

Application

Variance Information sheet

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.

Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

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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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1202 Royal St.

Zoning District: HMDR

Real Estate (RE) #: 00029450-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Amy VanderMeer - K2M Design Mailing Address: 1150 Virginia St.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 727-252-4417 Office: 305-307-5845 Fax: _____

Email: avandermeer@k2mdesign.com

PROPERTY OWNER: (if different than above)

Name: Gail J. Piotrkowski 2002 Inter Vivos Trust Mailing Address: 12 Willow Street

City: Mystic State: CT Zip: 06355

Home/Mobile Phone: 860-574-5470 Office: _____ Fax: _____

Email: jonarruda@gmail.com

Description of Proposed Construction, Development, and Use: _____

Residential renovation/remodel - Replacement of existing windows/doors, repaint exterior siding, new siding at front wall of house to replace existing stonework, new exterior railing at front porch, new ipe wood deck at front porch. New pool/pool deck and new cabana.

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

- **Building coverage in rear accessory setback** - the current coverage is at 99%, we would like to modify the existing condition to 92% coverage - see demo and new site plans
- **Impervious Surface** - existing condition is 100% impervious. We would like to improve that to 63%.
- **Overall Building coverage** - existing condition is 57% covered, we would like to improve that to 49% coverage.

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage		see chart on plans		
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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

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

Standards for Considering Variances

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

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.

Existing conditions exceed both the maximum allowable impervious surface, the side setbacks and the rear accessory setback maximum allowable coverage. The renovation will improve the situation, but it would be detrimental to the historic nature of the property to bring it into total compliance.

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

Rear existing structure sits almost completely in the accessory structure zone. We are modifying the structure to reduce it's coverage, but would like to keep much of the structure so it can remain usable.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

The property is currently non-complying with respect to setbacks, maximum impervious area and the maximum rear accessory coverage. The proposed renovations will surpass maximum standards but will improve the overall property impervious surface by more than 35%

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

Literal interpretation of the Land Development Regulations would not deprive the applicant of rights commonly enjoyed by the other properties in this same zoning district under the terms of this ordinance. The intent of the applicant's site plan design is to improve the current coverage without losing usage of existing conditions.

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

The variance request is the minimum required that will make possible the reasonable use of the land, building, or structure, given the existing conditions.

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.

The variance request is not in harmony with certain sections of the Land Development Regulations. However, the intent of this renovation is to improve the existing condition. Granting the requested variances will not be injurious to the area involved or detrimental to public interest.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing 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.

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 materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to “City of Key West.”
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request

Ukg' Rnc p

1202 ROYAL STREET RENOVATION

1202 Royal St, Key West, FL 33040

Gail J Piotrkowski 2002 Intervivos Trust

03.25.2022 - Variance Request Plan Set



Architecture, Engineering,
Interior Design,
Facility Asset Management

Key Largo, Florida
Key West, Florida
Marathon, Florida
www.k2mdesign.com
PROF. REG. AA26001059

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Seal:




Submissions:

No.	Description	Date
SD SET		9/30/2021
PERMIT SET		3/11/2022

1202 ROYAL LANE RENOVATION
 1202 Royal Lane, Key West, FL 33040
 Jon Arruda
 1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:
3/25/2022 11:31:57 AM

Drawing Size 24X36	Project #: 21095
Drawn By: Designer	Checked By: AVM

Title:
COVER SHEET

Sheet Number:
G0.0.1

Date: 09/30/2021

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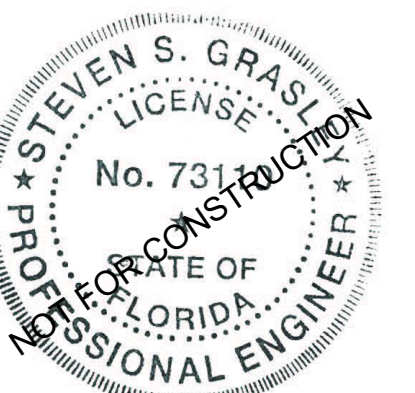
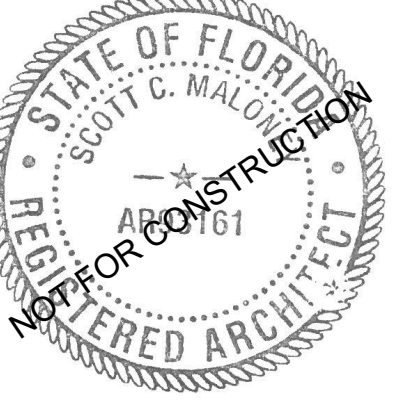
APPROVALS RECEIVED	DATE
1. HARC	APPROVED 12/21/21
2. MAIN HOUSE PERMIT SET	APPROVED XX/XX/XX
3. -	APPROVED XX/XX/XX
4. -	APPROVED XX/XX/XX
5. -	APPROVED XX/XX/XX



1150 Virginia Street
Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-292-2162

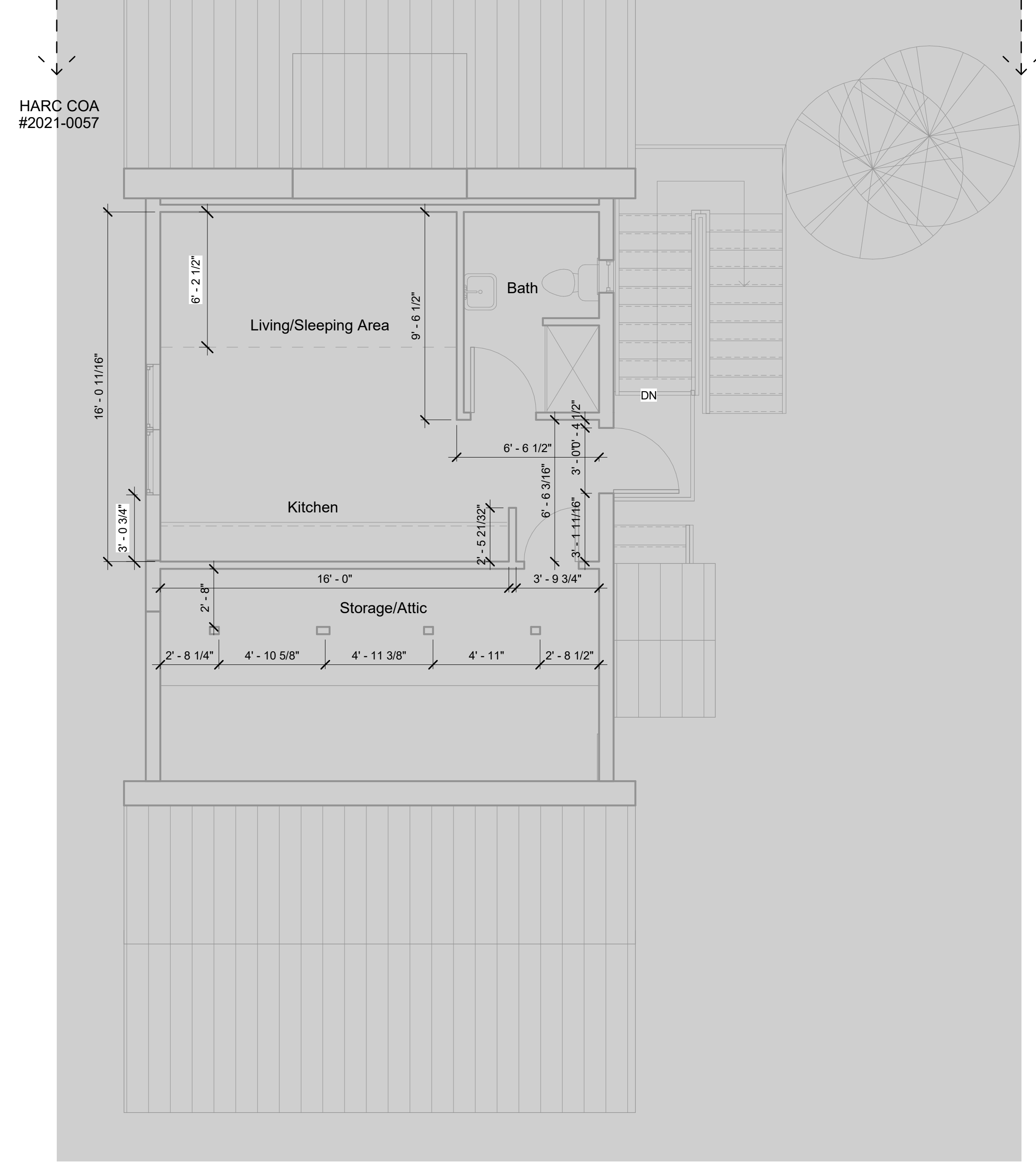
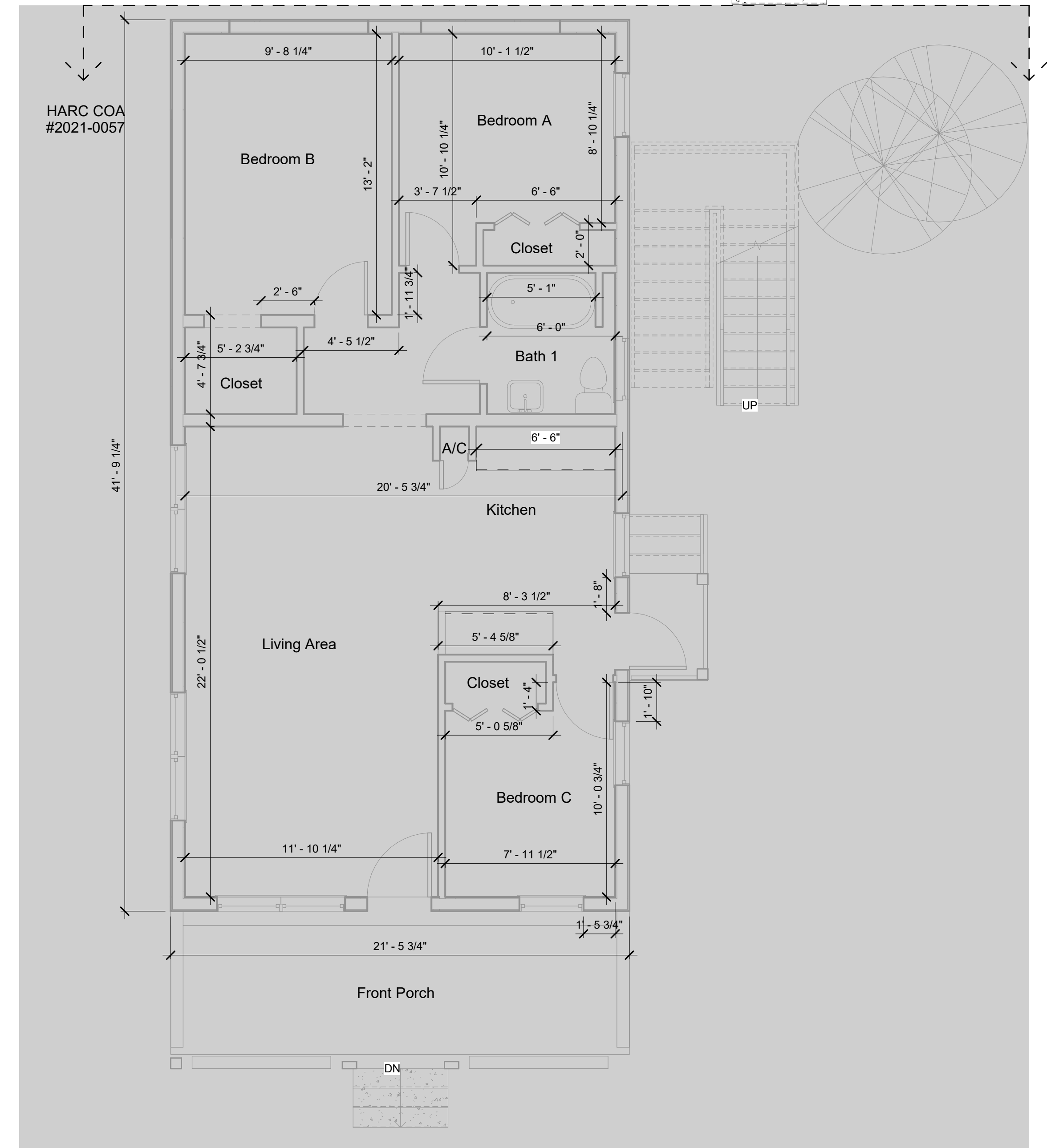
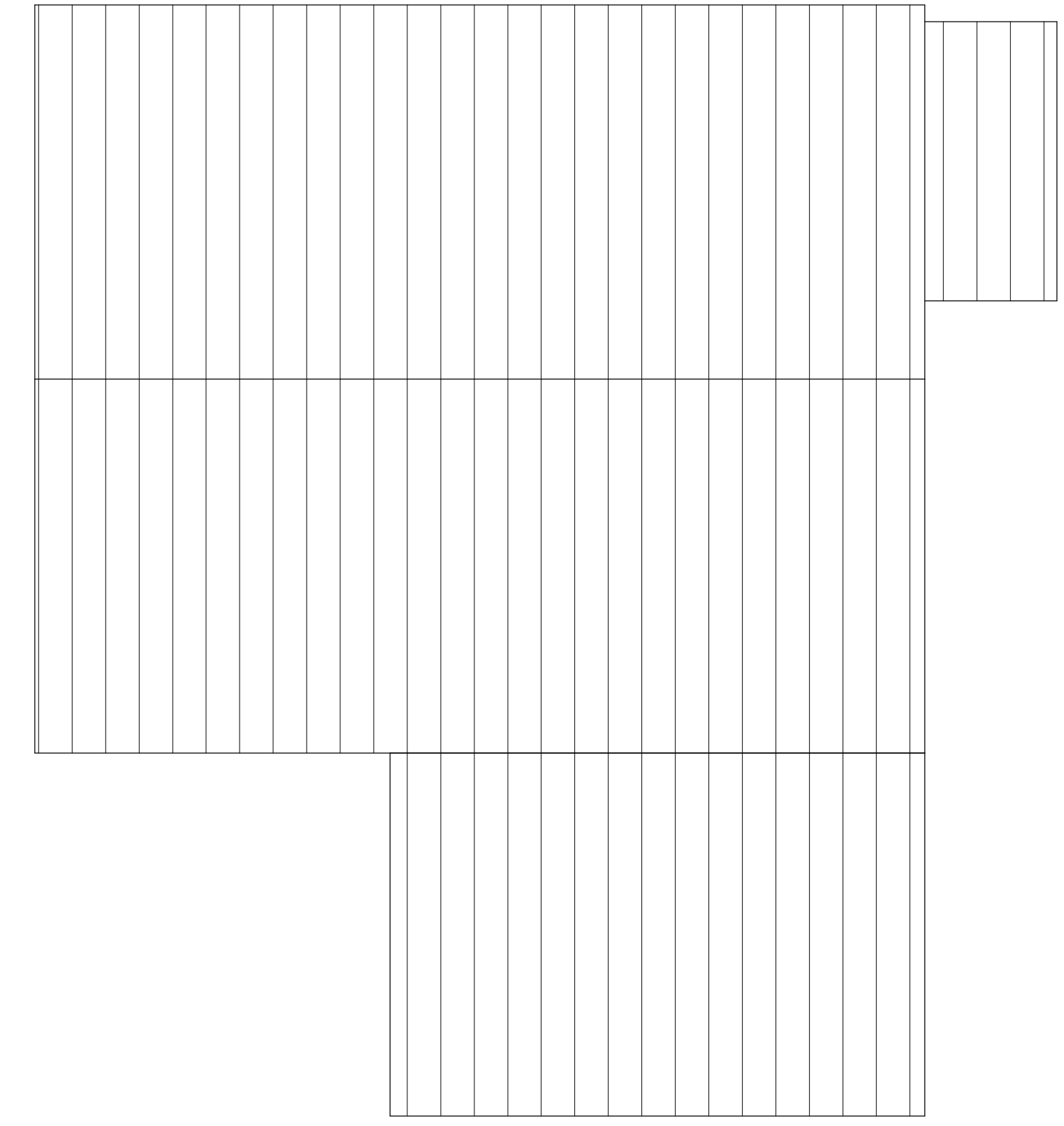
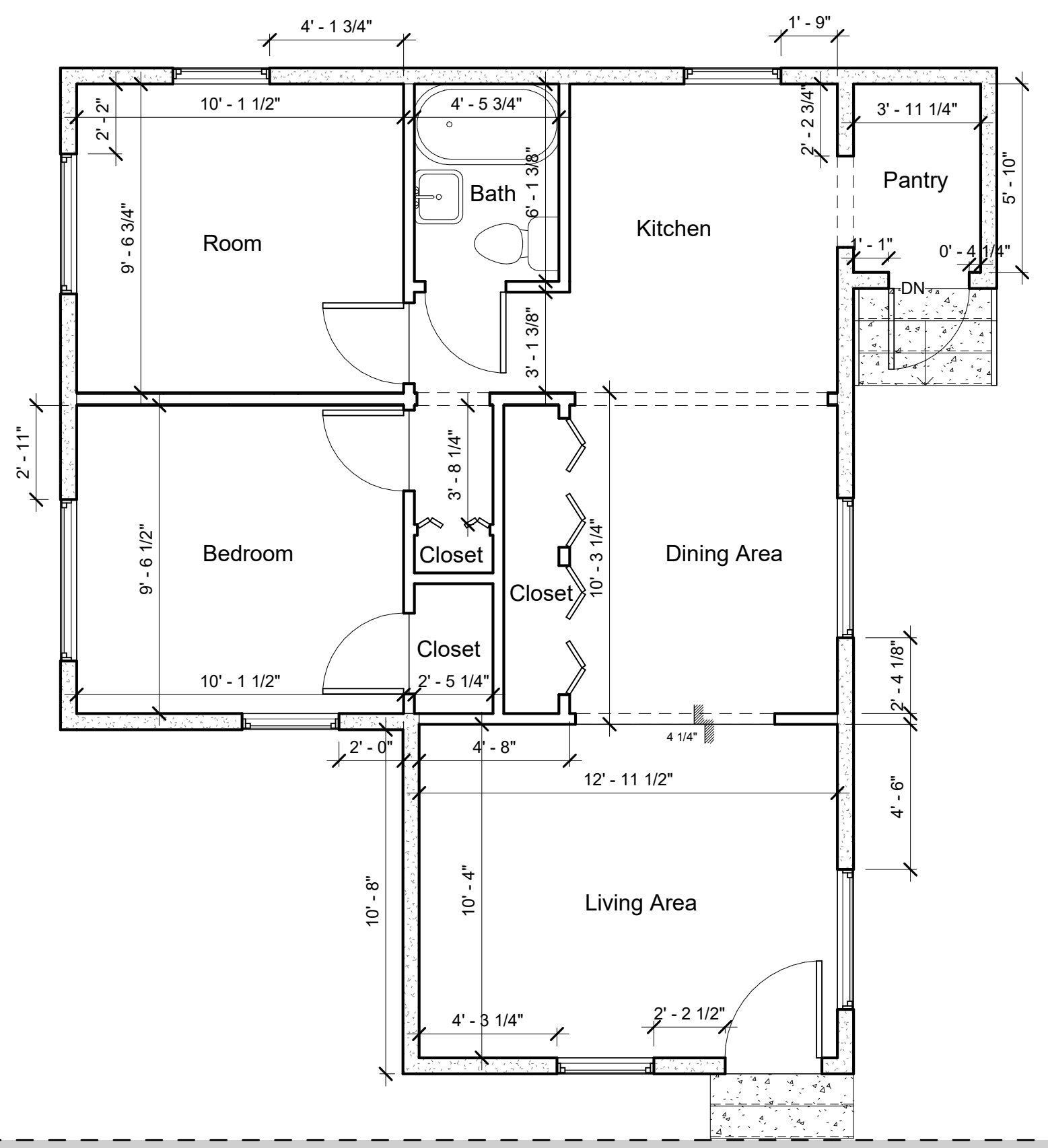
URL: www.k2mdesign.com

Seal:



Submissions:

No.	Description	Date



1 EXISTING FIRST FLOOR
1/4" = 1'-0"

2 EXISTING SECOND FLOOR
1/4" = 1'-0"

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD; KEY WEST, FL 33040

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Drawing Size: 24X36 | Project #: 21095

Drawn By: Designer | Checked By: AVM

Title:
EXISTING FLOOR PLANS - HARC1

Sheet Number:

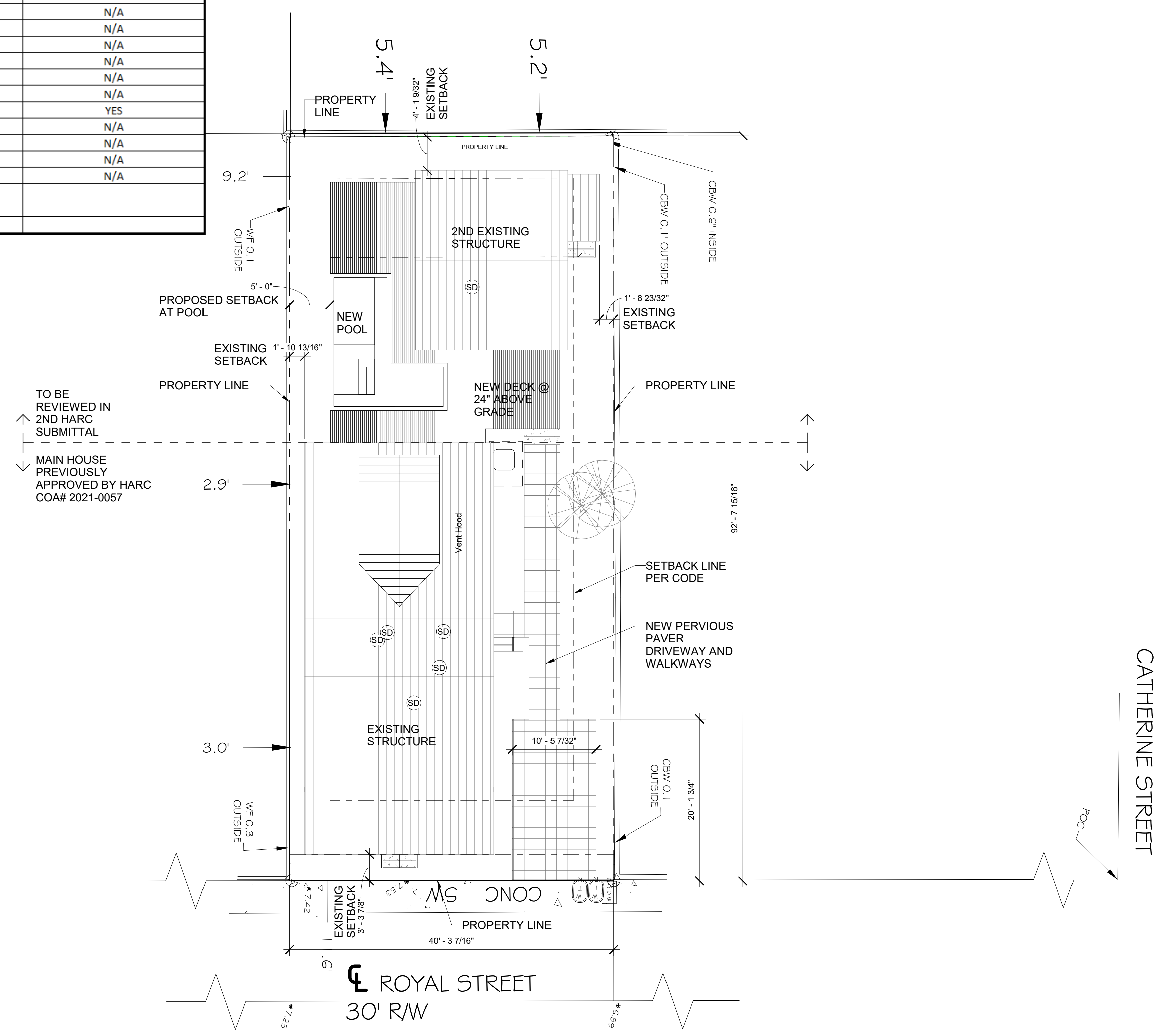
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Date: 09/30/2021

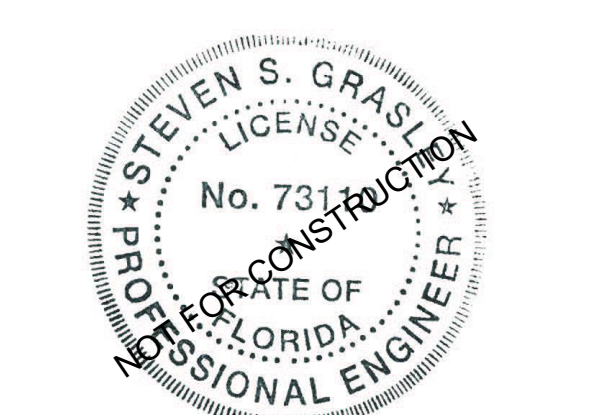
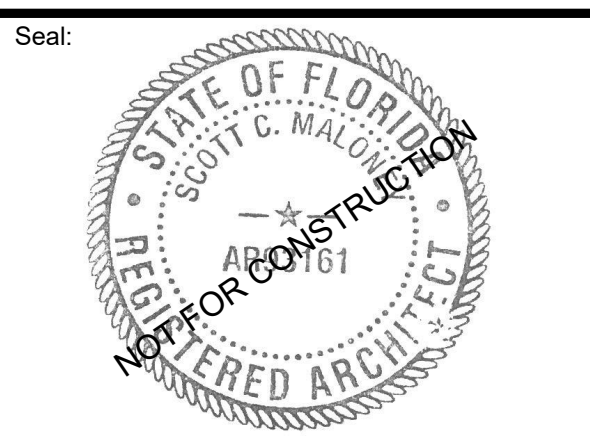
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	CODE REQUIREMENT	EXISTING SITE	PROPOSED	VARIANCE REQUEST
Zoning	HMDR			
Flood Zone	AE EL6			
Size of Site	Min. 4,000 SF	3,718 SF		
Height	30'-0"	20'-0"	20'-0"	N/A
Front Setback	10'-0"	7'-6"***	7'-6"***	N/A
Side Setback	5'-0"	1'-9"***	1'-9"***	N/A
Side Setback	5'-0"	1'-11"***	1'-11"***	N/A
Street Side Setback	7'-6"	N/A	N/A	N/A
Rear Setback	15'-0"	5'-3"***	5'-3"***	N/A
Rear Accessory Setback	30% Max coverage	99% coverage	65% coverage**	YES
Density	16 du/acre	N/A	N/A	N/A
F.A.R. (Commercial)	1	N/A	N/A	N/A
Building Coverage	40% - 1,492 sq.ft.	57% - 2,120 sq. ft.	39% - 1,451 sq. ft.	N/A
Impervious Surface	60% - 2,237 sq.ft.	100% - 3,718 sq. ft.	49% - 1,807 sq. ft.	N/A
Zoning of Adjoining Sites	HMDR			

** Existing Dimension/Existing NonConformance



TO BE REVIEWED IN 2ND HARC SUBMITTAL
MAIN HOUSE PREVIOUSLY APPROVED BY HARC COA# 2021-0057



Submissions:

No.	Description	Date
SD SET		9/30/2021

1202 ROYAL LANE RENOVATION
1202 Royal Lane, Key West, FL 33040
Jon Arruda
1415 ATLANTIC BLVD, KEY WEST, FL 33040

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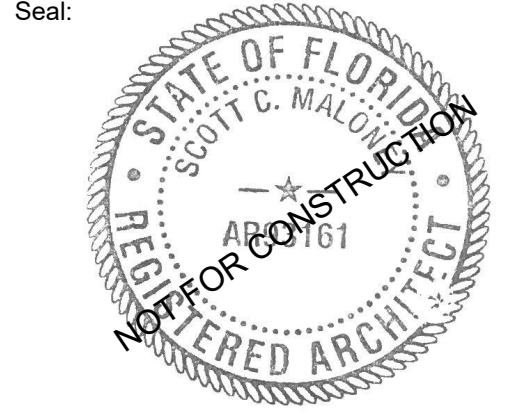
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Drawn By: NM	Checked By: EHP

Title:
SITE PLAN

Sheet Number:
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09/30/2021
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Seal:



Submissions:

No.	Description	Date
SD SET		9/30/2021

1202 ROYAL LANE RENOVATION
1202 Royal Lane, Key West, FL 33040

Jon Arruda
1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:
3/25/2022 11:31:50 AM

Drawing Size 24X36	Project #: 21095
Drawn By: NM	Checked By: EHP

Title:
DEMOLITION FLOOR PLANS

Sheet Number:

AD2.1.1

09/30/2021

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DEMOLITION PLAN LEGEND

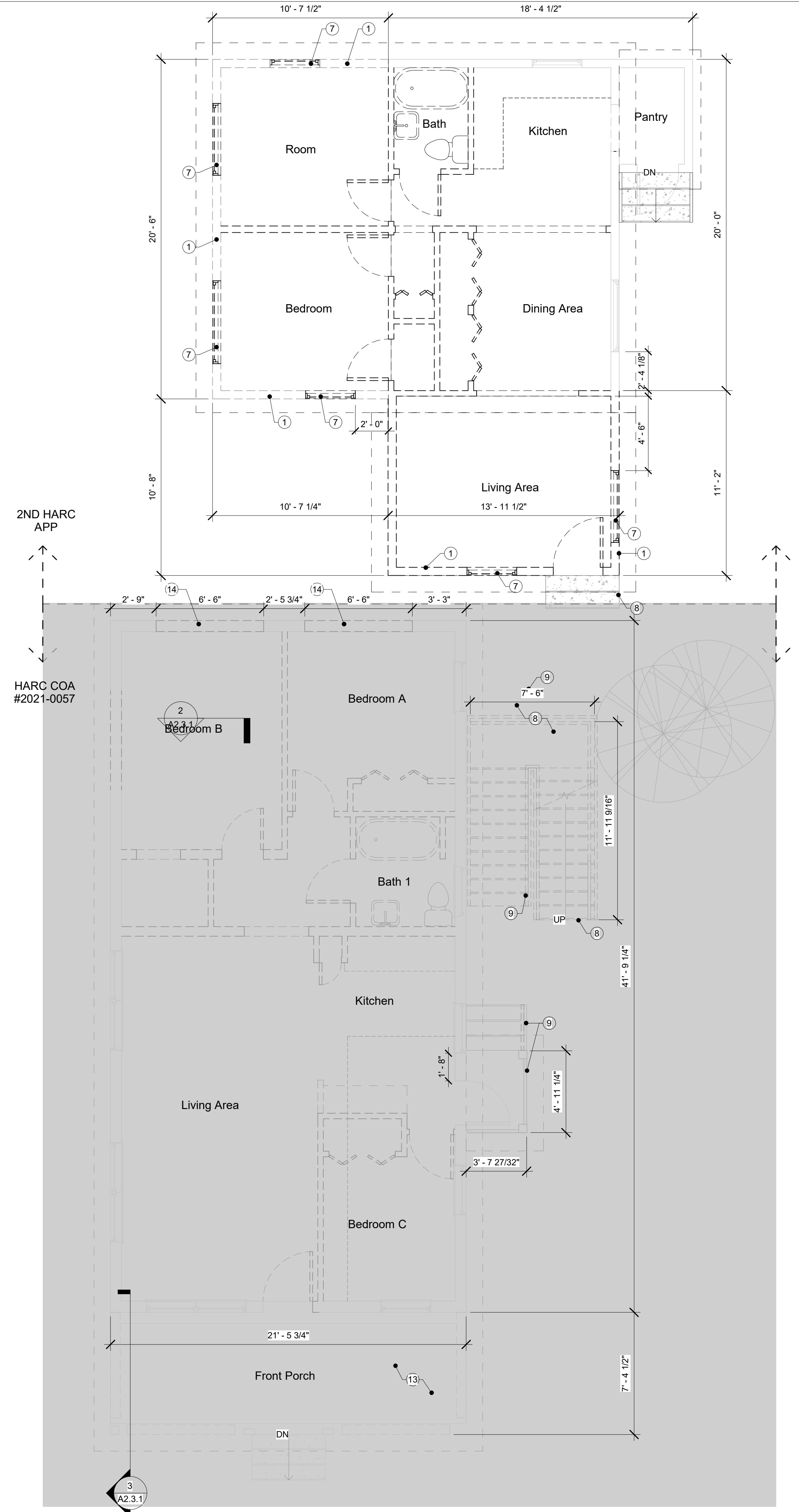
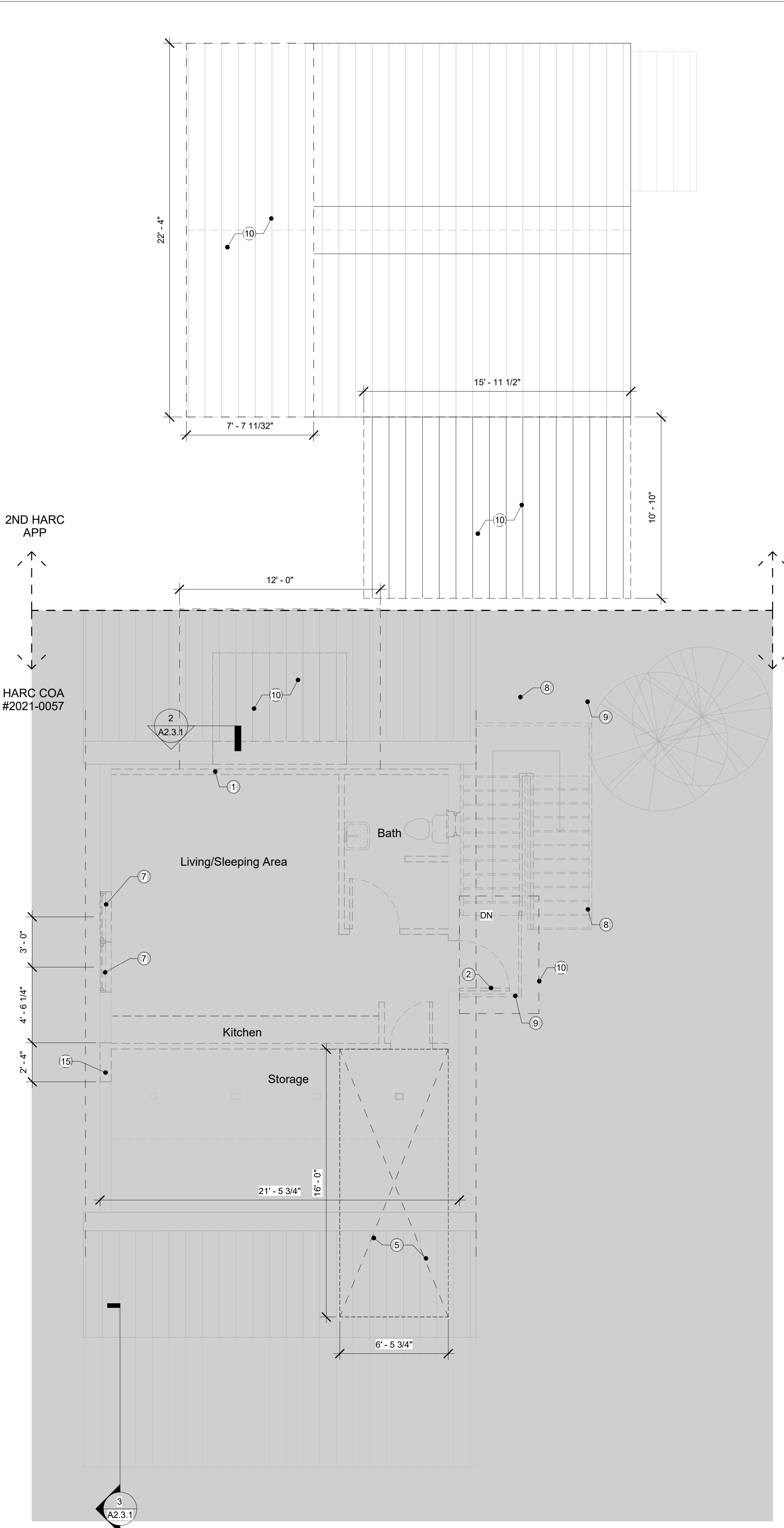
	EXISTING ITEMS TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR TO BE REMOVED

GENERAL DEMOLITION NOTES:

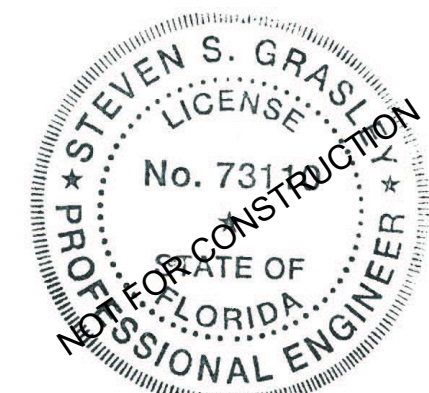
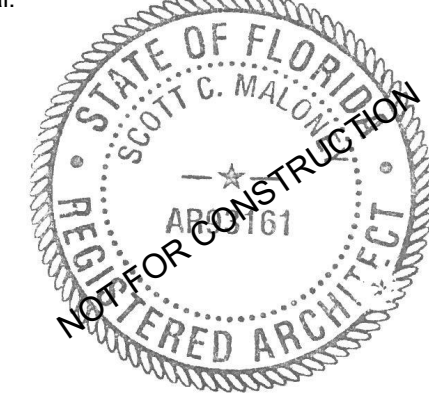
- SECTION 02 4116 - BUILDING DEMOLITION**
- 1.01 SUBMITTALS
A. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.
- 1.02 QUALITY ASSURANCE
A. Demolition Firm Qualifications: Company specializing in the type of work required.
B. Comply with governing EPA notification regulations.
- 3.01 SCOPE
A. Building must be inspected and tested for asbestos. Any asbestos needs to be removed before demolition can start.
B. Remove the entire building or portions thereof, as indicated on drawings.
C. Remove paving and curbs as required to accomplish new work.
D. Remove foundation walls and footings to a minimum of 2 feet below finished grade, or to a minimum of 12" below foundation bearing elevation for any construction within 4' of new foundations.
E. Remove underground tanks.
F. Remove other items indicated, for salvage, relocation, and recycling.
G. Fill excavations, open pits, and holes in ground areas generated as result of removals, using specified fill, compacted as specified.
- 3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS
A. Perform an engineering survey of building to determine whether demolition operations might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures.
B. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
1. Obtain required permits.
2. Comply with applicable requirements of NFPA 241, ANSI A10.6 and the Building Code.
3. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
4. Provide, erect, and maintain temporary barriers and security devices.
5. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
6. Do not close or obstruct roadways or sidewalks without permit.
7. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
8. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.
C. Do not begin removal until built elements to be salvaged or relocated have been removed.
D. Do not begin removal until vegetation to be relocated has been removed and specified measures have been taken to protect vegetation to remain.
E. Protect existing structures and other elements that are not to be removed.
F. Provide bracing and shoring, prevent movement or settlement of adjacent structures and stop work immediately if adjacent structures appear to be in danger.
G. Minimize production of dust due to demolition operations.
H. If hazardous materials are discovered during removal operations, stop work and notify Owner.
I. Perform demolition in a manner that maximizes salvage and recycling of materials.
J. Partial Removal of Paving and Curbs: Neatly saw cut at right angle to surface.
K. Grade demolition areas to level condition, sloped to drain, with smooth transitions to adjacent surfaces.
- 3.03 EXISTING UTILITIES
A. Coordinate work with utility companies; notify before starting work and comply with their requirements; obtain required permits.
B. Protect existing utilities to remain from damage.
C. Do not disrupt public utilities without permit from authority having jurisdiction.
D. Do not close, shut off, or disrupt existing life safety systems that are in use.
E. Do not close, shut off, or disrupt existing utilities that are in use.
F. Locate and mark utilities with identification of utility type.
G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.
H. Prepare building demolition areas by disconnecting and capping utilities outside the demolition zone; identify and mark utilities to be subsequently reconnected, in same manner as other utilities to remain.
- 3.04 DEBRIS AND WASTE REMOVAL
A. Remove debris, junk, and trash from site.
B. Leave site in clean condition, ready for subsequent work.
C. Clean up spillage and wind-blown debris from public and private lands.

CODED NOTES DEMO

Number	Note
1	DEMO WALL
2	DEMO DOOR, SALVAGE PANELS AND HARDWARE
3	DEMO KITCHEN CABINETRY, FIXTURES, CAP PLUMBINGS UNDER HOUSE.
4	DEMO BATH CABINETRY, FIXTURES, CAP PLUMBINGS UNDER HOUSE.
5	DEMO FLOORING AND FLOOR JOISTS
6	DEMO CEILING DRYWALL FOR NEW STRUCTURE AND SHORING AS REQUIRED
7	DEMO WINDOW
8	DEMO STAIRS AND LANDING
9	DEMO RAILINGS
10	DEMO ROOF
11	DEMO FLOOR FINISH
12	DEMO WINDOW
13	DEMO PORCH TILE & SUBFLOOR DOWN TO STRUCTURE
14	DEMO WALL IN PREP FOR NEW SLIDING DOORS
15	DEMO WALL IN PREP FOR NEW WINDOW
16	DEMO STONE WALL
17	REMOVE LOUVER AND INFILL WALL
18	DEMO STONE COLUMNS, IN PREP FOR NEW WOOD WRAPPED COLUMNS



Seal:



Submissions:

No.	Description	Date
SD SET		9/30/2021

GENERAL FLOOR PLAN NOTES:

- GC TO COORDINATE ALL FINISHES W/ OWNER.

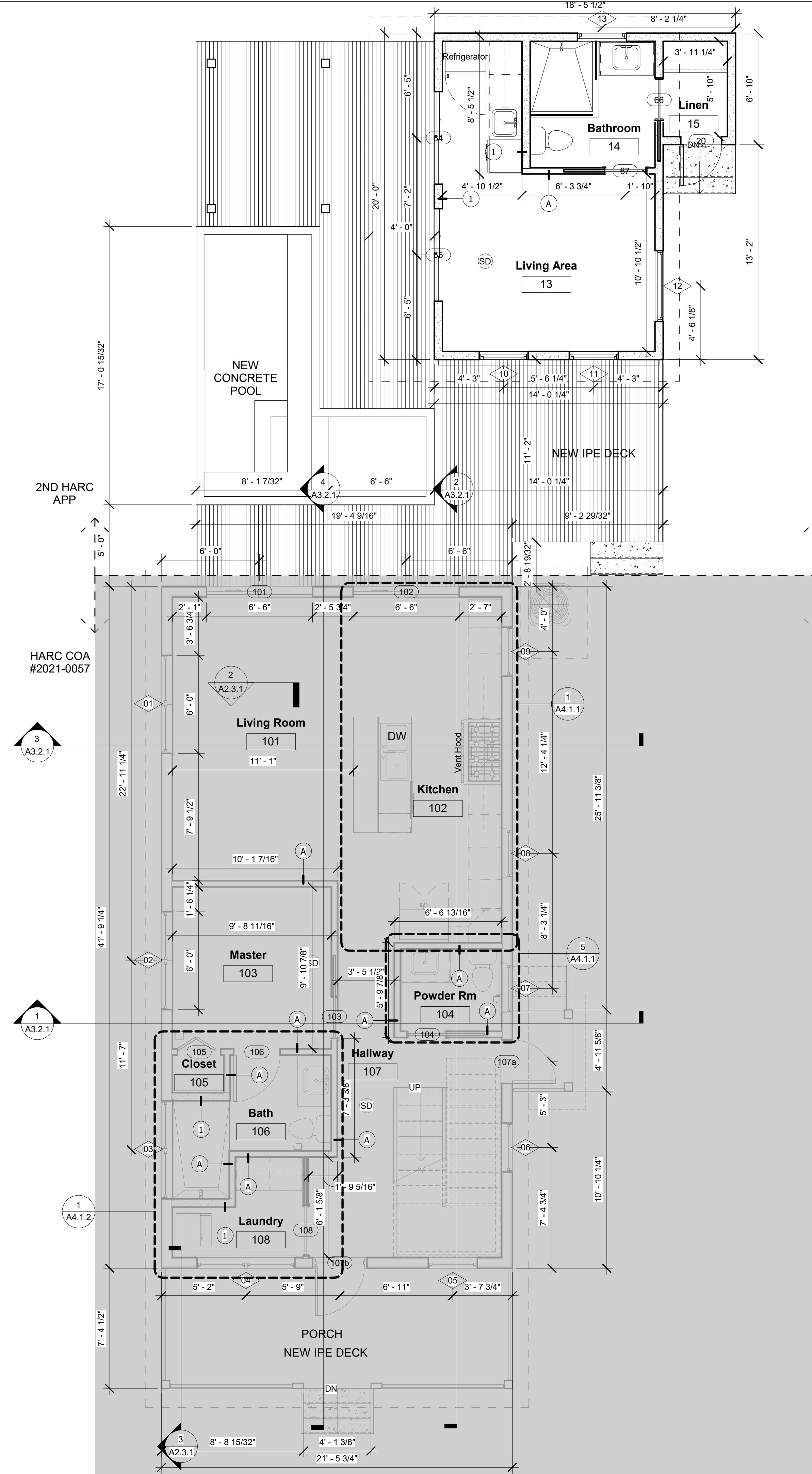
PLAN LEGEND

- EXISTING ITEMS TO REMAIN
- NEW PARTIAL HEIGHT WALL
- NEW GYP. BD. WALL/ REFER TO WALL TYPES
- WALL TYPE:**
 - A - 2X4 WOOD STUD 16" O.C. W/ GYP BOARD BOTH SIDES
 - B - 2X6 WOOD STUD 16" O.C. W/ GYP BOARD BOTH SIDES. PROVIDE CONCRETE BOARD @ PLUMBING WALLS
 - C - 2X6 WOOD STUD 16" O.C. W/ C CONCRETE BOARD, PLYWOOD SHEATHING WITH WOOD SIDING TO MATCH EXISTING
- EXISTING DOOR TO REMAIN
- NEW DOOR. REFER TO DOOR SCHEDULE

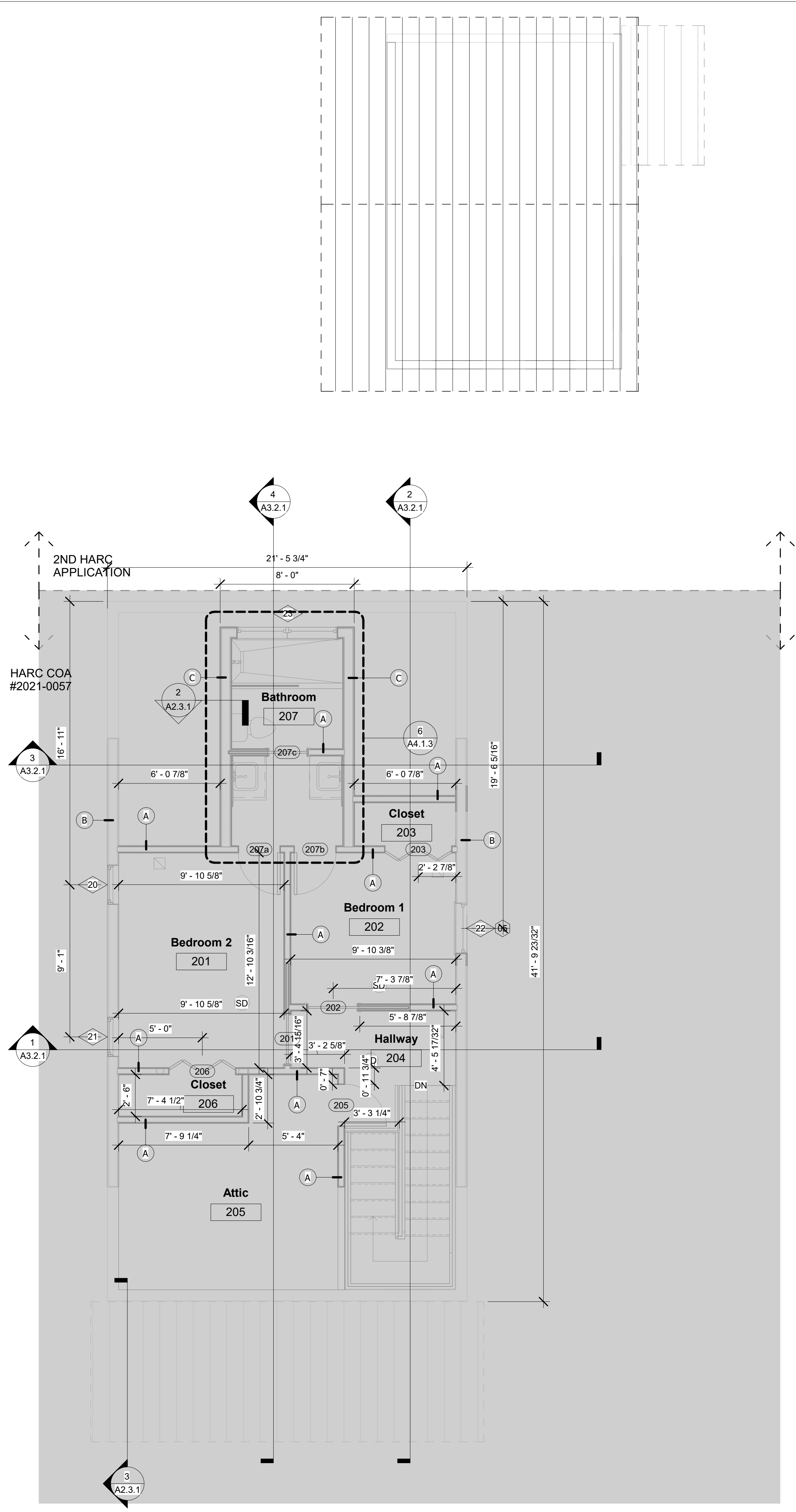
NOTE: DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

Wall Schedule

Type Mark	Type	Description
A	5" WOOD FRAME INTERIOR WALL - NEW	INTERIOR 3 1/2" STUD WALL W/ 5/8" GWB BOTH SIDES, R-11 INSULATION FOR SOUND DEADENING
B	8" WOOD FRAME EXTERIOR WALL - EXISTING	2X6 WD STUD W/ 5/8" GWB INTERIOR, R-19 BATT INSULATION, 3/4" PT PLYWOOD, HORIZONTAL WOOD SIDING EXTERIOR
C	8" WOOD FRAME EXTERIOR WALL - NEW	2X6 WD STUD W/ 5/8" GWB INTERIOR, R-19 BATT INSULATION, 3/4" PT PLYWOOD, HORIZONTAL WOOD SIDING EXTERIOR

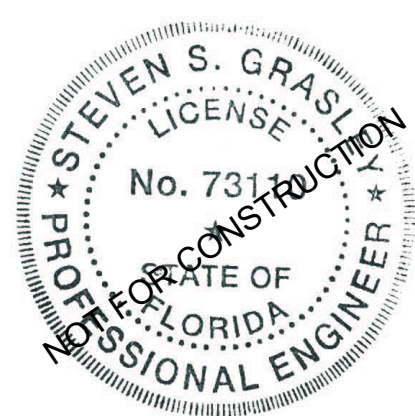
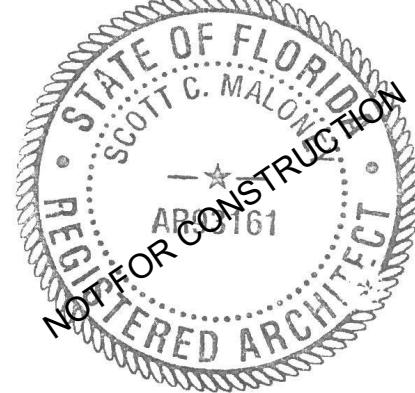


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0" 1



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0" 2

Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION

1202 Royal Lane, Key West, FL 33040

Jon Arruda

1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:
3/25/2022 11:31:57 AM

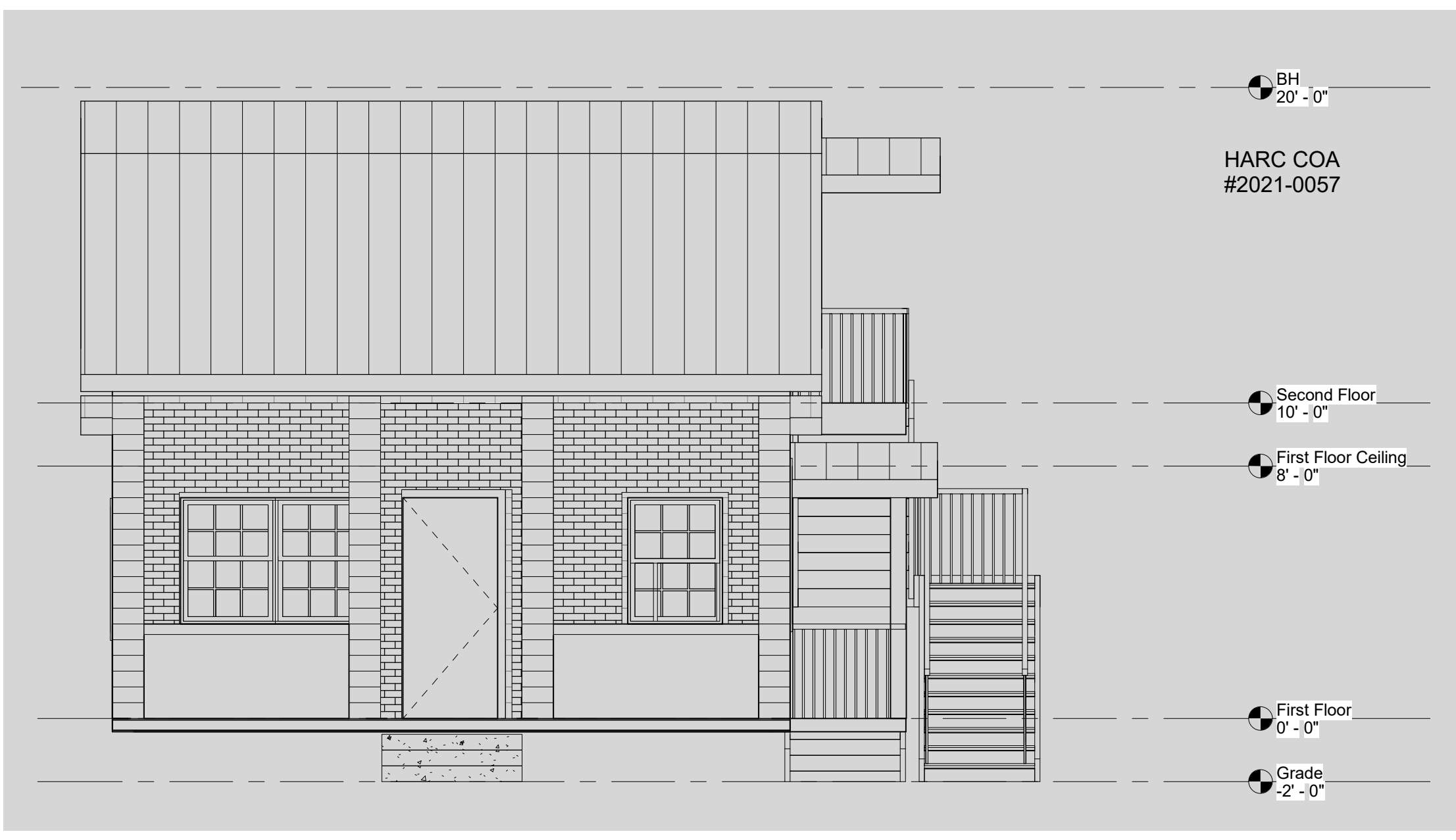
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Drawn By: Designer	Checked By: AVM

Title:
EXISTING EXTERIOR
ELEVATIONS

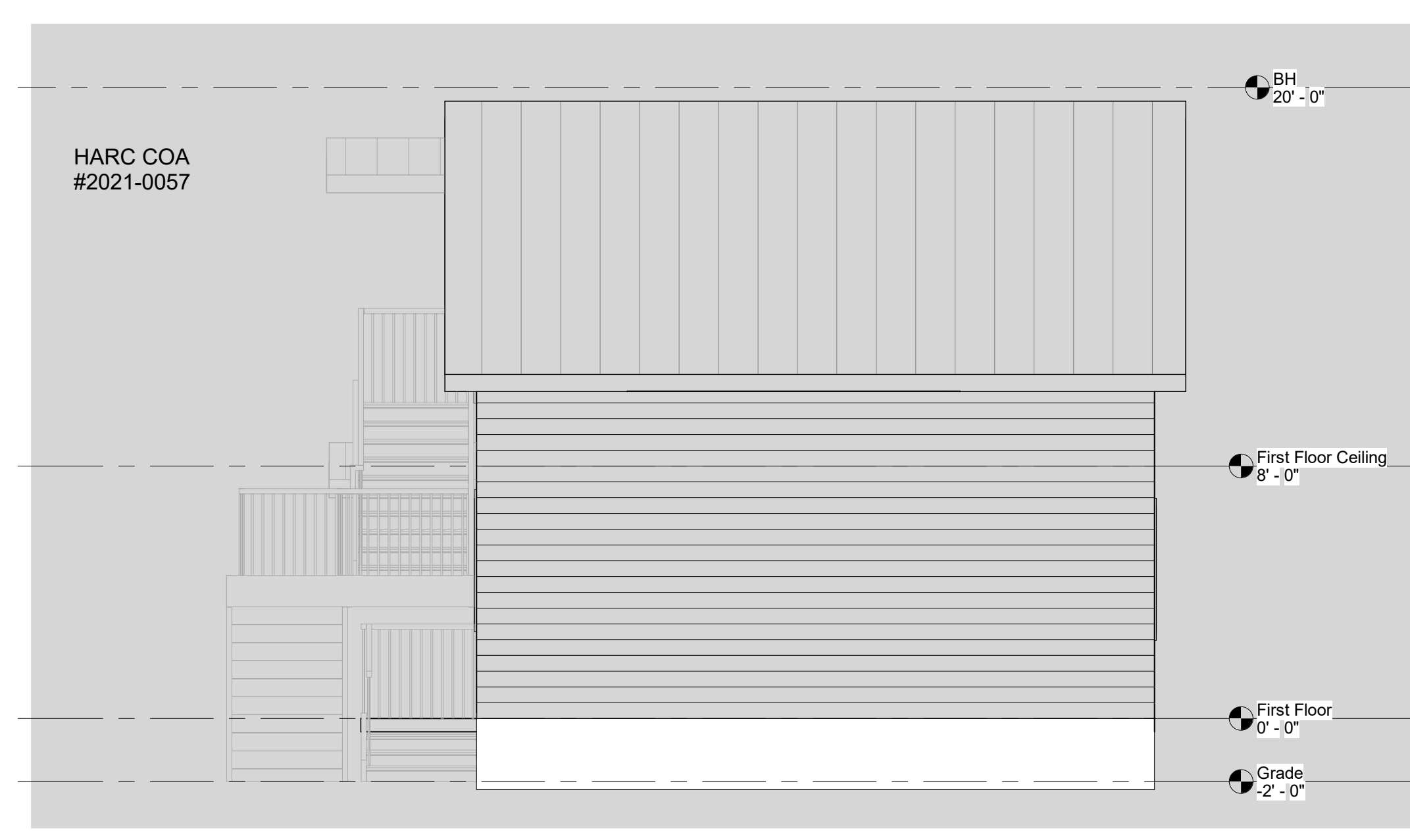
Sheet Number:

AE3.1.1A

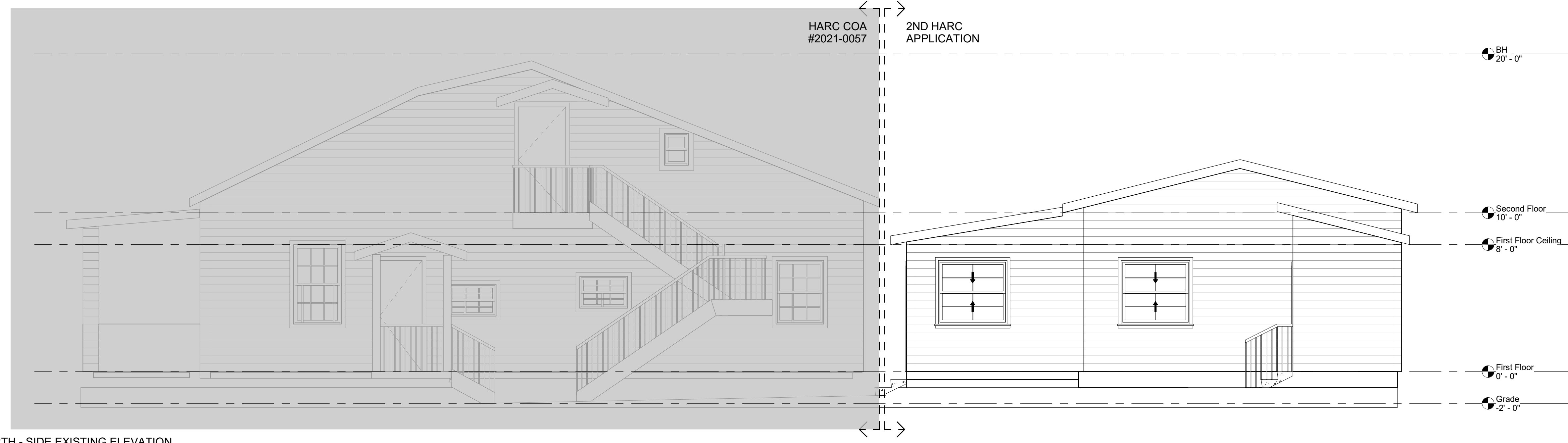
Date: 09/30/2021
©2022 by K2M Design, Inc.



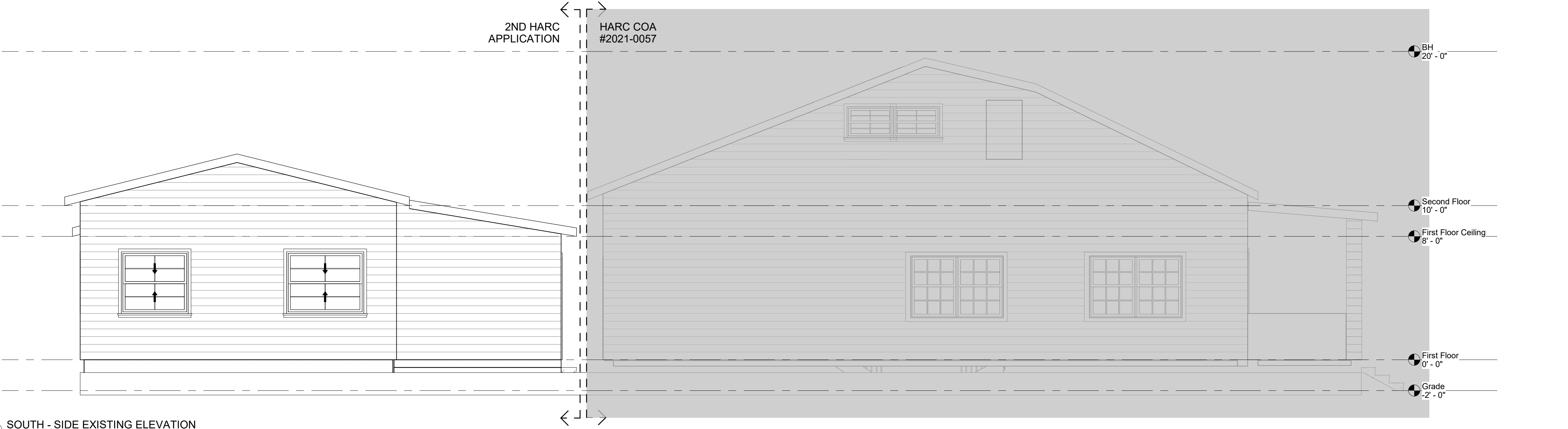
1 EAST - FRONT EXISTING ELEVATION
1/4" = 1'-0"



3 WEST - REAR EXISTING ELEVATION - ONLY HOUSE
1/4" = 1'-0"



4 NORTH - SIDE EXISTING ELEVATION
1/4" = 1'-0"



5 SOUTH - SIDE EXISTING ELEVATION
1/4" = 1'-0"



Architecture, Engineering,
Interior Design,
Facility Asset Management

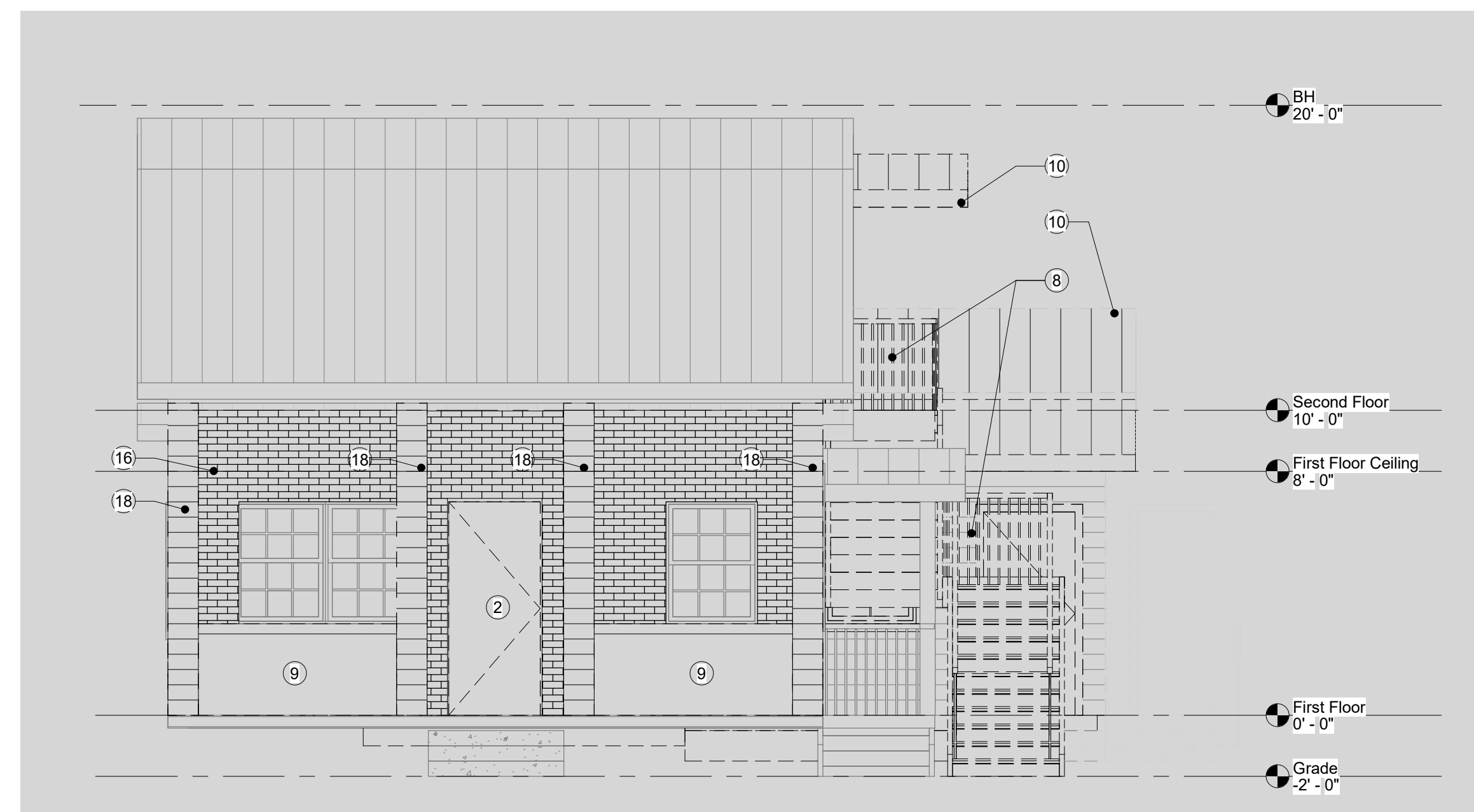
Key Largo, Florida
Key West, Florida
Marathon, Florida
www.k2mdesign.com
PROF. REG. AA26001059

Building Relationships
Based on Trust and Results

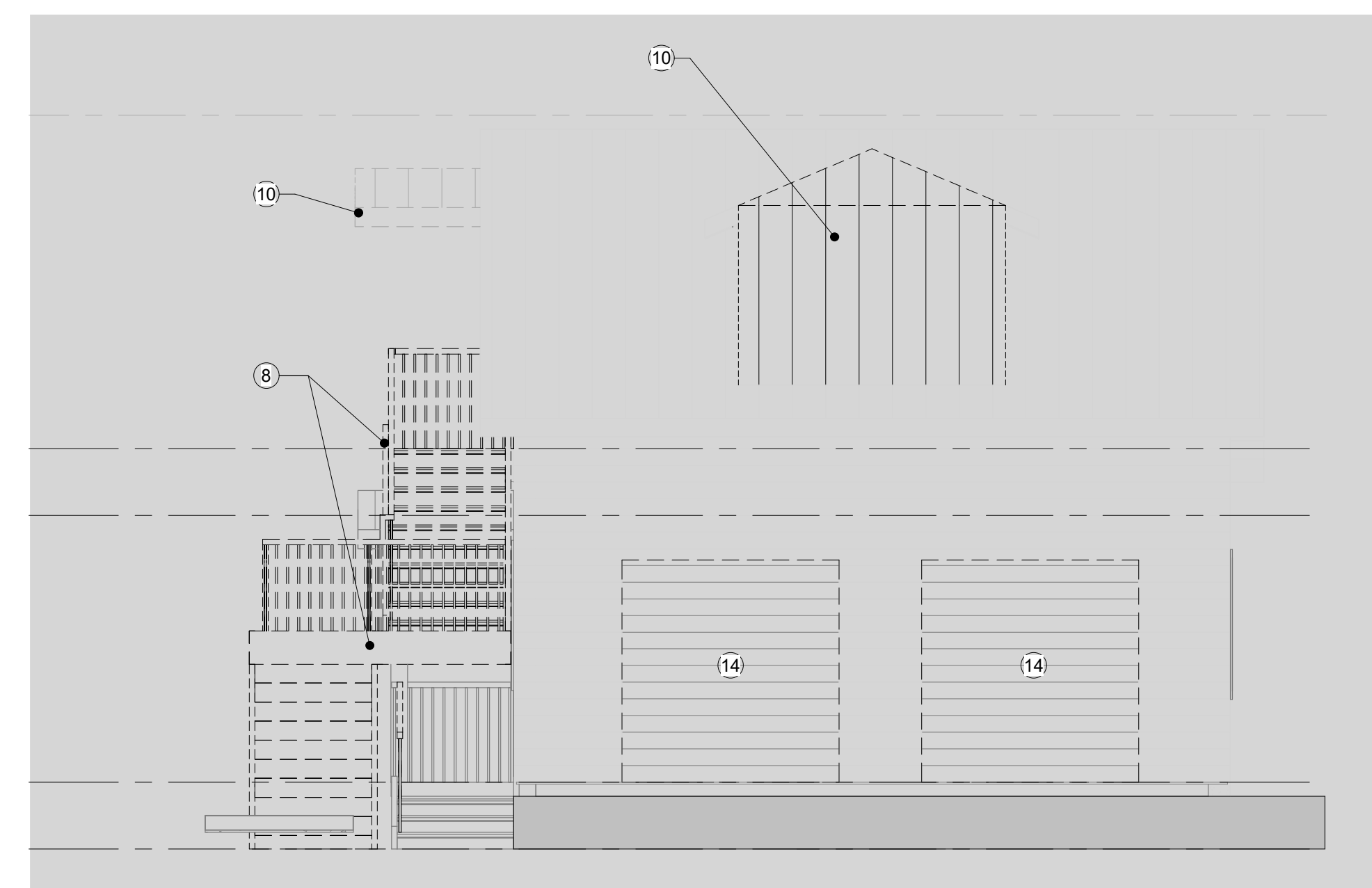
Cleveland | Indianapolis | Key Largo | Key West |
Marathon | Charlotte | Baltimore | Burlington

CODED NOTES DEMO

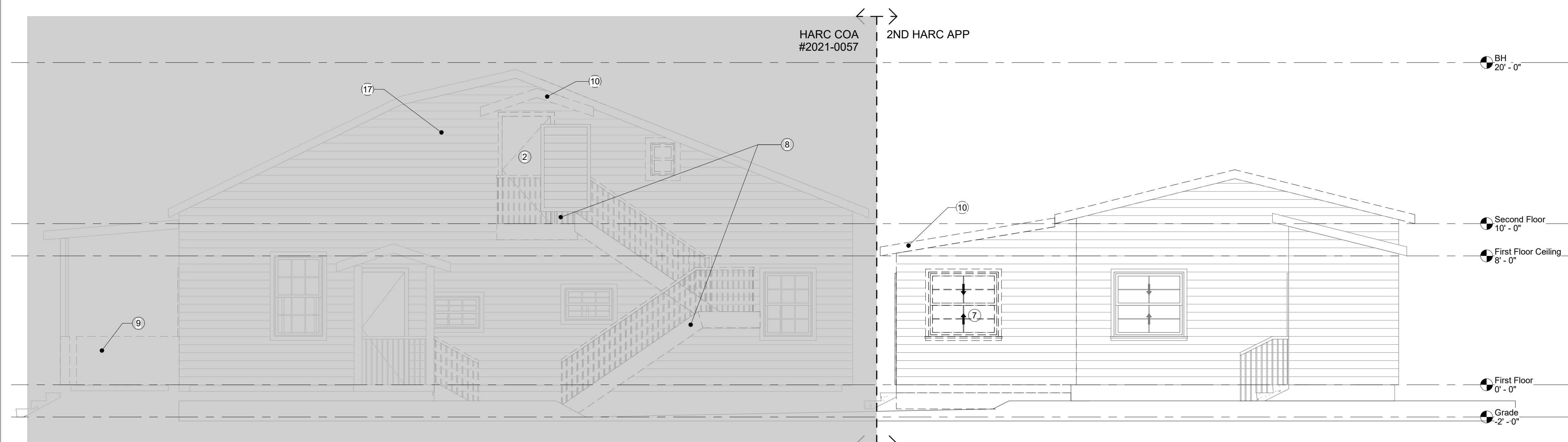
Number	Note
1	DEMO WALL
2	DEMO DOOR, SALVAGE PANELS AND HARDWARE
3	DEMO KITCHEN CABINETRY, FIXTURES, CAP PLUMBINGS UNDER HOUSE.
4	DEMO BATH CABINETRY, FIXTURES, CAP PLUMBINGS UNDER HOUSE.
5	DEMO FLOORING AND FLOOR JOISTS
6	DEMO CEILING DRYWALL FOR NEW STRUCTURE AND SHORING AS REQUIRED
7	DEMO WINDOW
8	DEMO STAIRS AND LANDING
9	DEMO RAILINGS
10	DEMO ROOF
11	DEMO FLOOR FINISH
12	DEMO WINDOW
13	DEMO PORCH TILE & SUBFLOOR DOWN TO STRUCTURE
14	DEMO WALL IN PREP FOR NEW SLIDING DOORS
15	DEMO WALL IN PREP FOR NEW WINDOW
16	DEMO STONE WALL
17	REMOVE LOUVER AND INFILL WALL
18	DEMO STONE COLUMNS, IN PREP FOR NEW WOOD WRAPPED COLUMNS



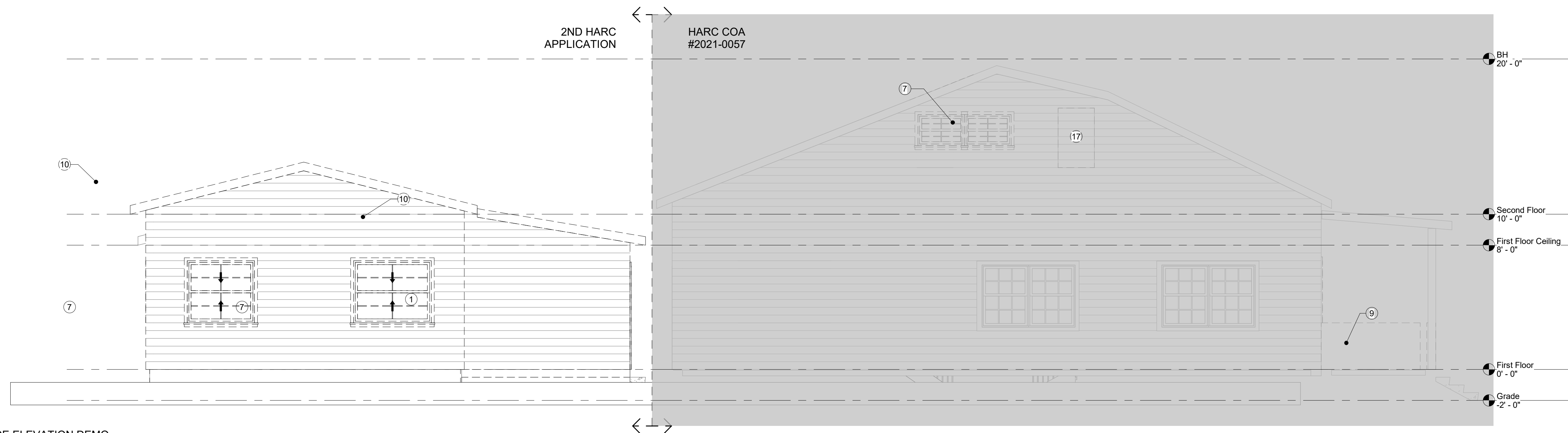
③ EAST - FRONT ELEVATION DEMO
1/4" = 1'-0"



⑤ WEST - REAR EXISTING ELEVATION DEMO
1/4" = 1'-0"

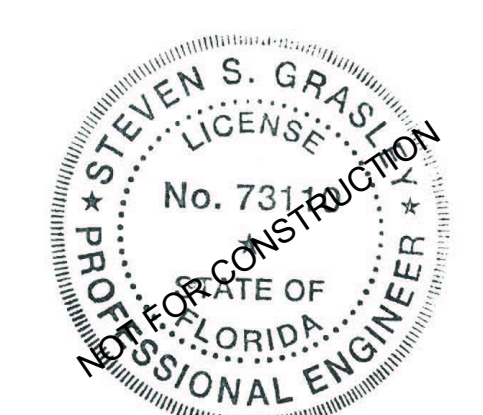
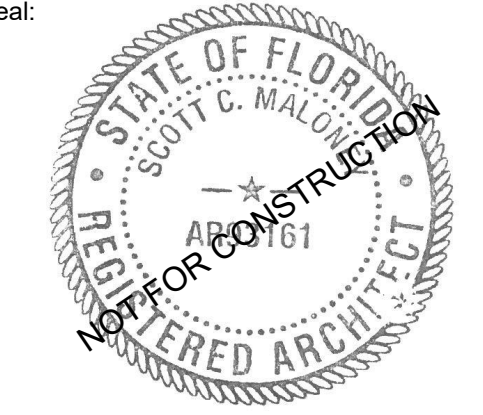


② NORTH - SIDE ELEVATION DEMO
1/4" = 1'-0"



① SOUTH - SIDE ELEVATION DEMO
1/4" = 1'-0"

Seal:



Submissions:

No.	Description	Date

1202 ROYAL LANE RENOVATION
1202 Royal Lane, Key West, FL 33040

Jon Arruda
1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:
3/25/2022 11:31:54 AM

Drawing Size 24X36	Project #: 21095
Drawn By: Designer	Checked By: EHP

Title:
DEMOLITION EXTERIOR ELEVATIONS

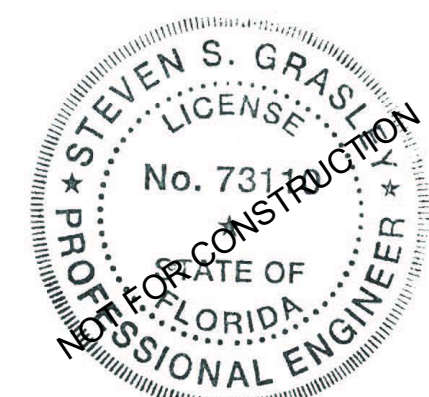
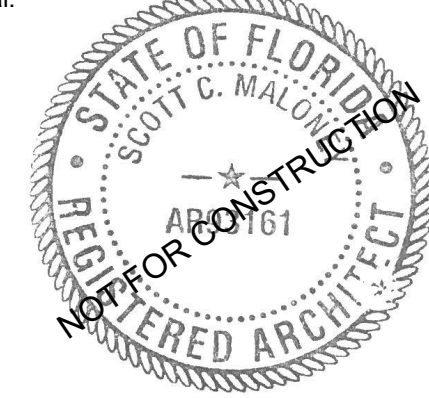
Sheet Number:

AD3.1.1

Date: 09/30/2021

©2022 by K2M Design, Inc.

Seal:



Submissions:

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1202 ROYAL LANE RENOVATION
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Jon Arruda

1415 ATLANTIC BLVD, KEY WEST, FL 33040

PLOTTED:
3/25/2022 11:31:46 AM

Drawing Size: 24X36 | Project #: 21095

Drawn By: Designer | Checked By: Checker

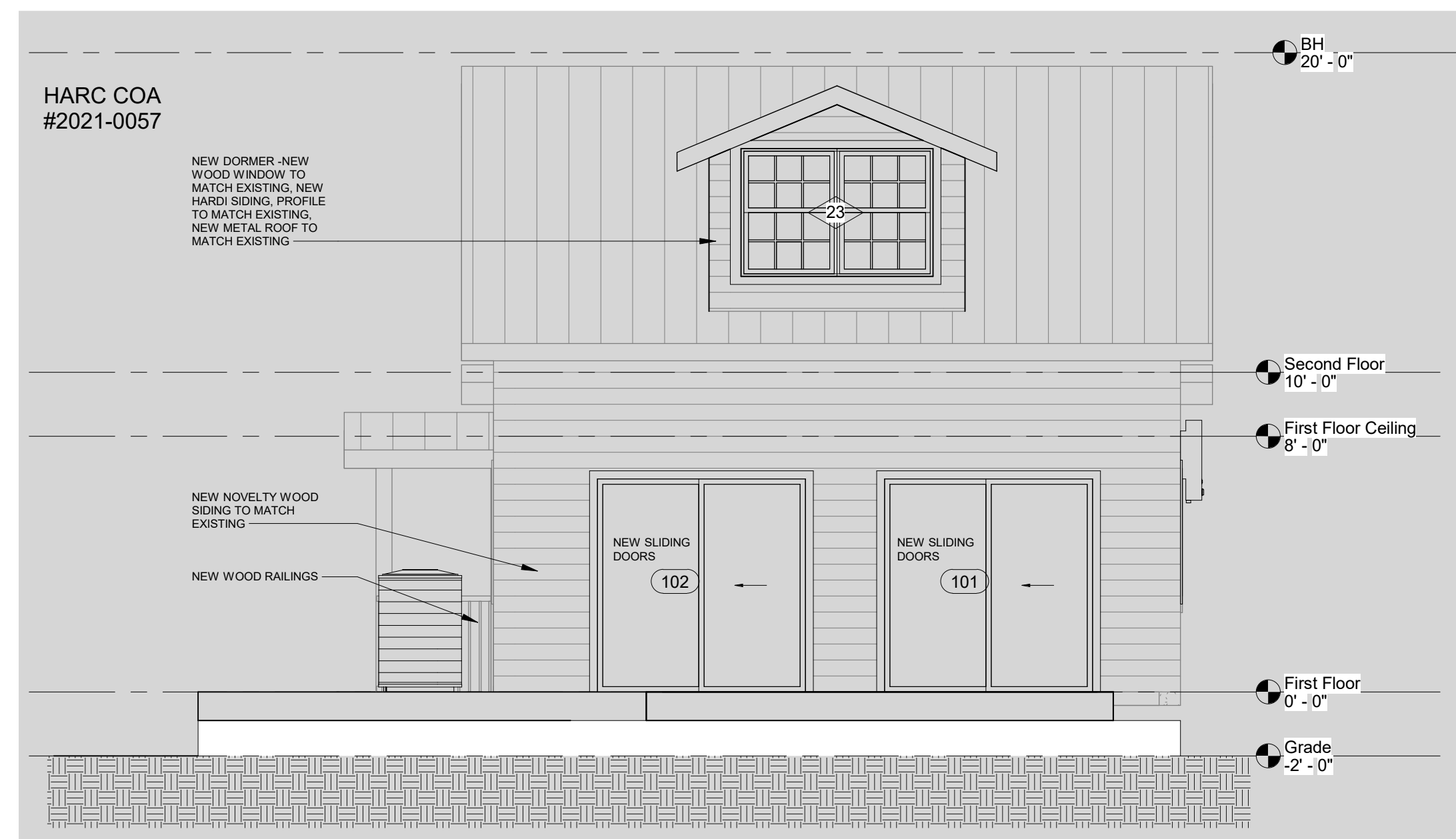
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PROPOSED EXTERIOR ELEVATIONS

Sheet Number:

A3.1.1

Date: 09/30/2021

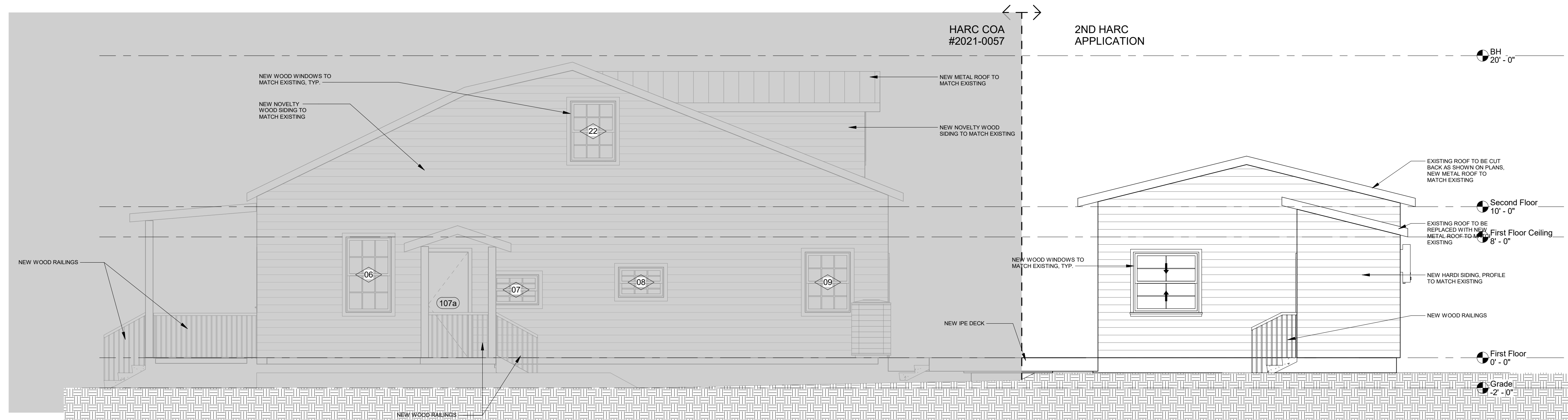
©2022 by K2M Design, Inc.



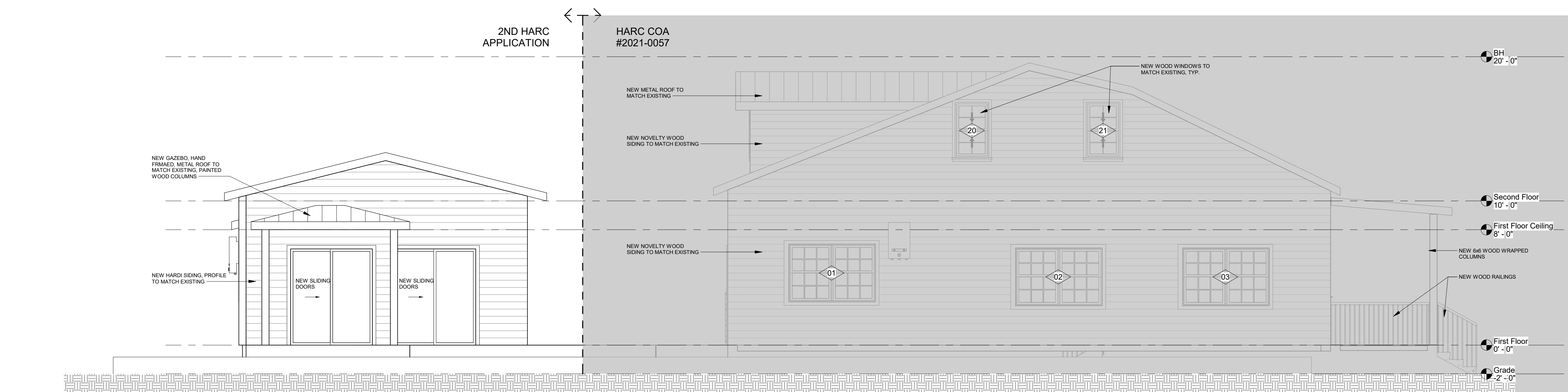
5 WEST - REAR ELEVATION - ONLY HOUSE
1/4" = 1'-0"



1 EAST - FRONT ELEVATION
1/4" = 1'-0"

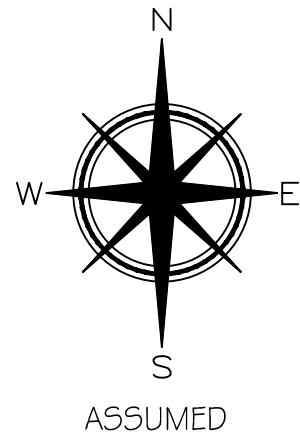


4 NORTH - SIDE ELEVATION
1/4" = 1'-0"

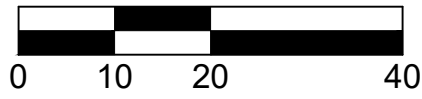


3 SOUTH - SIDE ELEVATION
1/4" = 1'-0"

Boundary Survey



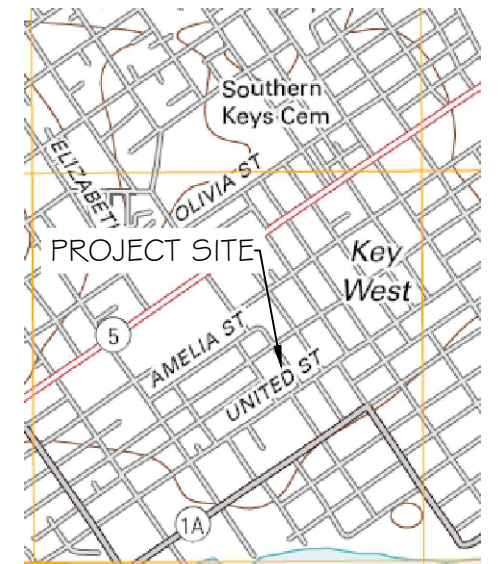
1"=20'



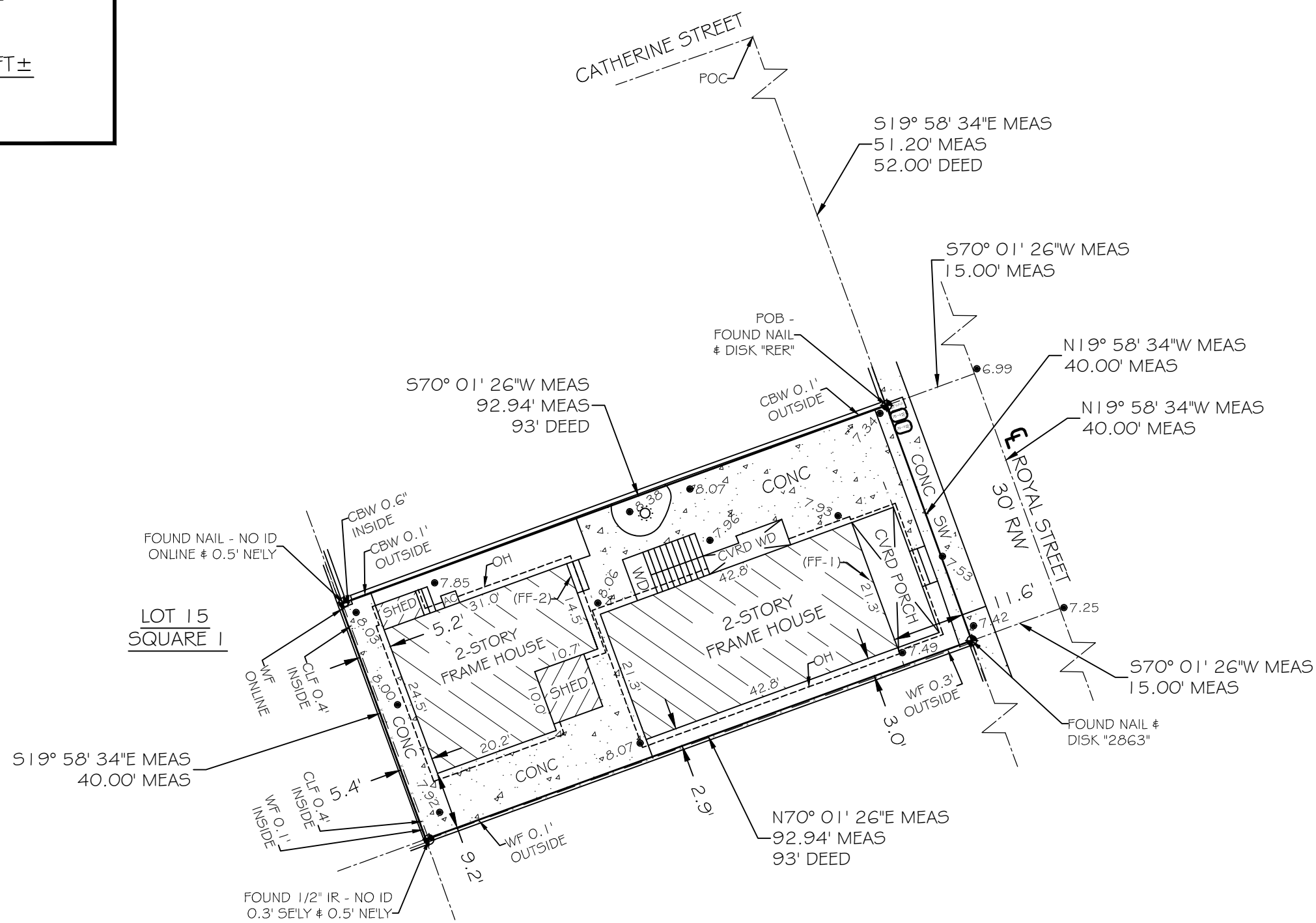
*VERIFY ORIGINAL SCALE OF 2"

TOTAL AREA = 3717.58 SQFT±

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



SYMBOL LEGEND:

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- SEWER VALVE
- WATER VALVE
- WATER METER
- WOOD UTILITY POLE
- SPOT GRADE ELEVATION (TYPICAL)
- TRAFFIC CONTROL BOX
- OVERHEAD UTILITY LINE

SURVEYORS NOTES

- BEARING BASE: ALL BEARINGS ARE BASED ON N19°58'34"W ASSUMED ALONG THE CENTERLINE OF ROYAL STREET.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION "872 4580 TIDAL 25" P.I.D. A00004, ELEVATION=5.11' (NGVD 1929).
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTIES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- STREET ADDRESS: 1202 ROYAL STREET, KEY WEST, FL 33040.
- ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
- ALL FIELD DATA WAS ACQUIRED ON 08/18/2021.
- COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K; MAP DATE: 02-18-2005; FLOOD ZONE: X-SHADED; BASE ELEVATION: N/A

(FF-1) = 10.7' (NGVD) 1929)

(FF-2) = 9.8' (NGVD) 1929

- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP, NO INTERIOR FLOOR ELEVATIONS WERE MEASURED OR VERIFIED.

CERTIFIED TO -

Gail J. Piotrkowski 2002 Inter Vivos Trust;
Oropeza Stones & Cardenas;
Old Republic National Title Insurance Company;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GYW = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C 4 G = 2" CONCRETE CURB & GUTTER | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | LS = LANDSCAPING | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | MB = MAILBOX | R = RADIUS |
| CL = CENTERLINE | MEAS = MEASURED | RW = RIGHT OF WAY LINE |
| CLP = CHAINLINK FENCE | MHWL = MEAN HIGH WATER LINE | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | SW = SIDE WALK |
| CONC = CONCRETE | N/S = NOT TO SCALE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | OH = ROOF OVERHANG | TOB = TOP OF BANK |
| CVRD = COVERED | OHV = OVERHEAD WIRES | TOS = TOE OF SLOPE |
| DELTA = CENTRAL ANGLE | PC = POINT OF CURVE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | PCP = POINT OF COMPOUND CURVE | TYP = TYPICAL |
| EL = ELEVATION | PCF = PERMANENT CONTROL POINT | UR = UNREADABLE |
| ENCL = ENCLOSURE | PK = PARKER KALON NAIL | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | POB = POINT OF BEGINNING | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PI = POINT OF INTERSECTION | WF = WOOD FENCE |
| FFH = FIRE HYDRANT | | WL = WOOD LANDING |
| FI = FENCE INSIDE | | WM = WATER METER |
| FND = FOUND | | WFP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

LEGAL DESCRIPTION -

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Tract 12, but now better known and described as part of Lot 14, Square 1, of said Tract 12, according to Waddell's Subdivision of a part of said Tract 12, a plat of which is recorded in Plat Book 1, Page 49, of Monroe County, Florida, records, and more particularly described as follows:

COMMENCING at a point on Royal Street 52 feet in a Southeasterly direction from the Southwesterly corner of Catherine and Royal Streets for a point of place of beginning; and thence running in a Southwesterly direction parallel with Catherine Street 93 feet; thence at right angles in a Southeasterly direction 40 feet; thence at right angles in a Northeasterly direction 93 feet to Royal Street; thence at right angles in a Northwesterly direction 40 feet to the point of beginning.

SCALE: 1"=20'

MAP DATE: 08/27/2021

REVISION DATE: XXXX/XXXX

SHEET: 1 OF 1

DRAWN BY: IDG

CHECKED BY: MPB

JOB NO.: 21-458

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

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

SIGNED: ERIC A. ISAAC, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



**FLORIDA KEYS
LAND SURVEYING**

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

Property Record Card

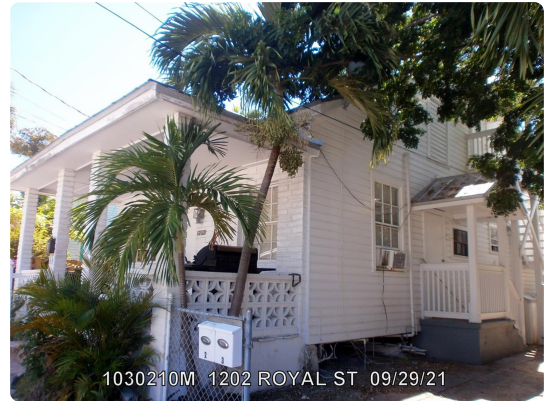
Disclaimer

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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00029450-000000
Account# 1030210
Property ID 1030210
Millage Group 10KW
Location 1202 ROYAL St, KEY WEST
Address
Legal KW INVESTMENT CO SUB PB1-49 PT LOT 14 SQR 1 TR 12 OR128-113 OR344-560/61 OR471-670/72 OR624-283/84 OR783-1511/12 OR1010-62/63 OR1010-59 OR1010-61 OR1010-64 OR1062-2351 OR1244-708/09 OR1494-2333/35 OR1545-991/93 OR3123-1194
Description
 (Note: Not to be used on legal documents.)
Neighborhood 6096
Property MULTI-FAMILY TRIPLEX (0803)
Class
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

PIOTRKOWSKI GAIL J 2002 INTER VIVOS TRUST
 12 Willow St
 Mystic CT 06355

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$262,772	\$247,385	\$252,255	\$256,888
+ Market Misc Value	\$6,063	\$6,063	\$6,063	\$6,063
+ Market Land Value	\$335,219	\$349,289	\$349,866	\$307,904
= Just Market Value	\$604,054	\$602,737	\$608,184	\$570,855
= Total Assessed Value	\$604,054	\$602,737	\$608,184	\$570,855
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$604,054	\$602,737	\$608,184	\$570,855

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,720.00	Square Foot	40	93

Buildings

Building ID 2267
Style 2 STORY ELEV FOUNDATION
Building Type M.F. - R2 / R2
Gross Sq Ft 1531
Finished Sq Ft 1344
Stories 2 Floor
Condition AVERAGE
Perimeter 212
Functional Obs 0
Economic Obs 0
Depreciation % 8
Interior Walls WALL BD/WD WAL
Exterior Walls ABOVE AVERAGE WOOD
Year Built 1933
EffectiveYearBuilt 2012
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type NONE with 0% NONE
Bedrooms 4
Full Bathrooms 2
Half Bathrooms 0
Grade 550
Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	147	0	0
FLA	FLOOR LIV AREA	1,344	1,344	0
OPF	OP PRCH FIN LL	20	0	0
OUF	OP PRCH FIN UL	20	0	0
TOTAL		1,531	1,344	0

Building ID	2268	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2006
Gross Sq Ft	773	Foundation	WD CONC PADS
Finished Sq Ft	693	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	ASPHALT SHINGL
Condition	AVERAGE	Flooring Type	CERM/CLAY TILE
Perimeter	120	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	18	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	693	693	120
OPF	OP PRCH FIN LL	80	0	36
TOTAL		773	693	156

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1967	1968	1	1280 SF	2
UTILITY BLDG	1967	1968	1	80 SF	3
CH LINK FENCE	1984	1985	1	80 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/31/2021	\$1,100,000	Warranty Deed	2338041	3123	1194	03 - Qualified	Improved
10/21/1998	\$1	Quit Claim Deed		1545	0991	M - Unqualified	Improved
2/1/1993	\$76,000	Quit Claim Deed		1244	708	H - Unqualified	Improved
7/1/1988	\$170,000	Warranty Deed		1062	2351	Q - Qualified	Improved
10/1/1978	\$14,500	Conversion Code		783	1511	Q - Qualified	Improved

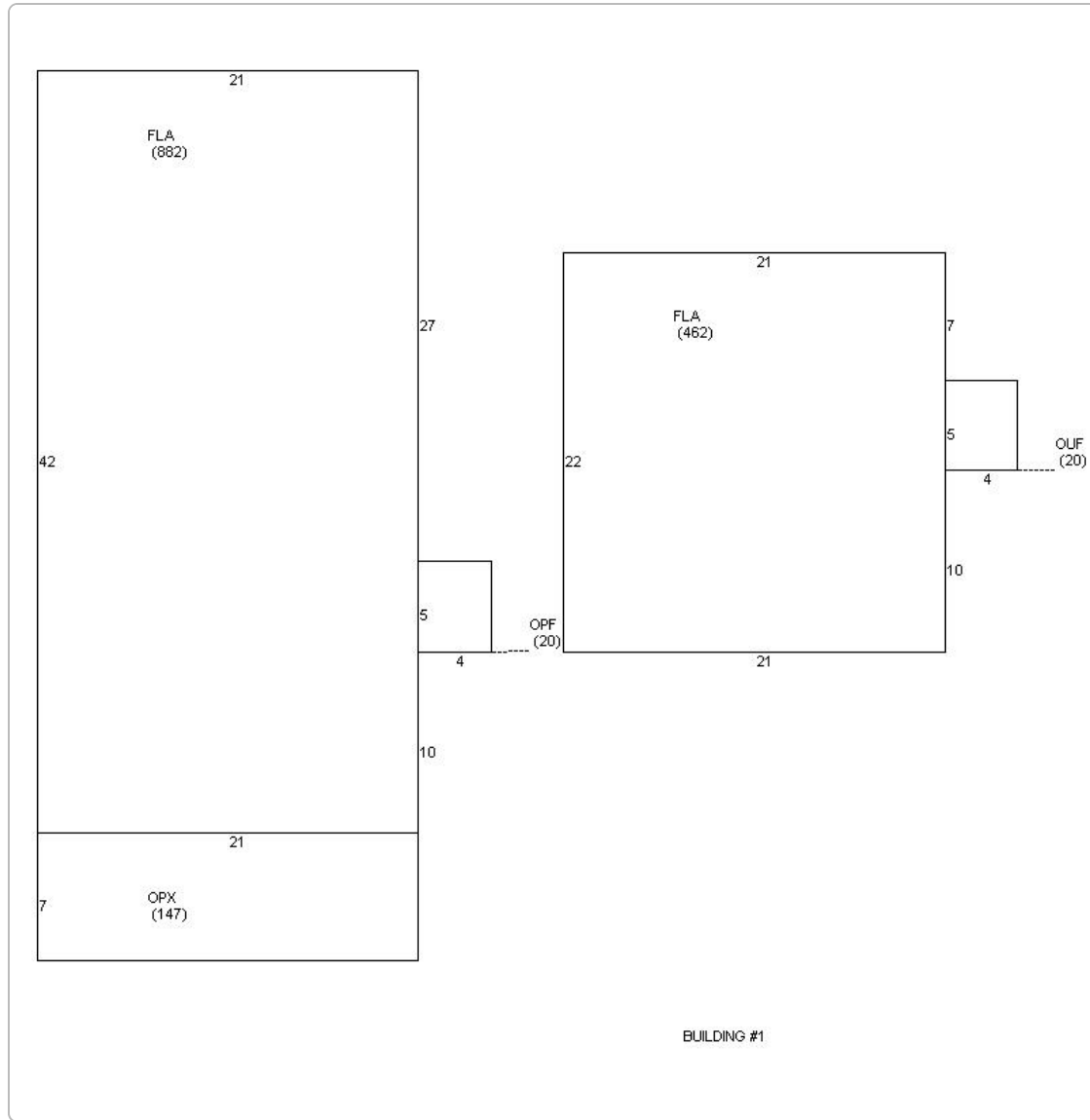
Permits

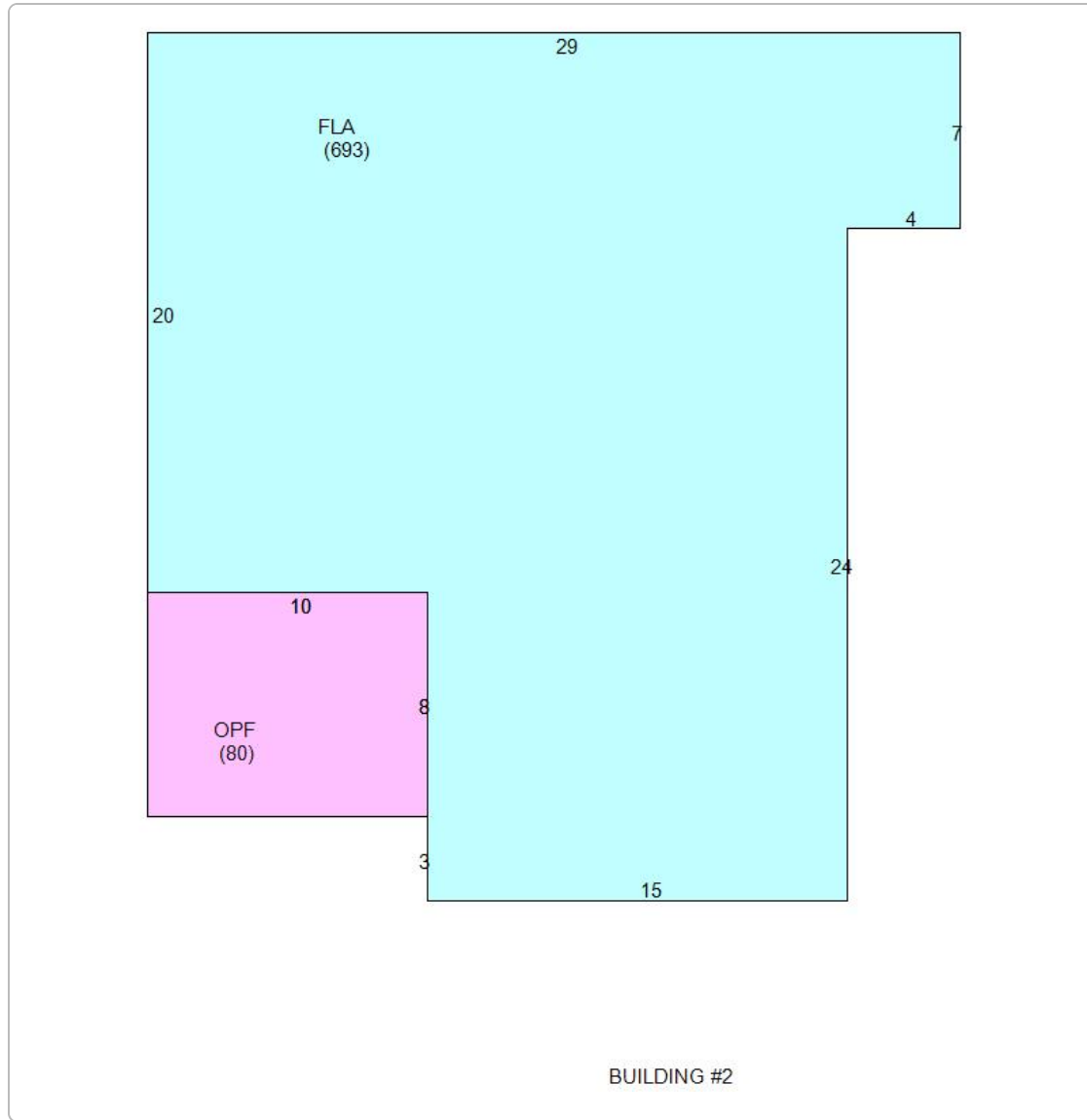
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-0804	5/9/2022		\$155,000	Residential	Renovation-Main Home EXTENSIVE SEE ETRAKIT
22-0027	1/27/2022		\$11,000	Residential	Demolition to large area according to the attached plans. **No impacts authorized to occur to any regulated trees or palms during demo, construction, and staging.*KKD** 1/10/2022 3:01:10 PM (Enid Torregrosa) ***Demolition to exterior approved for exterior stairs to upper floor and partial demolition of rear roof to accommodate a new dormer. ET***
03-2621	11/13/2003	9/22/2003	\$10,000	Residential	REPLACED EXTERIOR STAIRS
01-3673	11/20/2001	9/18/2002	\$750	Residential	REPAIR FRNT POR ROOF CEIL
9601441	3/1/1996	12/1/1997	\$1,800	Residential	PLUMBING
9600875	2/1/1996	12/1/1997	\$3,600	Residential	REPAIR/REMODELING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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Developed by
 Schneider
GEOSPATIAL

Last Data Upload: [5/16/2022, 2:25:59 AM](#)

Version 2.3.194

Authorization Form

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, SAMMY PIOTRKOWSKIE, in my capacity as EXECUTIVE MEMBER
(print name) *(print position; president, managing member)*
of GAIL J. PIOTRKOWSKIE 2002 INTER VIVOS TRUST
(print name of entity)

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

1202 ROYAL STREET KEY WEST FL
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

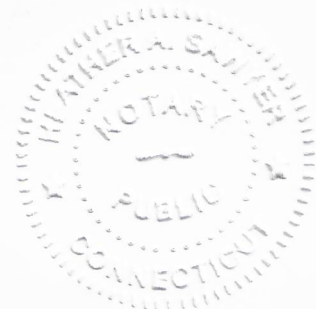
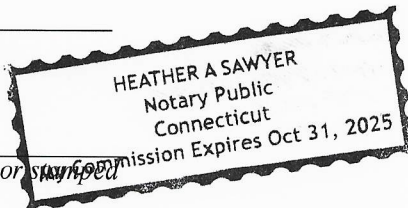
Subscribed and sworn to (or affirmed) before me on this 2/26/22 by
date

SAMMY PIOTRKOWSKIE
Name of Applicant

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

Notary's Signature and Seal

Heather A Sawyer
Name of Acknowledger typed, printed or stamped



Commission Number, if any



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, JON ARRUDA, in my capacity as MEMBER,
(print name) *(print position; president, managing member)*

of GAIL J. PROKOWSKI 2002 INTER VIVOS TRUST
(print name of entity)

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

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Jon Arruda
Signature of Applicant

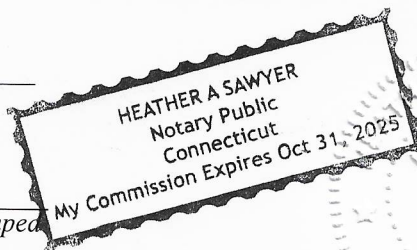
Subscribed and sworn to (or affirmed) before me on this 2/26/22 by
date

Jon Arruda
Name of Applicant

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

Notary's Signature and Seal

Heather Sawyer
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 21-861
Consideration: \$1,100,000.00

Parcel Identification No. 00029450-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 31st day of August, 2021 between **Frank Lee Sheldon, a married man** whose post office address is **1812 Flagler Avenue, Apt 4, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **Sammy Piotrkowski as Trustee, of the Gail J. Piotrkowski 2002 Inter Vivos Trust** whose post office address is **12 Willow Street, Mystic, CT 06355** of the County of **New London**, State of **Connecticut**, 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:

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Tract 12, but now better known and described as part of Lot 14, of Square 1, of said Tract 12, according to Amended Diagram Part of Tract 12, according to the map or plat thereof as recorded in Plat Book 1, Page 49, Public Records of Monroe County, Florida, and more particularly described as follows:

COMMENCING at a point on Royal Street 52 feet in a Southeasterly direction from the Southwesterly corner of Catherine and Royal Streets for a point or place of beginning; and thence running in a Southwesterly direction parallel with Catherine Street 93 feet; thence at right angles in a southeasterly direction 40 feet; thence at right angles in a Northeasterly direction 93 feet to Royal Street; thence at right angles in a Northwesterly direction 40 feet to the point of beginning.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

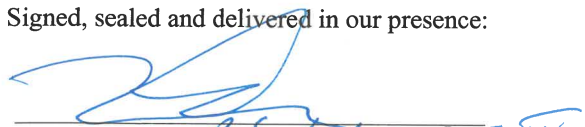
THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF THE GRANTOR HEREIN, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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


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

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

Signed, sealed and delivered in our presence:


Witness Name: Robert W. Cofer IV



Frank Lee Sheldon


Witness Name: Gregory Oropeza

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of August, 2021 by Frank Lee Sheldon, who is personally known or has produced a driver's license as identification.

[Notary Seal] 


Notary Public
Printed Name: Gregory Oropeza
My Commission Expires: 7/1/22