

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



**To:** Chairman and Planning Board Members

**Through:** Patrick Wright, Planning Director

**From:** Melissa Paul-Leto, Planner Analyst

**Meeting Date:** October 19, 2017

**Agenda Item:** **Variance – 207 Petronia Street (RE # 00013740-000000)** – A request for variances to the minimum rear setback requirement in order to relocate two existing air conditioning units and to install two water heaters on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, and 122-600 (6) C., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Request:** The applicant is seeking a rear setback variance in order to relocate two existing air conditioning units and to install two water heaters.

**Applicant:** Meridian Engineering LLC, c/o Rick Milelli

**Property Owner:** Happy Lion LLC, c/o Jason Dugan

**Location:** 207 Petronia Street (RE # 00013740-000000)

**Zoning:** Historic Medium Density Residential (HMDR) zoning district



**Background/Request:**

The existing two story structure is a mixed use building. The first floor is occupied by Santiago’s Bodega, a tapas-style restaurant. The second floor consists of three residential units. The property is located within the HMDR zoning district on the corner of Petronia and Emma Street.

On August 17, 2017 Planning Board granted variances to the maximum building coverage and minimum rear setback requirements to allow for the construction of a walk in cooler on the side of the building below the existing deck, to remove the existing exterior wood staircase and relocate it. (see Resolution 2017-39 attached).

The applicant is proposing to relocate two existing air conditioning units and to install two water heaters into the rear yard setback. The existing rear setback is five feet seven and half inches. The applicant is proposing the following rear setbacks for the mechanical equipment: The proposed rear setback for one A/C conditioning unit to be wall mounted seven feet above grade is three feet five inches from the rear property line, the proposed setback for one mini split A/C condensing unit to be wall mounted seven feet above grade is four feet from the rear property line, and the proposed setback for two On Demand water heaters mounted to wall seven feet above grade is four feet eleven inches from the rear property line.

<b>Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Minimum lot size	4,000 sq. ft.	4,842 sq. ft.	4,842 sq. ft.	In compliance
Maximum building coverage	40% (1,936.8 sq. ft.)	54% (2,612 sq. ft.)	54% (2,612 sq. ft.)	In compliance
Maximum impervious surface	60% (2,905.2 sq. ft.)	64.6% (3,130 sq. ft.)	64.6% (3,130 sq. ft.)	No change Nonconforming In compliance
Minimum open space	27.49% (1,331.55)	32.4% (1,570 sq. ft.)	32.4% (1,560 sq. ft.)	In compliance
Minimum front setback	10 feet	10 feet 1 inch	10 feet 1 inch	No change Nonconforming In compliance
Minimum street side setback	7.5 feet	9 feet 1 inch	9 feet 1 inch	In compliance
Minimum side setback	5 feet	0	0	No change Nonconforming In compliance
<b>Minimum rear setback (1) A/C condensing unit to be wall mounted</b>	<b>15 feet</b>	<b>5 feet 7 ½ inches</b>	<b>3 feet 5 inches</b>	<b>Variance Required -12 feet 7 inches</b>
<b>Minimum rear setback (1) mini split A/C condensing unit to be wall mounted</b>	<b>15 feet</b>	<b>5 feet 7 ½ inches</b>	<b>4 feet</b>	<b>Variance Required -11 feet</b>
<b>Minimum rear setback (2) On Demand water heaters to be wall mounted</b>	<b>15 feet</b>	<b>5 feet 7 ½ inches</b>	<b>4 feet 11 inches</b>	<b>Variance Required -10 feet 1 inch</b>

**Process:**

**Planning Board Meeting:** October 19, 2017  
**HARC:** TBD  
**Local Appeal Period:** 30 days  
**DEO Review Period:** up to 45 days

**Analysis – Evaluation for Compliance with the Land Development Regulations:**

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

1. *Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.*

The land, structures, and building involved are located on property within the HMDR Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). However, other structures within the HMDR Zoning District were developed prior to the adoption of the current LDRs. The lot meets the minimum lot size requirement. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures, or buildings involved.

NOT IN COMPLIANCE.

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

The existing conditions are created by the applicant. This variance request is a result of the actions of the applicant proposing to relocate two existing air conditioning units and to install two water heaters where the rear yard setback encroachment will increase.

NOT IN COMPLIANCE

3. *Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.*

Sections 122-600 (6) (c) of the Land Development Regulations identifies the dimensional requirements for the minimum rear setback requirement for the Historic Medium Density zoning district.

Granting a variance to the minimum rear setback requirement would confer special privileges upon the applicant denied by the land development regulations to other lands, buildings or structures in the same zoning district.

NOT IN COMPLIANCE

4. ***Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.***

Literal interpretation of Sections 122-600 (6) (c) would not deprive the applicant of rights commonly enjoyed by other properties in the same district, nor would it work unnecessary and undue hardship on the applicant. Other properties in the HMDR Zoning District have to meet the minimum rear setback requirement. Although hardship conditions do not exist, the approval of the variance would allow the property to relocate two existing air conditioning units and to install two water heaters into the rear yard setback.

NOT IN COMPLIANCE.

5. ***Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

The Variance request is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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

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

NOT IN COMPLIANCE

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

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

IN COMPLIANCE

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

It does not appear that the requested variance will trigger any public facility capacity issues.

**The Planning Board shall make factual findings regarding the following:**

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

The standards established by Section 90-395 of the City Code have been fully met by the applicant for the variance requested.

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

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

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

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

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

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

No such grounds were considered.

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

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

**RECOMMENDATION:**

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

**PLANNING BOARD  
RESOLUTION NO. 2017-39**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO, MINIMUM REAR SETBACK REQUIREMENTS AND MAXIMUM BUILDING COVERAGE ON PROPERTY LOCATED AT 207 PETRONIA STREET (RE # 00013740-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-600(4) a & 122-600(6) c., OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to construct a walk in cooler and reconfigure the exterior staircase on the property located at 207 Petronia Street (RE # 00013740-000000); and

**WHEREAS**, Section 122-600(4) a of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states the maximum building coverage requirement is 40%, 1,936.8 square feet; and

**WHEREAS**, the proposed building coverage for the new exterior staircase is 54%, 2,612 square feet; and

**WHEREAS**, Section 122-600(6) c, of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states the minimum rear yard setback is fifteen (15) feet; and

**WHEREAS**, the proposed rear yard setback is five (5) feet 7 1/2 inches; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on August 17, 2017; and

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

**WHEREAS**, the Planning Board finds 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 district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds 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; and

**WHEREAS**, the Planning Board finds 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; and

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts are grounds for the issuance of the requested variance; and

  
Chairman  
  
Planning Director

**WHEREAS**, the Planning Board finds 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.

**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.** An approval by Resolution of the Key West Planning Board for the minimum side and rear setback requirements variance for the construction walk in cooler and the exterior staircase on the property located at 207 Petronia Street (RE # 00013740-000000) in the HMDR Zoning District pursuant to Sections 90-395, 122-600(4) a, & 122-600(6) c, of the City of Key West Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans signed and sealed June 9, 2017 by Meridian Engineering, P.E.

**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

  
Chairman  
  
Planning Director

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** This variance 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 6.** 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 7.** 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 Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO 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.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 17th day of August, 2017.

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

  
\_\_\_\_\_  
Sam Holland, Planning Board Chairman

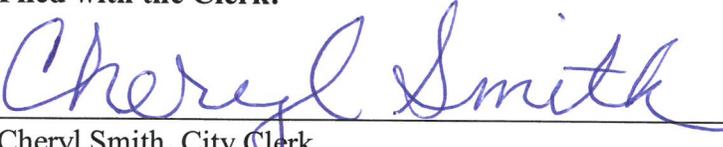
8/23/17  
\_\_\_\_\_  
Date

**Attest:**

  
\_\_\_\_\_  
Patrick Wright, Planning Director

8-23-17  
\_\_\_\_\_  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk

8-24-17  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

# 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"	10'	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	3,680 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	

## SITE DATA

SITE ADDRESS: 207 PETRONIA ST. KEY WEST, FL 33040  
 RE: 00013740-000000  
 ZONING: HMOR (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 2000 LBS 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.

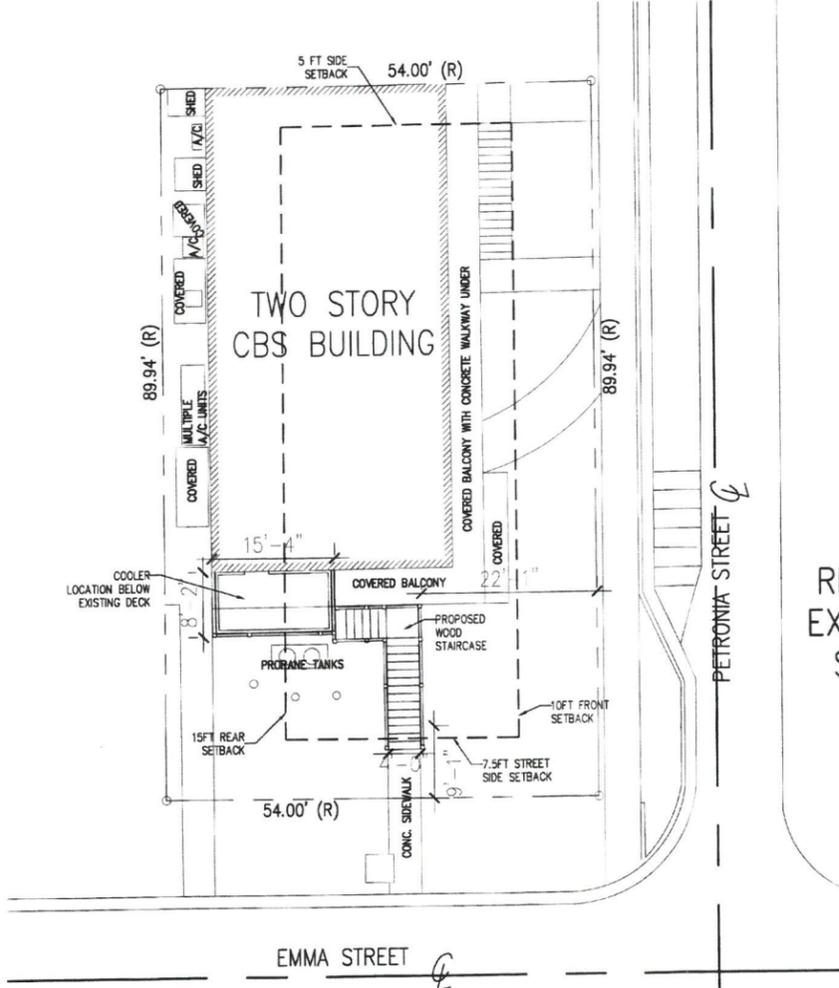
## LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& AT APPROX. APPROXIMATELY
		FT FOOTFEET
		F.F.L. FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		# NUMBER
		O.C. ON CENTER
		LB. POUND
		PSI POUND PER SQUARE INCH
		PT. POUND PER SQUARE INCH
		SP. SQUARE FOOTFEET
		T & G TONGUE AND GROOVE
		W.W.M. WELDED WIRE MESH

SITE

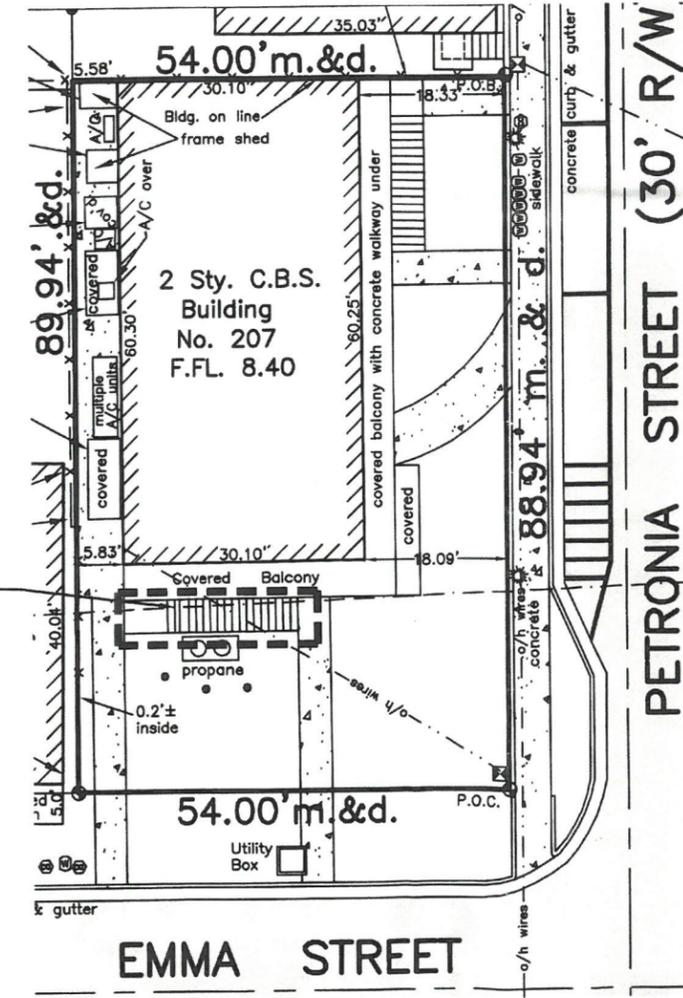


3 LOCATION MAP  
 CS-1 SCALE: NOT TO SCALE



2 PROPOSED SITE PLAN  
 CS-1 SCALE: 1" = 10'-0"

REMOVE EXISTING STAIRS



1 EXISTING SITE PLAN  
 CS-1 SCALE: 1" = 10'-0"

Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph: 305-286-3263 fax: 305-286-4198

Seal:  

 RICHARD J. MILELLI  
 PE #58315

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General Notes:

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**COMMERCIAL RENOVATION**  
 207 PETRONIA STREET  
 KEY WEST, FLORIDA

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

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Revisions:

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Title:  
 COVER SHEET AND SITE PLANS

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Sheet Number:  
**CS-1**

Date: JUNE 9, 2017

*Ugo*  
 8/25/17  
 PW  
 8-23-17

