Application

Application For Variance

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

RECEIVED
AUG 28 2017
BY: VTS

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: 2615 HARRIS AVE.
Zoning District: SF (SINGLE FAMILY) Real Estate (RE) #: 00028690-000000
Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative
Name: RICK MILELLI
Mailing Address: 201 FRONT ST. SUITE 203
City: KEY WEST State: FL Zip: 33040
Home/Mobile Phone: Office: 3052933263 Fax:
Email: RMILELLI@MEFLKEYS.COM

PROPERTY OWNER: (if different than above)
Name: FREDDY VARELA
Mailing Address: 1024 17TH ST.
City: KEY WEST State: FL Zip: 33040
Home/Mobile Phone: Office: 3052928915 Fax:
Email: FRED.VARELA@HISTOURICTOURS.COM

Description of Proposed Construction, Development, and Use: NEW MODULAR HOME

List and describe the specific variance(s) being requested:
FRONT SET BACK TO BE REDUCED TO 14'-1"

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	SF			
Flood Zone	AE7			
Size of Site	5,500 SQ.FT.			
Height	25'	N/A	22'-11"	NO
Front Setback	20'	N/A	14'-1"	YES
Side Setback	5'	N/A	5'	NO
Side Setback	5'	N/A	17'-4"	NO
Street Side Setback	10'	N/A	N/A	N/A
Rear Setback	25'	N/A	25'-0"	NO
F.A.R	1.0	N/A	.29	NO
Building Coverage	35% MAX	N/A	1,868/ 33.9%	NO
Impervious Surface	50% MAX	N/A	2,229/ 40%	NO
Parking	N/A	N/A	N/A	N/A
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	35% MIN	N/A	3,271 / 59%	NO
Number and type of units	N/A	N/A	1 SINGLE FAM	NO
Consumption Area or Number of seats	N/A	N/A	N/A	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 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.

   LOT SIZE IS NOT LARGE ENOUGH TO ACCOMMODATE SIZE OF HOME REQUIRED FOR FAMILY.

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

   SETBACKS REQUIRED IN ZONING DISTRICT CONTRAINS LOT

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.

   NO SPECIAL PRIVILEGES ARE 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.

   SETBACKS REQUIRED IN ZONING DISTRICT CONTRAINS LOT TO LESS THAN WHAT OWNER NEEDS FOR FAMILY

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.

   YES, ONLY MINIMUM VARIANCE IS REQUIRED.

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.

NOT INJURIOUS TO PUBLIC WELFARE

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.

EXISTING NONCONFORMING USES OF OTHER PROPERTY WAS NOT CONSIDERED

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

Verification Form

City of Key West
Planning Department

Verification Form
(Where Applicant is an entity)

I, Richard J. Milelli, in my capacity as Principal
(print name) *(print position; president, managing member)*

of Meridian Engineering LLC
(print name of entity)

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:

2615 Harris Ave
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 Applicant

Subscribed and sworn to (or affirmed) before me on this October 17, 2017 by
date

RICHARD J. MILELLI
Name of Applicant

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

Notary's Signature and Seal

NANCY ASPINWALL
Commission # GG 075750
Expires April 24, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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, Freddy Varela authorize
Please Print Name(s) of Owner(s) as appears on the deed

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 of Owner *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 8/25/17
Date

by Freddy Varela, Jr.
Name of Owner

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

STEPHANIE MONSALVATGE
Commission # FF 144352
Expires November 23, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Commission Number, if any

Warranty Deed

Doc# 2073205 04/26/2016 3:35PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

04/26/2016 3:35PM
DEED DOC STAMP CL: Krys $1,995.00

Doc# 2073205
Bk# 2793 Pg# 1727

Prepared by and return to:
David Van Loon, Esq.
Attorney at Law
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, FL 33040
305-296-8851
File Number: **1607-052**
Will Call No.:

Parcel Identification No. **00048430-000000**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this **22nd** day of **April, 2016** between **Elizabeth Ann Getz, an unremarried widow whose post office address is Perry Court, Unit 108B, Key West, 33040 of the County of Monroe, State of Florida and Tracey M. Hart, a married woman** whose post office address is **1800 Cadillac Avenue, Dauphin Island** of the County of Mobile State of Alabama, grantor*, and **Joseph Brandon Varela, a single man and Freddy Marcelino Varela, Jr., a single man** whose post office address is **1024 17th Street, Key West, FL 33040** of the County of **Monroe**, 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:

> **The Easterly 5 feet of Lot 4 and all of Lot 5, Square 27, Key West Realty Co's First Subdivision of Part of Tract 21, and Lots 1, 2, 3, 4, 5, Island of Key West, according to the map or plat thereof as recorded in Plat Book 1, Page 43, Public Records of Monroe County, Florida.**
>
> Grantor Tracey M. Hart warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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.

[Remainder of Page Purposely Blank]

[Signatures follow on next page]

Signed, sealed and delivered in our presence:

Witness Name: Marcyn McMullen

Witness Name: David Van Loon

Witness Name: _____

Witness Name: _____

Elizabeth A. Getz (Seal)
Elizabeth Ann Getz

(Seal)
Tracey M. Hart

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 22nd day of April, 2016 by Elizabeth Ann Getz, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

DAVID VAN LOON
Notary Public - State of Florida
Commission # FF 915712
My Comm. Expires Sep 7, 2019
Bonded through National Notary Assn.

Notary Public

Printed Name: David Van Loon

My Commission Expires: 09/07/16

State of Alabama
County of Mobile

The foregoing instrument was acknowledged before me this 22nd day of April, 2016 by Tracey M. Hart, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Jeanine Austin

My Commission Expires:

JEANINE AUSTIN
My Commission Expires
August 14, 2019

DoubleTime®

Signed, sealed and delivered in our presence:

_____ _____(Seal)
Witness Name: _____ Elizabeth Ann Getz

_____
Witness Name: _____

Richard R. Lamarre III _____(Seal)
Witness Name: Richard R. Lamarre III Tracey M. Hart

Witness Name: Grace Tyson

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 22nd day of April, 2016 by Elizabeth Ann Getz, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

State of Alabama
County of Mobile

The foregoing instrument was acknowledged before me this 22nd day of April, 2016 by Tracey M. Hart, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed Name: Shawna H. Lamarre

My Commission Expires: 9/11/18

MONROE COUNTY
OFFICIAL RECORDS

DoubleTime®

Survey

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED ON N90°00'00"E ASSUMED ALONG THE CENTERLINE OF HARRIS AVENUE.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

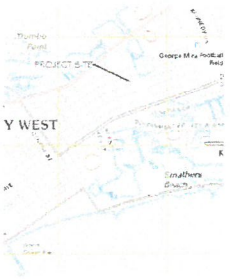
ADDRESS:
2615 HARRIS AVENUE,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1517K
MAP DATE: 02-18-05
FIRM REVISION DATE: 08-24-15
FLOOD ZONE: AE
BASE ELEVATION: 7

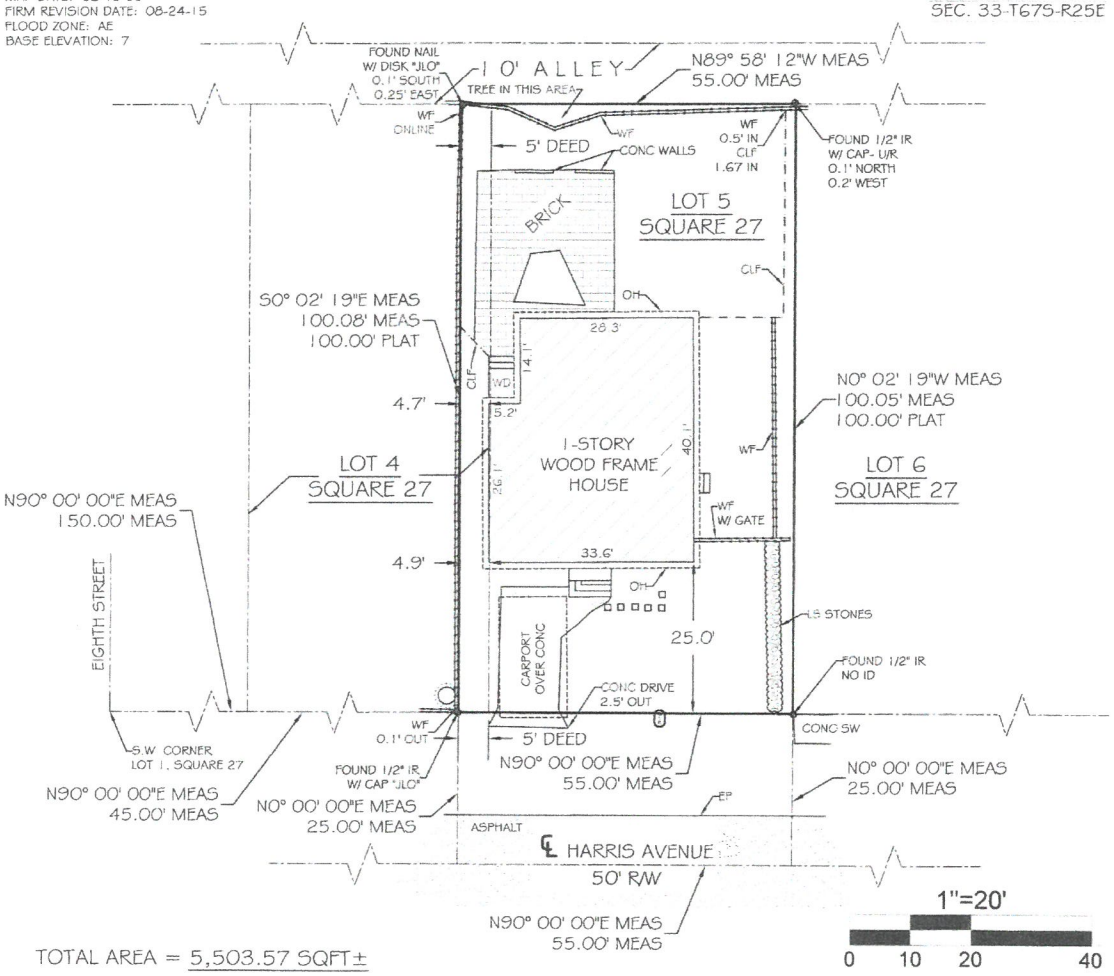
LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE

N
W E
S
ASSUMED



LOCATION MAP - NTS
SEC. 33-T67S-R25E



TOTAL AREA = 5,503.57 SQFT±

LEGAL DESCRIPTION -

On the Island of Key West and known as the Easterly 5 feet of Lot 4, and Lot 5, Square 27, KEY WEST REALTY CO'S, FIRST SUBDIVISION of Part of Tract 21 and Lots, 1, 2, 3, 4 and 5, according to the Plat thereof, recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida

CERTIFIED TO -

Highsmith & Van Loon, P.A.;
Old Republic National Title Insurance Company;
Freddy Varela Sr.;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CDW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELTA = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
U/E = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	03/17/2016
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	16-170

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

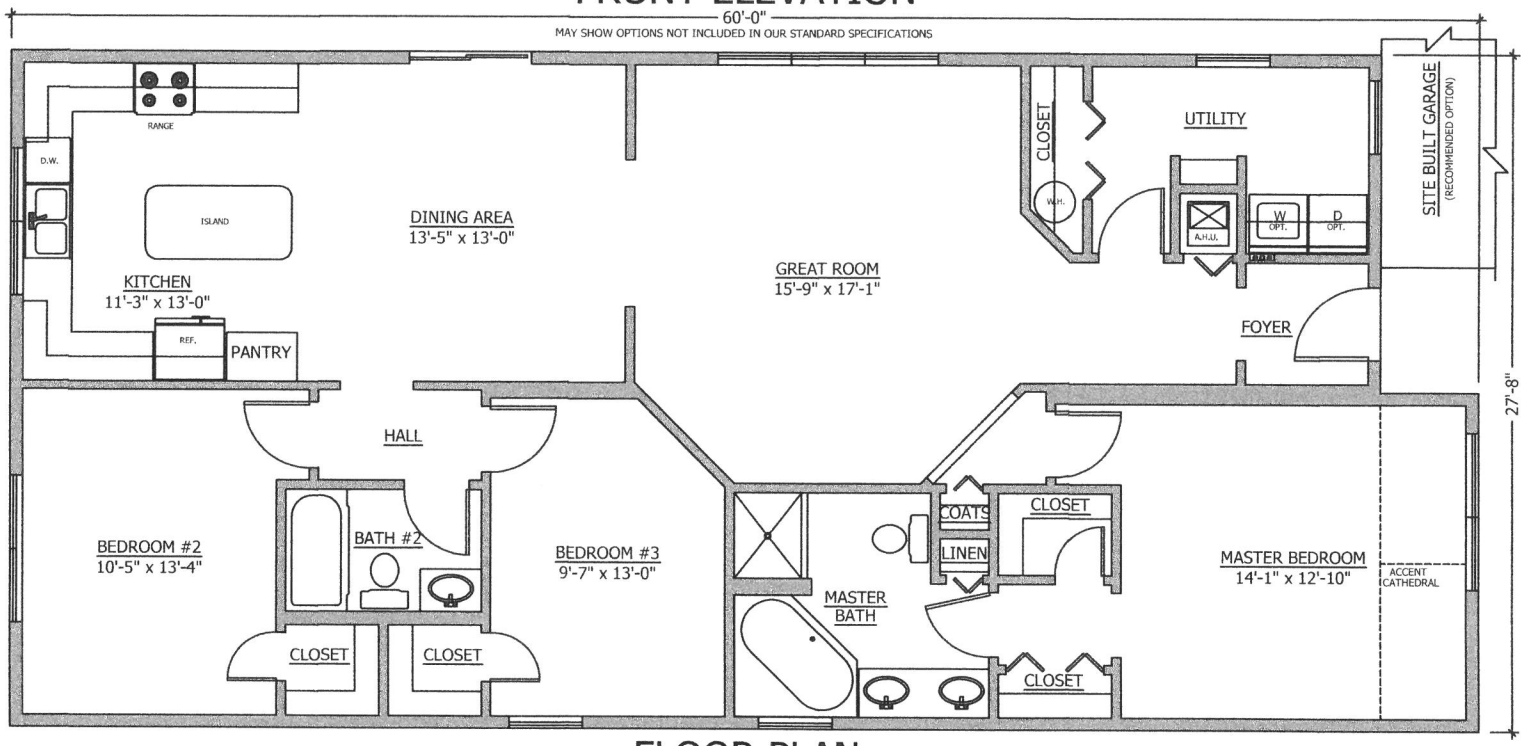
FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSemail@Gmail.com

Site Visit

2615 Harris Avenue, Key West, Florida 33040
SITE VISIT: OCTOBER 5, 2017

Site Plans

FRONT ELEVATION



FLOOR PLAN

SOUTHERN STRUCTURES INC.
334 CYPRESS ROAD
OCALA, FLORIDA 34472
Phone (352) 680-1911
Fax (352) 680-1903
WWW.SOUTHERNSTRUCTURESINC.COM

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"THE BOCA GRANDE"
28' x 56'/60' MODULAR HOME
1,624 s.f.

SITE DATA

RE: 00048430-000000
ZONING: SF (SINGLE FAMILY)
FLOOD ZONE: AE 7
F.I.R.M.- COMMUNITY#12087; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 33/67/25
LEGAL DESCRIPTION: KW KW REALTY CO'S FIRST SUB PB1-43 NELY 5 FT LOT 4 AND LOT 5 SQR 27 TR 21 G32-216/17
TIER: 3
SETBACKS: FRONT 20 FT; SIDE 5 FT; REAR 25 FT
OCCUPANCY: R-3
CONSTRUCTION: V-B

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA RESIDENTIAL 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:
WIND LOAD: 180 MPH (3-SEC GUST); EXPOSURE C; ASCE 7-10 CODE
LIVE LOADS: FLOOR 40 PSF; ROOF 20 PSF
DEAD LOADS: WALL 10 PSF; ROOF 10 PSF; FLOOR 10 PSF
FEMA FLOOD DESIGN PER ASCE 24-05

INDEX OF DRAWINGS

SHEET S-1.0 - SITE PLAN

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. 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.
5. 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.
6. 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.
7. 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.)
8. 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.
9. 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.
10. 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.
11. 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.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. 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.
14. 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.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.

LEGEND

SYMBOLS

- ELEVATION MARK
- 3 — WALL TYPE SYMBOL
- B — WINDOW TYPE SYMBOL
- 2 — DOOR NUMBER SYMBOL
- GARAGE 115 — ROOM NAME AND NUMBER
- DETAIL OR SECTION AREA
- 1 / D-1 — DETAIL OR SECTION NUMBER; SHEET# WHERE DETAIL IS SHOWN
- 1 DETAIL A1 / A1 — DETAIL OR SECTION NUMBER; SCALE: 3/4" = 1'-0"; SHEET# WHERE DETAIL IS SHOWN; SHEET# WHERE DETAIL IS TAKEN

MATERIAL INDICATIONS

- CONCRETE
- COMPACTED EARTH FILL
- STUCCO OR GYPSUM WALL BOARD
- CONCRETE MASONRY UNIT
- BRICK
- BATT INSULATION
- RIDGE INSULATION
- SAND
- GRAVEL
- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- FINISH WOOD

LIST OF ABBREVIATIONS

&	AND
@	AT
APPROX.	APPROXIMATE(LY)
FT.	FOOT/FEET
FFL	FINISH FLOOR LEVEL
IN.	INCH
MAX.	MAXIMUM
MIN.	MINIMUM
#	NUMBER
O.C.	ON CENTER
LB.	POUND
PSI	POUND PER SQUARE INCH
PT	PRESSURE TREATED
SF	SQUARE FOOT/FEET
T & G	TONGUE AND GROOVE
WWM	WELDED WIRE MESH

SITE

N W E S

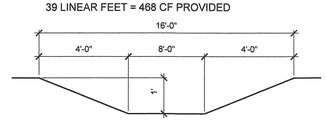
LOCATION MAP

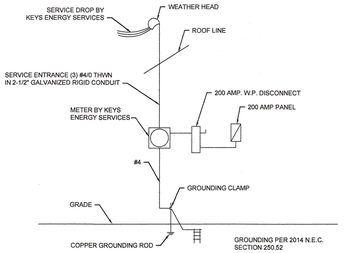
SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....5,504 SQ. FT.
IMPERVIOUS COVERAGE:
BUILDING AREA, STAIRS, PORCHES
.....2,229 SF
TOTAL DISTURBED AREA:..2,229 SF
2,229 SF / 5,500 SF = 40%

CUBIC FT. REQUIRED 5,500 sf * 0.083 = 457 CF
CUBIC FT. PROVIDED.....468 CF

12 CU. FT/FT.
39 LINEAR FEET = 468 CF PROVIDED





ELECTRIC SERVICE DETAIL

SCALE:NTS

ELECTRICAL NOTES

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3. NO PIPE, CONDUIT OR JUNCTION BOX SHALL BE INSTALLED IN STRUCTURAL SLABS, COLUMNS OR BEAMS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
4. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR NEW SERVICE AND ANY SPECIAL REQUIREMENTS.
5. ALL CUTTING AND NOTCHING REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK SHALL BE ACCOMPLISHED IN AN APPROVED MANNER. APPROVAL SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CUTTING OR DRILLING STRUCTURAL MEMBERS UNLESS SPECIFICALLY ADDRESSED HEREIN.
6. ALL WIRE SIZE SHALL BE #12 THHN/THWN UNLESS OTHERWISE NOTED ON DRAWINGS. CONDUCTORS #6 AND LARGER SHALL BE THW.
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8. ALL MATERIAL SHALL BE UL APPROVED.
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12. ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH CEILING MANUFACTURER RECOMMENDATIONS IF APPLICABLE AND LOCAL REQUIREMENTS.
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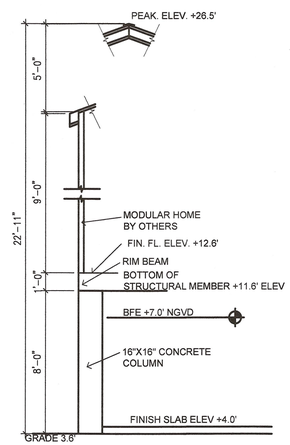


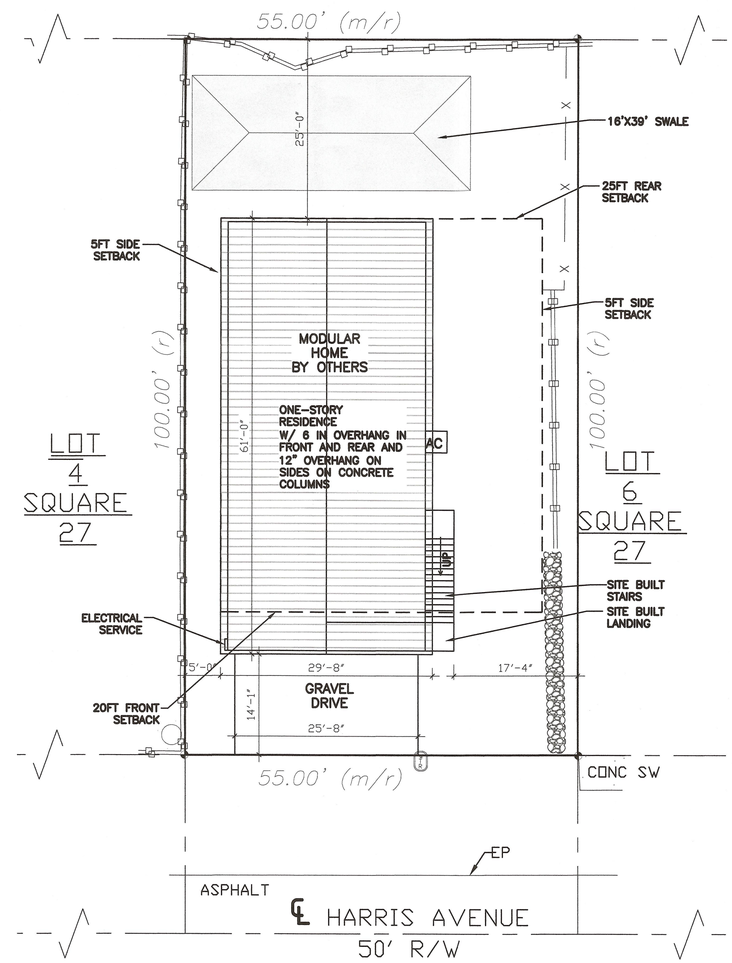
NOTE: ALL ELEVATIONS NGVD29

BUILDING SECTION

SCALE:NTS

PROJECT DATA

	PROPOSED		REQUIRED	VARIANCE REQUESTED
RE NO.	00028690-000000			
SETBACKS:				
FRONT	14'-1"		20'	YES
STREET SIDE	N/A		10'	NONE
SIDE	5'-0"		5'	NONE
REAR	25'-0"		25'	NONE
LOT SIZE	5,500 SQ. FT.		6,000 SQ.FT.	NONE
BUILDING COVERAGE	1,868 SQ. FT.	33.9%	35% MAX	NONE
FLOOR AREA	1,600 SQ. FT.	.29	1.0	NONE
BUILDING HEIGHT	22'-11"		25' MAX	NONE
IMPERVIOUS AREA	2,229 SQ. FT.	40%	50% MAX	NONE
OPEN SPACE	3,271 SQ. FT.	59%	35% MIN	NONE



N W E S

PROPOSED SITE PLAN

SCALE:1"=10'-0"

N W E S

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

Seal: RICHARD J. MILELLI LICENSE No. 58315 STATE OF FLORIDA PROFESSIONAL ENGINEER
Not valid without the raised seal of the signing professional engineer

RICHARD J. MILELLI
PE #58315

General Notes:

MODULAR PLANS
2615 HARRIS AVE.
KEY WEST, FL

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

AutoCad File No.

Revisions:

Title: SITE PLAN

Sheet Number: S-1.0

Date: AUGUST 11, 2017

SITE DATA

RE: 00048430-000000
ZONING: SF (SINGLE FAMILY)
FLOOD ZONE: AE 7
F.I.R.M.- COMMUNITY#12087; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 33/67/25
LEGAL DESCRIPTION: KW KW REALTY CO'S FIRST SUB PB1-43 NELY 5 FT LOT 4 AND LOT 5 SQR 27 TR 21 G32-216/17
TIER: 3
SETBACKS: FRONT 20 FT; SIDE 5 FT; REAR 25 FT
OCCUPANCY: R-3
CONSTRUCTION: V-B

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA RESIDENTIAL 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:
WIND LOAD: 180 MPH (3-SEC GUST); EXPOSURE C; ASCE 7-10 CODE
LIVE LOADS: FLOOR 40 PSF; ROOF 20 PSF
DEAD LOADS: WALL 10 PSF; ROOF 10 PSF; FLOOR 10 PSF
FEMA FLOOD DESIGN PER ASCE 24-05

INDEX OF DRAWINGS

SHEET S-1.0 - SITE PLAN

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. 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.
5. 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.
6. 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.
7. 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.)
8. 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.
9. 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.
10. 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.
11. 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.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. 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.
14. 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.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.

LEGEND

SYMBOLS

- ELEVATION MARK
- 3 — WALL TYPE SYMBOL
- B — WINDOW TYPE SYMBOL
- 2 — DOOR NUMBER SYMBOL
- GARAGE 115 — ROOM NAME AND NUMBER
- DETAIL OR SECTION AREA
- 1 D-1 — DETAIL OR SECTION NUMBER; SHEET# WHERE DETAIL IS SHOWN
- 1 DETAIL A1 A1 — DETAIL OR SECTION NUMBER; SHEET# WHERE DETAIL IS SHOWN; SHEET# WHERE DETAIL IS TAKEN

MATERIAL INDICATIONS

- CONCRETE
- COMPACTED EARTH FILL
- STUCCO OR GYPSUM WALL BOARD
- CONCRETE MASONRY UNIT
- BRICK
- BATT INSULATION
- RIDGE INSULATION
- SAND
- GRAVEL
- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- FINISH WOOD

LIST OF ABBREVIATIONS

&	AND
@	AT
APPROX.	APPROXIMATE(LY)
FT.	FOOT/FEET
FFL	FINISH FLOOR LEVEL
IN.	INCH
MAX.	MAXIMUM
MIN.	MINIMUM
#	NUMBER
O.C.	ON CENTER
LB.	POUND
PSI	POUND PER SQUARE INCH
PT	PRESSURE TREATED
SF	SQUARE FOOT/FEET
T & G	TONGUE AND GROOVE
WWM	WELDED WIRE MESH

SITE

N W E S

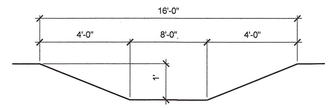
LOCATION MAP

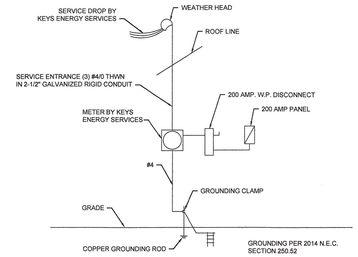
SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....5,504 SQ. FT.
IMPERVIOUS COVERAGE:
BUILDING AREA, STAIRS, PORCHES
.....2,229 SF
TOTAL DISTURBED AREA:..2,229 SF
2,229 SF / 5,500 SF = 40%

CUBIC FT. REQUIRED 5,500 sf * 0.083 = 457 CF
CUBIC FT. PROVIDED.....468 CF

12 CU. FT/FT.
39 LINEAR FEET = 468 CF PROVIDED





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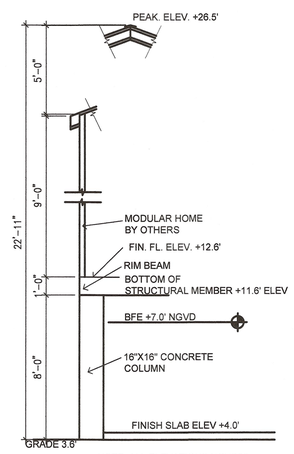

NOTE: ALL ELEVATIONS NGVD29

BUILDING SECTION

SCALE:NTS

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RE NO.	00028690-000000			
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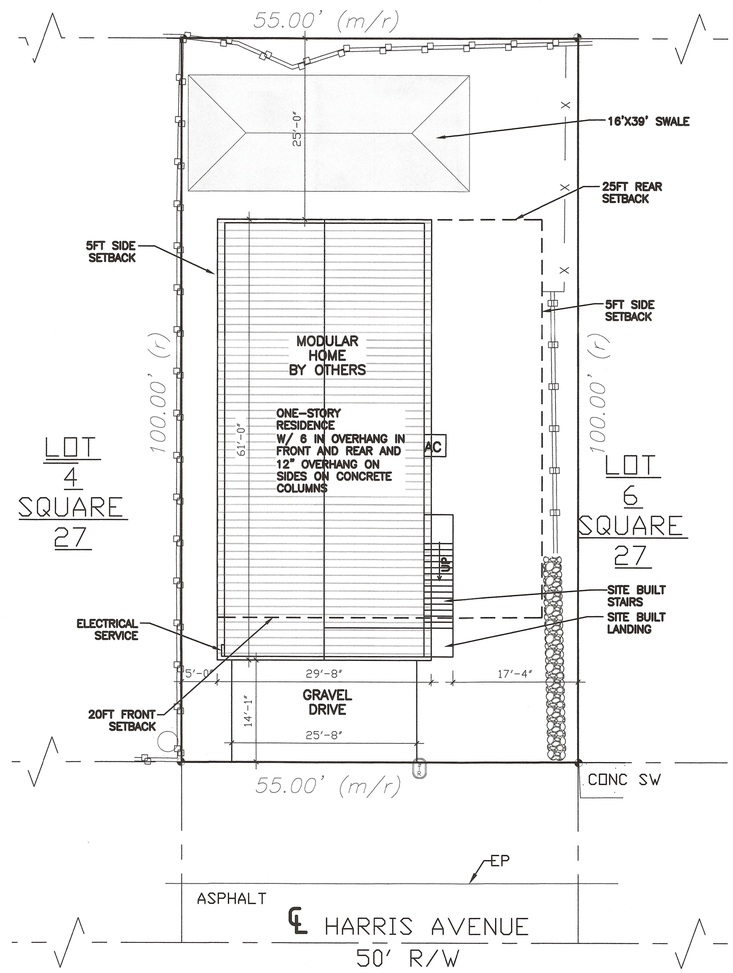


N W E S

PROPOSED SITE PLAN

SCALE:1"=10'-0"

N W E S

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

Seal:

RICHARD J. MILELLI LICENSE No. 58315 STATE OF FLORIDA PROFESSIONAL ENGINEER
VOID UNLESS VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED, IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

General Notes:

MODULAR PLANS

2615 HARRIS AVE.
KEY WEST, FL

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

Revisions:

Title:

SITE PLAN

Sheet Number:

S-1.0

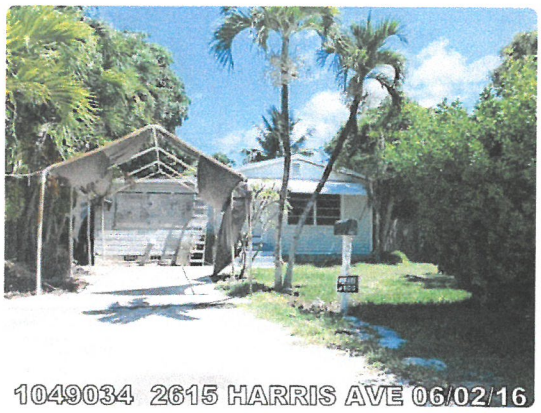
Date: AUGUST 11, 2017

Additional Information

qPublic.net™ Monroe County, FL

Summary

Parcel ID	00048430-000000
Account #	1049034
Property ID	1049034
Millage Group	10KW
Location Address	2615 HARRIS AVE , KEY WEST
Legal Description	KW KW REALTY CO'S FIRST SUB PB1-43 NELY 5 FT LOT 4 AND LOT 5 SQR 27 TR 21 G32-216/17 OR454-845-846 OR1892-319/320 OR2331-277/78T/C OR2704-244M/L OR2781-1733/34ORD OR2793-1732AFF OR2793-1727/29 (Note: Not to be used on legal documents)
Neighborhood	6183
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	Key West Realty Co's First Sub
Sec/Twp/Rng	33/67/25
Affordable Housing	No



Owner

VARELA JOSEPH BRANDON
1024 17th ST
Key West FL 33040

VARELA FREDDY MARCELINO T/C

Valuation

		2017	2016	2015	2014
+	Market Improvement Value	$104,083	$97,743	$101,301	$95,825
+	Market Misc Value	$798	$798	$695	$654
+	Market Land Value	$240,405	$239,341	$183,711	$218,642
=	**Just Market Value**	**$345,286**	**$337,882**	**$285,707**	**$315,121**
=	**Total Assessed Value**	**$345,286**	**$254,929**	**$239,964**	**$227,040**
-	School Exempt Value	$0	($25,500)	($25,000)	($25,000)
=	**School Taxable Value**	**$345,286**	**$241,232**	**$214,965**	**$228,901**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,500.00	Square Foot	55	100

Buildings

Building ID	3866
Style	
Building Type	S.F.R. - R1 / R1
Gross Sq Ft	1268
Finished Sq Ft	1250
Stories	1 Floor
Condition	POOR
Perimeter	146
Functional Obs	0
Economic Obs	0
Depreciation %	38
Interior Walls	WALL BD/WD WAL
Exterior Walls	WD FRAME
Year Built	1960
Foundation	WD CONC PADS
Roof Type	GABLE/HIP
Roof Coverage	ASPHALT SHINGL
Flooring Type	CONC S/B GRND
Heating Type	NONE with 0% NONE
Bedrooms	3
Full Bathrooms	1
Half Bathrooms	0
Grade	450
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,250	1,250	0
OPU	OP PR UNFIN LL	18	0	0
TOTAL		**1,268**	**1,250**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1984	1985	1	1 UT	2
PATIO	1984	1985	1	180 SF	1

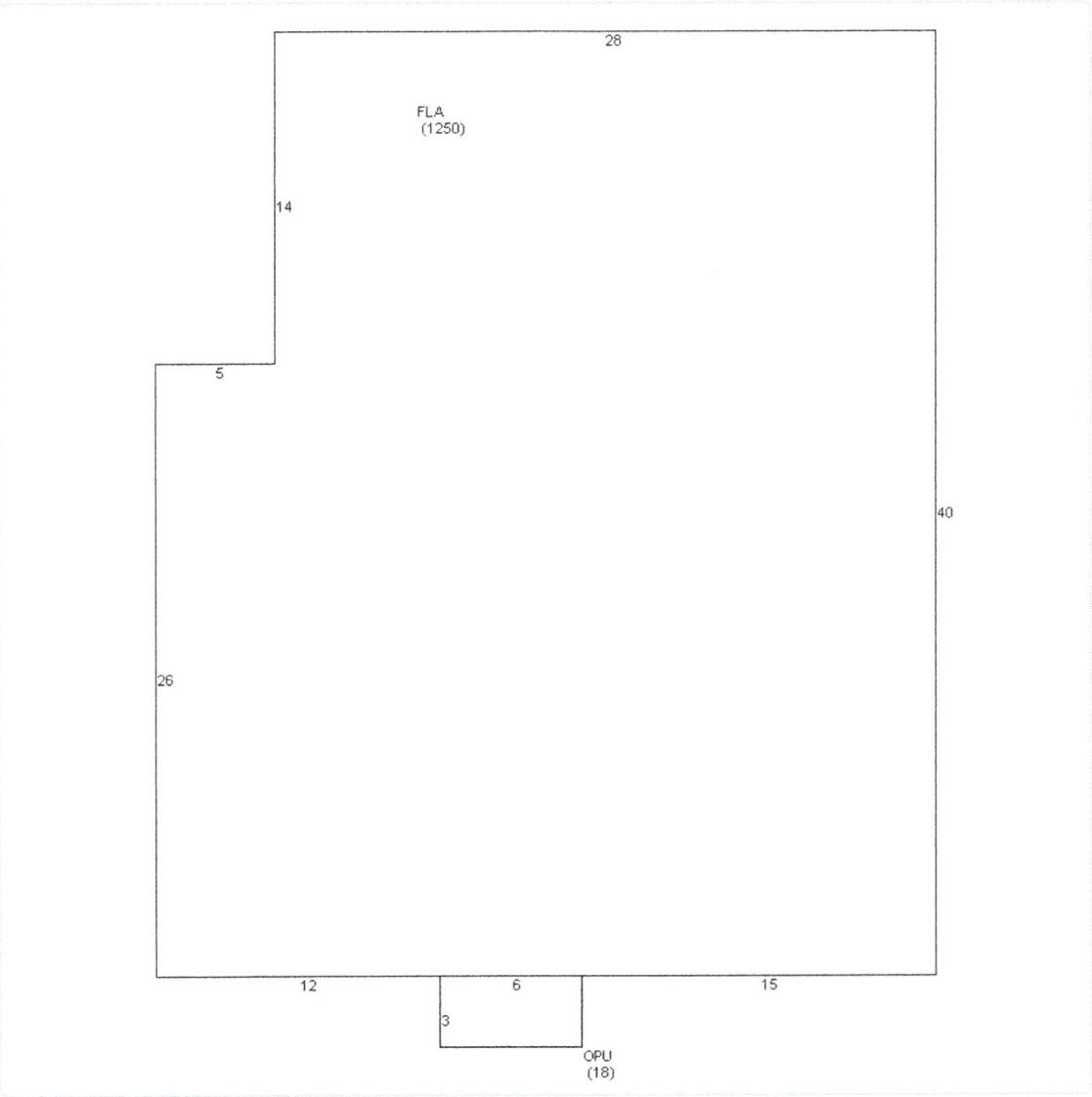
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/22/2016	$285,000	Warranty Deed		2793	1727	37 - Unqualified	Improved
2/1/1969	$18,000	Conversion Code		454	845	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-4041	11/9/2012	12/4/2013	$500	Residential	DEMO OF UTILITY SHED FOR COMPLIANCE WITH CITY CODE
9701445	5/1/1997	12/1/1997	$1,500		1200 SF ASPHALT SHINGLE

Sketches (click to enlarge)



Photos

Map

No data available for the following modules: Commercial 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 Corporation