

Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

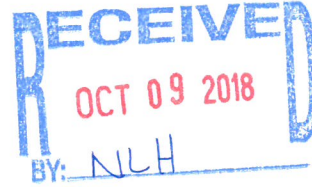
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
WILLIAM B. SPOTTSWOOD
ERICA H. STERLING
WILLIAM B. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 - 1975)
ROBERT A. SPOTTSWOOD (of Counsel)



October 9, 2018

VIA HAND DELIVERY

Patrick Wright, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Side Yard Set Back Variance – 1021 Fleming Street, Key West, Florida 33040

Dear Mr. Wright,

Please allow this letter and supporting documentation to serve as my client, Daniel and Kathleen Goldstein (“Applicant”) application for a variance to the side yard set-back at 1021 Fleming Street, Key West, Florida 33040 (the “Property”) located in the Historic Medium Density Residential (“HMDR”) District. By way of background, the Property contains an existing garage that is located directly on the side yard set-back, providing a zero lot line. The Applicant seeks to move this existing accessory structure (“Structure”) off of the Property line. Additionally, the accessory structure will be raised two and a half feet to comply with FEMA guidelines, and will be converted to habitable space. Although the Applicant is reducing a legal non-conformity, a variance is still required. In support hereof, the Applicant states as follows with respect to the criteria for granting the variance.

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.
 - a. The Structure has been in its current legally non-conforming location prior to the Property owner acquiring the Property. The Applicant seeks to reduce the legal non-conformity by relocating the structure to create space between the Structure and the property line. The circumstances here are unique in that the Structure was likely constructed prior to any land development regulations implementing set-back requirements.

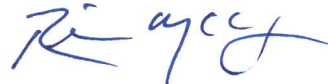
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. As mentioned above, the Property has been in its existing footprint since before the current owner acquired the Property. It is unknown when the existing garage was constructed, but it appears that it pre-dates the City of Key West land development regulations that implement set-backs. The Applicant did not create the conditions that currently exist, but the Applicant is proposing to greatly reduce the non-conformity.
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.
 - a. Allowing the renovation and relocation of the Structure would not confer special privileges upon the Applicant. Similar variances have been granted to similarly situated properties.
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.
 - a. Accessory structures are allowed, and common, under the current land development regulations. The Applicant can continue to use the Structure in its current legally non-conforming location. Instead, the Applicant seeks to relocate the Structure to provide space for life safety and access for maintenance between the Structure and Property line. Literal interpretation of the code would prevent the Applicant from improving the configuration of the Property and enjoying the same rights that other property owners enjoy in having an accessory structure.
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.
 - a. The variance requested is the minimum variance that will make possible the continued use of the land, building, or structure. The Structure is being relocated 2.72 feet from the Property. However, a gap of land 2.28 feet wide exists between 1021 Fleming Street and 1017 Fleming Street. This gap effectively creates 5 feet of space between the Structure and the neighboring property line.

6. Not injurious to the public welfare. That granting of the variance 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.
 - a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest. The existing side yard set-back, as it relates to the Structure, is non-existent. By relocating the Structure, the Applicant is effectively creating 5 feet of space between the neighbor's property line. The Applicant also proposes to reduce the footprint of the Structure, which will reduce the building coverage ratio and impervious surface ratio.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses 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.
 - a. The Applicant did not consider other nonconforming uses of other property in developing this application.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Richard J. McChesney, Esq.
For the Firm

Enc.

VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department
PO Box 1409 Key West, FL 33041-1409
(305) 809-3720



Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 1300 White Street. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process the applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

PLEASE NOTE:

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

FEE SCHEDULE

Variations, any number of issues	\$1,000.00
All After-the-fact variations	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

Please include the following with this application:

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee. It is best to see a Planner before turning in the application.
3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exists, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. One copy of the most recent survey of the property.
5. Elevation drawings of proposed structures, indicating finished height above established grade as measured from crown of road.
6. Floor Plans of **existing and proposed** development.
7. Stormwater management plan.
8. PDF or compatible electronic format of entire application on compact disk.

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

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: 1021 Fleming Street, Key West, Florida 33040

Zoning District: HMDR Real Estate (RE) #: 00005060-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Richard McChesney

Mailing Address: 500 Fleming Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: _____ Office: (305) 294-9556 Fax: _____

Email: richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Deborah Lippi

Mailing Address: 1130 Duval Street, Apt. 1

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Conversion of storage shed to habitable space. Move structure off of property line reducing existing legal nonconformity.

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

Side yard setback variance

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	HMDR			
Flood Zone	AE6			
Size of Site	4,656.00			
Height	30 ft	21'6"	21'6"	No change
Front Setback	10 ft	3.5 ft	3.5 ft	No change
Side Setback	5 ft	12.5 ft	12.5 ft	No change
Side Setback	5 ft	7.75 ft	7.75 ft	No change
Street Side Setback	7.5 ft	NA	NA	NA
Rear Setback	15 ft	48 ft	48 ft	No change
F.A.R	1			
Building Coverage	40%	29.8%	29.4%	Improvement
Impervious Surface	60%	47.5%	47.1%	Improvement
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35%	43.8%	41.5%	Improvement
Number and type of units	1 Residential	1	1	No change
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.

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	HMDR	Accessory Structure Site Data Table		
Flood Zone	AE6			
Size of Site	4,656.00			
Height	30 ft	10 ft	12'6 ft	No Variance
Front Setback	10 ft	NA	NA	No change
Side Setback	5 ft	NA	NA	No change
Side Setback	5 ft	0 ft	2.72 ft	Improvement
Street Side Setback	7.5 ft	NA	NA	NA
Rear Setback	15 ft	4 ft	4 ft	No change
F.A.R	1			
Building Coverage	40%	29.8%	29.4%	Improvement
Impervious Surface	60%	47.5%	47.1%	Improvement
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35%	43.8%	41.5%	Improvement
Number and type of units	1 Residential	1	1	No change
Consumption Area or Number of seats				

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*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.

Please see attached letter.

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

Please see attached letter.

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.

Please see attached letter.

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.

Please see attached letter.

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.

Please see attached letter.

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.

Please see attached letter.

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.

Please see attached letter.

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

Warranty Deed

Return to (via enclosed envelope)
North American Title Company
9115 Corsea Del Fontana Way, Suite 200
Naples, Florida 34109

Doc# 1829688 03/30/2011 10:25AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared under the supervision of
David Traniello, Esq.
7 Kimball Lane
Building A, Suite 6
Lynnfield, MA 01940

03/30/2011 10:25AM
DEED DOC STAMP CL: DIONNE \$0.70

Property Appraiser's Folio No.:
00005060-000000

1:614-10-00907H1

SPECIAL WARRANTY DEED

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

This Warranty Deed made this 18 day of March, 2011 by Bank of America, N.A., and having its principal place of business at 7255 Baymeadows Way, Jacksonville, FL 32256, hereinafter called the grantor(s), to Deborah Lippl, a single woman, whose post office address is 1130 Duval St. Apt. 1, Key West, FL 33040, hereinafter called the grantee(s):

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee all that certain land situate in Monroe County, State of Florida, viz:

On the Island of Key West and is part of Lot 1, of Square 32, according to William A. Whitehead's Map of the said Island delineated in February, A.D. 1829; commencing at a point 97 feet from the corner of Fleming Street and Frances Street, and running thence along Fleming Street in a Southwesterly direction 48 feet and 6 inches; thence at right angles in a Northwesterly direction 96 feet; thence at right angles in a Northeasterly direction 48 feet and 6 inches; thence at right angles in a Southeasterly direction 96 feet out to Fleming Street to the point of beginning, all of the Public Records of Monroe, County, Florida.

This is a corrective deed given to correct the execution by attorney-in-fact on deed recorded in O.R. Book 2489, Page 39, Public Records of Monroe, County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2010 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with and grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
First Witness Signature

Carolyn K. Cloud
Printed Signature

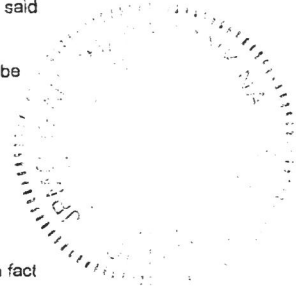
[Signature]
Second Witness Signature

Jill Kelsey
Printed Signature

Bank of America, N.A.

BY: [Signature]

JPMorgan Chase Bank, National Association, its attorney in fact



Doc# 1829688
Bk# 2510 Pg# 2446

STATE OF: FL
COUNTY OF: Pinellas

PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the aforesaid county and state, on this the 18 of March, 2011, within my jurisdiction, the within named Deborah Lippl, who acknowledged to me that (s)he is the Vice President of JPMorgan Chase Bank, N.A., a corporation created under the laws of the United States of America, and that for and on behalf of JMCO, and as its acts and deed (s)he executed the above and foregoing instrument, after first having been duly authorized by JMCO to do so.



[Signature]

NOTARY PUBLIC, State of _____ at Large
Print Notary Name: _____
My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Richard McChesney, 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:

1021 Fleming Street, Key West, Florida 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.

Richard McChesney

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this October 4, 2018 by
date

Richard McChesney

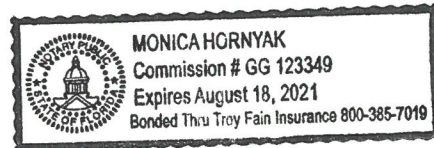
Name of Authorized Representative

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

Monica Hornyak

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
(Individual or Joint Owner)

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

I, Deborah Lippi authorize
Please Print Name(s) of Owner(s) as appears on the deed

Rob Deluane, Richard McChesney, and Daniel Goldstein
Please Print Name of Representative

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

Deborah E. Lippi
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 9/29/18
Date

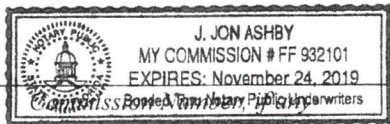
by Deborah Lippi
Name of Owner

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

J. Jon Ashby
Notary's Signature and Seal

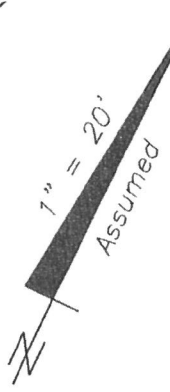
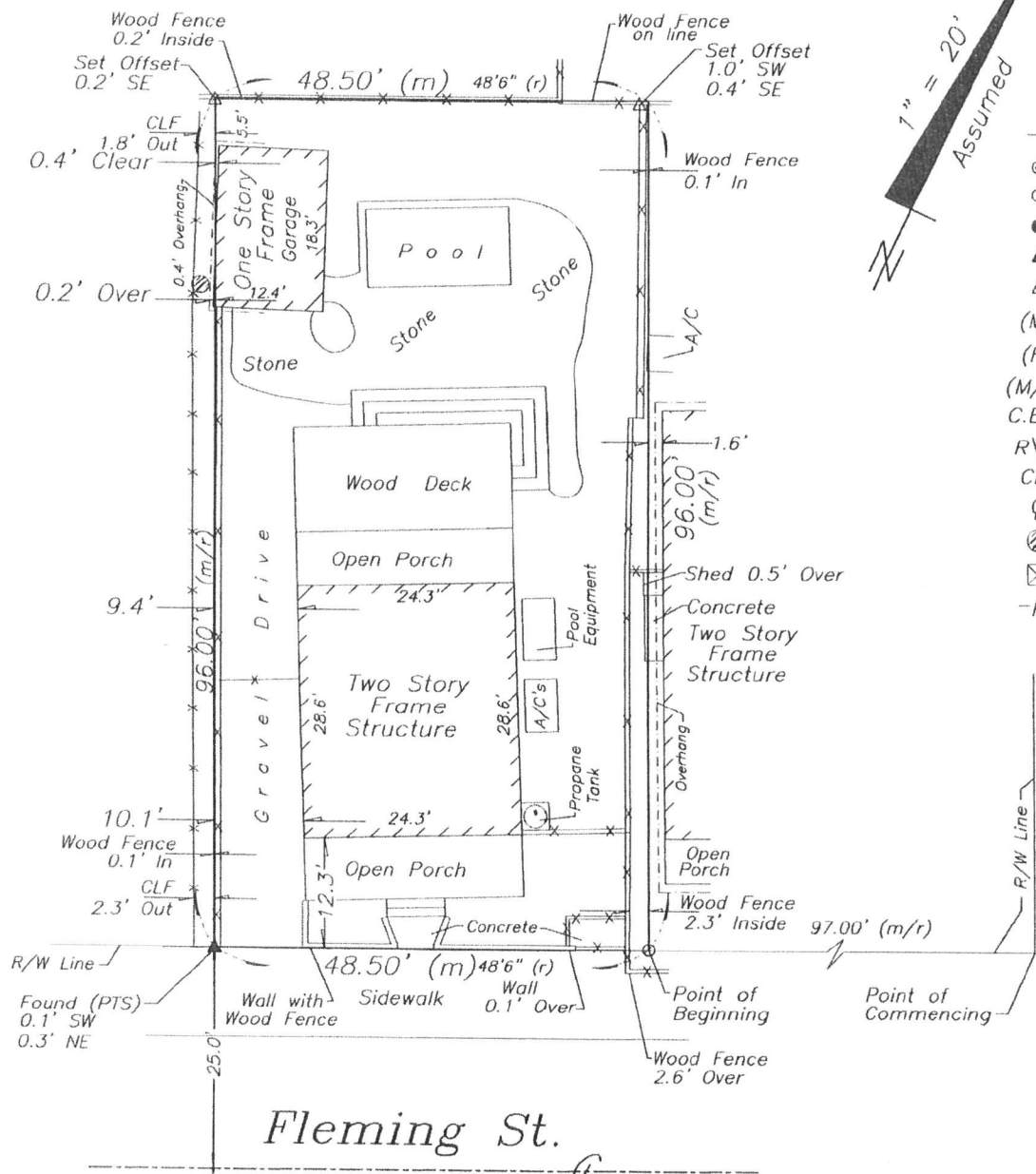
J. Jon Ashby

Name of Acknowledger typed, printed or stamped



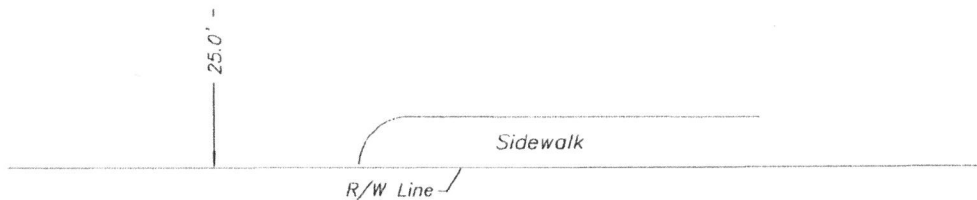
Site Plans

Boundary Survey Map of part of Lot 1, Square 32, Island of Key West



LEGEND

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



NOTES:

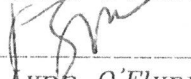
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1021 Fleming Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: September 19, 2018.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and is part of Lot 1, Square 32, according to William A. Whitehead's Map of the said Island delineated in February, A.D. 1829; commencing at a point 97 feet from the corner of Fleming Street and Frances Street, and running thence along Fleming Street in a Southwesterly direction 48 feet and 6 inches; thence at right angles in a Northwesterly direction 96 feet; thence at right angles in a Northeasterly direction 48 feet and 6 inches; thence at right angles in a Southeasterly direction 96 feet out to Fleming Street to the Point of Beginning.

BOUNDARY SURVEY FOR: Kathleen Goldstein & Danny Goldstein;
 Quicken Loans, Inc.
 Sanchez & Ashby, P.A.;
 Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.




 J. Lynn O'Flynn, PSM
 Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

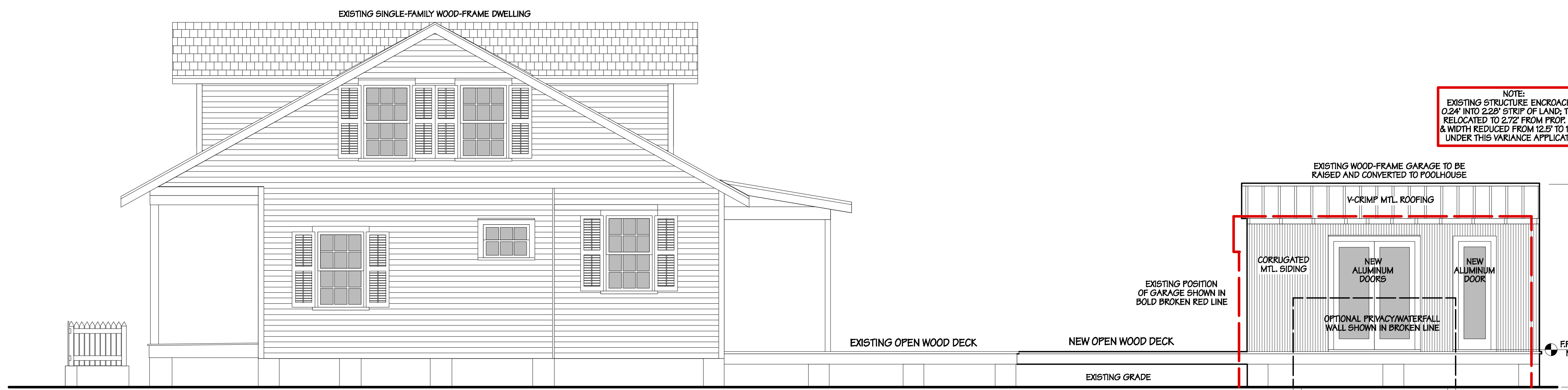
September 21, 2018

J. LYNN O'FLYNN, Inc.

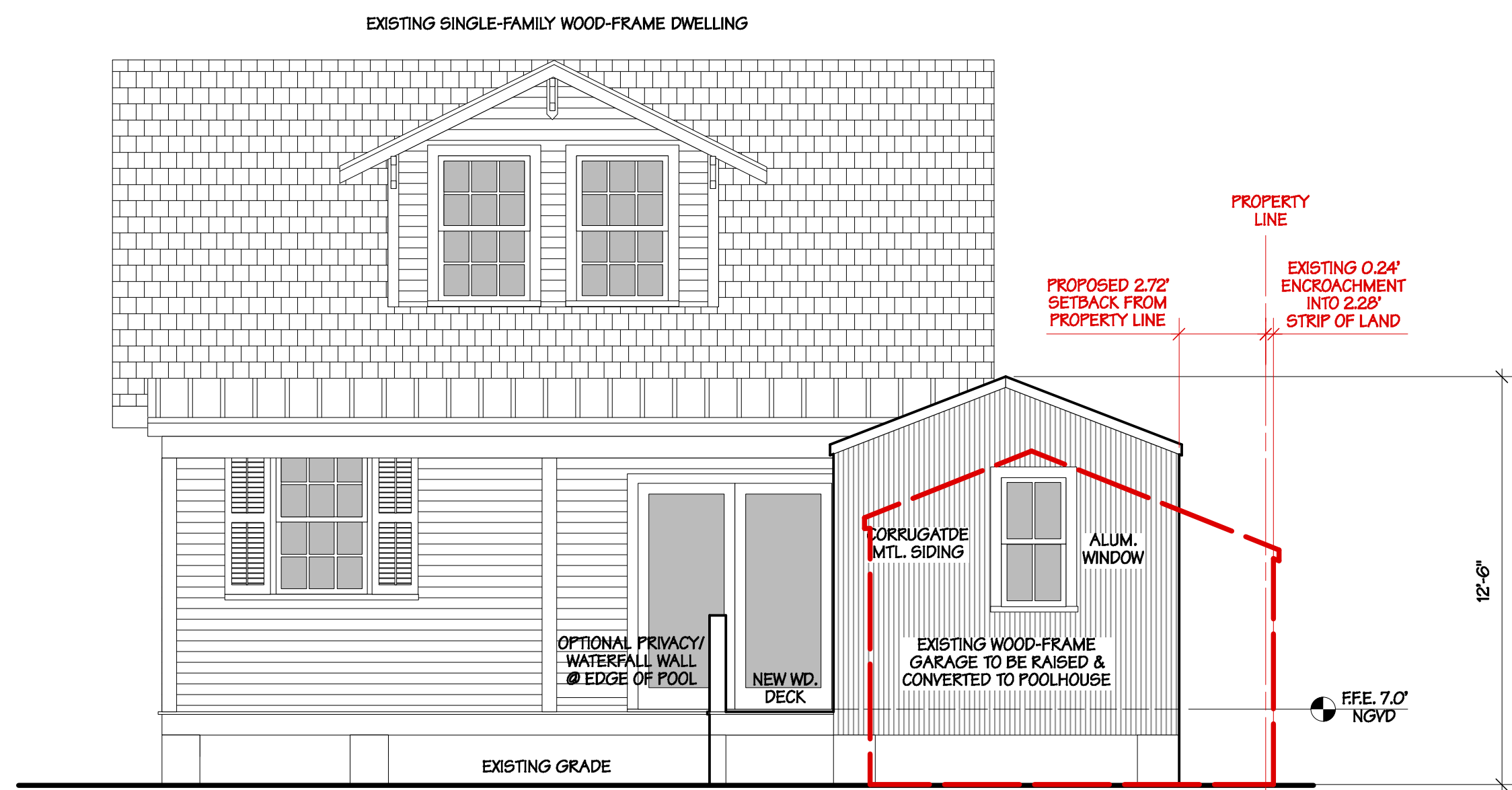


Professional Surveyor & Mapper
PSM #6298

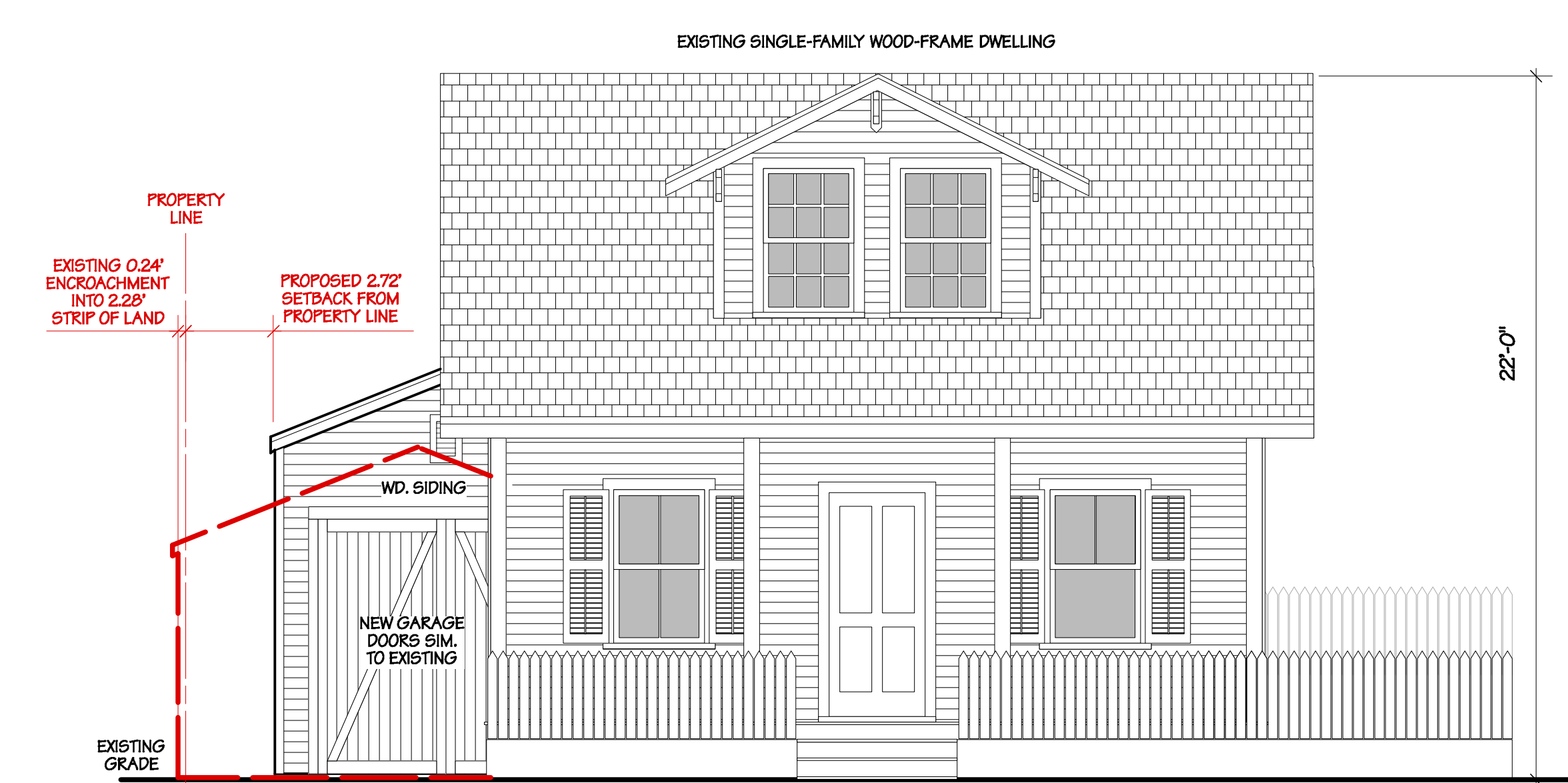
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



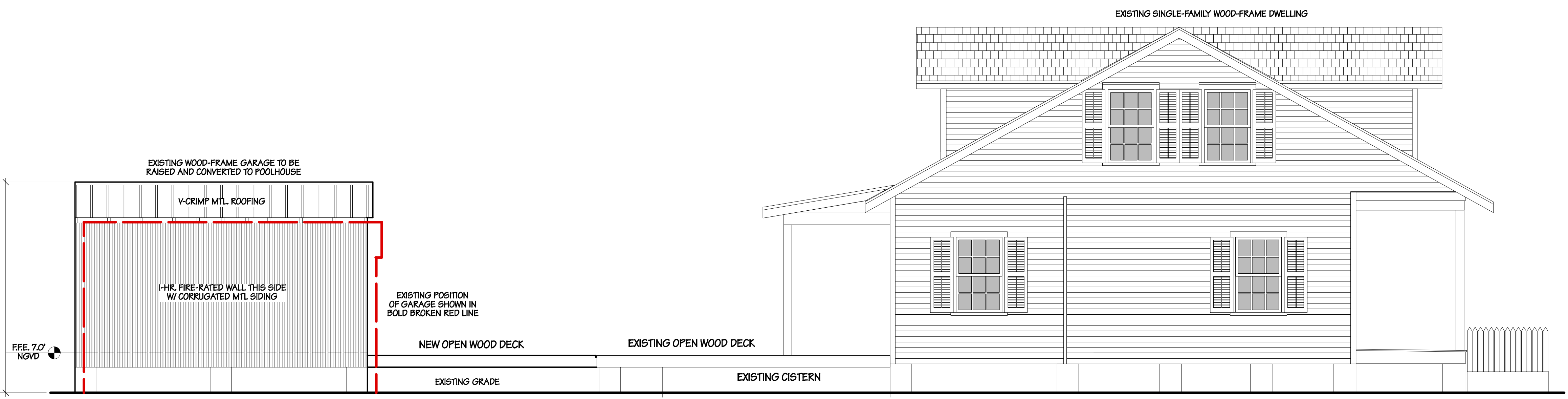
RIGHT (EAST) ELEVATION
scale: 1/8"=1'-0"



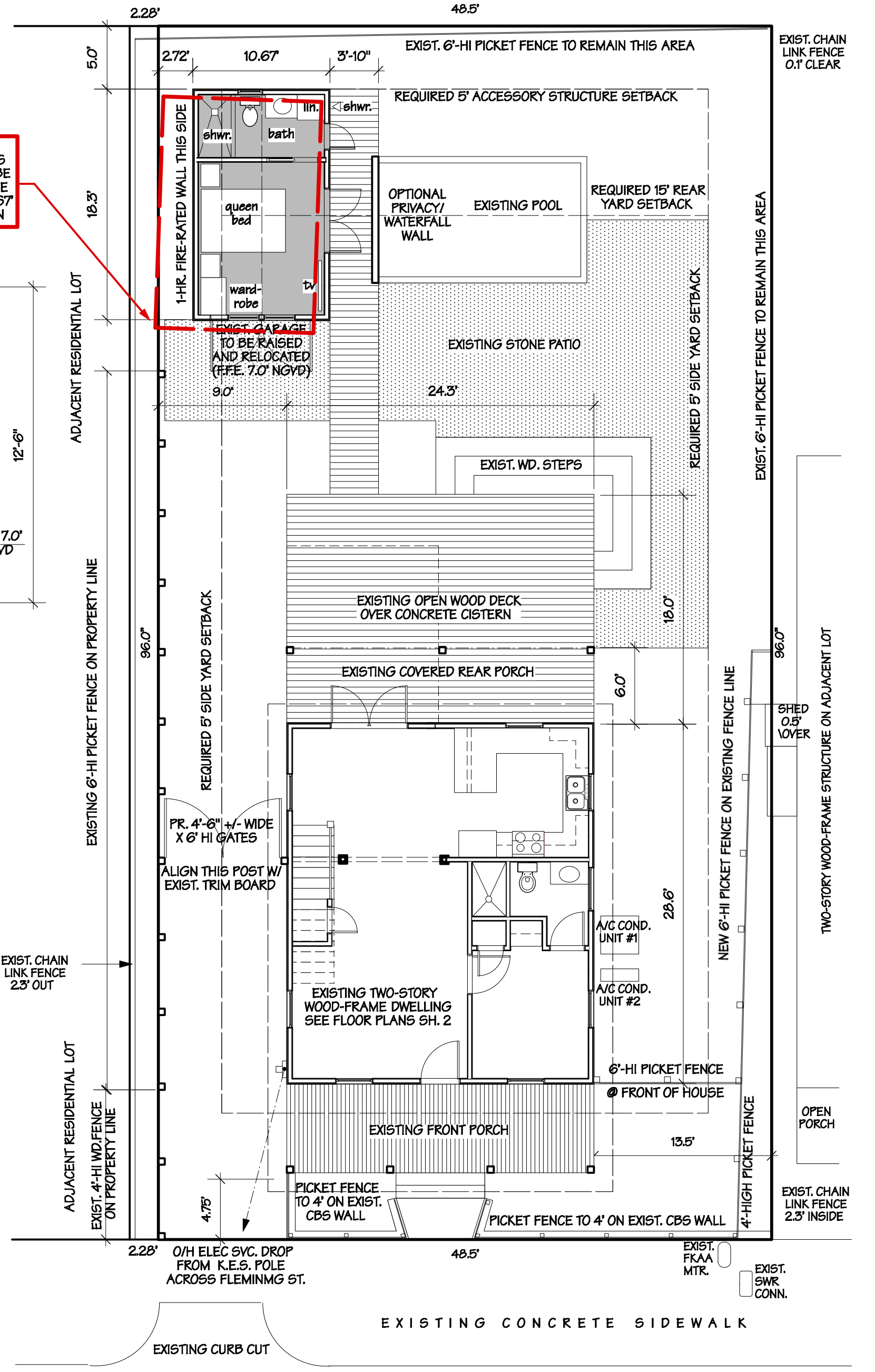
REAR (NORTH) ELEVATION
scale: 1/8"=1'-0"



FRONT (SOUTH) ELEVATION
scale: 1/8"=1'-0"



LEFT (WEST) ELEVATION
scale: 1/8"=1'-0"



PROPOSED SITE PLAN
scale: 1/8"=1'-0"

SITE DATA:

LOT AREA: 4666 S.F.

LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMOK)

FEMA FLOOD ZONE: AE6 (EXISTING & PROPOSED FLOOR ELEVATION 7.0')

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE: (INCLUDING ROOF 0'H)	1862 S.F. (40%)	1368 S.F. (29.2%)	1368 S.F. (29.4%)
IMPERVIOUS SURFACE RATIO:			
BLDG'S:	388 S.F.	600 S.F.	1368 S.F.
POOL DECK:	170 S.F.	170 S.F.	170 S.F.
POOL:	67 S.F.	67 S.F.	67 S.F.
EQUIP. PADS:	12 S.F.	12 S.F.	12 S.F.
ENTRY WALK:	10 S.F.	10 S.F.	10 S.F.
TOTAL IMPERVIOUS:	2322 S.F. (50%)	2233 S.F. (47.5%)	2198 S.F. (47.1%)
OPEN SPACE RATIO:			
IMPERVIOUS:	2219 S.F.	2193 S.F.	2193 S.F.
OPEN WOOD DECK:	406 S.F.	529 S.F.	529 S.F.
TOTAL NON-OPEN SPACE:	2619 S.F. (56.3%)	2722 S.F. (58.5%)	2722 S.F. (58.5%)
REQ'D OPEN SPACE:	1630 S.F. (35%)	2037 S.F. (43.8%)	1934 S.F. (41.5%)
SETBACKS (PRIMARY STRUCTURE, TO ROOF OVERHANG):			
FRONT	10'	3.5'	NO CHANGE
R. SIDE	5'	12.5'	NO CHANGE
L. SIDE	5'	7.75'	NO CHANGE
REAR	15'	48'	NO CHANGE
SETBACKS (ACCESSORY STRUCTURES):			
FRONT	N/A	N/A	N/A
R. SIDE	N/A	N/A	N/A
L. SIDE	5'	0.24' ENCROACHMENT	2.72'
REAR	5'	5.5'	5.0'
ACCESSORY STRUCTURE REAR YARD COVERAGE:			
POOL:	80 S.F.	80 S.F.	80 S.F.
GARAGE/POOLHOUSE:	125 S.F.	108 S.F.	108 S.F.
TOTAL YARD COVERAGE:	218.3 S.F. (30%)	205 S.F. (28.2%)	188 S.F. (25.8%)
HEIGHT:			
PRIMARY STRUCTURE:	35'	21.5' +/-	NO CHANGE
ACCESSORY STRUCTURE:	9'	10.0'	12.5' (FOR FEMA COMPLIANCE)

SITE DRAINAGE CALCULATIONS

NO INCREASE IN IMPERVIOUS COVERAGE IS PROPOSED; THEREFORE, NO NEW DRAINAGE STRUCTURES ARE REQUIRED.

GARAGE / POOLHOUSE CONVERSION @
 1021 FLEMING STREET
 KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594

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Site Visit

1021 Fleming Street, Key West, Florida 33040
SITE VISIT



1021 Fleming Street, Key west, Florida 33040
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Additional Information

Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00005060-000000
 Account # 1005240
 Property ID 1005240
 Millage Group 10KW
 Location Address 1021 FLEMING ST, KEY WEST
 Legal Description KW PT LT 1 SQR 32 G4-582 OR109-134 OR458-643/44 OR810-1792L/E OR1131-29L/E OR1687-1534D/C OR2033-1104D/C OR2203-1099-02 OR2477-1022C/T OR2489-39/40 OR2510-2446C
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

LIPPI DEBORAH
 1130 Duval St
 Apt 1
 Key West FL 33040

Valuation

	2018	2017	2016	2015	2012
+ Market Improvement Value	\$298,609	\$301,820	\$133,505	\$138,493	\$93,944
+ Market Misc Value	\$28,409	\$29,104	\$30,487	\$26,475	\$1,738
+ Market Land Value	\$672,326	\$672,326	\$987,443	\$770,665	\$298,528
= Just Market Value	\$999,344	\$1,003,250	\$1,151,435	\$935,633	\$394,210
= Total Assessed Value	\$982,168	\$961,967	\$942,182	\$935,633	\$394,210
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$957,168	\$936,967	\$917,182	\$910,633	\$394,210

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	4,656.00	Square Foot	48.5	96

Buildings

Building ID	309	Exterior Walls	ABOVE AVERAGE WOOD
Style		Year Built	1938
Building Type	S.F.R. - R1 / R1	Effective Year Built	2009
Gross Sq Ft	1908	Foundation	WD CONC PADS
Finished Sq Ft	672	Roof Type	IRR/CUSTOM
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	104	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	1
Depreciation %	8	Half Bathrooms	1
Interior Walls	WALL BD WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETACHED GARAGE	252	0	0
OPX	EXC OPEN PORCH	312	0	0
FHS	FINISH HALF ST	672	0	0
FLA	FLOOR LIV AREA	672	672	0
TOTAL		1,908	672	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1937	1938	1	70 SF	4
RES POOL	2013	2014	1	144 SF	5
CUSTOM PATIO	2013	2014	1	242 SF	4
WOOD DECK	2013	2014	1	288 SF	2
FENCES	2013	2014	1	105 SF	2
FENCES	2013	2014	1	600 SF	2

Sales

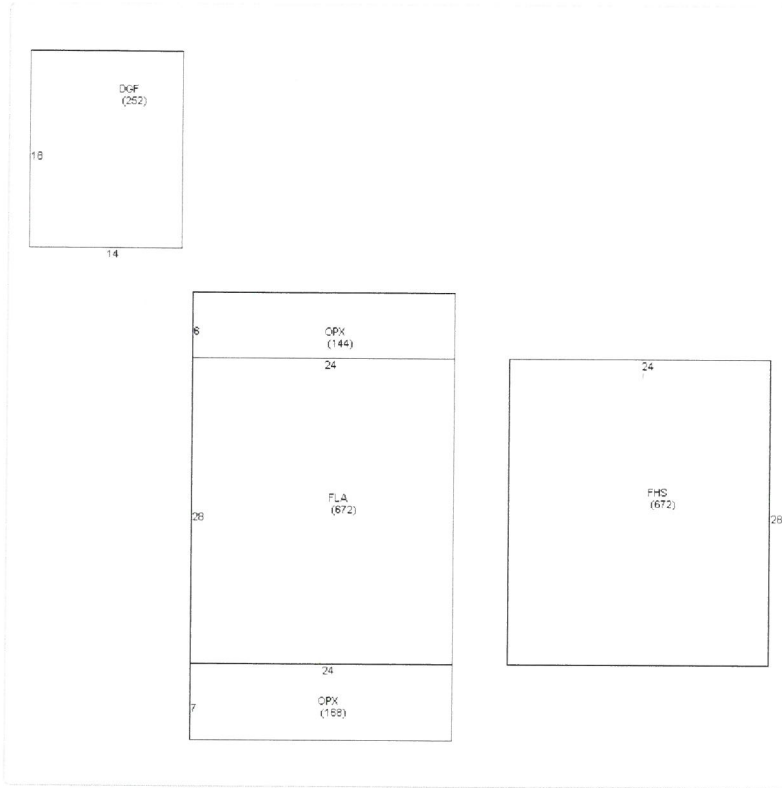
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/18/2011	\$100	Warranty Deed		2510	2446	11 - Unqualified	Improved
10/5/2010	\$400,000	Warranty Deed		2489	39	02 - Qualified	Improved
7/29/2010	\$100	Certificate of Title		2477	1022	12 - Unqualified	Improved
4/11/2006	\$1,250,000	Warranty Deed		2203	1099	Q - Qualified	Improved
5/1/1980	\$40	Conversion Code		810	1792	U - Unqualified	Improved
2/1/1970	\$9,000	Conversion Code		458	643	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-2456	4/22/2013	1/23/2014	\$119,036	Residential	REVISION #2 - CONSTRUCT 24 L.F. OF TERRACED STEPS AT REAR DECK. CONSTRUCT ON 3 X 3 X 10 THICK CONCRETE PAD. FOR GAS TANK. CONSTRUCT 700 SQ/FT CONCRETE SLAB TO BE COVERED W/STONE AS PER LANDSCAPE ARCH. DRAWINGS.
13-1393	4/22/2013	1/23/2014	\$800	Residential	SET TANK #200 ON EXISTING PAD. RUN 50' LINE UNDER HOUSE TO TANKLESS WATER HEATER 2ND RANGE VENT REGULATOR PER CODE.
13-1260	4/4/2013	1/23/2014	\$250	Residential	INSTALL 1" PVS FOR SPRINKLERS.

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-1262	4/4/2013	1/23/2014	\$1,500	Residential	INSTALLATION OF LANDSCAPE SPRINKLERS, TIMER & RAINSWITCH.
13-1261	4/3/2013	1/23/2014	\$1,800	Residential	INSTALLATION OF 12 VOLT LANDSCAPE LIGHTING FOR YARD
13-0439	2/21/2013	1/23/2014	\$32,000	Residential	NEW 9'x16' SWIMMING POOL
13-0441	2/21/2013	1/23/2014	\$1,000	Residential	WIRE NEW SWIMMING POOL BOND STEEL, 1 PUMP, 1 HEATER, 2 POOL LIGHTS
12-4270	1/17/2013	1/23/2014	\$15,600	Residential	ADD 5 PHONE, 5 TV LOCATIONS
12-4478	12/17/2012	1/23/2014	\$6,000	Residential	INSTALL A TWO (2) TON A.C. WITH SEVEN ONE (1) DRYER EXHAUST DUCTING, ONE (1) HOOD RESIDENTIAL
12-4295	12/5/2012	1/23/2014	\$10,000	Residential	2 TOILETS, 2 SHOWERS, 1 TUB, 2 LAVATORIES, 1 WASHER, 1 KITCHEN SINK, 1 DISHWASHER, 1 W/H.
12-4270	11/30/2012	1/23/2014	\$15,000	Residential	TOTAL REWIRE OF EXISTING RESIDENCE AS PER ATTACHED PLANS.
12-4127	11/28/2012	1/23/2014	\$68,000	Residential	R & R DAMAGED WOOD SIDING W/3' X 5' WOOD LAP SIDING, FRAME PARTITIONS IN HOUSE & INSTALL T & G TO WALL & CEILINGS, INTERIOR TRIMOUT AS PER DRAWINGS, NEW OAK FLOORING DOWN-STAIRS APPROX. 650 S.F., NEW STAIRCASE.
12-4130	11/28/2012	1/23/2014	\$1,100	Residential	CONSTRUCT 4' HI WHITE PICKET FENCE AT FRONT OF HOUSE 60 L.F. 50% OPEN PICKET, ON SIDE PROPERTY LINES PAST FRONT FACADE OF BLDG. 100 L.F. BUILD 6' HI GATES AT SIDE OF PROPERTY 9' WIDE *FRONT FENCE NOT EXCEED 4' HI & PAINTED WHITE AS PER HARC.
12-3651	10/9/2012	1/23/2014	\$14,183	Residential	INSTALL 1175 SQ/FT (11 3/4 SQS) OF 24 GALVALUME VICTORIAN METAL SHINGLES AND 200 SQ. FT (2 SQS) OF 26 GALVALUME V-CRIMP METAL ROOFING ON THE REBUILT REAR PORCH ROOFING.
12-2456	9/12/2012	1/23/2014	\$115,836	Residential	REVISION #1 - CONSTRUCT NEW PORCH FLOOR INSTALL 6 X 6 PTS POSTS, REPAIR OR REPLACE ALL OTHER PORCH COMPONENTS (BEAMS, JOISTS, FRAMING AS REQUIRED).
12-2456	7/11/2012	1/23/2014	\$110,000	Residential	SELECTIVE DEMO WORK, INTERIOR & EXT. CARPENTRY REPAIR WORK, INTERIOR FRAMING, MODIFICATIONS CONSTRUCTION OF NEW REAR PORCH & DECK, NEW FRONT PORCH FLOOR STRUCTURE

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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