

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



**To:** Chairman and Planning Board Members

**From:** Kevin Bond, AICP, LEED Green Associate, Planner II

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** January 16, 2014

**Agenda Item:** **Variance – 1224 Duval Street (RE # 00028970-000000, AK # 1029751)**  
– A request for variance to detached habitable space to renovate an existing office building to create a pool house with residential bedroom and one and a half bathrooms on property located within the Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

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**Request:** The applicant is requesting a variance to detached habitable space to renovate an existing structure for use as a new satellite bedroom to an existing transient unit.

**Applicant:** Smith | Oropeza, P.L.

**Property Owner:** 4 Minkids Realty, LLC

**Location:** 1224 Duval Street (RE # 00028970-000000, AK # 1029751)

**Zoning:** Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3)

**Background:**

The property, situated at the western corner of Duval and United Streets, is comprised of one contributing historic principal residential structure and one former garage structure. The property was the subject of a prior transient license transfer, approved through Planning Board Resolution No. 2004-028 on November 18, 2004. The prior transfer was from a five-bedroom, 1,785-square-foot unit at 322 Elizabeth Street to the then three-bedroom, 2,220 square-foot residence on the subject property at 1224 Duval Street. The property subsequently received approval through Planning Board Resolution No. 06-283 on August 2, 2006 for a rear setback variance to the garage, and allowed the conversion of the garage to a business office and storage area. The residence has been renovated over the last two years and now contains five bedrooms, including one first floor bedroom and four second floor bedrooms. Earlier this year, the City approved a transient license (#864) on the property for one unit consisting of 2,248 square feet of livable space, six bedrooms, six bathrooms and one kitchen.

This variance request for detached habitable space would allow the conversion of the previously-approved business office/storage area in the former garage building to a pool house with one bedroom and a full bathroom to serve as additional sleeping quarters for the existing transient unit, and a half bath with a separate entrance to serve the existing pool. Total new living area would be 289 square feet. Section 122-1078 of the Land Development Regulations (LDRs) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) states “all habitable space shall be accessible from the interior of exterior walls,” meaning from within the same structure. In order to create the proposed pool house, the owner would need this variance.

City Code Section 122-1339(b) states that when a transient license is transferred, the room configuration of both sender and receiver sites must be considered in order “to maintain approximately the same or less net number of occupants.” The table below summarizes the room configuration of both sites of the prior transient license transfer, as well as the recent renovation of the existing residence and the proposed pool house.

<b>Room configurations</b>				
	<b>Sender site (322 Elizabeth St)</b>	<b>Receiver site (1224 Duval St)</b>	<b>After renovations (1224 Duval St)</b>	<b>After proposed pool house</b>
<b>Action</b>	<b>Transient license transfer</b>		<b>Building permits</b>	<b>Variance</b>
Total floor area	1,785 SF	2,220 SF	2,248 SF	2,537 SF
Total bedrooms	5	3	5	6
Total bathrooms	2	2	6	7.5

In considering the requested variance to detached habitable space, the applicant must both maintain approximately the same or less net number of occupants as the sender site of the prior transient license transfer, and the applicant must not create an additional residential dwelling unit. It should be noted that there is sufficient land area to allow a second dwelling unit on the property, but would be subject to the City’s Building Permit Allocation System (BPAS). As the above table shows, the proposed pool house would result in a greater number of bedrooms than the sender site of the transient license, thereby increasing the occupancy of the transient unit. Therefore, if the variance request is approved, the applicant should be required to transfer an additional transient license to the proposed pool house building to be used in conjunction with the previous transfer. The additional transient license must not be construed to allow the renting of the two buildings as separate transient dwelling units without a BPAS award for the second dwelling unit, and this should be ensured by the recording of a deed restriction.

**Process:**

**Development Review Committee Meeting:**

October 24, 2013

**Planning Board Meeting:**

December 19, 2013 (cancelled, no quorum)

January 16, 2014

**HARC:**

(If required for any exterior alterations.)

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The standards for considering variances are set forth in Section 90-395(a) of the City LDRs. Before any variance may be granted, the Planning Board 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.**

There are no special conditions or circumstances existing on the property that are unusual within the HRCC-3 Zoning District. The property is in compliance with the maximum height, minimum setbacks (including the prior rear setback variance), maximum building coverage, maximum impervious surface, minimum open space, minimum parking requirements of the LDRs. It is also common for residentially-developed properties to have detached accessory buildings, and it is not uncommon for owners to use them as habitable space. The transient use of the property is a permitted use within the HRCC-3 Zoning District.

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

There are no special conditions or circumstances existing on the property. The applicant is proposing to create detached habitable space to the existing transient residential unit, which is an action of 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.**

Allowing the new detached habitable space to the existing transient residential unit, as proposed, would confer special privileges upon the applicant.

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

The applicant is not deprived of rights commonly enjoyed by other properties without the variance approval. The property is currently used as a five-bedroom transient residential unit. Therefore, hardship conditions do not exist.

- (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 applicant currently has reasonable use of the land, building and structures without the requested variance.

- (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 other standards for considering variances, the granting of the requested variance to detached habitable space would not be in compliance with this standard.

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

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

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

**The Planning Board shall make factual findings regarding the following:**

- (1) 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 granting of variances.

- (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.**

As of the writing of this report, public notices were not yet required. Staff is not aware of any objections at this time.

**RECOMMENDATION:**

Based on the above analysis of the standards for considering variances established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the variance request be **DENIED**.

However, if the Planning Board approves the requested variance, the Planning Department recommends the following conditions:

**Conditions required to be completed prior to the issuance of a building permit:**

1. The owner shall apply for a transient license transfer for one additional transient license.
2. The owner shall obtain a Certificate of Appropriateness for the proposed development.

**Conditions required to be completed prior to a Certificate of Occupancy and/or final inspection:**

3. A deed restriction shall be placed on the property such that the property as a whole shall be rented, advertised or held out to only one party at a given time if and when the property receives an additional transient license for the detached bedroom. Entrances to all bedrooms and the detached habitable space shall share the same key or means of controlling access so that the bedrooms are not divisible into separately rentable units. The owner shall have the

deed restriction prepared and sent to the City Attorney within 30 days of the effective date of the variance approval. The owner shall bear any expense of preparing and recording the deed restriction.

4. The pool house building shall be elevated so that the lowest floor of habitable space is at least 1.5 feet above base flood elevation.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION NO. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A REQUEST FOR VARIANCE TO DETACHED HABITABLE SPACE ON PROPERTY LOCATED AT 1224 DUVAL STREET (RE # 00028970-000000, AK # 1029751) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET OCEANSIDE (HRCC-3) ZONING DISTRICT PURSUANT TO SECTION 122-1078 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST**

**WHEREAS**, the owner of property located at 1224 Duval Street wishes to renovate an existing business office / storage building to create a new pool house with one bedroom and one and a half bathrooms as additional sleeping quarters for the existing transient residential unit and pool; and

**WHEREAS**, Section 122-1078 of the Code of Ordinances of the City of Key West, Florida requires that all habitable space be accessible from the interior of the exterior walls; and

**WHEREAS**, the applicant requests a variance to detached habitable space; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on January 16, 2014; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

action or negligence of the applicant; and

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

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

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

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

**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;

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director



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

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

**Section 2.** An approval by resolution of the Key West Planning Board for a variance to allow the use of an existing building as detached habitable space per plans dated August 27, 2013, on property located at 1224 Duval Street (RE # 00028970-000000, AK # 1029751) within the Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

Conditions required to be completed prior to the issuance of a building permit:

1. The owner shall apply for a transient license transfer for one additional transient license.
2. The owner shall obtain a Certificate of Appropriateness for the proposed development.

Conditions required to be completed prior to a Certificate of Occupancy and/or final inspection:

3. A deed restriction shall be placed on the property such that the property as a whole shall be rented, advertised or held out to only one party at a given time if and when the property receives an additional transient license for the detached bedroom. Entrances to all

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

bedrooms and the detached habitable space shall share the same key or means of controlling access so that the bedrooms are not divisible into separately rentable units. The owner shall have the deed restriction prepared and sent to the City Attorney within 30 days of the effective date of the variance approval. The owner shall bear any expense of preparing and recording the deed restriction.

4. The pool house building shall be elevated so that the lowest floor of habitable space is at least 1.5 feet above base flood elevation.

**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 or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

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

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

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

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

Read and passed on first reading at a regularly scheduled meeting held this \_\_\_\_ day of January, 2014.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

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

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Richard Klitenick, Planning Board Chairman

Date

**Attest:**

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Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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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 1224 Duval Street
2. Name of Applicant Smith / Oropeza, P.L.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative
4. Address of Applicant 138-142 Simonton Street,  
Key West, Florida 33040
5. Phone # of Applicant 305-296-7227 Mobile# \_\_\_\_\_
6. E-Mail Address greg@smithoropeza.com
7. Name of Owner, if different than above 4 MINKIDS Realty, LLC
8. Address of Owner 20 Molly Pitcher Drive,  
Englishtown, NJ 07706
9. Phone # of Owner \_\_\_\_\_
10. Email Address bmineroff@me.com
11. Zoning District of Parcel HRCC-3 RE# 00028970-000000
12. Description of Proposed Construction, Development, and Use  
See Attached
13. List and describe the specific variance(s) being requested:  
Applicant is requesting a variance for detached habitable space. Applicant seeks to renovate an existing shed to create a pool house with residential bedroom.

**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	HRCC-3			
Flood Zone	AE			
Size of Site	6,783 S.F.			
Height	35'	10' 10"	10' 10"	
Front Setback	5'	9' 8"	no change	
Side Setback	5'	6'	no change	
Side Setback	5'	NA	NA	
Street Side Setback	7' 6"	10' 7"	no change	
Rear Setback	15'	8'	no change	
F.A.R	1.0			
Building Coverage	50%	37.5%	no change	
Impervious Surface	100%	54.5%	no change	
Parking	NA			
Handicap Parking	NA			
Bicycle Parking	NA			
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats	NA			

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

Meeting Date TBD HARC Approval # \_\_\_\_\_

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

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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](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://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.**



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



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.

See Attached

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

See Attached

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.

See Attached

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



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.

See Attached

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.

See Attached

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.

See Attached

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



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.

See Attached

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

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

Barton W. Smith, Esq.  
Managing Partner

# SMITH | OROPEZA, P.L.

Patrick Flanigan, Esq.

Gregory S. Oropeza, Esq.  
Partner

Richard McChesney, Esq.

138-142 Simonton Street  
Key West, Florida 33040  
Telephone : (305) 296-7227  
Facsimile : (305) 296-8448

VIA HAND DELIVERY

September 11, 2013

Donald L. Craig, AICP, Interim Planning Director  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

RE: Detached Habitable Space Variance – 1224 Duval Street, Key West, Florida 33040

Dear Mr. Craig,

Please allow this letter and supporting documentation to serve as my client, 4 MINKIDS REALTY, LLC, a Florida limited liability company (“Applicant”) application for detached habitable space variance at 1224 Duval Street, Key West, Florida 33040 (“Property”). By way of background, the Applicant purchased the property in the later parts of 2012, at which time he began an extensive renovation of the Property to bring the Property back to its original historical prestige. The Property contains a transient license that is dedicated to the Property as a whole, and is not based on rooms or size. The particular portion of the Property subject to this application was utilized by the previous owner as an office for a construction and development company. The Applicant seeks to renovate the shed and create a pool house with sleeping quarters. The Applicant understands the City’s concern over lock outs and will agree to place conditions on the variance limiting the use of the detached habitable space, only in conjunction with the rental of the primary structure. In support thereof, the Applicant states as follows with respect to the criteria for granting the variance.

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.
  - a. The structure is a contributing historical structure and as such redevelopment of the property is limited. Additionally, the lot is irregular in the fact it is fronted by a road on two sides and therefore set back requirements are more restrictive than a lot with only one street side frontage.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

- a. The condition is not created by the applicant as the applicant purchased the Property with the current configuration.
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.
  - a. Allowing the renovation of the existing shed, as proposed, would not confer special privileges upon the Applicant. Similar variances have been granted to similarly situated properties in the past several months.
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.
  - a. Hardship exists with the contradictions present in the Code. The subject structure qualifies as an accessory structure pursuant to Section 86-9 as it is a subordinate structure that is detached from the principal structure, the use of which is incidental to that of the principal. The contradictions present in the code give rise to the need for the variance. Additionally, the subject portion of the Property meets the definition of an Accessory Use as the use of the subject portion of the Property is incidental to the principal use, is subordinate in area, extent or purpose to the principal use and that contributes to the comfort, convenience or necessity of the principal use.
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.
  - a. The variance requested is the minimum variance that will make possible the continued use of the land, building, or structure.
6. Not injurious to the public welfare. That granting of the variance 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.
  - a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest.
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses 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.

- a. The Applicant did not consider other nonconforming uses of other property in developing this application.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gregory S. Oropeza".

Gregory S. Oropeza, Esq.  
For the Firm

Enc.

# Verification Form

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an entity)*

I, Bruce Mineroff, in my capacity as Managing Member  
*(print name)* *(print position, president, managing member)*  
of 4 MINKIDS Realty, LLC  
*(print name of entity serving as Authorized Representative)*

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

1224 Duval St, Key West, FL 33040  
*Street Address of subject property*

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

Bruce Mineroff  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 10<sup>th</sup> day of Sept. 2013 by  
Bruce Mineroff  
*Name of Authorized Representative*

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

Madison Labrada  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



# **Authorization Form**

City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

I, Bruce Mineroff as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of 4MINKIDS Realty, LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Smith / Oropeza P.L.  
*Please Print Name of Representative*

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

B. Mineroff  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 9/10/13 by  
*date*

Bruce Mineroff  
*Name of Authorized Representative*

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

Madison Labrada  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

**Deed**

Doc# 1906920 11/13/2012 8:46AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

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

11/13/2012 8:46AM  
DEED DOC STAMP CL: DS \$9,800.00

Doc# 1906920  
Bk# 2598 Pg# 4

Return to: Grantee

File No.: 1064-2808921

1,400,000

## WARRANTY DEED

This indenture made on **November 08, 2012 A.D.**, by

**Joseph A. Valdes, Jr. and Robert A. Valdes, as joint tenants with right of survivorship**

whose address is: **2604 Seldenberg Avenue, Key West, FL 33040**  
hereinafter called the "grantor", to

**4 Minkids Realty, LLC., a Florida Limited Liability Corporation**

whose address is: **522 Rt. 9 North, Manalapan, NJ 07726**  
hereinafter called the "grantee":

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

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

Part of Lot One (1) in Square Nine (9) in Tract Eleven (11) according to CHARLES W. TIFT'S MAP OF THE ISLAND OF KEY WEST, and commencing at the corner of Duval and United Streets, and running thence along said Duval Street in a Northwesterly direction 67 feet, 10 inches; thence at right angles in a Southwest direction 100 feet; thence at right angles in a Southeast direction 67 feet, 10 inches; thence at right angles along United Street 100 feet to the point of beginning, also known by address as 1224 Duval Street, Key West, Monroe County, Florida.

Parcel Identification Number: **1029751** / RE# 00028970000000066825

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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


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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2012.

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

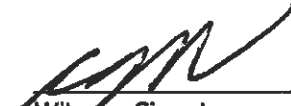
  
\_\_\_\_\_  
Joseph A. Valdes Jr.

  
\_\_\_\_\_  
Robert A. Valdes

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Signature

Print Name: Melinda A. Walden


  
\_\_\_\_\_  
Witness Signature

Print Name: Clifford P. Price

State of **FL**

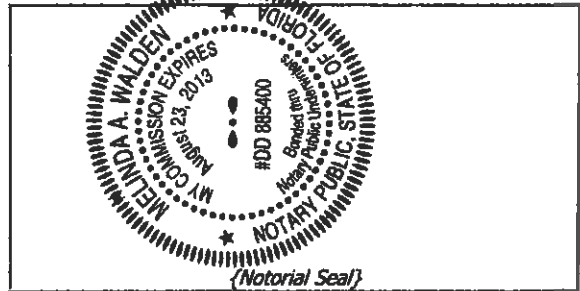
County of **Monroe**

**The Foregoing Instrument Was Acknowledged** before me on **November 8**, 2012, by **Joseph A. Valdes, Jr. and Robert A. Valdes, as joint tenants with right of survivorship** who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Printed Name)

My Commission expires: \_\_\_\_\_



# Survey



# Site Plans



# HABITABLE ACCESSORY STRUCTURE

EXISTING RESIDENCE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

## SHEET INDEX

SHEET	CONTENT
A - 1	SITE INFORMATION & LOCATION PLAN
A - 2	SITE PLAN & SITE DATA
A - 3	ACCESSORY STRUCTURE PLANS & ELEVATIONS

## LDR REQUIREMENTS - CITY OF KEY WEST, FLORIDA

LAND USE ZONE	HRCC-3	FRONT SETBACK	5'-0"
FLOOR LOADS	40/10	REAR SETBACK	15'-0"
ROOF LOADS	20/10	SIDE SETBACK	5'-0"
CATEGORY	D	HEIGHT LIMIT	35'-0"; (+5'-0")
WIND ZONE	180 MPH (ULTIMATE)	STREET SETBACK	7'-6"
FLOOD ZONE	AE (ELEVATION 11)	BUILDING COVERAGE	50%
DENSITY	22 / ACRE	IMPERVIOUS SURFACE	60%
F. A. R.	1.0		

## SITE CONDITIONS - 1224 DUVAL STREET

### EXISTING SITE CONDITIONS:

LAND AREA	6783 SF
BUILDING (TOTAL)	2543 SF
PRIMARY	2220 SF
ACCESSORY	323 SF
FRONT SETBACK	9'-8"
REAR SETBACK	8'-0"
SIDE SETBACK	6'-0"
STREET SETBACK	10'-7"
BUILDING COVERAGE	37.5%
IMPERVIOUS SURFACE	54.5%

### COMPLIANCE:

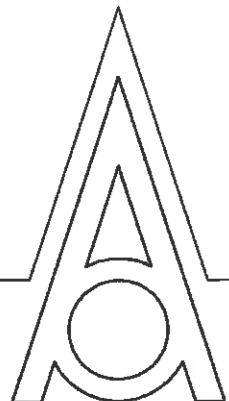
YES (NO CHANGES)
NOT APPLICABLE
NOT APPLICABLE
NOT APPLICABLE
YES (NO CHANGES)
NO (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)
YES (NO CHANGES)



## SCOPE OF WORK:

THIS PROJECT ENGAGES THE NECESSARY VARIANCE REQUESTS IN ORDER TO BRING THE EXISTING SITE CONDITIONS INTO COMPLIANCE (ACKNOWLEDGEMENT), PER THE REQUIREMENTS OF THE CITY OF KEY WEST, FLORIDA. THOSE VARIANCES REQUESTED ARE:

- 1) USE OF EXISTING ACCESSORY STRUCTURE AS HABITABLE SPACE
- 2) REAR YARD SETBACK OF 8'-0" (EXISTING; 15'-0" PER LDR)



305.797.2309

## VARIANCE REQUEST

EXISTING ACCESSORY STRUCTURE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

## SITE INFORMATION AND LOCATION PLAN

SCALE: NOT TO SCALE

## NOTES:

08.27.2013

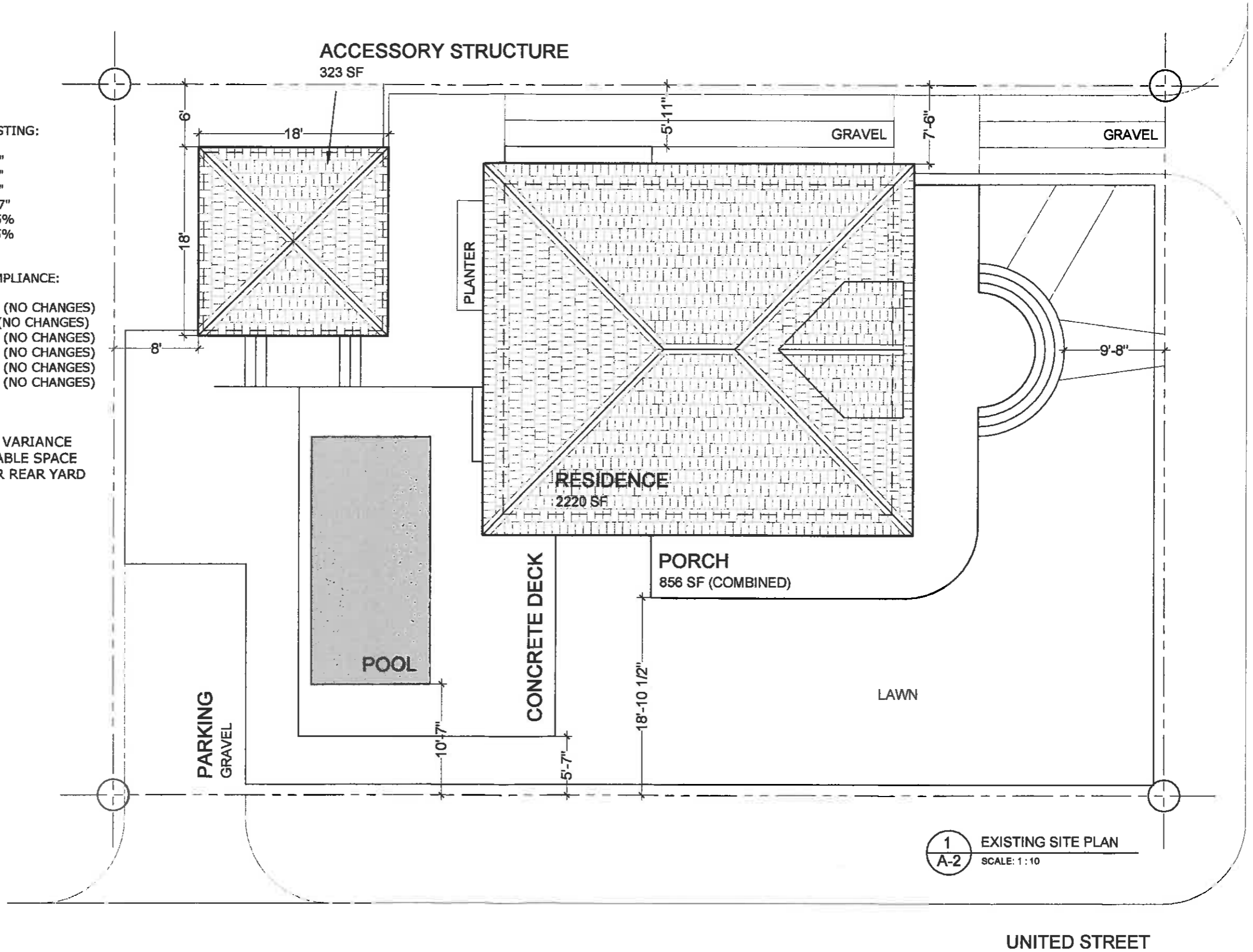
A-1

# SITE CONDITIONS

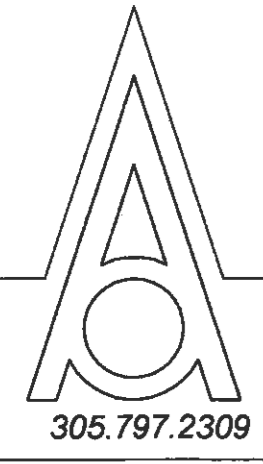
EXISTING SITE CONDITIONS:	LDR:	EXISTING:
FRONT SETBACK	5'-0"	9'-8"
REAR SETBACK	15'-0"	8'-0"
SIDE SETBACK	5'-0"	6'-0"
STREET SETBACK	7'-6"	10'-7"
BUILDING COVERAGE	50%	37.5%
IMPERVIOUS SURFACE	60%	54.5%

PROPOSED SITE CONDITIONS:		COMPLIANCE:
FRONT SETBACK	10'-4"	YES (NO CHANGES)
REAR SETBACK	8'-0"	NO (NO CHANGES)
SIDE SETBACK	6'-0"	YES (NO CHANGES)
STREET SETBACK	10'-7"	YES (NO CHANGES)
BUILDING COVERAGE	37.5%	YES (NO CHANGES)
IMPERVIOUS SURFACE	54.5%	YES (NO CHANGES)

NOTE: ALL STRUCTURES SHOWN ARE EXISTING. VARIANCE REQUEST IS FOR ACKNOWLEDGEMENT OF HABITABLE SPACE FOR EXISTING ACCESSORY STRUCTURE, AND FOR REAR YARD SETBACK REQUIREMENTS ONLY.



1 EXISTING SITE PLAN  
A-2 SCALE: 1:10



## VARIANCE REQUEST

EXISTING ACCESSORY STRUCTURE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

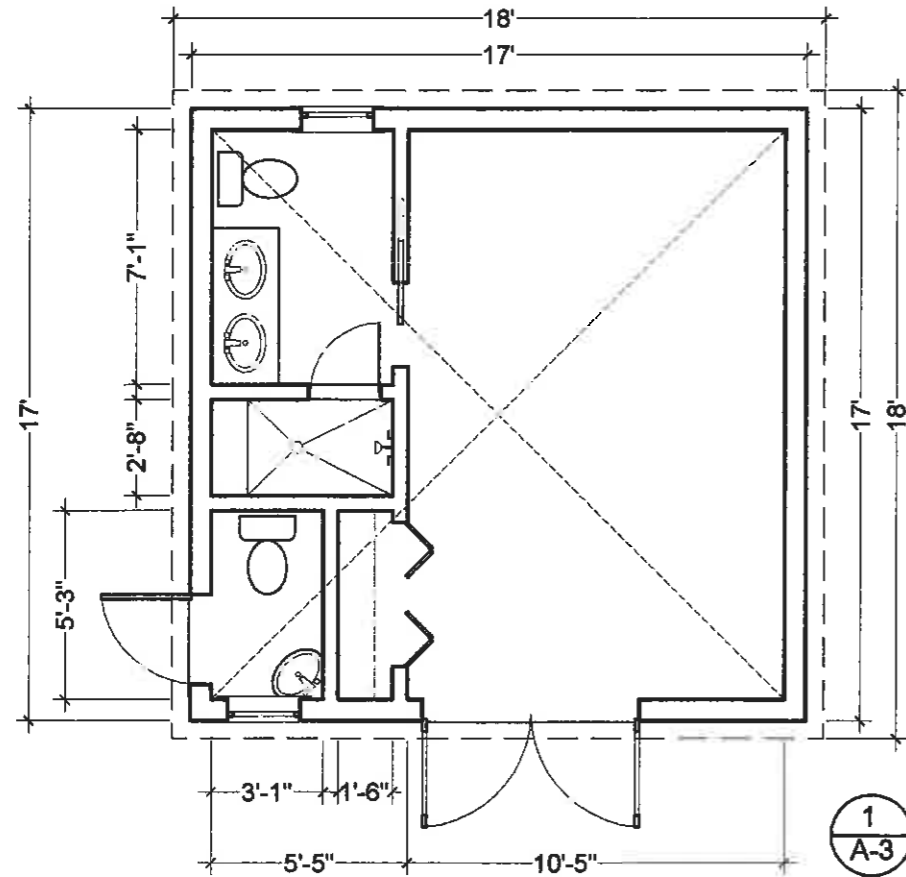
## SITE PLAN AND SITE DATA

SCALE: AS INDICATED

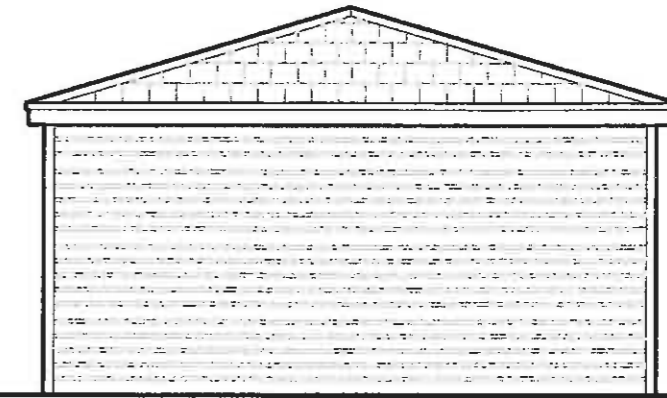
## NOTES:



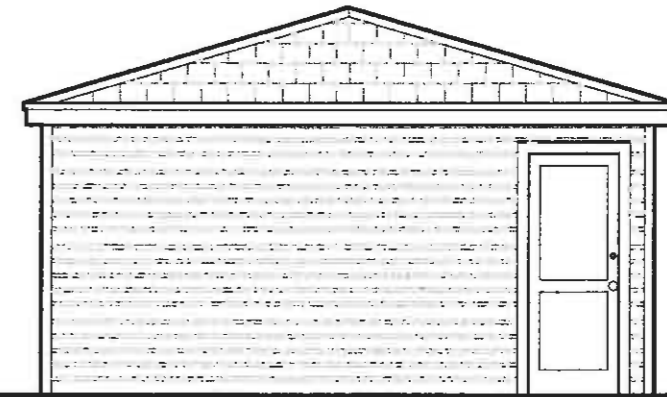
08.27.2013  
**A-2**



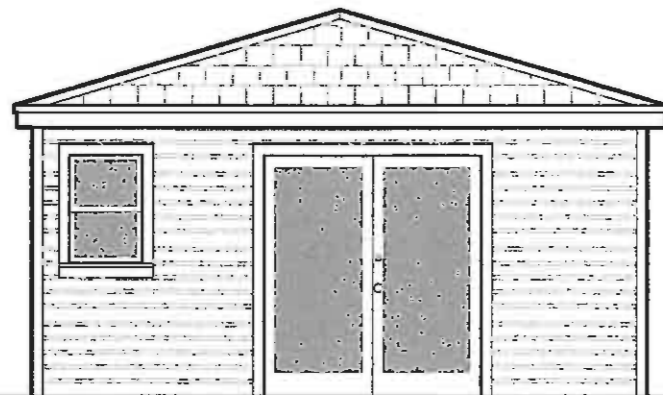
1 FLOOR PLAN  
A-3 SCALE: 3/16" = 1'-0"



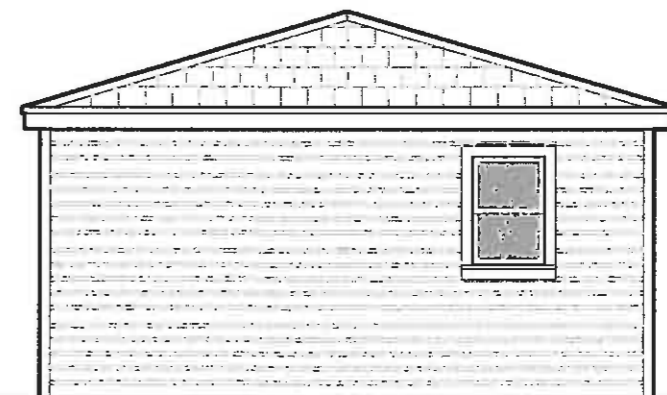
3 EAST ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



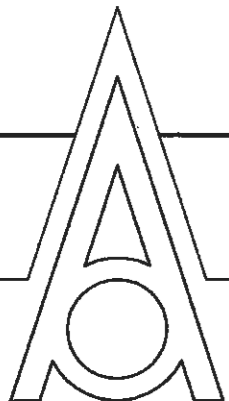
4 WEST ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



5 NORTH ELEVATION  
A-3 SCALE: 3/16" = 1'-0"



305.797.2309

**VARIANCE REQUEST**

EXISTING ACCESSORY STRUCTURE  
1224 DUVAL STREET  
KEY WEST, FLORIDA 33040

**ACCESSORY STRUCTURE  
PLANS & ELEVATIONS**

SCALE: NOT TO SCALE

**NOTES:**

08.27.2013

A-3

DRC Minutes / Comments

# Minutes of the Development Review Committee

October 24, 2013

Approved on November 22, 2013

HARC Planner, Enid Torregrosa called the Development Review Committee Meeting of October 24, 2013, to order at 10:08AM at Old City Hall in the antechamber at 510 Greene Street, Key West.

## ROLL CALL

**Present were:** Fire Department, Jason Barroso; Arts in Public Places, Dick Moody; Engineering Services, Elizabeth Ignaffo; Building Official, Ron Wampler and Police Department Steve Torrence

**Not present were:** Urban Forestry Manager, Karen DeMaria, Planning Director, Don Craig, Recreation Director, Greg Veliz and Sustainability Coordinator, Alison Higgins

**Comments provided by:** Urban Forestry Manager, Karen DeMaria

**Also in attendance was Planning Department staff:** Kevin Bond, Brendon Cunningham, and Stacy Gibson

## PLEDGE OF ALLEGIANCE

## APPROVAL OF AGENDA

## APPROVAL OF MINUTES

Motion to approve the September 26, 2013 minutes was made by Ms. Ignaffo and seconded by Mr. Torrence.

## DISCUSSION ITEMS

### New Business

- 1. Variance – 1224 Duval Street (R # 00028970-000000; AK# 1029751) – A request for variance to detached habitable space to renovate an existing office building to create a pool house with residential bedroom and one and a half bathrooms on property located within the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

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

The applicant, Greg Oropeza of Smith Oropeza, P.L. gave members an overview of the request.

### **DRC Member Comments:**

### **ART IN PUBLIC PLACES:**

No comments.

# Minutes of the Development Review Committee

October 24, 2013

Approved on November 22, 2013

## **URBAN FORESTRY MANAGER:**

This property has already had a tree permit processed for the relocation and removal of trees near the pool and United Street area of the property.

## **POLICE DEPARTMENT:**

No comments.

## **HARC PLANNER:**

Ms. Torregrosa asked the applicant if there were any exterior renovations, the applicant said no, just interior.

## **ENGINEERING:**

Site Plan shows off-street parking space/concrete drive. Please coordinate curb-cut design and permit application with the Engineering Department. Pursuant to Sec. 108-611, the parking area shall not be gravel.

Please be advised that a wood pole located at the proposed United Street parking area serves the adjacent property. Indicate whether this service pole will impact the parking area.

## **FIRE DEPARTMENT:**

Mr. Barroso stated to maintain the 5ft setbacks and the smoke alarms have to be in the main residence and the detached habitable space.

## **BUILDING OFFICIAL:**

Mr. Wampler stated that the property was in the AE7 flood zone elevation, so the change of use might change.

## **SUSTAINABILITY COORDINATOR:**

No comments.

## **KEYS ENERGY:**

No comments.

2. **Alcohol Sales Special Exception – 728 Simonton Street (RE# 00015800-000100; AK# 1016187)** – 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. Bond gave members an overview of the variance request.

## **DRC Member Comments:**

## **ART IN PUBLIC PLACES:**

No comments.

## Elevation Certificate

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

## SECTION A - PROPERTY INFORMATION

### FOR INSURANCE COMPANY USE

A1. Building Owner's Name 4 Minkids, LLC

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
 1224 Duval Street

Company NAIC Number:

City Key West

State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
 (Tax Parcel #: 00028970-000000) (KW PT SUB 3 AND ALL SUB 4 PT LOT 1 SQR 9 TR 11)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Accessory

A5. Latitude/Longitude: Lat. 24.5483 N Long. 81.7975 W Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

A9. For a building with an attached garage:

- a) Square footage of crawlspace or enclosure(s) NA sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA
- c) Total net area of flood openings in A8.b NA sq in
- d) Engineered flood openings?  Yes  No

- a) Square footage of attached garage NA sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
- c) Total net area of flood openings in A9.b NA sq in
- d) Engineered flood openings?  Yes  No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
 City of Key West 120168

B2. County Name  
 Monroe

B3. State  
 FL

B4. Map/Panel Number  
 12087C1516

B5. Suffix  
 K

B6. FIRM Index Date  
 2/18/05

B7. FIRM Panel Effective/Revised Date  
 2/18/05

B8. Flood Zone(s)  
 AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)  
 7

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date: \_\_\_\_\_  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: BASIC

Vertical Datum: 1929

Indicate elevation datum used for the elevations in items a) through h) below.  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_  
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 5.3  feet  meters
- b) Top of the next higher floor 6.9  feet  meters
- c) Bottom of the lowest horizontal structural member (V Zones only) NA  feet  meters
- d) Attached garage (top of slab) NA  feet  meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 7.9  feet  meters
- f) Lowest adjacent (finished) grade next to building (LAG) 5.0  feet  meters
- g) Highest adjacent (finished) grade next to building (HAG) 5.9  feet  meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 5.0  feet  meters

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

- Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  
 Check here if attachments.

Certifier's Name J. Lynn O'Flynn

License Number 6298

Title P.S.M.

Company Name J. Lynn O'Flynn, Inc

Address 3430 Duck Avenue

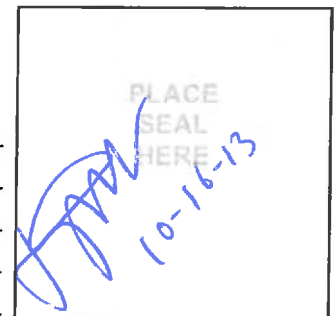
City Key West

State FL ZIP Code 33040

Signature 

Date 10/16/13

Telephone (305) 296-7422





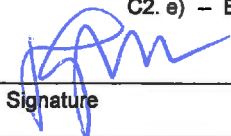
**ELEVATION CERTIFICATE, page 2**

<b>IMPORTANT:</b> In these spaces, copy the corresponding information from Section A.	<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1224 Duval Street (Accessory Unit)	Policy Number:
City Key West State FL ZIP Code 33040	Company NAIC Number:

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. a) – Shed Slab  
C2. b) – Elevated Floor of Conditioned Living Space  
C2. e) – Electrical outlet

  
Signature

Date 10/16/13

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
  - a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	
Comments _____			

Check here if attachments.

**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
-------------------------	------------------------------	---

- 37. This permit has been issued for:  New Construction  Substantial Improvement
- 38. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- 39. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- 310. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____
Comments _____	

Check here if attachments.

# Building Photographs

See Instructions for Item A6.

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

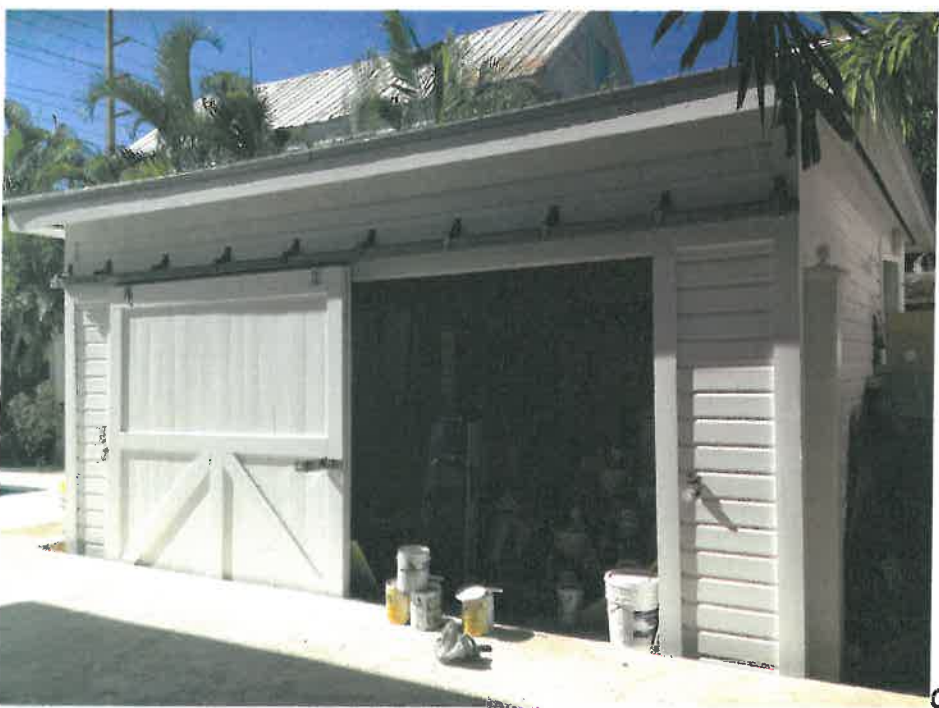
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1224 Duval Street (Accessory Unit)		
City Key West	State FL	ZIP Code 33040

FOR INSURANCE COMPANY USE	
Policy Number:	
Company NAIC Number:	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Side View; C2. b      10/16/13



C2. a; Front View      10/16/13

# Building Photographs

Continuation Page

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1224 Duval Street (Accessory Unit)			FOR INSURANCE COMPANY USE
City Key West			Policy Number
State FL	ZIP Code 33040	Company NAIC Number	

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



**Equipment (Outlet) 10/16/13**



**Rear View 10/16/13**

SunBiz Information for  
4 Minkids Realty LLC

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Florida Limited Liability Company

4 MINKIDS REALTY, LLC

### Filing Information

<b>Document Number</b>	L12000140544
<b>FEI/EIN Number</b>	46-1371817
<b>Date Filed</b>	11/06/2012
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Effective Date</b>	11/06/2012

### Principal Address

1224 DUVAL STREET  
KEY WEST, FL 33040

### Mailing Address

20 MOLLY PITCHER DRIVE  
ENGLISHTOWN, NJ 07726

### Registered Agent Name & Address

OROPEZA, GREGORY SESQ.  
624 WHITEHEAD STREET  
KEY WEST,, FL 33040

### Manager/Member Detail

#### **Name & Address**

Title MGRM

MINEROFF, BRUCE  
20 MOLLY PITCHER DRIVE  
ENGLISHTOWN, NJ 07726

Title MGRM

MINEROFF, SHARON  
20 MOLLY PITCHER DRIVE  
ENGLISHTOWN, NJ 07726

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

2013

06/11/2013

**Document Images**

[06/11/2013 -- ANNUAL REPORT](#)

View image in PDF format

[11/06/2012 -- Florida Limited Liability](#)

View image in PDF format

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[Frs | whkwz #lqg#Subydf | #SrdfIly](#)

Vdwh#r i#Tcrulgd/#G hsdwq hqw#r i#Vdwh

## Property Appraiser Record





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

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

**Friday - December 20, Our Plantation and Marathon Offices will be**

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: **1029751** Parcel ID: **00028970-000000**

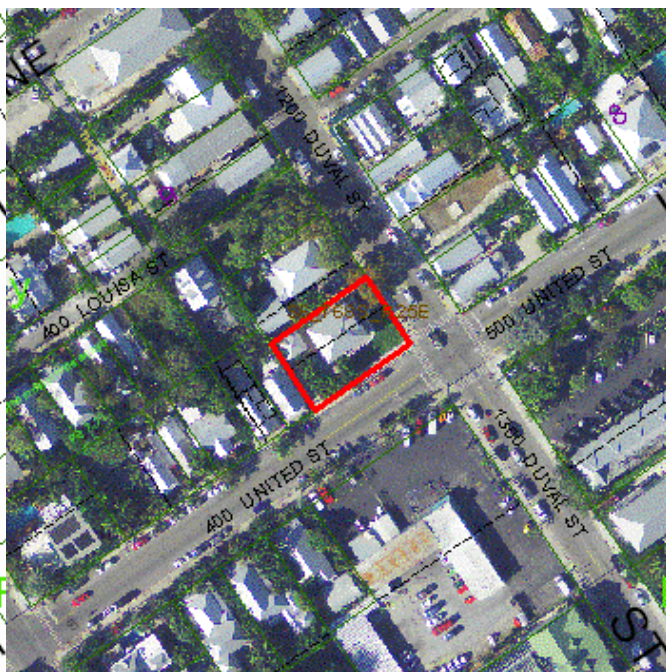
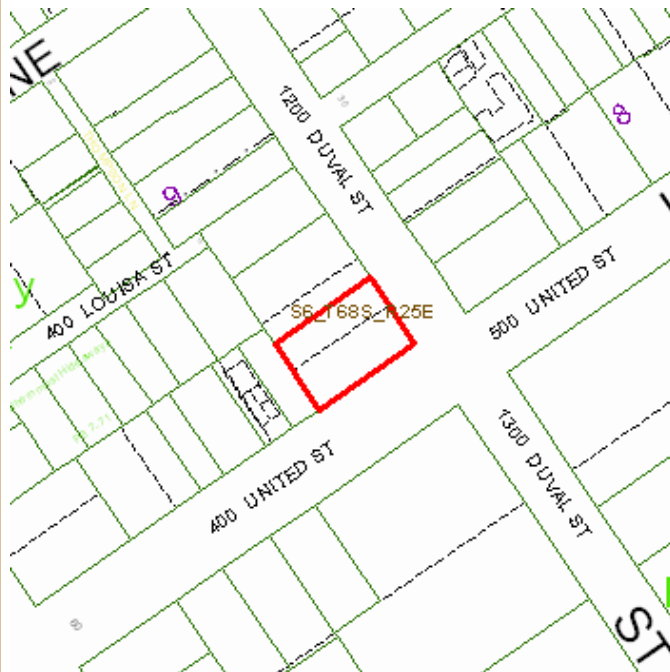
#### Ownership Details

**Mailing Address:**  
MINKIDS REALTY LLC  
522 ROUTE 9 UNIT 196  
MANALAPAN, NJ 07726-8241

#### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 1224 DUVAL ST KEY WEST  
**Legal Description:** KW PT SUB 3 AND ALL SUB 4 PT LOT 1 SQR 9 TR 11 G5-164 OR2049-2377D/C OR693-735/736 OR2049-2378D/C OR1879-930/931R/S OR1937-2002/04 OR2051-37D/C OR2338-613/12R/S OR2598-4/5

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



#### Land Details



Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	68	100	6,783.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 2543  
**Year Built:** 1935

### Building 1 Details

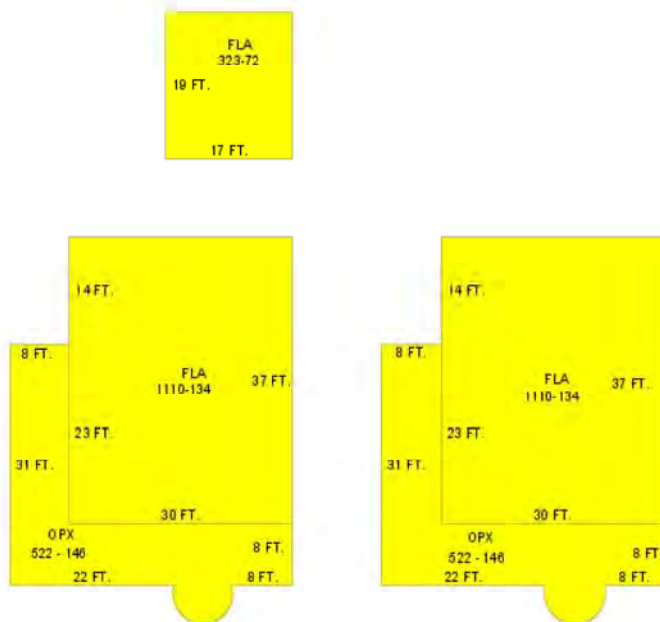
<b>Building Type</b> R1	<b>Condition</b> G	<b>Quality Grade</b> 600
<b>Effective Age</b> 8	<b>Perimeter</b> 340	<b>Depreciation %</b> 6
<b>Year Built</b> 1935	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 2,543
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> IRR/CUSTOM	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> FCD/AIR DUCTED	<b>Heat 2</b> NONE	<b>Bedrooms</b> 3
<b>Heat Src 1</b> ELECTRIC	<b>Heat Src 2</b> NONE	

**Extra Features:**

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	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	FLA	12:ABOVE AVERAGE WOOD	1	2007	Y			323
1	FLA	12:ABOVE AVERAGE WOOD	1	1935	N Y	0.00	0.00	1,110

3	OPX		1	2006		0.00	0.00	522
4	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	0.00	0.00	1,110
5	OPX		1	2006				522

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	288 SF	24	12	2007	2008	4	50
1	RW2:RETAINING WALL	336 SF	168	2	1932	1933	1	50
2	FN2:FENCES	672 SF	4	168	1964	1965	2	30

## Appraiser Notes

2007-04-16 - VACATION RENTAL/GUESTHOUSE. VIVAONDUVAL.COM - JEN

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-4545	12/21/2012	7,500	Residential	CONSTRUCT 140 LN FT OF PICKET FENCE 48" H W/2 GATES AS HIGHLIGHTED IN SPECIFIED IN PLANS. PAINT WHITE UPON COMPLETION. (4' H PICKET 45 ANGLE ON CORNER. 6' H WHERE HOUSE ENDS - TOWARDS UNITED STREET. WOOD WHITE PICKET 50% OPEN)
1	12-4545	01/09/2013	7,500	Residential	REVISION: REPAIR CRACKS IN RETAINING WALL AND STUCCO ENTIRE WALL WITH WHITE STUCCO
1	12-4614	01/10/2013	160,500	Residential	CHANGE LAYOUT OF BEDROOM, ADD POWDER ROOM 1ST FLOOR, 2ND FLOOR: RE-ARRANGE WALLS, REMODEL 1 BATHROOM, CONSTRUCT 2 NEW BATHROOMS, ADD 2 SETS OF FRENCH DOORS IN BACK, REPAIR & REPAINT DECKS, REPAINT EXTERIOR & INTERIOR OF HOUSE WHITE
1	13-1654	04/23/2013	10,000	Residential	ELECTRICAL RENOVATIONS AS PER ATTACHED PLANS. 5 CEILING FANS, 6 SMOKE DETECTORS, 40 LIGHTS & OUTLETS.
1	13-1602	04/24/2013	2,500	Residential	REPLACE FIXTURE TWO BATHROOMS ADDING THREE BATHROOMS THREE TOILET THREE LAV THREE SHOWERS
1	13-2209	05/22/2013	4,450	Residential	MOVE 1ST FLOOR AIR HANDLER TO NEW A/C CLOSET. RELOCATE CONDENSER (2) TO NEW LOCATION AND REPLACE 2ND FLOOR DUCTWORK.
1	0002544	08/29/2000	1,000	Residential	ELECTRICAL
1	04-1920	06/16/2004	12,300	Residential	ROOFING
1	04-1920	06/14/2004	10,000	Residential	REPLACE ROTTED ROOF
1	04-1920	08/05/2004	400	Residential	INSTALL TEMPORARY ELECTRIC
1	04-2682	08/31/2004	9,000	Residential	REPLACE SIDING & TRIM, DEMO CISTERN
1	04-2682	09/16/2004	30,000	Residential	BUILD NEW WOOD PORCH & PAINT
1	04-3869	12/29/2004	2,150	Residential	RUN NEW SEWER LINE
1	04-3645	01/05/2005	1,000	Residential	INSTALL UNDER GROUND 200AMP ELECTRIC
1	06-1514	03/13/2006	1,944	Residential	STORM REPAIRS DEMO SLAB & POUR NEW 6" SLAB
1	06-5259	09/27/2006	2,200	Residential	ROUGH DRAIN VENTS AND WATERLINES FOR ADA BATHROOM
1	06-5979	10/31/2006	0	Residential	EXTEND 04-2682 COMPLETE CONCRETE DRIVEWAY RUNNERS AND SLAB
1	06-6359	12/20/2006	30,600	Residential	SWIMMING POOL 12 X 24
1	06-1689	03/22/2006	25,000	Residential	INTERIOR WORK-FIREBLOCKING IN WALLS, SHEETROCK, TWO INTERIOR WALLS, NEW KITCHEN CABINETS
1	06-3877	06/26/2006	28,000	Residential	HISTORIC GARAGE RESTORATION/REBUILD
1	06-3878	06/26/2006	10,000	Residential	INSTALL MARVIN WOOD WINDOWS

1	05-3022	07/21/2005	12/21/2006	20,000	Residential	INSTALL ELECTRICAL SYSTEMS
1	05-0427	02/10/2005	12/21/2006	5,000	Residential	REMOVE CONCRETE TERRAZZO PORCH ON 1ST FLR CONSTRUCT NEW WOOD PORCH 2ND FLR CONSTRUCT NEW WOOD PORCH
1	05-4688	11/30/2005	12/21/2006	8,500	Residential	INSTALL TWO 4 TON AC'S W/15 DROPS
1	06-3855	06/23/2006	12/21/2006	1,200	Residential	INSTALL KITCHEN CIRCUITS
1	06-5165	09/08/2006	12/21/2006	8,000	Residential	ROUGH & DRAIN VENT AND WATER LINES
1	06-5256	09/27/2006	12/21/2006	4,000	Residential	BUILD INTERIOR OFFICE SPACE
1	07-1095	03/02/2007	03/02/2007	800	Residential	ELECTRIC FOR TWO A/C

## 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	377,622	24,358	780,791	1,182,771	1,182,771	0	1,182,771
2012	522,962	24,863	765,631	1,313,456	1,313,456	0	1,313,456
2011	540,015	25,369	765,631	1,331,015	1,296,233	0	1,331,015
2010	540,015	25,874	612,505	1,178,394	1,178,394	0	1,178,394
2009	551,384	26,380	876,703	1,454,467	1,454,467	0	1,454,467
2008	551,384	26,885	1,288,770	1,867,039	1,867,039	0	1,867,039
2007	438,228	1,613	1,458,345	1,898,186	1,898,186	0	1,898,186
2006	306,006	2,242	547,727	855,975	855,975	0	855,975
2005	280,032	2,242	474,810	757,084	757,084	0	757,084
2004	207,432	2,242	339,150	548,824	271,114	25,500	245,614
2003	248,918	2,242	142,443	393,603	266,059	25,500	240,559
2002	219,202	2,242	142,443	363,888	259,824	25,500	234,324
2001	206,050	2,242	142,443	350,735	255,733	25,500	230,233
2000	179,982	4,554	144,139	328,675	248,285	25,500	222,785
1999	164,664	4,167	144,139	312,970	241,758	25,500	216,258
1998	130,200	3,295	144,139	277,633	237,951	25,500	212,451
1997	122,541	3,101	130,573	256,215	233,974	25,500	208,474
1996	94,203	2,384	130,573	227,160	227,160	25,500	201,660
1995	94,203	2,384	130,573	227,160	222,809	25,500	197,309
1994	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1993	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1992	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1991	84,247	2,132	130,573	216,952	216,952	25,500	191,452
1990	67,062	2,438	77,724	147,223	147,223	25,500	121,723
1989	61,116	2,216	76,528	139,860	139,860	25,500	114,360
1988	57,026	2,216	71,745	130,987	130,987	25,500	105,487
1987	56,328	2,216	50,819	109,363	109,363	25,500	83,863
1986	56,634	2,216	48,787	107,637	107,637	25,500	82,137
1985	54,892	2,216	47,940	105,048	105,048	25,500	79,548
1984	63,844	2,216	27,072	93,132	93,132	25,500	67,632
1983	63,844	2,216	24,300	90,360	90,360	25,500	64,860
1982	65,180	2,216	20,565	87,961	87,961	25,500	62,461

## 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
11/8/2012	2598 / 4	1,400,000	WD	01

This page has been visited 114,240 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 16, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

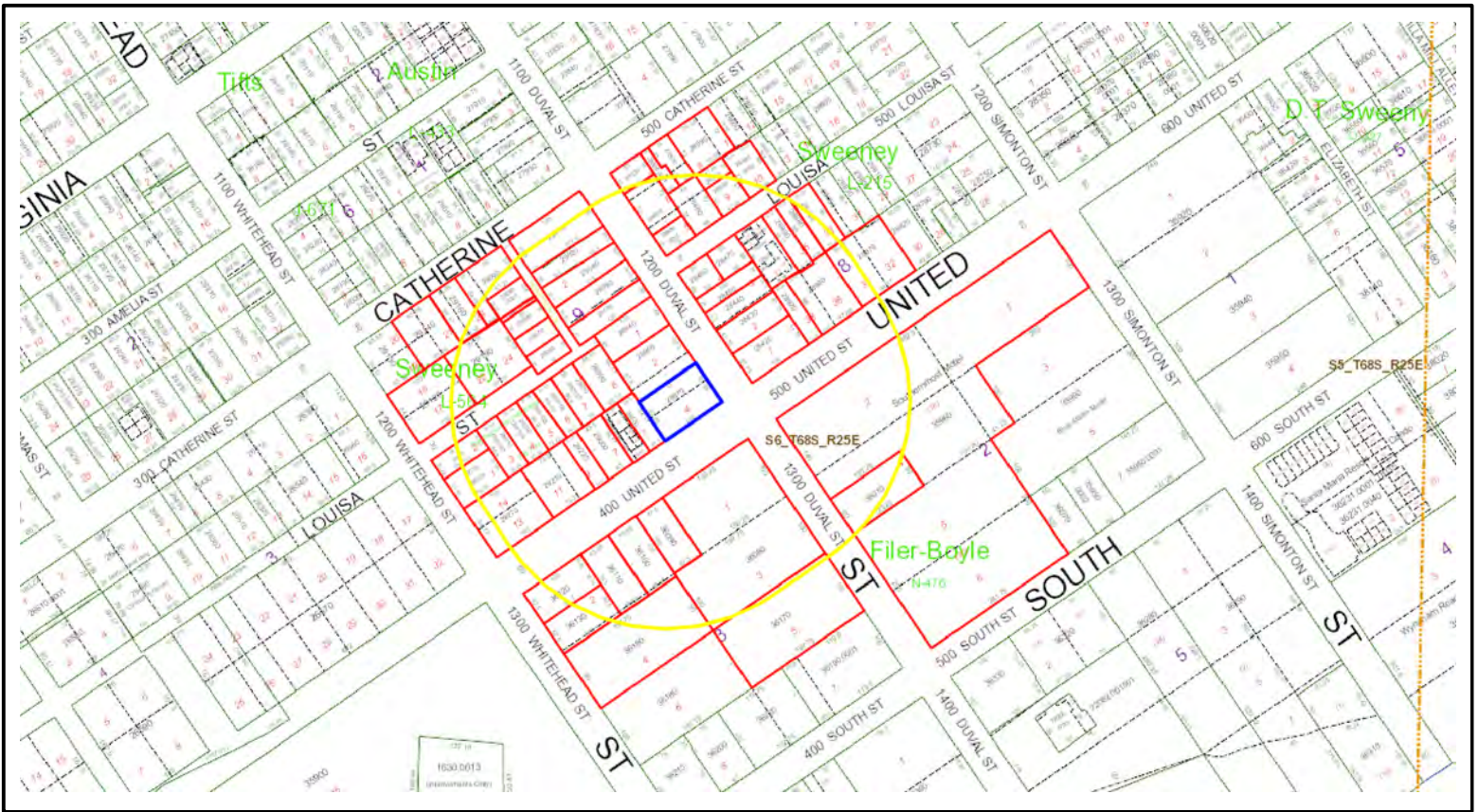
**Variance – 1224 Duval Street (RE# 00028970-000000; AK# 1029751)** – A request for variance to detached habitable space to renovate an existing office building to create a pool house with residential bedroom and one and a half bathrooms on property located within the Historic Residential Commercial Core-Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 122-1078 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](http://www.keywestcity.com).

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







# Monroe County, Florida

1224 Duval



Printed: Dec 27, 2013

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
WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	
HUKWEEM LLC	2231 SAINT JOHNS AVE		JACKSONVILLE	FL	32204-4621	
1210 DUVAL INC	1210 DUVAL ST		KEY WEST	FL	33040	
ILANE LLC	1215 DUVAL ST		KEY WEST	FL	33040	
MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040	
AMES MARY E	31537 ROYAL OAKS DR		TEMECULA	CA	92591	
MOSTYN JOHN STEVEN AND AMBER	3810 W ALABAMA ST		HOUSTON	TX	77027-5294	
JURKOWSKI JOSEPH T JR	315 W 70TH ST APT 15B1		NEW YORK	NY	10023-3577	
DEMIER CAL T AND MILAGROS	825 DUVAL ST STE 3		KEY WEST	FL	33040-7624	
CATALFOMO ANTHONY J	506 LOUISA ST		KEY WEST	FL	33040	
DE LA CRUZ JOSE	1214 DUVAL ST		KEY WEST	FL	33040-3130	
MINKIDS REALTY LLC	522 ROUTE 9 UNIT 196		MANALAPAN	NJ	07726-8241	
PAZO OTILIA L/E	13 THOMPSON LN		KEY WEST	FL	33040-3139	
WINGS OF IMAGINATION INC	1316 DUVAL ST		KEY WEST	FL	33040-3132	
BRYANT PAUL	421 UNITED ST		KEY WEST	FL	33040-3142	
1200 DUVAL STREET LLC	5 BIRCHWOOD DR		KEY WEST	FL	33040-6209	
MCKISSICK ANTHONY M	401 UNITED ST		KEY WEST	FL	33040	
ROTH DE ROTH RICHARD ESTATE	1807 GREYSTONE HEIGHTS DR		VALRICO	FL	33594	
RAMEY ROBERT	1300 DUVAL ST		KEY WEST	FL	33040-3132	
SUNSET CITY LLC	3 BETHESDA METRO CTR STE 1200		BETHESDA	MD	20814-6358	
LEON ALBERT JR AND MARGARET R	1807 GREYSTONE HEIGHTS DR		VALRICO	FL	33594	
BEAVER DENNIS LIVING TRUST 6/6/2003	1207 WHITEHEAD ST		KEY WEST	FL	33040	
1227 DUVAL STREET LLC	520 SOUTHARD ST		KEY WEST	FL	33040-6895	
ANDREWS JERRY AND YULIYA	8311 BRIER CREEK PKWY STE 105-353		RALEIGH	NC	27617-7328	
PHILLIPS ALFRED R AND DONNA M	419 UNITED ST APT 1		KEY WEST	FL	33040-3178	
POUPARD GARY	259 CORNELL AVE		DES PLAINES	IL	60016-2130	
LOWE MAYNARD V JR AND MARCIE S	6876 MOLAKAI CIR		BOYNTON BEACH	FL	33437-7027	
SALERNO GARY L L/E	114 SINCLAIR DR		NORTON SHORE	MI	49441-5545	
OSHEA KATHERINE A REV TRUST	414 LOUISA ST		KEY WEST	FL	33040	
BENAVIDES JAMIE M REV TRUST	1205 CALAIS LN		KEY WEST	FL	33040	
MORGAN HUGH J	404 SOUTH ST		KEY WEST	FL	33040	
DE LA CRUZ JOSE	1214 DUVAL ST		KEY WEST	FL	33040-3130	
KUNZLER PETER	829 EATON ST		KEY WEST	FL	33040-6920	
DEUTSCH FAMILY LOUISA LLC	6712 VENDOME TER		BETHESDA	MD	20817-4027	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
JANKER PAUL LEON	CMR 415 BOX 7995		APO	AE	09114-0080	
POITIER JUDITH WHEELER	408 CATHERINE ST		KEY WEST	FL	33040-3124	
MMR PROPERTIES OF KEY WEST LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
RAMEY ROBERT III	1300 DUVAL ST		KEY WEST	FL	33040	
DYER FAMILY REVOCABLE TRUST 11/16/2012	41567 KNIGHT RD		LEONARDTOWN	MD	20650-2226	
508 LOUISA CONDOMINIUM	508 LOUISA ST		KEY WEST	FL	33040	
ELWELL CHRISTOPHER R	508 LOUISA ST	UNIT 3	KEY WEST	FL	33040	
JANKER PETER S AND DIXIE L	7688 OAK FIELD CT		SPRINGFIELD	VA	22153	
RIZZO ANTHONY	508 LOUISA ST APT 2		KEY WEST	FL	33040-3179	
MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040-3105	
ROGERS MICHAEL L AND MADELINE J	1932 OAK KNOLL DR		BELMONT	CA	94002-1755	
DART ROBERT J AND JUDY L	925 HILL HOLLOW LN		MILFORD	MI	48381-4722	
DUGAS KENNETH J AND MARGARET P	412 LOUISA ST		KEY WEST	FL	33040-3136	
PP KW LLC	101 GULFVIEW DR		ISLAMORADA	FL	33036-4139	
UNITED STREET CONDOMINIUM	419 UNITED ST		KEY WEST	FL	33040	
DOERING DANIEL K	259 CORNELL AVE		DES PLAINES	IL	60016-2130	
DIGBY STEVEN JAMES AND LISA	4 MOUNT VIEW		ILFRACOMBE	DEVON		ENGLAND
GROOMS BASCOM LOVIC IV	1716 N ROOSEVELT BLVD		KEY WEST	FL	33040	
GUEST SERVICES INC	1317 DUVAL ST		KEY WEST	FL	33040	
515 LOUISA STREET LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
UNITED STREET TRUST LLC	307 NE 1ST ST		MIAMI	FL	33132-2505	
1201 DUVAL LLC	33830 RIVIERA DR		FRASER	MI	48026	
SANCHEZ PEDRO ESTATE	509 LOUISA ST		KEY WEST	FL	33040	
YOUNG LORI A	1508 JUNO ISLES BLVD		NORTH PALM BE	FL	33408-2415	
DEKEYSER SUSAN AND RICHARD T	410 LOUISA ST		KEY WEST	FL	33040	
CLARISSA JANICE	508 LOUISA ST APT 1		KEY WEST	FL	33040-3179	
LARSEN VICTOR O JR	514 LOUISA ST		KEY WEST	FL	33040	
MAY DIANE REVOCABLE TRUST 11/26/2008	411 LOUISA ST		KEY WEST	FL	33040-3135	
COONEY JAMES E AND HOLLY A	10 PINECREST LN		HAMILTON	OH	45013	