

**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: February 18, 2016

Agenda Item: **Conditional Use- 1020 18th Terrace (RE # 00056840-000000; AK # 1057339)** – A request for a conditional use to convert the existing single family structure into a duplex. The property is located within the Single Family Residential (SF) Zoning District pursuant to Sections 122-232, 122-62, 122-236(1), of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Richard McChesney, Spottswood, Spottswood & Spottswood

Property Owner: Karel Bublak and Marie Hruskova

Location: 1020 18th Terrace (RE # 00056840-000000; AK # 1057339)

Zoning: Single Family (SF)



Background:

The property is located within the Single Family (SF) Zoning District where two-family residential dwellings (duplexes) are considered a conditional use. The need for the variance is due to the increase in residential units and parking. The footprint of the structure itself will not expand or decrease in size.

Request:

The existing single family structure shall be redeveloped to become two market-rate residential units, a duplex.

Surrounding Zoning and Uses:

North: SF: residential house

South: SF: residential house

East: SF: residential house

West: SF: residential house

Uses Permitted Per Section 122-235, Code of Ordinances:

1. Single-family residential dwellings and accessory residential units.
2. Group homes with less than or equal to six residents as provided in section 122-1246.

Conditional Uses Per Section, 122-236, Code of Ordinances:

1. Two-family residential (duplexes), Note: Duplexes shall not be located within the following portions of the SF district:
 - a. The Venetian Subdivision located south of the Riviera Canal; and
 - b. The area bounded on the north by Flagler Drive, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street.
2. Educational institutions and day care.
3. Parks and recreation, active or passive.
4. Places of worship.
5. Protective services.
6. Public and private utilities.

Process:

DRC Board Meeting:

September 24, 2015

Planning Board Meeting:

December 17, 2015 (postponed)

Planning Board Meeting:

January 21, 2016 (postponed)

Planning Board Meeting:

February 18, 2016

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Conditional Use Review:

Code Section 122-62 (a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and or the City Commission during the review of the respective application in order to ensure compliance with the Comprehensive Plan and Land Development Regulations. The same section also specifies that “a conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public’s interest.”

Conditional Use Criteria Per Code Section 122-62:

- a. Findings: The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.” The following criteria form the basis for a finding of compliance.**

The property is zoned SF. This zoning designation is intended to accommodate single-family permanent residential development and may also include one accessory attached or detached unit per principle dwelling unit.

- b. Characteristics of Use Described:**

- 1. Scale and Intensity:**

- a. Floor Area Ratio:**

- The square footage of the property shall not increase as all units will be located within the existing structure. The current interior square footage is listed as 3,938 feet. The site plans reflect a new interior square footage of 3,072 feet.

- b. Traffic Generation:**

- The additional uses shall generate some traffic to the neighborhood but will not overburden the surrounding area and the property shall meet all parking requirements.

- c. Square Feet of Enclosed Building for Each Specific Use:**

- The square footage of the entire building is 3,398 square feet.

- d. Proposed Employment:**

- Not applicable, the use is limited to residential only.

- e. Proposed Number of Service Vehicles:**

- Not applicable.

- f. Off-Street Parking:**

- Parking in the drive way area off 18th Terrace has been re-designed to provide four on-site parking spaces.

- 2. On or Off-Site Improvement needs generated by the proposed conditional use and not identified on the list in subsection (b) (1) of this section including the following:**

- a. Utilities:** The property shall obtain an FGBC platinum upgrade as part of the renovation.

- b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94:** Not applicable.

- c. **Roadway or signalization improvements, or other similar improvements:**
Not applicable.
 - d. **Accessory structures or facilities:** Not applicable. This application is for the interior build-out only. The application does not propose any exterior renovations or modifications.
 - e. **Other unique facilities/structures proposed as part of site improvement:**
Not applicable.
3. **On-site amenities proposed to enhance site and planned improvements. Amenities including mitigated techniques such as:**
- a. **Open space:** Applicant is providing ample open space for all proposed inhabitants of the units.
 - b. **Setbacks from adjacent properties:** The structure is not being changed but, as is, meets all setbacks.
 - c. **Screening and buffers:** Not applicable.
 - d. **Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:** No changes to the current landscaping configuration are proposed.
 - e. **Mitigated techniques for abating smoke, odor, noise, and other noxious impacts:** Smoke, odor, noise and other noxious impacts will not be triggered by this application. The applicant will upgrade garbage service to comport with the anticipated level of residents at the site.

C. Criteria for conditional use review and approval. Applications for a Conditional Use review shall clearly demonstrate the following:

1. **Land use compatibility:**
The conditional use duplex is compatible with the surrounding area in that the neighborhood contains multiple single-family and multi-family residential dwellings. The surrounding area contains ample off street parking; however, the applicant shall be able to provide the required off-street parking needed to meet the code requirements. The public infrastructure is such that the additional traffic will not adversely affect the surrounding area.
2. **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use:** The size and shape of the site are more than adequate to accommodate the proposed scale and intensity of the conditional use requested.
3. **Proper use of mitigated techniques:** Applicant is providing the requisite off-street parking for the two units proposed. Applicant is also upgrading the waste receptacles to meet the new requirements of the additional unit.
4. **Hazardous Waste:** No materials that contain hazardous waste will be used in connection with the proposed use.
5. **Compliance with applicable laws and ordinances:** The applicant will comply with all applicable laws and regulations as a condition of approval.

6. Additional criteria applicable to specific land uses:

- a. Land uses within a conservation area:** Not applicable. This site is not located within a conservation area.
- b. Residential development:** This application meets all residential development standards. All work proposed is occurring on the interior of the existing structure. The footprint of the existing structure shall not change.
- c. Commercial or mixed use development:** Not applicable. Commercial or mixed use development is not being proposed as part of this application.
- d. Development within or adjacent to historic district:** Not applicable. The subject is not located in the Historic District.
- e. Public facilities or institutional development:** Not applicable. Public facilities or institutional development is not being proposed as part of this application.
- f. Commercial structures, uses and related activities within tidal waters:** Not applicable. The subject property is not located within tidal waters.
- g. Adult entertainment establishments:** Not applicable.

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

Concurrency management has been previously addressed in this report. The proposed site is in compliance with chapter 94 of the City Code of Ordinances.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for conditional use be **approved** with the following condition:

1. The four parking spaces shall be provided and maintained at all times.

Application

SPOTTSWOOD, SPOTTSWOOD AND SPOTTSWOOD
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KEY WEST, FLORIDA 33041-1900

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ROBERT A. SPOTTSWOOD

VIA HAND DELIVERY AND
ELECTRONIC MAIL

February 10, 2016

Thaddeus Cohen, AICP, Planning Director
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040

RE: Revised Application for Conditional Use – 1020 18th Terrace, Key West, Florida 33040

Dear Mr. Cohen,

Please allow this letter and supporting documentation to serve as my clients, Karel Bublak and Marie Hruskova (“Applicant”) application for Conditional Use at 1020 18th Terrace, Key West, Florida 33040 (“Property”). The Applicant proposes to convert the existing single family structure into a duplex provided in Section 122-236.

Conditional Use and Development Plan:

Existing Conditions:

- A. **Survey:** Please find a copy of the survey for the subject Property included in this application.
- B. **Existing size, type and location of trees, hedges and other features:** Not applicable as this application only seeks to change the interior of the subject Property.
- C. **Existing stormwater retention areas and drainage flows:** Not applicable as this application only seeks to change the interior of the subject Property.
- D. **A sketch showing adjacent land uses, buildings and driveways:** Not applicable as this application only seeks to change the interior of the subject Property.

Proposed Development:

- A. **Site Plan:** Please find a copy of the site plans for the subject Property included in this application.

- B. **Building Elevations:** Please find a copy of the site plans for the subject Property including the applicable elevations and floor plans.
- C. **Drainage Plan:** Not applicable as the application only seeks to change the interior of the subject Property.
- D. **Landscape Plan:** Not applicable as the application only seeks to change the interior of the subject Property.

Solutions Statement: The Applicant seeks to convert the existing single-family structure into a duplex as provided in section 122-236 of the Land Development Regulations. The granting of the conditional use will allow the Applicant the full use of the two platted lots that make up the Property. The Applicant was awarded one market-rate residential unit through the BPAS application process at the Special Planning Board Meeting held on June 29, 2015.

Conditional Use Criteria Section 122-62:

A. Findings:

The Planning Board may find that the application meets the Code purpose of ensuring that “a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity.”

B. Characteristics of use described

1. Scale and intensity of the proposed conditional use as measured by the following:

- a. **Floor area ratio:** The square footage of the property shall not increase as all units will be located within the existing structure. The current interior square footage is listed as 3,938.00 feet. The site plans reflect a new interior square footage of 3,072.00 feet.
- b. **Traffic generation:** The additional unit shall generate some traffic to the neighborhood but will not overburden the surrounding area and the Property shall meet all parking requirements.
- c. **Square feet of enclosed building for each specific use:** The square footage of the entire building is 3,398.00 square feet.
- d. **Proposed employment:** Not applicable.
- e. **Proposed number and type of service vehicles:** Applicant is not proposing any service vehicles.
- f. **Off-street parking needs:** The property has four off-street parking spaces.

2. On or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

- a. **Utilities:** The property shall obtain an FGBC platinum upgrade as part of the renovation.

- b. **Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94:** Not applicable.
 - c. **Roadway or signalization improvements, or other similar improvements:** Not applicable.
 - d. **Accessory structures or facilities:** Not applicable. This Application is for the interior build-out only. The application does not propose any exterior renovations or modifications.
 - e. **Other unique facilities/structures proposed as part of site improvement:** The project will receive an FGBC Platinum certification.
3. **On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:**
- a. **Open space:** Applicant is providing ample open space for all proposed inhabitants of the units.
 - b. **Setbacks from adjacent properties:** The structure is not being changed but, as is, meets all setbacks.
 - c. **Screening and buffers:** Not applicable.
 - d. **Landscaped berms proposed to mitigate against adverse impacts to adjacent sites:** No changes to the current landscaping configuration are proposed.
 - e. **Mitigative techniques for abating smoke, odor, noise, and other noxious impacts:** Smoke, odor, noise and other noxious impacts will not be triggered by this application. The Applicant will upgrade garbage service to comport with the anticipated level of patronage at the site.

C. Criteria for conditional use review and approval

1. **Land use compatibility:** The conditional use duplex is compatible with the surrounding area in that the neighborhood contains multiple single-family and multi-family residential dwellings. The surrounding area contains ample off-street parking; however, the Applicant shall be able to provide the required off-street parking needed to meet the code requirements. The public infrastructure is such that the additional traffic will not adversely affect the surrounding area.
2. **Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use:** The size and shape of the site are more than adequate to accommodate the proposed scale and intensity of the conditional use requested. Furthermore, this Property scored 100 points in the BPAS Application process which contains much more stringent criteria than the conditional use application.

3. **Proper use of mitigative techniques:** Applicant is providing the requisite off-street parking for all units proposed. Applicant is also upgrading the waste receptacles to meet the new requirements of the additional units.
4. **Hazardous Waste:** No materials that contain hazardous waste will be used in connection with the proposed use.
5. **Compliance with applicable laws and ordinances:** The Applicant will comply with all applicable laws and regulations as a condition of approval.
6. **Additional criteria applicable to specific land uses**
 - a. **Land uses within a conservation area:** Not applicable. This site is not located within a conservation area.
 - b. **Residential development:** This application meets all residential development standards. All work proposed is occurring on the interior of the existing structure. The footprint of the existing structure shall not change.
 - c. **Commercial or mixed use development:** Not applicable. Commercial or mixed use development is not being proposed as part of this application.
 - d. **Development within or adjacent to historic district:** Not applicable. The subject property is not located in the Historic District.
 - e. **Public facilities or institutional development:** Not applicable. Public facilities or institutional development is not being proposed as part of this application.
 - f. **Commercial structures, uses and related activities within tidal waters:** Not applicable. The subject property is not located within tidal waters.
 - g. **Adult entertainment establishments:** Not applicable.

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

Sincerely,



Richard J. McChesney, Esq.

For the Firm

Enc.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

X _____

Historic District

Yes _____

No X _____

Please print or type:

- 1) Site Address 1020 18th Terrace, Key West, Florida 33040
- 2) Name of Applicant Richard McChesney, Spottswood, Spottswood & Spottswood
- 3) Applicant is: Owner _____ Authorized Representative X _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 500 Fleming Street, Key West, Florida 33040
- 5) Applicant's Phone # (305) 294-9556 Email _____
- 6) **Email Address:** richard@spottswoodlaw.com
- 7) Name of Owner, if different than above Karel Bublak and Marie Hruskova
- 8) Address of Owner 2616 Harris Avenue, Key West, Florida 33040
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel SF RE# 00056840-000000
- 11) Is Subject Property located within the Historic District? Yes _____ No X _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

The existing single family structure shall be redeveloped to become a market rate duplex consisting of two units. The Applicant has received an additional market rate unit through the City of Key West BPAS process. The Property contains two platted lots which support the density required for a duplex.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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13) Has subject Property received any variance(s)? Yes _____ No X

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No X

If Yes, describe and attach relevant documents.

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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**Required Plans and Related Materials for both a Conditional Use and
Minor/Major Development Plan**

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
 - 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio, permitted and proposed.
- (6) Lot coverage, permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



- (10) Parking spaces, permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
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CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
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- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
 - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
 - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
 - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

- c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Verification

**City of Key West
Planning Department**



Verification Form
(Where Authorized Representative is an individual)

I, Richard McChesney, 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:

1020 18th Terrace Key West, FL 33040
Street address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 02/09/15 by _____
date

Richard McChesney
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual or Joint Owner)**

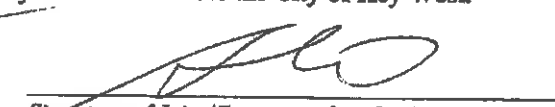
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Karel Bublak and Marie Huskova authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard McChesney of Smith Oropeza P.L. Spottswood, Spottswood & Spottswood
Please Print Name of Representative

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




Signature of Owner


Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 11-20-2014
Date

by Karel Bublak and Marie Huskova
Name of Owner

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



Notary's Signature and Seal

Marie Huskova
Name of Acknowledger typed, printed or stamped

EE 182772
Commission Number, if any

Deed

761,000.00

This Document Prepared By and Return to:
Koenig Highsmith & Van Loon
3158 Northside Drive
Key West, FL 33040

Doc# 1984088 06/04/2014 3:47PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

06/04/2014 3:47PM
DEED DOC STAMP CL: Krys \$4,305.00

Parcel ID Number: 00056840-000000

Doc# 1984088
Bk# 2687 P# 1720

Special Warranty Deed

This Indenture, Made this 3rd day of June, 2014 A.D., Between Centennial Bank, a corporation existing under the laws of the State of Arkansas and authorized to do business in the State of Florida of the County of Faulkner, State of Arkansas, grantor, and Karel Bublak, a single man and Marie Hruskova, a single woman

whose address is: 2616 Harris Avenue, Key West, FL 33040

of the County of Monroe, State of Florida, grantees.
Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

Lots 9 and 10, Block 5, of PEARLMAN ESTATES, THIRD ADDITION, according to teh Plat Thereof, as recorded in Plat Book 5, Page 125, of the Public Records of Monroe County, Florida.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantees that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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

Signed, sealed and delivered in our presence:

Connie Bacher
Printed Name: CONNIE BACHER
Witness

Centennial Bank
By: Meressa Lankford (Seal)
Meressa Lankford
Senior Vice President
P.O. Address: P.O. Box 906, Conway, AR 72033

Diode Sanders
Printed Name: Diode Sanders
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Key

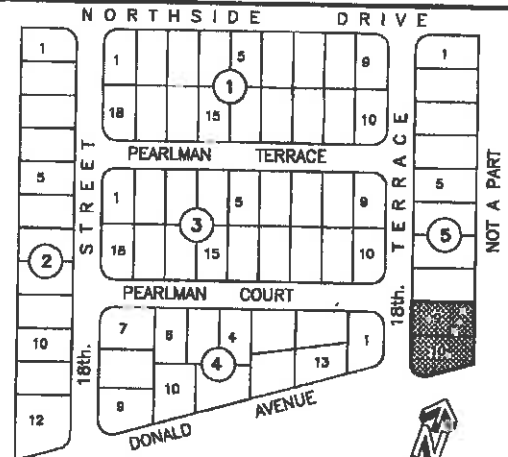
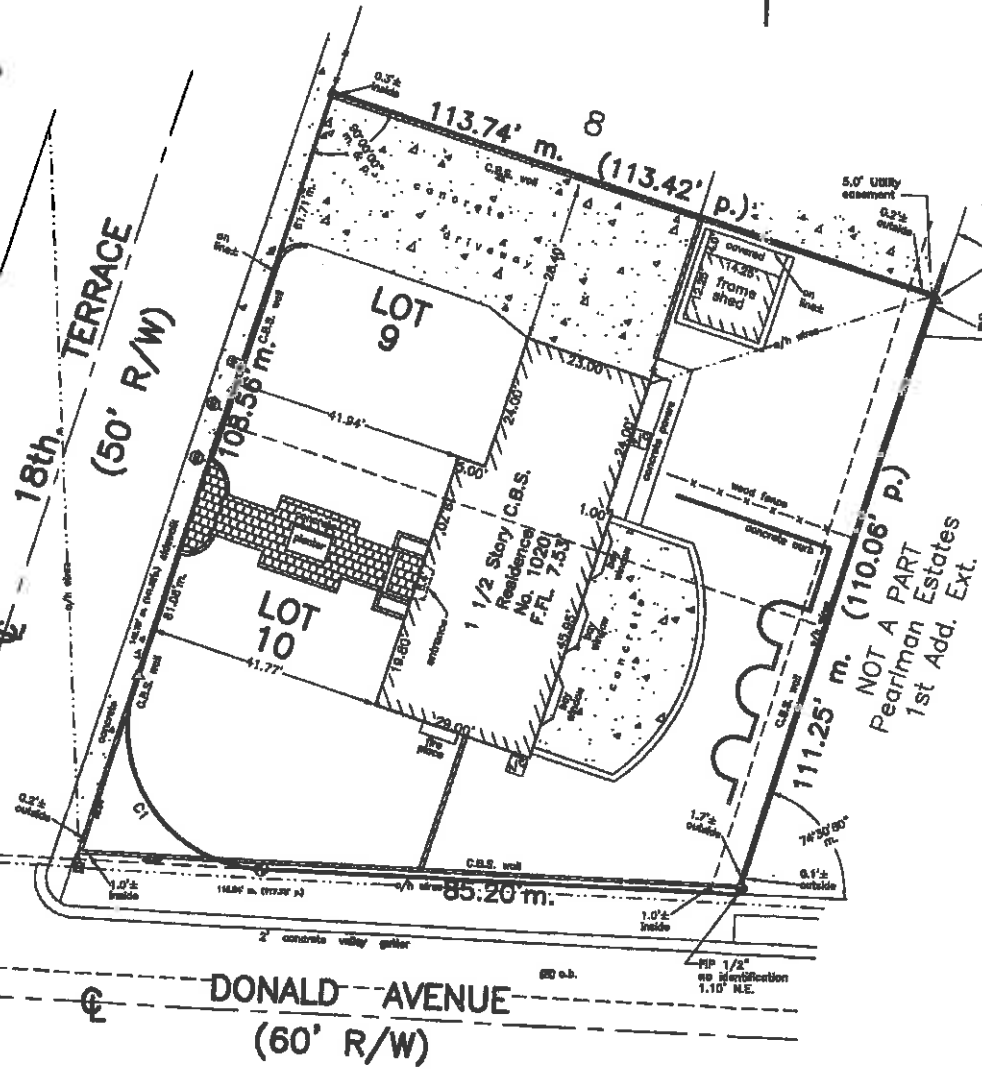
The foregoing instrument was acknowledged before me this 3rd day of June, 2014 by Meressa Lankford, Senior Vice President of Centennial Bank, an Arkansas Corporation, on behalf of the corporation who is personally known to me or who has produced her Florida driver's license as identification.

NOTARY PUBLIC
STATE OF FLORIDA
Notary Public State of Florida
Connie Bacher
My Commission EE047594
Expires 12/08/2014

Connie Bacher
Printed Name: CONNIE BACHER
Notary Public
My Commission Expires: 12/08/14

MONROE COUNTY
OFFICIAL RECORDS

Survey



LOCATION MAP
PEARLMAN ESTATES, 3rd. ADDITION
P.B. 5, pg. 125, City of Key West, Fl.

LEGAL DESCRIPTION:

Lots 9 and 10, Block 5 of Pearlman Estates Third Addition, according to the Plat thereof as recorded in Plat Book 5, Page 125, of the Public Records of Monroe County, Florida.

SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W 18th Terrace
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1928 Datum
Bench Mark No.: Bayou Elevation: 3.41
Survey performed without benefit of Title search on this or surrounding properties.

MONUMENTATION:

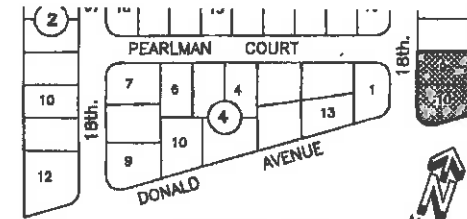
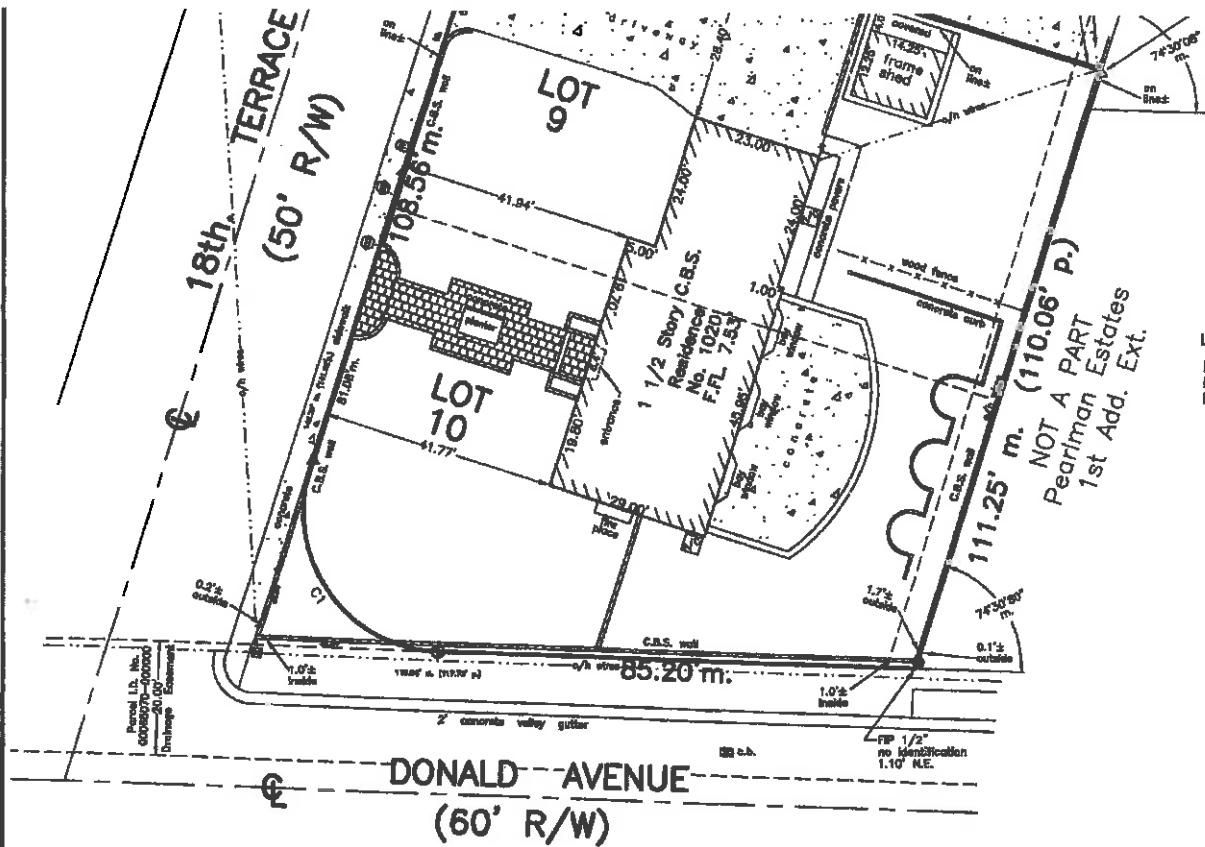
- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" Iron pipe

Field Work performed on: 5/15/14

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	25.00'	47.40'	40.81'	108°37'44"

CERTIFICATION MADE TO:
Centennial Bank;
Marie Hruskova and Karel Bublak;
Koenia Hishamikh & Van Loan, P.A.:

LEGEND			
A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcory	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plot
CONC	Concrete	PB	Plot Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Dead	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		
SYMBOLS			
	Concrete Utility Pole		Street Light



LOCATION MAP
 PEARLMAN ESTATES, 3rd. ADDITION
 P.B. 5, pg. 125, City of Key West, Fl.

LEGAL DESCRIPTION:

Lots 9 and 10, Block 5 of Pearlman Estates Third Addition, according to the Plat thereof as recorded in Plat Book 5, Page 125, of the Public Records of Monroe County, Florida.

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 Bench Mark No.: Bayou Elevation: 3.41
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Field Work performed on: 5/15/14

LEGEND			
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INV	Invert	WV	Water Valve
IRR	Irregular		
SYMBOLS			
⊕	Concrete Utility Pole	⊙	Street Light
⊕	Fire Hydrant	⊕	Wood Utility Pole
⊕	Sanitary Sewer Clean Out	⊕	Water Meter

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	25.00'	47.40'	40.81'	108°37'44"

CERTIFICATION MADE TO:

Centennial Bank;
 Marie Hruskova and Karel Bublak;
 Koelnig Highamith & Van Loon, P.A.;
 Chicago Title Insurance Company

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

Marie Hruskova and Karel Bublak 1020 18th Terrace, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwm No.: 14-138	
Scale: 1"=20'	Ref. 215-7 file	Flood panel No. 1509 K	Dwm. By: F.H.H.
Date: 2/14/14		Flood Zone: AE	Flood Elev. 8'
REVISIONS AND/OR ADDITIONS			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

ELEVATION CERTIFICATE

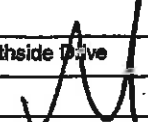
Important: Read the instructions on pages 1-9.

OMB No. 1860-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Marie Hruskova and Karel Bublak	Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1020 18 th Terrace	Company NAIC Number	
City Key West	State FL	ZIP Code 33040
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 9 & 10, Block 5, Pearlman Estates 3rd. Add., P.B. 5, Pg. 125, Parcel No. 00056840-0000000		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24 34'07.7"</u> Long. <u>81 45'21.7"W</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> 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 <u>1A</u>		
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) <u>n/a</u> sq ft	a) Square footage of attached garage <u>n/a</u> sq ft	
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>n/a</u>	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>n/a</u>	
c) Total net area of flood openings in A8.b <u>n/a</u> sq in	c) Total net area of flood openings in A9.b <u>n/a</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 Florida	
B4. Map/Panel Number 12087C1509	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) 8'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> 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: <u>Bayou</u> Vertical Datum: <u>NGVD 1929</u> Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> 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)	<u>7.53</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>15.8</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a</u> <input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>n/a</u> <input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>7.4</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>6.8</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>7.2</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>7.0</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/> Check here if attachments.	
Certifier's Name Fred H. Hildebrandt	License Number PLSM 2749
Title P.E., P.L.S.	Company Name Island Surveying, Inc.
Address 3152 Northside Drive	City Key West State FL ZIP Code 33040
Signature 	Date 5/16/14 Telephone 305-293-0466

PLEASE
SEAL
HERE

5/19/14

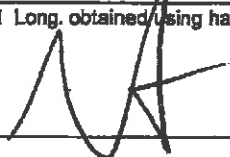
IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1020 18 th Terrace		Policy Number	
City Key West	State FI	ZIP Code 33040	Company NAIC Number

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 A5. Lat. and Long. obtained using hand held G.P.S. C2.e) A/C Unit at elevation 7.4'

Signature



Date 5/16/14

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
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

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

Check here if attachments.

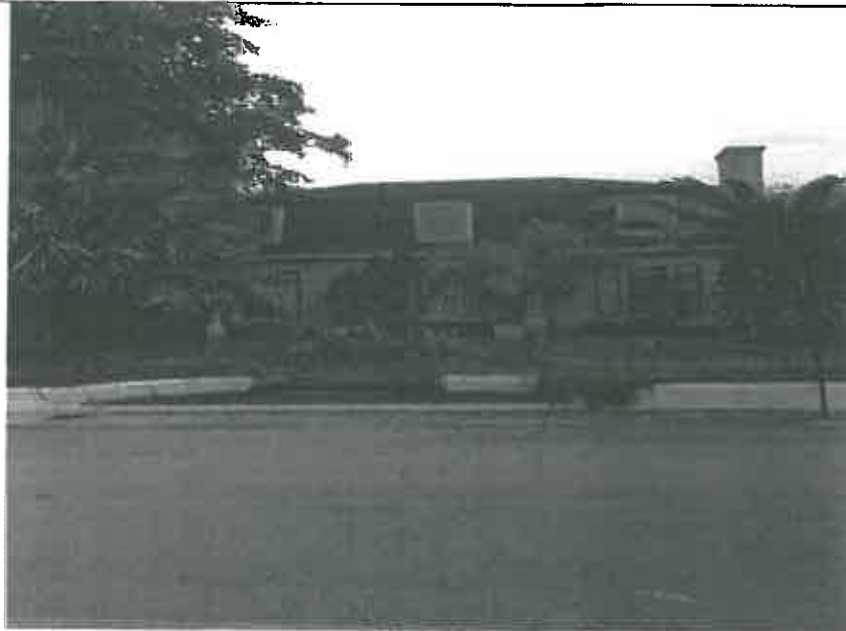
Building Photographs

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. 1020 18 th Terrace			FOR INSURANCE COMPANY USE
City Key West State Fl ZIP Code 33040			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.

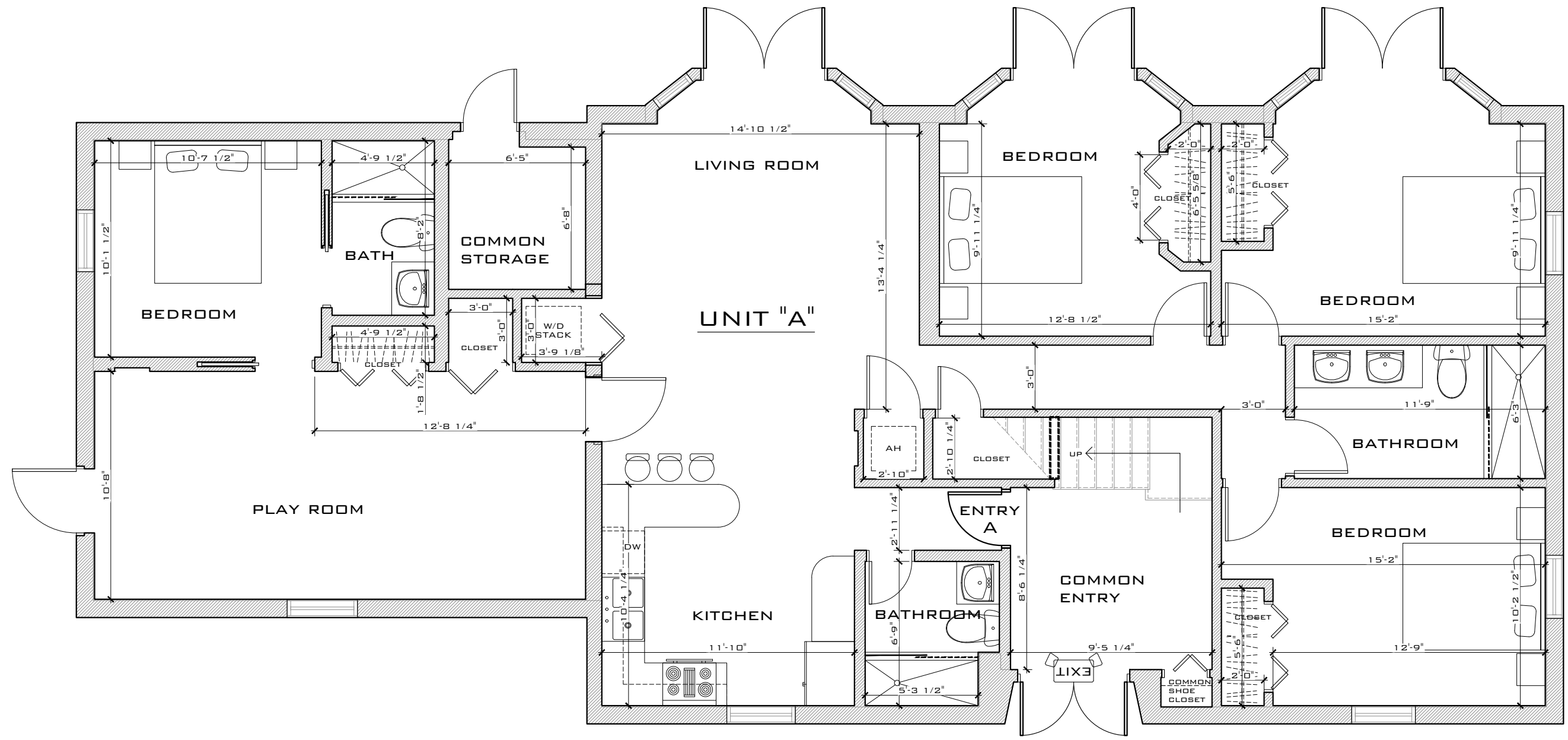


Front View (5/15/14)



Rear View (5/15/14)

Site Plan



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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE I-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: MR. KAREL BUBLAK &
 MS. MARIE HRUSKOVA
 2616 HARRIS AVE. KEY WEST
 FL, 33040 - T:(305)924.8360

PROJECT: REMODEL

SITE: 1020 18TH TERRACE
 KEY WEST, FL 33040

TITLE: PROPOSED 1ST FLOOR

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/04/16	ESM/BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1506-11	A-103	2	

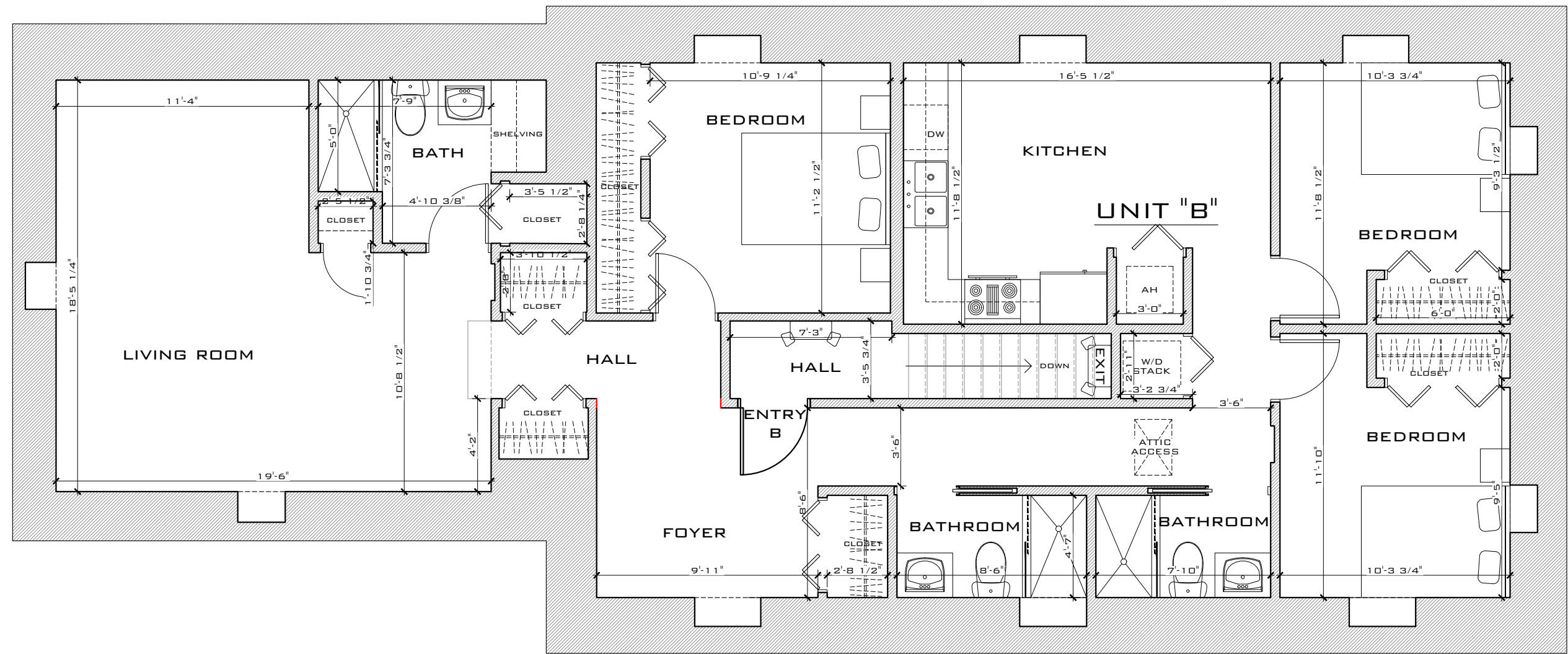
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

DRAFT

SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



PROPOSED 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

DRAFT

SIGNATURE:
 DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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 CA # 30835

CLIENT: MR. KAREL BUBLAK &
 MS. MARIE HRUSKOVA
 2616 HARRIS AVE. KEY WEST
 FL, 33040 - T:(305)924.8360

PROJECT: REMODEL

SITE: 1020 18TH TERRACE
 KEY WEST, FL 33040

TITLE: PROPOSED 2ND FLOOR

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	01/04/16	ESM/BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1506-11	A-104	2	

PROPOSED TWO-WAY DRIVEWAY
ADDITION STABILIZED GRAVEL GRID
PAVEMENT

PROPOSED CURB CUTS
FOR DRIVEWAY

PROPOSED BOLLARD

30' FRONT SETBACK LINE

18th. TERRACE
(50' F/W)

DONALD AVENUE
(60' R/W)

5' SIDE SETBACK LINE

EXISTING SHED TO REMAIN

PROPOSED BIKE PARKING

PROPOSED A/C UNIT LOCATION

25' REAR SETBACK LINE

EXISTING CONCRETE DECK TO REMAIN

EXISTING A/C PAD TO REMAIN

SITE NOTE:
RELOCATE TREES & SHRUBS
AS NEEDED

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

DRAFT

SITE PLAN
SCALE: 1" = 16'-0"

SIGNATURE:
DATE:
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
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CA # 30835

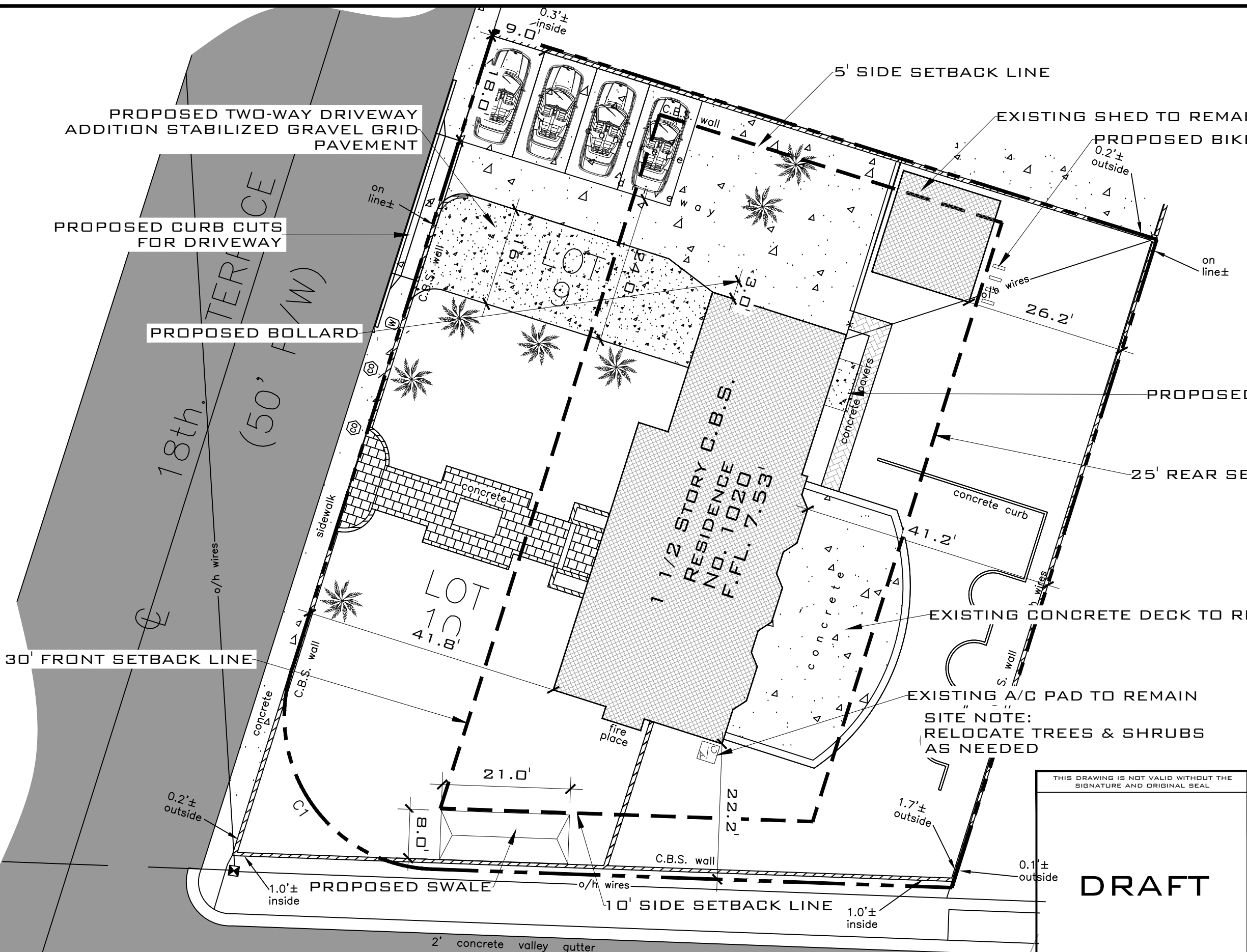
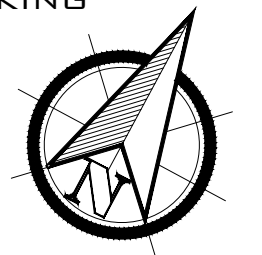
CLIENT:
MR. KAREL BUBLAK &
MS. MARIE HRUSKOVA
2616 HARRIS AVE. KEY WEST
FL, 33040 - T:(305)924.8360

PROJECT:
REMODEL

SITE:
1020 18TH TERRACE
KEY WEST, FL 33040

TITLE:
SITE DIAGRAM

SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	12/30/15	ESM/BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1506-11	C-101	2	



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.

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

Alternate Key: 1057339 Parcel ID: 00056840-000000

Ownership Details

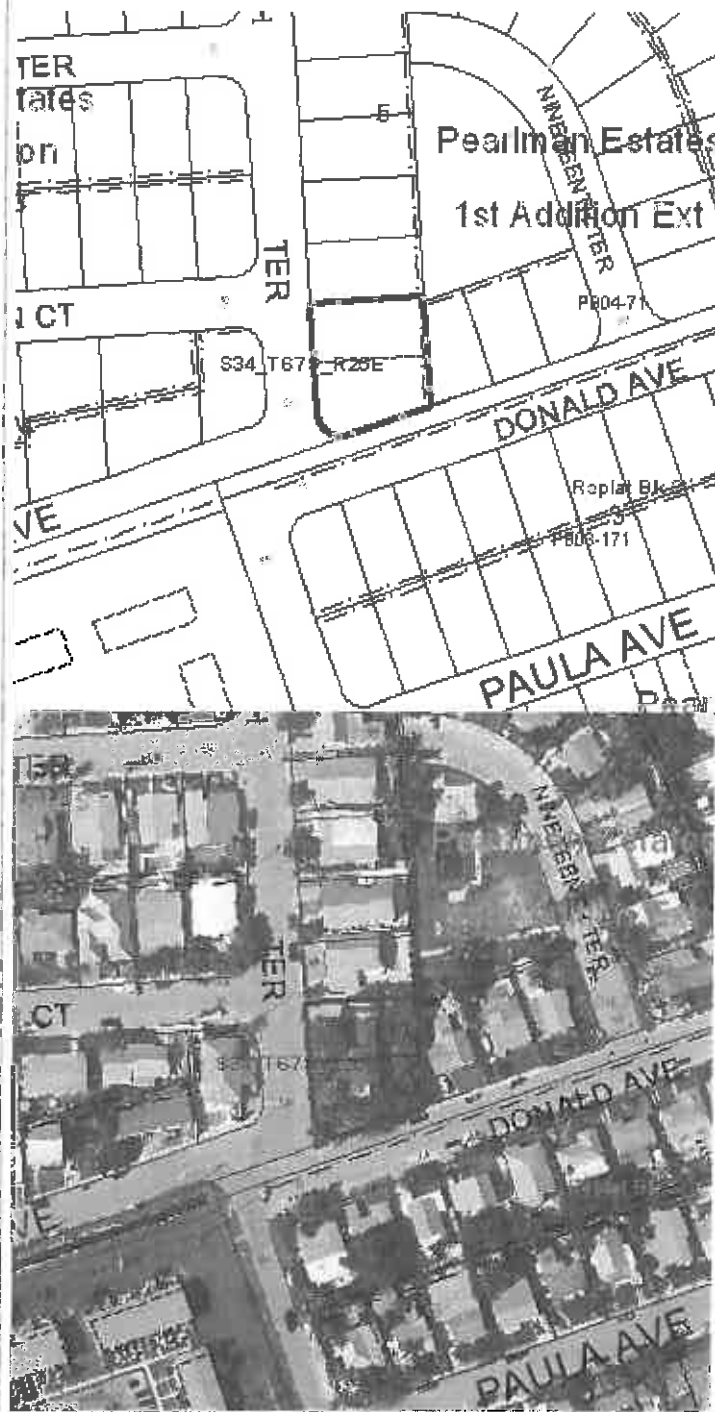
Mailing Address:
BUBLAK KAREL
2616 HARRIS AVE
KEY WEST, FL 33040-3945

All Owners:
BUBLAK KAREL, HRUSKOVA MARIE T/C

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 34-67-25
Property Location: 1020 18TH TER KEY WEST
Subdivision: Pearlman Estates Third Addition
Legal Description: BK 5 LT 9 - 10 KW PB5-125 PEARLMAN ESTATES THIRD ADDITION OR545-881 OR792-157 OR792-1834 OR971-631 OR1225-2336/37 OR1269-335/36 OR2582-2011/12 OR2619-395C/T OR2621-1974/75 OR2687-1720

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	104	118	14,273.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 3938
Year Built: 1976

Building 1 Details

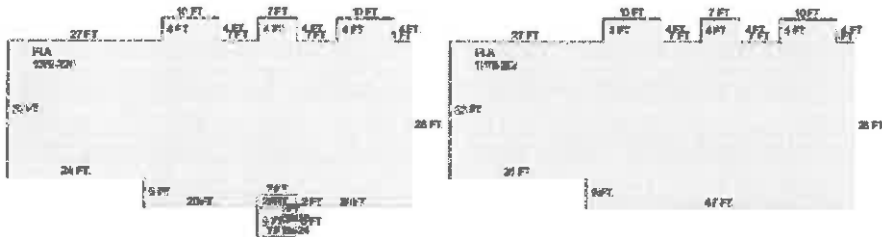
Building Type R1	Condition A	Quality Grade 550
Effective Age 25	Perimeter 448	Depreciation % 32
Year Built 1976	Special Arch 0	Grnd Floor Area 3,938
Functional Obs 0	Economic Obs 0	

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

Roof Type MANSARD	Roof Cover ASPHALT SHINGL	Foundation CONCR FTR
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 3
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 1	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 1
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1993	N Y	0.00	0.00	1,962
2	OPF		1	1993	N Y	0.00	0.00	14
3	OPU		1	1993	N Y	0.00	0.00	35
4	FLA	5:C.B.S.	1	1993	N Y	0.00	0.00	1,976

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,734 SF	0	0	1976	1977	4	30
2	RW2:RETAINING WALL	362 SF	181	2	1976	1977	3	50
3	PT3:PATIO	1,820 SF	0	0	1976	1977	2	50
4	PT5:TILE PATIO	280 SF	0	0	1984	1985	4	50
5	AC2:WALL AIR COND	2 UT	0	0	1987	1988	2	20
6	UB2:UTILITY BLDG	168 SF	14	12	1992	1993	3	50

Appraiser Notes

(RE 5685 COMBINED WITH THIS PARCEL - DONE FOR 1993 TAX ROLL)CMS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-3677	08/08/2014	11/03/2014	25,500		INSTALL 16 NEW WINDOWS, 11 NEW DOORS AND INFILL DOOR ON NORTH ELEVATION. INSTALL 2000 SQ FT FLOORING 1500 SQ FT INSULATION, 1500 SQ FT DRYWALL, 30 LF CABINETS AND COUNTERS
0001360	05/17/2000	08/07/2000	16,050		18 SQS ASPHALT SHINGLES
0102002	05/22/2001	10/24/2001	1,458		GUTTER AND DOWNSPOUTS

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
2015	355,793	18,892	338,444	713,129	713,129	0	713,129
2014	353,832	17,300	268,335	639,467	639,467	0	639,467
2013	358,960	17,426	211,149	587,535	587,535	0	587,535
2012	358,960	17,551	217,521	594,032	490,793	25,000	465,793
2011	364,088	17,677	174,016	555,781	476,498	25,000	451,498
2010	369,216	17,804	87,008	474,028	469,456	25,000	444,456
2009	411,367	17,930	226,221	655,518	457,114	25,000	432,114
2008	399,585	18,056	442,820	860,461	456,657	25,000	431,657
2007	433,908	17,697	485,282	936,887	443,356	25,000	418,356
2006	474,593	18,166	667,263	1,160,022	313,277	25,000	288,277
2005	600,657	18,636	485,282	1,104,575	419,944	25,000	394,944
2004	468,861	19,106	315,433	803,400	407,713	25,000	382,713
2003	548,894	19,574	185,549	754,017	400,111	25,000	375,111
2002	537,755	20,042	185,549	743,346	390,734	25,000	365,734

2001	428,317	20,511	184,835	633,663	384,581	25,000	359,581
2000	460,477	16,101	142,730	619,308	373,380	25,000	348,380
1999	388,527	13,999	114,184	516,711	363,564	25,000	338,564
1998	380,305	14,110	114,184	508,598	357,839	25,000	332,839
1997	328,912	12,555	91,347	432,814	351,858	25,000	326,858
1996	252,851	9,921	91,347	354,119	341,610	25,000	316,610
1995	250,136	10,192	91,347	351,675	333,279	25,000	308,279
1994	223,699	9,472	91,347	324,518	324,518	25,000	299,518
1993	223,805	3,868	114,184	341,857	341,857	0	341,857
1992	223,805	3,868	54,440	282,113	282,113	0	282,113
1991	221,628	3,868	54,440	279,936	279,936	0	279,936
1990	221,628	3,868	51,038	276,534	276,534	0	276,534
1989	201,480	3,516	49,336	254,332	254,332	0	254,332
1988	185,562	3,516	37,428	226,506	226,506	0	226,506
1987	183,047	3,516	26,540	213,103	213,103	0	213,103
1986	130,056	3,516	24,838	158,410	158,410	25,000	133,410
1985	124,984	3,516	24,747	153,247	153,247	25,000	128,247
1984	117,865	3,516	24,747	146,128	146,128	25,000	121,128
1983	106,079	3,516	24,747	134,342	134,342	0	134,342
1982	108,077	3,516	19,052	130,645	130,645	0	130,645

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
6/3/2014	2687 / 1720	615,000	WD	12
3/26/2013	2621 / 1974	100	WD	11
3/19/2013	2619 / 395	100	CT	12
6/27/2012	2582 / 2011	100	QC	11
8/1/1993	1269 / 335	250,000	WD	I
9/1/1992	1225 / 2336	225,000	WD	Q
4/1/1986	971 / 631	1	WD	M

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