

# **Application**

# 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

Variances, any number of issues	\$1,000.00
All After-the-fact variances	\$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.

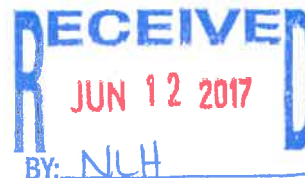
If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



# 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: 207 Petronia

Zoning District: HMDR

Real Estate (RE) #: 00013740-000000

Property located within the Historic District?

☒ Yes

☐ No

## APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Meridian Engineering LLC c/o Rick Milelli

Mailing Address: 201 Front Street, Suite 203

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-481-0400

Office: 305-293-3263

Fax: \_\_\_\_\_

Email: rmilelli@meflkeys.com

## PROPERTY OWNER: (if different than above)

Name: Happy Lion LLC c/o Jason Dugan

Mailing Address: 802 Virginia Street, Suite 100

City: Orlando

State: FL

Zip: 32803

Home/Mobile Phone: 913-579-6639

Office: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: santiagosbodega@gmail.com

**Description of Proposed Construction, Development, and Use:** New walk in cooler for an existing restaurant in rear yard. Demolition of existing staircase and construction of a new staircase and landing.

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

Reduce rear yard setback to 5 ft from property line. Exceed building coverage by 14% over the required 40%.

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

If yes, please describe and attach relevant documents: \_\_\_\_\_



**City of Key West • Application for Variance**

**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
<b>Zoning</b>	HMDR			
<b>Flood Zone</b>	X			
<b>Size of Site</b>	4,842 sf			
<b>Height</b>	N/A			None
<b>Front Setback</b>	10'	10'-1"	No Change	None
<b>Side Setback</b>	5'	0"	No Change	None
<b>Side Setback</b>	---			
<b>Street Side Setback</b>	7'-6"	21'-1"	9'-1"	
<b>Rear Setback</b>	15'	5'-7 1/2"	5'-7 1/2"	Yes
<b>F.A.R</b>	N/A			None
<b>Building Coverage</b>	40%	2,455 (50%)	2,612 (54%)	Yes
<b>Impervious Surface</b>	60%	3,130 (64.6%)		
<b>Parking</b>	N/A			
<b>Handicap Parking</b>	N/A			
<b>Bicycle Parking</b>	N/A			
<b>Open Space/ Landscaping</b>	20%	1,570 (32%)	1,560 (32%)	
<b>Number and type of units</b>	N/A			
<b>Consumption Area or Number of seats</b>	N/A			

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](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.

The site lies on a corner lot with an address on Petronia Street. The rear setback is measured from Petronia Street and encroaches on the existing building.

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

The conditions were not created by the applicant. The site is located on a corner lot which makes complying with all the setbacks prohibitive.

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.

Special privileges are not conferred.

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 restaurant (Santiago's Bodega) at this location requires a larger walk-in cooler to accommodate their business growth.

A hardship would exist by denying the variance since the owner would have a difficult time to service his patrons and compete with nearby restaurants.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only the minimum variance is requested.

**City of Key West • Application for Variance**

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 variance is not injurious to the public welfare.

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7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

The existing nonconforming uses of other property are not considered.

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**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**

Doc# 2090674 09/07/2016 9:34AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

09/07/2016 9:34AM  
DEED DOC STAMP CL: Krys \$11,200.00

Doc# 2090674  
Bk# 2814 Pg# 1256

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Smith | Oropeza | Hawks  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2016-258  
Will Call No.:

\$1,600,000.00

Parcel Identification No. 00013740-000000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 1st day of September, 2016 between AGH Property Investments, Inc., a Florida incorporated company whose post office address is 1200 4th Street, Suite 224, Key West, FL 33040 of the County of Monroe, State of Florida, grantor\*, and Happy Lion, LLC, a Florida limited liability company whose post office address is 1822 Meadowbend Drive, Longwood, FL 32750 of the County of Seminole, State of Florida, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

In the City of Key West, Lot 26, Square 2, Tract 3, and more particularly described metes and bounds as being on the corner of Petronia and Emma Streets and having a frontage on Emma Street of Fifty-four (54) feet and on Petronia Street of Ninety-eight (98) feet per that deed recorded in Deed Book "PP" at Page 274, of the Public Records of Monroe County, Florida, and being rectangular in shape.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Shebue  
Witness Name: SHARON LESTIE  
Delma Dingley  
Witness Name: Delma Dingley

AGH Property Investments, Inc., a Florida Incorporation

By: [Signature]  
Robert S. Beyer, Director

(Corporate Seal)

State of  
County of       

The foregoing instrument was acknowledged before me this 1st day of September, 2016 by Robert S. Beyer as Director of AGH Property Investments, Inc., a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Rose-Anne Charles  
Notary Public  
Printed Name: ROSE-ANNE CHARLES  
My Commission Expires: INDEFINITE  
Rose-Anne Charles, U.B.(hons).LEC, U.M.  
Attorney-at-law, Notary Public, Mediator  
Alick Lawrence Chambers  
7 Old Street, Room 101, Whitechapel House  
Commonwealth of Dominica, W.I.  
Tel (767) 448 1857, Cell (767) 448 3511  
Cell (767) 276 8647

MONROE COUNTY  
OFFICIAL RECORDS

This Instrument Prepared By:  
SMITH | OROPEZA | HAWKS, P.L.  
138-142 Simonton Street  
Key West, Florida 33040  
305-296-7227

**LIMITED LIABILITY COMPANY AFFIDAVIT**

BEFORE ME, the undersigned Notary Public, personally appeared, JASON DUGAN ("Affiant"), after being by me first duly sworn, deposed and stated as follows:

1. Affiant is the Manager of HAPPY LION, LLC, a Florida limited liability company, ("Company") and vested with the management of the Company.
2. The company currently is in existence under valid Articles of Organization and its and the Company has not been dissolved (resulting from transfer of member's interest or otherwise), and is currently in full force and effect.
3. The undersigned is the Manager of the Company who is duly authorized to execute documents on behalf of the Company to effectuate the purchase of real property located at 207 Petronia Street, Key West, Florida 33040 ("Property"), including but not limited to, closing statements, mortgages, assignments and loan documents.
4. Neither the Company nor its member has been debtors in any bankruptcy proceeding during the existence of the Company. Furthermore the company is not one of a family or group of entities.
5. The undersigned acknowledges that SMITH | OROPEZA | HAWKS, P.L. and Chicago National Title Insurance Company are relying upon this affidavit to insure title to the Property.

Dated this 1 day of ~~August~~ <sup>SEPTEMBER</sup>, 2016:

HAPPY LION, LLC, a Florida limited  
liability company

  
By: Jason Dugan  
As: Manager

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 1 day of ~~August~~ <sup>SEPTEMBER</sup>, 2016 by JASON DUGAN as Manager of Happy Lion LLC, a Florida limited liability company.



Personally Known X (OR) Produced ID \_\_\_\_\_  
Type of Identification \_\_\_\_\_

  
Notary Public  
Print Name: JESSICA POPOVICE  
My Commission Expires 1/24/2020

# Verification Form



City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an Entity)

I, Jason Dugan, in my capacity as Manager  
(print name) (print position; president, managing member)  
of Happy Lion LLC  
(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:

207 Petronia Street

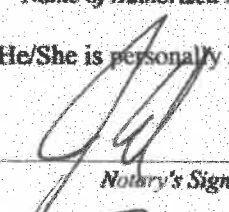
Street Address of subject property

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.

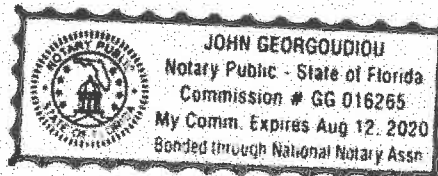
  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this June 12 2017 by  
date  
Jason M. Dugan  
Name of Authorized Representative

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

  
Notary's Signature and Seal

John Georgoudiou  
Name of Acknowledger typed, printed or stamped



GG 016265

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, Jason Dugan as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of Happy Lion LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Meridian Engineering c/o Rick Milelli  
*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*

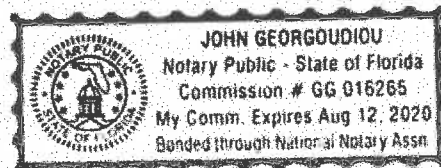
Subscribed and sworn to (or affirmed) before me on this 6/12/17  
*Date*

by Jason Dugan  
*Name of person with authority to execute documents on behalf on entity owner*

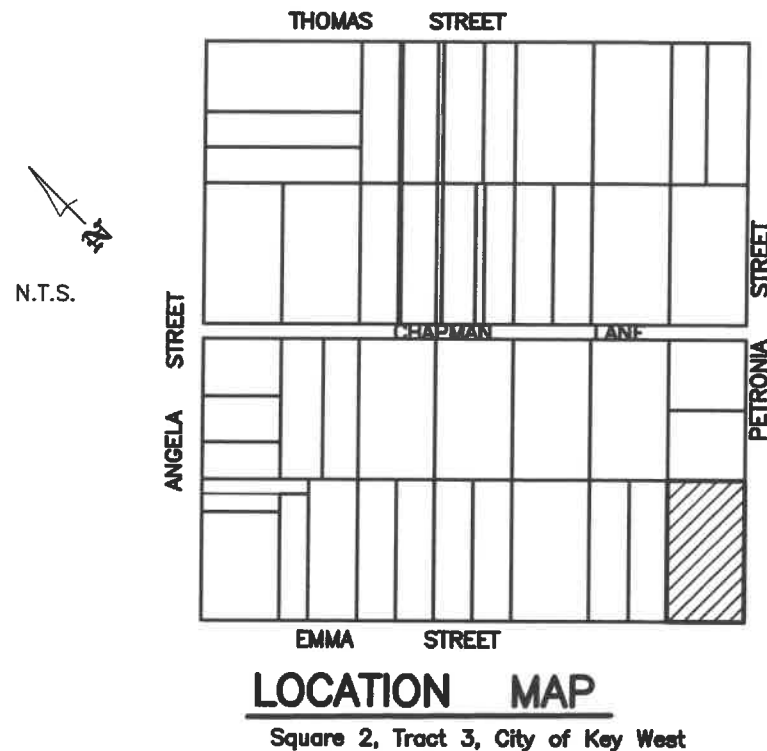
He/She is personally known to me or has presented Florida Driver Lic as identification.

[Signature]  
*Notary's Signature and Seal*  
John Georgoudiou  
*Name of Acknowledger typed, printed or stamped*

GG016265  
*Commission Number, if any*



# Survey



**SURVEYOR'S NOTES:**

North arrow based on assumed median  
Reference Bearing: R/W Petronia St.  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Bayou Elevation: 4.23'

**MONUMENTATION:**

▲ = Found P.K. Nail  
△ = Set P.K. Nail, P.L.S. No. 2749  
⊕ = Fd. 1/2" I.B., P.L.S. No. 2749  
● = Found 1/2" iron pipe/bar

Field Work performed on: 6/30/16

**LEGEND**

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FPK	Found Nail & Disc	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

**SYMBOLS**

Concrete Utility Pole	Street Light
Fire Hydrant	Wood Utility Pole
Sanitary Sewer Clean Out	Water Meter

**LEGAL; DESCRIPTION:**

In the City of Key West, Lot 26, Square 2, Tract 3, and more particularly described by metes and bounds as being on the corner of Petronia and Emma Streets and having a frontage on Emma Street of Fifty-four (54) feet and on Petronia Street of Ninety-eight (98) feet per deed recorded in Deed Book "PP" at Page 274 of the Public Records of Monroe County, Florida and being rectangular in shape.

LESS: (O.R. 1550, pg. 1461)

A parcel of land on the Island of Key West and being a part of Lot 26, according to T.J. Ashe's Plat as recorded in Deed Book "I" at Page 77 of the Public Records of Monroe County, Florida, and said parcel being described as follows: COMMENCE at the intersection of the NE'y right-of-way line (ROWL) of Emma and the NW'y ROWL of Petronia Street and run thence NE'y and along the NW'y ROWL of the said Petronia Street for a distance of 89.27 feet (89'-3 1/4") to the POINT OF BEGINNING of the parcel of land being described herein; thence NW'y and a right angle for a distance of 54.00 feet; thence NE'y and at a right angle for a distance of 8.73 feet (8'-8 3/4"); thence SE'y and at a right angle for a distance of 54.00 feet to the NW'y ROWL of said Petronia Street; thence SW'y and along the said ROWL of said of the said Petronia Street for a distance of 8.73 feet (8'-8 3/4") back to the POINT OF BEGINNING.

LESS (o.r. 1550, Pg. 1462)

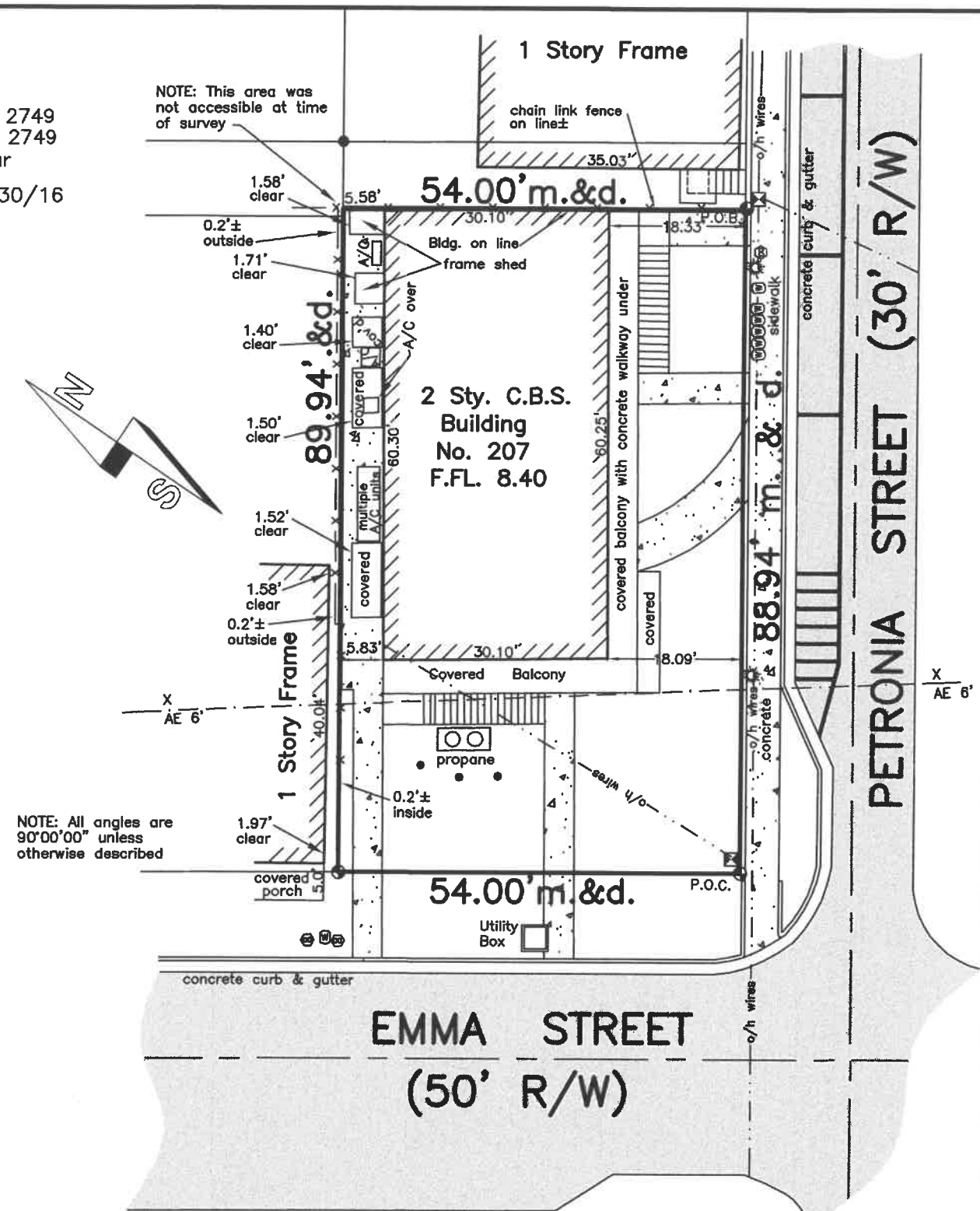
A parcel of land on the Island of Key West and being a part of Lot 26, according to T.J. Ashe's Plat as recorded in Deed Book "I" at Page 77 of the Public Records of Monroe County, Florida, and said parcel being described as follows: COMMENCE at the intersection of the NE'y right-of-way line (ROWL) of Emma and the NW'y ROWL of Petronia Street and run thence NE'y and along the NW'y ROWL of the said Petronia Street for a distance of 88.94 feet (8'-11 1/4") to a point where the NE'y face of a concrete structure known as 207 Petronia Street, when extended SE'y intersects the said ROWL of the said Petronia Street, said point being the POINT OF BEGINNING of the parcel of land being described herein; thence NW'y and a right angle and along the NE'y face of the said concrete structure, and the NW'y extension thereof, for a distance of 54.00 feet; thence NE'y and at a right angle for a distance of 0.33 feet (0'-4"); thence SE'y and at a right angle for a distance of 54.00 feet to the NW'y ROWL of said Petronia Street; thence SW'y and along the said ROWL of said of the said Petronia Street for a distance of 0.33 feet (0'-4") 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 & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



AGH Property Investments, Inc.  
207 Petronia Street, Key West, Fl. 33040

**BOUNDARY SURVEY**

Dwg. No.  
**16-283**

Scale 1"= 20'

Ref.  
219-1  
File

Flood Panel No. 1517 K

Dwn. By F.H.H.

Date: 5/27/15

Flood Zone AE

Flood Elev. 8'

**REVISIONS AND/OR ADDITIONS**

7/21/16: Updated, rear line, misc.

fred\drawings\keywest\block59\207petronia



**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

**Site Plans**



SITE DATA

SITE ADDRESS: 207 PETRONIA ST. KEY WEST, FL 33040  
RE: 00013740-000000  
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
FLOOD ZONE: X  
F.I.R.M. - COMMUNITY#12087C, MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
SECTION/TOWNSHIP/RANGE: 5-68-25  
LEGAL DESCRIPTION: KW PT LOT 26 SQR 2 TR 3 PP-274  
SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT  
OCCUPANCY: M (MERCANTILE)  
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
THE FOLLOWING LOADINGS WERE USED:  
DESIGN LOADS: ASCE 7-10  
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF  
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.  
FEMA FLOOD DESIGN PER ASCE 24-05

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLANS, SITE DATA, LOCATION MAP  
SHEET A-1 - EXISTING AND PROPOSED ELEVATIONS, PROPOSED FLOOR PLAN

GENERAL NOTES

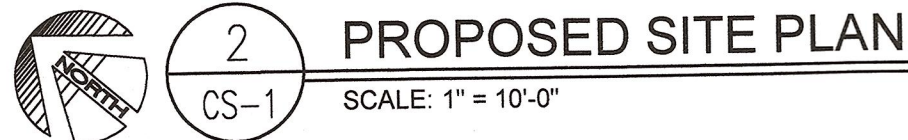
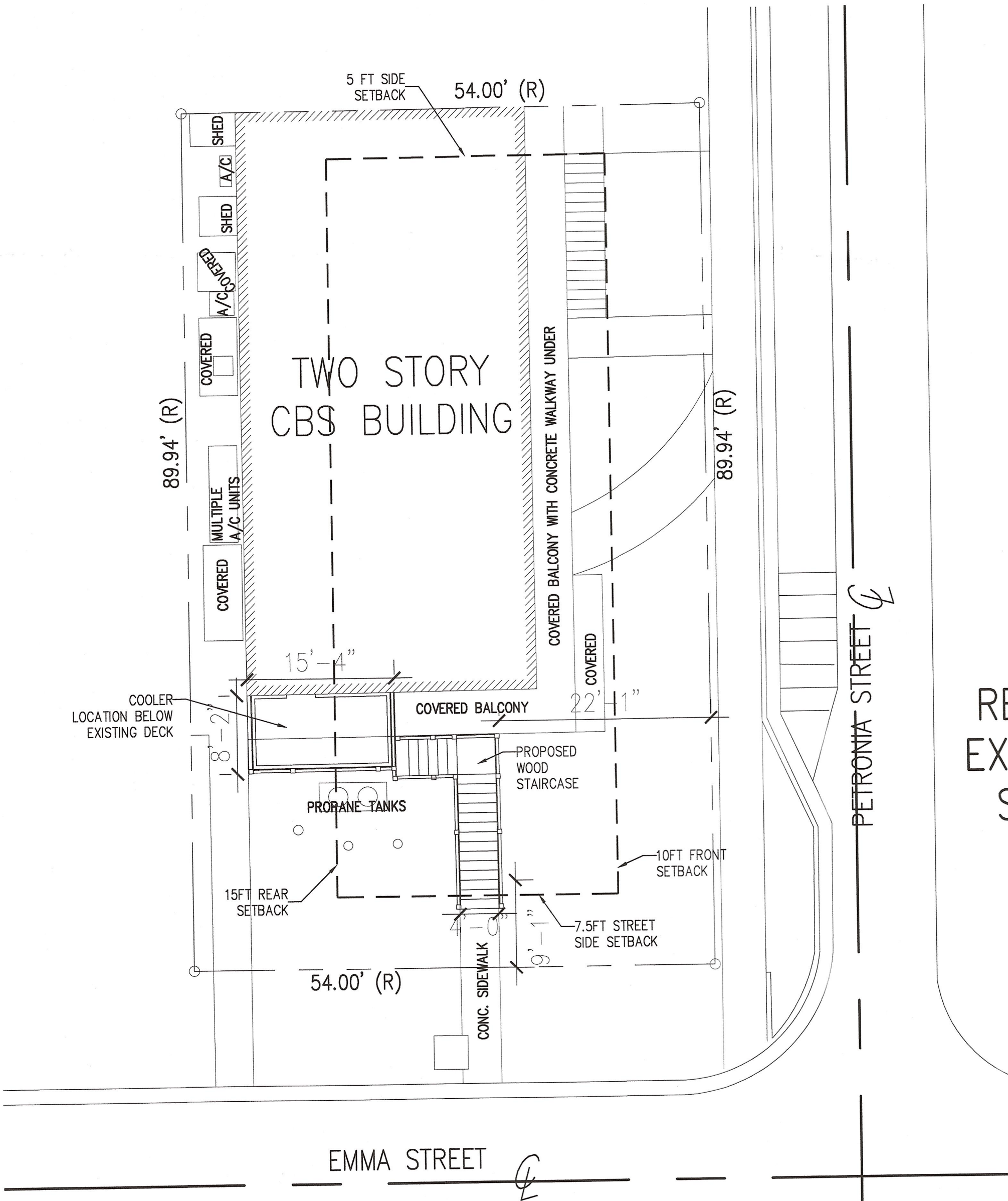
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

LEGEND

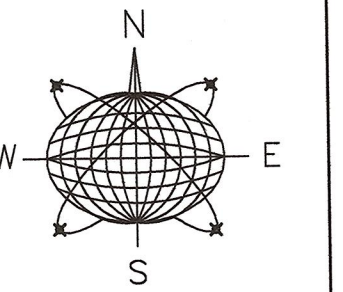
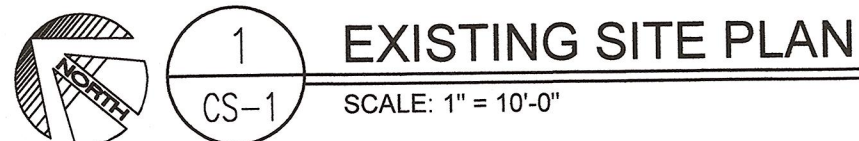
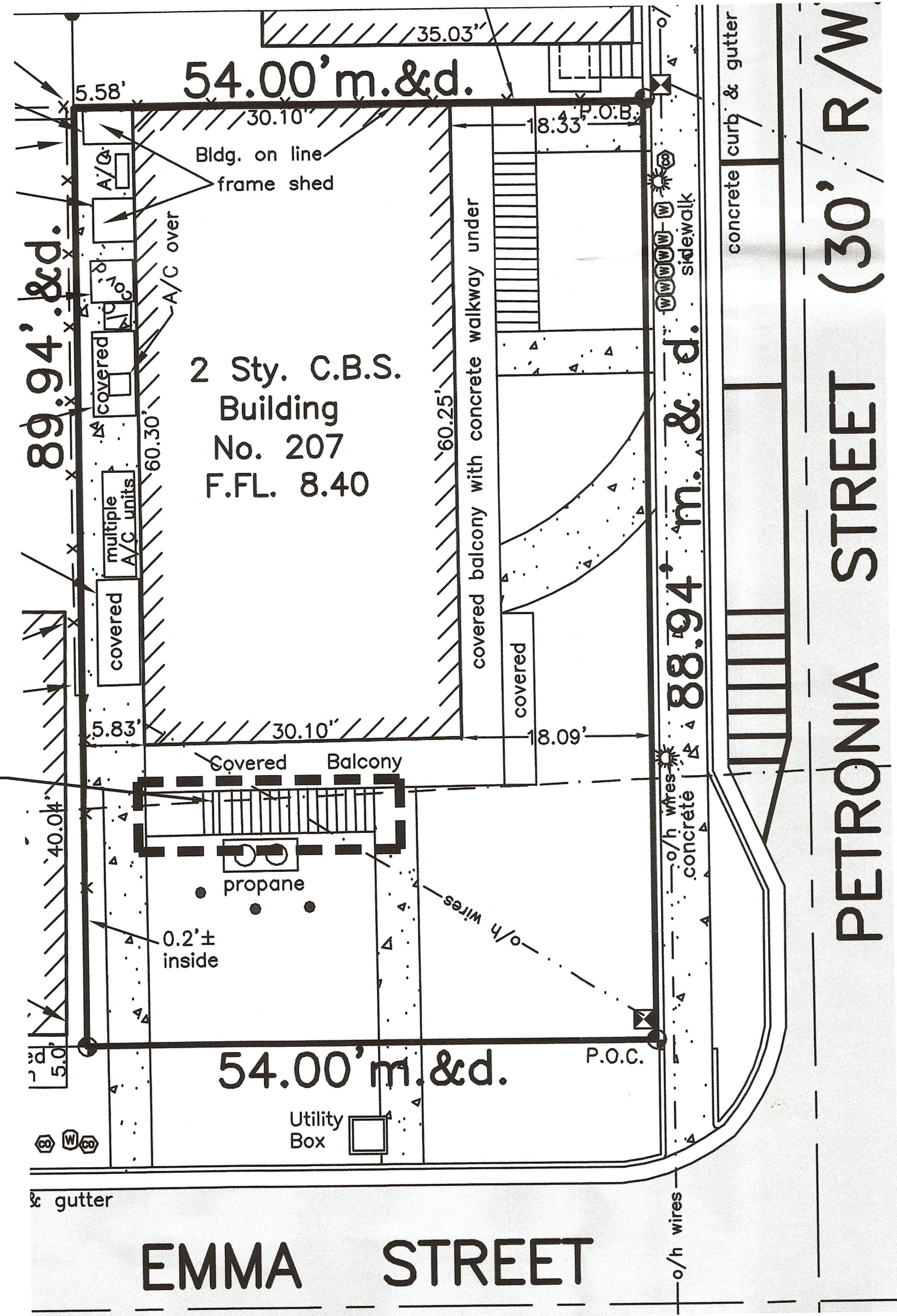
SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
ELEVATION MARK	CONCRETE	& AND @ AT
WALL TYPE SYMBOL	COMPACTED EARTH FILL	APPROX. APPROXIMATE(LY)
WINDOW TYPE SYMBOL	STUCCO OR GYPSUM WALL BOARD	FT. FOOT/FEET
DOOR NUMBER SYMBOL	CONCRETE MASONRY UNIT	IN INCH
GARAGE 115	BRICK	MAX. MAXIMUM
DETAIL OR SECTION AREA	BATT INSULATION	MIN. MINIMUM
DETAIL OR SECTION NUMBER	RIDGE INSULATION	O.C. ON CENTER
SHEET# WHERE DETAIL IS SHOWN	SAND	LB. POUND
DETAIL OR SECTION NUMBER	GRAVEL	PSI POUND PER SQUARE INCH
SHEET# WHERE DETAIL IS TAKEN	CONTINUOUS WOOD FRAMING	PT PRESSURE TREATED
	WOOD BLOCKING	SF SQUARE FOOT/FEET
	PLYWOOD	T & G TONGUE AND GROOVE
	FINISH WOOD	WWM WELDED WIRE MESH

VARIANCE APPLICATION

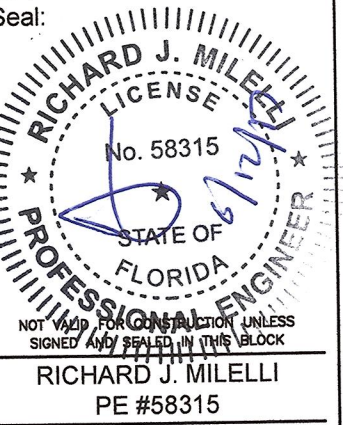
207 PETRONIA STREET  
KEY WEST, FLORIDA 33040



PROJECT DATA FOR 207 PETRONIA "SANTIAGO BODEGA"				
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00013740-000000			
SETBACKS:				
FRONT	NO CHANGE	10'-1"	10'	NONE
STREET SIDE	9'-1"	21'-1"	7.5'	NONE
SIDE	NO CHANGE	0"	5'	NONE
REAR	5'-7 1/2"	5'-7 1/2"	15'	YES
LOT SIZE	NO CHANGE	4,842 SQ. FT.	4000 SQ.FT.	NONE
BUILDING COVERAGE	2,612 SQ. FT. 54%	2,455 SQ. FT. 50%	40% MAX	YES
FLOOR AREA	NO CHANGE	3,660 SQ. FT. 0.76	1.0	NONE
BUILDING HEIGHT	N/A	N/A	30' MAX	NONE
IMPERVIOUS AREA	3,130 SQ. FT. 64.6%	3,130 SQ. FT. 64.6%	60% MAX	NONE
OPEN SPACE	1,560 SQ. FT. 32%	1,570 SQ. FT. 32%	20% MIN	NONE



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



General Notes:

COMMERCIAL RENOVATION

207 PETRONIA STREET  
KEY WEST, FLORIDA

Drawn By: JMT  
Checked By: RJM  
Project No.:  
Scale: AS NOTED

AutoCad File No.

Revisions:

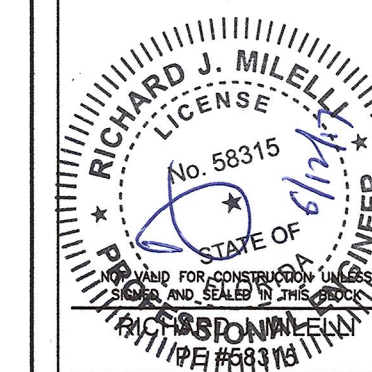
Title:  
COVER SHEET  
AND SITE PLANS

Sheet Number:  
**CS-1**  
Date: JUNE 9, 2017





Sea



General Notes:

## COMMERCIAL RENOVATION

207 PETRONIA STREET  
KEY WEST, FLORIDA 34290-1000

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

Revision:

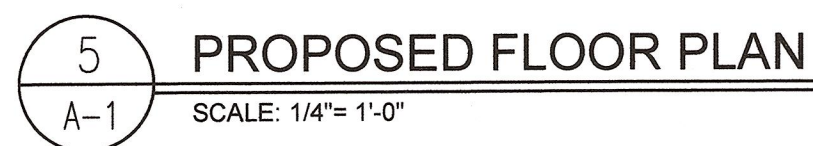
Title:

EXISTING AND  
PROPOSED  
ELEVATIONS

Sheet Number:

Sheet Number: A-

Date: JUNE 9, 201



NO INTERIOR  
WORK IN REST OF  
BUILDING



# Site Visit

207 Petronia Street, Key West, Florida  
SITE VISIT





207 Petronia Street, Key West, Florida  
SITE VISIT





207 Petronia Street, Key West, Florida  
SITE VISIT





207 Petronia Street, Key West, Florida  
SITE VISIT





207 Petronia Street, Key West, Florida  
SITE VISIT



# **Additional Information**



## Summary

**Parcel ID** 00013740-000000  
**Account #** 1014125  
**Property ID** 1014125  
**Millage Group** 11KW  
**Location** 207 PETRONIA ST, KEY WEST  
**Address**  
**Legal** KW PT LOT 26 SQR 2 TR 3 PP-274 OR1262-401/02T/D OR1279-786/88F/J OR1316-  
**Description** 1452/53 OR1550-1454/62(AGREE) OR1550-1466/72Q/C OR1862-504 OR2106-1443  
 OR2481-787 OR2814-1256/57  
 (Note: Not to be used on legal documents)  
**Neighborhood** 32060  
**Property** STORE COMBO (1200)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



## Owner

HAPPY LION LLC  
 1822 MEADOWBEND DR  
 LONGWOOD FL 32750-3318

## Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$508,395	\$533,501	\$533,501	\$511,659
+ Market Misc Value	\$2,798	\$2,512	\$2,355	\$2,426
+ Market Land Value	\$480,083	\$480,083	\$462,938	\$353,633
= Just Market Value	\$991,276	\$1,016,096	\$998,794	\$867,718
= Total Assessed Value	\$991,276	\$1,016,096	\$954,489	\$867,718
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$991,276	\$1,016,096	\$998,794	\$867,718

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
STORE COMBO (1200)	4,820.58	Square Foot	54	89.3

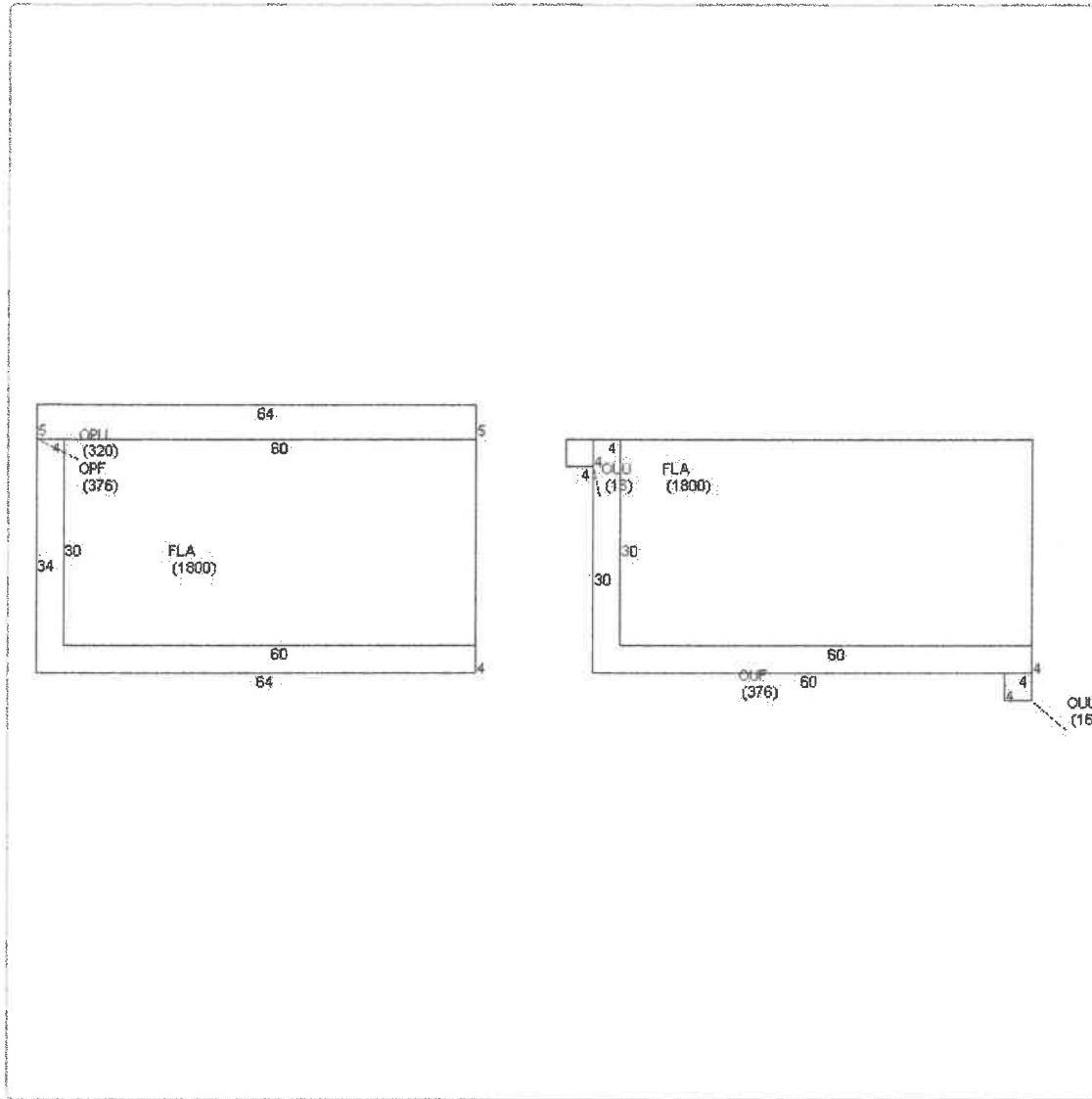
## Commercial Buildings

**Style** APTS-A / 03A  
**Gross Sq Ft** 4,704  
**Finished Sq Ft** 3,600  
**Perimeter** 0  
**Stories** 2  
**Interior Walls**  
**Exterior Walls** C.B.S.  
**Quality** 400 (400)  
**Roof Type**  
**Roof Material**  
**Exterior Wall1** C.B.S.  
**Exterior Wall2**  
**Foundation**  
**Interior Finish**  
**Ground Floor Area**  
**Floor Cover**  
**Full Bathrooms** 3  
**Half Bathrooms** 0  
**Heating Type**  
**Year Built** 1997  
**Year Remodeled** 0  
**Effective Year Built** 2000  
**Condition** GOOD

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1996	1997	1	446 SF	2





## Photos



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

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

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The Schneider  
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