



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

To: Chairman and Planning Board Members
From: Brendon Cunningham, Senior Planner
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: January 23, 2014

Agenda Item: **Variations – 1008 Watson Street (RE# 00031280-000100, AK#8843224)**
- A request for variations to impervious surface ratio, front and rear-yard setback requirements in the HMDR zoning district per Sections 122-600 (4) b. and 122-600 (6) a. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To allow for the substantial renovation of a one and one-half story house to include a second-floor addition, rear porch and off-street parking requiring variations to impervious surface ratio, front and rear-yard setback requirements.

Applicant: Michael B. Ingram, mbi-k2m Architecture, Inc.

Property Owner: Robert Mansman & Michael Dutzer

Location: 1008 Watson Street, RE# 00031280-000100, AK#8843224

Zoning: Historic Medium Density Residential (HMDR) zoning district



BACKGROUND:

This historic structure is legal non-conforming to the current Code of Ordinances.

Request:

The applicant would like to construct a new porch and add a front entrance to the building. As the structure does not conform to current code requirements, the applicant requests variances to dimensional requirements as described below.

Coverage	Required	Existing	Requested
Impervious Surface	60%	91%	75%
Setbacks	-	-	-
Front	10'	7'	Same
Rear	15'	12' 7"	12' 11"

Process:

Development Review Committee Meeting:	December 20, 2013
Planning Board Meeting:	January 23, 2014
HARC Meeting:	Pending

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.**

As purchased by the current owner, the house exceeded the allowed impervious surface ratio and encroached into required setbacks. Although, special conditions exist that are peculiar to the history of the land and building involved, it is the applicant’s decision to reconstruct the porch and add a second story on the property which will further encroach into the dimensional requirements.

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

The applicant is not responsible for the existing dimensional encroachments as this is an historic structure. However, the applicant’s desire to further allowed impervious surface ratio and further encroach into the setbacks is a condition created 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.**

Granting of a setback variance does confer special privileges upon the applicant. However, as this building is historic and predates the current code, it shares many non-conforming aspects and conditions with other properties within the immediate vicinity.

- 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.**

Hardship conditions do not exist other than the existing non-conforming front-yard setback encroachment.

- 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 not the minimum request necessary.

- 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.**

The variance request does not appear to be injurious to the public. All alterations to the structure will occur at the rear of the property where there are already legal non-conforming encroachments.

- 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.**

The applicant is not using any particular properties as a basis of this request.

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

Not applicable. The applicant is proposing to add an open porch to a single family dwelling.

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.**

Due to the nature of the hardship requirements and the minimum dimensional requirements established in the LDRs, the applicant does not meet all the standards established 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.**

No objections to this project have been submitted to the Planning Department as of the date of this report.

RECOMMENDATION:

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

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD FOR APPROVAL OF VARIANCES FOR IMPERVIOUS SURFACE RATIO, FRONT AND REAR-YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 1008 WATSON STREET (RE#00031280-000100, AK# 8843224) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, PER SECTION 122-600 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST.

WHEREAS, the property as it exists has legal non-conforming impervious surface ratio and the structure has legal non-conforming front and rear-yard setbacks; and

WHEREAS, Section 122-600 of the Code of Ordinances provides that the maximum impervious surface ratio is 60%, the minimum allowed front-yard setback is 10 feet and rear-yard setback is 15 feet; and

WHEREAS, the existing impervious surface ratio is 91% proposed to be reduced to 75%, the existing front-yard setback is 7 feet proposed to remain the same and the existing rear-yard setback is 12 feet seven inches proposed to be increased by 5 inches to 12 feet 11 inches; and

WHEREAS, the applicant requested variances to these proposed non-conformities; and

_____ Chairman

_____ Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 23, 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, 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

_____ Chairman

_____ Planning Director

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

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.

_____ Chairman

_____ Planning Director

Section 2. An approval by resolution of the Key West Planning Board for variances to allow the construction of a second floor on the rear of the structure and reconstruction of the rear porch per plans dated September 16, 2013, for property located at 1008 Watson Street (RE#00031280-000100, AK# 8843224) in the HMDR zoning district per Section 122-600 (4)b. and (6)a.& c. 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 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 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 approval 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

_____ Chairman

_____ Planning Director

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 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 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 duly noticed meeting held this 23rd day of January, 2014.

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

_____ Chairman

_____ 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

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 1008 Watson Street, Key West, Florida 33040
2. Name of Applicant Michael B. Ingram - mbi | k2m Architecture, Inc.
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 1001 Whitehead Street, Suite 101
Key West, Florida 33040
5. Phone # of Applicant 305.292.7722 Mobile# _____
6. E-Mail Address asarno@mbi-k2m.com
7. Name of Owner, if different than above Robert Mansman & Michael Dutzer
8. Address of Owner 1200 Steuart Street, Unit 312, Baltimore, Maryland, 21230

9. Phone # of Owner 202.246.0508
10. Email Address mdutzer@gmail.com
11. Zoning District of Parcel HMDR RE# 00031280-0001000
12. Description of Proposed Construction, Development, and Use
Renovation of existing two story residence including exterior wood deck, landscape, hardscape and on-site parking to 1,021 sf of living space with new second floor addition, reconfigured wood deck, landscape, hardscape, on-site vehicular parking space and on-site bicycle parking.
13. List and describe the specific variance(s) being requested:
Impervious Surface - Proposed 75.00% - Existing 91.00% - Variance of 15%, Improving the existing. Front Setback - Proposed and Existing 7'-0" - Variance of 3'-0". Rear Setback - Proposed 12'-11" - Existing 12'-7" - Variance of 2'-1", Improving the existing.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



14. Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R provide square footages and percentages.

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

SEE ATTACHED SITE DATA TABLE

15. Is Subject Property located within the Historic District? Yes No
 If Yes, attach HARC approval and approved site plans

Meeting Date _____ HARC Approval # _____
 (To be submitted after Variance approval, per current City of Key West guidelines.)

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No X If Yes, please describe and attach relevant documents

17. 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.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

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

1008 WATSON STREET, KEY WEST, FLORIDA, 33040
VARIANCE APPLICATION
SITE DATA TABLE

PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HMDR			
FLOOD ZONE	X			
SIZE OF SITE	4,000 SF MIN	2,900 SF		
HEIGHT	30'-0" MAX	18'-5"	18'-5"	NONE
SETBACK 1: FRONT	10'-0"	7'-0"	7'-0"	EXISTING (3'-0")
SETBACK 2: SIDE SETBACK	5'-0"	11'-7"	7'-2"	NONE
SETBACK 3: SIDE SETBACK	5'-0"	14'-0"	14'-0"	NONE
SETBACK 4: REAR SETBACK	15'-0"	12'-7"	12'-11"	IMPROVING (2'-1")
FLOOR AREA RATIO	1.0 MAX	.30	.35	NONE
BUILDING COVERAGE	40% (1,160 SF)	34 % (977 SF)	35 % (1,011 SF)	NONE
IMPERVIOUS SURFACE	60% (1,740 SF)	91% (2,638 SF)	75% (2,184 SF)	IMPROVING 15% (444 SF)

FLOOR AREA:		
	EXISTING	PROPOSED
FIRST FLOOR	625 SF	687 SF
SECOND FLOOR	241 SF	334 SF
TOTAL	866 SF	1021 SF

September 16, 2013

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director

Re: 1008 Watson Street
Variance Application
Standards for Considering Variances

- 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.**

Response: The existing 2,900 square foot site, located in the Historic Medium Density Residential District, does not meet the current code minimum of 4,000 square feet. Additionally the existing house encroaches on the front and rear setbacks and exceeds the impervious surface area limits. The design approach maintains the non-compliant front setback and improves the rear setback and impervious surface area limits, bringing the project closer to compliance with the code requirements.
- 2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**

Response: The home was recently purchased in its current configuration by our Client, with the intention to renovate and improve the property. All work contemplated maintains or improves the existing non-compliant conditions in effect at the time of purchase.
- 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.**

Response: The variances being requested are unique to this parcel to address existing conditions resulting from the original construction and improvements made prior to our Client purchasing the property.
- 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.**

Response: Literal interpretation of the Land Development Regulations would require significant changes to the existing house to fit within the code limitations for setbacks and impervious surface areas, notwithstanding the lot size being 38% smaller than the code minimum.
- 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.**

Response: The variances requested are to maintain or improve the existing conditions and are the minimum possible.

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.**

Response: The variances requested will permit our Client to improve the existing property through renovation of the home and the property, including landscaping and its street presences. It is in the public interest to encourage positive improvements that enhance a neighborhood.

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.**

Response: The application relies on the approval of only 1008 Watson Street, the property for which the variances are being requested. The existing structure is a conforming use, but with non-conformities on site.

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, MICHAEL B. INGRAM, 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:

1008 WATSON STREET

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.

Michael Ingram

Signature of Authorized Representative

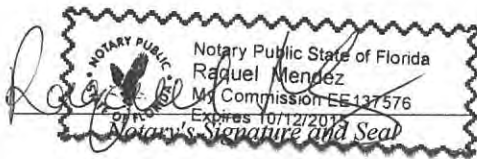
Subscribed and sworn to (or affirmed) before me on this 1/17/14 by

Michael Ingram

date

Name of Authorized Representative

He/She is personally known to me or has presented IS26-512-44-171-0 as identification.



Raquel Mendez

Name of Acknowledger typed, printed or stamped

EE137576

Commission Number, if any

Authorization

**City of Key West
Planning Department**



Authorization Form
(Individual Owner)

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

I, Robert W. Mansman II, Michael Ditzer authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Michael B. Ingram of mbi | k2m Architecture, Inc.

Please Print Name of Representative

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

[Signature]
Signature of Owner

[Signature]
Signature of Joint/Co-owner if applicable

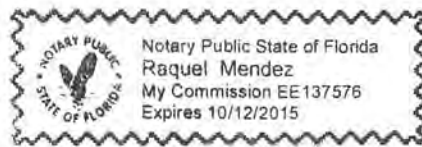
Subscribed and sworn to (or affirmed) before me on this 9/13/13 by
date

[Blank]
Name of Authorized Representative

M525 745887 760
D32660306722

He/She is personally known to me or has presented [Signature] as identification.

[Signature]
Notary's Signature and Seal



Raquel Mendez
Name of Acknowledger typed, printed or stamped

EE137576
Commission Number, if any

Deed

\$129,000.00

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Doc# 1933165 05/14/2013 11:30AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared By:
STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

05/14/2013 11:30AM
DEED DOC STAMP CL: DS \$3,003.00

Doc# 1933165
Bk# 2628 Pg# 2236

WARRANTY DEED

THIS INDENTURE made this 10th day of May, 2013, by and between John W. Brandenburg, Jr., a single man, whose address is 1217 Packer Street, Key West, FL 33040, as Grantor, and Robert Mansman and Michael A. Dutzer, a married couple as joint tenants with rights of survivorship, whose address is 1200 Steuart Street, #312, Baltimore, MD 21230, as Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to-wit:

On the Island of Key West, Monroe County, Florida and Known as part of Lot 6, Square 3, Tract 13, according to Watson's Diagram, as recorded In Deed Book "I", Page 209 of the Public Records of Monroe County, Florida, an being more particularly described as follows:

COMMENCE at the Intersection of the Southeasterly Right-of-way Line of Truman Avenue and the Southwesterly Right-of-Way Line of Watson Street; thence In a Southeasterly direction along the said Southwesterly Right-of-way Line of Watson Street for 102.20 feet to the Point of Beginning; thence continue along the said Southwesterly Right-of-Way Line of Watson Street for 50 feet; thence at a right angle and in a Southwesterly direction for 58.00 feet; thence at a right angle and In a Northwesterly direction for 50.00 feet; thence at a right angle and in a Northeasterly direction for 58.00 feet; to the said Southwesterly Right-of-Way Line of Watson Street and the Point of Beginning.

Parcel Identification Number: 00031280-000100

SUBJECT TO: Taxes for the year 2013 and subsequent years.

SUBJECT TO: Conditions, limitations, reservations and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining.

Doc# 1933165
Bk# 2628 Pg# 2237

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 the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment thereof. The said Grantor hereby fully warrants the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

IN 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:

Alan Eckstein
Witness Name: Alan Eckstein

John W. Brandenburg, Jr. (Seal)
John W. Brandenburg, Jr.

Adele V. Stone
Witness Name: Adele V. Stone

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 10th day of May, 2013 by John W. Brandenburg, Jr., who is personally known or has produced a driver's license as identification.

[Notary Seal]



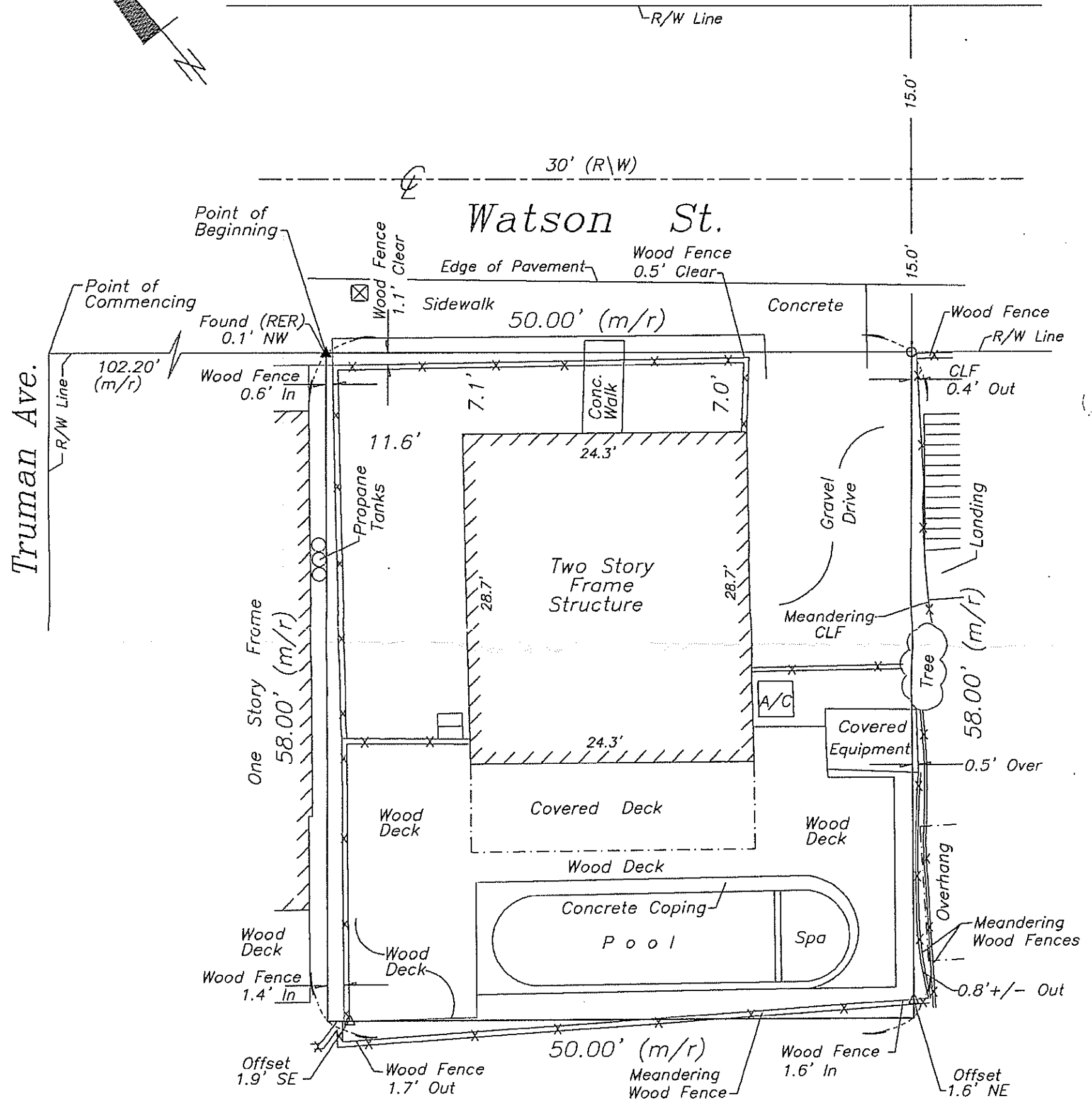
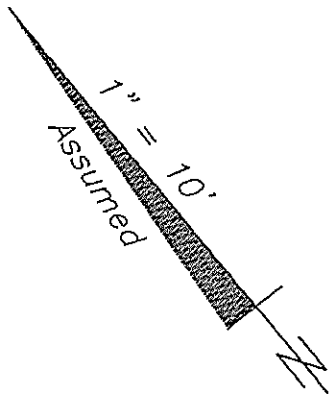
Tania Ortiz
Notary Public

Printed Name: Tania Ortiz

My Commission Expires: _____

Survey

Boundary Survey Map of part of Lot 6, Square 3, Tract 13, Island of Key West



LEGEND

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

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 #6298

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

DRC
Minutes & Comments

Minutes of the Development Review Committee

December 20, 2013 **DRAFT**

Mr. Cunningham gave members an overview of the transient license transfer request.

The applicant, Ginny Stones, of Stones & Cardenas, gave members an overview of the transient license transfer request.

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

No comment.

POLICE DEPARTMENT:

No comment.

HARC PLANNER:

No comment.

ENGINEERING:

No comment.

FIRE DEPARTMENT:

Mr. Barroso asked if the structure located on Catherine Street has to have an inspection.

BUILDING OFFICIAL:

No comment.

SUSTAINABILITY COORDINATOR:

No comment.

KEYS ENERGY:

No objections.

- 5. Variances – 1008 Watson Street (RE # 00031280-000100; AK # 8843224)** A request for variances to allowed impervious surface ratio, front and rear-yard setback requirements on property located within the HMDR Zoning District pursuant to Sections 122-600(4)b., and (6) a. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the variances request.

The applicant, Michael Ingram gave members an overview of the variance request.

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

**Minutes of the Development Review Committee
December 20, 2013 DRAFT**

There are existing trees on the property that may need review by the Tree Commission. There also appears to be one or two large trees on or near the property line that have large branches that may be impacted by construction. Any impact to these branches and to the trees whether originating from this property or not must be analyzed and potentially reviewed by the Tree Commission. Removal and trimming of certain trees does require permitting through the Tree Commission. Please contact the Urban Forester for additional information.

POLICE DEPARTMENT:

No comment.

HARC PLANNER:

No comment.

ENGINEERING:

Construct stormwater swales along property perimeters within the landscape areas, and direct roof gutter downspouts into them.

FIRE DEPARTMENT:

No comment.

BUILDING OFFICIAL:

No comment.

SUSTAINABILITY COORDINATOR:

No comment.

KEYS ENERGY:

No objections. The only condition is that the existing service will need to be upgraded to the right front or side of the building.

6. **Alcohol Sales Special Exception – 512-524 Eaton Street (RE# 00006500-000000; AK# 1006734 & RE#00006500-000100, AK#8792239)** – A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral home for property located within the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) Zoning District pursuant to Section 18-28(b) of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the alcohol sales special exception request.

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

No comment.

POLICE DEPARTMENT:

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

The offices of the Property Appraiser will be closed Monday, January 20th in observance of Martin Luther King Jr. Day. Our offices will re-open Tuesday at 8am.

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8843224 Parcel ID: 00031280-000100

Ownership Details

Mailing Address:
 MANSMAN ROBERT
 1200 STEUART ST UNIT 312
 BALTIMORE, MD 21230-5351

All Owners:
 DUTZER MICHAEL A R/S, MANSMAN ROBERT

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1008 WATSON ST KEY WEST
Legal Description: KW G G WATSON SUB I-209 PT LOT 6 SQR 3 TR 13 OR1275-250 OR2628-2236/37

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	50	58	2,900.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 696

Year Built: 1923

Building 1 Details

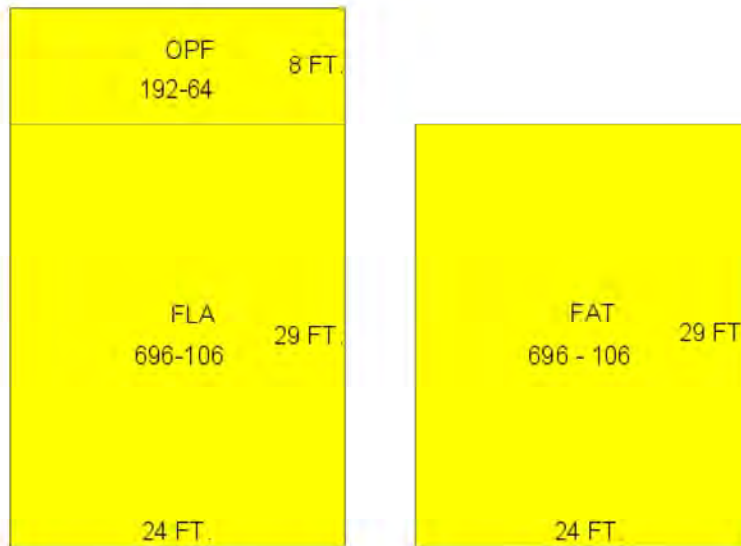
Building Type R1	Condition P	Quality Grade 450
Effective Age 21	Perimeter 106	Depreciation % 28
Year Built 1923	Special Arch 0	Grnd Floor Area 696
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 2
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement	% Finished	Basement	% Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1987	N	Y	0.00	0.00		696
2	OPF		1	1987			0.00	0.00		192
3	FAT	12:ABOVE AVERAGE WOOD	1	1987	N	Y	0.00	0.00		696

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	444 SF	0	0	1986	1987	2	30
2	WD2:WOOD DECK	530 SF	0	0	1986	1987	2	40
3	UB3:LC UTIL BLDG	100 SF	25	4	1986	1987	1	30
4	FN2:FENCES	300 SF	50	6	1993	1994	2	30
5	PO4:RES POOL	192 SF	24	8	1993	1994	5	50
6	HT2:HOT TUB	1 UT	0	0	1993	1994	2	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B933449	12/01/1993	07/01/1994	13,000	Residential	POOL & JACUZZI
A940670	02/01/1994	07/01/1994	2,540	Residential	FENCE 6 X 50
06-2677	05/01/2006	09/20/2006	1,800	Residential	RELOCATE SEWER LATERAL AND TIE IN TO BOX

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
2013	80,397	19,627	316,682	416,706	351,010	0	416,706
2012	81,499	20,132	217,469	319,100	319,100	0	319,100
2011	82,600	20,668	234,538	337,806	337,087	0	337,806
2010	84,803	21,278	200,362	306,443	306,443	0	306,443
2009	98,031	21,952	256,408	376,391	376,391	0	376,391
2008	92,232	22,695	360,686	475,613	475,613	0	475,613
2007	167,311	19,650	301,600	488,561	488,561	0	488,561
2006	264,500	20,292	232,000	516,792	516,792	0	516,792
2005	189,873	20,866	246,500	457,239	457,239	0	457,239
2004	149,884	21,567	179,800	351,251	351,251	0	351,251
2003	141,067	22,205	66,700	229,972	229,972	0	229,972
2002	137,340	22,898	66,700	226,938	226,938	0	226,938
2001	105,595	23,532	66,700	195,827	195,827	0	195,827
2000	106,862	26,896	49,300	183,059	183,059	0	183,059
1999	102,638	26,480	49,300	178,418	178,418	0	178,418
1998	84,476	22,380	49,300	156,156	156,156	0	156,156
1997	76,028	20,632	43,500	140,160	117,094	25,000	92,094
1996	54,909	15,275	43,500	113,684	113,684	25,000	88,684
1995	51,953	14,783	43,500	110,236	110,236	0	110,236
1994	38,718	3,406	43,500	85,623	85,623	0	85,623

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
5/10/2013	2628 / 2236	429,000	WD	02
9/1/1993	1275 / 0250	132,000	WD	U

This page has been visited 69,034 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 p.m., January 23, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, and (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variances – 1008 Watson Street (RE # 00031280-000100; AK # 8843224) - A request for variances to allowed impervious surface ratio, front and rear-yard setback requirements on property located within the HMDR Zoning District pursuant to Sections 122-600(4)b., and (6) a. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Variations – 1008 Watson Street (RE # 00031280-000100; AK # 8843224)** - A request for variations to allowed impervious surface ratio, front and rear-yard setback requirements on property located within the HMDR Zoning District pursuant to Sections 122-600(4)b., and (6) a. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant/Owner: **Michael B. Ingram—mbi / k2m Architecture, Inc.**

Project Location: 1008 Watson **Date of Hearing:** Thursday, January 23, 2014

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 Stacy L. Gibson at sgibson@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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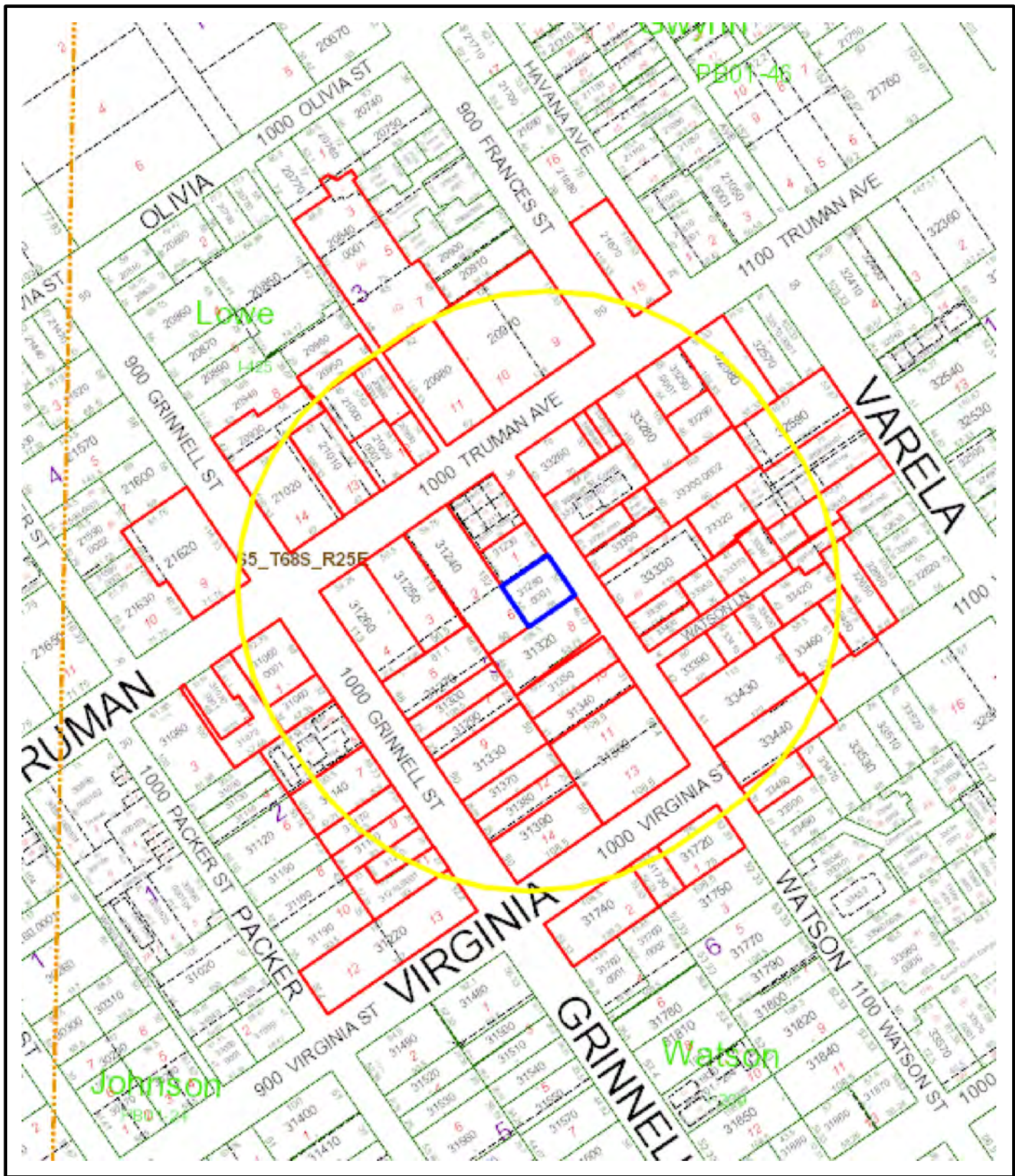
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Monroe County, Florida

1008 Watson

Printed: Jan 09, 2014

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
HOWARD DAVID C	1009 GRINNELL ST		KEY WEST	FL	33040	
ILE VIE LLC	640 CORTLANDT ST		HOUSTON	TX	77007-2636	
JBEK LLC	PO BOX 1082		KEY WEST	FL	33041-1082	
JENKINS-MANAHER HOLDING COMPANY INC	1000 TRUMAN AVE		KEY WEST	FL	33040	
SCHECK THOMAS L	6815 WESTLAWN DR		FALLS CHURCH	VA	22042	
CUSTER HELEN K	1075 DUVAL ST STE C21		KEY WEST	FL	33040-3188	
MCMANUS JAMES J JR AND SUSAN WILLIAMS TR 9/27/11	1013 GRINNELL ST		KEY WEST	FL	33040-3203	
VELTROP LOREN J AND GAYLE L	888 S MICHIGAN AVE UNIT 801		CHICAGO	IL	60605-2249	
NAUGLER FREDERICK S	PO BOX 303		KEY WEST	FL	33041-0303	
HOBBINS JOHN AND SUSAN	951 SAINT PAUL ST		DENVER	CO	80206-3939	
FERRILL DARCY	1020 GRINNELL ST		KEY WEST	FL	33040-3204	
STEINER LOUIS F	6826 64TH ST		RIDGEWOOD	NY	11385-5246	
CAJUN REALTY LLC	444 N MAIN ST		HUBBARD	OH	44425-1421	
LUJAN WAYNE	1010 KENNEDY DR STE 300		KEY WEST	FL	33040-4133	
MIANI PHILLIP N	1007 TRUMAN AVE STE B		KEY WEST	FL	33040-3386	
FUGINA LOUIS	PO BOX 609131		ORLANDO	FL	32860-9131	
MAYER COLE Y	917 GRINNELL ST		KEY WEST	FL	33040-6437	
MAYBERRY DOUGLAS G LIVING TRUST 2/3/2004	1010 VARELA ST APT 1		KEY WEST	FL	33040-4858	
MJT DUVAL GROUP LLC	28720 W 14 MILE RD		WEST BLOOMFIE MI		48322-4225	
SCHMIEGEL JOHN	1303 BISCAYA DR		SURFSIDE	FL	33154	
MORRIS JOHN CLYDE III	2705 OAK DR		MONROE	LA	71201-2432	
HANKINS COREY	1022 WATSON ST		KEY WEST	FL	33040	
RUSSELL CHRISTIE B	1014 GRINNELL ST		KEY WEST	FL	33040	
MASON STEPHEN E L/E	1018 WATSON ST		KEY WEST	FL	33040	
CARSTENS INC	PO BOX 669004		MIAMI SPRINGS	FL	33266-9004	
TRIBBEY CLARA M NUNEZ T/C	153 FORE AVE		COLUMBIA	SC	29229-4361	
LORD CHARLES W	1016 VARELA ST REAR		KEY WEST	FL	33040-3310	
CAIN DIANE M AND RICHARD K	1103 VIRGINIA ST		KEY WEST	FL	33040	
VOLPIAN SIMON B AND JAN S	3022 FLAGLER AVE		KEY WEST	FL	33040	
O'NEAL TRACY	411 80TH STREET		HOLMES BEACH	FL	34217	
CITY OF KEY WEST FLA	PO BOX 1409		KEY WEST	FL	33041	
DUNNE EITHNE M	1506 ROSE ST		KEY WEST	FL	33040	
1018 TRUMAN LLC	521 SIMONTON ST		KEY WEST	FL	33040	
SONLIGHT INVESTMENTS INC	4101 MANOR FOREST TRL		BOYNTON BEACH	FL	33436-8852	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
FROST JEFF R	1005 WATSON ST UNIT 2		KEY WEST	FL	33040-3317	
HEDAYA HARRY	4913 W BAY WAY DR		TAMPA	FL	33629	
RUPPRECHT CLAUS	915 WATSON ST		KEY WEST	FL	33040-3353	
MANSMAN ROBERT	1200 STEUART ST UNIT 312		BALTIMORE	MD	21230-5351	
MORRIS AMY L/E	PO BOX 2		NORTH CHATHAM	MA	02650-0002	
GREEN BRYAN C E LIVING TRUST 06/11/2007	910 WATSON ST		KEY WEST	FL	33040-3354	
CAREY TIM AND SARA JANE	402 APPLEROOUTH LN		KEY WEST	FL	33040	
SAVIANO DENNIS P TRUST AGR 5/18/93	PO BOX 2025		KEY WEST	FL	33045-2025	
LRU LLC	PO BOX 990		KEY WEST	FL	33041-0990	
RODRIGUEZ JOSE A L/E	1019 GRINNELL ST		KEY WEST	FL	33040	
LAPIERRE RENE O	269 DEER MEADOW LN		CHATHAM	MA	02633-1215	
FEDERAL HOME LOAN MORTGAGE CORPORATION	8000 JONES BRANCH DR		MCLEAN	VA	22102-3203	
KEENAN TERANCE E AND GWEN L	5008 BRILL POINT RD		TALLAHASSEE	FL	32312	
FELGER SARAH KATHLEEN	318 KENTUCKY AVE SE		WASHINGTON	DC	20003-2322	
GAY NATHAN J	1016 WATSON LN		KEY WEST	FL	33040	
MESA ARMANDO AND KELLI S	1015 WATSON ST		KEY WEST	FL	33040-3317	
FRAGA OSCAR JR AND ALICE L/E	1103 WATSON ST		KEY WEST	FL	33040-3319	
BROOKS BRIAN M	1012 TRUMAN AVE APT 203		KEY WEST	FL	33040-6480	
ALFONSO RAYMOND C	1014-3 VARELA ST		KEY WEST	FL	33040	
DUMIGAN GEORGE GEMMELL TRUSTEE	182 NEWTON RD		WOODBIDGE	CT	6525	
SELANDER JEANNE WELCH	1012 VARELA ST UNIT 3		KEY WEST	FL	33040-3310	
MARSTON JOHN	1011 TRUMAN AVE		KEY WEST	FL	33040-3384	
VALDEZ NILO L/E	1018 WATSON LN		KEY WEST	FL	33040-3323	
TIPTON DARREN LEE	1014 VARELA ST APT 1		KEY WEST	FL	33040-3333	
PHILLIPS LUNA E AND STEPHEN T	902 SE 8TH ST		FORT LAUDERDALE	FL	33316-1304	
FERNANDEZ OLIVIERIO O	1021 GRINNELL ST		KEY WEST	FL	33040	
BRANCH BANKING AND TRUST	PO BOX 167		WINSTON SALEM	NC	27102-0167	
WATSON STREET PROPERTIES LLC	PO BOX 278		KANNAPOLIS	NC	28082-0278	
FAGAN THOMAS	919 PACKER ST		KEY WEST	FL	33040-6440	
HYNES JON	PO BOX 70231		NEW ORLEANS	LA	70172-0231	
BORDELON MELISSA	1107 KEY PLZ PMB 321		KEY WEST	FL	33040-4086	
ALBURY WILLIAM R	PO BOX 372297		KEY LARGO	FL	33037-7297	
MONEY PITT INVESTMENT TRUST 6/15/2012	728 DUVAL ST		KEY WEST	FL	33040-7400	
COULTER DAVID WILLIAM LIVING TRUST 02/12/2008	708 WILLIAM ST		KEY WEST	FL	33040-6429	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
RODRIGUEZ JOSE F JR	1105 VIRGINIA ST		KEY WEST	FL	33040-3380	
CREEL ROBERT AND ROXANNA L	3411 STEARNS RD		VALRICO	FL	33596-6450	
UNITY OF THE KEYS INC	1011 VIRGINIA ST		KEY WEST	FL	33040-3315	
MESA ROBERT N	1017 WATSON ST		KEY WEST	FL	33040-3317	
MEALUS ERIC D	640 CORTLANDT ST		HOUSTON	TX	77007-2636	
RODRIGUEZ AMERICA L/E	1018 GRINNELL ST		KEY WEST	FL	33040	
KRINITT DENNIS	PO BOX 4235		KEY WEST	FL	33041-4235	
WATKINS JESSIE	1023 GRINNELL ST		KEY WEST	FL	33040	
WEBSTER TODD R	3724 SUNRISE LN		KEY WEST	FL	33040-4540	
KILLIAN OWEN G	1014 VARELA ST APT 2		KEY WEST	FL	33040-3333	
GRINNELL STREET CONDOMINIUM	1010 GRINNELL ST		KEY WEST	FL	33040	
MURPHY MICHAEL J	PO BOX 126		SALEM	NH	3079	
STEFANACCI MARCIA J	605 DEY ST		KEY WEST	FL	33040-6608	
MCLANE TIMOTHY G	913 WHITE ST		KEY WEST	FL	33040-3355	
VOGUE LAUNDRY AND DRY CLEANERS OF KEY WEST INC	2042 W ORGANSVILLE RD		CLARKSVILLE	VA	23927	
SONI DAXA	1000 VIRGINIA ST		KEY WEST	FL	33040	