

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



To: Chairman and Planning Board Members

From: Nicole Malo, Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: November 16, 2011

Agenda Item: **Exception for Outdoor Merchandise Display - 205 Elizabeth Street (Lazy Way Lane), Unit H (RE Number 00072082-003904)** – An application for Exception for Outdoor Merchandise Display to allow the display of merchandise sold in-store, for Captain Quickdry Inc., located on Lazy Way Lane, Unit H in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The applicant is requesting an Exception for Outdoor Merchandise Display to allow the use of hanging wooden racks mounted on the double doors, a free-standing outdoor rack of 52” in height, three wooden shelves mounted on the structure on either side of the single front door, and two wooden barrels for mannequin display.

Applicant: Steven Greenfield

Property Owner: City of Key West

Location: 205 Elizabeth Street
RE# 00072082-003904

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



Background

The shops on Lazy Way Lane were designed as part of the original 1996 Bight Master Plan and are owned by the City. According to the Plan the shops on Lazy Way Lane are envisioned to be an old world market place area where pedestrians can meander through the various small craft shops while enjoying the harbor area. Currently, units A through F share a front wood deck that is broken up by palm trees. Units G and H have private cement entrance areas and gardens. Although the small interior floor areas and shared decking promotes pedestrian flow and outdoor market space as envisioned, the Historic Preservation Guidelines strictly prohibit outdoor display. In an effort to bring the area into compliance with the Land Development Regulations through a request for a Special Exception staff, as the property owner, has worked carefully to promote the continuity and organization of each display with respect to the visibility of the structural features themselves and the historic fabric of the area; although, each application is specific to the character of the current owner of the individual business. Please see the attached Outline regarding the parameters of acceptable display options that were given to the tenants of Lazy Way Lane.

The applicant is the leaseholder of Unit H of the Lazy Way Lane shops, also known as Captain Quickdry Inc. Unit H is located towards the end of the structure away from Elizabeth Street with a single door and double doors that open on to a small porch area. The types of merchandise sold at Captain Quickdry Inc include quick drying solar protective clothing and related boating and fishing accessories.

Request

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

- Three hanging wooden racks mounted on the outside of the double doors (opened or closed) ;
- The amount of clothing hanging on the racks is limited to 2-4 items per rack;
- A free-standing outdoor rack of 52” in height;
- Three wooden shelves mounted on the structure on either side of the single front door; one side of 42” in length and the other side of 14” in length; and
- Three wooden shelves mounted on the structure on either side of the double doors; one side of 15” in length and the other side of 9” in length; and
- Two wooden barrels for mannequin display.

Analysis

The outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board, as provided in Section 106-52 of the City Code. Pursuant to Section 106-51 of the City Code, merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. If the Exception for an Outdoor Display is approved by the Planning Board, and if at any time during the display of merchandise the applicant is out of compliance with any conditions of approval, the approval can be revoked by the Planning Board under Section 106-52(4) of the City Code. The Planning Board has the authority to choose to approve the proposed Exception for a lesser term than the maximum amount of time that has been requested. Granting or denying the proposed Exception on a case-by-case basis gives the Planning Board the discretion to approve or deny proposed displays based on the following criteria:

(1) **Factors favoring the Exception are as follows:**

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

The proposed Exception is located on a pedestrian passageway, exterior of the storefront on Lazy Way Lane. The property includes several storefronts, leased from the City of Key West, which are small structures. This particular unit has a partially coved porch area of approximately 93 square feet off of Lazy Way Lane. Further, according to the Bight Master Plan the shops on Lazy Way Lane are envisioned to be an old world market place area where pedestrians can meander through the various small craft shops while enjoying the harbor area.

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

The Exception for the type of display is compatible with the character of the neighborhood. Each type of display associated with this application is wood and compatible with the historic fabric of the structures themselves. The applicant has significantly reduced the clutter of the existing display to enhance the visual harmony of the neighborhood. Further, the amount of clothing hanging on the doors is limited to reduce visual clutter. The Exception is proposed in the HRCC-1 zoning district where the intent of the district is to incorporate the City's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops and sidewalk-oriented restaurants.

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

The location of the proposed display is visible from the public right-of-way; however it is not visually incongruous with the character of the historic waterfront district.

(2) **Factors disfavoring the Exception are as follows:**

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

When reviewing this specific request, the Planning Department coordinated with the City's Historic Preservation Planner and the proposed display would not obscure the architecture or the visual character of the neighborhood. Specific display designs were required to be met by all the Lazy Way Lane applicants to enhance the visibility of the structure and promote characteristics compatible of the historic waterfront district.

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

Lazy Way Lane is not a dedicated right-of-way; therefore, the proposed Exception does not abut a street of the historic district. However, the exception is visible from the Green Street waterfront plaza and some aspects will be visible from the right-of-way.

d. The Exception presents a hazard to public safety.

The Fire Marshall has determined that the proposed Exception does not present a hazard to public safety. According to the Fire Marshalls DRC comments the proposed display allows for improved access to the interior of the structure. As a condition of approval display items shall not be placed within the required 36" ingress and egress areas.

RECOMMENDATION

The Planning Department, based on criteria established by the City's Comprehensive Plan and Land Development Regulations, recommends the request for Exception to the Outdoor Merchandise Display be approved per the proposed plan with the following conditions:

1. The Exception is limited, as shown on the site plan and will not be placed in the City right-of-way as follows:
 - Three hanging wooden racks mounted on the outside of the double doors (opened or closed);
 - The amount of clothing hanging on the racks is limited to 2-4 items per rack;
 - A free-standing outdoor rack of 52" in height;
 - Three wooden shelves mounted on the structure on either side of the single front door; one side of 42" in length and the other side of 14" in length; and
 - Three wooden shelves mounted on the structure on either side of the double doors; one side of 15" in length and the other side of 9" in length; and
 - Two wooden barrels for mannequin display.
2. No objects shall be placed on the top door racks that cover the door frames;

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

**Draft
Resolution**

RESOLUTION NUMBER 2011-_____

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY FOR PROPERTY IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT, UNDER THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA, PURSUANT TO SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES, ALLOWING THE OUTDOOR DISPLAY OF MERCHANDISE TO BE LOCATED AT 205 ELIZABETH STREET (RE# 00072082-003904), LAZY WAY LANE, UNIT H, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 106-51 of the Land Development Regulations provides that the outdoor display of merchandise in the historic zoning districts of the City is prohibited unless an Exception is granted by the Planning Board as provided in Section 106-52; and

WHEREAS, the subject property is located in the HRCC-1 zoning district; and

WHEREAS, the applicant has requested an Exception for Outdoor Merchandise Display;
and

WHEREAS, the matter came before the Planning Board at a duly noticed public meeting on

_____Chairman

_____Planning Director

November 16, 2011; and

WHEREAS, the Planning Board has considered the factors favoring and disfavoring the Exception, as provided in Section 106-52; and

NOW THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That an Exception for Outdoor Merchandise Display, under the Code of Ordinances of the City of Key West, Florida, is hereby granted for property located at 205 Elizabeth Street (RE# 00072082-003904), Lazy Way Lane, Unit H, Key West, Florida, see attached plans, with the following conditions of approval:

1. The Exception is limited, as shown on the site plan and will not be placed in the City right-of-way as follows:
 - Three hanging wooden racks mounted on the outside of the double doors (opened or closed);
 - The amount of clothing hanging on the racks is limited to 2-4 items per rack;
 - A free-standing outdoor rack of 52” in height;
 - Three wooden shelves mounted on the structure on either side of the single front door; one side of 42” in length and the other side of 14” in length; and

- Three wooden shelves mounted on the structure on either side of the double doors; one side of 15” in length and the other side of 9” in length; and
 - Two wooden barrels for mannequin display.
2. No objects shall be placed on the top door racks that cover the door frames;
 3. The Exception will only be present during hours of operation.
 4. The Exception is specific to the applicant, Steven Greenfield, and granted for a term of 60 months.
 5. A certificate of appropriateness will be required for signage, or any other elements of the site plan that are required pursuant to the Historic Architectural Review Commission (HARC) guidelines.
 6. Exceptions to Section 106-51 may be revoked by the Planning Board after notice and hearing on grounds that:
 - a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an Exception in this section;
 - b. The Exception was granted pursuant to mistaken or misleading information; or
 - c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of this Exception.
 7. The City Manager or the Planning Board upon written petition by any City resident may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

_____Chairman

_____Planning Director

8. That no display is allowed within 36” of the door way access for ADA and Fire access.

Section 3. Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Page 4
Resolution Number _____

_____Chairman

_____Planning Director

Read and passed at a special meeting held this 16th day of November, 2011.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Page 5
Resolution Number _____

_____Chairman

_____Planning Director

Application

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



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

Applicant's Name STEPHEN GREENFIELD
Address of Proposed Display 205 ELIZABETH ST. UNIT H
RE# of Property #7033
Business Name CAPTAIN QUICK DRY, INC / STINGRAY STEVE
Business Address 205 Elizabeth St unit H
Applicant's Mailing Address 925 SEMINARY ST Apt # 2
Telephone 954 592 4322 Email gstevrino@aol
Name of Property Owner CITY OF KEY WEST
Mailing Address 925 SEMINARY ST Key West FL 33040
Telephone 954 592 4322 Email gstevrino@aol.com

Located in or on:

- a porch, patio, or other attached portion of an adjacent permanent structure.
- an arcade, gazebo, or other temporary structure.
- a cart or movable booth. (Must have received or obtained HARC approval)
- a portable table, rack, or other non-permanent equipment.

Describe the specific merchandise to be displayed and business conducted.

CLOTHING + ACCESSORIES



Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, STEPHEN M GREENFIELD 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:

205 ELIZABETH ST. UNIT H Key West FL 33040
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 of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this June 20, 2011 by

Stephen M. Greenfield

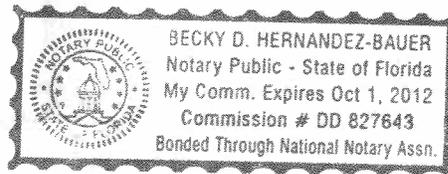
date

Name of Authorized Representative

He/She is personally known to me or has presented Florida Drivers Lic. as identification.

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any



Authorization Form

City of Key West
Planning Department



Authorization Form

(Where Owner is a Business Entity)

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

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

City Manager of City of Key West
Name of office (President, Managing Member) *Name of owner from deed*

authorize Stephen M. Greenfield
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 9/30/11 by
date

Jim Scholl
Name of Authorized Representative

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

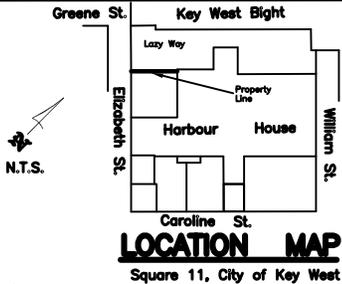
Carlene Cowart
Notary's Signature and Seal

Carlene Cowart
Name of Acknowledger typed, printed or stamped



863203
Commission Number, if any

Survey



SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Caroline Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Monumentation:

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

Abbreviations:

- | | |
|-----------------------------|---------------------------------|
| Sty. = Story | o/h = Overhead |
| R/W = Right-of-Way | u/g = Underground |
| fd. = Found | F.F.L. = Finish Floor Elevation |
| p. = Plat | Irr. = Irregular |
| m. = Measured | conc. = concrete |
| d. = Deed | I.P. = Iron Pipe |
| N.T.S. = Not to Scale | I.B. = Iron Bar |
| ⊕ = Centerline | cov'd. = Covered |
| Elev. = Elevation | C.B. = Concrete Block |
| B.M. = Bench Mark | wd. = Wood |
| P.O.C. = Point of Commence | ⊠ = Concrete Utility Pole |
| P.O.B. = Point of Beginning | ⊙ = Wood utility Pole |
| P.B. = Plat Book | |
| pg. = page | w.m. = Water Meter |
| A/C = Air Conditioner | Bal. = Balcony |
| C.L.F. = Chain Link Fence | Pl. = Planter |
| | Hydt. = Fire Hydrant |
| | F.W. = Fire Well |

Field Work performed on: 3/11/11

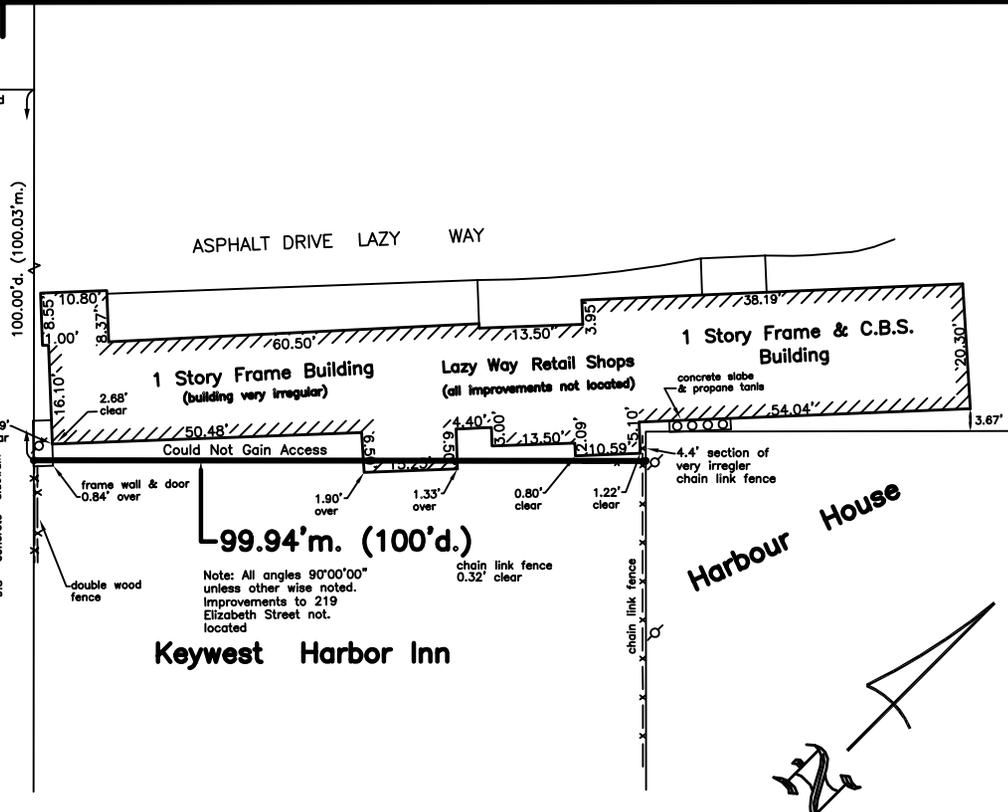
CERTIFICATION:

I HEREBY CERTIFY that the attached **Specific Purpose Survey, Property Line** 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 61G17-6, Florida Statue Section 472.027, and the American land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

GREENE STREET

Southeasterly R/W of Greene Street Extended



City of Key West			
Lazy Way, Key West, Florida 33040			
Specific Purpose Survey		Dwn No.:	
property line		11-150	
Scale: 1"=20'	Ref. 202-66 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 3/10/11		Flood Zone: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, Fl. 33040
 (305) 293-0466
 Fax. (305) 293-0237
 fhildeb1@bellsouth.net
 L.B. No. 7700

Existing Site Plan



Proposed Site Plan

CAPTAIN QUICK DRY-UNIT

LAZY WAY, KEY WEST
DESIGN B WITH DOORS OPEN



sign

STINGRAY STEVE
QUICK DRY
Solar Protective
CLOTHING & ACCESSORIES

Stingray Steve
QUICK DRY
Solar Protective
Clothing & Accessories

20"
84"
22"
84"
20"
52"

36"

46"



CAPTAIN Quick DRY · UNIT # - PLANT
LAZY WAY · KEY WEST
DESIGN B - WITH DOORS CLOSED

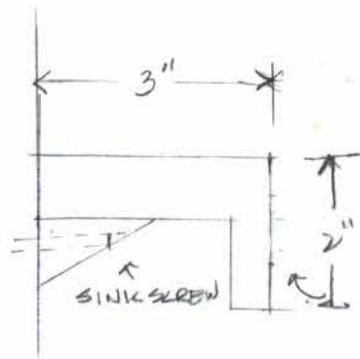


STILSGRAY STEVE
Quick Dry
Solar Protective
Clothing & ACCESSORIES

Stilsgrey Steve
QUICK DRY
Solar Protective
Clothing, Access.

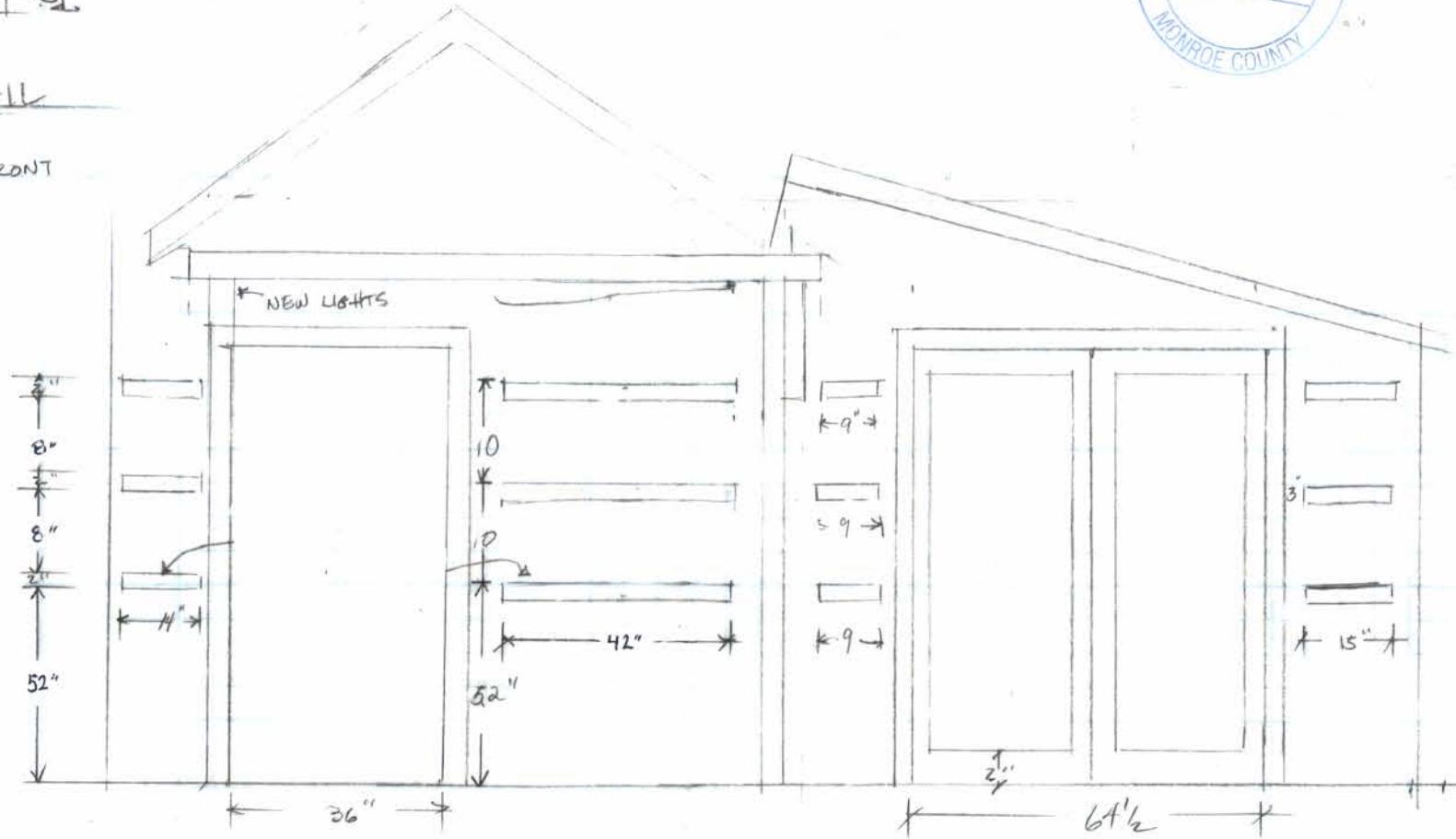
2"
8"
2"
8"
2"
52"





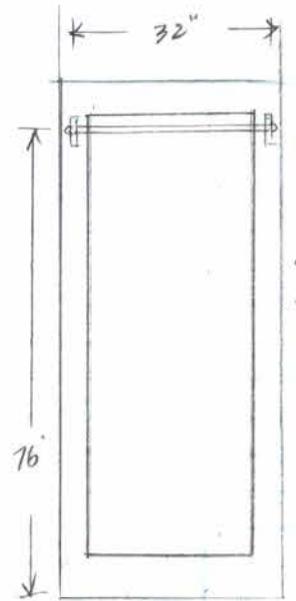
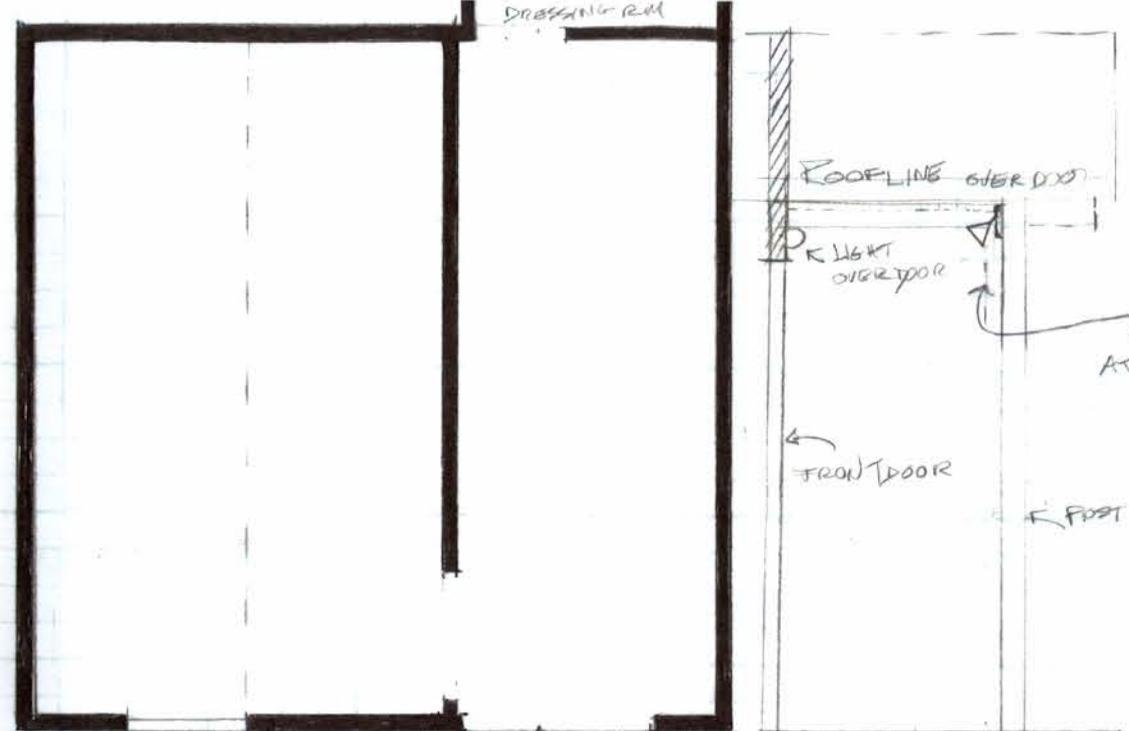
SHELF DETAIL

1/2" = 1"
 • 3" DEPTH X 2" FRONT

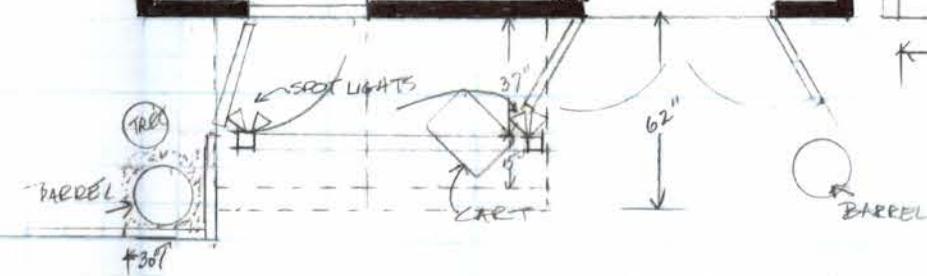


UNIT "H" LAZY WAY FRONT ELEVATION
 SCALE 1/2" = 1'-0" PLAN B

DRAWING ROOM



WOOD BRACKETS
 1/4" ROD - EXTENDS 33"
 PAINTED -
 * SEE BRACKETS FROM KIRSCH
 * SEE BRACKETS FROM
 INTERIOR DECORATING.COM
 #73814, 73820
 * OR CUSTOM BRACKETS IN
 WOOD BY CARPENTER

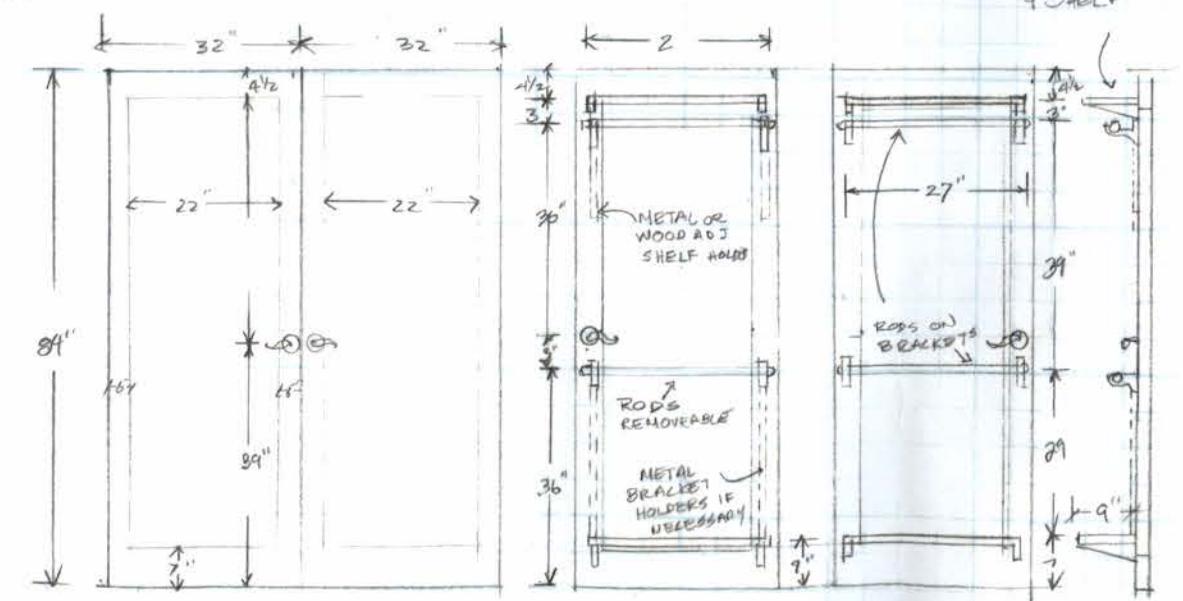


SIDE ELEVATION TO SHOW LIGHT PLACEMENT
 SCALE 1/2" = 1'-0"

SINGLE FRONT DOOR

BARREL TO BE WEIGHTED
 CART CAN BE PLACED UNDER ROOFLINE

SITE PLAN - UNIT # LAZY WAY
 SCALE 1/4" = 1'-0" DATE 7/21/11



OUTSIDE OF DOUBLE DOOR

INTERIOR DOOR DETAIL
 1/2" = 1'-0" SCALE

Additional Information



Image 1 of 2

CLOSE





Item#: 73814 Bamboo Bracket 6 in Return
\$43.20 Pair

Dimensions: 8"L x 1.5"W
Bamboo Bracket 6 in Return
Bamboo

Content: Resin
Dimensions: 8"L x 1.5"W
Sold By: Pair Projection: 6"
For 2" Diameter Curtain Poles

Related Collections
[Accessories > Curtain Brackets](#)
[Decorative > Bamboo](#)

Pair : \$43.20

Qty

Sample not available from Vendor.



[Click to Zoom](#)

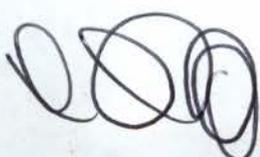
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All prices are subject to change without notice.
All shipping and special processing charges are additional.
Returns subject to re-stocking fee - [click here for complete policy](#).

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- Display Tables
- Duron Bullnose Shelves
- Garment Racks
- Giftwrap & Packaging
- Glass Displays
- Grid Walls
- Hangers
- Jewelry Displays
- Lighting
- Literature Displays
- Mannequins
- Metal Shelving
- Perimeter Hardware
- Pharmacy
- Sale Tags & Labels
- Security
- Showcases
- Signs & Banners
- Slatwall
- Spinner Racks
- Steamers
- Store Supplies
- Wall Systems
- Wire Displays
- Wood Displays
- Monthly Specials

Product Detail - Solid Cedar Barrel



[View Larger \[+\]](#)

Base Price: \$80.00
14011

Qty:

Extended Price: \$80.00

[Add to Cart](#)

[Go Back](#)

Staves fitted tongue-to-groove, hoops of strong ash. Handmade! Lightly sanded finish. Dimensions: 20"Dia. x 30"H



Free Shipping!
on orders over \$1000

3755 NW 115 Avenue • Miami FL 33178 • 800.205.4536 • Fax: 305.599.8906 • info@slstoredisplays.com

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Spartek.



Design & Hosting By

Links

BASIC BACKGROUND



COLOR SCHEME



Description of Uses and Map of Area

Shoppes on Lazy Way

UNITS A & B - YOURS AND MAYAN – Guatemalan crafts, jewelry, purses, key chains and woodcarvings made by the Mayan Indians.

UNIT C - LAZY BREEZE SEAGLASS – Jewelry, hand painted wooden pieces, island-themed gifts, bookmarks and sand-cast candles.

UNIT D – KEY WEST PRETZEL COMPANY – Preparation of food products and operation of a retail store offering a variety of pretzels and homemade sauces, fresh squeezed lemonade and fruit drinks, coffee and breakfast pretzels for take away.

UNIT F – AER PHOTOGRAPHY, INC. – Retail art gallery and studio including photography, paintings, pottery, silk screening, gyotaku, watercolors and metal sculpture, painted furniture and other mixed media.

UNIT G - DRAGONFLY KEY WEST – Gifts, clothing, hair accessories and jewelry.

UNIT H - CAPTAIN QUICK DRY – Quick drying and solar protective clothing for men, women and children related to boating and fishing and accessories.

UNIT I – SEBAGO WATERSPORTS – Ticket sales, “check-in” and Sebago merchandise.

UNIT J – SEBAGO WATERSPORTS – Indoor storage of equipment used to facilitate boat operations located in KWB Marina including, but not limited to, ice machines and inventory (no outdoor storage permitted).

Outline for Outdoor Display Options

The Planning Department has worked out a list of display options that meet general HARC guidelines that may be helpful in outlining acceptable Outdoor Display applications for the businesses located on Lazy Way Lane. We recommend that each individual lease holder use the list below as a guideline for creating their display that is also within the confines of the Code for Exceptions to Outdoor display, also listed below.

Each leaseholder's application should include but is not limited to (see attached application):

- 1.) Drawings or photographs demonstrating their rendition of proposed display;
- 2.) Photographs of their particular site,
- 3.) A site plan that is properly dimensioned and shows relevant outdoor site features such as windows, doors trees, fencing, stairs, and location and dimensions of proposed displays and shows the site in relation to other shops.
- 4.) Color swatch

Outdoor Display options:

- One standing display, table or display feature for artwork measuring three square feet to be located in area that allows for ADA access and a Fire access path of 36" in front of the front entrance;
- For both sides of open, double doors, hanging shelving is allowed, not to exceed the height of the door and no wider than the width of the door, and no deeper than one (1) foot from the door when completely open against the building;
- Wooden shelves on the façade of the building, on either side of front doors, not to project more than three and a half inches in depth from the side of the building, not to exceed three shelves. Shelving cannot cover window or door trim;
- No carts allowed;
- No hanging of objects anywhere, except as specifically allowed above;
- No plastic or vinyl displays;
- Display area is limited to the front porch areas;
- Access must remain unimpeded 36" in width, from the right-of-way to the interior of the structure/ front door for fire access;
- Signage shall be in accordance with Code Section 114 and approved by HARC

Exception for Outdoor Display

Sec. 106-51. - Prohibited.

The outdoor display of merchandise in the historic zoning districts of the city is prohibited unless an exception is granted by the planning board, as provided in section 106-52. Merchandise shall mean any good or product or sample or likeness of any good or product offered for sale by a business. Outdoor display shall mean the placement of merchandise on the exterior of a business structure, including a wall, roof, overhang, entranceway or window, or within a required setback area. For a cart, booth or arcade,

outdoor display shall mean the placement of merchandise, either freestanding or by draping it, on the exterior or beyond the vertical plane of the cart, booth or arcade. In no event shall outdoor display be permitted in the public right-of-way. The prohibitions of this section shall not apply to automotive, bicycle and moped rentals and sales and to plant sales and shall not apply to art festivals or other special events duly permitted by the city commission.

Sec. 106-52. - Exceptions.

Exceptions to section 106-51 may be granted by the planning board as follows:

(1) Factors favoring the exception are as follows:

- a. The location of the proposed exception, while outdoors, is an interior courtyard of a building or buildings, or is a space specifically designed and permitted for use by outdoor merchants.
- b. The exception (for either the type of merchandise or the type of display) is compatible or in visual harmony with the character of the neighborhood.
- c. The exception's visual incongruity with the historic character of the neighborhood is reduced by substantial setback from public places and rights-of-way.

(2) Factors disfavoring the exception are as follows:

- a. Architecture contributing to the historical fabric or visual character of the neighborhood is obscured by the exception.
- b. The location of the proposed exception abuts, with minimal setback, a street of the historic district, thus the exception is visible from heavily used public places and rights-of-way.
- c. The exception presents a hazard to public safety.

(3) Exceptions to section 106-51 granted by the planning board shall be for a term of no more than 60 consecutive months and may be granted subject to terms and conditions specified by the board in order to protect the architectural heritage and visual character of the district. Applications for exceptions shall be accompanied by a nonrefundable fee of \$100.00 to cover the costs to the city of processing the application and investigating the applicant.

(4) Exceptions to section 106-51 may be revoked by the planning board after notice and hearing on grounds that:

- a. The applicant has failed to comply with terms and conditions specified pursuant to the grant of an exception in this section;
- b. The exception was granted pursuant to mistaken or misleading information; or
- c. The exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the exception.

(5) The city manager or the planning board, upon written petition by any city resident, may cause issuance of a notice of hearing on revocation of an exception, which notice shall be issued by the city clerk.

Sec. 106-53. - Mobile vendors excepted. Sections 106-51 through 106-53 shall have no application to businesses duly licensed and operating pursuant to article VI of chapter 18 pertaining to mobile vendors or to persons granted exemptions pursuant to section 18-319(b).

Sec. 106-54. - Enforcement. Sections 106-51 through 106-53 shall be enforced by the code enforcement provisions of article VI of chapter 2.

Sec. 106-55. - Advertising causing obstruction of streets or sidewalks.

It shall be unlawful for any person to conduct any advertising or publicity business or activities pertaining thereto in a manner so as to produce an assemblage of spectators and listeners and thereby obstruct or cause the obstruction of any city street or sidewalk. This restriction shall not apply to parades or advertising under the authority of a duly issued permit.

Sec. 106-56. - Use of streets and sidewalks for advertising or display purposes.

It shall be unlawful for any person to use any portion of a street or sidewalk in the city for advertising or display purposes except as may otherwise be provided for by this subpart B.

DRC
Minutes & Comments

**Minutes of the Development Review Committee of the City of Key West
August 25, 2011**

Approved – September 22, 2011

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There were no public comments.

- 6.** Special Exception Request - 917 1A Frances Street - (RE# 00021680-000000) - A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a cemetery for property located within the HHDR zoning district, pursuant to Section 18-28 (b)(2) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Nicole Malo and Mr. Dennison explained the request is to allow his company to place bottles containing alcohol in the gift baskets they sell and that no alcohol will be served on the premise. Mr. Dennison read favorable letters from two (2) of his neighbors into the record:

- 1) Patti Rodrigues-906 Frances Street
- 2) Christine Wissmann (Pribramsky & Zuelch)-937 Fleming.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Special Exception Request."

Ms. Nicklaus inquired about ADA access. Mr. Dennison stated he has very few walk-ins. Ms. Nicklaus reminded Mr. Dennison that ADA compliance is also required for his employees.

There were not any additional Staff comments for the record.

There were no public comments.

- 7.** Exception for Outdoor Merchandise Display - 205 Elizabeth Street, Unit A, A-1, B (RE# 00072082-003903) - A request to allow the display of merchandise sold in-store, for Yours And Mayan, LLC., located on Lazy Way Lane, Unit A, A-1, B in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Nicole Malo presented the project. DRC has already seen three (3) of the applications for this area – Lazy Way Lane. Ms. Malo requested a new/better picture of the door with the mask on it.

Ms. Torregrosa stated the new look is much better.

Mr. Torrence reminded the shop owners to keep the area around the doors free from clutter thus allowing easy access.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Exception for Outdoor Merchandise Display."

There were not any additional Staff comments for the record.

There were no public comments.

- 8.** Exception for Outdoor Merchandise Display - 205 Elizabeth Street, Unit H (RE# 00072082-003904) - A request to allow the display of merchandise sold in-store, for Captain Quickdry

Minutes of the Development Review Committee of the City of Key West

August 25, 2011

Approved – September 22, 2011

Page 5 of 6

Inc., located on Lazy Way Lane, Unit H in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Nicole Malo presented the project. As previously stated, DRC has already seen three (3) of the applications for this area – Lazy Way Lane. Ms. Malo asked the applicant to obtain a signed authorization form from the City.

Ms. Torregrosa stated the HARC application for the sign needs to be discussed and asked the applicant to contact her.

Mr. Torrence reminded the shop owners to keep the area around the doors free from clutter thus allowing easy access at all times.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Exception for Outdoor Merchandise Display."

There were not any additional Staff comments for the record.

There were no public comments.

9. Exception for Outdoor Merchandise Display - 205 Elizabeth Street, Unit F (RE# 00072082-00390) - A request to allow the display of merchandise sold in-store, for AER Photography Inc., located on Lazy Way Lane, Unit F in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Nicole Malo presented the project. As previously stated, DRC has already seen three (3) of the applications for this area – Lazy Way Lane. Ms. Malo asked the applicant to obtain a signed authorization form from the City. The site plans need some work before moving forward. In addition, there are concerns about the area appearing to be cluttered. Ms. Malo stated she will be working with the applicant to address the concerns.

Ms. Torregrosa stated that a cart would require HARC approval. Ms. Torregrosa also explained that in the Historic District signs are required to be permanent. Anything with the name of the business on it constitutes a sign.

Mr. Torrence reminded the shop owners to keep the area around the doors free from clutter thus allowing easy access at all times.

The following comment from Matthew Alfonso of Keys Energy was read into the record: "Keys Energy has no objections to the Exception for Outdoor Merchandise Display."

There were not any additional Staff comments for the record.

There were no public comments.

Adjournment

Meeting adjourned at 10:55 am.

Florida Keys Aqueduct Authority



Engineering Department
1100 Kennedy Drive, Key West, Florida 33040
Telephone (305)296-2454 Fax (305)295-2223

MEMORANDUM

TO: Carlene Cowart, Administrative Coordinator
FROM: Marnie Thrift-Distribution Design Specialist
DATE: May 18, 2010
SUBJECT: Development Review Committee Meeting

A representative of the FKAA will not be able to attend the DRC meeting scheduled for May 27, 2010. Comments on the projects are as follows:

4. New Business

- a. **Variations – 2718 Harris Street (RE# 00067640-000000)** – The FKAA has no objection for a variance request for proposed rear-yard setback, building coverage and impervious surface ratio in the Single Family zoning district per Sections 122-238 (6)(a)(3), 122-238 (4)(a), and 122-238 (4)(b)(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- b. **Exception for Outdoor Display – Lazy Way Lane (RE# 00072082-003903, 00072082-003904 and 00072082-003905)** – The FKAA has no objection for an application for Exception for Outdoor Merchandise Display, to allow the display of merchandise sold in store, for eight retail spaces within two parcels located on Lazy Way Lane in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- c. **Exception for Outdoor Merchandise Display - 129 Duval Street (RE# 00000520-000100)** – The FKAA has no objection for an application for Exception for Outdoor Merchandise Display in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- d. **Easement – 5203 College Road (RE# 00072082-002300)** – The FKAA has their 20” transmission water main running on the west side of the road same side of the road the easement is being requested on. Minimum clearances must be maintained when working near our water main. Call Sunshine One-Call prior to any work.
- e. **Variance – 530 Grinnell Street (RE# 00007600-000000)** – The FKAA has no objection for a variance request to allow the installation of an air conditioning unit in the side and rear yard setbacks in the Historic High Density Residential (HHDR) zoning district per Section 122-1184 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- f. **Intergovernmental Coordination - Monroe County Comprehensive Plan Amendment - Wisteria Island** – The FKAA currently has no utilities serving Wisteria Island. A full set of Architectural and Civil plans will be required to determine if the installation of FKAA utilities would be feasible.

CC: Irma Boveda, Customer Service Manager KW

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501
 Website tested on Internet
 Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 9073769 Parcel ID: 00072082-003904

Ownership Details

Mailing Address:

CITY OF KEY WEST
 PO BOX 1409
 KEY WEST, FL 33041-1409

Property Details

PC Code: 11 - STORES ONE STORY

Millage Group: 12KW

Affordable Housing: No

**Section-Township-
Range:** 06-68-25

Property Location: LAZY WAY LN KEY WEST

Legal Description: KW PT SQR 11 (CHAPEL BY THE SEA/KW TREASURE CHEST/FORTUNES LEASE) G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

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

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	648.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1

Total Living Area: 600

Year Built: 1953

Building 1 Details

Building Type
Effective Age 17

Condition A
Perimeter 100

Quality Grade 350
Depreciation % 23

Year Built 1953
Functional Obs 0

Special Arch 0
Economic Obs 0

Grnd Floor Area 600

Inclusions:

Roof Type
Heat 1
Heat Src 1

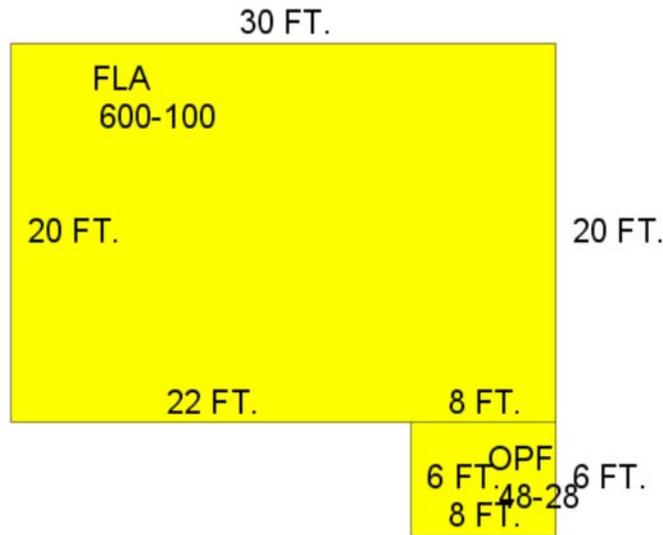
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

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

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					600
2	OPF		1	1995					48

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16852	1 STORY STORES	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5841	AB AVE WOOD SIDING	33

5842

WD OVER CONC BL

67

Appraiser Notes

6/11/04 IN PREVIOUS YEARS THIS PARCEL WAS ASSESSED UNDER AK 8817584. SPLIT OUT INTO ITS OWN INDIVIDUAL PARCEL FOR THE 2004 TAX ROLL. LG NOTE: CHAPEL BY THE SEA (STRESS FREE WEDDINGS) & TATTOOS SHOPS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	62,026	0	141,142	203,168	203,168	0	203,168
2010	62,026	0	143,456	205,482	205,482	0	205,482
2009	65,089	0	235,992	301,081	301,081	0	301,081
2008	65,089	0	119,880	362,080	362,080	0	362,080
2007	42,183	0	119,880	362,080	362,080	0	362,080
2006	43,175	0	93,960	251,682	251,682	0	251,682
2005	43,175	0	90,720	133,895	133,895	0	133,895
2004	43,660	0	64,800	108,460	108,460	0	108,460

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 27,543 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., November 16, 2011 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Exception for Outdoor Merchandise Display - 205 Elizabeth Street, Unit H (RE# 00072082-003904) – A request to allow the display of merchandise sold in-store, for Captain Quickdry Inc., located on Lazy Way Lane, Unit H in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Exception for Outdoor Merchandise Display - A request to allow the display of merchandise sold in-store, for the following stores located on Lazy Way Lane, in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West:

Applicant: Donald Kilgore	Project Location: 205 Elizabeth, Unit A, A-1, B / Yours and Mayan, LLC
Applicant: James McElderry/Susan Labate	Project Location: 205 Elizabeth, Unit C / Southernmost Seaglass, LLC
Applicant: Jan Nelson	Project Location: 205 Elizabeth, Unit D / Key West Pretzel Company
Applicant: Alicia Renner	Project Location: 205 Elizabeth, Unit F / AER Photography & Art Gallery
Applicant: Keir Loranger	Project Location: 205 Elizabeth, Unit G / Dragonfly Key West
Applicant: Stephen Greenfield	Project Location: 205 Elizabeth, Unit H / Cpt Quickdry, Inc & Stingray Steve

Property Owner: City of Key West **Date of Hearing:** Wednesday, November 16, 2011

Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Dpt located at 3140 Flagler Ave, Key West, FL, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Cowart at ccowart@keywestcity.com .

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

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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

Exception for Outdoor Merchandise Display - A request to allow the display of merchandise sold in-store, for the following stores located on Lazy Way Lane, in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West:

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Property Owner: City of Key West **Date of Hearing:** Wednesday, November 16, 2011

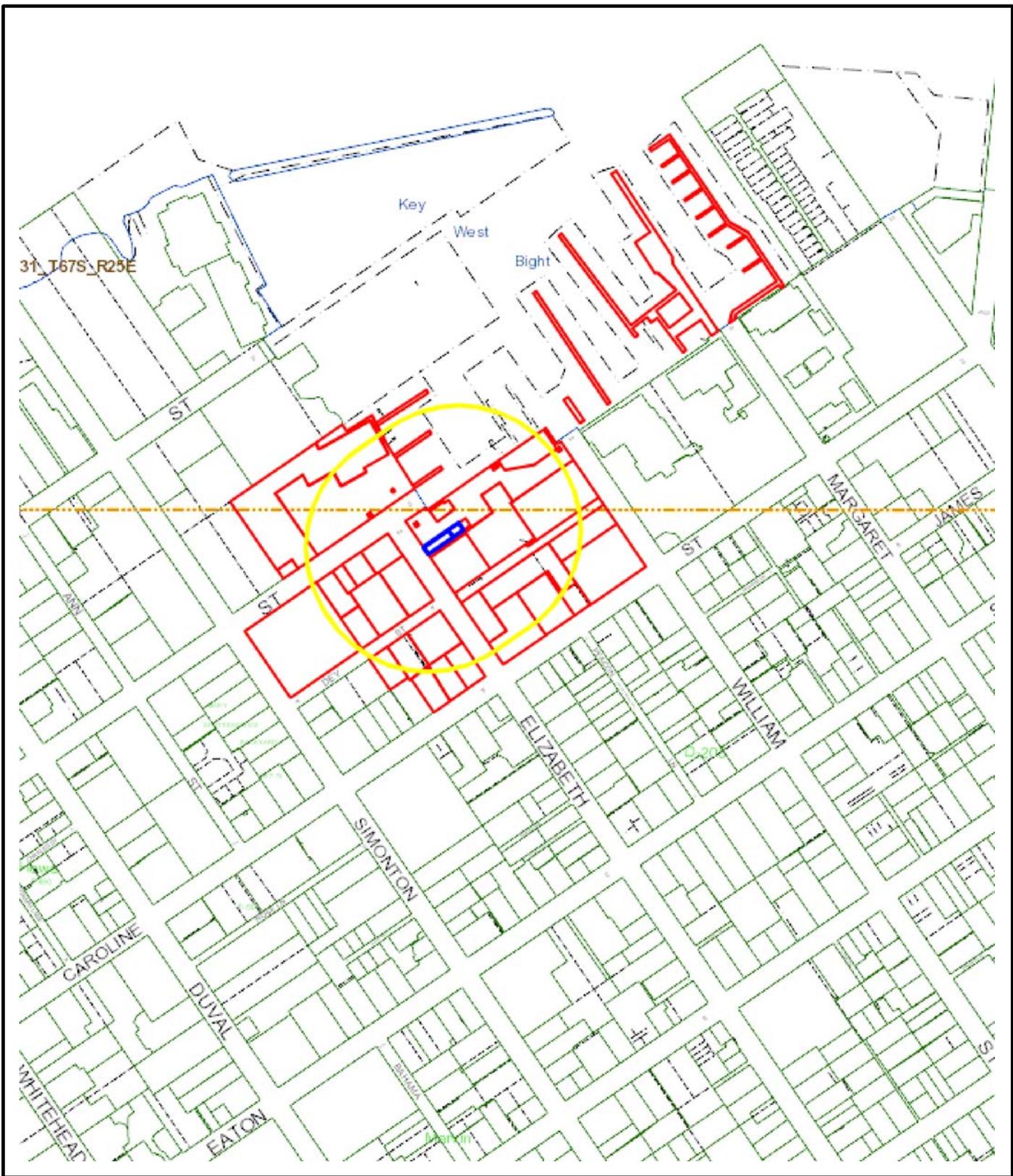
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Monroe County, Florida

Lazy Way

Printed: Nov 08, 2011

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



	NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1	M AND I REGIONAL PROPERTIES LLC	501 E KENNEDY BLVD 9TH FL		TAMPA	FL	33602-5254	
2	HOUSING AUTHORITY OF CITY OF KEY WEST	1400 KENNEDY DR		KEY WEST	FL	33040	
3	NOE SASHA	94 PRINCE ST APT 1		NEW YORK	NY	10012-3993	
4	GALLETTA PROPERTY GROUP LLC	3266 PACETTI RD		SAINT AUGUSTIN	FL	32092-0486	
5	RANDAZZO DOLORES	16423 92ND ST		HOWARD BEACH	NY	11414	
6	GOLD HEIDI B	630 DEY ST		KEY WEST	FL	33040	
7	KEY WEST HAND PRINT FABRICS LTD	201 FRONT ST STE 310		KEY WEST	FL	33040-8346	
8	SKOKO GEORGE JOHN	618 GREENE ST		KEY WEST	FL	33040-6625	
9	616 GREEN STREET LLC	616 GREENE ST		KEY WEST	FL	33040	
10	HURST ANNE HAHN REV TR AG 3/17/2010	2248 LUSTERS GATE RD		BLACKSBURG	VA	24060-9214	
11	CALLEJA JOHN F AND ALICE	1404 PETRONIA ST		KEY WEST	FL	33040	
12	BARRY WILLIAM MCLEAN	618 DEY ST		KEY WEST	FL	33040	
13	HENDRY TIFFANY	32 EAST 39TH ST		NEW YORK	NY	10016	
14	DEFERRARI RONALD H REV TR 8/9/1997	PO BOX 6688		OZONA	FL	34660-6688	
15	200 ELIZABETH STREET LLC	32 EAST 39TH ST		NEW YORK	NY	10016	
16	WELF LEONARDO A	219 ELIZABETH STREET		KEY WEST	FL	33040	
17	DAJULD3 LLC	1340 POTOMAC SCHOOL RD		MCLEAN	VA	22101	
18	MCSWEEN MICHAEL F AND NANCY	1422 HARMONY ST		NEW ORLEANS	LA	70115	

Stingray Steve

Quick Dry Solar Protective

CLOTHING & ACCESSORIES



Public Meeting Notice

