

Staff Report

525 Olivia Street- Variance

August 20th, 2015

Planning Board Meeting

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



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Melissa Paul-Leto, Planner Analyst

Meeting Date: August 20, 2015

Agenda Item: **Variance – 525 Olivia Street (RE # 00016760-000000; AK # 1017167)**
– A request for a variance to side and rear setback requirements, in order to reconstruct roof on property located within the Historic Neighborhood Commercial (HNC-1) Zoning District pursuant to Sections 90-395,122-810(6)b,c., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

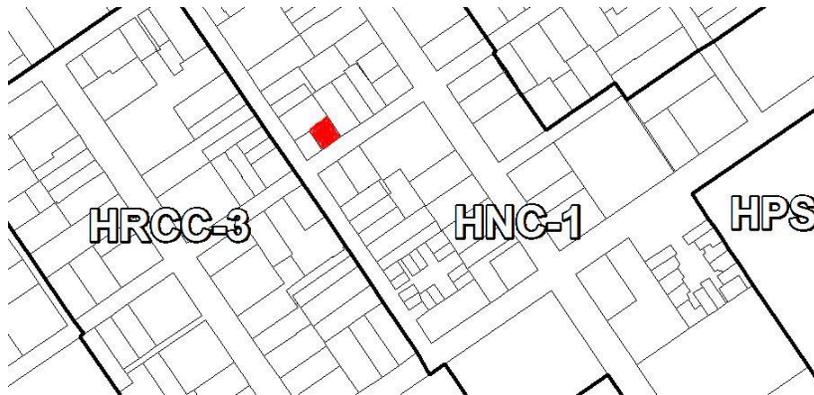
Request: To expand the non-conforming structure in order to replace the existing rear roof structure to a Gable style roof.

Applicant: Robert Cerkleski

Property Owner: Robert Cerkleski

Location: 525 Olivia Street (RE # 00016760-000000; AK # 1017167)

Zoning: Historic Neighborhood Commercial District (HNC-1)



Background:

The property at 525 Olivia Street is an existing two story single family residential structure. The property is located within the Historic Neighborhood Commercial (HNC-1) Zoning District.

The applicant is proposing to demolish the existing structure in order to renovate and reconstruct in the same geometric foot print. Part of the renovation is replacing the roof to a Gable design roof. The new roof design will raise the height by 1 foot and 9 inches. This action by the applicant has triggered the expansion of the already nonconforming structure requiring a variance request for the existing side and rear setbacks.

Relevant HNC-1 Zoning District Dimensional Requirements: Code Section 122-810				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum height	30 feet	22 feet 2 inches	24 feet	(Changing to a Gable Roof) In compliance
Minimum lot size	5,000 SF	1,681 SF	1,681 SF	No change, Non-conforming In compliance
Maximum density	16 dwelling units per acre	1 du / 0.038 ac= 26.3	1 du / 0.038 ac= 26.3	No change, Non-conforming In compliance
Maximum floor area ratio	1.0	N/A	N/A	In compliance
Maximum building coverage	40%	59.3% (997 sf)	58.3% (980 sf)	(Removing Exterior Stairs) Improving building coverage Existing nonconformity
Maximum impervious surface	60%	65% (1,093 sf)	58.3% (980 sf)	(Removing Exterior Stairs) Improving impervious surface In compliance
Minimum Open Space	35%	6%	35%	(Removing Exterior Stairs) Improving open space In compliance
Minimum front setback	10 feet	1 feet	1 feet	No change In compliance
Minimum Street side setback	7.5 feet	N/A	N/A	N/A
Minimum SE side setback	5 feet	2 feet 3 inches	2 feet 3 inches	(Existing) Variance Required -2 feet 9 inches
Minimum SW side setback	5 feet	4 feet 9 inches	8 feet 5 inches	In compliance
Minimum rear setback	15 feet	7 feet 8 inches	7 feet 8 inches	(Existing) Variance Required -7 feet 4 inches

Process:

Planning Board Meeting:

August 20, 2015

HARC:

TBD

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

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

The applicant has chosen to replace the existing roof with a gabled roof structure. This will raise the height of the residential dwelling by 1 foot and 10 inches. Resulting in an expansion of the non-conforming side and rear setback. This is not the result of a circumstance that is peculiar to the land structure or building involved. Special conditions or circumstances do not exist. The condition of the roof structure is a life safety issue due to the deterioration of structural members yet the applicant could replace the roof without raising the height of the structure.

NOT IN COMPLIANCE.

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

The request to expand the non-conforming building by increasing the height limit is generated from specific actions initiated by the applicant wanting to change the roof selection to a gable design and is not a special condition or circumstance.

NOT IN COMPLIANCE.

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

Section 122-27 of the Land Development Regulations discourages the expansion of nonconforming structures. The roof design could be made so as there is no change in the overall height. Therefore, allowing the proposed expansion of the building envelope into the required side and rear yard setback would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HHDR Zoning District. The roof can be replaced on the property without expanding the non-conformity. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

5. ***Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

Has reasonable use now, and could without a variance. The variance requested is not the minimum required that would make possible the reasonable use of the land, building, or structure. A different roofing material could be chosen.

NOT IN COMPLIANCE.

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variance would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

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

It does not appear that the requested variance will trigger any public facility or utility service capacity issues.

The Planning Board shall make factual findings regarding the following:

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

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

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

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

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

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

Application



Application For Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 525 Olivia Street

Zoning District: HNC-1 Real Estate (RE) #: 00016760-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Robert Cerkleski

Mailing Address: 38 Key Haven Road

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305-587-6048 Office: _____ Fax: _____

Email: kwbob1@yahoo.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: Replacement of existing deteriorated rear roof structure currently located in the side-yard and rear-yard setback. At time of reconstruction, the roof will be modified to be a gable roof.

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

Side Yard & Rear Yard setback variance to reconstruct roof in current location with geometry reconfigured.

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

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

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HNC-1			
Flood Zone	X			
Size of Site	1681 SQ FT			
Height	35'	22'-2"	24'-0"	
Front Setback	5'-0"	1'-0"	1'-0"	
Side Setback	5'-0"	2'-3"	2'-3"	2'-9"
Side Setback	5'-0"	4'-9"	8'-5"	
Street Side Setback	NA	NA	NA	
Rear Setback	15'-0"	7'-8"	7'-8"	7'-4"
F.A.R				
Building Coverage	50%	59.3%	58.3%	
Impervious Surface	60%	65%	58.3%	
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35%	6%	35%	
Number and type of units				
Consumption Area or Number of seats				

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

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

Standards for Considering Variances

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

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

The condition of the roof structure is a life safety issue due to the deterioration of structural members. The current headroom at the rear of the structure is less than 7 feet in some locations.

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 making the deteriorated structure safe and improve the value of the neighborhood.

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.

Denial of reconstruction would be a life safety concern, as the adjacent property owners have the privilege of occupying a safe living structure.

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.

As a life safety concern, the denial of reconstruction of the roof structure will be a hardship, as the structure will not be habitable.

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 building footprint will not be increased by the alteration of the roof structure

City of Key West • Application for Variance

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

The vertical expansion of the roof structure will not harm public welfare. The reconstruction will make the deteriorated structure safer for occupants and neighbors.

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.

The reconstruction of the roof is expanding the nonconforming structure minimally in a vertical direction and more than 10 feet below the district building height requirement.

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

PREPARED 5/05/15, 18:49:05
City of Key West

PAYMENTS DUE INVOICE
PROGRAM PZ821L

PROJECT NUMBER: 15-99500028 525 OLIVIA - VARIANCE

FEE DESCRIPTION AMOUNT DUE

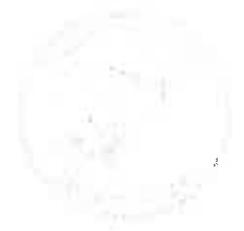
ADVERTISING AND NOTICE FEE 100.00
FIRE DEPARTMENT REVIEW FEE 50.00
VARIANCES 1000.00
TOTAL DUE 1150.00

Over: KEYWORD Type: OC Drawer: 1
Date: 5/06/15 52 Receipt no: 21512
PZ 2015 99500028 PLANNING & ZONING \$1150.00
1.00 3048485
Trans number: 3295 \$1150.00
CX CHECKER
Trans date: 5/06/15 Time: 7:39:09

Please present this invoice to the cashier with

Verification

**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

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

525 OLIVIA STREET KEY WEST FLORIDA 33040

Street address of subject property

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

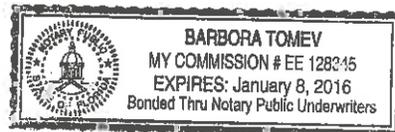
Robert F Cerkleski
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 4/30/2015 by
ROBERT CERKLESKI
Name of Owner

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

Tamara Farrow
Notary's Signature and Seal

BARBORA TOMEV
Name of Acknowledger typed, printed or stamped



01/08/2016
Commission Number, if any

Deed

Return to:
Name THE CLOSING DEPARTMENT, INC.
Address 3432 DUCK AVENUE
KEY WEST, FL. 33040

This Instrument Prepared by: DEBORAH CONDELLA
Address: 3432 DUCK AVENUE
KEY WEST, FL. 33040

Doc# 2018098 03/03/2015 10:26AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/03/2015 10:26AM
DEED DOC STAMP CL: Krys \$2,625.00

\$375,000.00

Warranty Deed

Doc# 2018098
Bk# 2727 Pg# 879

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

Made this 2nd day of MARCH A. D. 2015,

Between, **ROBERT A. TODD and MARY TODD, husband and wife**

Whose address is 1304 Eliza Street, Key West, FL 33040
the County of Monroe, in the State of Florida, party of the first part, and

ROBERT F. CERKLESKI, a single man

Whose address is 38 Key Haven Road, Key West, FL 33040
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

On the Island of Key West and is a part of Lot 3 of Square 5 of Tract 4: Commencing at a point distance Thirty-two (32) feet from the corner of Olivia and Center Streets, and running thence along Olivia Street in a Northeasterly direction 41 feet; thence at right angles in a Northwesterly direction 41 feet; thence at right angles in a Southwesterly direction 41 feet; thence at right angles in a Southeasterly direction 41 feet to the point or place of beginning.

SUBJECT TO taxes for the year 2015 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

SUBJECT TO Purchase Money Mortgage in the original principal amount of \$75,000.00 to be filed in the Public Records of Monroe County, Florida of even date herewith.

Parcel Identification Number: 00016760-000000

Alternate Key Number: 1017167

Property Address: 525 Olivia Street, Key West, FL 33040

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

#1 *Michelle Hunt*
Printed Name Michelle Hunt

Robert A. Todd
ROBERT A. TODD

#2 *[Signature]*
Printed Name Wendy Gonzalez

Mary Jane Todd
MARY TODD

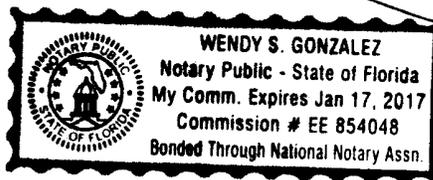
State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this March 2nd, 2015 by ROBERT A. TODD and MARY TODD who is/are personally known to me or who produced FL Driver License as identification and who did (did not) take an oath.

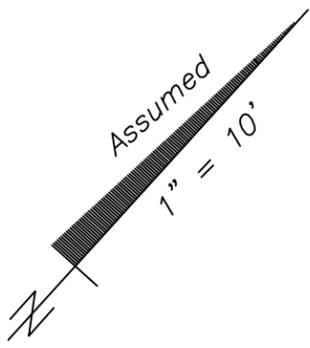
[Signature]
NOTARY PUBLIC
STAMP OR SEAL:

CD-5049



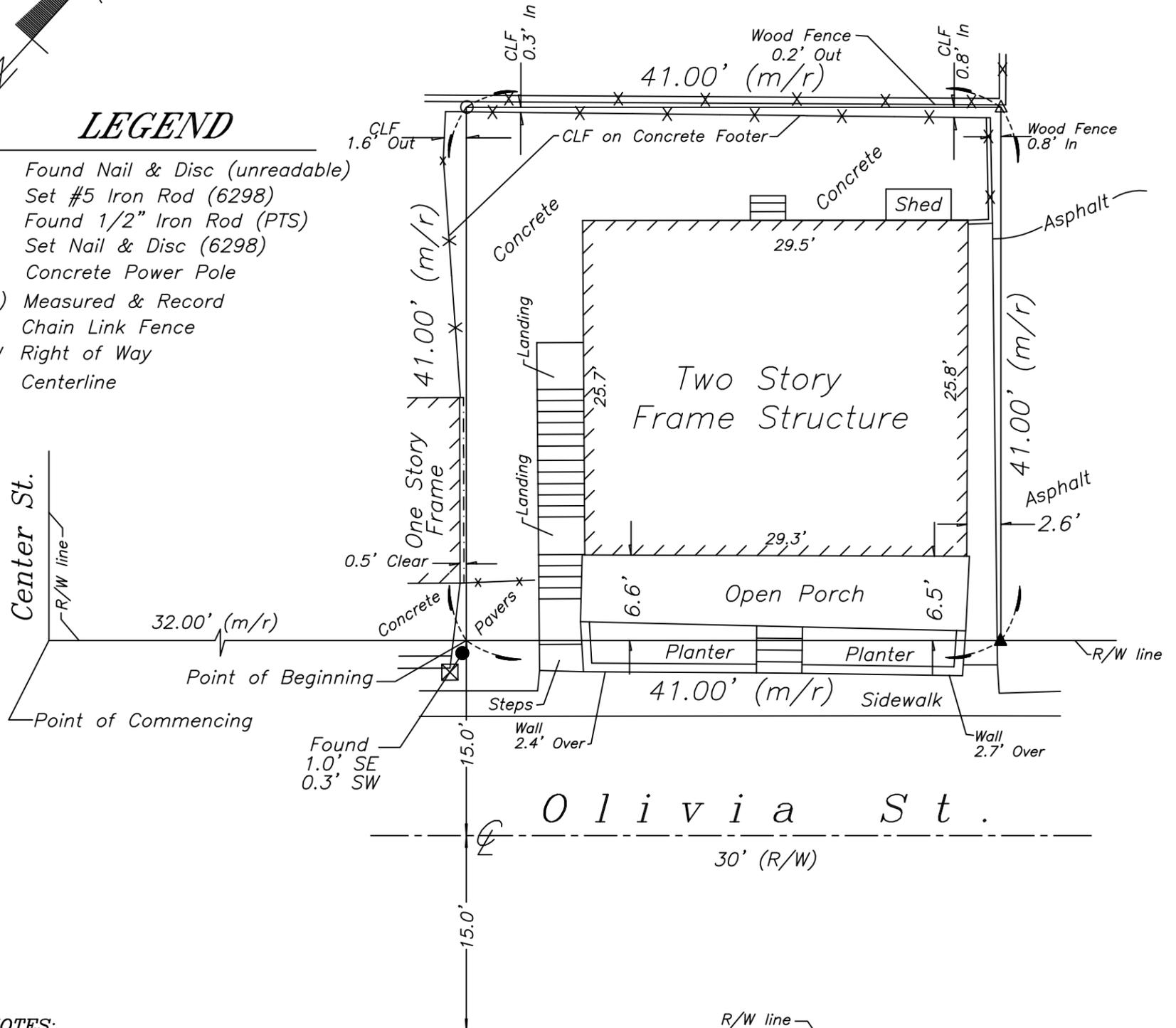
Survey

Boundary Survey Map of part of Lot 3, Square 5, of Tract 4, Island of Key West, Florida



LEGEND

- ▲ Found Nail & Disc (unreadable)
- Set #5 Iron Rod (6298)
- Found 1/2" Iron Rod (PTS)
- △ Set Nail & Disc (6298)
- ⊠ Concrete Power Pole
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ℄ Centerline



NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 525 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All bricking and concrete is not shown.
9. Date of field work: April 27, 2015
10. The ownership of fences is undeterminable unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is a part of Lot 3 of Square 5 of Tract 4: Commencing at a point distance thirty-two (32) feet from the corner of Olivia and Center Streets, and running thence along Olivia Street in a Northeasterly direction 41 feet; thence at right angles in a Northwesterly direction 41 feet; thence at right angles in a Southwesterly direction 41 feet; thence at right angles in a Southeasterly direction 41 feet to the point or place of beginning.

BOUNDARY SURVEY FOR: Robert Cerkleski;

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

J. LYNN O'FLYNN, INC.

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

April 29, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



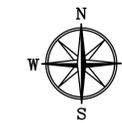
Professional Surveyor & Mapper
PSM #6298

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

Site Plans

RENOVATIONS

525 OLIVIA STREET KEY WEST, FLORIDA



LOCATION MAP

SITE DATA

ZONING DISTRICT: HNC-1
 FLOOD ZONE: X
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005
 LEGAL DESCRIPTION: PART OF LOT 3, SQUARE 5, TRACT 4, ISLAND OF KEY WEST

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE WITH 2012 SUPPLEMENTS.
 THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE
 OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V
 THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE D
 FLOOR LIVE LOAD: 40 PSF

INDEX OF DRAWINGS

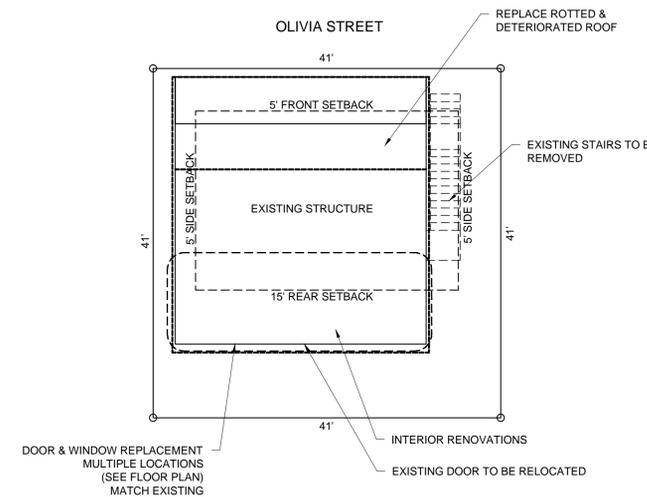
T-1 - SITE DATA
 D-1 - EXISTING FLOOR PLAN / DEMOLITION PLAN
 A-1 - PROPOSED FLOOR PLAN
 A-2 - EXISTING ELEVATIONS
 A-3 - PROPOSED ELEVATIONS

GENERAL NOTES

- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

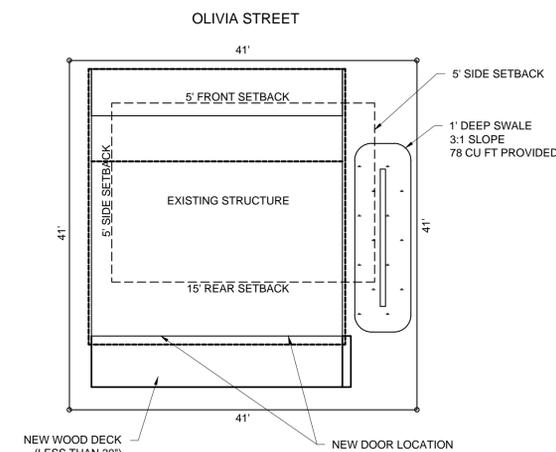
SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HNC-1	HNC-1	HNC-1	NO CHANGE
LOT SIZE	1681 SF	1681 SF	1681 SF	
BUILDING AREA	997 SF	840.5 SF	980 SF	NO CHANGE
BUILDING COVERAGE %	59.3%	50%	58.3%	NO CHANGE
IMPERVIOUS COVERAGE	1,093 SF	1,008.6 SF	980 SF	REDUCED / COMPLIES
IMPERVIOUS COVERAGE %	65%	60%	58.3%	REDUCED / COMPLIES
BUILDING HEIGHT	<35'-0"	35'-0"	<35'-0"	NO CHANGE
FRONT SETBACK	1'-0"	5'-0"	1'-0"	NO CHANGE
SIDE SETBACK	2'-3"	5'-0"	2'-3"	NO CHANGE
STREET SIDE SETBACK	N/A	7'-6"	N/A	NO CHANGE
REAR SETBACK	7'-8"	15'-0"	7'-8"	NO CHANGE

Water Quality Calculations - 25yr/72hr Design Storm			
<i>Water Quality</i>			
Project Area	0.039	ac	1,681
Surface Water	0.000	ac	0
Roof Area	0.022	ac	980
Pavement/Walkways	0.000	ac	0
Pervious area	0.016	ac	701
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.000	ac	0
% Impervious	0%		
A) One inch of runoff from project area	0.039	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	0.000	ac-in	
<i>Comparison of Water Quality Methods</i>			
	0.039	>	0.000
	ac-in		ac-in
Total Volume Required	0.039	ac-in	140
50% Credit for Dry Retention	0.019	ac-in	70
Total Provided	0.021	ac-in	78



EXISTING SITE PLAN

SCALE: 1"=10'-0"



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1	MARCH 2015	ORIGINAL
2		
3		
4		
5		
6		

RENOVATIONS

ROBERT CERKLESKI

525 OLIVIA STREET

KEY WEST, FL 33040

JOB NO.	151022
DRAWN	EPM
DESIGNED	AEP
CHECKED	AEP
QC SHEET	

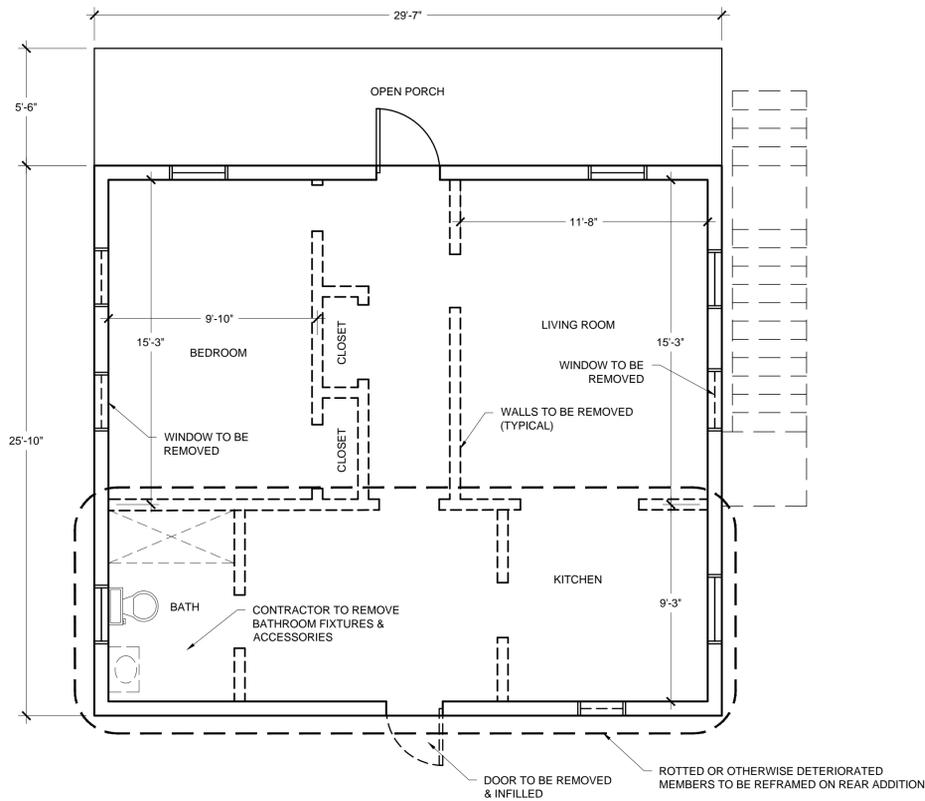
T-1

PAUL R. SEMMES, PE
 Florida P.E. NO. 44137
 May 1, 2015

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING
 & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION NO. 9879
 KEY WEST OFFICE
 1010 EAST KENNEDY DRIVE, SUITE 201
 KEY WEST, FLORIDA 33040
 TEL: (305) 259-9440 FAX: (305) 259-60243

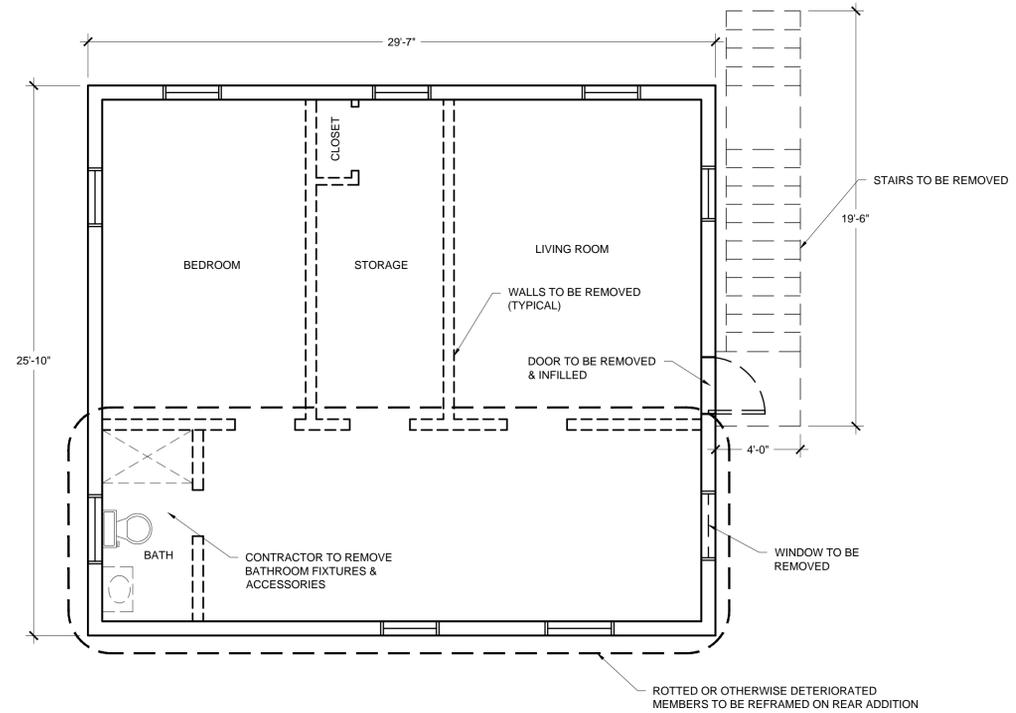
DEMOLITION NOTES

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB SITE, AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE. COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COST OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENT, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS ASSOCIATED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO TEMPORARILY SUPPORT STRUCTURAL MEMBERS DURING CONSTRUCTION. BRACING & SHORING OF STRUCTURAL MEMBERS SHALL BE DESIGNED AND/OR APPROVED BY A PROFESSIONAL ENGINEER.
7. DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ONSITE WHEN SPECIFICALLY APPROVED BY THE ENGINEER.



FIRST FLOOR DEMOLITION PLAN

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



SECOND FLOOR DEMOLITION PLAN

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



ORIGINAL: MARCH 2015

REVISIONS:

- | | |
|---|--|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

RENOVATIONS

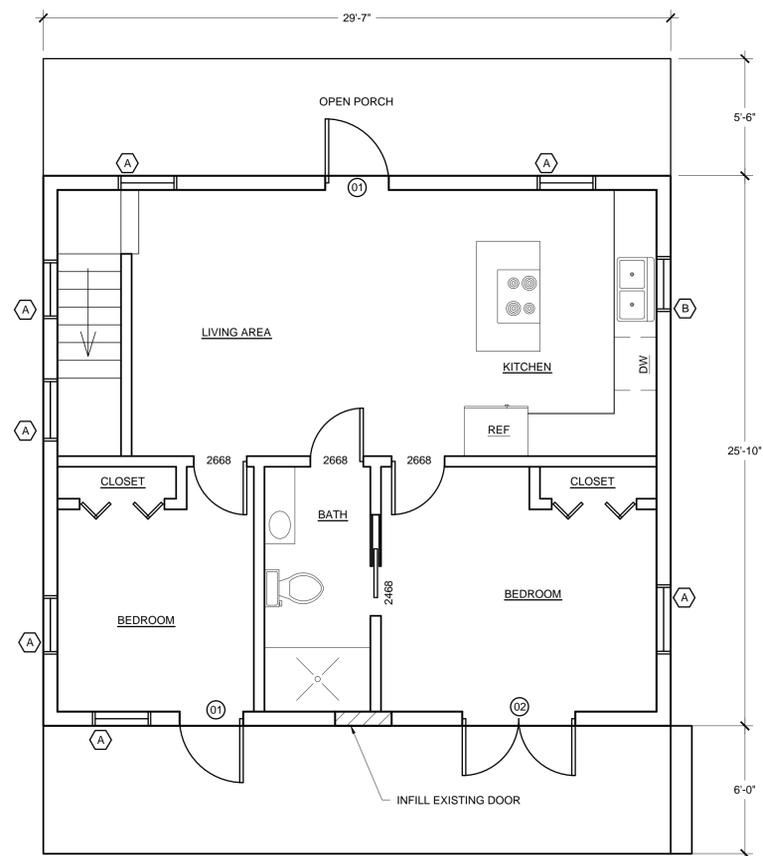
DEMOLITION PLAN

ROBERT CERKLESKI

525 OLIVIA STREET

KEY WEST, FL 33040

JOB NO. 151022
DRAWN EPM
DESIGNED AEP
CHECKED AEP
QC
SHEET

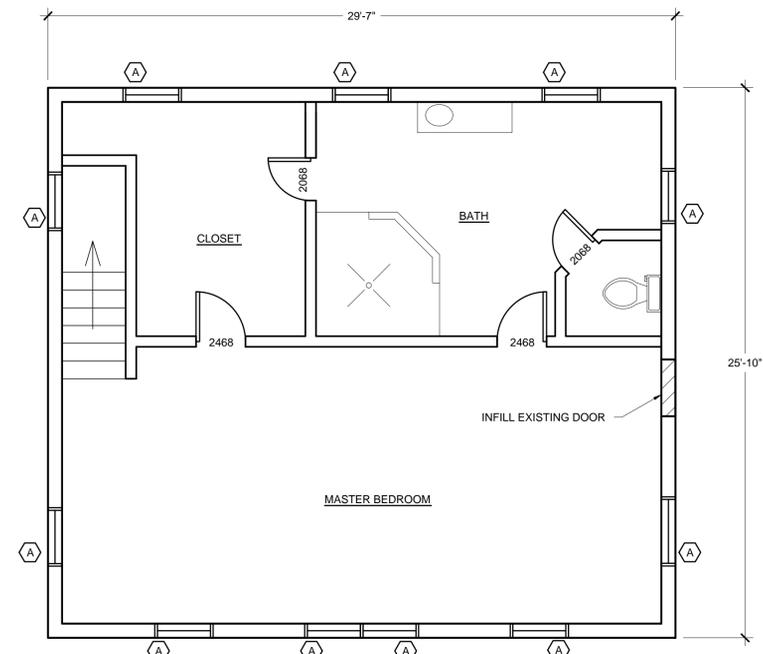


PROPOSED FIRST FLOOR PLAN

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

DOOR SCHEDULE						
MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-10) VuIt	WINDLOAD REQUIREMENTS (ASCE 7-10) Vasd	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	3'-0"x6'-8"	SWING	-XX.X / +XX.X	-XX.X / +XX.X	PGT FD-101	-XX.X / +XX.X (FL # XX.XXXX)
02	(2) 2'-8"x6'-8"	SWING	-XX.X / +XX.X	-XX.X / +XX.X	PGT FD-101	-XX.X / +XX.X (FL # XX.XXXX)

WINDOW SCHEDULE						
MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-10) VuIt	WINDLOAD REQUIREMENTS (ASCE 7-10) Vasd	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
A	2'-4"x4'-0"	SINGLE HUNG	-XX.X / +XX.X	-XX.X / +XX.X	PGT SH-600	-XX.X / +XX.X (FL # XX.XXXX)
B	2'-4"x2'-0"	SINGLE HUNG	-XX.X / +XX.X	-XX.X / +XX.X	PGT SH-600	-XX.X / +XX.X (FL # XX.XXXX)



PROPOSED SECOND FLOOR PLAN

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

REVISIONS:

1	ORIGINAL	MARCH 2015
2		
3		
4		
5		
6		

RENOVATIONS

FLOOR PLANS

JOB NO. 151022
 DRAWN EPM
 DESIGNED AEP
 CHECKED AEP
 QC
 SHEET

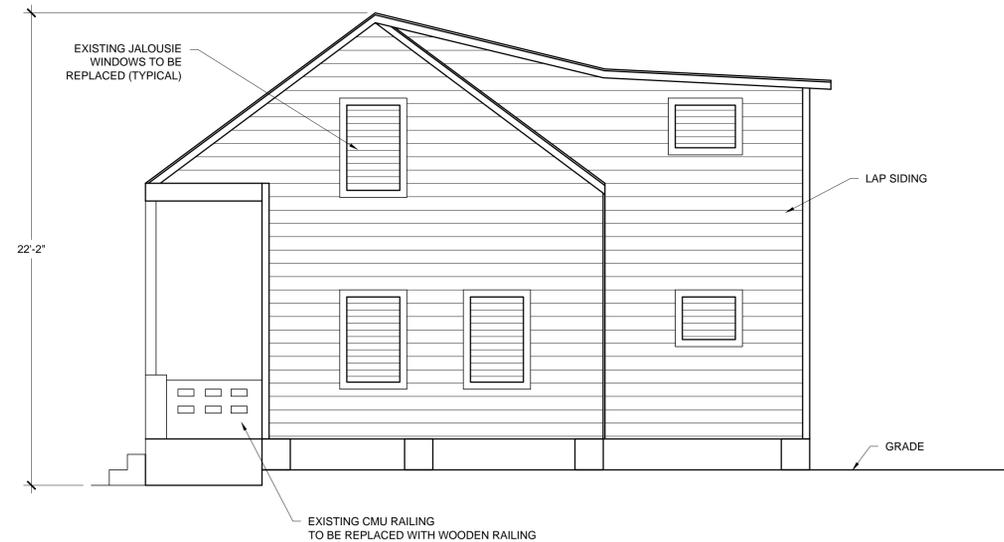
ROBERT CERKLESKI
 525 OLIVIA STREET
 KEY WEST, FL 33040

PEREZ ENGINEERING & DEVELOPMENT, INC
 1010 E. 6th Street, Suite 201
 Key West, Florida 33040
 TEL: (305) 293-9440 FAX: (305) 296-0243
 CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
 CERTIFICATE OF AUTHORIZATION No. 8579
 May 1, 2015
 PAUL R. SEMMES PE
 Florida P.E. NO. 44137



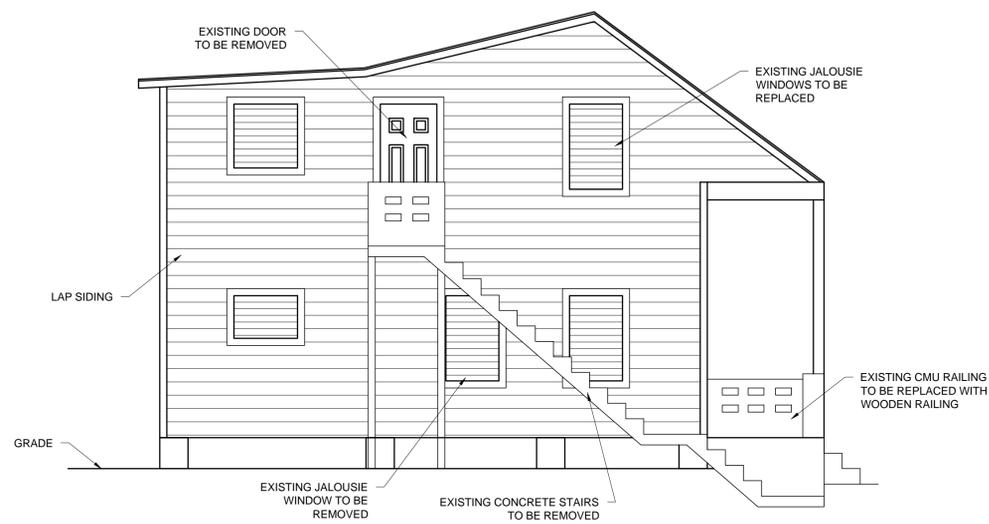
EXISTING SOUTHEAST ELEVATION

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



EXISTING NORTHEAST ELEVATION

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



EXISTING SOUTHWEST ELEVATION

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



EXISTING NORTHWEST ELEVATION

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





PROPOSED SOUTHEAST ELEVATION

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



PROPOSED NORTHEAST ELEVATION

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



PROPOSED SOUTHWEST ELEVATION

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



PROPOSED NORTHWEST ELEVATION

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

REVISIONS: ORIGINAL: MARCH 2015

1	
2	
3	
4	
5	
6	

RENOVATIONS

ROBERT CERKLESKI

525 OLIVIA STREET

KEY WEST, FL 33040

PROPOSED ELEVATIONS

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT



PEREZ ENGINEERING & DEVELOPMENT, INC

PAUL R. SEMMES PE

Florida P.E. NO. 44137

May 1, 2015

KEY WEST OFFICE
1010 EAST PALM BLVD., SUITE 201
KEY WEST, FLORIDA 33040
TEL: (305) 293-9440 FAX: (305) 296-0243

JOB NO. 151022
DRAWN EPM
DESIGNED AEP
CHECKED AEP
QC
SHEET

Site Photos





2015/07/28 13:42







2015/07/28 13:43





2015/07/28 13:44





2015/07/28 13:45

Property Appraiser



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1017167 Parcel ID: 00016760-000000

Ownership Details

Mailing Address:

CERKLESKI ROBERT F
 38 KEY HAVEN RD
 KEY WEST, FL 33040-6220

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 525 OLIVIA ST KEY WEST
Legal Description: KW PT LOT 3 SQR 5 TR 4 OR244-297/98 OR257-166/67 OR393-229/30 OR576-21 OR824-1198/1199 OR2727-879/80

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	41	41	1,681.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1798
Year Built: 1928

Building 1 Details

Building Type <u>R2</u>	Condition <u>A</u>	Quality Grade 550
Effective Age 41	Perimeter 240	Depreciation % 40
Year Built 1928	Special Arch 0	Grnd Floor Area 1,798
Functional Obs 0	Economic Obs 0	

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP

Roof Cover MIN/PAINT CONC

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

Heat Src 1 NONE

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 0

6 Fix Bath 0

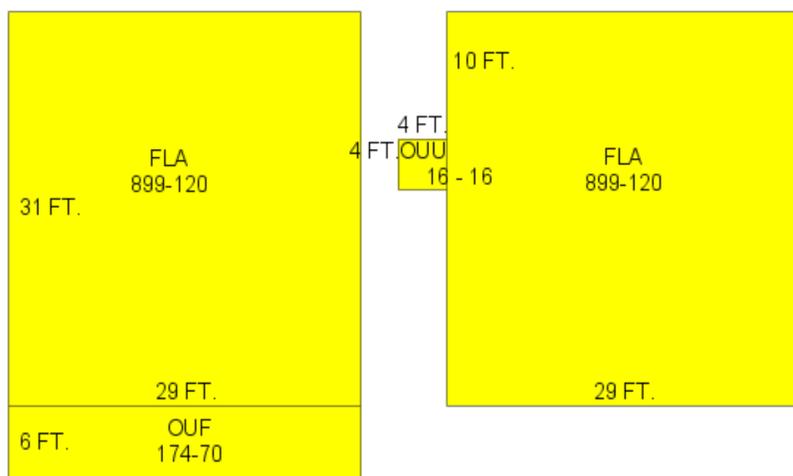
Intercom 0

7 Fix Bath 0

Fireplaces 0

Extra Fix 0

Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>OUU</u>		1	1982				16
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1982	N N	0.00	0.00	899
2	<u>OUF</u>	12:ABOVE AVERAGE WOOD	1	1982	N N	0.00	0.00	174
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1982	N N	0.00	0.00	899

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	RW2:RETAINING WALL	58 SF	0	0	1944	1945	2	50
2	FN2:FENCES	60 SF	0	0	1959	1960	2	30

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	157,541	270	130,868	288,679	270,746	0	288,679
2013	157,541	270	121,738	279,549	246,133	0	279,549
2012	157,541	270	65,947	223,758	223,758	0	223,758
2011	157,541	270	91,311	249,122	247,738	0	249,122
2010	160,020	270	64,927	225,217	225,217	0	225,217
2009	175,846	270	192,180	368,296	361,053	0	368,296
2008	159,860	270	168,100	328,230	328,230	0	328,230
2007	211,170	270	277,365	488,805	488,805	0	488,805
2006	359,697	270	159,695	465,707	465,707	0	465,707
2005	226,766	270	142,885	369,921	369,921	0	369,921
2004	151,504	270	117,670	269,444	269,444	0	269,444
2003	196,955	270	36,982	234,207	234,207	0	234,207
2002	185,935	270	36,982	223,187	223,187	0	223,187
2001	164,821	270	36,982	202,073	202,073	0	202,073
2000	164,821	186	28,577	193,585	193,585	0	193,585
1999	110,335	139	28,577	139,050	139,050	0	139,050
1998	121,077	146	28,577	149,801	149,801	0	149,801
1997	121,077	146	25,215	146,439	146,439	0	146,439
1996	74,649	95	25,215	99,958	99,958	0	99,958
1995	74,649	95	25,215	99,958	99,958	0	99,958
1994	66,759	85	25,215	92,059	92,059	0	92,059
1993	66,759	0	25,215	91,974	91,974	0	91,974
1992	81,446	0	25,215	106,661	106,661	0	106,661
1991	81,446	0	25,215	106,661	106,661	0	106,661
1990	95,367	0	21,433	116,800	116,800	0	116,800
1989	95,787	0	21,013	116,800	116,800	0	116,800
1988	58,642	0	18,071	76,713	76,713	0	76,713
1987	57,873	0	12,608	70,481	70,481	0	70,481
1986	58,193	0	12,103	70,296	70,296	0	70,296
1985	56,320	0	12,103	68,423	68,423	0	68,423
1984	52,437	0	12,103	64,540	64,540	0	64,540

1983	52,437	0	5,799	58,236	58,236	0	58,236
1982	24,208	0	5,413	29,621	29,621	0	29,621

Parcel Sales History

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

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/2/2015	2727 / 879	375,000	<u>WD</u>	<u>02</u>
1/1/1981	824 / 1198	40,000	<u>WD</u>	<u>Q</u>
2/1/1974	576 / 21	9,000	00	<u>Q</u>

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Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176