

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: April 19, 2012

Agenda Item: **Variance - 906 Johnson Street (RE# 00058740-000000)** - A request for variances to building coverage and impervious surface ratio to construct a carport in the SF zoning district per Section 90-391, Section 122-238(4)a.2 and Section 122-238(4)b.1 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To allow a variance to maximum building coverage from the 30% allowed to the 40% proposed and for an impervious surface ratio of 70% from the 50% allowed for a 480 square foot carport.

Applicant: Robert L. Delaune

Property Owner: Lawrence Carter

Location: 906 Johnson Street, RE# 00058740-000000

Zoning: Single-Family (SF) Zoning District

Background: The property is legally nonconforming regarding impervious surface and building coverage requirements.

Request: The applicant is requesting variances to increase existing impervious surface ratio and building coverage to construct a carport.

	Allowed/Required	Existing	Request
Front -Yard Setback	1' *	N/A	1'
Side-Yard Setback	1' *	N/A	1'
Building Coverage	30%	34%	40%
Impervious Surface	50%	67%	70%

* Carports are allowed at a one foot setback at the front and side property lines

Process:

Development Review Committee Meeting:

November 18, 2011

Planning Board Meeting:

March 15, 2012, postponed

April 19, 2012

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.**

Special conditions or circumstances do not exist which are peculiar to the land, structure or building involved. The applicant has not demonstrated that there is not viable use of the land if the variance is not approved.

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

The proposed carport is a condition that will be created by the applicant per this request.

- 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.**

Granting the variance request will confer upon the applicant special privileges denied to other lands, buildings or structures in the same zoning district.

- 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.**

No hardship conditions exist. Without the approval of this variance request the property owner would still have reasonable use of the land. The applicant's desire to construct a carport does not constitute a hardship.

- 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 variances requested are the minimum variances needed to construct the carport.

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.**

This carport does not appear injurious to the public welfare.

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.**

This request is not based on existing conditions on surrounding properties.

The Planning Board shall make factual findings regarding the following:

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

The applicant does not meet all of the standards established by the City Code of Ordinances for a variance.

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

The Planning Department has not received any public input to date.

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

There will be no additional impact as a result of this project.

RECOMMENDATION:

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

**Draft
Resolution**

**PLANNING BOARD
RESOLUTION NO. 2012-**

**A VARIANCE APPROVAL FOR BUILDING
COVERAGE AND IMPERVIOUS SURFACE
RATIO FOR A CARPORT ON PROPERTY
LOCATED AT 906 JOHNSON STREET RE#
00058740-000000) IN THE SINGLE FAMILY
ZONING DISTRICT PER SECTIONS 90-391
AND 122-238(4).a.2. AND 122-238(4)b.1. OF THE
LAND DEVELOPMENT REGULATIONS OF
THE CODE OF ORDINANCES OF THE CITY
OF KEY WEST.**

WHEREAS, Section 122-238(4)a.2. and 122-238 (4)b.1. of the Code of Ordinances provides that the maximum building coverage shall be 30% and the allowed impervious surface ratio shall be 50%; and

WHEREAS, the applicant requested a variances to the allowed building coverage for a total of 40% and impervious surface ratio of 70%; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on April 19, 2012; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other

_____ Chairman
_____ Planning Director

land, structures or buildings in the same district; and

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

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

WHEREAS, the Planning Board finds that the granting of the variances 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; and

_____ Chairman

_____ Planning Director

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by resolution of the Key West Planning Board for a variances to allow the construction of a carport on property located at 906 Johnson Street (RE# 00058740-000000) in the SF zoning district per Sections 122-238(4)a.2. and 122-238(4)b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West .

Section 3. It is a condition of these variances that full, complete, and final application for all

_____ Chairman
_____ Planning Director

conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period

_____ Chairman
_____ Planning Director

has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 19th day of April, 2012.

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

Richard Klitenick
Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

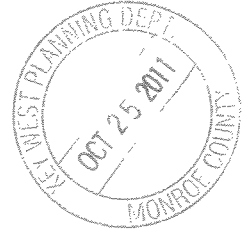
_____ Chairman
_____ Planning Director

Application

**VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS IMPROPER
TO SPEAK TO A PLANNING BOARD AND/OR BOARD OF ADJUSTMENT
MEMBER ABOUT THE VARIANCE
OUTSIDE THE HEARING**

Variance Application

City of Key West
Planning Department



Please print or type a response to the following:

1. Site Address 906 Johnson Street

2. Name of Applicant Robert L. Delaune Architect

3. Applicant is: Owner _____ Authorized Representative X
(attached Authorization Form must be completed)

4. Address of Applicant 619 Eaton Street, Suite 1, Key West, Florida 33040

5. Phone # of Applicant (305) 293-0364 Mobile# (305) 304-4842 Fax# (305) 293-0364

6. E-Mail Address robdelaune@bellsouth.net

7. Name of Owner, if different than above Lawrence Carter

8. Address of Owner PO Box 906 Key West, FL 33040

9. Phone Number of Owner _____ Fax# _____

10. Email Address larrycarter@live.co.uk

11. Zoning District of Parcel _____ SF _____ RE# 00058740-000000

12. Description of Proposed Construction, Development, and Use

Construct new 20' x 20' open carport (22' x 22' including roof overhangs) 1' from front and 2' from Right side property line

13. Required information: (application will not move forward until all information is provided)

Required	Existing	Requested
Front Setback 1'	n/a	1'
Side Setback 1'	n/a	1'
Side Setback n/a	n/a	n/a
Rear Setback n/a	n/a	n/a
Building Coverage 30%	34%	40%
Open Space Requirements n/a	n/a	n/a
Impervious Surface 50%	67%	70%

14. Is Subject Property located within the Historic District? Yes _____ No X
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.
 Date _____ HARC # _____

15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes X No _____
 If Yes, please describe and attach relevant documents. 5' easement @ rear (south) property line (see attached survey)

16. Will the work be within the dripline (canopy) of any tree on or off the property?
 YES _____ NO X
 If yes, provide date of landscape approval, and attach a copy of such approval.



Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
_____	_____	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
_____	_____	Application Fee (to be determined according to fee schedule)
_____	_____	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
_____	_____	Floor Plans of existing and proposed development (8.5 x 11)
_____	_____	Copy of the most recent survey of the subject property
_____	_____	Elevation drawings as measured from crown of road
_____	_____	Stormwater management plan
_____	_____	HARC Approval (if applicable)
_____	_____	Notarized Verification Form
_____	_____	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.

Standards for Considering Variances



Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

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

The existing site development on this parcel is unique and pre-dates current zoning regulations.

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

The conditions on the parcel pre-date both the current zoning and the current property ownership, and therefore are in no way the result of actions by the 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.

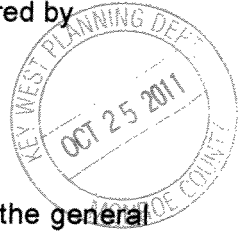
The relief sought by this application will allow the property owner to enjoy a carport, which is an amenity enjoyed by most other properties in the district. Approval of the variance will therefore NOT result in the conferring of any special privilege on the applicant that is not enjoyed by other parcels in the district.

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

Literal interpretation of the zoning regulations would deny the applicant of rights commonly enjoyed by other properties in the district (i.e., off-street parking)

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.

The variance sought is the minimum to accommodate the amount of off-street parking required by The zoning regulations (2 cars)



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.

Granting of this variance will be in harmony with the intent and purpose of the zoning regulations, and will be in no way injurious to the area involved nor to the public interest or welfare. The fact that the majority of properties in the district possess the same amenity sought by this variance is evidence of that no harm would result from approval of this application.

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.

This application does not involve a non-conforming use, and the presence of similar amenities on neighboring parcels does not constitute non-conforming use of those parcels.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) 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.

Verification Form

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, ROBERT L. DELAUNE, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the _____ Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

900 JOHNSON STREET

Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

Robert L. DeLaune

Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on October 25, 2011 (date) by

ROBERT DELAUNE (name). He/She is personally known to me or has

presented NA as identification.

Marta Cabaleiro
Notary's Signature and Seal

MARTA CABALEIRO Name of Acknowledger typed, printed or stamped

NOTARY Title or Rank DD 961666 Commission Number (if any)



Authorization Form

Authorization Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

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

I, LAWRENCE CARTER authorize
Please Print Name(s) of Owner(s)

ROB DELAUNE
Please Print Name of Representative



to be the representative for this application and act on my/our behalf before the Planning Board.

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 10/14/2011 (date) by

Lawrence Carter
Please Print Name of Affiant

He/She is personally known to me or has presented United Kingdom PP # 108365205 as identification.

[Signature]
Notary's Signature and Seal



DOMINIQUE BARRERA
MY COMMISSION # DD 992148
EXPIRES: May 13, 2014
Bonded Thru Budget Notary Services

Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)

Deed

27775 Diehl Rd.
Warrenville, IL 60555

Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by
Mendy Walden, an employee of
First American Title Insurance Company
3132 Northside Drive, Suite 101, Building C
Key West, Florida 33040
(877)727-5927

04/07/2010 2:13PM
DEED DOC STAMP CL: TRINA \$12,383.00

Return to: Grantee

Doc# 1784364
Bk# 2460 Pg# 18

File No.: 1064-2249706

Florida
Monroe

WARRANTY DEED



This indenture made on **March 30 2010** A.D., by

Nancy Cheryl Norris, unmarried

whose address is: **P.O. Box 1835, Key West, Florida 33040**
hereinafter called the "grantor", to

Lawrence Carter, a married person

whose address is: P.O. Box 906, Key West, Florida 33040
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Monroe** County, **Florida**, to-wit:

On the island of Key West and known as Lot 3, less the Southwesterly 1 foot, 6 inches thereof, and Lot 4, Block 6, Tract 27, MARTELLO TOWERS, according to the plat thereof recorded in Plat Book 1, Page 140, of the Public Records of Monroe County, Florida.

ALSO

On the Island of Key West and known as the Southwesterly 9 feet of Lot 5, Block 6, Tract 27, MARTELLO TOWERS, according to the plat thereof recorded in Plat Book 1, Page 140, of the Public Records of Monroe County, Florida.

Parcel Identification Number: **00058740-000000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2009.

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

Nancy Cheryl Norris

Nancy Cheryl Norris

Signed, sealed and delivered in our presence:

Corinne Held

Witness Signature

Print Name: *Corinne Held*

Melinda A Walden

Witness Signature

Print Name: *Melinda A Walden*

State of **FL**

County of **Monroe**

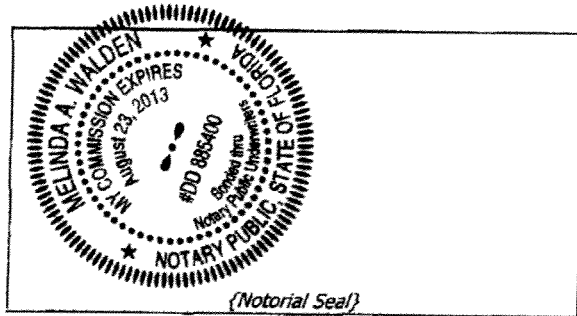
The Foregoing Instrument Was Acknowledged before me on **March 5**, 2010, by **Nancy Cheryl Norris, unmarried** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Melinda A Walden

Notary Public

(Printed Name)

My Commission expires: _____

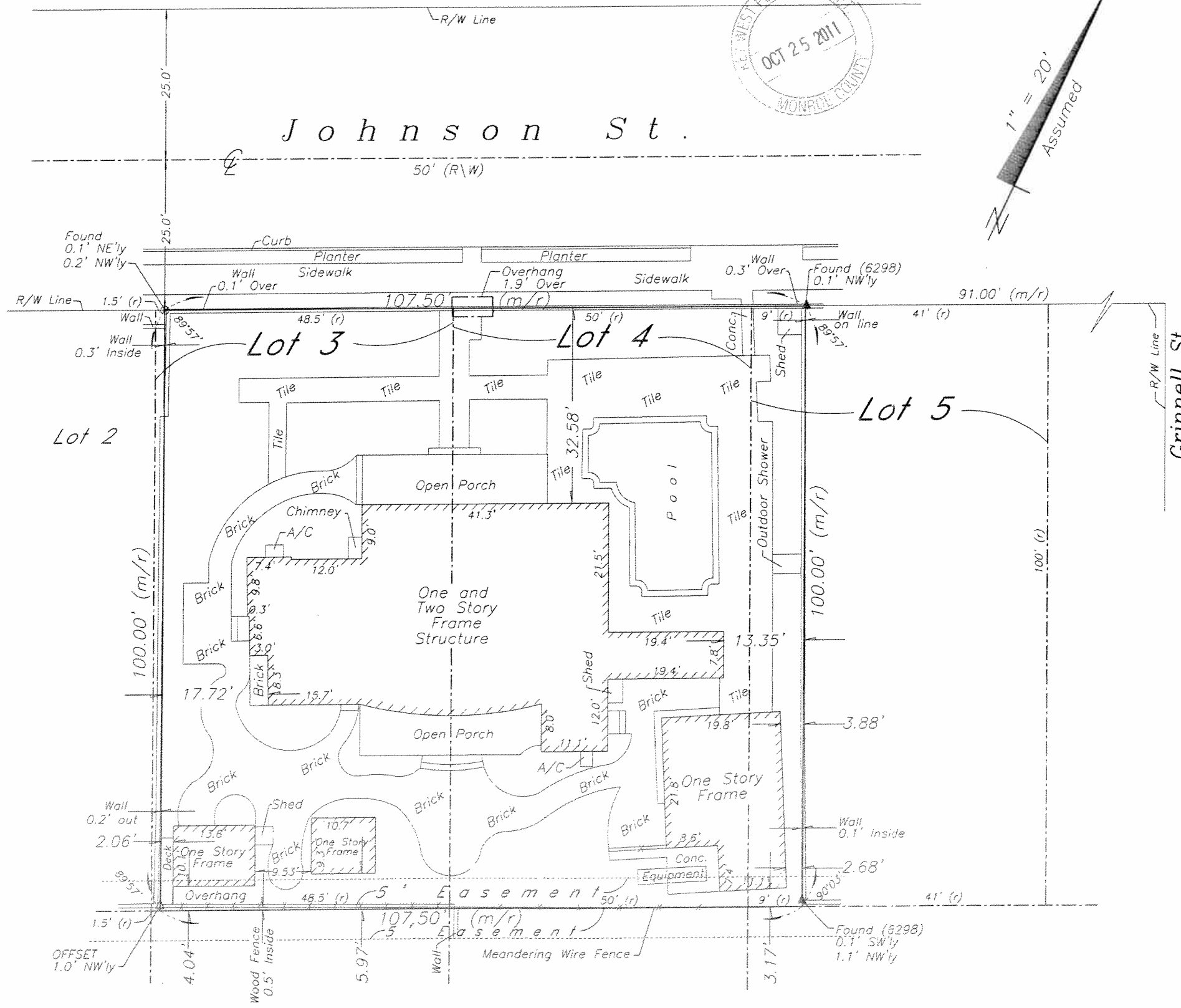
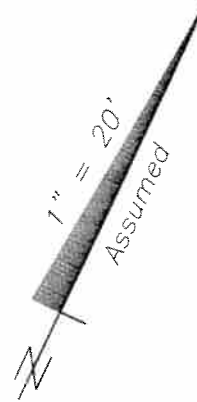


Survey

Boundary Survey Map of part of Lot 3, Lot 4, and part of Lot 5, Block 6, MARTELLO TOWERS, Island of Key West

LEGEND

- | | |
|-----------------------------------|---------------------------------|
| ○ Found 1/2" Iron Pipe (No ID) | C.B.S. Concrete Block Structure |
| ○ Set 3/4" Iron Pipe w/cap (6298) | R\W Right of Way |
| ● Found 1/2" Iron Rod (2863) | CLF Chain Link Fence |
| ▲ Found Nail & Disc (6298) | ⊕ Centerline |
| △ Set Nail & Disc (6298) | ⊗ Wood Utility Pole |
| (M) Measured | ⊠ Concrete Utility Pole |
| (R) Record | -P- Overhead Utility Lines |
| (M/R) Measured & Record | |



- NOTES:**
- The legal descriptions shown hereon were furnished by the client or their agent.
 - Underground foundations and utilities were not located.
 - All angles are 90° (Measured & Record) unless otherwise noted.
 - Street address: 906 Johnson Street, Key West, FL.
 - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 - Lands shown hereon were not abstracted for right-of-way, easements, ownership, or other instruments of record.
 - North Arrow is assumed and based on the legal description.
 - Date of field work: August 10, 2011.
 - Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and known as Lot 3, less the Southwesterly 1 foot, 6 inches thereof, and Lot 4, Block 6, Tract 27, MARTELLO TOWERS, according to the plat thereof recorded in Plat Book 1, Page 140, of the Public Records of Monroe County.

ALSO
On the Island of Key West and known as the Southwesterly 9 feet of Lot 5, Block 6, Tract 27, MARTELLO TOWERS, according to the plat thereof recorded in Plat Book 1, Page 140, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Lawrence Carter;

J. LYNN O'FLYNN, INC.

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

August 17, 2011

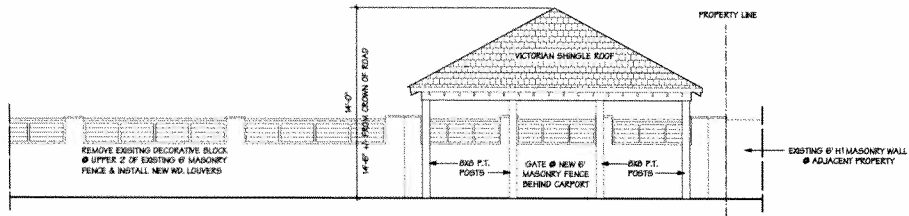
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

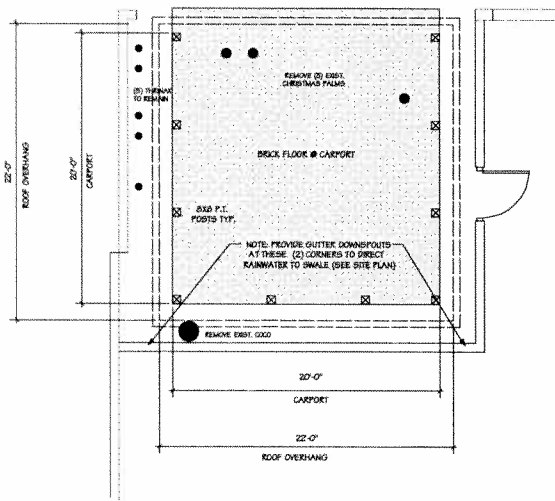
Professional Surveyor & Mapper
PSM #6298

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

Site Plan



JOHNSON STREET ELEVATION
scale: 1/4"=1'-0"



FLOOR PLAN
scale: 1/4"=1'-0"

FRAMING NOTES

- Where wood joists, beams, etc. frame into other members, and fasteners are not provided, install "Stepped" hangers as indicated in the drawings. All hangers shall have a minimum 2" lap, or 100% galvanized or shall be 100% galvanized.
- All joists, logs, members, ribs, etc. shall have minimum 1/2" min. galvanized coating, in accordance with ASTM F2028, or shall be stainless steel. Do not combine stainless & non-stainless products in the same connection.
- Where plates, slip angle, etc. (CWP) direct to grade, they be painted w/ rust-inhibiting paint to the full of galvanized provided over the partial steel surface is isolated from any treated wood surface with minimum 50# roofing felt or equivalent.

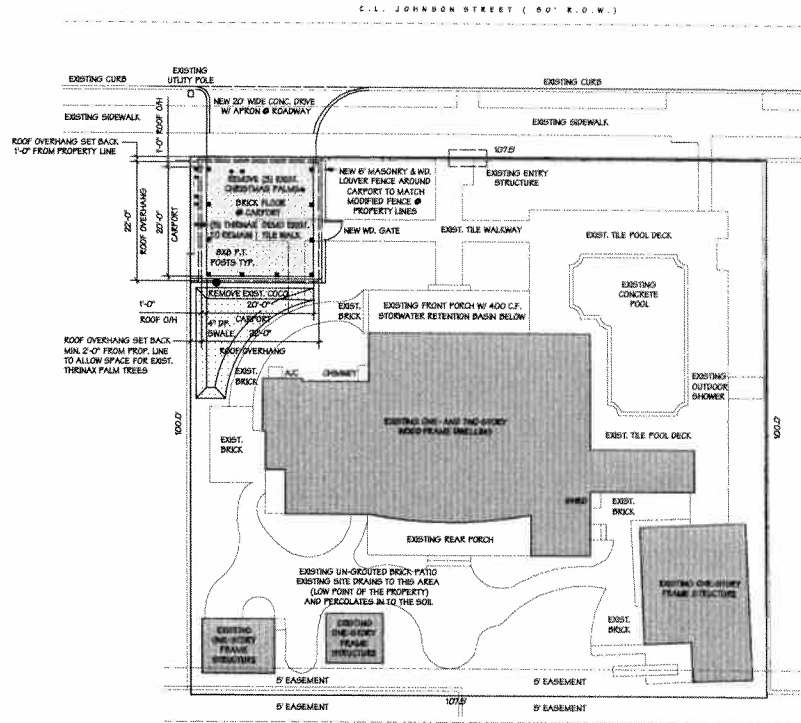
FOUNDATION AND CONCRETE NOTES

- Minimum concrete strength shall be 4000 psi, unless otherwise specifically noted in these documents.
- The reinforcement for bridge and other principal structural members in which the concrete is deposited against the ground shall have not less than 3 inches of concrete between it and the ground contact surface.

ALL WORK DEPICTED IN THIS DRAWING SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE (LATEST EDITION)

WINDLOAD INFORMATION:

BASIC WINDSPEED: 150 MPH
WIND IMPORTANCE FACTOR: 1.0
WIND EXPOSURE CATEGORY: C
INTERNAL PRESSURE COEFFICIENT: +/- 0.18



SITE PLAN
scale: 1"=10'

LEGAL DESCRIPTION: ON THE ISLAND OF KEY WEST AND KNOWN AS LOT 5, LESS THE SOUTHWESTERLY 1 FOOT 8 INCHES, AND LOT 4, BLOCK 8, TRACT 22, MARTELLO TOMBS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 140, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

ALSO ON THE ISLAND OF KEY WEST AND KNOWN AS THE SOUTHWESTERLY 8 FEET OF LOT 6, BLOCK 8, TRACT 22, MARTELLO TOMBS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 140, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

SITE DATA:
LOT SIZE: 100' X 107.50' (10,750 S.F.)
LAND USE DISTRICT: SINGLE-FAMILY (SF)

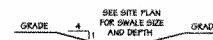
	EXISTING	PROPOSED	ALLOWED
BUILDING COVERAGE	3700 S.F. (34%)	4276 S.F. (40%)	5076 (3025 S.F.)
IMPERVIOUS SITE COVERAGE	6428 S.F. (60%)	6870 S.F. (64%)	5076 (3025 S.F.)
(INCLUDES UN-GROUTED BRICK AREA @ 50%)			

SETBACKS (CARPORT):

FROM:	N/A	1'	1'
R. SIDE	N/A	1'	1'
L. SIDE	N/A	N/A	N/A
REAR	N/A	N/A	N/A
HEIGHT:	N/A	15.5'	25'

FEMA FLOOD ZONE: AE-0

SITE DRAINAGE CALCULATIONS:
INCREASE IN IMPERVIOUS LOT COVERAGE = 464 S.F.
464 S.F. X 0.008 = 4.02 C.F. REQUIRED SWALE VOLUME



TYPICAL SWALE PROFILE

new carp ort @
 906 JOHNSON STREET
 KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA00033594

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DRC
Minutes & Comments

Minutes of the Development Review Committee of the City of Key West
November 18, 2011
APPROVED – December 16, 2011
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regarding FEMA coordination.

Mr. Craig stated that this will be a phased project and that the applicant expects to have the shed on James Street remain at the present elevation if it is determined that the shed is historic. Mr. Craig recommended that the applicant add the intended use for the shed to the application. Mr. Craig stated that he would prefer a floor plan and the floor area of each use (i.e. storage, cooking, and prep). Mr. Craig also reminded Mr. Ingram that the information included on all of the plans needs to be consistent.

There were no additional Committee member comments for the record.

Public Comments:

There were no public comments.

- 4 **Variance - 906 Johnson (RE Number 00058740-000000) - A request for variances to building coverage, impervious surface ratio, front and side setbacks and in the Single Family (SF) zoning district per Sections 122-238 (4)(a)(2), (4)(b)(1), (6)(a)(1) and (2) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

Staff Report:

Ashley Monnier presented the project which is for a variance for a new carport. The application does trigger variances for impervious surfaces and building coverage. Ms. Monnier stated that she had advertised that it would also require setback variances but because carports have special regulations in the supplementary district setbacks would not be calculated as part of the variance.

Ms. Monnier commented to the applicant that the carport size was a concern and she suggested some neighborhood coordination to make sure there are not any problems with the immediate neighbors. Ms. Monnier also suggested the possibility of changing the design to be more compatible with the area.

Applicant:

The applicant Robert Delaune, the architect representing the owner, was present to respond to questions and take notes as needed. Mr. Delaune stated that the application is actually for an open carport. The variance is triggered because the site due to the existing building coverage. Mr. Delaune added that the home owner currently parks his cars on the street and this would allow him off street parking. This application would bring the property into compliance by allowing the off street parking of two vehicles.

Mr. Delaune responded to Ms. Monnier's concern about the size of the garage/carport by stating that the twenty square foot carport cannot be smaller and still hold two (2) cars. Mr. Delaune added that the garage/carport does not have an overly high roof.

DRC Member Comments:

Ms. Karen DeMaria stated that the palms have already been approved by the Tree Commission.

Ms. Enid Torregrosa stated that this site is not in the HARC District but added that does appear the carport is larger in scale to the size of the house.

Ms. Elizabeth Ignoffo stated that the plan meets the requirements for drainage.

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Mr. Don Craig asked Mr. Delaune to explain the easement and building at the back of the property. Mr. Delaune responded that the easement is a Utility Easement and that there is no access anywhere along the block. Mr. Craig stated he understands the solution due to the constraints of the property.

There were no additional Committee member comments for the record.

Public Comments:

There were no public comments.

5 Application for Exception to Outdoor Display- 930 Eaton, Unit C (RE# 00005470-000100) - A request for the outdoor display of merchandise within the HNC-2 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Staff Report:

Ashley Monnier presented the project which is for an exception for outside merchandise display in the Historic District. Ms. Monnier added that outdoor merchandise displays are prohibited in the Historic District which prompted this application. Ms. Monnier stated that the applicant could not attend the meeting therefore Ms. Monnier would describe the request. Ms. Monnier stated that the applicant is proposing to use a rod iron table with an umbrella located at the corner of Fletcher Lane and Eaton Street (not within the right-of-way) to display merchandise from her shop.

Ms. Monnier stated that she would request a better site survey and staged picture of the display with the merchandise in order to better understanding of what is to be displayed. Ms. Monnier added that she would also like to see dimensioned plans for the site.

Applicant:

The applicant Dorothy Harden was not present to respond to questions.

DRC Member Comments:

Ms. Torregrosa stated she didn't have any HARC concerns but that color photos would be helpful. Ms. Torregrosa added that any changes made for ADA accessibility will trigger the need for HARC involvement.

Ms. Ignoffo stated the ADA accessibility needs to be addressed.

Mr. Averette stated that the main concern the Fire Department has with any outdoor display is insuring that the display does not interfere with the access by blocking the egress and ingress.

There were no additional Committee member comments for the record.

Public Comments:

There were no public comments.

6 Variance - 2718 Harris Avenue (RE Number 00067640-000000) - A request for variances to building coverage and rear yard setbacks in the Single Family (SF) zoning district per Sections 122-238 (4)(a) and (6)(a)(3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1059226 Parcel ID: 00058740-000000

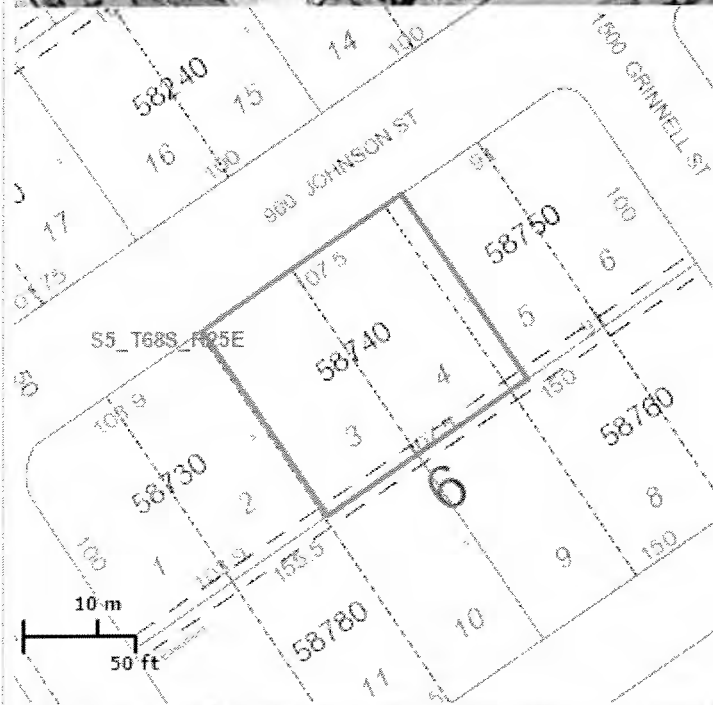
Ownership Details

Mailing Address:
CARTER LAWRENCE
PO BOX 906
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 906 JOHNSON ST KEY WEST
Legal Description: KW MARTELLO TOWERS PB1-140 THE NELY 48 FT 6 IN OF LOT 3 ALL LOT 4 THE SWLY 9 FT OF LOT 5 SQR 6 TR 27 OR396-743/44 OR478-708 OR675-140 OR845-949/50 OR1147-1236 OR1163-2088/89C OR1250 -2324 OR1383-1518 OR1445-1546 OR1608-1124/27 OR1760-1095AFF OR2460-18/19

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	107	100	10,750.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 3720
Year Built: 1953

Building 1 Details

Building Type R1
Effective Age 16
Year Built 1953
Functional Obs 0

Condition G
Perimeter 521
Special Arch 0
Economic Obs 0

Quality Grade 650
Depreciation % 18
Grnd Floor Area 3,720

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

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

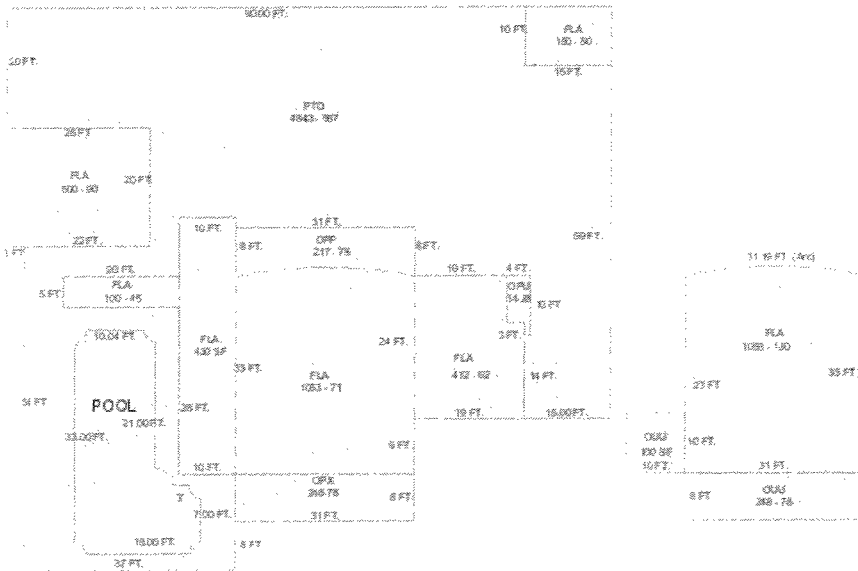
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 5

Extra Features:

2 Fix Bath 1
3 Fix Bath 4
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 4

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 1
Intercom 0
Fireplaces 1
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OUU		1	1965				248
0	FLA	12: ABOVE AVERAGE WOOD	1	1965	Y			500
0	FLA	12: ABOVE AVERAGE WOOD	1	1965	Y			430
0	OUU		1	1965				100

0	OPF		1	1952					217
0	FLA	1:WD FRAME	1	1952					150
1	FLA	12:ABOVE AVERAGE WOOD	1	1952	N	Y	0.00	0.00	1,054
2	OPX		1	1952			0.00	0.00	248
3	PTO		1	1952					4,843
4	FLA	12:ABOVE AVERAGE WOOD	1	1952	N	Y	0.00	0.00	100
5	FLA	12:ABOVE AVERAGE WOOD	1	1965	Y				432
6	OPU		1	1952			0.00	0.00	34
7	FLA	12:ABOVE AVERAGE WOOD	1	1952	N	Y	0.00	0.00	1,054

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	602 SF	31	14	1999	2000	3	50
2	FN2:FENCES	1,320 SF	220	6	1980	1981	4	30
3	PT5:TILE PATIO	1,849 SF	0	0	1991	1992	4	50
4	PT2:BRICK PATIO	306 SF	0	0	1975	1976	4	50
8	WF2:WATER FEATURE	1 UT	0	0	1993	1994	1	20
9	AC2:WALL AIR COND	1 UT	0	0	1985	1986	2	20
10	AC2:WALL AIR COND	2 UT	0	0	1994	1995	2	20

Appraiser Notes

CABANA HAS A FULL BATH
12-04-03-SKI OFFERED FOR \$3,650,000.BY SOTHEBY,S ON 12-04-03, 6/5.5 HAS 2 GUEST HOUSES AND STAFF QUARTERS.
2006-12-15 MLS OFFERING \$3,700,000 CASA PALMERA 5/5.5 COMPLETELY RESTORED TOP TO BOTTOM DADE CO PINE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	B94-0243	01/01/1994	11/01/1994	1,200 Residential	LILLY POND
2	96-0418	01/01/1996	08/01/1996	1,000 Residential	ELECTRIC
5	00-0027	01/24/2000	07/26/2000	2,036 Residential	RESURFACE POOL
3	00-3166	11/07/2000	11/16/2000	15,000 Residential	PLUMBING
4	00-0026	01/19/2000	07/26/2000	5,000 Residential	REMOVE WOOD DECKING/RENOV
6	07-2690	06/06/2007	07/11/2007	7,333 Residential	INSTALL 450 SF OF COOLEY C-3 SINGLE PLY & 325 SF OF V-CRIMP

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
2011	536,244	55,837	720,788	1,312,869	1,312,869	0	1,312,869
2010	547,941	57,135	666,801	1,271,877	896,180	25,000	871,180
2009	616,469	58,434	903,886	1,578,789	872,619	25,000	847,619
2008	566,943	59,732	1,021,250	1,647,925	871,747	25,000	846,747
2007	688,152	50,883	1,021,250	1,760,285	846,356	25,000	821,356
2006	1,176,804	51,996	913,750	2,142,550	759,730	25,000	734,730
2005	1,271,367	46,785	438,600	1,756,752	801,663	25,000	776,663
2004	638,286	50,444	438,600	1,127,330	778,314	25,000	753,314
2003	723,391	51,703	290,250	1,065,344	763,802	25,000	738,802
2002	545,494	52,961	290,250	888,705	745,901	25,000	720,901
2001	391,109	52,796	290,250	734,155	734,155	25,000	709,155
2000	435,160	53,499	220,375	709,033	709,033	0	709,033
1999	454,344	55,280	220,375	729,999	693,348	25,000	668,348
1998	408,844	50,495	220,375	679,714	679,714	25,000	654,714
1997	305,948	36,847	198,875	541,669	541,669	0	541,669
1996	284,094	35,305	198,875	518,275	518,275	0	518,275
1995	120,807	18,444	198,875	338,126	338,126	25,000	313,126
1994	98,217	13,545	198,875	310,637	310,637	0	310,637
1993	98,750	11,387	198,875	309,012	309,012	0	309,012
1992	122,450	11,690	198,875	333,015	333,015	0	333,015
1991	122,450	12,020	198,875	333,345	333,345	0	333,345
1990	134,695	13,555	153,188	301,438	301,438	0	301,438
1989	122,450	12,626	150,500	285,576	285,576	0	285,576
1988	84,005	9,863	139,750	233,618	233,618	0	233,618
1987	82,836	10,083	93,520	186,439	186,439	0	186,439
1986	83,235	10,304	90,107	183,646	183,646	0	183,646
1985	80,598	10,544	55,944	147,086	147,086	0	147,086
1984	75,242	10,766	55,944	141,952	141,952	0	141,952
1983	75,242	10,987	55,944	142,173	142,173	0	142,173
1982	76,767	11,227	55,944	143,938	143,938	0	143,938

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
3/5/2010	2460 / 18	1,769,000	WD	02

12/2/1999	1608 / 1124	770,000	WD	Q
3/1/1997	1445 / 1546	735,100	WD	Q
12/1/1995	1383 / 1518	725,000	WD	Q
3/1/1993	1250 / 2324	365,000	WD	Q
3/1/1992	1205 / 1421	285,000	WD	Q
12/1/1981	845 / 949	200,666	WD	Q

This page has been visited 18,406 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., April 19, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance - 906 Johnson Street (RE# 00058740-000000) - A request for variances to building coverage and impervious surface ratio to construct a carport in the SF zoning district per Section 90-391, Section 122-238(4)a.2 and Section 122-238(4)b.1 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Variance - 906 Johnson Street (RE# 00058740-000000) - A request for variances to building coverage and impervious surface ratio to construct a carport in the SF zoning district per Section 90-391, Section 122-238 (4)a.2 and Section 122-238(4)b.1 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Robert L Delaune, Architect	Owner:	Lawrence Carter
Project Location:	906 Johnson	Date of Hearing:	Thursday, April 19, 2012
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Smith at cesmith@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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Monroe County, Florida

906 Johnson

Printed: Mar 01, 2012

DISCLAIMER: 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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 SHULTZ SANDY W AND SHELLEY L	1021 JOHNSON ST		KEY WEST	FL	33040-4825	
2 WOODWARD ROBERT G AND ELIZABETH A	1000 JOHNSON ST		KEY WEST	FL	33040	
3 TRAMMELL JANE W TRUST 7/15/1992	901 JOHNSON ST		KEY WEST	FL	33040	
4 ROBINSON NIKKI SOLITA	1012 JOHNSON ST		KEY WEST	FL	33040	
5 CARTER LAWRENCE	PO BOX 906		KEY WEST	FL	33040	
6 BUCKHEIM RICHARD A	900 JOHNSON ST		KEY WEST	FL	33040	
7 KAUFELT DAVID A AND LYNN H	900 FLAGLER AVE		KEY WEST	FL	33040	
8 CASA MARINA OWNER LLC	811 SEMINOLE ST		KEY WEST	FL	33040	
9 NICOWSKI HENRY AND JANICE B REV LIV TR 5/4/2004	1003 CASA MARINA CT		KEY WEST	FL	33040	
10 BEHMKE MICHAEL R AND MEGAN K	201 FRONT ST	STE 101	KEY WEST	FL	33040	
11 WILSON CHARLOTTE M	1007 CASA MARINA CT		KEY WEST	FL	33040	
12 MONROE COUNTY	500 WHITEHEAD ST		KEY WEST	FL	33040	
13 LUJAN LAUREN L	903 CASA MARINA CT		KEY WEST	FL	33040	
14 REIMER TIMOTHY S	500 SOUTH 33RD ST		WEST DES MOIN	IA	50265	
15 EVANS PEYTON BIBB	1507 GRINNELL ST		KEY WEST	FL	33040	
16 HAMMOND JOHN B AND KAREN B	2200 LAKE ANGELUS SHRS		LAKE ANGELUS	MI	48326-1042	
17 SEMICH J WILLIAM	915 JOHNSON ST		KEY WEST	FL	33040-4745	
18 DIBERT SUSANNE K AND SAMUEL C	13716 WINTERBERRY RDG		MIDLOTHIAN	VA	23112-4949	
19 HASKINS LINDA DE LONG L/E	908 FLAGLER AVE		KEY WEST	FL	33040	
20 WOLKOWSKY DAVID W LIV TR	PO BOX 1429		KEY WEST	FL	33041-1429	
21 JOHNSON FAMILY TRUST 08/20/1993	4677 HAMMOCK CIR		DELRAY BEACH	FL	33445-5318	
22 SLAVEN JAMES ANDREW	21127 SHURLEY DR		GROSSE ILE	MI	48138	