

**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: November 21, 2013

Agenda Item: **Variance–804 Catherine Street (AK# 1030236, RE# 00029470-000000)**
– A request for variances to the maximum building coverage, maximum impervious surface ratio and minimum side setbacks in order to construct an addition to the existing single-family residential dwelling on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-600(4) and (6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

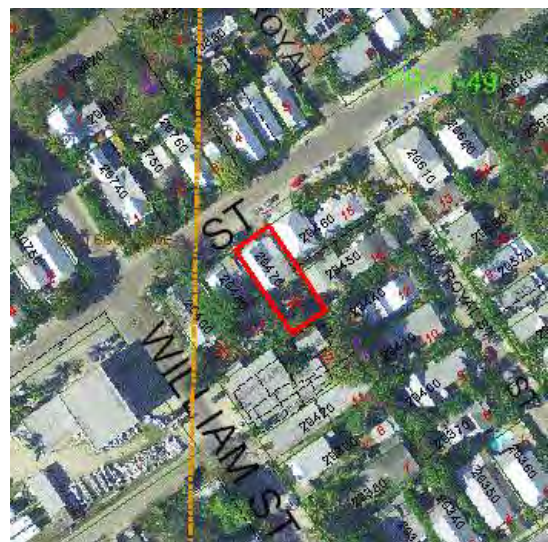
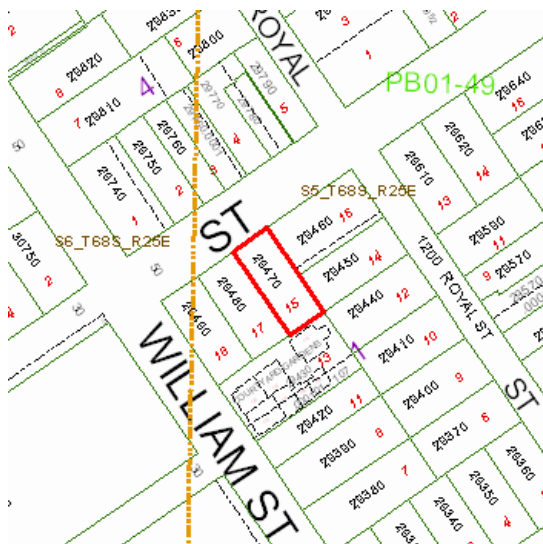
Request: The applicant is requesting variances to the maximum building coverage, maximum impervious surface ratio and minimum side setbacks in order to construct an addition to the existing single-family residential dwelling.

Applicant: Carlos Rojas, Architect

Property Owner: James Rando

Location: 804 Catherine Street (AK# 1030236, RE# 00029470-000000)

Zoning: Historic Medium Density Residential (HMDR) Zoning District



Background:

The property is comprised of a one-story single-family residence and the entire remainder of the site is paved in concrete. The property is currently nonconforming to the maximum impervious surface ratio, minimum side setbacks, minimum lot size and minimum lot width within the HMDR Zoning District, as well as minimum off-street parking. The applicant proposes to renovate and construct an addition to the existing structure, creating a two-story single-family residence, and construct a new pool and a new driveway for one off-street parking space. The impervious surface ratio would be reduced from 100% to 72.4% by installing new landscaping, thereby decreasing the nonconformity. The side setback nonconformity would not be further increased, but the proposed rear addition would extend the existing 3/3.5-foot side setbacks. On the other hand, the maximum 40% building coverage would be exceeded, creating a new nonconformity. The following table summarizes the requested variances and site conditions.

Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Variance Request
Maximum density	16 dwelling units per acre	1 unit	1 unit	N/A
Maximum floor area ratio	1.0	N/A	N/A	N/A
Maximum height	30 feet	19'-6"	22'-11"	N/A
Maximum building coverage	40%	37%	47%	17.5% over requirement
Maximum impervious surface	60%	100%	72.4%	20.6% over requirement
Minimum lot size	4,000 SF	3,515 SF	3,515 SF	N/A
Minimum lot width	40 feet	38 feet	38 feet	N/A
Minimum lot depth	90 feet	92.5 feet	92.5 feet	N/A
Minimum front setback	10 feet	10 feet	10 feet	N/A
Minimum side setback	5 feet	3 feet (west side); 3.5 feet (east side)	3 feet (west side); 3.5 feet (east side); 5 feet (new pool)	40% (west); 30% (east) under requirement
Minimum rear setback	15 feet	34.5 feet to shed; 39'-5" to roof	26'-11" to new addition	N/A
Minimum street side setback	7.5 feet	N/A	N/A	N/A

Process:

Development Review Committee Meeting: September 26, 2013
Planning Board Meeting: November 21, 2013

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 of Key West (the “City”) Land Development Regulations (“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.**

The land, structures and buildings involved are located on the property within the HMDR Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). However, most other land, structures and buildings within the HMDR Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

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

The property is currently in compliance with the 40% maximum building coverage requirement of the HMDR Zoning District. However, the applicant is proposing to increase the building coverage to 47% due to the new addition and pool. This is a condition created by the applicant. On the other hand, the applicant proposes to bring the property further into compliance with the LDRs by reducing impervious surface from 100% to 72.4% and by providing off-street parking. The existing nonconforming side setbacks and impervious surface ratio were not created by the applicant. Therefore, some of the conditions are created by the applicant.

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

Granting the requested variances would confer special privileges upon the applicant that are denied by the LDRs to other lands, buildings and structures in the HMDR Zoning District.

- (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 currently enjoys the use of the property as a single-family residential dwelling and accessory uses, which are common permitted uses within the HMDR Zoning District. Denial of the requested variances would not deprive the applicant of rights commonly enjoyed by other properties in the HMDR Zoning District.

- (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 proposed development could be designed in a way so as to reduce the amount of the requested variances. Furthermore, the applicant currently has reasonable use of the land, building and structures prior to the proposed development.

- (6) Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and**

that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

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

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

The applicant has not used existing nonconforming uses of other property in the HMDR Zoning District or permitted uses of property in other zoning districts as the grounds for approval of the requested variances.

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

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

Pursuant to Code Section 90-395(b), the Planning Board shall make factual findings regarding the following:

- (1) That the standards established by Code Section 90-395 have been met by the applicant for a variance.**

The standards for the granting of variances established by Code Section 90-395 have not all been met by the applicant.

- (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 requested variances be **DENIED**.

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

1. A fire sprinkler system shall be installed and maintained throughout the entire building as approved by the City Fire Marshall.
2. The owner shall obtain a Certificate of Appropriateness for the proposed development prior to building permit issuance.
3. The owner shall obtain a right-of-way permit for the proposed driveway connection and any other work within the Catherine Street right-of-way prior to building permit issuance.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO.**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING VARIANCES TO THE MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS SURFACE RATIO AND MINIMUM SIDE SETBACKS ON PROPERTY LOCATED AT 804 CATHERINE STREET (AK # 1030236, RE # 00029470-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTION 122-600(4) AND (6) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA

WHEREAS, the applicant proposes to renovate and construct an addition to the existing single-family residential dwelling and construct a new pool and new driveway for off-street parking on the property located at 804 Catherine Street (AK # 1030236, RE # 00029470-000000); and

WHEREAS, the property is currently nonconforming to maximum impervious surface ratio, minimum side setbacks, minimum lot size and minimum lot width within the Historic Medium Density Residential (HMDR) Zoning District, as well as minimum off-street parking; and

WHEREAS, Section 122-600 of the City of Key West (the “City”) Land Development Regulations (the “LDRs”) provides that the maximum building coverage is 40%, the maximum impervious surface ratio is 60% and the minimum side setback is five (5) feet; and

WHEREAS, the proposed building coverage is 47%; the proposed impervious surface ratio is 72.4%; and the proposed side setback is three (3) feet to the west side of the proposed addition, three and a half (3.5) feet to the east side of the proposed addition; and

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

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

on November 21, 2013; and

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

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

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

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

WHEREAS, the Planning Board finds that the variances granted are the minimum variances 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 are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds 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.

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 variances to allow the construction of an addition to the existing single-family residential dwelling and the construction of a new pool and new driveway for off-street parking per the attached plans dated May 22, 2013 by Carlos O. Rojas, Architect, on property located at 804 Catherine Street (AK# 1030236, RE# 00029470-000000) in the HMDR Zoning District pursuant to Sections 122-600(4) and (6) of the City of Key West Land Development Regulations with the following conditions of approval:

1. A fire sprinkler system shall be installed and maintained throughout the entire building as approved by the City Fire Marshall.
2. The owner shall obtain a Certificate of Appropriateness for the proposed development prior to building permit issuance.
3. The owner shall obtain a right-of-way permit for the proposed driveway connection and any other work within the Catherine Street right-of-way prior to building permit issuance.

Section 3. It is a condition of these variances that full, complete and final application for

all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

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

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 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 _____, 2013.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

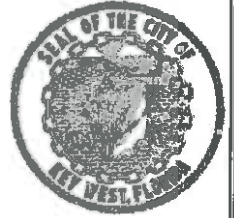
Cheryl Smith, City Clerk

Date

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 804 Catherine Street
2. Name of Applicant Carlos Rojas, AIA
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 2012 Roosevelt Drive
Key West FL 33040
5. Phone # of Applicant 305 923 3567 Mobile# SAME
6. E-Mail Address Architetkw@hotmail.com
7. Name of Owner, if different than above James + Mary Rando
8. Address of Owner 804 Catherine Street
Key West FL 33040
9. Phone # of Owner 631 739 4177
10. Email Address Smoothedge10@hotmail.com
11. Zoning District of Parcel HMDR RE# 000 29970-000000
12. Description of Proposed Construction, Development, and Use
Raise Attic of existing house 48"
Add 12'-6" x 31'-6" 1 story Addition
on rear.
13. List and describe the specific variance(s) being requested:
3' existing right side from 5' Allowed
3'-6" existing LEFT side from 5' Allowed
Keep 10' Front setback from 20' allowed

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 If Yes, please describe and attach relevant documents

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

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

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

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

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.

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.

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.



CARLOS OCTAVIO ROJAS AIA
ARCHITECT

804 Catherine Street
Variance Request Information

August 19, 2013

City of Key West
Planning departmental
Key West, FL 33040

Dear Sir,

In reference to the variance request for 804 Catherine Street, below are the responses to the seven standards in subsection (a) for consideration of a variance.

1. There is a special condition or circumstance that exists; The existing building encroaches on the setbacks on the two sides. The proposed modification and addition follow the existing lines of the house. The house is also a contributing structure and there are strict limits on what can be added or changed about the house. The designed modification and addition take this into consideration.
2. The condition was not created by the applicant or the current owner. The structure in place was properly permitted by the city and erected by the previous owner of the property. It was also purchased as an undersized lot.
3. Special privileges not conferred. The variance requested does not add more square footage than is allowed. Additional space is being created within the footprint of the existing building and a small, discreet portion is being added to on the rear.
4. Hardship conditions do exist. The structure in place was properly permitted by the city and erected by the previous owner of the property. Now that it needs to be added onto and expanded, attempting to meet the side setbacks would destroy the historic nature of the building and create undue hardship in reconstruction- in any case it would not be allowed by HARC. The undersized dimensions of the lot contribute to the hardship as meeting impervious surface and building coverages are based on a lot at or above the minimum required.

2012 ROOSEVELT DRIVE
KEY WEST, FLORIDA 33040
(305) 292 4870



CARLOS OCTAVIO ROJAS AIA
ARCHITECT

5. Only the minimum variance is granted. There are only two setback variance items being requested. Two additional variances are required but are actually being reduced from the current nonconforming configuration; the lot coverage is being increased by 10% where 5% of that is open porch, and the pervious surface is being increased from 0 to 971 square feet. The existing side setbacks are being kept in non conformity, but the front and rear setbacks, along with height, are being met.

6. Not injurious to the public welfare. The proposed project is not injurious to the public welfare. The project is in scale and proportion to its neighboring developed properties.

7. Existing nonconformities of other property shall not be considered as the basis for approval. No other property has been mentioned in this application and no other property is referenced in this application.

Thank You Sincerely,

Carlos O. Rojas, AIA

2012 ROOSEVELT DRIVE
KEY WEST, FLORIDA 33040
(305) 292 4870

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Carlos Rojas, 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:

804 Catherine Street 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.

A handwritten signature in black ink, appearing to be "CR", written over a horizontal line.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 8-21-2013 by
date

Name of Authorized Representative

He/She is personally known to me or has presented P.L.R-220-114-68⁰⁵⁸ as identification.

A handwritten signature in black ink, appearing to be "Marta Cabaleiro", written over a horizontal line.

Notary's Signature and Seal

MARTA CABALEIRO
Name of Acknowledger typed, printed or stamped

2-22-2014
Commission Number, if any



Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, James Rando, Mary M Rando authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Carlos Rojas AIA
Please Print Name of Representative

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

[Signature]
Signature of Owner

Mary M Rando
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 08/13/13 by
date

Name of Authorized Representative

He/She is personally known to me or has presented They NYDL (New York Driver) as identification.

[Signature]
Notary's Signature and Seal

**FELICIA JORDAN
Notary Public State of New York
No. 01JO6203816
Qualified in Nassau County
Commission Expires April 13, 2017**

Felicia Jordan
Name of Acknowledger typed, printed or stamped

01JO6203816
Commission Number, if any

Deed

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

06/05/2012 9:27AM
DEED DOC STAMP CL: DS \$2,625.00

Return to: Grantee

Doc# 1885553
Bk# 2572 Pg# 2491

File No.: 1064-2733268

375,000

WARRANTY DEED

This indenture made on **June 01, 2012** A.D., by

Harry Hamilton Allen, III, unmarried

whose address is: **804 Catherine Street, Key West, FL 33040**
hereinafter called the "grantor", to

James Rando, a married man

whose address is: **19 St. Marys Road, Shelter Island, NY 11964**
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:

On the Island of Key West and known as Lot Fifteen (15) in Block One (1), Tract Twelve (12) of AMENDED DIAGRAM PART OF TRACT 12 KEY WEST INVESTMENT CO, according to the Plat thereof as recorded in Plat Book 1, Page 49, of the Public Records of Monroe County, Florida.

Parcel Identification Number: **0002947000000056825 (AK# 1030236)**

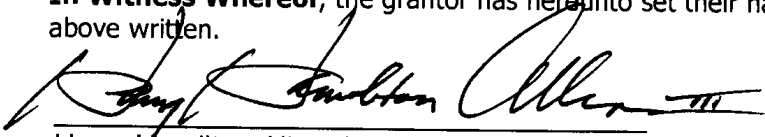
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 2011.

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



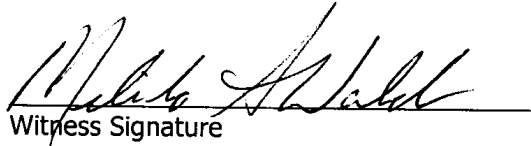
Harry Hamilton Allen, III

Doc# 1885553
Bk# 2572 Pg# 2492

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Rudy Molinet

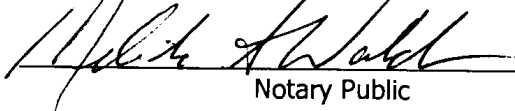

Witness Signature

Print Name: MELINDA A WALDEN

State of **FL**

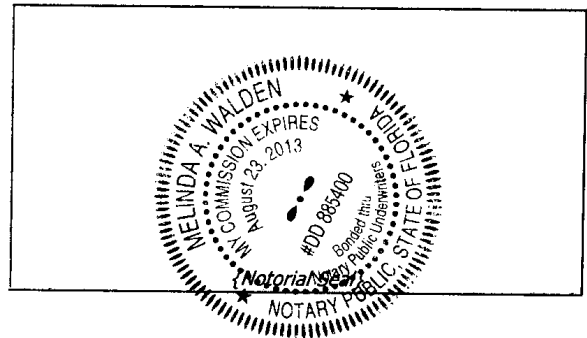
County of **Monroe**

The Foregoing Instrument Was Acknowledged before me on ~~June~~ ^{MAY} 31, 2012, by **Harry Hamilton Allen, III, unmarried** who is/are personally known to me or who has/have produced a valid driver's license as identification


Notary Public

(Printed Name)

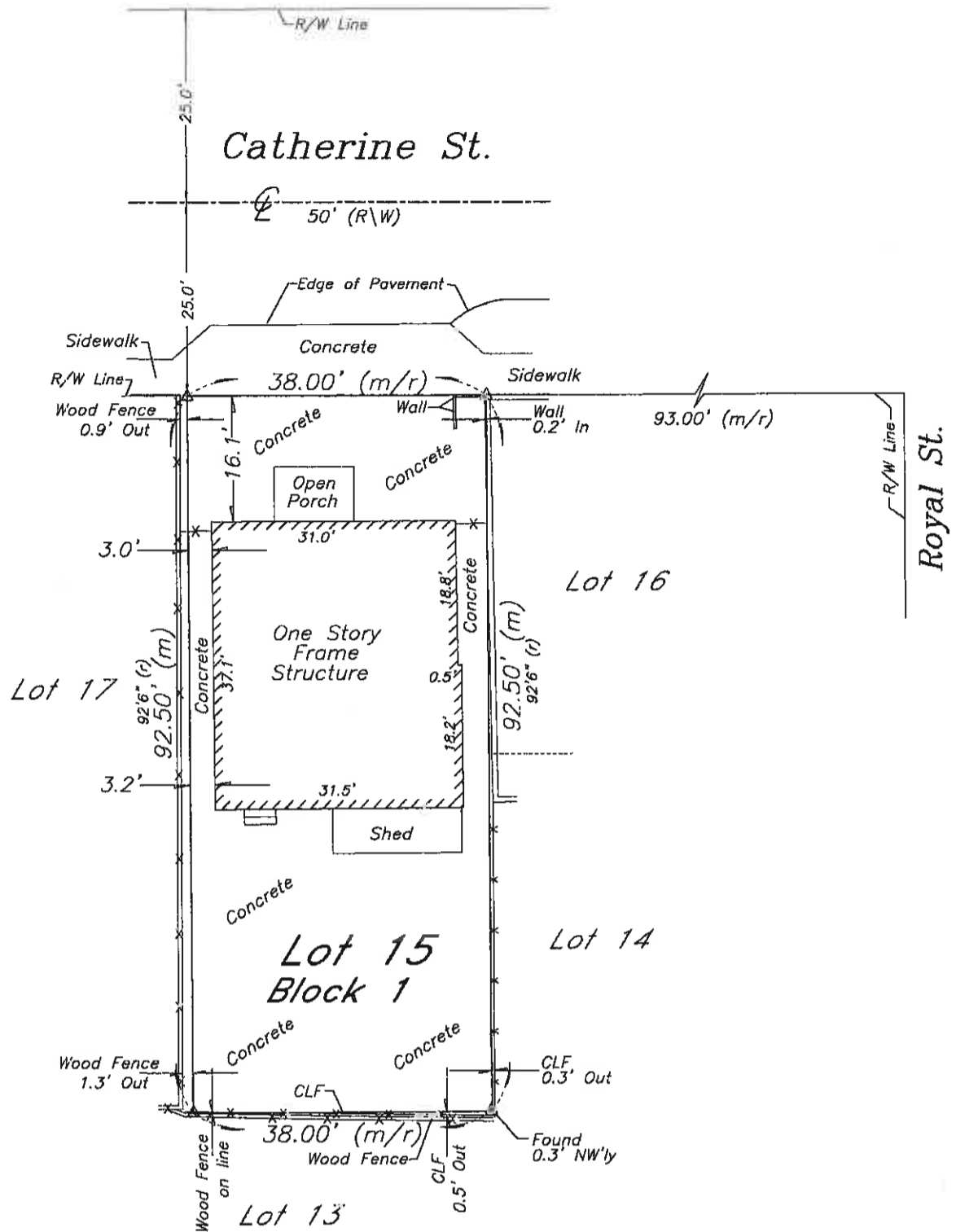
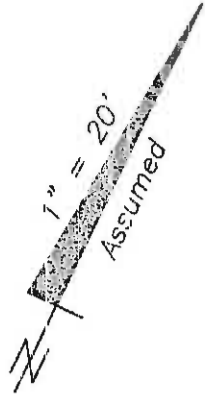
My Commission expires: _____



**MONROE COUNTY
OFFICIAL RECORDS**

Survey

Boundary Survey Map of Lot 15, Block 1, KEY WEST INVESTMENT CO'S DIAGRAM



LEGEND

- ▲ Found Nail & Disc (unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 804 Catherine Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 22, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and known as Lot Fifteen (15) in Block One (1), Tract Twelve (12), KEY WEST INVESTMENT COMPANY'S DIAGRAM of Part of Tract 12, according to the Plat thereof recorded in Plat Book 1, Page 49, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: James Rando;
EverBank;
First Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

May 24, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

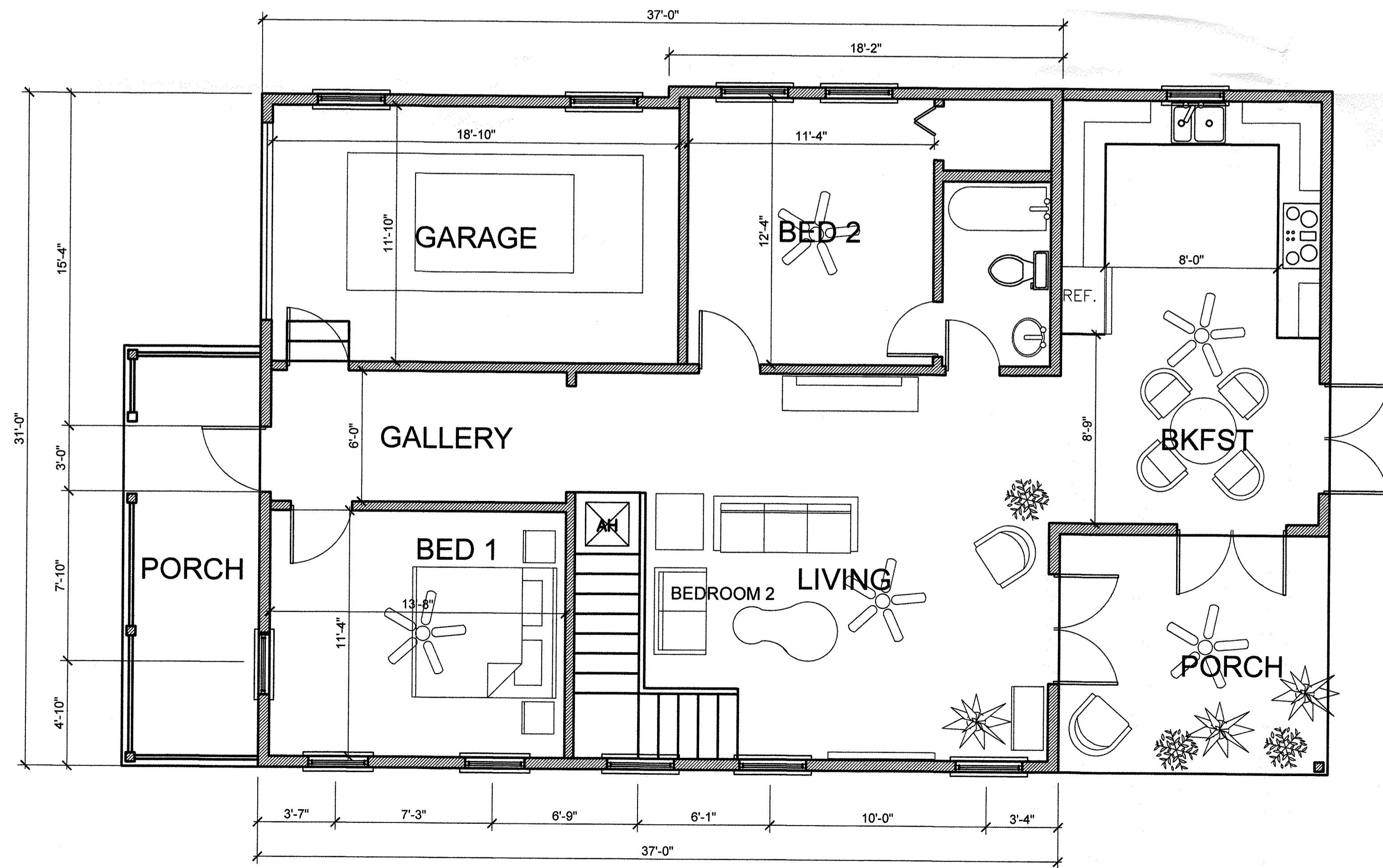
J. LYNN O'FLYNN, Inc.



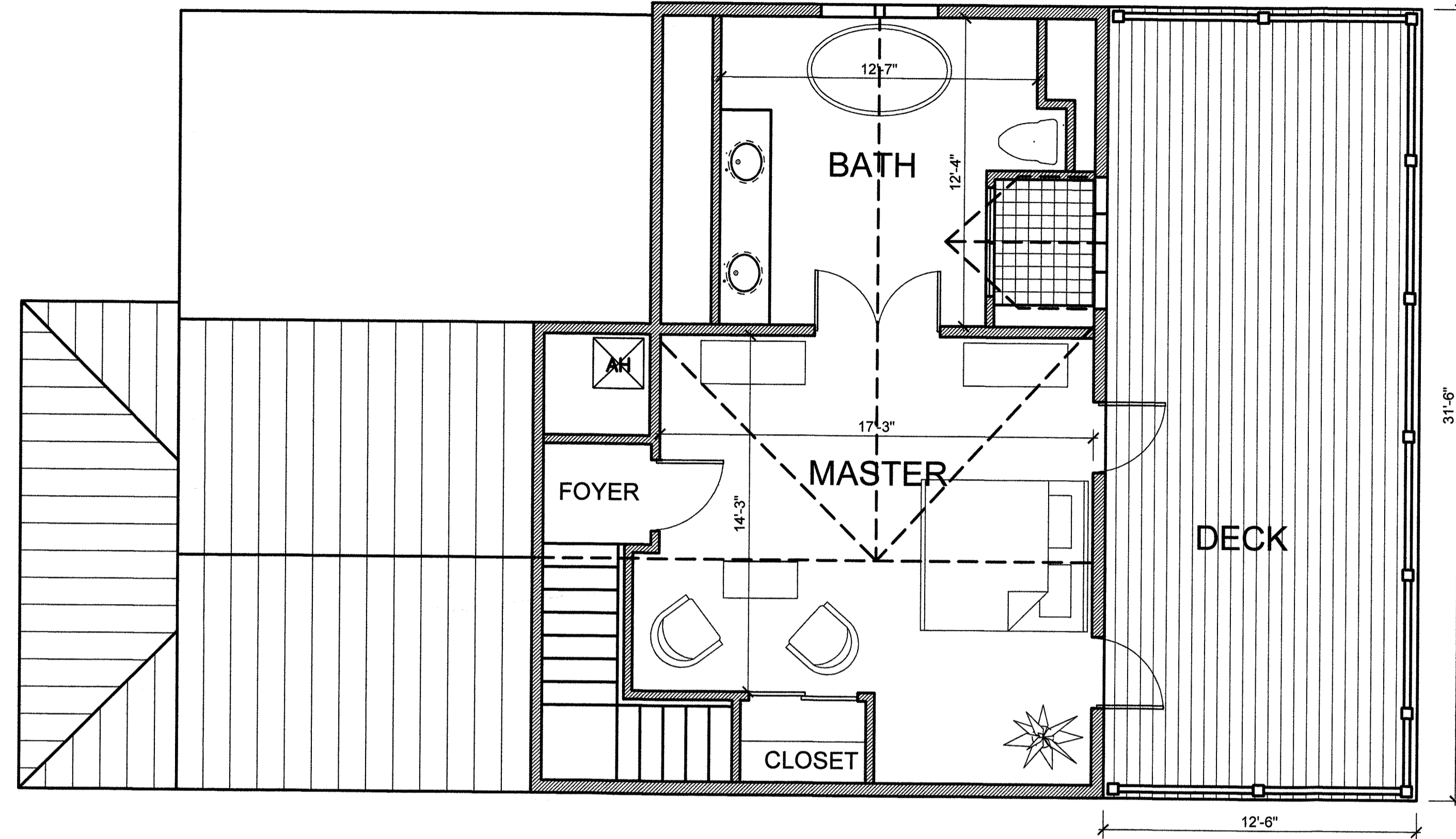
Professional Surveyor & Mapper
PSM #6298

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

Site Plans



1ST FLOOR PLAN
1/4" = 1'-0"



2ND FLOOR PLAN
1/4" = 1'-0"



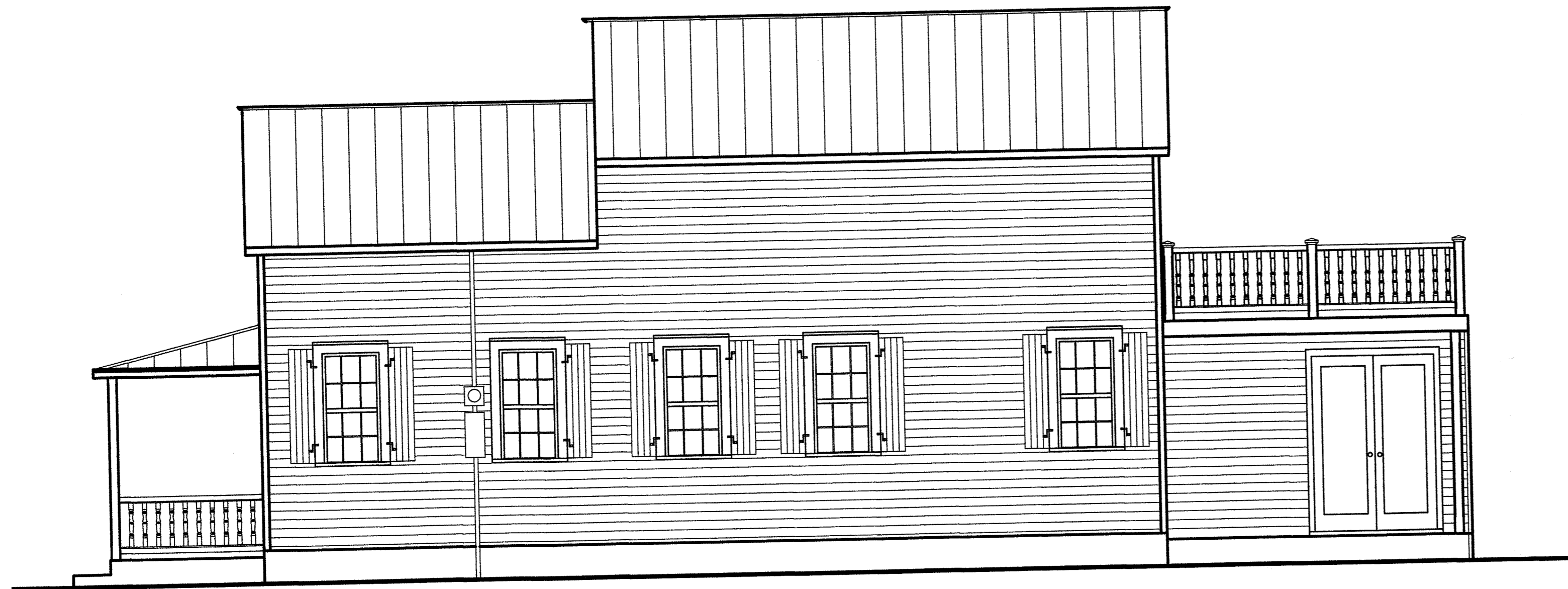
Carlos O. Rojas, AIA
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
Archiecokw@hotmail.com

Revisions

Carlos O. Rojas, AIA
804 Catherine Street
Key West, Florida 33040

Project Number
0501804 2013
Date
5/22/2013
Drawn By
COR

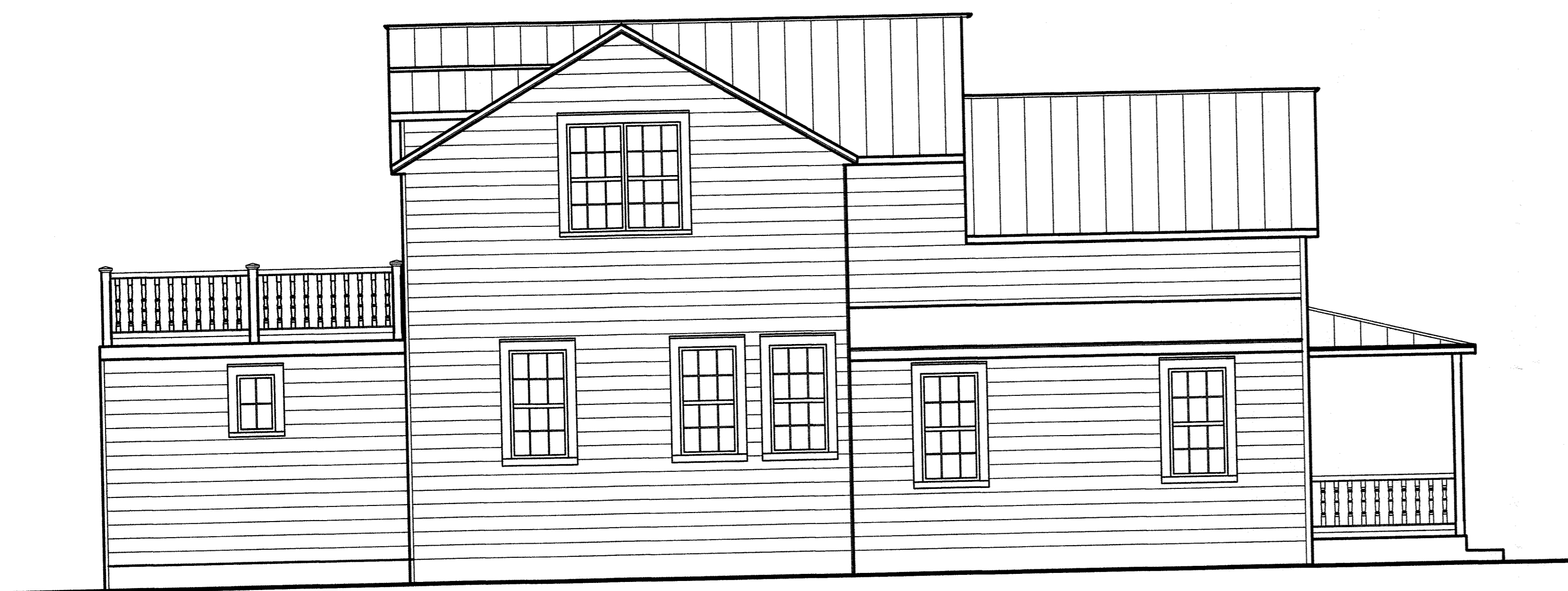
A1



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



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



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



REAR ELEVATION
1/4" = 1'-0"



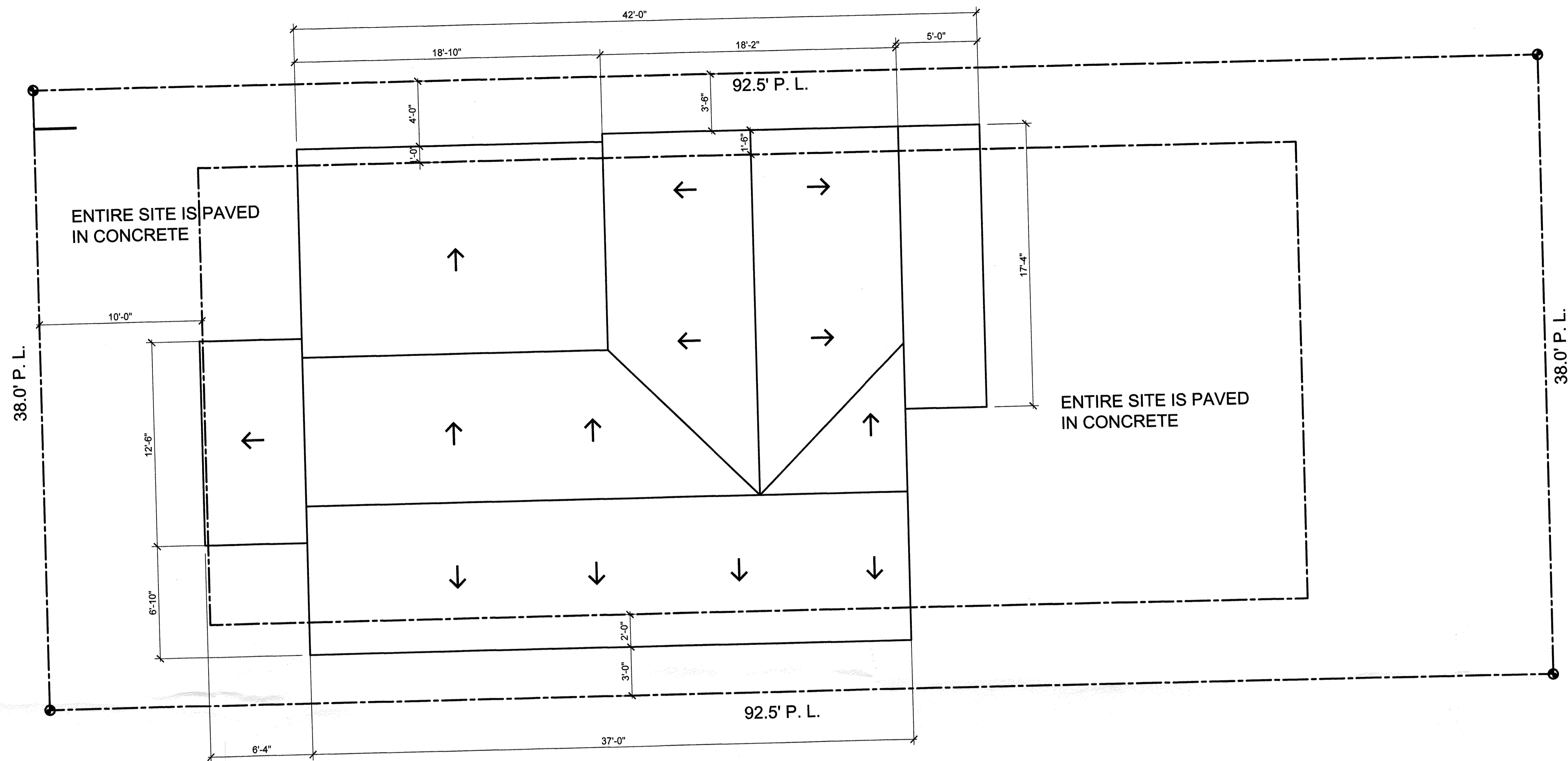
Carlos O. Rojas, AIA
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Revisions

Carlos O. Rojas, AIA
804 Catherine Street
Key West, Florida 33040

Project Number
0501804 2013
Date
5/22/2013
Drawn By
COR

A2



SITE PLAN/ROOF PLAN EXISTING
 1/4" = 1'-0"

BUILDING COVERAGE CALCULATIONS:

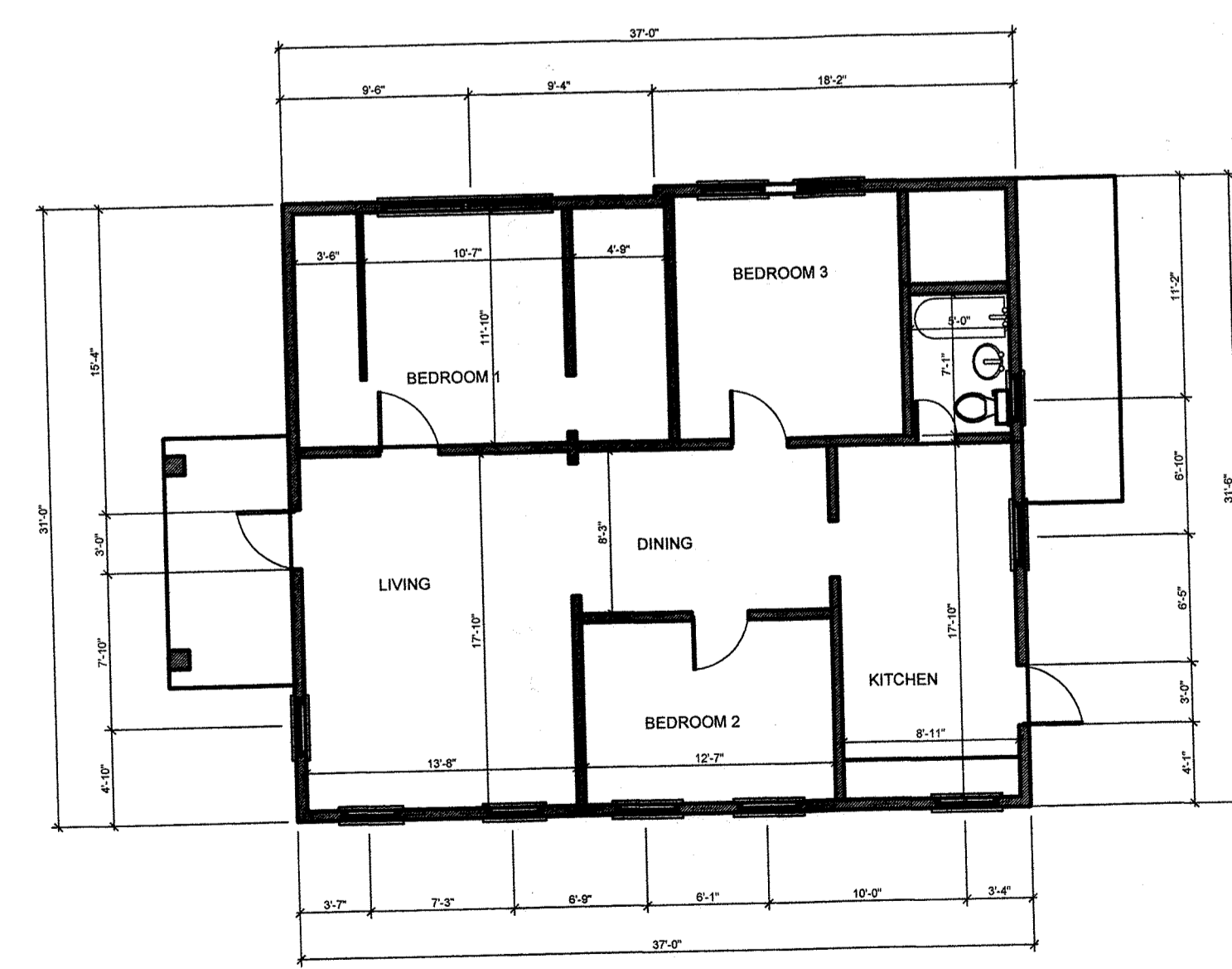
TOTAL PROPERTY IS 3515 SQ. FT. LOCATED IN A HMDR ZONE.

ORIGINAL STRUCTURE:	1321 SQ. FT.
ORIGINAL BUILDING COVERAGE:	37%
PROPOSED STRUCTURE:	1665 SQ. FT.
NEW BUILDING COVERAGE:	47%

TOTAL IMPERVIOUS COVERAGE EXISTING:	100%
TOTAL IMPERVIOUS COVERAGE NEW: +971 SQFT	72.4%

ONE PARKING SPACE PRESENT, ONE ADDED IN THE GARAGE FOR A TOTAL OF 2. ONE IS REQUIRED.

ADDING SIX TREES AND A MINIMUM OF 15 BUSHES WHERE THERE IS NO LANDSCAPING PRESENT.



FLOOR PLAN EXISTING
 1/8" = 1'-0"



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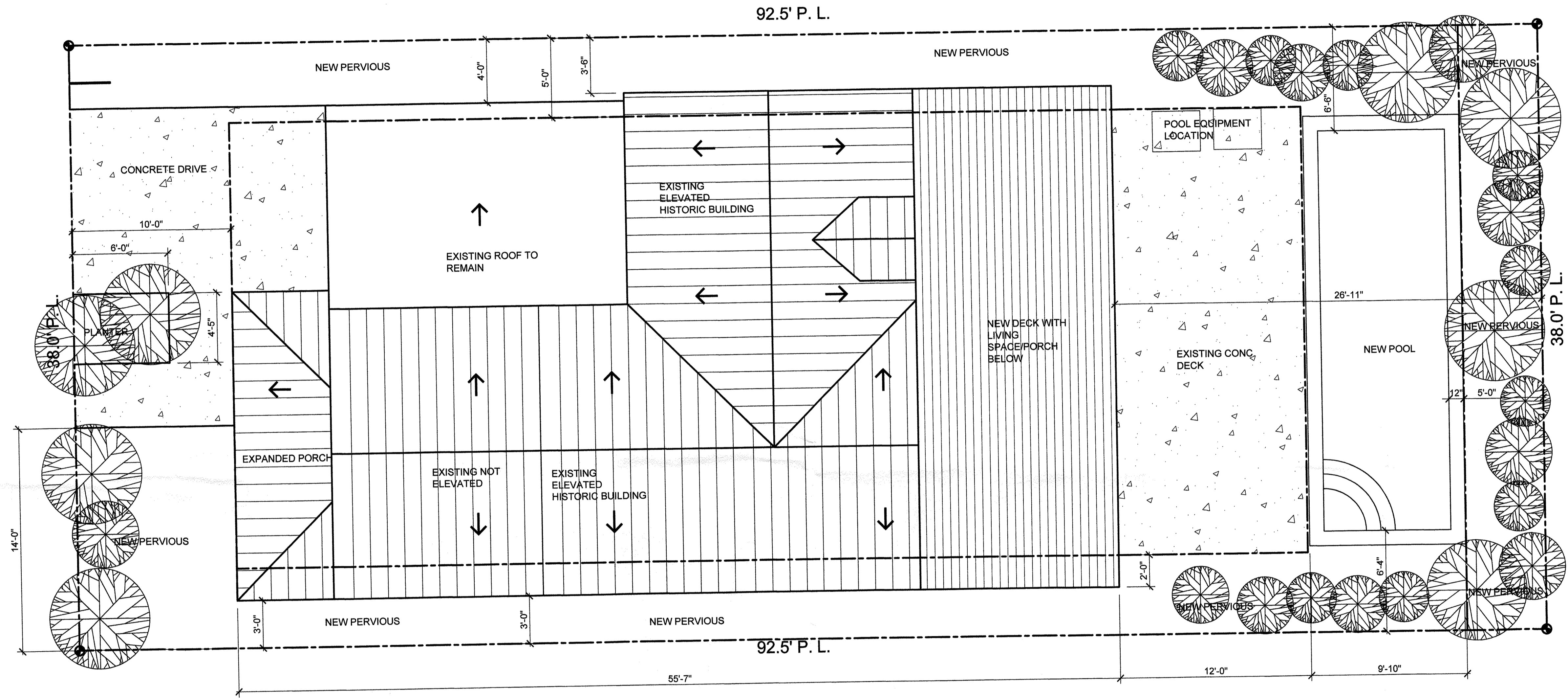
Revisions

Carlos O. Rojas, AIA
804 Catherine Street
Key West, Florida 33040

Project Number
 0501804 2013
 Date
 5/22/2013
 Drawn By
 COR

AB1

CATHERINE STREET



N SITE PLAN/ROOF PLAN NEW
1/4" = 1'-0"



Carlos O. Rojas, AIA
AK 0010724
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(305) 923-5667
ArchitectW@icloud.com

Revisions

Carlos O. Rojas, AIA
804 Catherine Street
Key West, Florida 33040

Project Number
0501804 2013
Date
5/22/2013
Drawn By
COR

C1

Site Photos





804 Catherine St, Key West, FL 33040, USA

© 2012 Google
© 2011 Garmin
© 2011 DeLorme

Google earth

Google earth



DRC
Minutes & Comments

Minutes of the Development Review Committee
September 26, 2013
Approved on October 24, 2013

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

Ms. DeMaria stated applicant will need to ensure tree protection during work done on the balcony.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Building is listed as a contributing resource and it is in the historic district. Repairs and or replacement of the second floor front porch will require a Certificate of Appropriateness. Correct location map drawing; it shows the porch inside of the property. Make sure that all the span of the proposed new brackets has 8' clearance from the sidewalk. Section A-A should be a full section showing the entire height of the building and the 8' clearance of second floor porch to the sidewalk.

ENGINEERING:

No comments.

FIRE DEPARTMENT:

Mr. Barroso stated that the existing balcony is not being used, make it safe. The applicant, Ms. Reed stated that the balcony was secured with 2 x 4 boards.

BUILDING OFFICIAL

Mr. Wampler stated that the existing balcony needed a right of way permit.

SUSTAINABILITY COORDINATOR

No comments.

KEYS ENERGY:

No comments.

- 4. Variance – 804 Catherine Street (RE# 00029470-000000; AK# 1030236) – A request for variances to the maximum building coverage, maximum impervious surface ratio, minimum front setback and minimum side setbacks in order to construct an addition to the existing single-family residential dwelling on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-600(4) and (6) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Bond gave members an overview of the variance request. Mr. Bond stated that the applicant did not need a front setback.

DRC Member Comments:

Minutes of the Development Review Committee

September 26, 2013

Approved on October 24, 2013

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Building is an altered contributing resource. Project will require a Certificate of Appropriateness. Plans need more annotations like dimensions, proposed materials. Drawings depicting adjacent building scale must be included as part of the HARC application. Table of proposed variances is missing and application is still incomplete.

ENGINEERING:

Site Plan shows off-street parking space/concrete drive. Please coordinate curb-cut design and permit application with the Engineering Department.

Construct storm water swales around proposed pool and along the structure in the side yards, plant with ground cover, and direct roof gutter downspouts into them.

FIRE DEPARTMENT:

Mr. Barroso had issues with the 5ft setbacks and life safety issue accessibility with 2nd edition. He asked the applicant to meet with the fire department.

BUILDING OFFICIAL:

Mr. Wampler stated that property was in the X zone flood elevation.

SUSTAINABILITY COORDINATOR:

No comments.

KEYS ENERGY:

No comments.

5. **Parking Variance – 313 Duval Street (RE# 00004300-000000; AK# 1004472)** – A request for a conditional use to convert an existing retail area to a new bar service area for an existing restaurant on property located within the Duval Street Gulf side (HRCC-1) Zoning District pursuant to Section 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

The applicant, Mr. Rick Sconyers gave members an overview of the request.

Property Appraiser Information

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

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

**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: 1030236 Parcel ID: 00029470-000000

Ownership Details

Mailing Address:
RANDO JAMES
19 ST MARYS RD
SHELTER ISLAND, NY 11964-2401

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 804 CATHERINE ST KEY WEST
Legal Description: KW INVESTMENT CO SUB PB1-49 LT 15 SQR 1 TR 12 OR72-117 OR149-327/28 OR170-85/90 OR427-936/37 OR1056-661D/C OR2542-1540/45WILL OR2572-2491/92

Total Living Area: 1165
Year Built: 1943

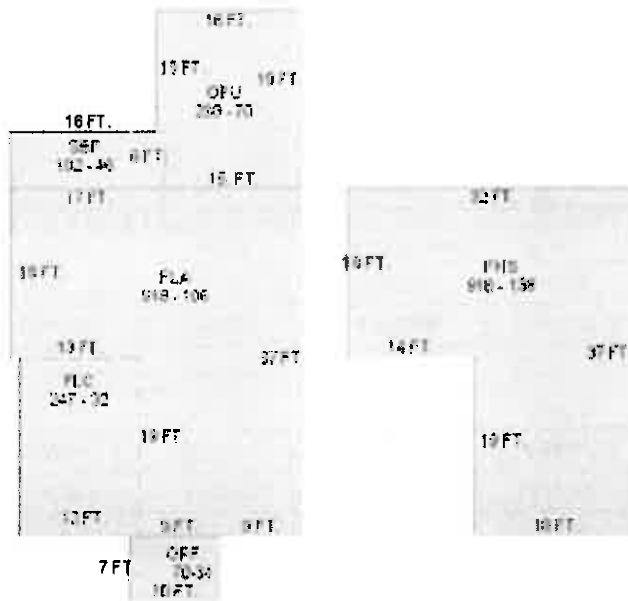
Building 1 Details

Building Type R1	Condition P	Quality Grade 450
Effective Age 52	Perimeter 138	Depreciation % 51
Year Built 1943	Special Arch 0	Grnd Floor Area 1,165
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS
 Heat 1 NONE Heat 2 NONE Bedrooms 2
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement	% Finished	Basement	% Area
0	SBF	1:WD FRAME/COMPOSITE	1	1993						102
0	FHS	1:WD FRAME/COMPOSITE	1	1943						918
0	FLA	1:WD FRAME/COMPOSITE	1	1943						918
2	OPF		1	1993			0.00	0.00		70
3	OPU		1	1993						298
4	FLC	9:STONE/BRICK	1	1993	N	N				247

1993	37,678	245	52,440	90,364	90,364	25,500	64,864
1992	37,678	245	52,440	90,364	90,364	25,500	64,864
1991	37,678	245	52,440	90,364	90,364	25,500	64,864
1990	35,354	245	35,834	71,433	71,433	25,500	45,933
1989	26,701	223	34,960	61,884	61,884	25,500	36,384
1988	23,188	223	27,968	51,379	51,379	25,000	26,379
1987	22,882	223	18,878	41,983	41,983	25,000	16,983
1986	23,007	223	18,878	42,108	42,108	25,000	17,108
1985	22,252	223	12,586	35,061	35,061	25,000	10,061
1984	20,677	223	12,586	33,486	33,486	25,000	8,486
1983	20,696	223	12,586	33,505	33,505	25,000	8,505
1982	21,152	223	10,909	32,284	32,284	25,000	7,284

Parcel Sales History

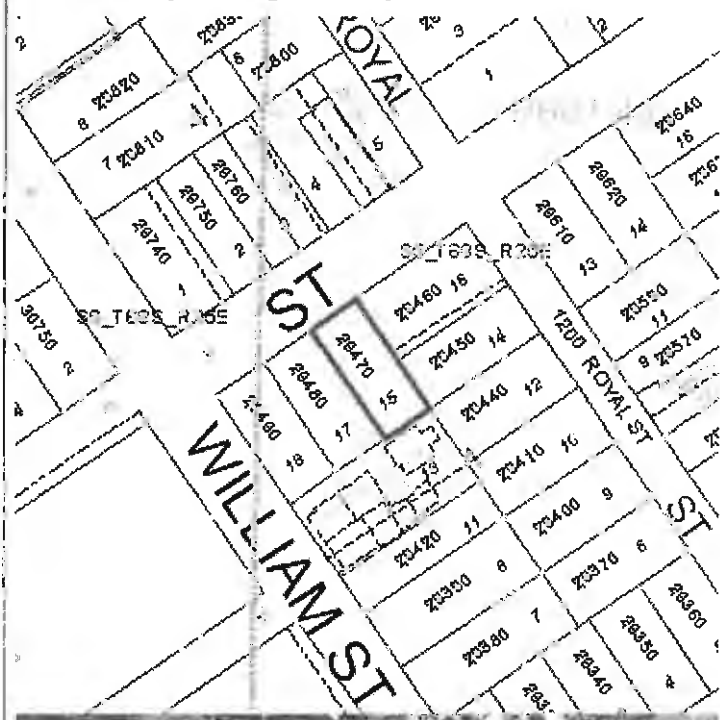
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/31/2012	2572 / 2491	375,000	WD	37

This page has been visited 132,286 times.

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

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	38	92	3,496.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	1,635 SF	0	0	1959	1960	1	50
2	UB3:LC UTIL BLDG	96 SF	0	0	1959	1960	1	30
3	AC2:WALL AIR COND	1 UT	0	0	1969	1970	1	20
4	AC2:WALL AIR COND	1 UT	0	0	1977	1978	1	20

Appraiser Notes

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Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-3231	09/10/2003	07/22/2004	1,980		UPGRADE ELECTRIC TO 200AM

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
2012	125,617	4,417	233,748	363,782	363,782	0	363,782
2011	127,438	4,417	252,052	383,907	383,907	383,907	0
2010	135,190	4,417	215,269	354,876	354,876	354,876	0
2009	150,683	4,417	275,484	430,584	430,584	430,584	0
2008	140,303	4,417	398,252	542,972	542,972	542,972	0
2007	254,974	4,417	363,584	622,975	622,975	622,975	0
2006	288,020	4,417	279,680	572,117	572,117	572,117	0
2005	252,018	4,417	209,760	466,195	466,195	466,195	0
2004	121,403	4,417	209,760	335,580	335,580	335,580	0
2003	121,403	4,417	80,408	206,228	206,228	206,228	0
2002	105,539	4,417	80,408	190,364	190,364	190,364	0
2001	89,440	4,417	80,408	174,265	174,265	174,265	0
2000	90,513	4,693	59,432	154,638	107,961	25,500	82,461
1999	86,936	4,508	59,432	150,875	105,123	25,500	79,623
1998	71,552	3,710	59,432	134,694	103,468	25,500	77,968
1997	64,397	3,339	52,440	120,176	101,739	25,500	76,239
1996	46,509	2,412	52,440	101,360	98,776	25,500	73,276
1995	44,004	2,282	52,440	98,726	96,367	25,500	70,867
1994	39,354	2,041	52,440	93,834	93,834	25,500	68,334

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., November 21, 2013 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 – 804 Catherine Street (RE # 00029470-000000; AK # 1030236) – A request for variances to the maximum building coverage, maximum impervious surface ratio and minimum side setbacks in order to construct an addition to the existing single-family residential dwelling on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-600(4) and (6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Variance – 804 Catherine Street (RE # 00029470-000000; AK # 1030236) – A request for variances to the maximum building coverage, maximum impervious surface ratio and minimum side setbacks in order to construct an addition to the existing single-family residential dwelling on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-600(4) and (6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Carlos Rojas A.I.A. **Owner:** James & Mary Rando
Project Location: 804 Catherine Street (RE # 00029470-000000; AK # 1030236)
Date of Hearing: Thursday, November 21, 2013 **Time of Hearing:** 6:00 PM
Location of Hearing: Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Stacy Gibson at sgibson@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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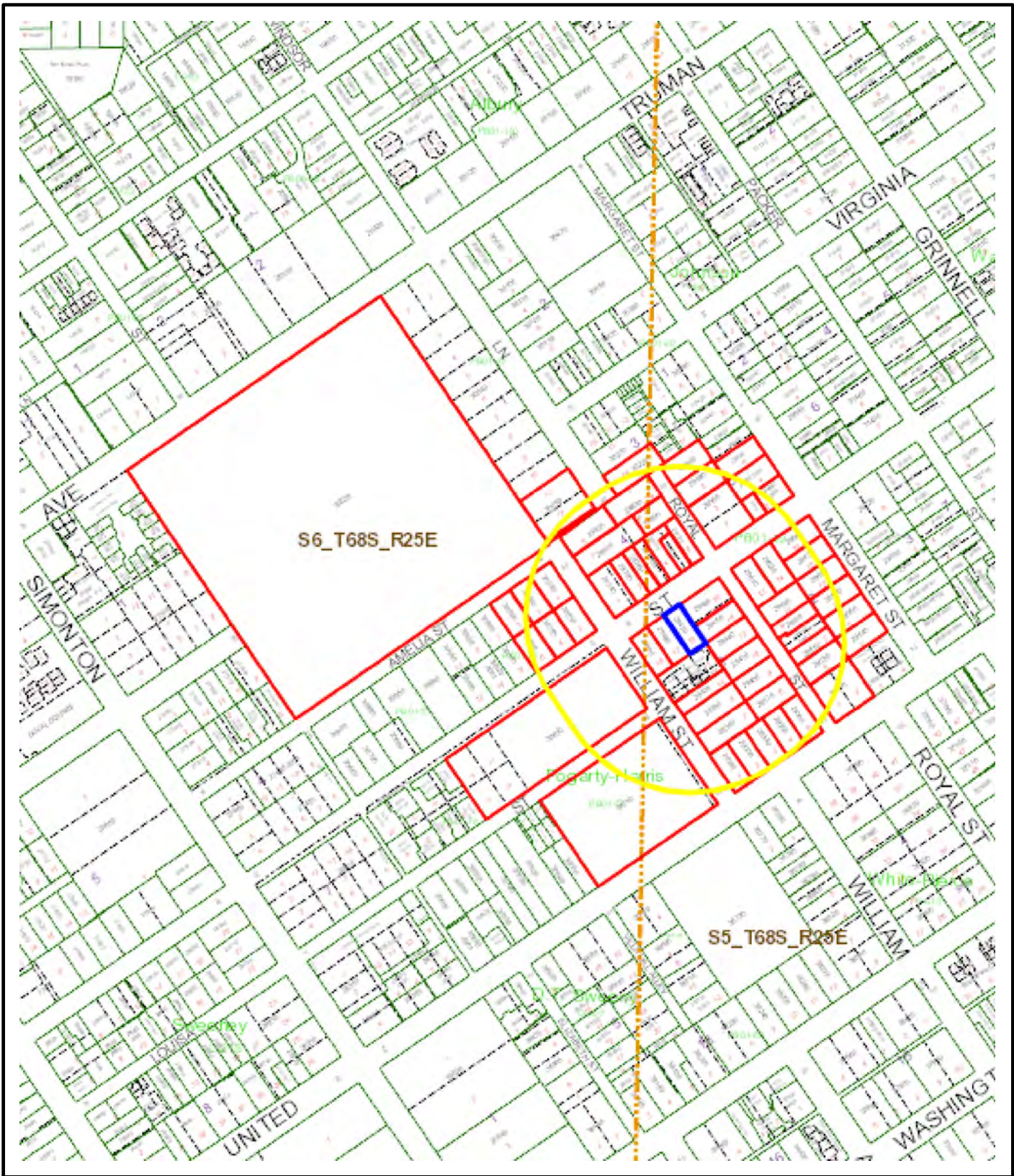
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Monroe County, Florida

804 Catherine

Printed: Oct 30, 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
MALTESE ROBERT	1215 ROYAL ST		KEY WEST	FL	33040	
HERNANDEZ EDUARDO J L/E	3822 SW 6TH AVE		CAPE CORAL	FL	33914-5313	
LAGOTTA BACHMAN LIVING TRUST 6/15/2012	1220 ROYAL ST		KEY WEST	FL	33040-3243	
SULAK PETR	1212 MARGARET ST		KEY WEST	FL	33040-3214	
FLESZAR ROXANNE E	1414 NEWTON ST		KEY WEST	FL	33040	
F K G COMPANY INC	PO BOX 206		WHIPPANY	NJ	07981-0206	
MASTIC MOBILE HOMES LTD	645 UNITED ST LOT 5		KEY WEST	FL	33040-3286	
COLEMAN F CARROLL ARCH-BISHOP OF ARCHDIOCESE	9401 BISCAYNE BLVD		MIAMI SHORES	FL	33138	
FERNANDEZ FRANK	1219 WILLIAM ST		KEY WEST	FL	33040-3221	
PAKENAS THOMAS E AND LAURA	406 W ARBORETUM		LOMBARD	IL	60148	
BAIRD JOHN	23 BURR AVE		KINGS PARK	NY	11754-1511	
WEBER JOHN AND JOANNE	807 CATHERINE ST		KEY WEST	FL	33040-3240	
BAZO MANUEL J	214 SHORE AVE		KEY WEST	FL	33040	
BEYER ROBERT S REVOCABLE TRUST AGREE DTD 6/18/0	805 UNITED ST		KEY WEST	FL	33040	
SHELDON FRANK LEE	1812 FLAGLER AVE		KEY WEST	FL	33040	
MENTA PAUL J III	1202 MARGARET ST		KEY WEST	FL	33040-3214	
DRAKE JOYCE P REV TR 8/3/2010	1122 MARGARET ST		KEY WEST	FL	33040-3212	
TAYLOR CHARLES E AND LISA CANNON	3713 PEACHTREE RD NE		ATLANTA	GA	30319	
BECK DIANE RESIDENCE TRUST	1221 WILLIAM ST		KEY WEST	FL	33040-3221	
HEINOLD LIVING TRUST 12/28/2006	23275 BUCK NECK RD		CHESTERTOWN	MD	21620	
CITY OF KEY WEST	P O BOX 1409		KEY WEST	FL	33041	
HOUDE RICHARD B	703 CATHERINE ST		KEY WEST	FL	33040	
GRAVLEY TERRI	4900 CENTRAL ST APT 303		KANSAS CITY	MO	64112-3705	
RANDO JAMES	19 ST MARYS RD		SHELTER ISLAND	NY	11964-2401	
FLOYD KENNETH I AND LAURA A	4209 PHOENIX DR		CARROLLTON	TX	75010	
WALLGREN JEANETTE	803 CATHERINE ST		KEY WEST	FL	33040	
COGNATO RICHARD A	1200 MARGARET ST		KEY WEST	FL	33040	
KOPCZICK ELISE M	94 SOUTHFIELD AVE APT 203		STAMFORD	CT	06902-7625	
FALLS RANDALL H	735 UNITED ST		KEY WEST	FL	33040	
MEAD WILLIAM B AND JENNIFER H	4821 MONTGOMERY LN APT 605		BETHESDA	MD	20814-6327	
BAILEY DENNIS E	801 GRAND AVE STE 3560		DES MOINES	IA	50309-2726	
GONZALEZ IGNACIO	2508 PATTERSON AVE		KEY WEST	FL	33040-3919	
LAYTON LEE EDWARD SR REV LIVING TRUST 8/16/2005	52 COBBLESTONE LN		STEELVILLE	MO	65565-5046	
TALAMO CHARLES V	46 DAISY AVE		FLORAL PARK	NY	11001-2522	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
RUIZ ASUNCION	1216 MARGARET ST		KEY WEST	FL	33040-3214	
KARR GINA S	801 1/2 CATHERINE ST		KEY WEST	FL	33040	
ALLEN CHARLES R IV	1217 ROYAL ST		KEY WEST	FL	33040	
KAUFFMAN RAY M AND LINDA A	803 CATHERINE ST		KEY WEST	FL	33040-3240	
GOODWIN JANE-FENWICK	518 MARGARET ST APT 3		KEY WEST	FL	33040-7134	
MORTON KAREN	800 CATHERINE ST		KEY WEST	FL	33040-3241	
COGNATO PHILIP A	6712 183RD ST		FRESH MEADOW	NY	11365-3508	
NOLTE JOHN A	16 RAVINE DR		GALENA	IL	61036-9573	
MONROE ASSOCIATION FOR REMARCABLE CITIZENS INC	PO BOX 428		KEY WEST	FL	33041-0428	
COMISKEY PAUL B AND KATHY J	1911 WREN WAY		DALTON	GA	30720-4910	
1213 WILLIAM STREET CORPORATION	PO BOX 4374		KEY WEST	FL	33041-4374	
HERNANDEZ EDUARDO JUAN DE DIOS	731 UNITED ST		KEY WEST	FL	33040-3244	
ALLEN HENRY B	733 UNITED ST		KEY WEST	FL	33040-3244	
COURTYARD GARDENS CONDO	1207-1209 WILLIAM ST		KEY WEST	FL	33041	
CRUZ LINDA	809 CATHERINE ST		KEY WEST	FL	33040	
ARNOLD BRIAN R AND DEBORAH R	56 POPLAR ST		NEWPORT	RI	02840	
PERRINE WILLIS JR AND CRYSTAL	1470 ASHLEY CT		AMISSVILLE	VA	20106-2065	
CARAVELLE LLC	75 PUBLIC SQ STE 1313		CLEVELAND	OH	44113-2011	
LENNON LISA LIVING TR 07/16/2004	516 WHITE ST		KEY WEST	FL	33040-7170	
DICKSON SAM G	P O BOX 55123		ATLANTA	GA	30308	
BELLIN XAVIER	529 UNITED ST		KEY WEST	FL	33040-3144	
CONFIDENTIAL DATA F.S. 119.07	1206 MARGARET ST		KEY WEST	FL	33040	
COLLET JEAN CHRISTOPHER	805 CATHERINE ST		KEY WEST	FL	33040-3240	
RICHTER DEBORAH	11625 FAIRFAX COMMONS DR		FAIRFAX	VA	22030	
GLADSON JANE W	1175 WILLIAM ST		KEY WEST	FL	33040-3219	
DEBLASIO LOUIS AND SANDRA	1207 WILLIAM ST APT 2		KEY WEST	FL	33040-3237	
SLATTERY MARY AND TIMOTHY J	20947 S RIVER RD		SHOREWOOD	IL	60404-7648	
BROWN KENNETH A REV TR 6/30/2010	162 MARBLE ISLAND RD		COLCHESTER	VT	05466-6463	
ACEVEDO MANUEL E AND LINDA L	737 UNITED ST		KEY WEST	FL	33040-3244	
GWYNN ASUNCION LEYVA	7216 CHARLOTTE		LEXINGTON	MI	48450	
ANUEZ JOHN JR AND BETTY J	812 CATHERINE ST		KEY WEST	FL	33040-3278	
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