kbond@keywestcity.com>]
Sent: Monday, August 18, 2014 10:12 AM
To: rmmthelectric@aol.com
Subject: 1618 N Roosevelt Blvd - Sign Variance Application

Hi, Randy.

Thank you for your application for a variance to maximum sign area in order to replace an existing freestanding sign. Here is a brief outline of items we need for staff's review of the variance application, based on my quick review for completeness.

- Up-to-date survey of the property, signed and sealed by surveyor.
- Signed and sealed site plan indicating proposed sign location, sign dimensions, pole diameter and clear sight triangles.
- Information on existing signage including quantity, type, sign area, number of sides

Additional information may be requested after my full review of the application and by the Development Review Committee. Let me know if I can help with anything.

Thank you.

Kevin Bond, AICP, LEED Green Associate, Planner II

City of Key West Planning Department

3140 Flagler Avenue

Key West, Florida 33040-4602

P [305.809.3725](tel:305.809.3725) | F [305.809.3978](tel:305.809.3978)

www.keywestcity.com

Additional Information



Detail by Entity Name

Florida Limited Partnership

DUNCAN AUTO REALTY, LTD.

Filing Information

Document Number	A96000000134
FEI/EIN Number	650702896
Date Filed	01/19/1996
State	FL
Status	ACTIVE

Principal Address

1618 N ROOSEVELT BLVD.
KEY WEST, FL 33040

Changed: 07/02/2004

Mailing Address

1618 N ROOSEVELT BLVD.
KEY WEST, FL 33040

Changed: 01/28/2009

Registered Agent Name & Address

DUNCAN-IRBY, SHEILA T
1410 ROSE ST
KEY WEST, FL 33040

Name Changed: 01/13/2015

Address Changed: 12/02/1997

General Partner Detail

Name & Address

Document Number 216837

DUNCAN'S AUTO SALES, INC.
1618 N ROOSEVELT BOULEVARD
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2013	01/24/2013
2014	03/11/2014
2015	01/13/2015

Document Images

01/13/2015 -- ANNUAL REPORT	View image in PDF format
03/11/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
01/03/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
01/28/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/20/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
06/29/2005 -- ANNUAL REPORT	View image in PDF format
07/02/2004 -- ANNUAL REPORT	View image in PDF format
04/03/2003 -- ANNUAL REPORT	View image in PDF format
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02/25/1999 -- ANNUAL REPORT	View image in PDF format
12/02/1997 -- ANNUAL REPORT	View image in PDF format
12/26/1996 -- ANNUAL REPORT	View image in PDF format
01/19/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

[Frs|ujkw E #lqg# subydf| #SrdfIhv](#)

Vwlvh#r i#|arulgq/#G hsdump hqw#i#N wlvh



Detail by Entity Name

Florida Profit Corporation

DUNCAN'S AUTO SALES, INC.

Filing Information

Document Number	216837
FEI/EIN Number	590864146
Date Filed	11/01/1958
State	FL
Status	ACTIVE

Principal Address

SHEILA T DUNCAN-IRBY
1618 N ROOSEVELT BLVD
KEY WEST, FL 33040

Changed: 01/13/2015

Mailing Address

SHEILA T DUNCAN-IRBY
1618 N ROOSEVELT BLVD
KEY WEST, FL 33040

Changed: 01/13/2015

Registered Agent Name & Address

DUNCAN-IRBY, SHEILA T
1410 ROSE STREET
KEY WEST, FL 33040

Name Changed: 01/13/2015

Officer/Director Detail

Name & Address

Title PD

DUNCAN-IRBY, SHEILA T
SHEILA T DUNCAN-IRBY
1618 N ROOSEVELT BLVD
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2013	01/22/2013
2014	03/11/2014
2015	01/13/2015

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Property Appraiser Record Card



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

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1065421** Parcel ID: **00064910-000100**

Ownership Details

Mailing Address:
 DUNCAN AUTO REALTY LTD
 1618 N ROOSEVELT BLVD
 KEY WEST, FL 33040-7298

Property Details

PC Code: 37 - AUTO DEALERS - NEW & USED
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1618 N ROOSEVELT BLVD KEY WEST
Legal Description: KW PT SEC 5 TWP 68S R 25E LYING NWLY OF TR 20 S OF BLVD OR772-1863/1865 OR772-1866/1867 OR997-1900-E OR2573-1294/95

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
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100H - COMMERCIAL HIGHWAY 250 283 71,002.80 SF

Building Summary

Number of Buildings: 4
 Number of Commercial Buildings: 4
 Total Living Area: 9093
 Year Built: 1958

Building 1 Details

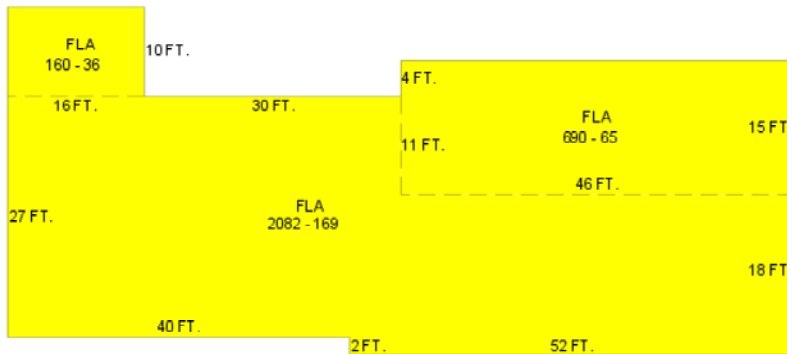
Building Type	Condition A	Quality Grade 350
Effective Age 28	Perimeter 270	Depreciation % 35
Year Built 1963	Special Arch 0	Grnd Floor Area 2,932
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 2	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 7	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1963					2,082
2	FLA		1	2001					160
3	FLA		1	2001					690

Interior Finish:

4	FLA	1	1963	750
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Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5578	WAREHOUSE/MARINA C	100	N	N
	5580	SERVICE SHOPS-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1528	CONC BLOCK	100

Building 3 Details

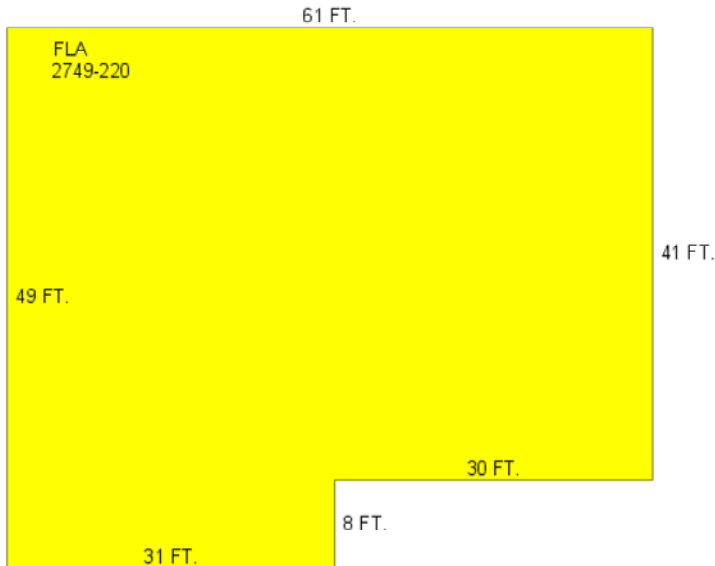
Building Type	Condition A	Quality Grade 300
Effective Age 28	Perimeter 220	Depreciation % 35
Year Built 1958	Special Arch 0	Grnd Floor Area 2,749
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1958					2,749

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5581	SERVICE SHOPS-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1529	CONC BLOCK	55
1530	NO VALUE	45

Building 4 Details

Building Type	Condition A	Quality Grade 300
Effective Age 28	Perimeter 84	Depreciation % 35
Year Built 1963	Special Arch 0	Grnd Floor Area 360
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1963					360
2	CPF		1	1963					4,590
3	SBF		1	1963					150

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	5582	SERVICE SHOPS-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1531	MIN WOOD SIDING	50
1532	CONC BLOCK	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	TK2:TIKI	520 SF	0	0	1990	1991	4	40
2	AP2:ASPHALT PAVING	52,000 SF	0	0	1979	1980	2	25
3	CL2:CH LINK FENCE	768 SF	128	6	1979	1980	2	30
4	PT3:PATIO	120 SF	0	0	1977	1978	2	50
5	AC2:WALL AIR COND	2 UT	0	0	1979	1980	1	20
6	AC2:WALL AIR COND	4 UT	0	0	1981	1982	2	20
7	FN2:FENCES	96 SF	0	0	1979	1980	4	30
8	TK2:TIKI	225 SF	15	15	2001	2002	3	40
9	TK2:TIKI	225 SF	15	15	2001	2002	3	40

Appraiser Notes

2004 CUT-OUT DONE ON THIS PARCEL, VALCURA UPDATED THE 2004 HISTORY TO REFLECT THIS CHANGE.
DUNCAN FORD DEALERSHIP/DUNCAN CHYRSLER DEALERSHIP 1993 AUDIT PARCEL
BLDG 1: OFFICE, BLDG 2: SERVICE BAYS, BLDG 3: TRANSMISSION SERVICE, BLDG 4: REAR SERVICE BAYS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
06-0600	02/02/2006	10/06/2006	2,400	Commercial	INSTALL 5 SQRS. MODIFIED RUBBER ROOFING.
06-2118	03/31/2006	10/06/2006	50,000	Commercial	REPLACE ROOF, TIE BEAM, TWO COLUMNS, AND SLAB FOR CAR LIFT.
06-2340	04/18/2006	10/06/2006	9,000	Commercial	RELOCATE ELECTRICAL SERVICE, INSTALL LIGHT FIXTURES & RECEPTICALS, 200 AMP SERVICE & MOTOR.
06-4033	07/06/2006	10/06/2006	5,400	Commercial	INSTALL 7 SQRS MODIFIED RUBBER ROOF.
06-4206	07/10/2006	10/06/2006	36,000	Commercial	RAISE ROOFS OF 4 SERVICE BAYS.
06-6137	10/13/2006		2,000	Commercial	INSTALL 6 SQS OF V-CRIMP ROOFING TO EXISTING GAZEBO

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
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2014	611,432	50,556	808,864	1,470,852	1,470,852	0	1,470,852
2013	630,245	50,845	808,864	1,489,954	1,489,954	0	1,489,954
2012	630,245	51,147	808,864	1,490,256	1,490,256	0	1,490,256
2011	658,465	51,434	2,325,484	3,035,383	2,781,480	0	3,035,383
2010	658,465	51,737	1,818,417	2,528,619	2,528,619	0	2,528,619
2009	696,092	52,026	2,609,033	3,357,151	3,357,151	0	3,357,151
2008	696,092	52,326	2,464,486	3,212,904	3,212,904	0	3,212,904
2007	539,285	52,613	2,982,118	3,574,016	3,574,016	0	3,574,016
2006	532,557	52,935	2,343,092	2,581,889	2,581,889	0	2,581,889
2005	535,644	53,242	2,130,084	2,718,970	2,718,970	0	2,718,970
2004	481,113	53,565	1,988,420	2,523,098	2,523,098	0	2,523,098
2003	481,113	53,871	1,153,796	1,688,780	1,688,780	0	1,688,780
2002	481,113	54,193	1,153,796	1,689,102	1,689,102	0	1,689,102
2001	467,907	49,169	994,039	1,511,115	1,511,115	0	1,511,115
2000	467,907	27,391	860,640	1,355,938	1,355,938	0	1,355,938
1999	467,907	27,468	860,640	1,356,015	1,356,015	0	1,356,015
1998	312,151	27,582	860,640	1,200,373	1,200,373	0	1,200,373
1997	312,151	27,692	860,640	1,200,483	1,200,483	0	1,200,483
1996	283,774	27,847	782,400	1,094,021	1,094,021	0	1,094,021
1995	283,774	27,957	782,400	1,094,131	1,094,131	0	1,094,131
1994	283,774	30,391	782,400	1,096,565	1,096,565	0	1,096,565
1993	283,774	32,899	782,400	1,099,073	1,099,073	0	1,099,073
1992	269,329	50,826	782,400	1,102,555	1,102,555	0	1,102,555
1991	269,329	51,752	996,058	1,317,139	1,317,139	0	1,317,139
1990	269,403	53,927	711,470	1,034,800	1,034,800	0	1,034,800
1989	269,403	10,037	711,470	990,910	990,910	0	990,910
1988	242,993	6,968	640,323	890,284	890,284	0	890,284
1987	238,182	7,483	444,669	690,334	690,334	0	690,334
1986	154,122	26,199	426,882	607,203	607,203	0	607,203
1985	150,096	26,199	270,973	447,268	447,268	0	447,268
1984	146,182	26,199	270,973	443,354	443,354	0	443,354
1983	146,649	26,199	270,973	443,821	443,821	0	443,821
1982	130,706	26,199	270,973	427,878	427,878	0	427,878

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
1/17/1996	2573 / 1294	5,134,200	QC	M
6/1/1978	772 / 1866	90,000	00	Q

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