

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



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Patrick Wright, Planner II

Meeting Date: December 17, 2015

Agenda Item: **After-the-Fact Variance – 1324 20th Terrace (RE # 00055080-000000; AK # 1055662)** - A request for an after-the fact variance to minimum impervious surface, maximum building coverage, minimum open space requirements, side and rear setbacks in order to maintain a carport converted to a bedroom and bathroom addition on property located within Single Family (SF) zoning district pursuant to Section 90-395, 108-346(b), 122-238(4)(a) & (b) (1) and 122-238 (6)(a)(1) & (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

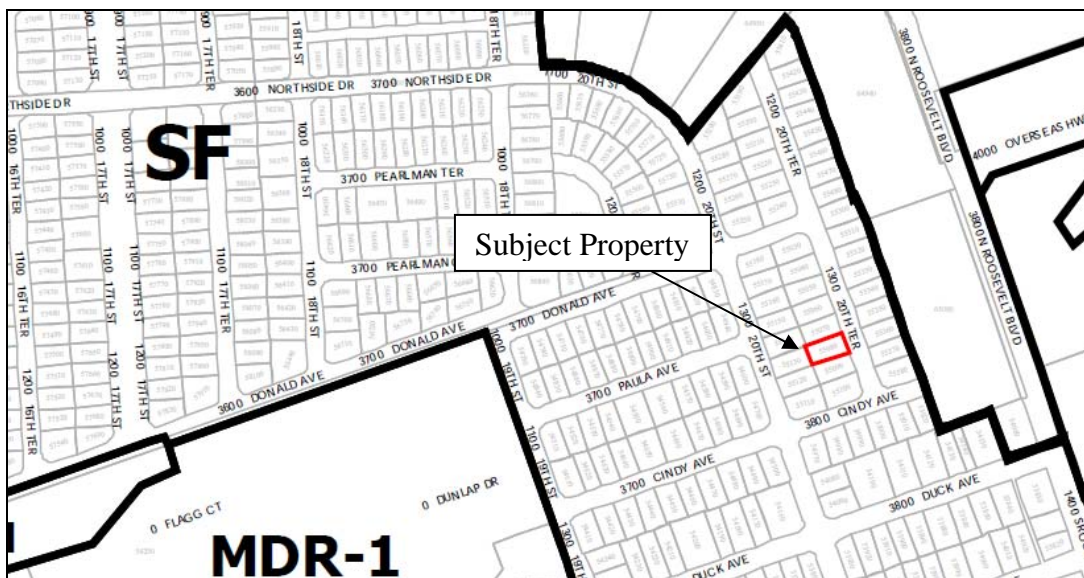
Request: Variance to minimum impervious surface, maximum building coverage, minimum open space requirements, side and rear setbacks in order to maintain a carport converted to a bedroom and bathroom addition.

Applicant: Natividad Vila

Owner: Natividad Vila L/E, Ines Brown L/E

Location: 1324 20th Terrace (RE # 00055080-000000; AK # 1055662)

Zoning: Single Family (SF)



Background and Request:

The applicant enclosed an existing carport and constructed a bedroom and bath addition on the north side of the property. A stop work order was issued by Code Compliance on February 4, 2015, and again on February 23, 2015. The entire carport was enclosed plumbed and electric was installed all without permits after several attempts by City Code Compliance to stop ongoing unpermitted construction on the property.

The completed construction violates maximum impervious surface, maximum building coverage, minimum open space requirements, as well as side and rear yard setbacks. The property currently contains a single family home on one platted lot of record.

Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum lot size	6,000 SF	5,700 SF	5,700 SF	Nonconformity/No Change
Maximum density	8 dwelling units per acre	1 units (7.6 units per acre)	1 units (7.6 units per acre)	Complies
Minimum front setback	30 feet	15.2 feet	15.2 feet	Nonconformity/No Change
Minimum north side setback (new addition)	5 feet	3 inches	3 inches	Variance Requested (4.75 feet)
Minimum south side setback	5 feet	6.42 feet	6.42 feet	Complies
Minimum Rear setback	25 feet	15 feet	15 feet	Variance Requested (10 feet)
Maximum building coverage	35% (1,995 SF)	50.6% (2,884 SF)	54.2% (3,089 SF)	Variance Requested (19.2%)
Maximum impervious surface	50% (2,850 SF)	73.3% (4,176 SF)	73.9% (4,210 SF)	Variance Requested (23.9%)
Minimum open space	35% (1,995 SF)	26.7% (1524 SF)	26.1% (1,490 SF)	Variance Requested (8.9%)

Process:

Planning Board Meeting:

December 17, 2015

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 existing property is a standard developed lot with no particular set of circumstances that are peculiar to the land structure or buildings involved. The circumstances of this lot are applicable to other lots in the SF zoning district.

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. The construction of a new addition by converting, enclosing and expanding a carport into habitable space that violates lot coverage, open space and setback requirements is generated from specific actions initiated by the applicant. The applicant initiated construction without building permits and required variance approval. The existing lot is overbuilt per the dimensional regulations of the SF zoning district.

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 108-346(b), 122-238(4)(a) & (b) (1) and 122-238 (6)(a)(1) & (3) of the Land Development Regulations state the dimensional and open space requirements of the SF zoning district. Therefore, granting the proposed variances would confer special privileges upon the applicant.

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.

The applicant currently has existing use of the site without the approval of the variances. The LDRs specifically state the open space and dimensional regulations for this zoning district. The conversion, enclosure and expansion of the former carport in no way necessitates hardship conditions. The denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the SF Zoning District. Therefore, hardship conditions do not exist.

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 requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is 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. The conversion, enclosure and expansion of a formerly open carport with a 3 inch setback creates a life safety issue for this property and adjacent properties. The Fire Marshall will detail life safety issues.

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. However electric and plumbing has been installed without permits and inspection by the City's Building Department. There are life safety issues that the Fire Marshall will explain.

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 not 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.

At the time of this report the Planning Department has received no public comment for this variance request.

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**.

Determination of Chief Building Official

Patrick Wright

From: Ron Wampler
Sent: Tuesday, December 15, 2015 11:27 AM
To: Patrick Wright; Barbara Meizis
Cc: Carolyn Walker
Subject: RE: 1324 20th Terrace 15 00000165 Code Hearing Today

Good Morning Patrick.

My review of the history of this project including the blatant disregard of 'Stop Work' orders issued by Code Compliance beginning on February 4th, 2015 causes serious concern.

1. The property owner had no intention of obtaining permits but continued with construction.
2. The time frame was unfortunate on my part since I was involved in cancer operations (2) otherwise I would have visited the site accompanied by the City Police.
3. Intentional violation of City Ordinance Section 14-37 and refusal to stop work is subject to City Ordinance Sections 14-34 and 14-42.
4. Under authority of City Ordinance Section 14-71 I declare the addition to 1324 20th Terrace to be unfit for human habitation due to possible unsanitary and unsafe conditions created by the owner resulting in total lack of permitting and inspection approvals. Proceedings will be conducted accordingly which may result in demolition of the addition.

Sincerely,
Ron Wampler
CFM, CBO City of Key West.

From: Venetia A. Flowers
Sent: Wednesday, July 29, 2015 1:21 PM
To: Barbara Meizis <bmeizis@cityofkeywest-fl.gov>; Ron Wampler <rwampler@cityofkeywest-fl.gov>
Subject: RE: 1324 20th Terrace 15 00000165 Code Hearing Today

Good afternoon Barbara,

Please find enclosed the memo from the Planning Director regarding 1324 20th Terrace.

If you have further questions please contact me directly.

Have a great day!

Venetia

Venetia A Flowers | Planning Department | City of Key West | P.O. Box 1409 | Key West, FL 33041

Tel: 305-809-3764 | Fax: 305-809-3978 | vflowers@cityofkeywest-fl.gov | www.cityofkeywest-fl.gov

Under Florida law, e-mail addresses are public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, you may contact this office by phone or in writing.

Application



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602

RECEIVED

AUG 27 2015

305-809-3720 • www.keywestcity.com

CITY OF KEY WEST
PLANNING DEPT.

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: 1324 20th terrace

Zoning District: _____ Real Estate (RE) #: _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Natividad Vilg

Mailing Address: 1324 20th terrace

City: Key West Fla State: FLA Zip: 33040

Home/Mobile Phone: 305 890 5999 Office: _____ Fax: _____

Email: Vilg Key West @ 901.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: Bed Rm

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

setback variance for enclosed carport conversion to master bedroom

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

If yes, please describe and attach relevant documents: _____

Natividad Vila has life estate in property, other restrictions unknown to applicant

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
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

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.

enclosure is to an existing carport with cement floor. The property already contained the structure which is the subject of the variance

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

The flooring, roof and exterior structure of carport was already in place, not created by applicant

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.

As stated, the roof/floor was already in place. Not requesting changes to impermissibles on land that weren't in existence

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.

Applicant is on fixed income and converted property to allow family to reside with her and provide assistance

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.

No increase in building footprint or encroachments by this variance, all structures (less wall) existed

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.

Neighbors are not objecting to structure

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.

Property was and is SFH, designation and use do not change by granting variance

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

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Natividad Villa, 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:

1324 20th Terrace, Key West, FL 33040
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Natividad Villa
Signature of Authorized Representative


Subscribed and sworn to (or affirmed) before me on this 10/20/15 by
date

Natividad Villa
Name of Authorized Representative

He/She is personally known to me or has presented FDL V4 00-620-42-584-0 as identification.

Janis Watts
Notary's Signature and Seal

Janis Watts
Name of Acknowledger typed, printed or stamped

 **Janis Watts**
COMMISSION # FF155463
EXPIRES: August 27, 2018
WWW.AARONNOTARY.COM

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Dustin Hunter, 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:

1324 20th Terrace Key West, FL 33040
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12/11/15 by _____
date

Dustin Hunter
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Janis Watts
Name of Acknowledger typed, printed or stamped

COMMISSION # FF155463
EXPIRES: August 27, 2018
WWW.AXRONNOTARY.COM

Authorization

RECEIVED
10/20/15

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, Natividad Vila authorize
Please Print Name(s) of Owner(s) as appears on the deed

Dustin Hunter, Esq.
Please Print Name of Representative

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

Natividad Vila
Signature of Owner

Signature of Joint/Co-owner if applicable

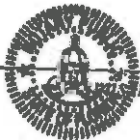
Subscribed and sworn to (or affirmed) before me on this 10/15/15
Date

by Natividad Vila
Name of Owner

He/She is personally known to me or has presented FDL V400-620-42-584-0 as identification.

Janis Watts
Notary's Signature and Seal

Janis Watts
Name of Acknowledger typed, printed or stamped



Janis Watts
COMMISSION # FE155463
EXPIRES: August 27, 2018
WWW.AARDNOTARY.COM

Deed

This form prepared by and return to
Marci L. Rose, Esq.
810 Thomas Street
Key West, Florida 33040
R.E. Parcel No.: 00055080-000000

01/16/2015 9:28AM
DEED DOC STAMP CL: Krys

\$0.70

QUITCLAIM DEED

This Document was prepared without benefit of Title Search or Abstract Examination and is based solely on the facts provided by either of the parties or their agents.

THIS QUITCLAIM DEED, executed this 14th day of January, A.D.2015, by NATIVIDAD VILA, A Widow GRANTOR, to NATIVIDAD VILA A Widow, a life estate without liability for waste, with full power and authority to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, and without joinder by the remaindermen, whose address is 1324 20th Terrace, KEY WEST, FL 33040. Upon the death of the life tenant, title shall vest in EMILIO VILA, A Single Man, and MARIA del CARMEN VILA, A Single Woman, AS TENANTS IN COMMON, whose addresses are respectively, 1327 20th Terrace, Key West, Florida 33040 and 1324 20th Terrace, Key West, Florida 33040, in the County of Monroe, State of Florida, Grantees.:

Doc# 2012479
Bk# 2720 P# 1919

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

LOT 6, BLOCK 2, PEARLMAN ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 21 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Re: 00055080-000000 Alt. Key 1055662

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness
DART BRASSEAU
Witness Printed Name

Natividad Vila
NATIVIDAD VILA

[Signature]
Witness
MARCI L. ROSE
Witness Printed Name

STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME, the undersigned authority, this day personally appeared NATIVIDAD VILA, to me well known, or identified by Valid FL ID who acknowledged the due execution of the foregoing Quitclaim Deed.

WITNESS my hand and official seal this 14th day of January, 2015.



MARCI L. ROSE
MY COMMISSION # EE 199312
EXPIRES: May 28, 2016
Bonded Thru Budget Notary Services

[Signature]
Notary Public
Printed Name MARCI L. ROSE
My Commission Expires:

MONROE COUNTY
OFFICIAL RECORDS

Prepared by and Return to:
Name Ines M. Brown
Address 1816 35th Avenue
Vero Beach, FL 32960

Doc# 2038086 07/17/2015 10:24AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 2038086
Bkt 2751 Pgt 1476

THERE IS NO CONSIDERATION FOR THIS CONVEYANCE. THE GRANTOR IS THE PARENT OF THE GRANTEE.

Quit Claim Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 6th day of July, A. D. 2015

Between, **INES M. BROWN, a single woman,**

whose address is 1816 35th Avenue, Vero Beach, FL 32960
of the County of Indian River, in the State of Florida, party of the first part, and

INES M. BROWN, a single woman, a life estate without liability for waste, with full power and authority to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, and without joiner by the remainderment. Upon the death of the life tenant, title shall vest in IVANA M. BROWN, a single woman

whose address is 1816 35th Avenue, Vero Beach, FL 32960
of the County of Indian River, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of _____**LOVE AND AFFECTION**_____ Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of **Monroe** State of Florida, to wit:

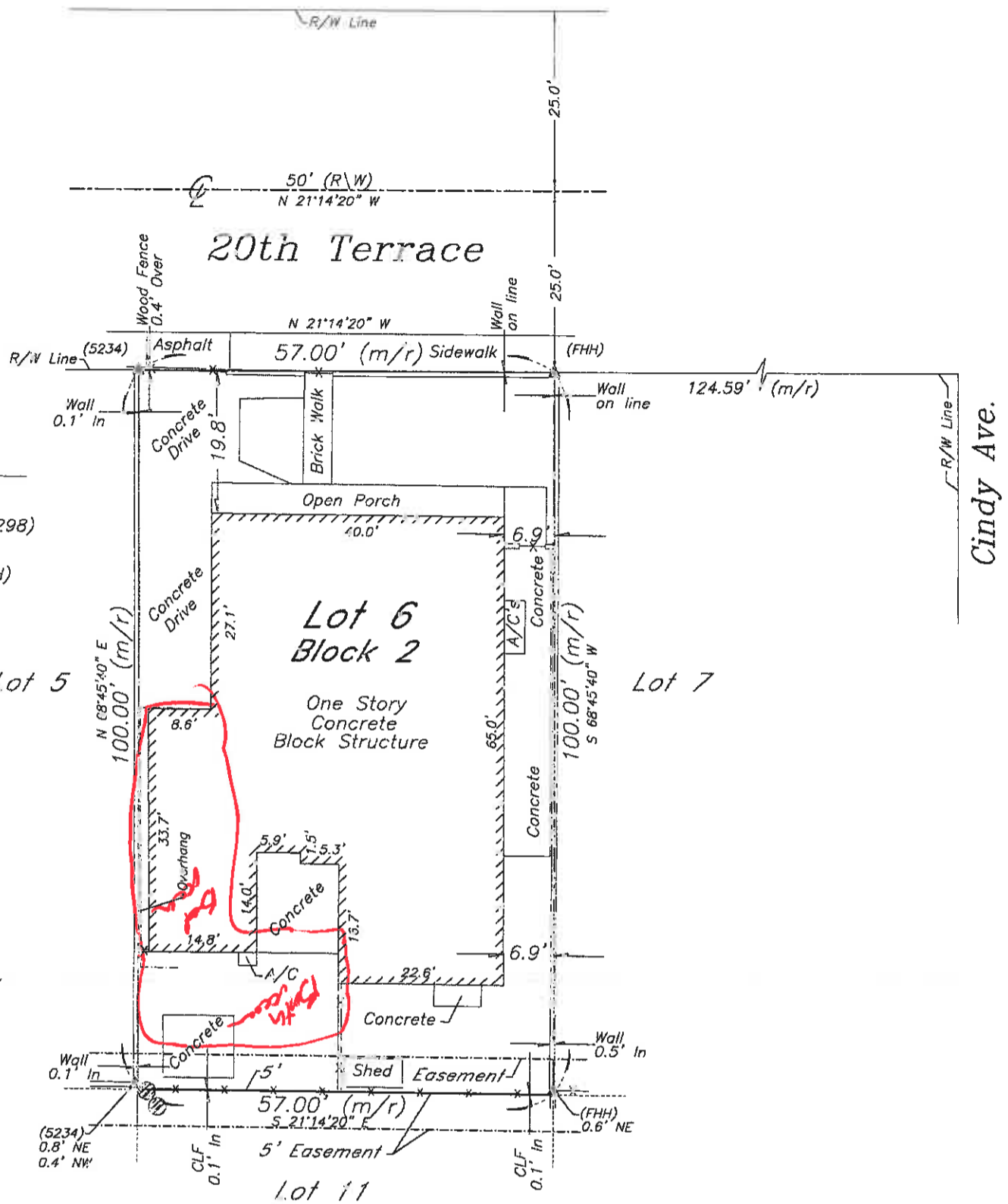
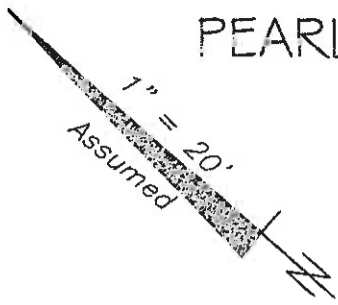
Lot 6, Block 2, PEARLMAN ESTATES FIRST ADDITION, according to the Plat of said subdivision recorded in Plat Book 4, Page 21 of the Public Records of Monroe County, Florida.

Property Appraiser's Parcel Identification Number: 00055080-000000
Alternate Key Number: 1055662

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behalf of the said party of the second part.

Survey

Boundary Survey Map of Lot 6, Block 2, PEARLMAN ESTATES - FIRST ADDITION, Key West, FL



LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (5234)(FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1324 20th Terrace, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the centerline of 20th Terrace as N 21°14'20" W.
8. Date of field work: July 14, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Lot 6, Block 2, PEARLMAN ESTATES FIRST ADDITION, according to the plat thereof as recorded in Plat Book 4, Page 21 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Natividad Vila;

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

J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

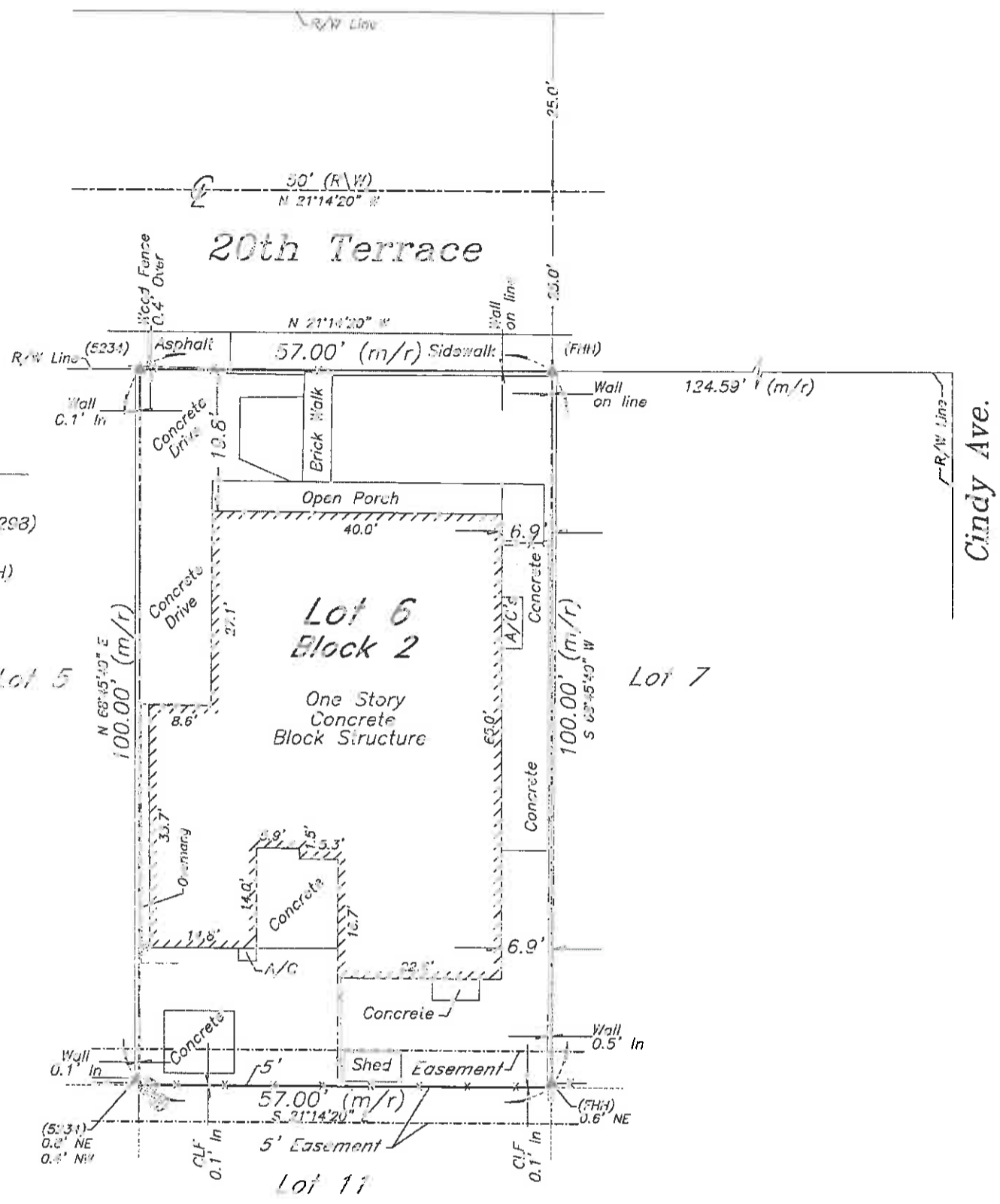
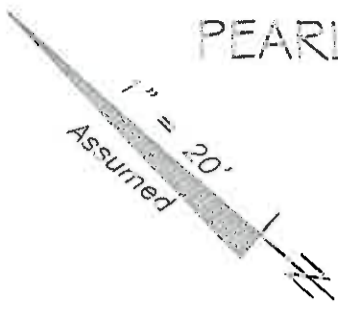


Professional Surveyor & Mapper
PSM #6298

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

July 17, 2015

Boundary Survey Map of Lot 6, Block 2, PEARLMAN ESTATES - FIRST ADDITION, Key West, FL



LEGEND

- Found 1" Iron Pipe (No ID)
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- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
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7. Bearings are assumed and based on the centerline of 20th Terrace as N 21°14'20" W.
8. Date of field work: July 14, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Lot 6, Block 2, PEARLMAN ESTATES FIRST ADDITION, according to the plat thereof as recorded in Plat Book 4, Page 21 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Natividad Vila;

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

J. LYNN O'FLYNN, INC.

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

July 17, 2015

CITY OF KEY WEST
 PLANNING DEPT.
 AUG 27 2015
 RECEIVED

THIS SURVEY
 IS NOT
 ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 236-7422 FAX (305) 236-2244

Site Plans

SITE DATA

ZONING DISTRICT: SF
 FLOOD ZONE: AE 8
 F.I.R.M. - COMMUNITY #120168; PANEL #1509; SUFFIX "K"; DATED: 02-18-2005
 LEGAL DESCRIPTION: LOT 6, BLOCK 2, PEARLMAN ESTATES FIRST ADDITION

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 5TH EDITION (2014)
 OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V
 THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE D
 FLOOR LIVE LOAD: 40 PSF

INDEX OF DRAWINGS

T-1 - SITE DATA / SITE PLAN
 A-1 - FLOOR PLAN

GENERAL NOTES

- THESE PLANS ARE FOR THE WORK 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, FLORIDA BUILDING CODE, FIFTH EDITION (2014) 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 FLORIDA BUILDING CODE, FIFTH EDITION (2014), 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.

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	SF	SF	SF	
LOT SIZE	5700	6000	5700	
BUILDING AREA	2882	1995	3090	
BUILDING COVERAGE	50.6%	35.0%	54.2%	VARIANCE REQUESTED
IMPERVIOUS COVERAGE	4176	2850	4210	
IMPERVIOUS COVERAGE (%)	73.3%	50.0%	73.9%	VARIANCE REQUESTED
OPEN SPACE	1524	1995	1490	
OPEN SPACE (%)	26.7%	35.0%	26.1%	VARIANCE REQUESTED
BUILDING HEIGHT	<25'-0"	<25'-0"	<25'-0"	NO CHANGE
FRONT SETBACK	15'-2"	30'-0"	15'-2"	NO CHANGE
RIGHT SIDE SETBACK	6'-5"	5'-0"	6'-5"	NO CHANGE
LEFT SIDE SETBACK	0'-3"	5'-0"	0'-3"	VARIANCE REQUESTED
STREET SIDE SETBACK	NA	10'-0"	NA	
REAR SETBACK	15'-0"	25'-0"	15'-0"	VARIANCE REQUESTED

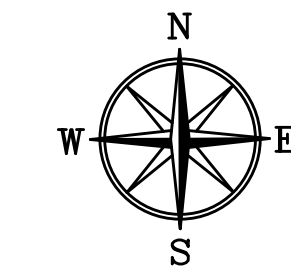
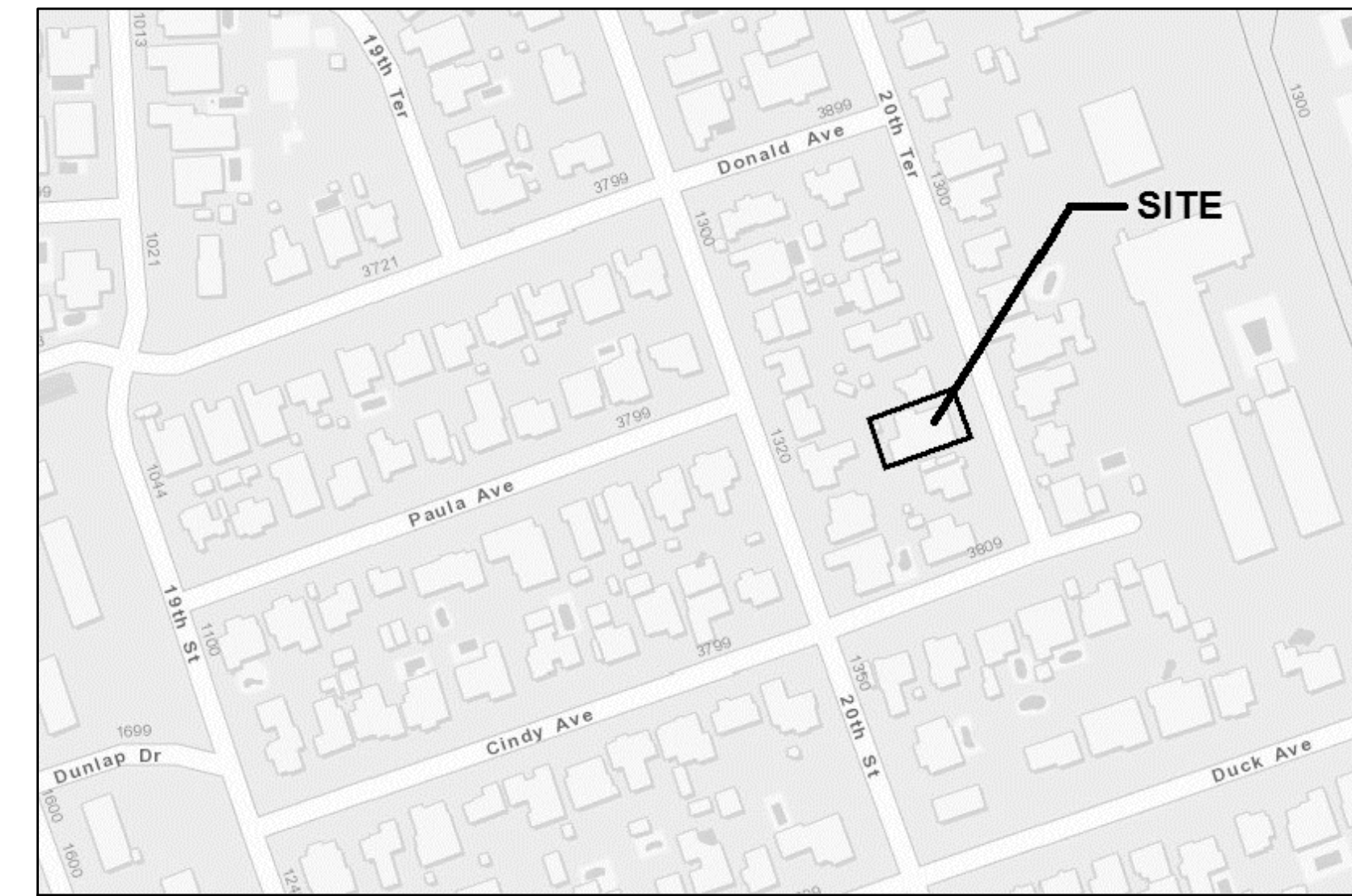
NOTE: PRE-EXISTING CONDITIONS ARE ASSUMED

RENOVATIONS

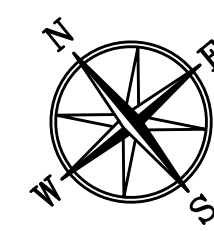
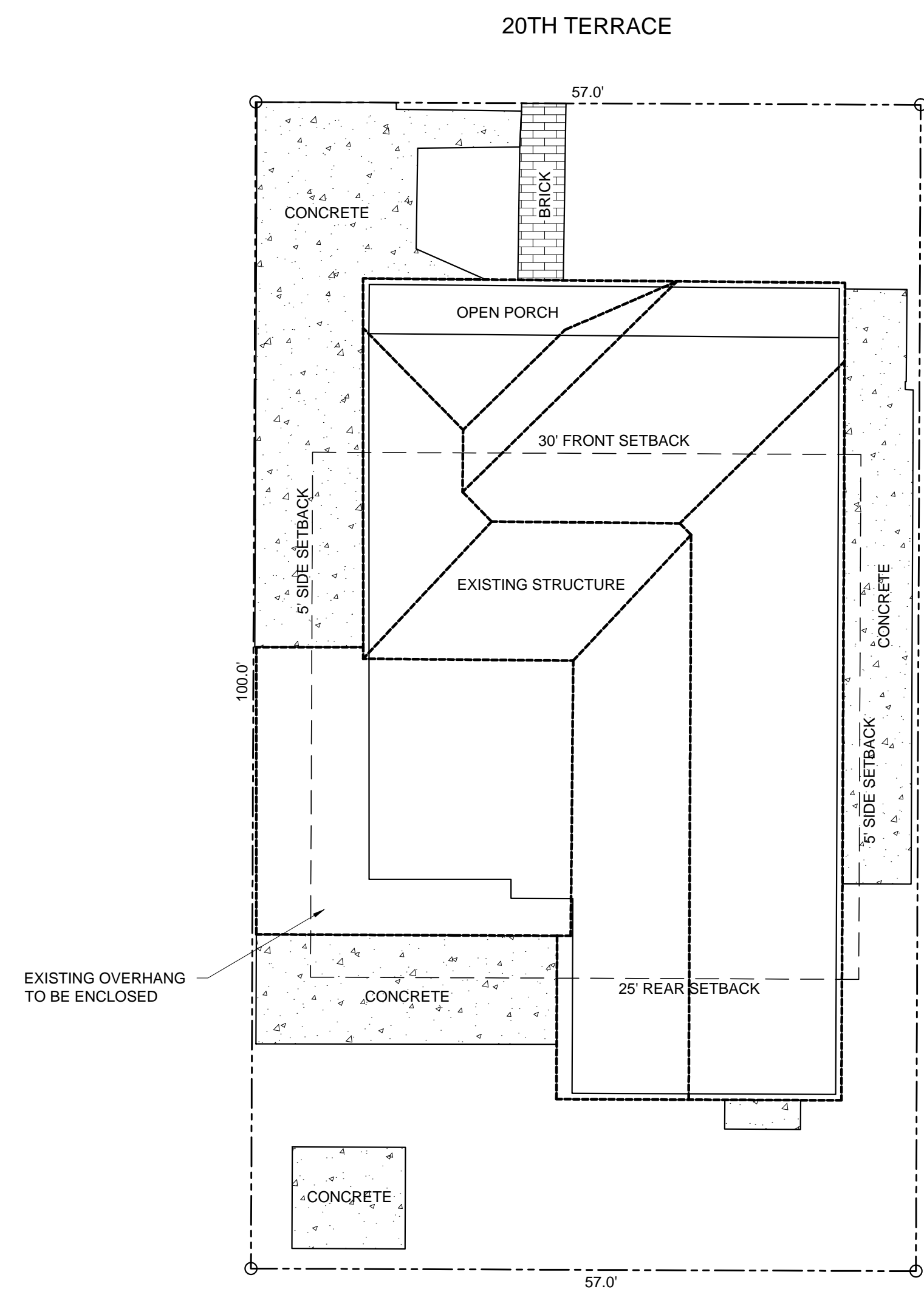
1324 20TH TERRACE

KEY WEST, FLORIDA

AFTER THE FACT PERMIT

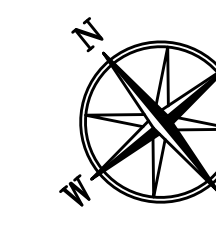
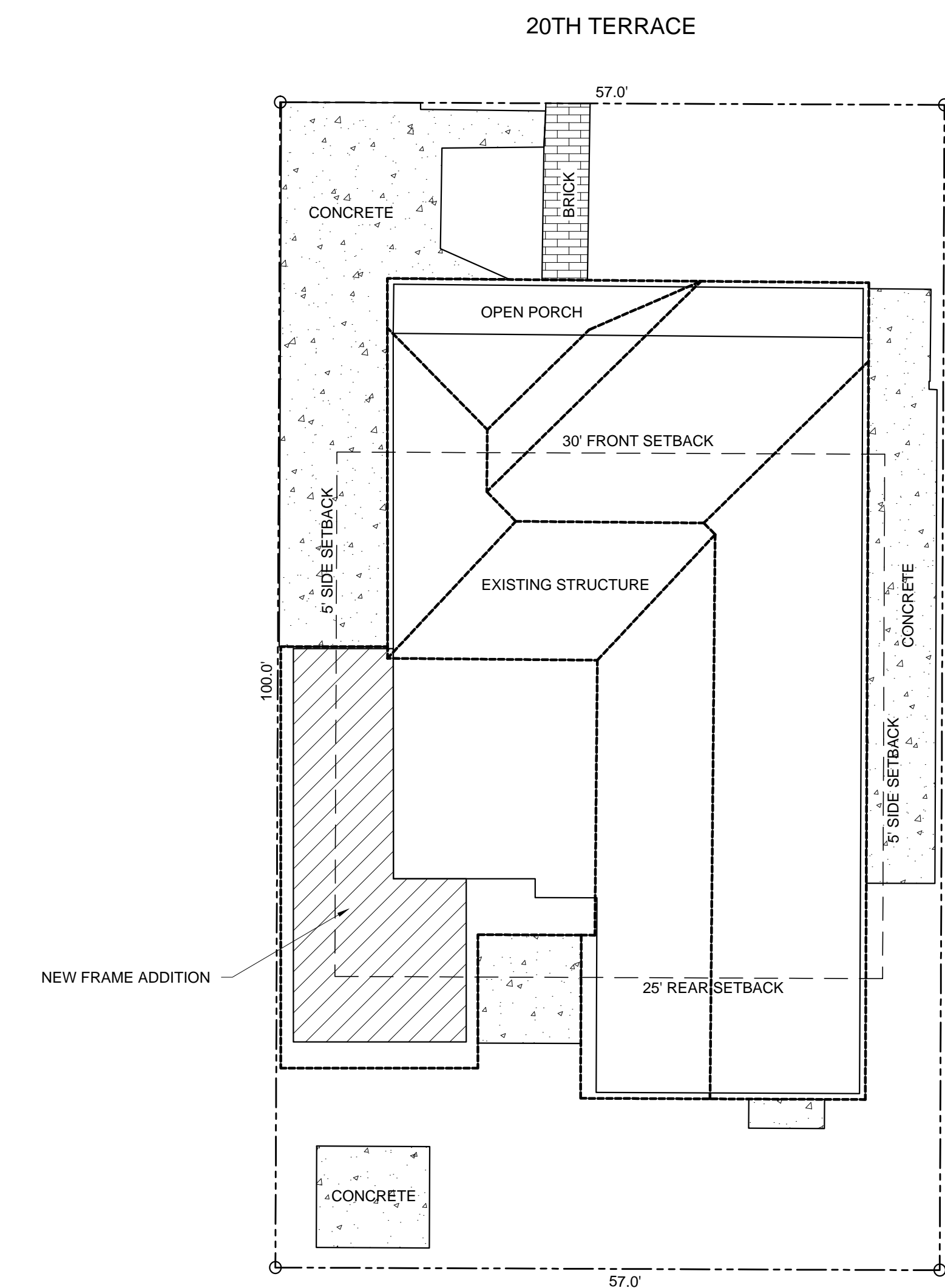


LOCATION MAP



EXISTING SITE PLAN

SCALE: 1"=10'-0"



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

ALLEN E. PEREZ, PE
 Florida P.E. NO. 51468
 December 9, 2015

ORIGINAL: _____
 REVISIONS: _____

VILA RESIDENCE
 1324 20TH TERRACE
 KEY WEST, FL 33040

JOB NO. 151044
 DRAWN BGO
 DESIGNED PRS
 CHECKED PRS
 QC
 SHEET

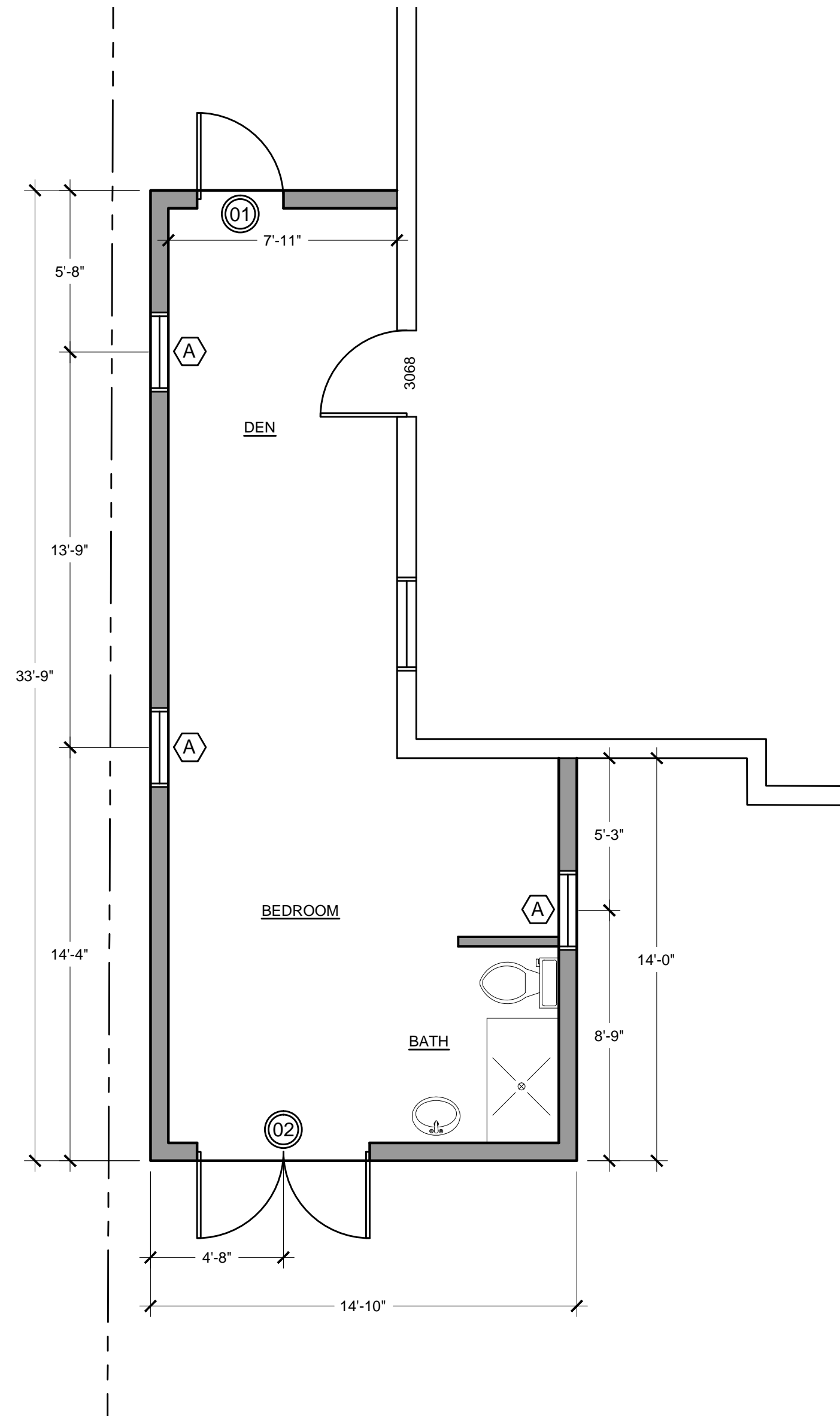
CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING
 & DEVELOPMENT, INC.
 KEY WEST OFFICE
 1010 EAST WASHINGTON BLVD. SUITE 201
 KEY WEST, FLORIDA 33040
 TEL: (305) 293-9440 FAX: (305) 296-0243
 CERTIFICATE OF AUTHORIZATION No. 8579

WOOD AND FRAMING NOTES

- EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
- ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AFTC.
- ALL WOOD SHALL BE PRESURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY AS REQUIRED. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
- ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS BEFORE LOADING.
- CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
 - NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
 - NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
 - THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
 - HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
 - PROVIDE SECOND FLOOR JOIST MEMBER, SAME SIZE, UNDER ALL WALLS.
 - HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
 - PROVIDE 1X4 PRESURE TREATED FURRING AT 16" OC FOR ALL TRUSSES THAT WILL HAVE A FINISHED CEILING BELOW UNLESS NOTED OTHERWISE.
 - PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
 - PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM).
 - ALL WALL STUDS SHALL BE SPF NO. 2 DENSE GRADE OR BETTER.
 - SEE PLANS FOR WALL STUD SIZE AND SPACING.
 - ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATES WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
 - HEADER BEAMS OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
 - 2 X 6 FOR INTERIOR OPENINGS UP TO 4'-0", (3) 2 X 6 FOR EXTERIOR OPENINGS UP TO 4'-0"
 - 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0", (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 6'-0"
 - 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0", (3) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
 - 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0", (3) 2 X 12 FOR EXTERIOR OPENINGS UP TO 10'-0"
 - EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL. PROVIDE 3 STUDS (MIN.) FOR GIRDER TRUSS AND BEAM BEARING POINTS.
 - WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LUS" SERIES GALVANIZED JOIST HANGERS.
 - FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO SEAL ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO FORM A FIRE BARRIER BETWEEN FLOORS AND BETWEEN THE UPPER FLOOR AND THE ROOF SPACE.
 - FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVER CEILINGS, ETC.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIRESTOPPING SHALL BE PROVIDED OF THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.
 - FIRESTOPPING SHALL CONSIST OF TWO (2) INCH NOMINAL LUMBER, OR TWO (2) THICKNESS OF ONE (1) INCH NOMINAL LUMBER WITH BROKEN LAP JOISTS, OR ONE (1) THICKNESS OF THREE-FOURTHS (3/4) INCH PLYWOOD WITH JOINTS BACKED BY THREE-FOURTHS (3/4) INCH PLYWOOD, OR OTHER APPROVED MATERIALS.
 - SOLID DECKING SHALL BE TONGUE & GROOVE, SOUTHERN PINE, SELECT GRADE OF 1/2" X 6", NOMINAL SIZE AND PLACED IN A CONTINUOUS RANDOM LAY-UP. THE 1/2" X 6" SHALL BE TOE-NAILED THROUGH THE TONGUE AND FACE-NAILED WITH TWO NAILS PER SUPPORT USING 16D COMMON NAILS.
 - PLYWOOD DECKING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, IDENTIFIED WITH APA GRADE-TRADEMARK AND SHALL MEET THE REQUIREMENTS OF US PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WITH AN EDGE EXPOSED TO THE EXTERIOR SHALL BE EXTERIOR GRADE. FLOOR DECKING SHALL BE 1/2" MINIMUM AND GLUED AND FASTENED TO FLOOR FRAMING. ROOF DECKING SHALL BE 1/2" MINIMUM AND NAILED WITH 8D NAILS @ 6" IN THE FIELD AND 4" ALONG THE EDGES.

DOOR & WINDOW NOTES

- ALL DOORS AND WINDOWS SHALL BE RATED TO WITHSTAND PRESSURES ASSOCIATED WITH 180 MPH WINDS IN ACCORDANCE WITH ASCE 7-10. DOORS AND WINDOWS SHALL BE MANUFACTURED UNITS DESIGNED AND INSTALLED TO ALLOW A MAXIMUM OF 0.5 CFM INFILTRATION PER LINEAL FOOT OF OPERABLE SASH CRACK AND A MAXIMUM 0.5 CFM PER SF OF EXTERIOR DOOR AREA. UNITS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
- PROVIDE ONE EGRESS SIZED WINDOW IN EACH BEDROOM UNLESS THERE IS A SECOND EXIT SUCH AS A SLIDING GLASS OR SIDE HINGED DOOR TO THE EXTERIOR. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR LEVEL AND MUST HAVE A MINIMUM NET CLEAR OPENING OF 20" WIDTH AND A NET CLEAR OPENING AREA OF NO LESS THAN 5.7 SF.
- ALL EXTERIOR DOORS SHALL BE SOLID CORE, 1-3/4" THICK, WEATHER-PROOF TYPE. ALL INTERIOR DOORS SHALL BE 1-3/4" THICK. UNITS SHALL BE GLAZED OR RAISED PANEL BOTH SIDES. UNITS SHALL HAVE PATTERNS OR DIVIDED LITES UNLESS OTHERWISE NOTED. UNITS SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS WITH SURFACES PREPARED TO ACCEPT PAINT OR OTHER FINISH AS SPECIFIED. DOORS SHALL MEET NWMA STANDARD TOLERANCES FOR EACH TYPE.
- FURNISH AND INSTALL COMPLETE HARDWARE SETS; SCHLAGE, YALE OR EQUAL, ANSI GRADE 2 OR BETTER FOR HEAVY RESIDENTIAL/MEDIUM COMMERCIAL USE. FINISH AND STYLE TO BE SELECTED BY THE OWNER. ALL EXTERIOR HARDWARE TO BE SALT RESISTANT.
- ALL SLIDING GLASS DOORS AND SHOWER ENCLOSURES SHALL HAVE TEMPERED GLASS.
- WOOD OPERATING AND FIXED WINDOWS SHALL BE EQUIPPED WITH SALT RESISTANT HARDWARE AND REMOVABLE SCREENS. ALL UNITS SHALL BE DOUBLE-GLAZED (UNLESS OTHERWISE NOTED ON THE DRAWINGS) WITH TRUE DIVIDED LITES OR PATTERN INDICATED ON THE DRAWINGS.
- WINDOW UNITS SHALL DISPLAY LABELS INDICATING COMPLIANCE WITH THE STATE OF FLORIDA MODEL ENERGY CODE, SECTION 502.4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- PROVIDE CLEAR GLAZING, GASKETED OR OTHERWISE SEALED. PROVIDE SAFETY GLASS AS REQUIRED AND/OR SHOWN ON THE DRAWINGS.
- FASTEN DOOR AND WINDOW FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR PRODUCT APPROVAL DETAILS. PROVIDE SEPARATION BARRIER WITH DOOR AND WINDOW FRAMES THAT ARE INSTALLED AGAINST NON-COMPATIBLE PRESURE-TREATED WOOD FRAMING.

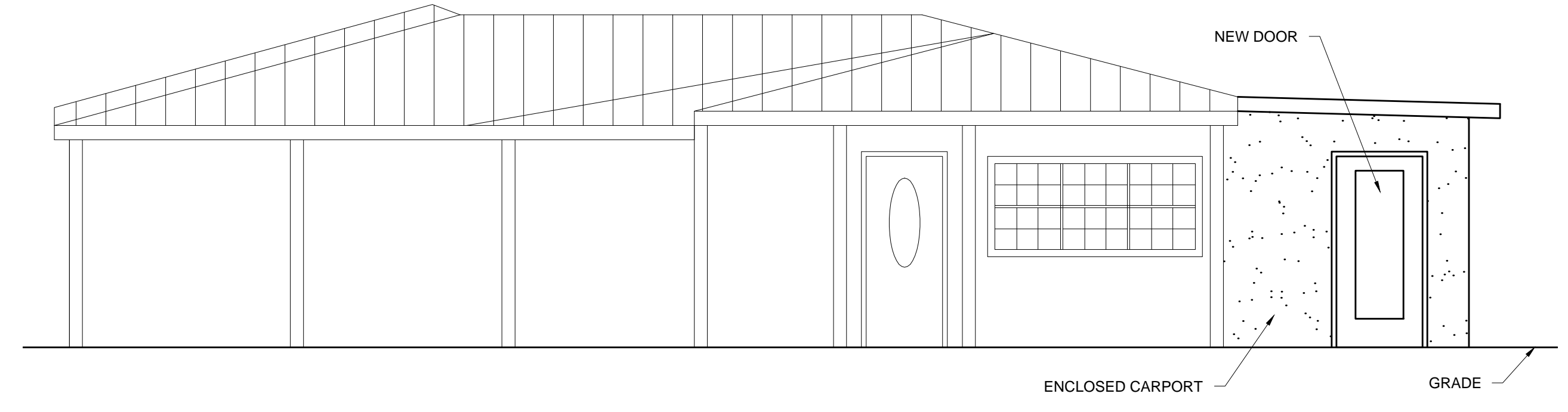


PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

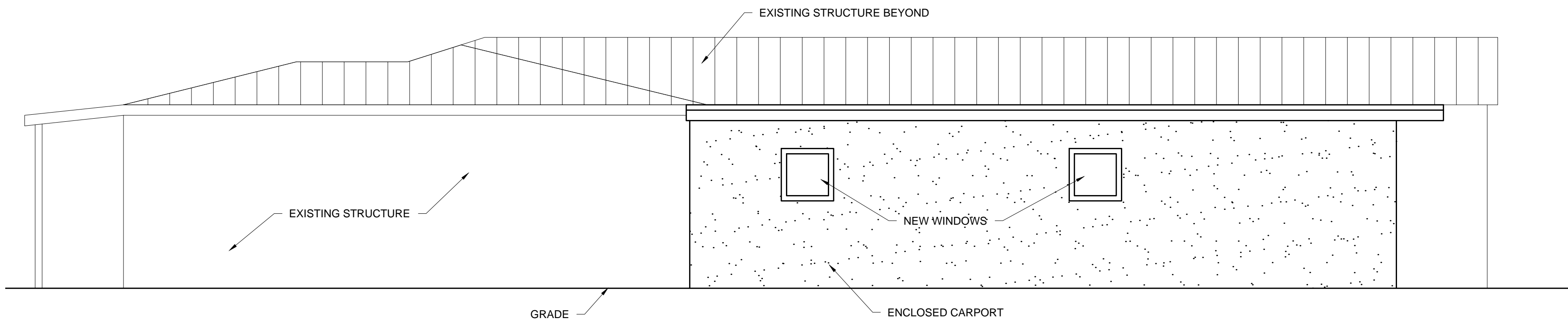
- INDICATES DOOR LOCATED IN (5) ZONE / CORNER ZONE
SEE DOOR SCHEDULE FOR WINDLOAD REQUIREMENTS
- ◻ INDICATES WINDOW LOCATED IN (5) ZONE / CORNER ZONE
SEE WINDOW SCHEDULE FOR WINDLOAD REQUIREMENTS

DOOR SCHEDULE						
TAG	SIZE	STYLE	WINDLOAD REQUIREMENTS (ASCE7-10) Vult	WINDLOAD REQUIREMENTS (ASCE7-10) Vasd	MANUFACTURER # MODEL NUMBER	WINDLOAD RATING # APPROVAL NUMBER
01	3'-0" x 6'-8"	SWING	-95.8 / +87.6	-57.5 / +52.6	PGT SGD-780	(-80.0 / +80.0) NOA #12-0516.04
02	(2) 3'-0" x 6'-8"	SWING	-95.8 / +87.6	-57.5 / +52.6	PGT SGD-780	(-80.0 / +80.0) NOA #12-0516.04

WINDOW SCHEDULE						
TAG	SIZE	STYLE	WINDLOAD REQUIREMENTS (ASCE7-10) Vult	WINDLOAD REQUIREMENTS (ASCE7-10) Vasd	MANUFACTURER # MODEL NUMBER	WINDLOAD RATING # APPROVAL NUMBER
A	2'-6" X 2'-6"	CASEMENT	-102.4 / +94.2	-61.4 / +56.5	PGT SH-600	(-105.0 / +80.0) NOA #12-0516.04



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:	1	2	3	4	5	6
ORIGINAL:						

Site Photos

















Additional Information



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM - Planning Department

Date: July 29, 2015

To: Ron Wampler, Chief Building Official

From: Thaddeus Cohen, Planning Director

Subject: 1324 20th Terrace Application for Variance

Copy To: Barbara Meizis, Code Compliance Inspector

It is my understanding the applicant at the above referenced property has been notified on at least two occasions that they are in violation of the Land Development Regulations and were issued stop work orders. It is my opinion that the structure in violation should be removed to be in compliance with the Land Development Regulations. After removal the applicant may apply for a variance.

Thaddeus Cohen

Scott Fraser <sfraser@cityofkeywest-fl.gov>

Fri, Jun 19, 2015 at 1:30 PM

To: Chris Bridger <bridgerlawfirm@gmail.com>, "Jim J. Young" <jjyoung@cityofkeywest-fl.gov>

Chris,

I've got Incident Command System training Mon – Wend of next week, but you shouldn't need me present.

The controlling issue will be the setback, rather than floodplain. Absent the setback concern, had the Respondent applied for a building permit, floodplain approval would have been granted under the 50% rule, that threshold not having been reached.

Technically, the floor of the addition should not have been lower than that of the main residence. Yet in this situation, this difference isn't worthy of heightened concern.

On Tuesday, June 16, I visited this property and tour the inside of the addition. The following was my response to Barbara in Code...

=====

Today, I visited the subject property to perform a courtesy review regarding floodplain compliance for unpermitted construction. Amilo Vila gave me a tour of this new addition.

The construction converted a former open carport into a fully finished, plumbed and furnished separate living area, absent a kitchen.

While the scope-of-work completed went well beyond the scope-of-work for the permit issued (15-0541), from purely a floodplain perspective, the work performed doesn't equate to a Substantial Improvement of 50% or more of the building.

The permit was issued based upon a declared value of \$2,100. For rough assessment purposes, I adjusted this value to \$24,100. Since there hasn't been additional known permitted work during the past five years, this would constitute a building improvement value of 9.2%, which is well within the 49% allowed.

If a proper building permit application were to be submitted showing the actual cost/value of improvements, the major obstacle to approval would be the setback requirements, not the floodplain concerns. In such an instance, the application would likely never make it to floodplain review, because of the setback intrusion.

The building permit fees avoided due to the undeclared value would have been \$528 had it been before-the-fact. After-the-fact penalties would apply.

Scott

Scott Fraser, CFM - FEMA/CRS Coordinator & Floodplain Administrator

T: [305-809-3810](tel:305-809-3810) | sfraser@cityofkeywest-fl.gov | www.CityofKeyWest-FL.gov/Flood

Venetia A. Flowers

From: Dustin Hunter <hunter@robertsonhunter.com>
Sent: Monday, October 19, 2015 10:11 AM
To: Venetia A. Flowers
Cc: Ronald Ramsingh; Jim J. Young
Subject: Fwd: 1324 20th terr

Venetia,

Attached in this email and the following email are the photos of 1324 20th Terrace. I reached out to the Fire Dept. based upon your indication that you hadn't yet received their clearance. I believe this should complete the file, but if not, please let me know. Thanks very much and hope that you had a good weekend.

Dustin S. Hunter
Robertson & Hunter, LLP
501 Whitehead St., Ste. 2
Key West, FL 33040
Phone (305) 735-4687
Fax (888) 881-8942



Begin forwarded message:

From: Carrie Olatin <carrieolasin@gmail.com>
Date: October 19, 2015 at 10:00:51 AM EDT
To: hunter@robertsonhunter.com
Subject: 1324 20th terr

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1055662 Parcel ID: 00055080-000000

Ownership Details

Mailing Address:

VILA NATIVIDAD L/E
1324 20TH TER
KEY WEST, FL 33040-4507

All Owners:

BROWN INES M L/E, VILA NATIVIDAD L/E

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

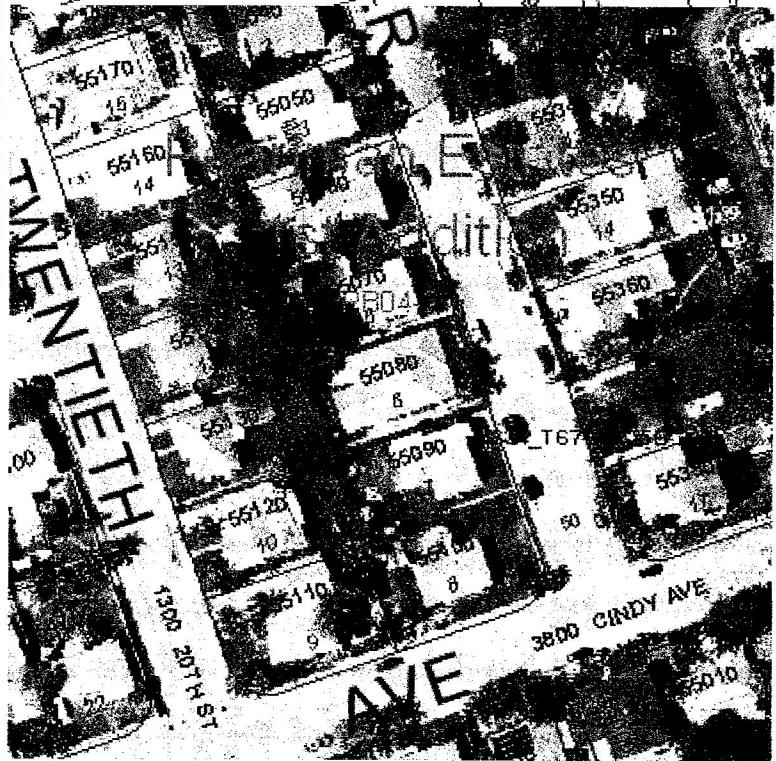
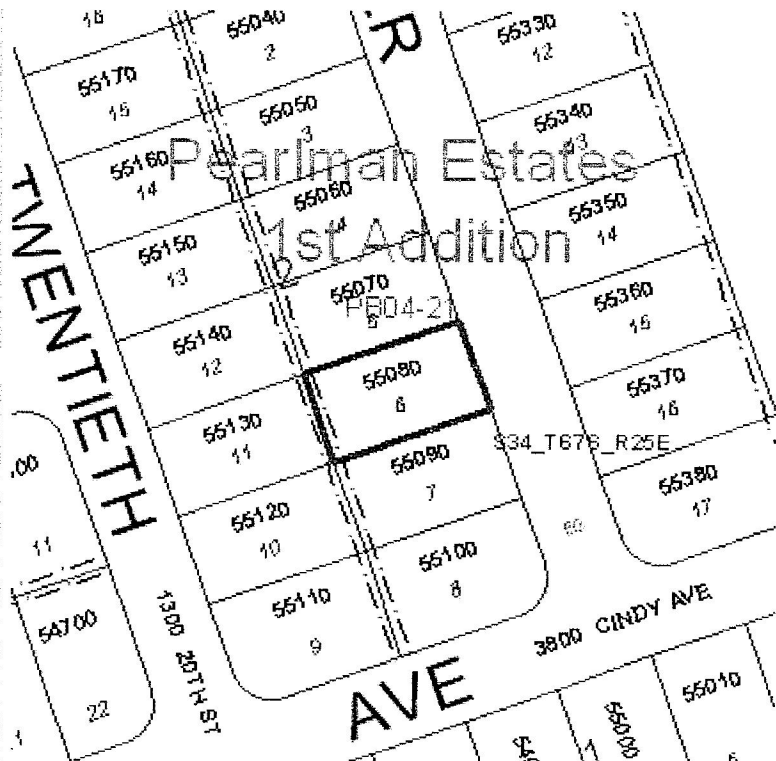
Section-Township-Range: 34-67-25

Property Location: 1324 20TH TER KEY WEST

Subdivision: Pearlman Estates First Addition

Legal Description: BK 2 LT 6 KW PEARLMAN ESTATES FIRST ADDITION PB4-21 OR132-293/94 OR829-1494 OR1755-1525R/S OR2720-1919L/E OR2751-1476/77L/E

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
06 - SENIOR HOMESTEAD	50,000.00
02 - WIDOWS	500.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	57	100	5,700.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 2276
Year Built: 1958

Building 1 Details

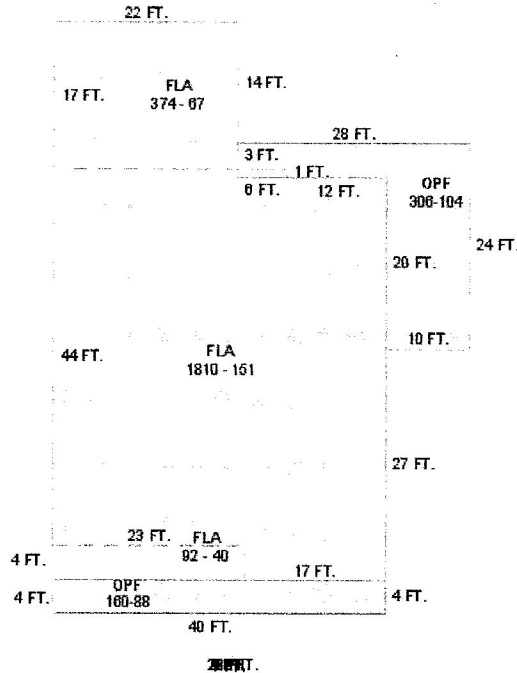
Building Type R1	Condition A	Quality Grade 500
Effective Age 18	Perimeter 260	Depreciation % 24
Year Built 1958	Special Arch 0	Grnd Floor Area 2,276
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONCR FTR
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 4
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 1	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA	5:C.B.S.	1	2002		Y			92
0	FLA	5:C.B.S.	1	2002		Y			374
1	FLA	5:C.B.S.	1	1993	N	Y	0.00	0.00	1,810
2	OPF		1	2002	N	N	0.00	0.00	306
3	OPF		1	1993	N	N	0.00	0.00	160

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT3:PATIO	400 SF	0	0	2014	2015	2	50
1	PT3:PATIO	410 SF	41	10	1989	1990	2	50
2	FN2:FENCES	225 SF	45	5	2001	2002	5	30
3	PT2:BRICK PATIO	120 SF	20	6	1989	1990	2	50
4	PT2:BRICK PATIO	300 SF	50	6	1989	1990	2	50
5	CL2:CH LINK FENCE	228 SF	57	4	1964	1965	1	30
6	FN2:FENCES	500 SF	100	5	2002	2003	4	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
15-0541	02/13/2015	02/13/2015	2,000		AFTER THE FACT REMOVED AND REPLACED CONCRETE SLAB ON REAR OF HOUSE (400 SF). REMOVED AND REPLACED (3) 4X4 POST ON CARPORT.
1 00-1741	02/01/2002	11/16/2002	16,700	Residential	ADDITIONS
2 02-0493	02/27/2002	11/16/2002	600	Residential	ELECTRICAL
3 01-3895	12/05/2001	11/16/2002	1,000	Residential	SEWER LATERAL
4 05-1771	05/24/2005	10/12/2005	2,000	Residential	INSTALL STORM SHUTTERS
5 05-4062	09/15/2005	10/12/2005	2,400	Residential	install 1900sf of v-crimp over existing roof

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	234,029	11,779	220,262	466,070	357,733	25,500	337,486
2014	228,558	7,847	174,545	410,950	332,649	25,500	307,149
2013	234,133	8,233	137,347	379,713	315,151	25,500	289,652
2012	236,920	8,594	142,500	388,014	310,031	25,500	291,708
2011	239,707	8,932	114,000	362,639	289,459	25,500	275,433

2010	242,494	9,319	57,000	308,813	272,251	25,500	246,752
2009	269,540	9,680	148,200	427,420	328,457	25,500	302,957
2008	256,035	10,018	208,050	474,103	351,684	25,500	326,184
2007	286,440	10,387	228,000	524,827	373,707	25,500	348,207
2006	314,922	10,747	313,500	639,169	217,157	25,500	191,657
2005	315,112	11,086	228,000	554,198	210,832	25,500	185,332
2004	215,676	11,473	148,200	375,349	204,691	25,500	179,191
2003	252,929	11,833	74,100	338,862	200,875	25,500	175,375
2002	189,819	8,366	74,100	272,285	142,209	25,500	116,709
2001	143,007	8,543	75,240	226,790	135,488	25,500	109,988
2000	136,506	5,878	57,000	199,384	131,542	25,500	106,042
1999	120,906	5,375	57,000	183,281	128,084	25,500	102,584
1998	94,656	4,768	57,000	156,424	126,067	25,500	100,567
1997	85,782	4,459	45,600	135,841	123,960	25,500	98,460
1996	79,866	4,274	45,600	129,740	120,350	25,500	94,850
1995	72,767	3,969	45,600	122,336	117,415	25,500	91,915
1994	65,076	3,653	45,600	114,329	114,329	25,500	88,829
1993	55,497	0	45,600	101,097	101,097	25,500	75,597
1992	55,497	0	45,600	101,097	101,097	25,500	75,597
1991	55,497	0	45,600	101,097	101,097	25,500	75,597
1990	55,497	0	42,750	98,247	98,247	25,500	72,747
1989	50,452	0	41,325	91,777	91,777	25,500	66,277
1988	43,530	0	31,350	74,880	74,880	25,500	49,380
1987	43,021	0	22,230	65,251	65,251	25,500	39,751
1986	38,926	0	20,805	59,731	59,731	25,500	34,231
1985	37,645	0	20,805	58,450	58,450	25,500	32,950
1984	35,218	0	20,805	56,023	56,023	25,500	30,523
1983	29,064	0	20,805	49,869	49,869	25,500	24,369
1982	29,693	0	15,219	44,912	44,912	25,500	19,412

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/6/2015	2751 / 1476	0	<u>QC</u>	<u>14</u>
1/14/2015	2720 / 1919	100	<u>QC</u>	<u>11</u>
4/1/1981	829 / 1494	35,000	<u>WD</u>	<u>U</u>

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Monroe County Property Appraiser
Scott P. Russell, CFA

Monroe County Property Record Card (072)

Alternate Key: 1055662

Roll Year 2016

Effective Date: 10/15/2015 9:52:05 AM

Run: 10/15/2015 09:53 AM

VILA,NATIVIDAD L/E
1324 20TH TER
KEY WEST FL 33040-4507

Parcel 00055080-000000-34-67-25 **Nbhd** 6223
Alt Key 1055662 **Mill Group** 10KW
Affordable Housing No **PC** 0100
FEMA Injunction
Inspect Date Apr 10, 2015 **Next Review**
Business Name
Physical Addr 1324 20TH TER, KEY WEST

Associated Names

<u>Name</u>	<u>DBA</u>	<u>Role</u>
BROWN, INES M L/E		Owner
VILA, NATIVIDAD L/E		Owner

Legal Description

BK 2 LT 6 KW PEARLMAN ESTATES FIRST ADDITION PB4-21 OR132-293/94 OR829-1494 OR1755-1525R/S OR2720-1919L/E OR2751-1476/77L/E

Exemptions

<u>Code</u>	<u>Description</u>	<u>Value</u>	<u>Year</u>	<u>Renewal</u>	<u>%</u>	<u>Amount Applied</u>
44	ADDL HOMESTEAD	25,000	2008	1	100.00	
02	WIDOWS	500	2009	1	50.00	
06	SENIOR HOMESTEAD	50,000	2015	1	50.00	
38	HOMESTEAD R/S	25,000	1994	1	50.00	