

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



To: Chairman and Planning Board Members

From: Carlene Smith, LEED Green Associate, Planner II

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: October 16, 2014

Agenda Item: **Variance – 1004 Kennedy Drive (RE # 00065640-000301; AK # 1068446)** – A request for variance to minimum side yard setback for the addition of a pitched roof to an existing bank building on property located within the General Commercial (CG) Zoning District pursuant to Sections 90-395 and 122-420(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is proposing an addition of two 7/12 pitched roofs and cosmetic changes to an existing bank building.

Applicant: Benny Lowe, Conch Construction LLC

Property Owner: Southernmost Federal Credit Union

Location: 1004 Kennedy Drive (RE # 00065640-000301; AK # 1068446)

Zoning: General Commercial (CG) Zoning District

Background:

The existing non-conforming commercial structure is located within the right side yard setback requirements as permitted in the CG zoning district. The applicant is proposing to install a 7/12 pitched metal roof in order to increase the new roof line. The applicant is also proposing cosmetic changes to the existing entry porch columns. The need for the variance for side yard setback is triggered due to the expansion of the building envelope with the proposed pitched roof. The proposed pitched roof does not exceed the building height requirement. The new attic area will be located on the left side of the structure under the proposed secondary pitched roof. The attic space will be used for the sole purpose of storing holiday decorations.



Relevant CG Zoning District Dimensional Requirements: Code Section 122-420				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum density	16 dwelling units per acre	Commercial	Commercial	No change
Maximum floor area ratio	0.8	.34	.35	Conforming
Maximum height	40 feet	12'6"	23'10"	Conforming
Maximum building coverage	40%	30.8% (2,548 sf)	30.8% (2,548 sf)	Conforming
Maximum impervious surface	60%	92.5% (7,656 sf)	92.5% (7,656 sf)	No change
Minimum lot size	15,000 SF	8,262 SF	8,262 SF	n/a
Minimum front setback	15 feet (10% lot depth)	63'	63'	Conforming
Minimum right side setback	15 feet	0'	0'	Variance Required Increasing building envelope
Minimum left side setback	15 feet	12.9'	12.9'	No change
Minimum rear setback	15 feet (10% lot depth)	22'	22'	Conforming

Process:

Development Review Committee Meeting:

July 24, 2014

Planning Board Meeting:

October 16, 2014

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 structure is legally nonconforming to right side yard setback. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The nonconforming right side yard setback is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, due to the expansion of the building envelope the request for the variance is generated from specific actions initiated by the applicant.

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.**

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, allowing the expansion of the building envelope would confer special privileges upon the applicant.

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 variance approval. Therefore, hardship conditions do not exist. Denial of the requested variance would not deprive the Applicant of rights commonly enjoyed by other properties in the CG Zoning District.

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, they are the minimum necessary to accommodate the request.

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.**

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or 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.**

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.

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

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

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

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

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

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

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed April 11, 2014 by Peter Pike, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the addition of the 7/12 pitched roof to the existing bank building.
2. The attic area shall not be used as habitable space but for storage only.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Condition to be completed prior to the issuance of certificate of occupancy:

4. Applicant shall install gutters on the roof eaves and direct downspouts back onto the property and into the stormwater drainage system.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-___**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCE TO MINIMUM RIGHT SIDE YARD SETBACK ON PROPERTY LOCATED AT 1004 KENNEDY DRIVE (RE # 00065640-000301; AK # 1068446) IN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-420(6)B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to add a 7/12 pitched roof to an existing bank building on property located at 1004 Kennedy Drive (RE # 00065640-000301; AK # 1068446); and

WHEREAS, the existing structure is currently nonconforming to the minimum right side yard setbacks within the General Commercial (CG) Zoning District; and

WHEREAS, Section 122-420 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum side yard setback is 15 feet or ten percent of lot width up to a maximum of 20 feet, whichever is greater; and

WHEREAS, the existing right side yard setback is 0 feet; and

WHEREAS, the applicant requests variance to the minimum right side yard setback; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 16, 2014; 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 land,

_____ Vice-Chairman

_____ Planning Director

structures or buildings in the same district; and

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

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

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

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

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

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

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

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

Section 2. An approval by Resolution of the Key West Planning Board for minimum right side yard setback variance in order to add a 7/12 pitched roof to an existing bank building per the attached plans signed and sealed April 11, 2014 by Peter Pike, Registered Architect, on property located at 1004 Kennedy Drive (RE # 00065640-000301; AK # 1068446) in the CG Zoning District pursuant to Sections 90-395 and 122-420(6)b. of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed April 11, 2014 by Peter Pike, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the addition of the 7/12 pitched roof to the existing bank building.
2. The attic area shall not be used as habitable space but for storage only.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Condition to be completed prior to the issuance of certificate of occupancy:

4. Applicant shall install gutters on the roof eaves and direct downspouts back onto the property and into the stormwater drainage system.

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

_____ Vice-Chairman

_____ Planning Director

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 this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

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

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of October 2014.

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

Sam Holland, Jr., Planning Board Vice-Chairman Date

Attest:

Donald Leland Craig, AICP, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

_____ Vice-Chairman

_____ Planning Director

Application



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

RECEIVED

JUN 30 2014

**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: 1004 KENNEDY DR KEYWEST, FL 33040

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

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: BENNY LOWE w/ CONCH CONSTRUCTION LLC

Mailing Address: 3528 ETOLE AVE

City: KEY WEST, State: FL Zip: 33040

Home/Mobile Phone: 305 942-9853 Office: _____ Fax: _____

Email: BLOWE1313@GMAIL.COM

PROPERTY OWNER: (if different than above)

Name: SOUTHERN MOST FEDERAL CREDIT UNION (GLADYS BETHEL CEO)

Mailing Address: P.O. Box 1677

City: KEY WEST, State: FL Zip: 33040

Home/Mobile Phone: 305 797 5330 Office: 305 296 6568 Fax: 305 296-7341

Email: GLADYS@SMFCU.NET

Description of Proposed Construction, Development, and Use: ADDITION OF 7/12 PITCHED ROOF TO EXISTING CMU STRUCTURE, COSMETIC CHANGE TO EXISTING ENTRY PORCH COLUMNS. COMMERCIAL USE.

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

A HEIGHT VARIANCE IS BEING REQUESTED TO INSTALL A 7/12 PITCHED ROOF.

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

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	CG			
Flood Zone	AE (EL 8)			
Size of Site	8,270 SQ FT			
Height		12' 6"	24' 3"	HEIGHT VARIANCE
Front Setback		63'	ALL TO REMAIN	ALL TO REMAIN
Side Setback		0'		
Side Setback		12.9'		
Street Side Setback				
Rear Setback		22"		
F.A.R.		.308		
Building Coverage		30.8 % (2,548)		
Impervious Surface		92.5 % (7,656)		
Parking		7		
Handicap Parking		1		
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.

INSTALL NEW 7/12 PITCHED METAL ROOF NOT TO EXCEED THE SURROUNDING BUILDINGS HEIGHT.

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

SMFCU'S DESIRE FOR A NEW ROOF LINE.

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.

BUILDING HEIGHT WILL NOT EXCEED CITY BUILDING HEIGHT REQUIREMENTS, OR SURROUNDING BUILDING HEIGHTS.

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.

SMFCU JUST WISHES TO INCREASE THE HEIGHT OF THE ROOF LINE, ALL OTHER SETBACKS TO REMAIN THE SAME.

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

ONLY HEIGHT VARIANCE IS REQUESTED.

City of Key West • Application for Variance

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

BUILDING ENVELOPE TO REMAIN THE SAME, EXCEPT FOR
A NEW 7/12 PITCHED METAL ROOF.

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.

OCCUPANCY TYPE AND BUSINESS ^{USE} ARE TO REMAIN THE SAME.

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 entity)

I, BENNY LOWE, in my capacity as CONTRACTOR
(print name) *(print position; president, managing member)*
of CONCH CONSTRUCTION LLC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1004 KENNEDY DR KEY WEST, FL 33040
Street Address of Subject property

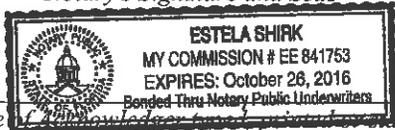
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, 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 02-30-14 by
date
BENNY LOWE
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



Estela Shirk

Name [Signature]
Name of Authorized Representative (typed, printed or stamped)

Commission Number, if any

[Handwritten mark]

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, GLADYS C. BETHEL as
Please Print Name of person with authority to execute documents on behalf of entity

MANAGER of SOUTHERNMOST FEDERAL CU
Name of office (President, Managing Member) Name of owner from deed

authorize BENNY LOWE PRESIDENT CONCH CONSTRUCTION
Please Print Name of Representative

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

Gladys C. Bethel, manager
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 30th June 2014 by
date

Gladys C. Bethel
Name of Authorized Representative

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

Estela Shirk
Notary's Signature and Seal ESTELA SHIRK

ESTELA SHIRK
MY COMMISSION # EE 841753
EXPIRES: October 26, 2016
Bonded thru Notary Public Underwriters
Name of Notary Public Underwriter

Commission Number, if any



National Credit Union Administration Research A Credit Union

CREDIT UNION INFORMATION

[New Search](#)

Charter Number:	9105
Credit Union Name:	SOUTHERNMOST
Credit Union Type:	FCU - Federally Insured
Status:	Active
Corporate Credit Union:	No
Year Chartered:	1954
Date Insured:	1/4/1971
Region:	Region III - Atlanta
Charter State(State Credit Union Only):	N/A
Field Of Membership Type:	Multiple common bond - primarily federal, state, local government
Low Income Designation:	No
Member of FHLB:	No
Assets:	\$11,997,652
Peer Group:	3 - \$10,000,000 to less than \$50,000,000
Number of Members:	1,891

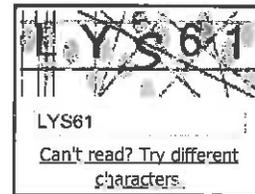
CONTACT INFORMATION

Address:	1004 Kennedy Dr
City, State Zip code:	Key West, FL 33040-4019
Country:	United States
County:	Monroe
Phone:	(305) 296-6568
Web Site URL:	http://www.smfcu.net
Manager/CEO:	Gladys C Bethel

Financial Performance Report (FPR): [Request FPR](#)

Request a Call Report: June-2014 [Get Call Report PDF file](#)

Request a Profile: Current profile [Get Profile PDF file](#)



Enter the characters then click Get Call Report PDF or Get Profile PDF

Call Report and Profile forms use the PDF file format. You may download a free PDF viewer from the Adobe web site.

Deed

RCD Sep 25 2000 10:10AM
DANNY L KOLHAGE, CLERK

Prepared by and return to:
Browning, Eden, Sireci & Klitenick, P.A.
402 Appelrouth Lane
Key West, Florida 33040

DEED DOC STAMPS 3290.00
09/25/2000 LP DEP CLK

File Number: RE00104
Parcel Identification No. 0006564

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 22nd day of September, 2000 between Thomas & Juliette's Jewelry & Gifts, Inc., a Florida corporation of the County of Monroe, State of Florida, grantor*, and SouthernMost Federal Credit Union whose post office address is P.O. BOX 1677, KEY WEST, FL 33041-1677 of the County of Monroe, State of Florida, grantee*,

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

A parcel of land on the Island of Key West and described as part of Parcel 14 of a Plat of Survey, recorded in Plat Book 3, at Page 35 of the Public Records of Monroe County, Florida and other lands, more particularly described by metes and bounds as follows:

Commence at the Northeast corner of said Parcel 14 and bear North 52°25'40" East, 46.04 feet to a point on the Westerly line of 13th Street; thence run South 43°57'50" East, along the Westerly line of 13th Street, 30.80 feet to a point; thence run South 33°01'50" East, along the Westerly line of 13th Street, 14.56 feet to the Point of Beginning of the parcel of land herein described; thence continue South 33°01'50" East, along said Westerly line of 13th Street, 54.62 feet to a point; thence South 52°25'40" West, 150 feet to a point; thence run North 36°23'24" West, 54.62 feet to a point; thence run North 52°29'31" East, 153.19 feet back to the Point of Beginning.

Property Address: 1000 Kennedy Drive, Key West, FL 33040

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

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

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

Signed, sealed and delivered in our presence:

Thomas & Juliette's Jewelry & Gifts, Inc., a Florida corporation

By: Thomas Gomez, Sr.
Thomas Gomez, Sr.
President

(Corporate Seal)



Witness Name: JAMES W. FRANK, JR.
Witness Name: Thomas J. Sireci, Jr.

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 22nd day of September, 2000 by Thomas Gomez, Sr., President of Thomas & Juliette's Jewelry & Gifts, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Thomas J. Sireci, Jr.
Notary Public

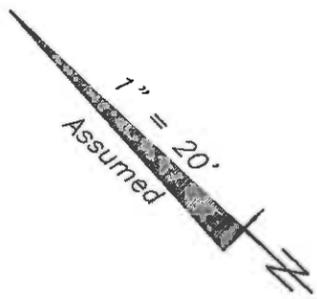
Printed Name: _____

My Commission Expires: _____

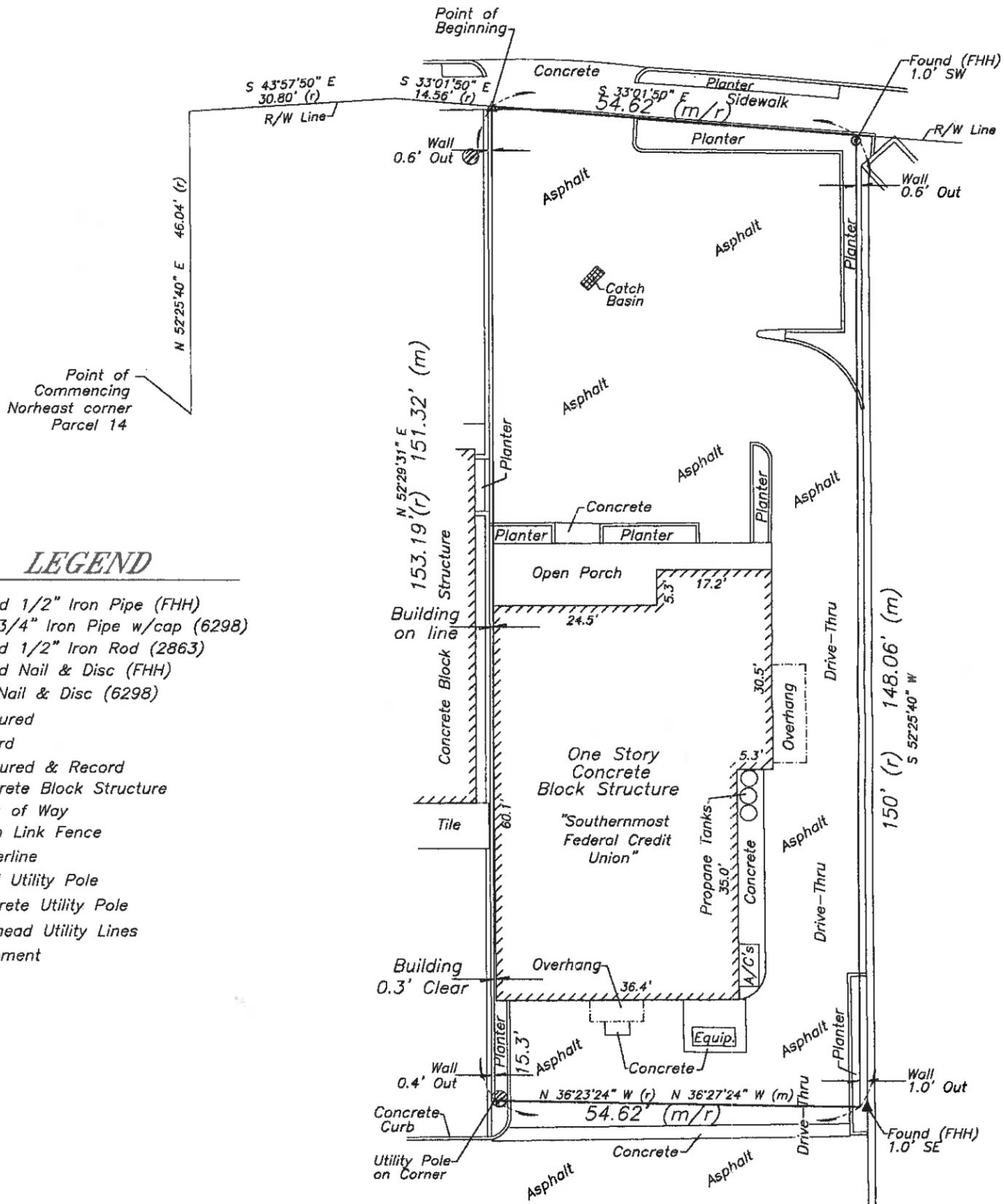


Survey

Boundary Survey Map of part of Parcel 14 Island of Key West, Florida



(aka 13th Street)
Kennedy Dr.
(R/W varies)



LEGEND

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (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
- Equip. Equipment

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #8298

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

Boundary Survey Report of part of Parcel 14
Island of Key West, Florida

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: 1004 Kennedy Drive, 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 Westerly R/W line of 13th St. as S 33°01'50" E.
8. Date of field work: June 27, 2014
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West and described as part of Parcel 14 of a Plat of Survey, recorded in Plat Book 3, at Page 35 of the Public Records of Monroe County, Florida and other lands, more particularly described by metes and bounds as follows:

Commence t the Northeast corner of said Parcel 14 and bear North 52°25'40" East, 46.04 feet to a point on the Westerly line of 13th Street; thence run South 43°57'50" East, along the Westerly line of 13th Street, 30.80 feet to a point; thence run South 33°01'50" East, along the Westerly line of 13th Street, 14.56 feet to the Point of Beginning of the parcel of land herein described; thence continue South 33°01'50" East, along said Westerly line of 13th Street, 54.62 feet to a point; thence South 52°25'40" West, 150 feet to a point; thence run North 36°23'24" West, 54.62 feet to a point; thence run North 52°29'31" East, 153.19 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Southernmost Federal Credit Union;

J. LYNN O'FLYNN, INC.


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

THIS SURVEY
IS NOT
ASSIGNABLE

June 30, 2014

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #8298

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

Site Plans

REVISIONS	DATE

PETER PIKE ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT: **SOUTHERNMOST FEDERAL CREDIT UNION**
1004 KENNEDY DRIVE, KEY WEST FLORIDA 33040

DRAWING TITLE: **SITE PLAN & DATA**

PROJECT NUMBER: **13.05**
DRAWN: **KSM**
CHECKED: **PMP**
DATE: **03-19-14**

SHEET # **A-1**

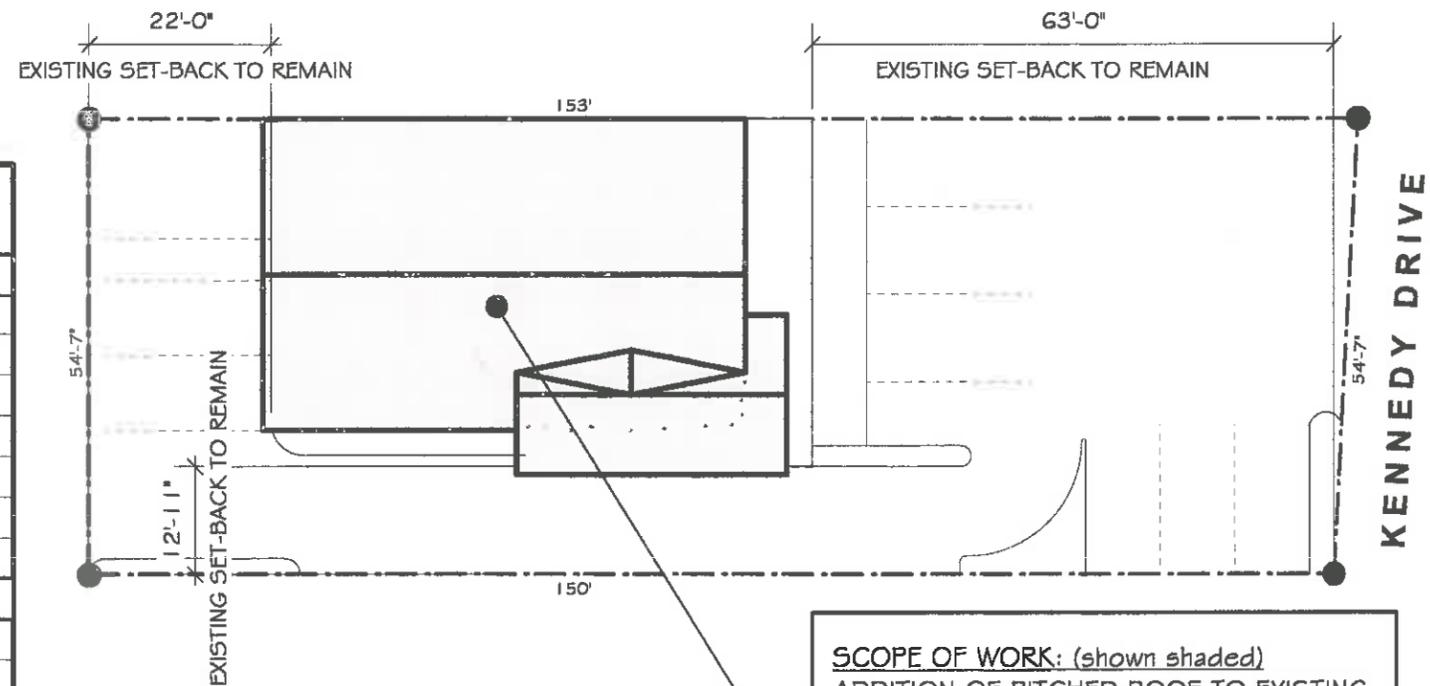
SITE DATA CG

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	CG		CG	
SITE AREA	8,270 SQ FT	15,000 SQ FT	EXIST. TO REMAIN	EXIST. TO REMAIN
BUILDING COV.	30.8% (2,548)	40% (2,920)		
IMPERV. RATIO	92.5% (7,656)	60% (4,962 SF)		
MIN. WIDTH	54.6'	150'		
MIN. DEPTH	150'	100'		
F.A.R.		.80		

INFORMATION BELOW IS SPECIFIC TO SUBJECT STRUCTURE(S) ONLY.

SETBACKS	EXISTING (SUBJECT STRUCT.)	REQ. PER LDR	NEW CONST.
FRONT	63'	15' (10% LOT DEPTH)	EXIST. TO REMAIN
REAR	22'	15' (10% LOT DEPTH)	EXIST. TO REMAIN
SIDE	0'	5.5' (10% LOT WIDTH)	EXIST. TO REMAIN
SIDE	12.9'	5.5' (10% LOT WIDTH)	EXIST. TO REMAIN
BUILDING HT.	12'-6"	25'	23'-10"
PARKING	10		EXIST. TO REMAIN

FLOOD INSURANCE RATE MAP ZONE:



SCOPE OF WORK: (shown shaded)
ADDITION OF PITCHED ROOF TO EXISTING CMU STRUCTURE, COSMETIC CHANGE TO EXISTING ENTRY PORCH COLUMNS.

NOTE:
DRIVE THROUGH TO REMAIN CLEAR DURING CONSTRUCTION PHASE.

PROJECT APPROVALS:

ITEM	DATE	APPROVAL # MEETING HELD
H.A.R.C.		
BOARD OF ADJUSTMENT		
DEV. REVIEW COMMITTEE		
CITY OF KEY WEST DEV. AGREEMENT		
KEY WEST BUILDING DEPARTMENT		



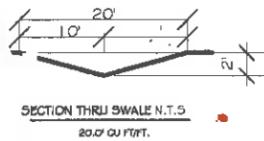
1 SITE PLAN
A-1 Scale: 1" = 20 ft

SOUTHERNMOST FEDERAL CREDIT UNION

1004 KENNEDY DRIVE KEY WEST, FLA.

NEW CONST. SWALE CALCULATIONS

LOT SIZE.....	7500 SQ. FT.
IMPERVIOUS AREA.....	2666 SQ. FT. (EXIST. BUILDING COVERAGE)
% IMPERVIOUS.....	36% (EXIST. IMPERVIOUS)
NEW DISTURBED AREA IMPER	15
ROOF	500
STAIR	N.A.
HARD WKS	N.
TOTAL	500 FT.
CUBIC FT REQUIRED 500 X 2.5/12 =	105 CU FT.
CUBIC FT SUPPLIED.....	120 CU FT. (6' X 20' SWALE)



SCOPE OF WORK:
ADDITION OF PITCHED ROOF TO EXISTING CMU STRUCTURE, COSMETIC CHANGE TO EXISTING ENTRY PORCH COLUMNS.

SITE NOTES

LEGAL DESCRIPTION:

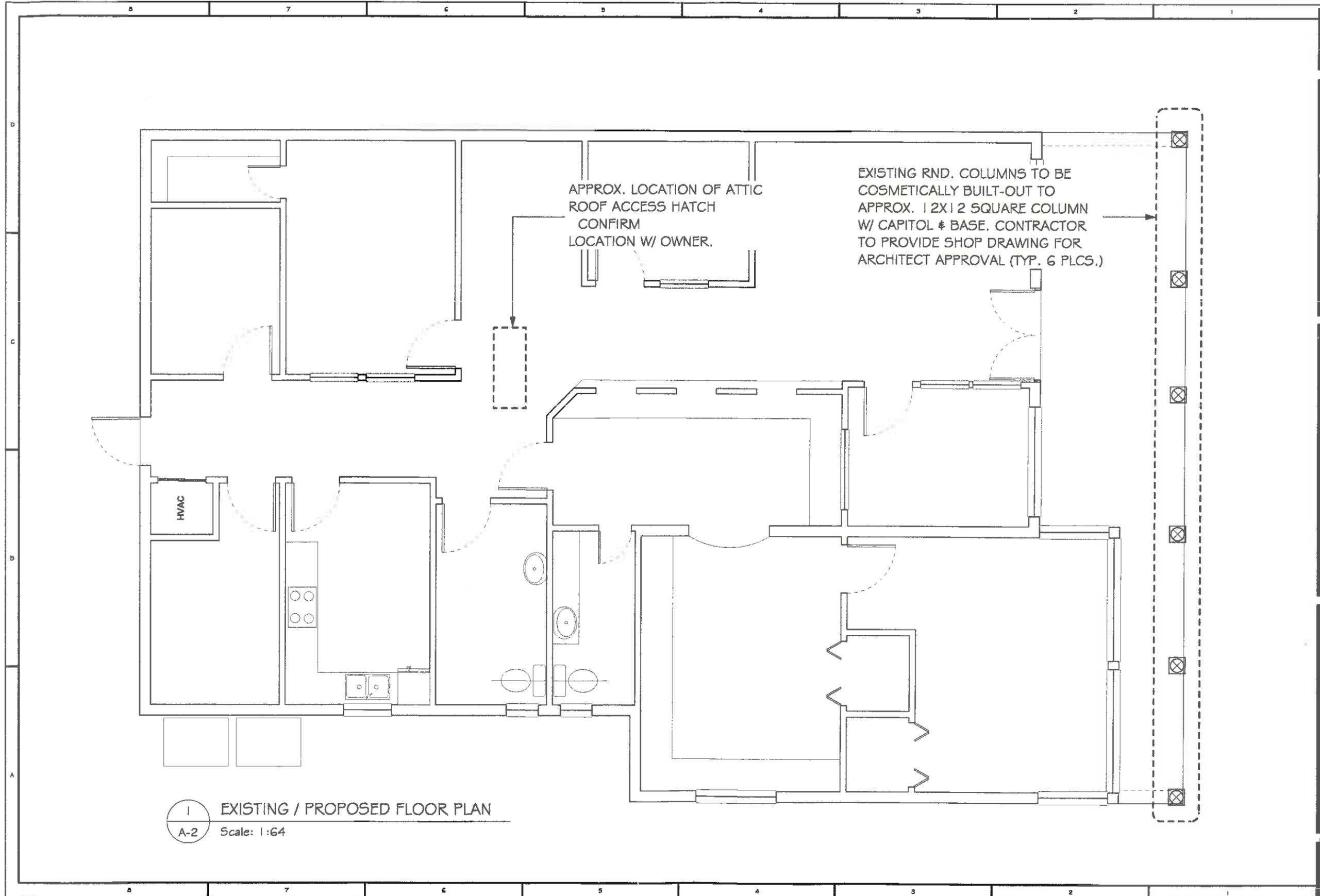
INDEX OF DRAWINGS	
A-1 SITE PLAN / DATA	A-4 ELEVATIONS
A-2 FLOOR PLAN	A-2 ROOF / TRUSS PLAN
A-3 ELEVATIONS	A-3 TRUSS SECTIONS & DETAILS

DESIGN NOTES:

THIS STRUCTURE DESIGNED TO MEET 180 MPH. WIND LOADING A.S.C.E. 07-10 REQUIREMENTS FLOOR LIVE LOAD 40 LBS/SQ. FT

SEAL - ARCHITECT

[Signature]



1 EXISTING / PROPOSED FLOOR PLAN
 A-2 Scale: 1:64

REVISIONS:	DATE



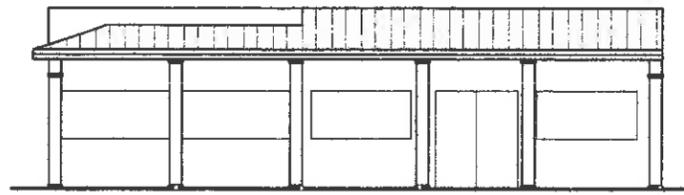
471 US HIGHWAY 1
 SUITE 101
 KEY WEST FLORIDA
 33040

PROJECT:
 SOUTHERNMOST
 FEDERAL CREDIT UNION
 1004 KENNEDY DRIVE, KEY WEST FLORIDA 33040

DRAWING TITLE:
 EXISTING / PROPOSED
 FLOOR PLAN

PROJECT NUMBER:
 18.05
 DRAWN: KPM
 CHECKED: PMP
 DATE: 03-19-14

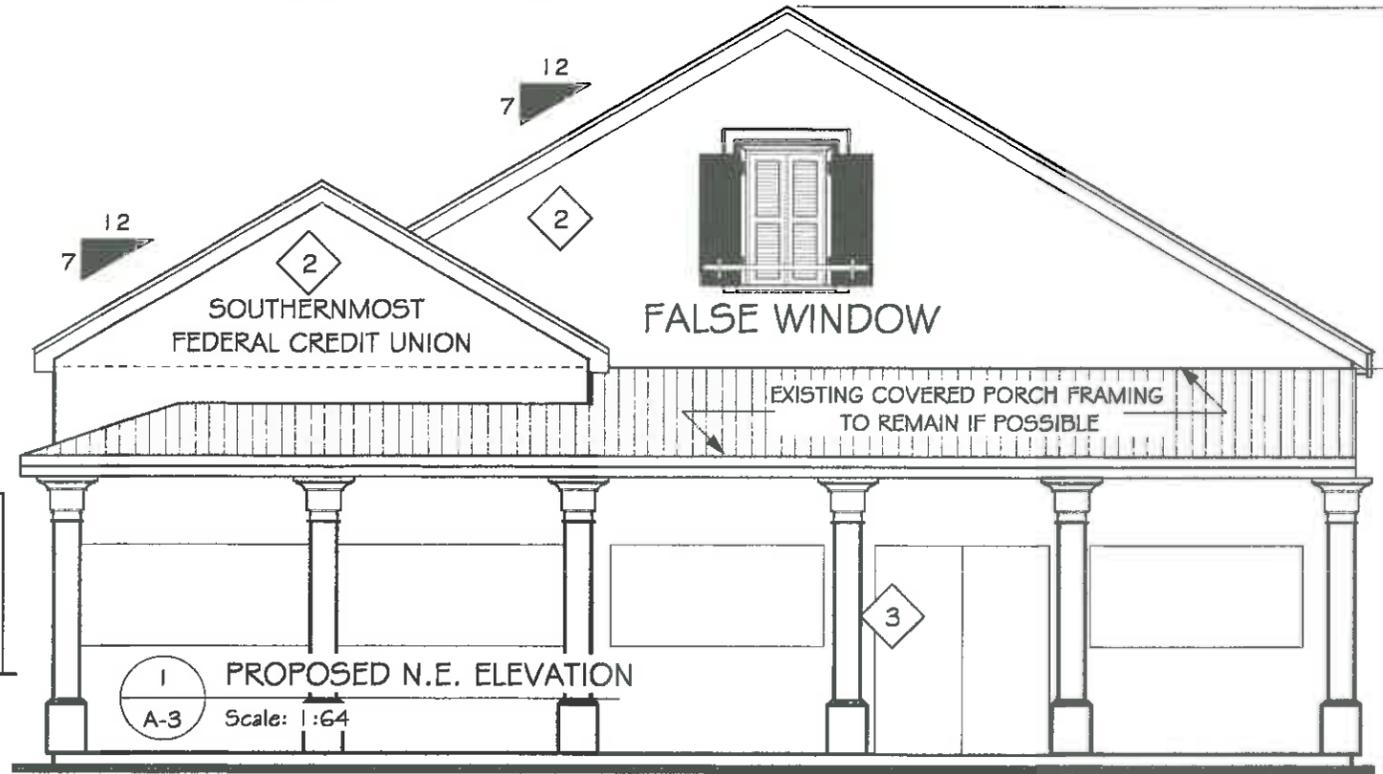
SHEET #
 A-2



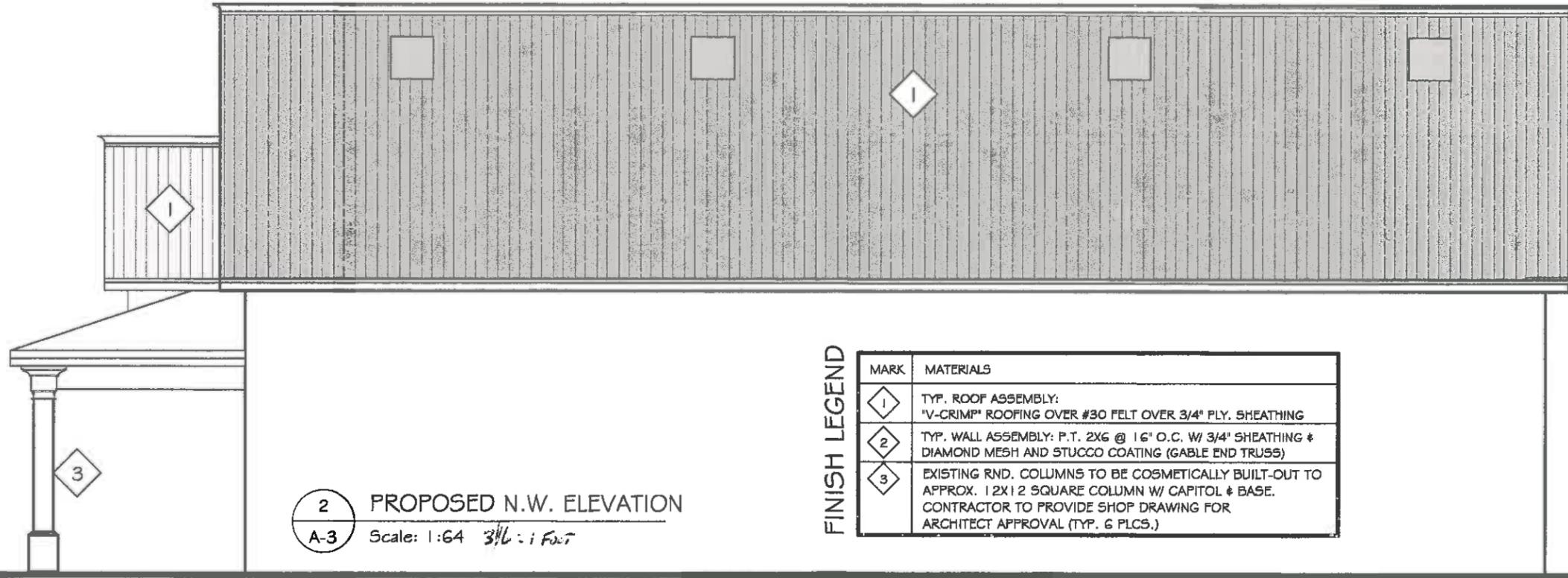
1-E EXISTING N.E. ELEVATION
A-3 Scale: 1:64



2-E EXISTING N.W. ELEVATION
A-3 Scale: 1:64



1 PROPOSED N.E. ELEVATION
A-3 Scale: 1:64



2 PROPOSED N.W. ELEVATION
A-3 Scale: 1:64 3/4" = 1 Foot

FINISH LEGEND

MARK	MATERIALS
1	TYP. ROOF ASSEMBLY: "V-CRIMP" ROOFING OVER #30 FELT OVER 3/4" PLY. SHEATHING
2	TYP. WALL ASSEMBLY: P.T. 2X6 @ 16" O.C. W/ 3/4" SHEATHING & DIAMOND MESH AND STUCCO COATING (GABLE END TRUSS)
3	EXISTING RND. COLUMNS TO BE COSMETICALLY BUILT-OUT TO APPROX. 12X12 SQUARE COLUMN W/ CAPITOL & BASE. CONTRACTOR TO PROVIDE SHOP DRAWING FOR ARCHITECT APPROVAL (TYP. 6 PLCS.)

NEW CONSTRUCTION

EXIST. STRUCTURE

24'-3" BUILDING HT.

NEW CONSTRUCTION

EXIST. STRUCTURE

24'-3" BUILDING HT.

REVISIONS: DATE



471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
335040

PROJECT:
SOUTHERNMOST
FEDERAL CREDIT UNION
1004 KENNEDY DRIVE, KEY WEST FLORIDA 33040

DRAWING TITLE:
ELEVATIONS

PROJECT NUMBER:
13.03

DRAWN: KSM
CHECKED: PMP
DATE: 03-18-14

SHEET #
A-3

REVISIONS	DATE



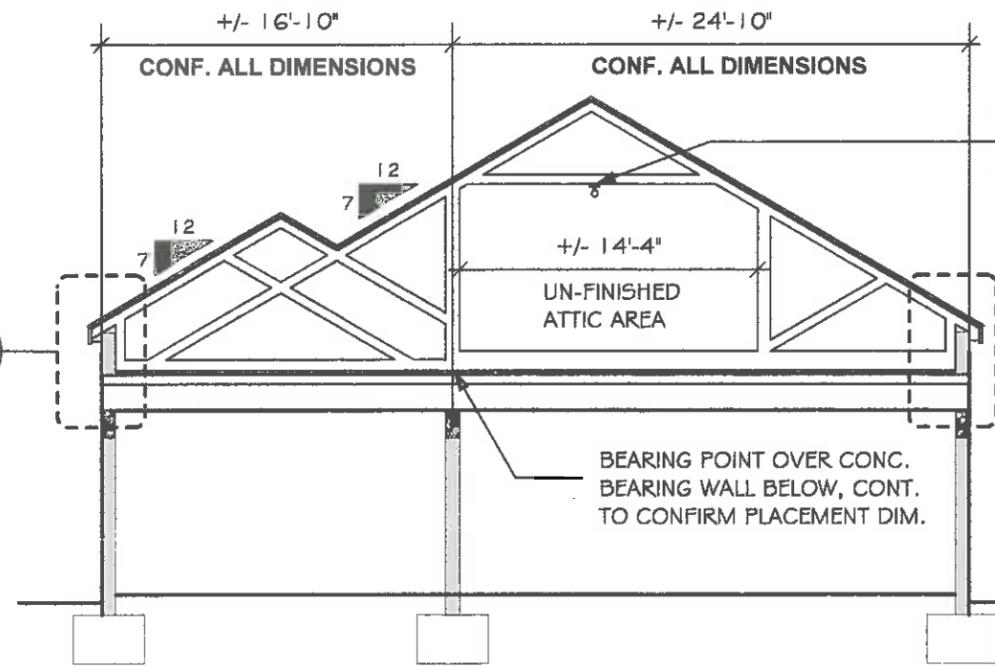
PETER PIKE
ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT: SOUTHERNMOST
FEDERAL CREDIT UNION
1004 KENNEDY DRIVE, KEY WEST FLORIDA 33040

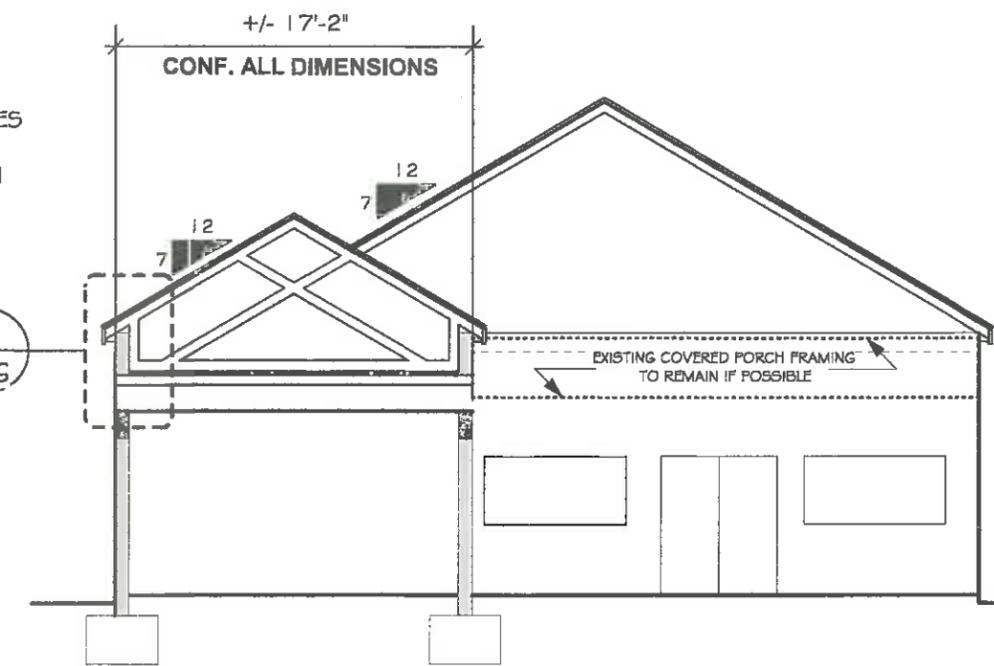
DRAWING TITLE:
TRUSS SECTIONS,
BEARING NOTES

PROJECT NUMBER:
13.05
DRAWN: KSM
CHECKED: PMP
DATE: 03-19-14

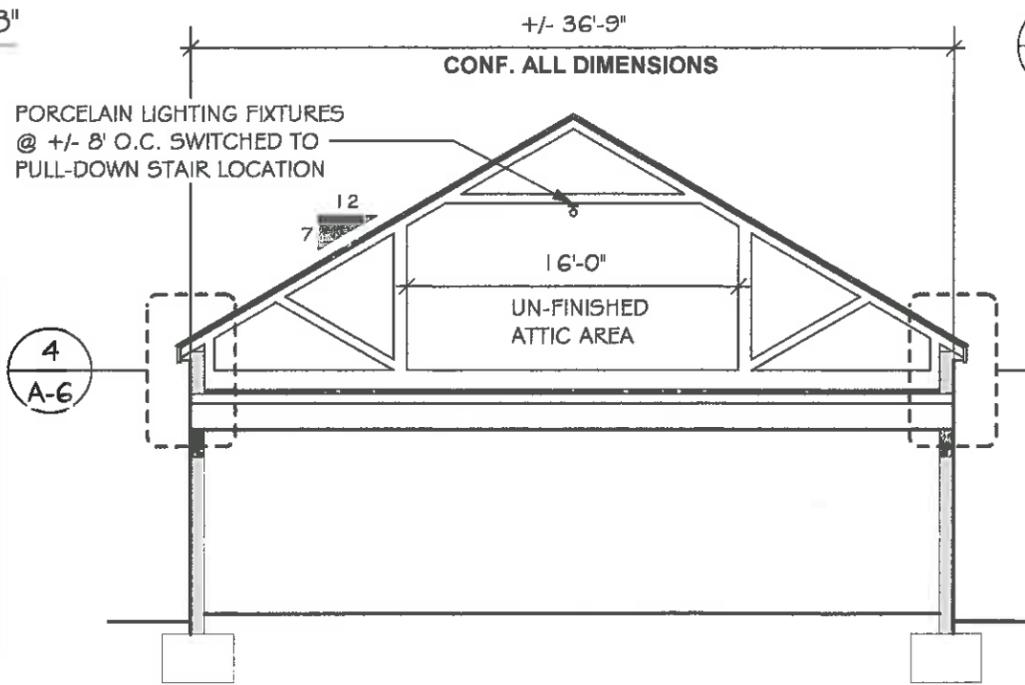
SHEET #
A-6



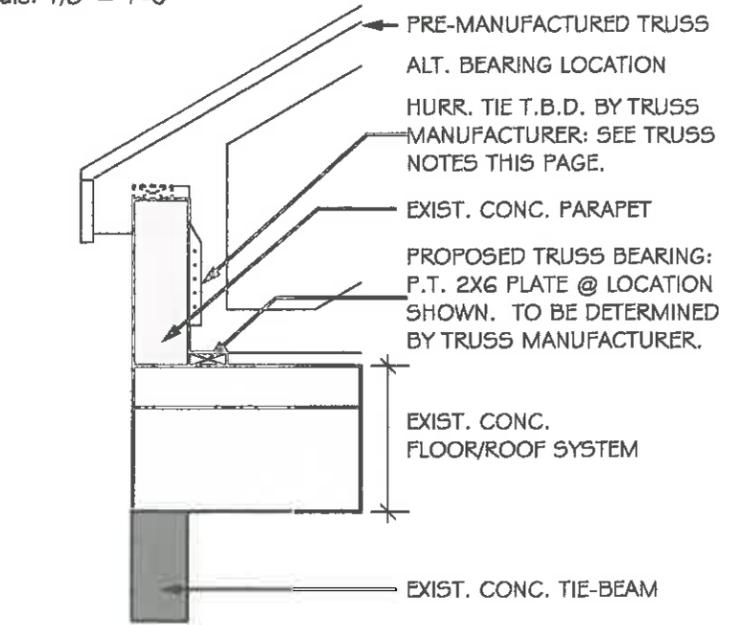
2 SCHEMATIC TRUSS SECTION "B"
A-6 Scale: 1/8" = 1'-0"



3 SCHEMATIC TRUSS SECTION "C"
A-6 Scale: 1/8" = 1'-0"



1 SCHEMATIC TRUSS SECTION "A"
A-6 Scale: 1/8" = 1'-0"



4 BEARING/HURR. TIE DETAIL
A-6 Scale: 1/2" = 1'-0"

TRUSS NOTES:
PREMANUFACTURED ROOF TRUSSES ALLOW FOR 180 M.P.H. WIND LOADING
ROOF TRUSS UPLIFT TO BE CALCULATED BY TRUSS SUPPLIER:
SIMPSON ETA 24 OR EQUAL (0-1000 LBS. UPLIFT)
SIMPSON PA28 OR EQUAL (1000-3500)
(2) SIMPSON PA28 OR EQUAL (3500-7000)
SEE ENGINEER IF UPLIFT EXCEEDS 7000 LBS.
ATTACH AT EACH END OF TRUSS MEMBERS
MANUFACTURER OF TRUSSES TO PROVIDE ENGINEERED / SEALED SHOP DRAWINGS PRIOR TO FABRICATION TO ARCHITECT FOR APPROVAL.

Site Photos





DRC
Minutes & Comments

Development Review Committee Minutes July 24, 2014 **FINAL**

6. **Variance – 1004 Kennedy Drive (RE # 00065640-000301; AK # 1068446)** – A request for variance to minimum side setbacks for the addition of a pitched roof to an existing bank building on property located within the Commercial General (CG) Zoning District pursuant to Sections 90-395 and 122-420(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the variance request.

The applicant, Benny Lowe, Conch Construction LLC, gave members an overview of the variance request.

DRC Member Comments:

ART IN PUBLIC PLACES: No comments

POLICE DEPARTMENT: No comments

HARC PLANNER: Ms. Torregrosa was concerned that the wall is on the property line and that might require something from the neighbors, and maybe the gutters are going to be on the neighbors' property.

PLANNING DIRECTOR: Mr. Craig ask for clarification on the attic, specifically, if there is a stairway to the attic area. Attic area can be considered as potential floor area unless it is open. He stated that the application would carry the condition that there be no access or lighting to the attic area if it is closed.

ENGINEERING: Ms. Ignaffo asked that the applicant please install gutters on the roof eaves, and direct downspouts back onto property and into the stormwater drainage system.

FIRE DEPARTMENT: Mr. Barroso asked that the applicant please make an appointment with the Fire department to discuss life safety issues and accessibility and setbacks before going to the Planning Board.

URBAN FORESTRY MANAGER: Ms. DeMaria wanted to ensure that during any demolition and construction the trees must be protected from damage.

KEYS ENERGY: (These comments were submitted but not read into the record.)

No objections. New construction may require meter center/riser to be upgraded. KEYS will need a full set of plans and a completed project review form.

7. **Variance – 614 Frances Street (RE # 00010650-000000, AK # 1010944)** – A request for variances to maximum building coverage and minimum front, side and rear setbacks for the renovation of a residence and construction of a new covered patio on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(4) and 122-630(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1068446 Parcel ID: 00065640-000301

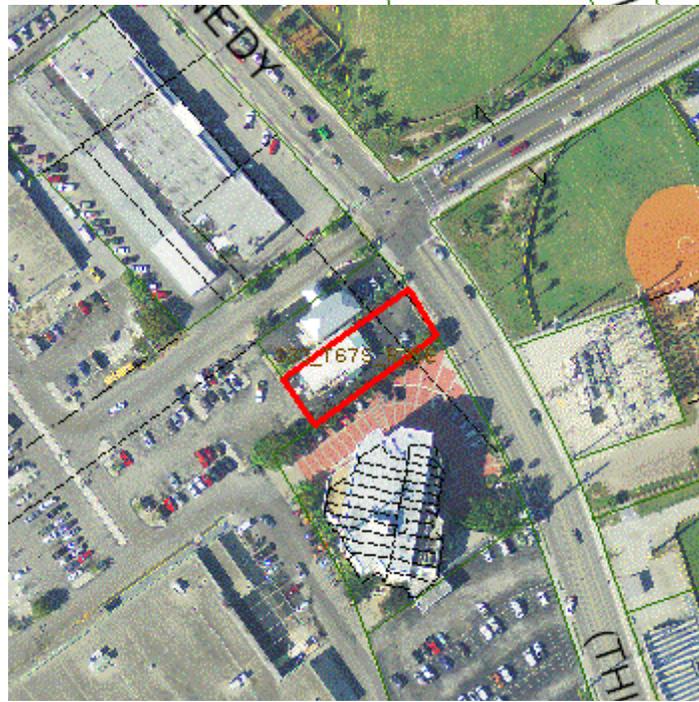
Ownership Details

Mailing Address:
SOUTHERNMOST FEDERAL CREDIT UNION
1004 KENNEDY DR
KEY WEST, FL 33040-4019

Property Details

PC Code: 23 - FINANCIAL INSTITUTIONS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-67-25
Property Location: 1004 KENNEDY DR KEY WEST
Legal Description: KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FL PT TR 14 PB3-35 & A
PARCEL OF LAND LYING SW'LY OF 13TH ST AC.188 OR423-655/656 OR423-888/889 OR628-556 OR919-912/913 OR1654-2026(LG)

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	54	153	8,262.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 2395
Year Built: 1969

Building 1 Details

Building Type
Effective Age 13
Year Built 1969
Functional Obs 0

Condition G
Perimeter 214
Special Arch 0
Economic Obs 0

Quality Grade 400
Depreciation % 15
Grnd Floor Area 2,395

Inclusions:

Roof Type
Heat 1
Heat Src 1

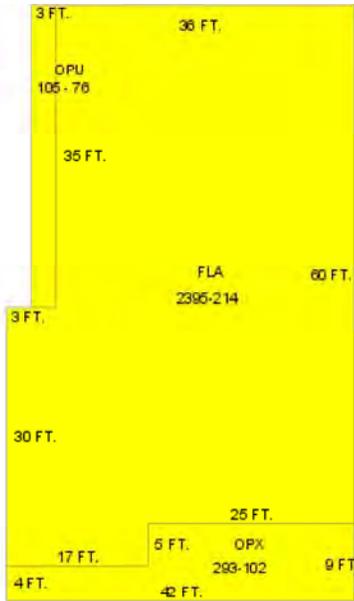
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 9

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					2,395
2	OPF		1	1990					293
3	OPU		1	2006					105

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
-------------	---------------------	------	--------	-----------	-----

5941 FINANC INSITUT-A- 100 Y Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1624	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	AP2:ASPHALT PAVING	3,234 SF	0	0	1979	1980	2	25
4	FN2:FENCES	180 SF	0	0	2000	2001	2	30

Appraiser Notes

TPP 8595042 - SOUTHERNMOST FEDERAL CREDIT UNION

6/14/01 2001 AUDIT PARCEL.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 06-3049	05/19/2006	08/11/2006	22,959	Commercial	INSTALL 28SQS OF COOLEY WHITE ROOFING
1 06-3117	05/23/2006	08/11/2006	9,400	Commercial	HANG 50 SHEETS OF DRYWALL
1 06-5179	09/11/2006	12/18/2006	2,400	Commercial	3' X 35' SLAB TO BE POURED NEXT TO BLDG ON DRIVETHRU SIDE
1 06-5395	09/27/2006	12/18/2006	12,000	Commercial	INSTALL 9 ACCORDIAN HURRICAN SHUTTERS
1 08-0401	04/03/2008		21,500	Commercial	INSTALL NEW 25 KW GENERATOR
1 10-3204	09/24/2010		0	Commercial	CHANGE OUT A 5-TON AIR HANDLER
1 10-3204	09/24/2010		0	Commercial	CHANGE OUT A 5 TON AIR HANDLER
1 08-3551	09/24/2008		2,000	Commercial	REPLACE 2.5 TON CONDENSER WITH EXISTING POWER AND STAND.
1 08-0401	04/03/2008		21,500	Commercial	INSTALL NEW 25 K.W. GENERATOR TO EXISTING 200 AMP SERVICE WITH THREE (3) 120 GAL. L.P. TANKS
1 08-0401	04/03/2008		21,500	Commercial	INSTALL THREE (3) 120 GAL L.O. TANKS & CONNECT TO 25 KW GENERATOR.
14-1306	04/03/2014		5,000	Commercial	REMOVE AND REPLACE 588SF OF FLOOR TILE
1 B941074	04/01/1994	12/01/1994	650	Commercial	STUCCO FRONT OF BUILDING
1 98-3584	11/15/1998	12/22/1998	2,500	Commercial	BUILD OUT
1 98-3598	11/13/1998	12/22/1998	100	Commercial	SECURITY ALARM
1 00-3750	12/11/2000	05/18/2001	240,000	Commercial	RENOVATIONS

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
2014	398,618	2,946	149,509	551,073	551,073	0	551,073
2013	398,618	2,965	149,509	551,092	551,092	0	551,092
2012	398,618	2,984	149,509	551,111	551,111	0	551,111
2011	434,517	3,009	299,018	736,544	736,544	0	736,544
2010	434,517	3,028	299,018	736,563	736,563	0	736,563
2009	439,512	3,047	257,551	700,110	700,110	0	700,110
2008	449,501	3,072	360,848	813,421	813,421	0	813,421
2007	329,489	3,091	413,100	745,680	745,680	0	745,680
2006	328,031	3,110	413,100	744,241	744,241	0	744,241
2005	313,769	3,135	330,480	647,384	647,384	0	647,384
2004	320,894	3,154	330,480	654,528	654,528	0	654,528
2003	320,894	3,173	152,351	476,418	476,418	0	476,418
2002	320,894	3,198	152,351	476,443	476,443	0	476,443
2001	188,477	6,703	206,550	401,730	401,730	0	401,730
2000	172,622	3,504	119,799	295,925	295,925	0	295,925
1999	169,294	3,560	119,799	292,653	292,653	0	292,653
1998	108,508	3,616	119,799	231,923	231,923	0	231,923
1997	108,508	3,672	103,275	215,455	215,455	0	215,455
1996	98,644	3,728	103,275	205,647	205,647	0	205,647
1995	98,644	3,784	103,275	205,703	205,703	0	205,703
1994	98,644	3,982	103,275	205,901	205,901	0	205,901
1993	98,644	4,180	103,275	206,099	206,099	0	206,099
1992	98,644	4,379	103,275	206,298	206,298	0	206,298
1991	98,644	4,577	103,275	206,496	206,496	0	206,496
1990	93,966	4,108	88,817	186,891	186,891	0	186,891
1989	93,966	4,381	86,751	185,098	185,098	0	185,098
1988	86,350	2,963	78,489	167,802	167,802	0	167,802
1987	84,676	3,137	74,358	162,171	162,171	0	162,171
1986	84,785	3,311	74,358	162,454	162,454	0	162,454
1985	78,488	1,214	30,216	109,918	109,918	0	109,918
1984	77,212	1,214	30,216	108,642	108,642	0	108,642
1983	77,212	1,214	30,216	108,642	108,642	0	108,642
1982	68,769	1,214	30,216	100,199	100,199	0	100,199

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
9/22/2000	1654 / 2026	470,000	WD	Q
8/1/1984	919 / 912	250,000	WD	U
2/1/1975	628 / 556	60,000	00	Q

This page has been visited 3,852 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
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 PM on October 16, 2014 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 – 1004 Kennedy Drive (RE # 00065640-000301; AK # 1068446) – A request for variance to minimum side yard setback for the addition of a pitched roof to an existing bank building on property located within the Commercial General (CG) Zoning District pursuant to Sections 90-395 and 122-420(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Carlene Smith, Planner II; E-mail: cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978;
Mail: PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance – A request for variance to minimum side yard setback for the addition of a pitched roof to an existing bank building on property located within the Commercial General (CG) Zoning District pursuant to Sections 90-395 and 122-420(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Applicant: Benny Lowe Owner: Southernmost Federal Credit Union

Location: 1004 Kennedy Drive (RE # 00065640-000301; AK # 1068446)

Date of Hearing: October 16, 2014 Time of Hearing: 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting 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: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance – A request for variance to minimum side yard setback for the addition of a pitched roof to an existing bank building on property located within the Commercial General (CG) Zoning District pursuant to Sections 90-395 and 122-420(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Applicant: Benny Lowe Owner: Southernmost Federal Credit Union

Location: 1004 Kennedy Drive (RE # 00065640-000301; AK # 1068446)

Date of Hearing: October 16, 2014 Time of Hearing: 6:00 PM

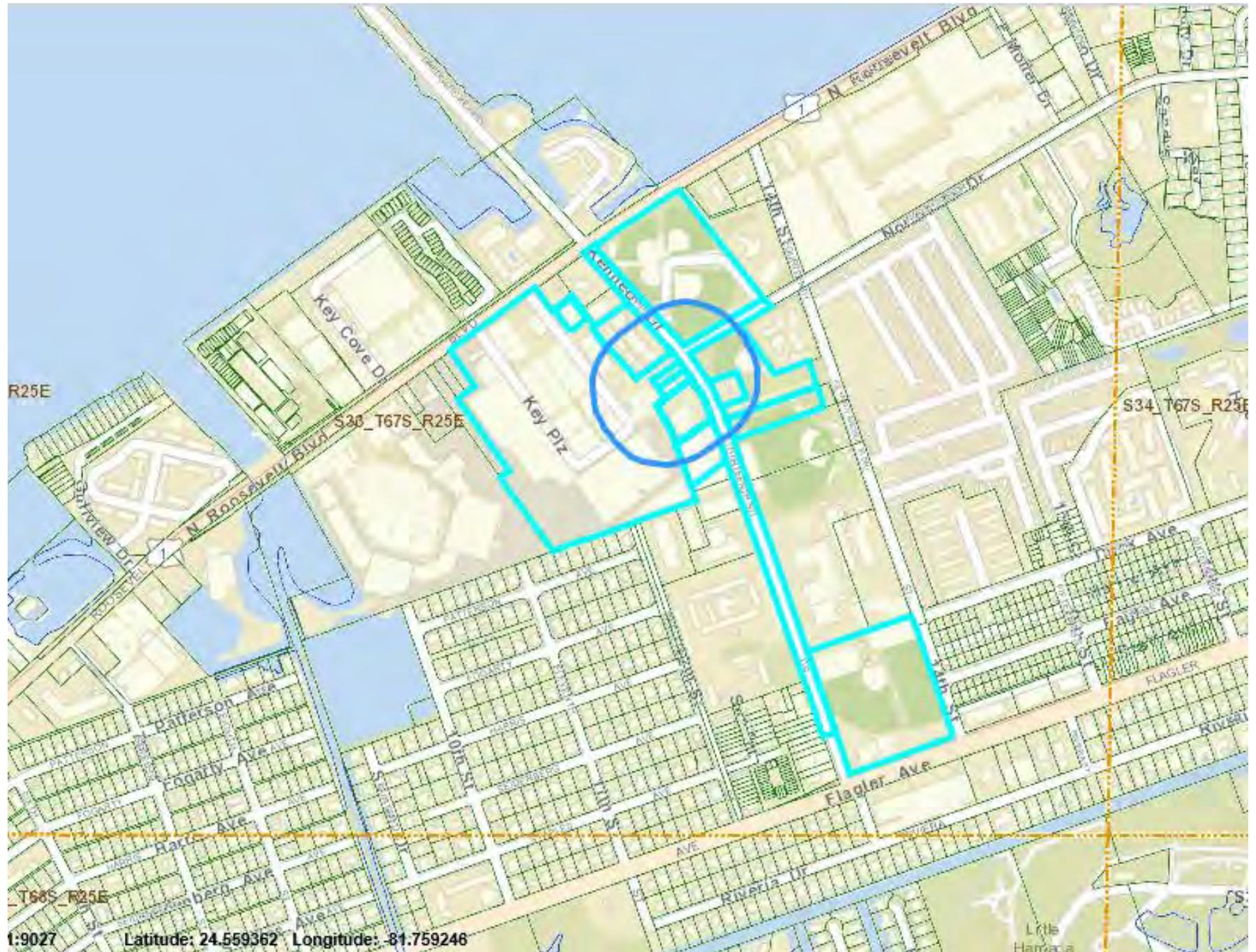
Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting 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: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Owner_Name	Address1	Address2	CITY	State	ZIP	
ALLISON JOHN R III		PO BOX 2129	KEY WEST	FL	33045-2129	
BLB OIL LLC		2116 SEIDENBERG AVE	KEY WEST	FL	33040-3729	
BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY FLA		241 TRUMBO RD	KEY WEST	FL	33040-6684	
FLORIDA KEYS AQUEDUCT AUTHORITY		1100 KENNEDY DR	KEY WEST	FL	33040-4021	
HEADRICK KAREN V		1010 KENNEDY DR STE 305	KEY WEST	FL	33040-4133	
IBERIABANK	C/O TAX DEPT RP	601 POYDRAS ST STE 2075	NEW ORLEANS	LA	70130-6019	
JEWELL CAMERON AND GERRI		1502 SOUTH ST	KEY WEST	FL		33040
KENNEDY BUILDING ASSOCIATES LLC		PO BOX 2039	KEY WEST	FL		33045
KENNEDY CTR 405-407 LLC		1010 KENNEDY DR, UNIT 401	KEY WEST	FL		33040
KEY WEST TELCO LLC		PO BOX 999	TAVERNIER	FL	33070-0999	
KEYS ISLAND PROPERTIES LLC		1201 SIMONTON ST	KEY WEST	FL	33040-3162	
KW1010		50 E SAMPLE RD STE 400	POMPANO BEACH	FL	33064-3552	
LUJAN A WAYNE AND ANDREA		98 DRIFTWOOD DR	KEY WEST	FL		33040
McCAR INVESTMENT CORPORATION		1 W CYPRESS TER	KEY WEST	FL	33040-6234	
MCIVOR HOLDINGS LLC		1010 KENNEDY DR STE 400	KEY WEST	FL	33040-4134	
MR ALEC ROSS INC		797 NE 206TH ST STE 22	MIAMI	FL	33179-2403	
MTC KEY PLAZA LIMITED PARTNERSHIP		50 TICE BLVD STE 320	WOODCLIFF LAKE	NJ	07677-7603	
PPBHT PARTNERSHIP		11382 PROSPERITY FARMS RD, STE	PALM BEACH GARDENS	FL		33410
PRUETT MARY F		PO BOX 763	ISLAMORADA	FL		33036
SOUTHERNMOST FEDERAL CREDIT UNION		1004 KENNEDY DR	KEY WEST	FL	33040-4019	
STRATEGIC HOLDINGS GROUP LTD		1010 KENNEDY DR, UNIT 402	KEY WEST	FL		33040
THE UTILITY BOARD OF THE CITY OF KEY WEST		1001 JAMES ST	KEY WEST	FL	33040-6935	