

Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

RECEIVED
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NLH

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

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

PROPERTY DESCRIPTION:

Site Address: 1108 Watson Street
Zoning District: HMDR Real Estate (RE) #: 00031750-000000
Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Richard J. Milelli, Meridian Engineering, LLC
Mailing Address: 201 Front St., Suite 203
City: Key West State: FL Zip: 33040
Home/Mobile Phone: 305-481-0400 Office: 305-293-3263 Fax: 305-293-4899
Email: rmilelli@meflkeys.com

PROPERTY OWNER: (if different than above)

Name: Annabel Williams
Mailing Address: 1108 Watson St.
City: Key West State: FL Zip: 33040
Home/Mobile Phone: 305-587-1546 Office: _____ Fax: _____
Email: annabel@annabelwilliams.com

Description of Proposed Construction, Development, and Use: The addition to an existing residence

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

Building Coverage

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

If yes, please describe and attach relevant documents: _____

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

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	4,000 SF			
Height	30 FT	17'-1"	NO CHANGE	NO
Front Setback	10 FT	16'-0"	10'-1"	NO
Side Setback	5 FT	5'-8"	NO CHANGE	NO
Side Setback	5 FT	11'-2"	5'-1"	NO
Street Side Setback	7.5 FT	N/A		
Rear Setback	15 FT	6'-6"	NO CHANGE	NO
F.A.R	1.0	.21	.22	NO
Building Coverage	40%	38%	42%	YES
Impervious Surface	60%	52%	57%	NO
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	35%	35%	36%	NO
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

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

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

Standards for Considering Variances

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

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

The existing building does not have a porch across the front of the house. A common amenity throughout the zoning district.

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

The lack of a porch across the front of the house was not caused by the owner.

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

Special privileges are not conferred.

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 lack of a porch across the front of the house is a hardship condition.

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.

Only minimum variances are being requested.

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

The variance is not injurious to the public welfare. The variance will benefit the public.

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

Existing nonconforming uses of other properties are not being used as a basis for the variance requested.

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

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

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

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

Warranty Deed

Prepared by and return to:
Erica Hughes Sterling

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 620-17.00352 EC
Consideration: \$1,250,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of July, 2017 between Benjamin N. Pitlock, a single man whose post office address is c/o Christopher J. Pettit, Esq., 11902 Rustic Lane, San Antonio, TX 78230, grantor, and 1011 Eaton, LLC, a Florida limited liability company whose post office address is 2432 Flagler Avenue, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West and more particularly described as follows to-wit:

Known as Lot Three (3) in Square Six (6), of Tract Thirteen (13) according to G.G. Watson's Subdivision of said Tract Thirteen (13), which subdivision is recorded in Book "I", Page 209 of Monroe County Records, said Lot having a front of Fifty-two (52) feet and Four (4) inches on Watson Street and a depth at right angles therewith of One Hundred and eight (108) feet and Six (6) inches. Be the several dimensions more or less.

Parcel Identification Number: 00031750-000000

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the 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 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 31, 2016.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Enca H. Sterling

[Signature] (Seal)
Benjamin N. Pitlock

[Signature]
Witness Name: Cindy Sawyer

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 14th day of July, 2017 by Benjamin N. Pitlock, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Cindy Sawyer

My Commission Expires: _____



Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, Richard Milelli, 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:

1108 Watson Street

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 3-12-18 by _____
date

Richard Milelli

Name of Authorized Representative

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

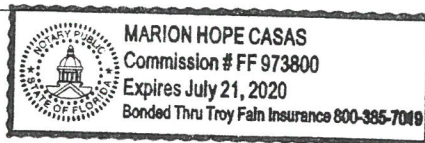
Marion Hope Casas

Notary's Signature and Seal

MARION HOPE CASAS

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Annabel Williams as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 1011 Eaton LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Meridian Engineering LLC
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 person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 3-12-18
Date

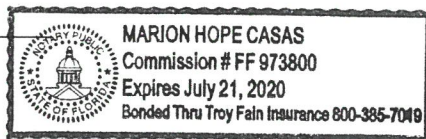
by ANNABEL Williams
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented W111651300AM9RD 76 as identification.

Marion Hope Casas
Notary's Signature and Seal

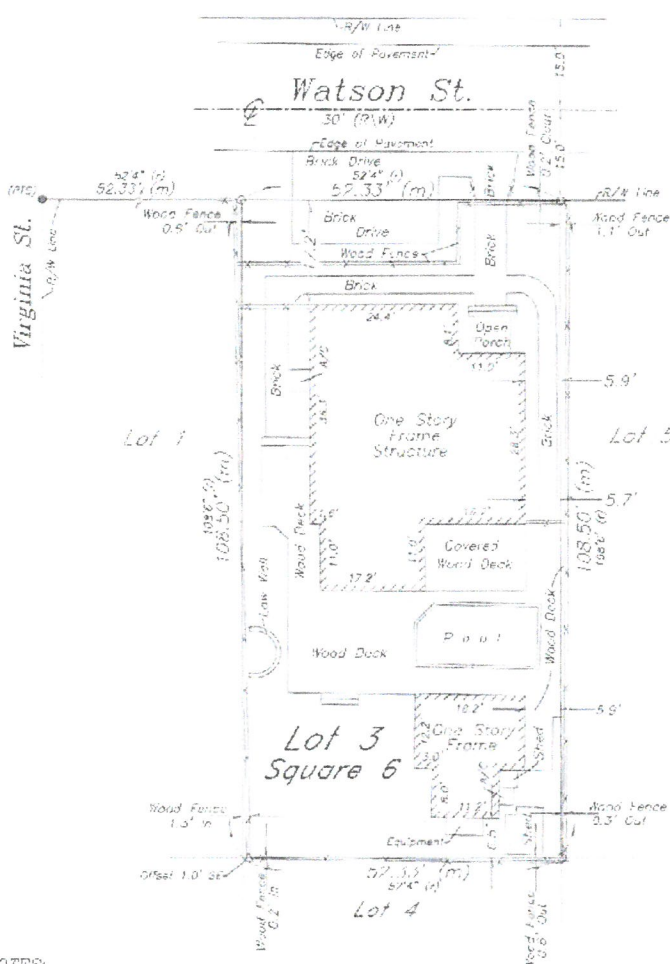
MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Site Plans

Boundary Survey Map of Lot 3, Square 6. G.G. Watson's Subdivision, Tract 13, Key West, FL



LEGEND

- ⊙ Found 2" iron Pipe (fence Post)
- Set 3/4" iron Pipe w/cap (6295)
- Found 1/2" iron Rod (PIS)
- ▲ Found Nail & Disc (PIS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.S.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. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1108 Watson 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: July 3, 2017
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjainers are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and more particularly described as follows to-wit: Known as Lot Three (3) in Square Six (6), of Tract Thirteen (13) according to G.G. Watson's Subdivision of said Tract Thirteen (13), which subdivision is recorded in Book "T", Page 209 of Monroe County Records, said Lot having a front of Fifty-two (52) feet and Four (4) inches on Watson Street and a depth at right angles therewith of One Hundred and eight (108) feet and Six (6) inches. Be the several dimension more or less.

BOUNDARY SURVEY FOR: 1011 Eaton, LLC, a Florida limited liability company;
Spottswood, Spottswood, Spottswood & Sterling;
Chicago Title Insurance Company,

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

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
July 7, 2017

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

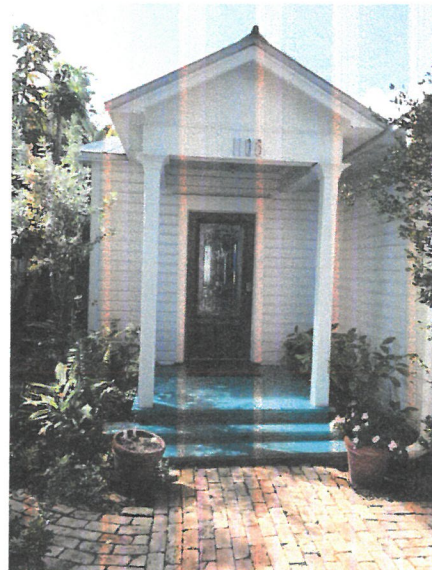


Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 294-7472 FAX (305) 298-2744



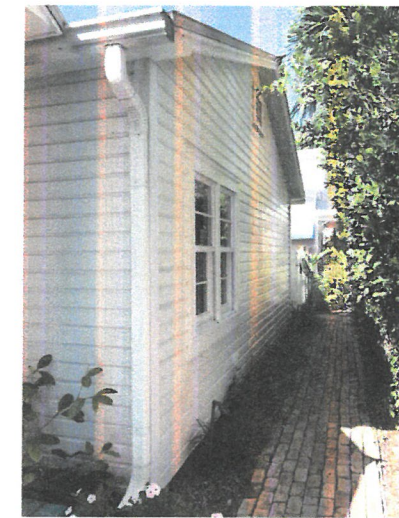
FRONT PORCH FROM STREET



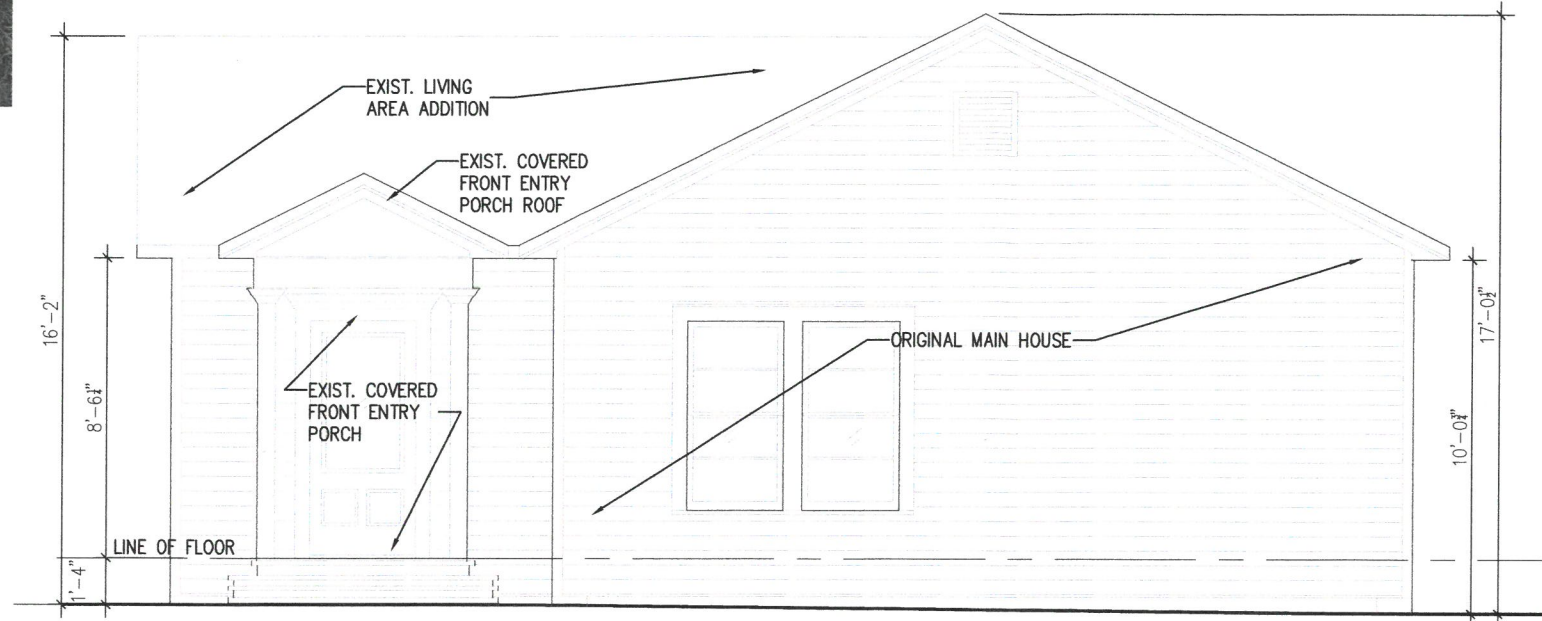
EXISTING FRONT PORCH



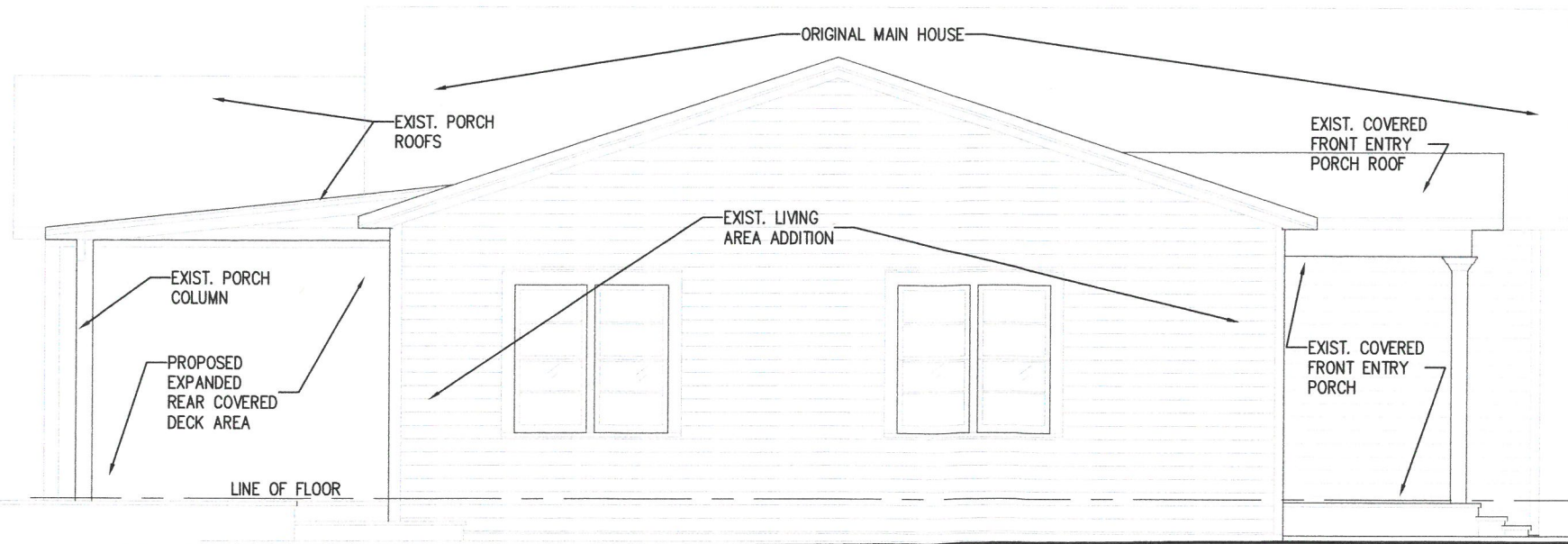
FRONT OF HOUSE FROM STREET



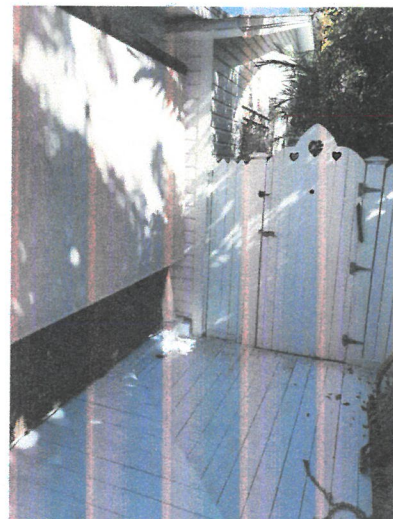
EXISTING FRONT OF HOUSE



1 EXIST. FRONT ELEV.
AE-1 SCALE: 3/16" = 1'-0"



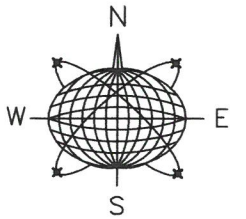
2 EXIST. SIDE ELEV. (SOUTH)
AE-1 SCALE: 3/16" = 1'-0"



EXISTING S. SIDE OF HOUSE FROM REAR

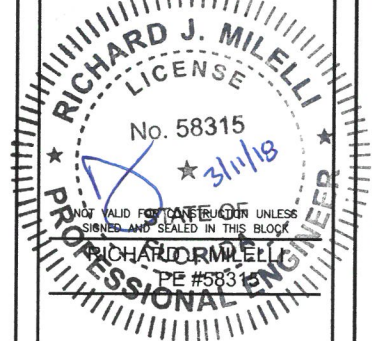


EXISTING SIDE OF HOUSE FROM FRONT



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:



**FRONT PORCH &
BATH ADDITION**

1108 WATSON STREET
KEY WEST, FLORIDA

Drawn By: PS Checked By: RJM

Revisions:

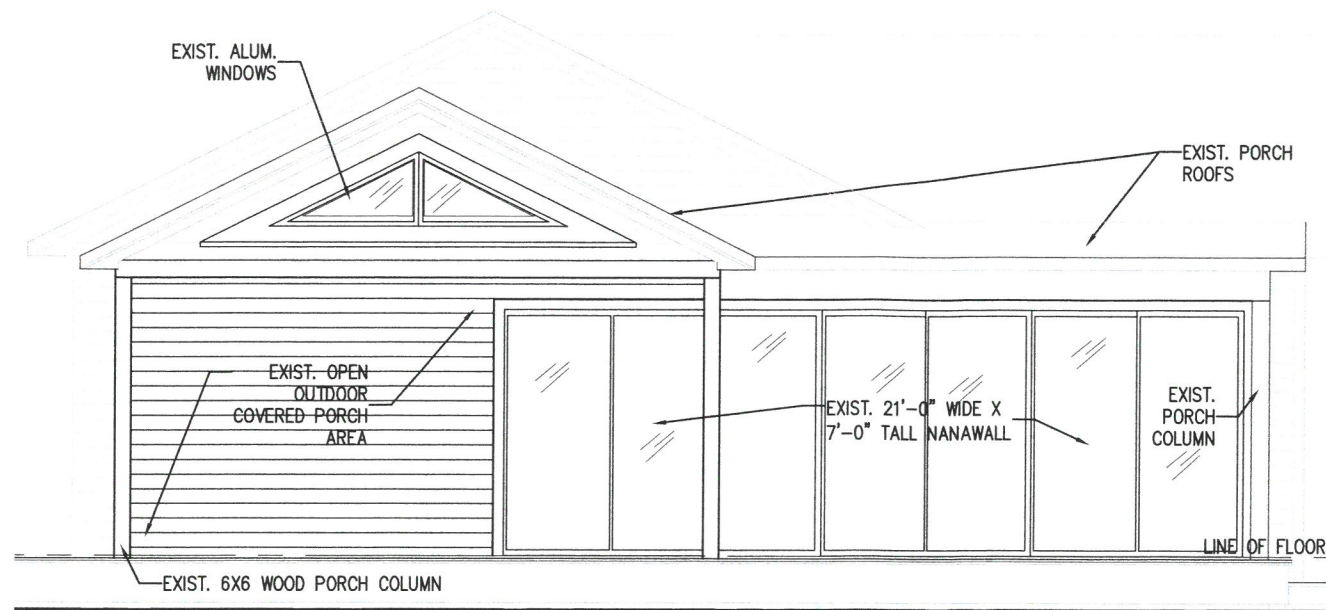
Title: EXISTING ELEVATIONS

Sheet Number: **AE-1**

Date: MAR 6, 2018



EXISTING N. SIDE OF HOUSE FROM REAR



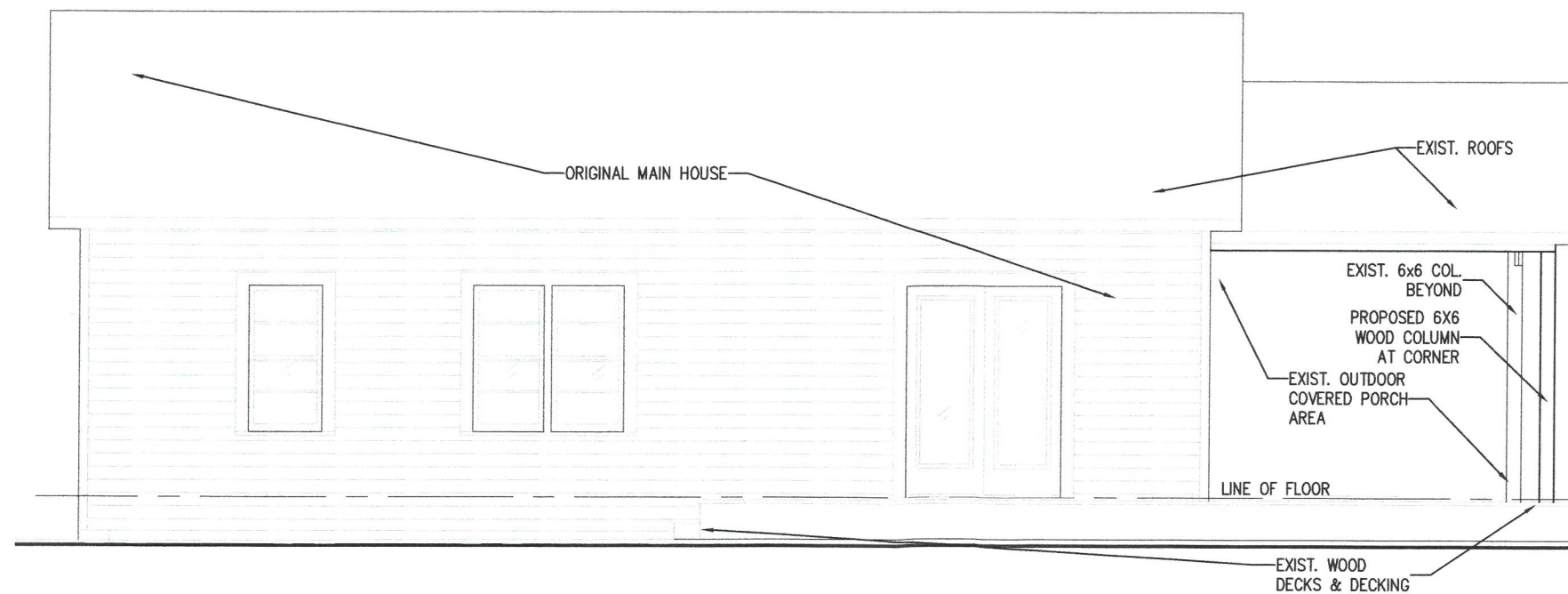
1 EXIST. REAR ELEV.
AE-2 SCALE: 3/16" = 1'-0"



EXISTING S. SIDE OF HOUSE FROM REAR



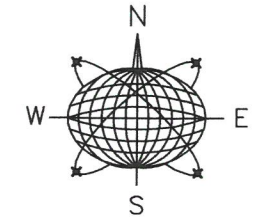
EXISTING N. SIDE OF HOUSE FROM FRONT



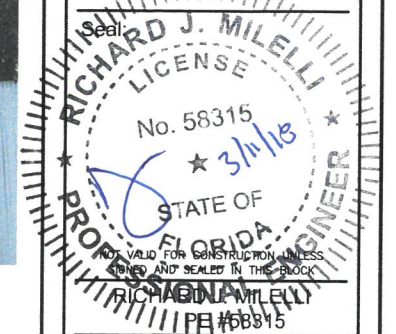
2 EXIST. SIDE ELEV. (NORTH)
AE-2 SCALE: 3/16" = 1'-0"



EXISTING N. SIDE OF HOUSE FROM REAR



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
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FRONT PORCH & BATH ADDITION

1108 WATSON STREET
KEY WEST, FLORIDA

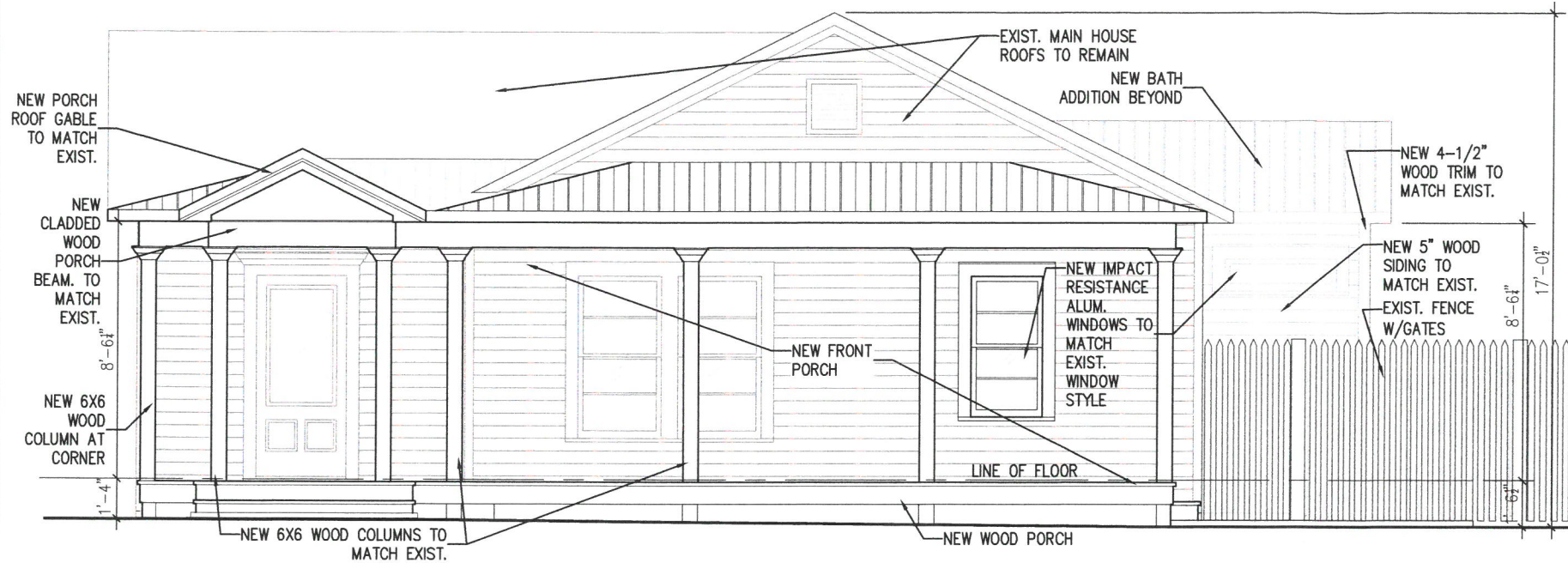
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Checked By: RJM

Revisions:

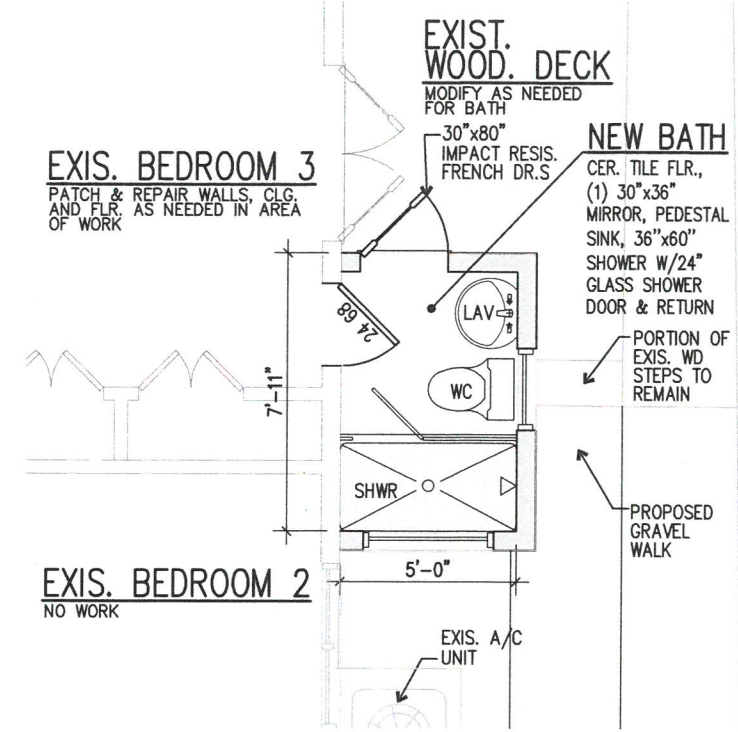
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Sheet Number: **AE-2**

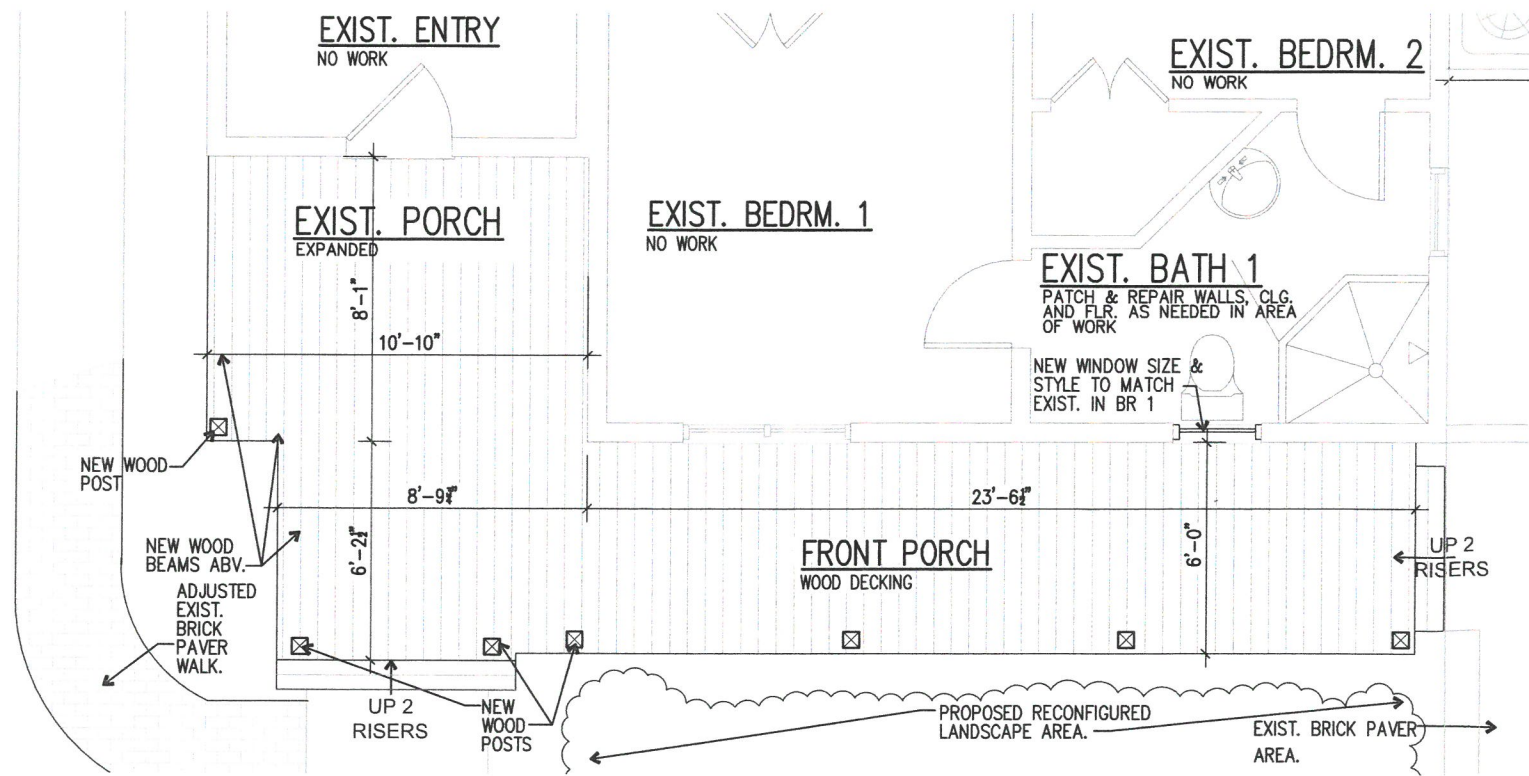
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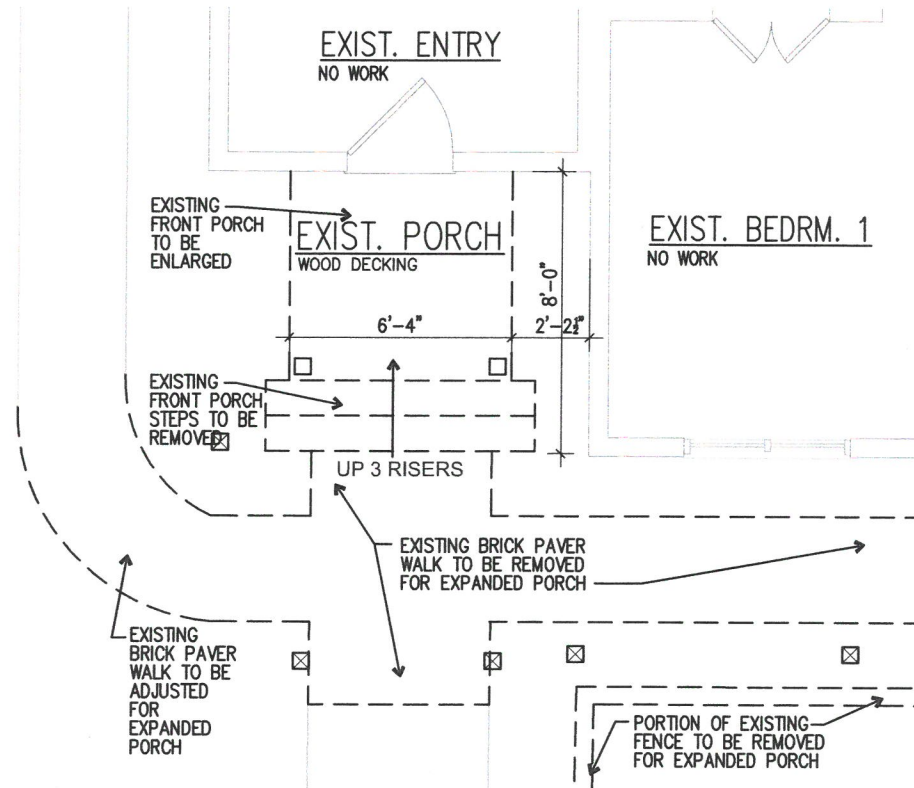
1 PROPOSED FRONT ELEV.
A-1 SCALE: 3/16" = 1'-0"



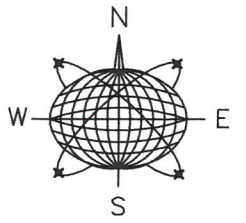
4 PART'L PLAN - BATH ADDITION
A-1 SCALE: 3/16" = 1'-0"



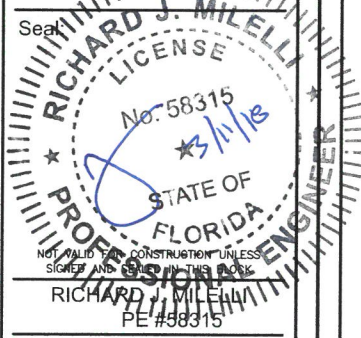
2 PART'L FLOOR PLAN - FRONT PORCH
A-1 SCALE: 3/16" = 1'-0"



1 PART'L FLOOR PLAN - EXIST. FRONT PORCH
A-1 SCALE: 3/16" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4869



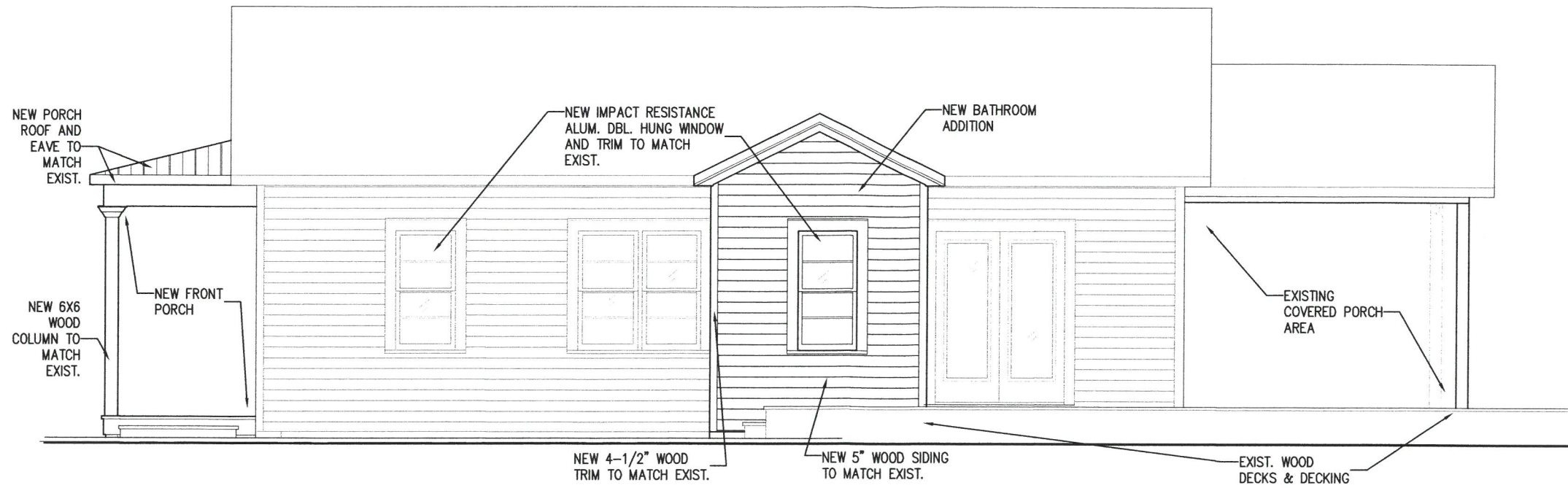
FRONT PORCH & BATH ADDITION

1108 WATSON STREET
KEY WEST, FLORIDA

Drawn By: PS
Checked By: RJM

Title:
PARTIAL FLOOR PLANS
AND FRONT ELEVATION

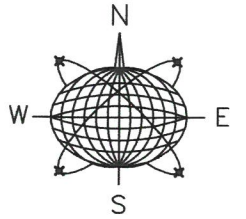
Sheet Number:
A-1
Date: MAR 6, 2018



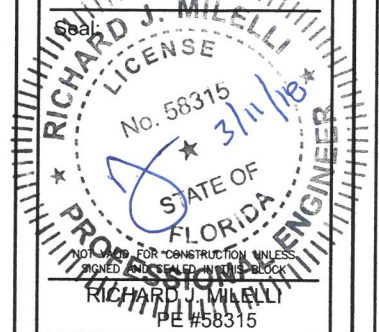
2 PROPOSED. SIDE ELEV. (NORTH)
 A-2 SCALE: 3/16" = 1'-0"



2 PROPOSED SIDE ELEV. (SOUTH)
 A-2 SCALE: 3/16" = 1'-0"



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**FRONT PORCH &
 BATH ADDITION**

1108 WATSON STREET
 KEY WEST, FLORIDA

Drawn By: PS Checked By: RJM

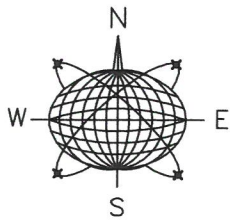
Revisions:

Title:
 SIDE ELEVATIONS

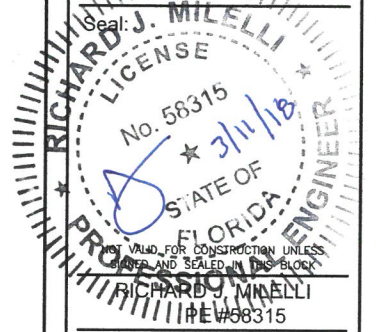
Sheet Number:

A-2

Date: MAR 6, 2018



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph. 305-293-3266 / fax. 293-4899



**FRONT PORCH &
 BATH ADDITION**

1108 WATSON STREET
 KEY WEST, FLORIDA

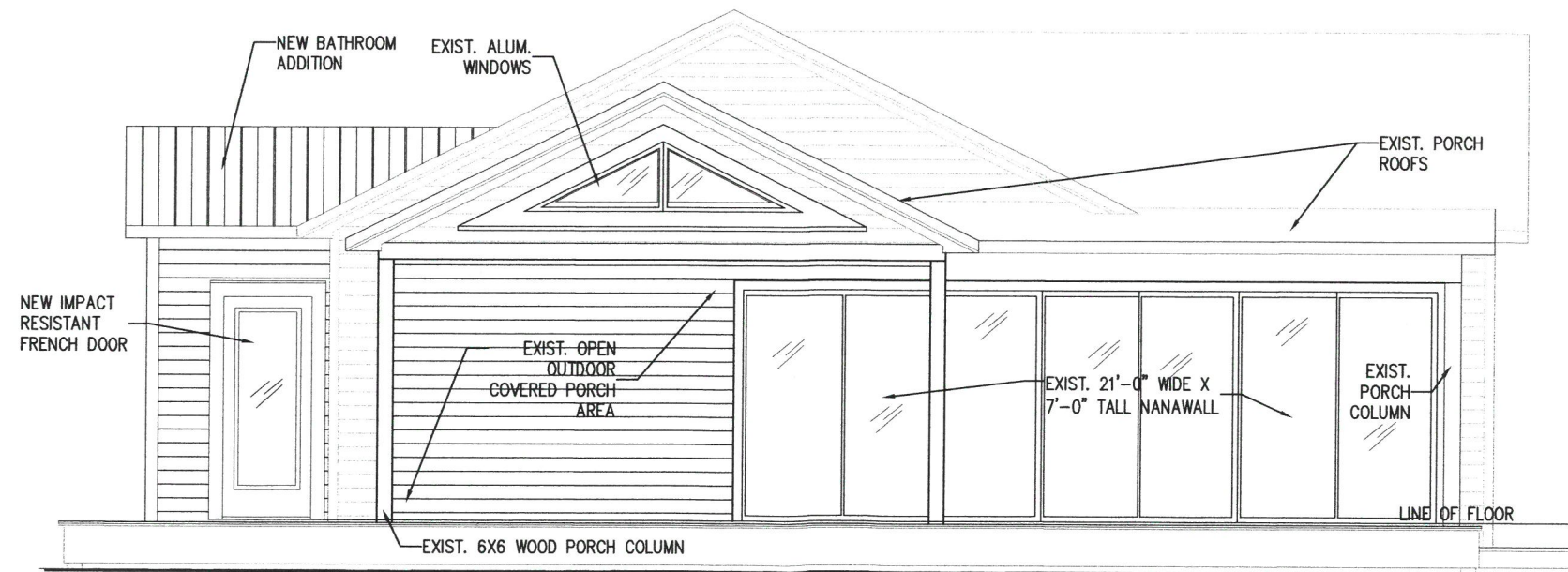
Drawn By: PS Checked By: RJM

Revisions:

Title:
 REAR ELEVATION

Sheet Number:
A-3

Date: MAR 6, 2018



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

Site Visit

1108 Watson Street, Key West, Florida 33040
SITE VISIT



1108 Watson Street, Key West, Florida 33040
SITE VISIT



1108 Watson Street, Key West, Florida 33040
SITE VISIT



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SITE VISIT



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SITE VISIT



1108 Watson Street, Key West, Florida 33040
SITE VISIT



Additional Information

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

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

Summary

Parcel ID 00031750-000000
 Account # 1032531
 Property ID 1032531
 Millage Group 10KW
 Location 1108 WATSON St, KEY WEST
 Address
 Legal KW G G WATSON SUB I-206 LOT 3 SQR 6 TR 13 G9-412 OR804-1238 OR1455-922/23P/R OR1522-199/200 OR1617-452 OR2779-787LET/ADM OR2853-1565/66 OR2865-1814/15
 Description (Note: Not to be used on legal documents)
 Neighborhood 6096
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

1011 EATON LLC
 2432 Flagler Ave
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$242,331	\$179,420	\$186,728	\$180,567
+ Market Misc Value	\$21,303	\$22,618	\$19,703	\$18,539
+ Market Land Value	\$577,495	\$617,422	\$527,588	\$366,099
= Just Market Value	\$841,129	\$819,460	\$734,019	\$565,205
= Total Assessed Value	\$752,286	\$683,897	\$621,725	\$565,205
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$841,129	\$819,460	\$734,019	\$565,205

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,678.00	Square Foot	0	0

Buildings

Building ID 2486	Exterior Walls CUSTOM with 2% WD FRAME
Style 1 STORY ELEV FOUNDATION	Year Built 1933
Building Type S.F.R. - R1 / R1	EffectiveYearBuilt 2012
Gross Sq Ft 2809	Foundation WD CONC PADS
Finished Sq Ft 1685	Roof Type IRR/CUSTOM
Stories 1 Floor	Roof Coverage METAL
Condition GOOD	Flooring Type CONC S/B GRND
Perimeter 242	Heating Type FCD/AIR DUCTED with 0% NONE
Functional Obs 0	Bedrooms 4
Economic Obs 0	Full Bathrooms 3
Depreciation % 4	Half Bathrooms 0
Interior Walls WD PANL/CUSTOM	Grade 600
	Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	229	0	0
FLA	FLOOR LIV AREA	1,685	1,685	0
OPU	OP PR UNFIN LL	895	0	0
TOTAL		2,809	1,685	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	1997	1998	1	200 SF	5
FENCES	1997	1998	1	368 SF	2
FENCES	1997	1998	1	522 SF	2
BRICK PATIO	1997	1998	1	648 SF	2

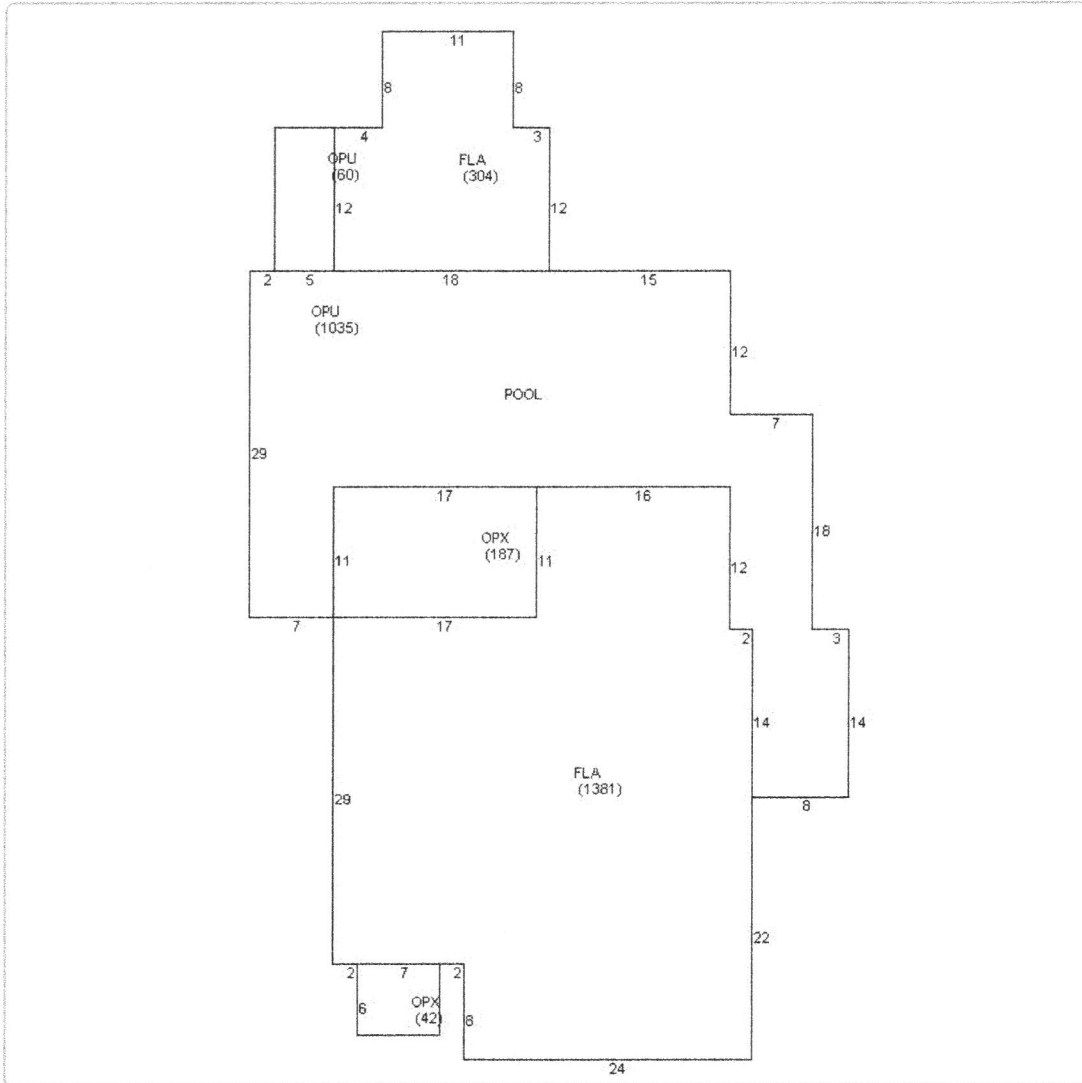
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/19/2017	\$1,250,000	Warranty Deed	2132347	2865	1814
5/5/2017	\$0	Warranty Deed	2122456	2853	1565
2/7/2000	\$530,000	Warranty Deed		1617	0452
5/1/1998	\$55,000	Warranty Deed		1522	0199
5/1/1997	\$160,000	Warranty Deed		1455	0922

Permits

Number	Date Issued	Date Completed	Amount	Permit Type
14-1408	4/15/2014	10/30/2014	\$1,900	
8-3447	9/18/2008	12/18/2008	\$3,750	
9704357	1/8/1998	12/2/1998	\$13,500	Residential
9702614	11/19/1997	12/2/1998	\$70,000	Residential

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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