

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



**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham, Senior Planner

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

**Meeting Date:** April 17, 2014

**Agenda Item:** **Variance – 812 Johnson Lane (RE# 00020180-000000, AK# 1020923) -**  
A request for a variance for detached habitable space to construct an addition to an existing pool house in the HHDR zoning district per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Request:** The applicant is requesting a variance for detached habitable space to construct a 35 square foot addition to an existing pool house to house a washer-dryer and half-bath.

**Applicant:** Derek Lyzwinski

**Property Owner:** Same

**Location:** 812 Johnson Lane (RE# 00020180-000000, AK# 1020923)

**Zoning:** Historic High Density Residential (HHDR) Zoning District



**Background:**  
The property is comprised of a single-family house, the pool house and swimming pool. The granting of this variance would provide the applicant with a space for a washer-dryer and half bath.

| <b>Relevant HHDR Zoning District Dimensional Requirements: Section 122-238</b> |                           |                            |                         |
|--|---------------------------|----------------------------|-------------------------|
| <b>Requirements</b>  | <b>Zoning Regulations</b> | <b>Existing Conditions</b> | <b>Proposed Changes</b> |
| Building Coverage  | 50%                       | 42%                        | 43%                     |
| Impervious Surface   | 60%                       | 46%                        | 47%                     |

**Process:**

**Development Review Committee Meeting:**

February 27, 2014

**Planning Board Meeting:**

April 17, 2014

**HARC**

May 27, 2014, Tentative

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

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

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

Special conditions or circumstances do not exist. However, this is not a variance request to dimensional requirements and therefore does not necessarily require variance review.

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

The condition is created by the applicant through the nature of the design.

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

Allowing the new construction, as proposed, would confer special privileges upon the applicant.

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

The applicant is not deprived of rights commonly enjoyed by other properties without the variance approval.

- 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 variance requested is the minimum variance that will make possible the continued use of the land, building, or structure. However, the applicant has reasonable use of the property without the new construction.

- 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.**

The granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest.

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

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

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

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

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

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

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

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

The Planning Department has not received any public comment at this time.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

1. A deed restriction shall be put in place in a form acceptable to the City Attorney stating the following:  
The detached habitable structure shall not have full cooking facilities nor be held out for rent as a dwelling.
2. That the setback areas are maintained in perpetuity for life safety access and no utilities or structures be erected in those areas.
3. That a certificate of appropriateness is obtained from HARC.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION No. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST  
PLANNING BOARD GRANTING VARIANCE  
APPROVAL FOR DETACHED HABITABLE  
SPACE FOR PROPERTY LOCATED AT 812  
JOHNSON LANE (RE# 000020180-000000, AK#  
1020923) IN THE HISTORIC HALF DENSITY  
RESIDENTIAL ZONING DISTRICT, PER  
SECTION 122-1078 OF THE LAND  
DEVELOPMENT REGULATIONS OF THE  
CODE OF ORDINANCES OF THE CITY OF  
KEY WEST.**

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

**WHEREAS**, the applicant requested a variance to construct an addition to a structure used as a pool house and/or satellite bedroom; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on April 17, 2014; and

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

\_\_\_\_\_ Chairman

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

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 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; 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 variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

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

\_\_\_\_\_ Chairman

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

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;

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

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

**Section 2.** An approval by resolution of the Key West Planning Board for a variance to detached habitable space to construct an addition to a structure used as a pool house per plans dated December 31, 2013, on property located at 812 Johnson Lane (RE# 00020180-000000, AK# 1020923) in the HHDR zoning district per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

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



1. The detached habitable structure shall not have cooking facilities nor be held out for rent and that there be a deed restriction put in place to that end.
2. That the setback areas are maintained in perpetuity for life safety access and no utilities or structures be erected in the area.
3. That a certificate of appropriateness is obtained from HARC.

**Section 3.** It is a condition of this variance that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

**Section 5.** This variance does 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 9J-1, 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 duly noticed meeting held this 17th day of April, 2014.

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

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Richard Klitenick, Planning Board Chairman

Date

\_\_\_\_\_ Chairman

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

**Attest:**

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Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

*Draft*

\_\_\_\_\_ Chairman

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

# Application



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



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 812 JOHNSON LANE
2. Name of Applicant DAREK LYZWINSKI
3. Applicant is: Owner YES Authorized Representative \_\_\_\_\_
4. Address of Applicant 812 JOHNSON LANE
5. Phone # of Applicant \_\_\_\_\_ Mobile# 305 304 4412
6. E-Mail Address LyzwinskiL@qol.com
7. Name of Owner, if different than above \_\_\_\_\_
8. Address of Owner \_\_\_\_\_
9. Phone # of Owner 305/ 304-4412
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel HHDR RE# \_\_\_\_\_
12. Description of Proposed Construction, Development, and Use  
POOL HOUSE, EXISTING
13. List and describe the specific variance(s) being requested:  
DETACHED HABITABLE SPACE

**Variance Application**  
**City of Key West Planning Department**  
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\_\_\_\_\_

\_\_\_\_\_

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

| Site Data Table                                |                  |          |          |                  |
|--|------------------|----------|----------|------------------|
|  | Code Requirement | Existing | Proposed | Variance Request |
| <b>Zoning</b>                                  |                  |          |          |                  |
| <b>Flood Zone</b>                              |                  |          |          |                  |
| <b>Size of Site</b>                            |                  |          |          |                  |
| <b>Height</b>                                  |                  |          |          |                  |
| <b>Front Setback</b>                           |                  |          |          |                  |
| <b>Side Setback</b>                            |                  |          |          |                  |
| <b>Side Setback</b>                            |                  |          |          |                  |
| <b>Street Side Setback</b>                     |                  |          |          |                  |
| <b>Rear Setback</b>                            |                  |          |          |                  |
| <b>F.A.R</b>                                   |                  |          |          |                  |
| <b>Building Coverage</b>                       |                  |          |          |                  |
| <b>Impervious Surface</b>                      |                  |          |          |                  |
| <b>Parking</b>                                 |                  |          |          |                  |
| <b>Handicap Parking</b>                        |                  |          |          |                  |
| <b>Bicycle Parking</b>                         |                  |          |          |                  |
| <b>Open Space/<br/>Landscaping</b>             |                  |          |          |                  |
| <b>Number and type of<br/>units</b>            |                  |          |          |                  |
| <b>Consumption Area<br/>or Number of seats</b> |                  |          |          |                  |

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

Meeting Date   N/A   HARC Approval #   N/A

Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
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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

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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](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

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

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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.

N/A

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

PURCHASE PROPERTY, AS EXISTING

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

SEE NR. 2



Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
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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.

NEED SEPRATE BATHROOM FOR  
POOL USE

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.

YES

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.

YES

Variance Application  
City of Key West Planning Department  
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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.

NOT USING OTHER PROPERTY  
FOR REQUEST

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

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

# Verification

City of Key West  
Planning Department



Verification Form  
(Where Owner is the applicant)

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

812 JOHNSON LANE KEY WEST  
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.

Darek Lyzinski  
Signature of Owner

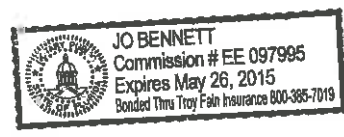
Subscribed and sworn to (or affirmed) before me on this 30th of January 2014 by Darek Lyzinski  
date Name of Owner

He/She is personally known to me or has presented Drivers License identification.

Jo Bennett  
Notary's Signature and Seal

Jo Bennett  
Name of Acknowledger typed, printed or stamped

EE 097995  
Commission Number, if any



**Deed**

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Smith | Oropeza, P.L.  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2013-178  
Will Call No.:

Parcel Identification No. 00020180-000000

(Space Above This Line For Recording Data)

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 20th day of November, 2013 between KRISTEN K. HOWELL whose post office address is 45 Goose Neck Road W., Rocky Point, NC 28457-9587 of the County of Pender, State of North Carolina, grantor<sup>2</sup>, and Darek Lyzwinski, a married man whose post office address is c/o 520 Southard Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee<sup>2</sup>,

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:

Part of Lot One (1) of Eugene R. Albury's Subdivision of Lots 1, 2, 3, 4, 5, 6, 7 and 8, Tract 5, according to Plat recorded in Plat Book 1, Page 100, Monroe County, Florida records, described as follows: Beginning at a point on Johnson's Alley One Hundred and Sixty-four (164) feet from Windsor Lane; and running thence in a Northeasterly direction along the Southerly side of Johnson's Alley, Twenty-four (24) feet and Three (3) inches; thence at right angles in a Southeasterly direction One Hundred and Sixteen (116) feet and Six (6) inches; thence at right angles in a Southwesterly direction Twenty-four (24) feet and Three (3) inches; thence at right angles in a Northwesterly direction One Hundred and Sixteen (116) feet and Six (6) inches to the Place of Beginning. AND ALSO A parcel of land On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 5, said parcel being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the NE'y right of way line of Windsor Lane with the SE'y right of way line of Johnson Lane and run thence NE'y along the SE'y right of way line of the said Johnson Lane for a distance of 156.0 feet to the Point of Beginning; thence continue NE'y along the SE'y right of way line of the said Johnson Lane for a distance of 8.0 feet; thence SE'y and at right angles for a distance of 116.5 feet; thence SW'y and at right angles for a distance of 8.0 feet; thence NW'y and at right angles for a distance of 116.5 feet back to the Point of Beginning. LESS AND EXCEPT A parcel of land On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract 5, said parcel being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the NE'y right of way line of Windsor Lane with the SE'y right of way line of Johnson Lane and run thence NE'y along the SE'y right of way line of the said Johnson Lane for a distance of 168.25 feet to the Point of Beginning; thence SE'y and at right angles for a distance of 116.50 feet; thence SW'y and at right angles for a distance of 10.30 feet to an existing chain link fence; thence NW'y and at right angles along said chain link fence for a distance of 116.50 feet to the SE'y right of way line of the said Johnson Lane; thence NE'y and along the SE'y right of way line of the said Johnson Lane for a distance of 10.30 feet back to the Point of Beginning

Also known as: 812 Johnson Lane, Key West, Florida 33040

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

David W. Smith  
 Witness Name: David W. Smith  
Sherry W. Smith  
 Witness Name: Sherry W. Smith

Kristen K. Howell (Seal)  
 Kristen K. Howell

State of North Carolina  
 County of New Hanover

The foregoing instrument was acknowledged before me this 20th day of November, 2013 by Kristen K. Howell, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

SHERRY W. SMITH  
 NOTARY PUBLIC  
 New Hanover County  
 North Carolina  
 My Commission Expires May 6, 2017

Sherry W. Smith  
 Notary Public  
 Printed Name: Sherry W. Smith  
 My Commission Expires: May 6, 2017

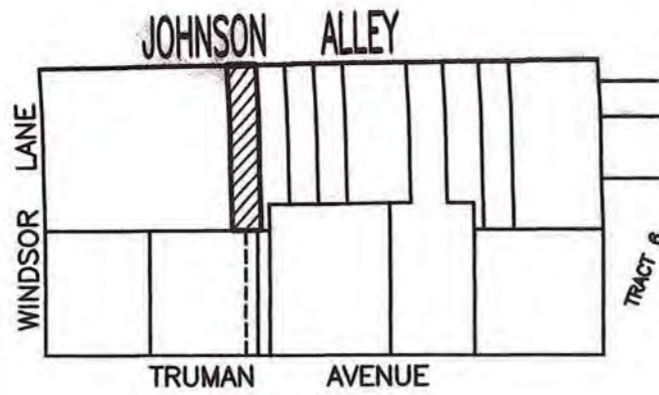
# Survey





### LOCATION MAP

Part of Tract 5, City of Key West



### SURVEYOR'S NOTES:

North arrow based on assumed median  
Reference Bearing: R/W Truman Avenue  
▲ denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: D-121 Elevation: 3.914

### Monumentation:

- ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Bar, P.L.S. No. 4234
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail, P.L.S. No. 5234

Field Work performed on: 6/4/10

CERTIFICATION made to:  
Kristin Howell;  
Chicago Title

### LEGAL DESCRIPTION:

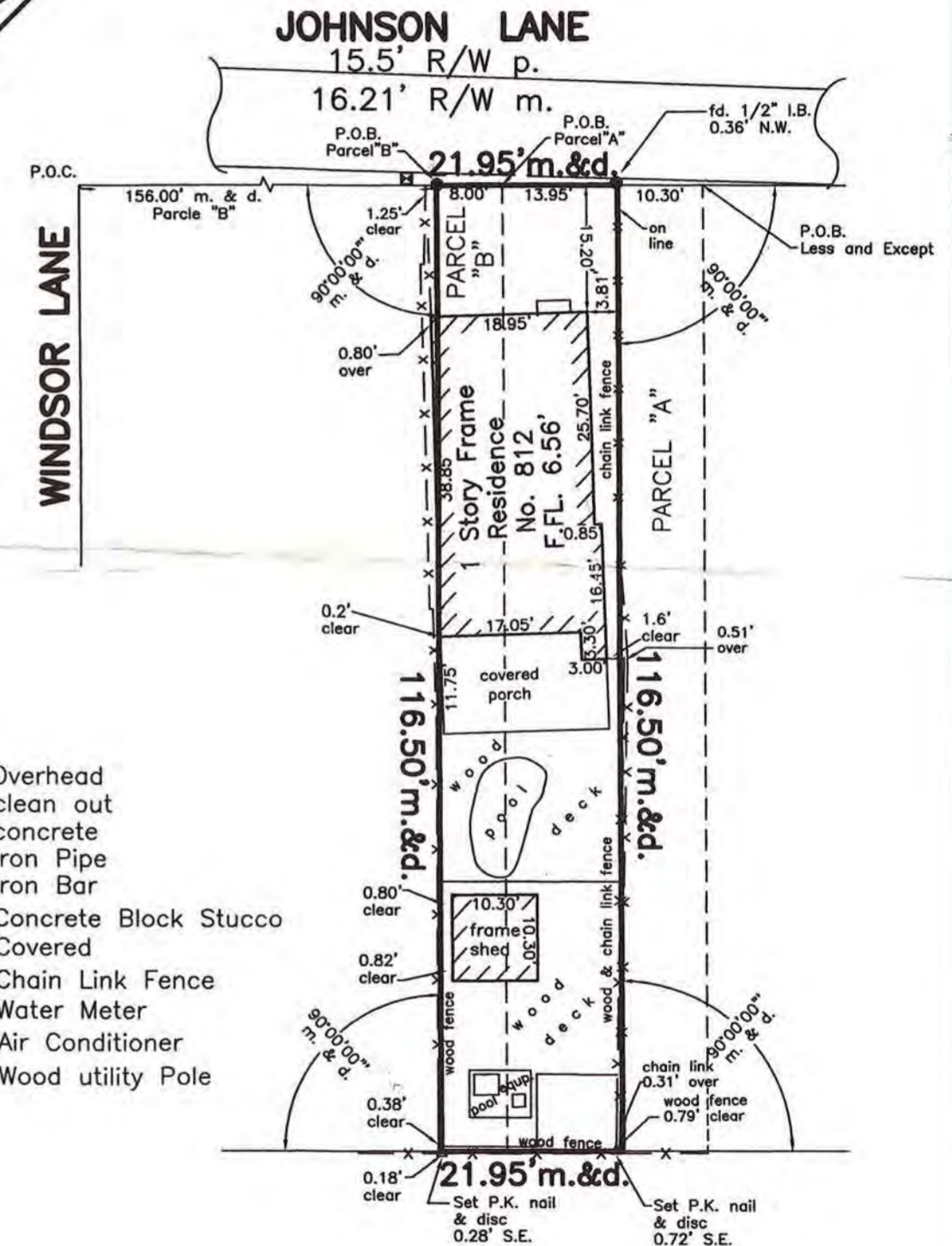
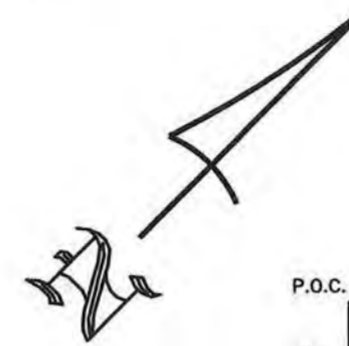
Parcel "A"  
Part of Lot One (1) of Eugene R. Albury's subdivision of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Tract 5, according to Plat recorded in Plat Book 1, Page 1, Page 100, Monroe County, Florida Records, described as follows: Beginning at a point on Johnson's Alley One Hundred and Sixty four (164) feet from Windsor Lane; and running thence in a Northeasterly direction along the Southerly side of Johnson's Alley, Twenty Four (24) feet and Three (3) inches; thence at right angles in a Southeasterly direction for One Hundred and Sixteen Feet (116) and Three (3) inches; thence at right angles in a Southwesterly direction Twenty Four (24) feet and Three (3) inches; thence at right angles in a Northwesterly direction One Hundred and Sixteen feet (116) and Six (6) inches to the Place of Beginning.

### AND ALSO:

Parcel "B"  
A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Tract 5, said parcel being more particularly described by metes and bounds as follows:  
COMMENCING at the intersection of the NE'y right of way line of Windsor Lane with the SE'y right of way line of Johnson Lane and run thence NE'y along the SE'y right of way line of the said Johnson Lane for a distance of 156.0 feet to the Point of Beginning; thence continue NE'y along the SE'y right of way line of the said Johnson Lane for a distance of 8.0 feet; thence SE'y and at right angles for a distance of 116.5 feet; thence SW'y and at right angles for a distance of 116.5 feet back to the Point of Beginning.

### LESS AND EXCEPT:

A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D., 1829, as a part of Tract 5, said parcel being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the NE'y right of way line of Windsor Lane with the SE'y right of way line of Johnson Lane and run thence NE'y along the SE'y right of way line of Johnson Lane for a distance of 188.25 feet to the Point of Beginning; thence SE'y and at right angles for a distance of 116.50 feet; thence SW'y and at right angles for a distance of 10.30 feet to an existing chain link fence; thence NW'y and at right angles along said chain line fence for a distance of 116.50 feet to the SE'y right of way line of the said Johnson Lane; thence NE'y and along the SE'y right of way line of the said Johnson Lane for a distance of 10.30 feet back to the Point of Beginning.



### Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- d. = Deed
- N.T.S. = Not to Scale
- ⊕ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.B. = Plat Book
- pg. = page
- F.F.L. = Finish Floor Elevation
- o/h = Overhead
- c.o. = clean out
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- C.L.F. = Chain Link Fence
- w.m. = Water Meter
- A/C = Air Conditioner
- ⊙ = Wood utility Pole

### 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 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

|   |                  |                        |                 |
|---|------------------|------------------------|-----------------|
| Kristin Howell<br>812 Johnson Lane, Key West, Florida 33040 |                  |                        |                 |
| BOUNDARY SURVEY   |                  | Dwn No.:<br>10-230     |                 |
| Scale: 1"=20'   | Ref. 201-06 file | Flood panel No. 1516 K | Dwn. By: F.H.H. |
| Date: 6/10/10   |                  | Flood Zone: X          | Flood Elev. -   |
| REVISIONS AND/OR ADDITIONS                                  |                  |                        |                 |
| 7/1/10: correct legal description                           |                  |                        |                 |
|   |                  |                        |                 |
|   |                  |                        |                 |
| c:\data fred\drawings\key west\block 79\812 johnson lane    |                  |                        |                 |

### ISLAND SURVEYING INC. ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, FL 33040  
(305) 293-0466  
Fax. (305) 293-0237  
fhildeb1@bellsouth.net

# Elevation

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

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

## SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name **Howell, Kristen**

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
**812 Johnson Lane**

Company NAIC Number

City **Key West**

State **FL**

ZIP Code **33040**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
 (Tax Parcel #: **00020180-000000**) (PT LOT 1 OF TR 5 KW EUGENE R ALBURY SUB PB1-100)

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

A5. Latitude/Longitude: Lat. **24.5542 N** Long. **81.7953 W** Horizontal Datum:  NAD 1927  NAD 1983

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

A7. Building Diagram Number **6**

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

- a) Square footage of crawlspace or enclosure(s) **731** sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **0**
- c) Total net area of flood openings in A8.b **0** sq in
- d) Engineered flood openings?  Yes  No

A9. For a building with an attached garage:

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

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

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

B2. County Name  
**Monroe**

B3. State  
**FL**

B4. Map/Panel Number  
**12087C1516**

B5. Suffix  
**K**

B6. FIRM Index Date  
**2/18/05**

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

B8. Flood Zone(s)  
**X**

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

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

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

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

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

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

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

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

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

Benchmark Utilized: **BASIC**

Vertical Datum: **1929**

Indicate elevation datum used for the elevations in items a) through h) below.  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) **7.2**  feet  meters
- b) Top of the next higher floor **7.9**  feet  meters
- c) Bottom of the lowest horizontal structural member (V Zones only) **NA**  feet  meters
- d) Attached garage (top of slab) **NA**  feet  meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) **9.6**  feet  meters
- f) Lowest adjacent (finished) grade next to building (LAG) **7.2**  feet  meters
- g) Highest adjacent (finished) grade next to building (HAG) **7.6**  feet  meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support **7.2**  feet  meters

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

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

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

Certifier's Name **J. Lynn O'Flynn**

License Number **6298**

Title **P.S.M.**

Company Name **J. Lynn O'Flynn, Inc**

Address **3430 Duck Avenue**

City **Key West**

State **FL**

ZIP Code **33040**

Signature

Date **11/1/13**

Telephone **(305) 296-7422**

**ELEVATION CERTIFICATE, page 2**

|   |                                  |
|---|----------------------------------|
| <b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>                                 | <b>FOR INSURANCE COMPANY USE</b> |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>812 Johnson Lane | Policy Number                    |
| City Key West State FL ZIP Code 33040   | Company NAIC Number              |

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

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

Comments C2. a) – Enclosed un-conditioned air space  
C2. e) – Electric Panel

Signature

Date 11/1/13

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

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

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

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

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

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

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_  Check here if attachments.

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

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

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

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

- 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.

# Site Plans

see

MS

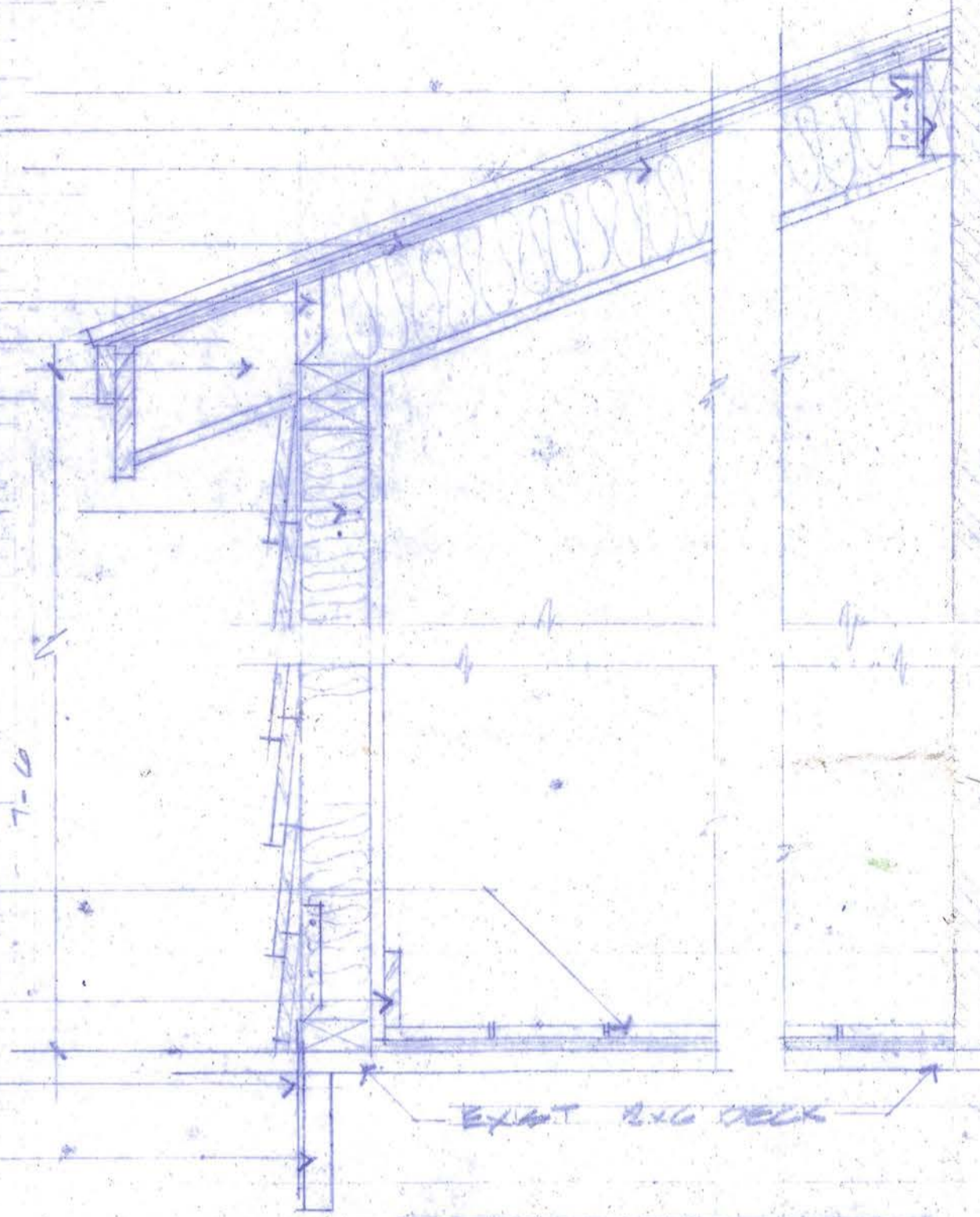
W. 5000 LIND  
K. 5000 WEST  
K. 5000 WEST

W. 5000 LIND  
K. 5000 WEST  
K. 5000 WEST

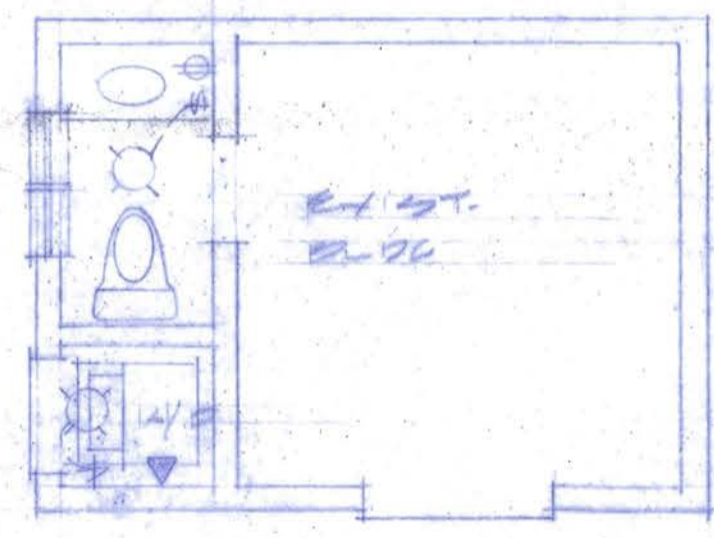
12-0-0  
OR NORTH

L-50 OR EQUAL (2)  
2x6 LEADER  
R-9 FIBERGLASS INSULATION  
1/2" GYP  
KTS-24 OR EQUAL  
2x6 JOIST  
FASCIA TO MATCH EXISTING  
R-11 FIBERGLASS INSULATION

7'-0"  
FILE ON 1/4" GYP-PT  
ON 1/2" REG. PLYER  
ON EXISTING DECK  
BASE TO MATCH  
KTS 24 OR EQUAL  
EXIST. JOISTS

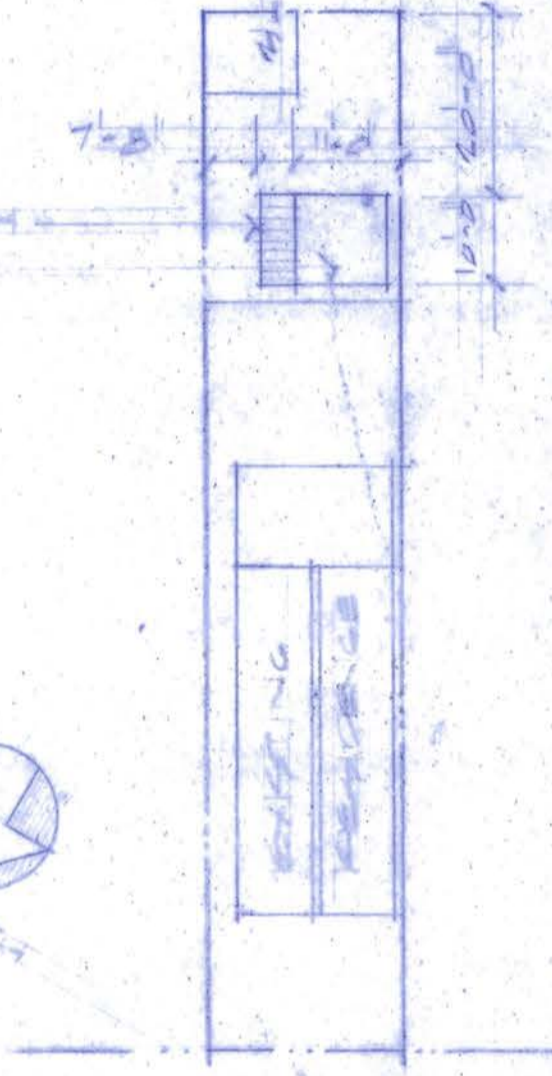


WALL SECTION  
1/2"=1'-0"

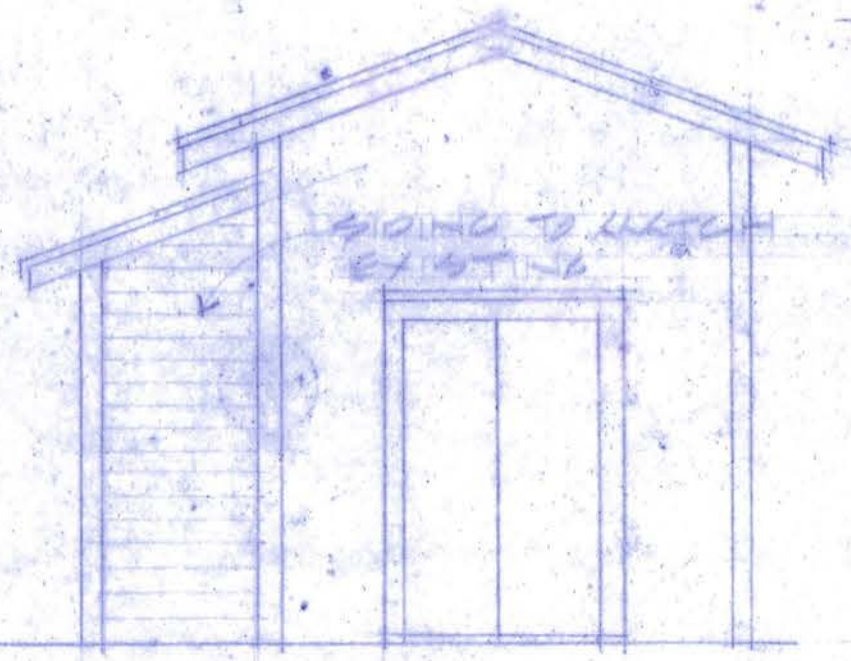


EXISTING BATH  
1/2"=1'-0"

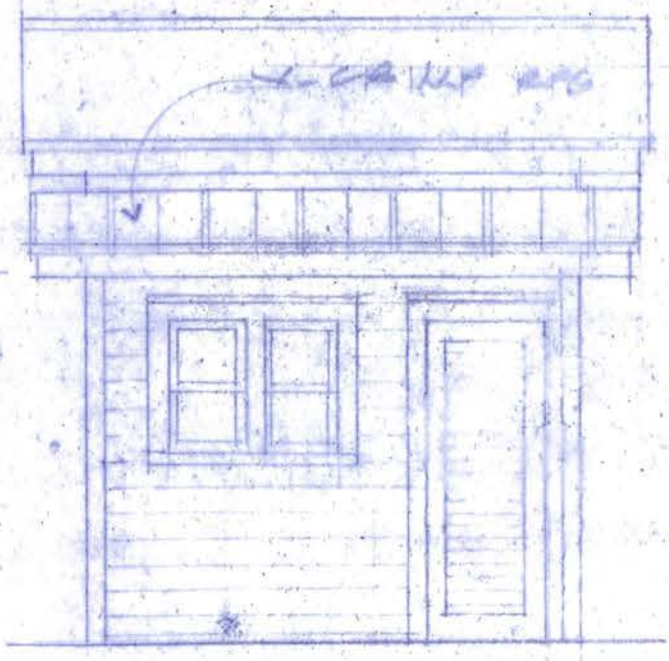
NEW ADDITION  
EXISTING BLDG



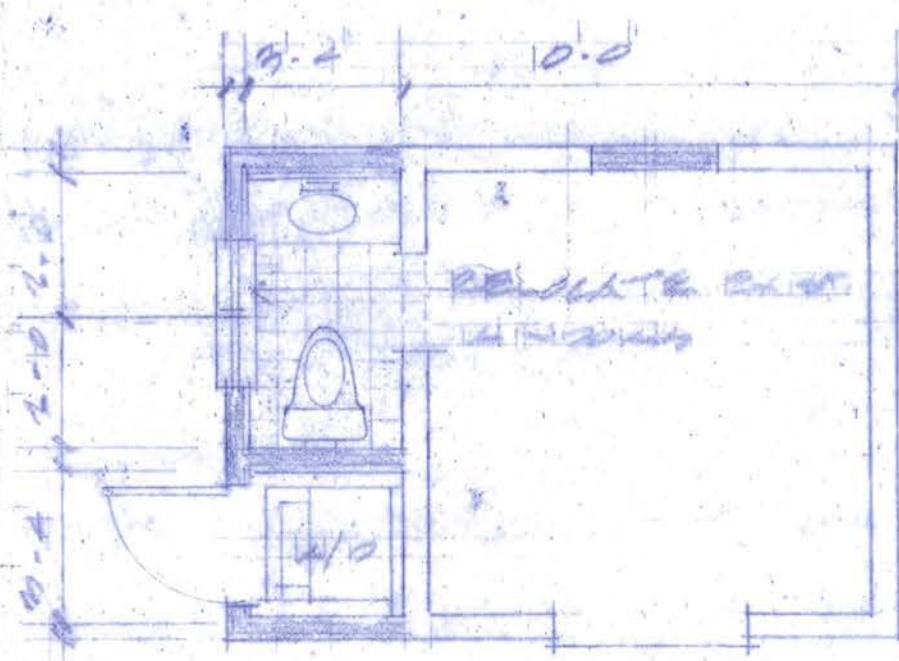
SITE PLAN  
1/2"=1'-0"



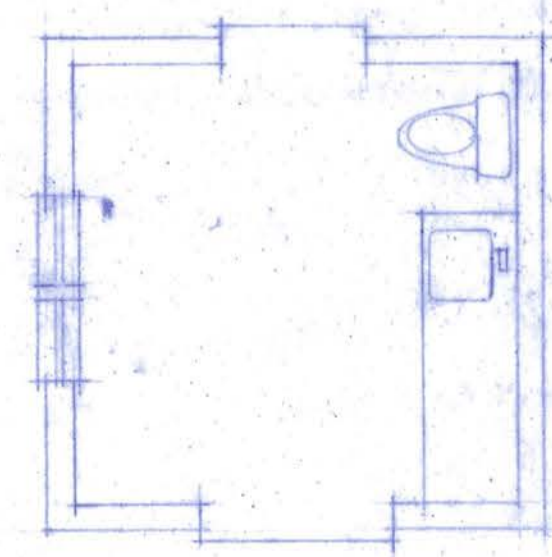
FRONT ELEVATION  
1/2"=1'-0"



LEFT SIDE ELEVATION  
1/2"=1'-0"



NEW ADDITION  
1/2"=1'-0"



EXISTING ROOM  
1/2"=1'-0"

# Site Photos

# Building Photographs

See Instructions for Item A6.

**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.  
812 Johnson Lane

Policy Number

City Key West

State FL

ZIP Code 33040

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 & Electric Panel 11/1/13



Rear View 11/1/13



# Building Photographs

Continuation Page

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

|   |          |                |
|---|----------|----------------|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>812 Johnson Lane |          |                |
| City Key West   | State FL | ZIP Code 33040 |

| FOR INSURANCE COMPANY USE |  |
|---------------------------|--|
| Policy Number             |  |
| Company NAIC Number       |  |

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



Left Side View 11/1/13

**DRC**  
**Minutes & Comments**

# Minutes of the Development Review Committee

Approved March 27, 2014

## DRC Member Comments:

### ART IN PUBLIC PLACES:

No comments.

### URBAN FORESTRY MANAGER:

No comments.

### POLICE DEPARTMENT:

No comments.

### HARC PLANNER:

No comments.

### PLANNING DIRECTOR:

No comments.

### ENGINEERING:

No comments.

### FIRE DEPARTMENT:

Mr. Barroso stated that there were a couple of concerns; please schedule a site visit with the fire department prior to Planning Board meeting.

### BUILDING OFFICIAL:

Mr. Wampler had questions regarding impervious coverage, which were answered by the applicant. He stated that since the enclosed garage is below flood, flood vents would need to be installed.

### SUSTAINIBILITY COORDINATOR:

No comments.

### KEYS ENERGY

KEYS stated the applicant will need to ensure that the existing meter center is outside of the proposed conversion of the covered carport. If the meter center does not remain outside, then the service will need to be upgraded to a new location.

3. **Variance – 812 Johnson Lane (RE # 00020180-000000, AK # 1020923) – A request for a variance on property located within the Historic High Density Residential (HHRD) zoning to Sections 90-395 and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

**Mr. Cunningham gave members an overview of the variance request.**

## **DRC Member Comments:**

# Minutes of the Development Review Committee

Approved March 27, 2014

## **ART IN PUBLIC PLACES:**

No comments.

## **URBAN FORESTRY MANAGER:**

No comments, but would like to remind property owners that trees located within any proposed construction area will have to be protected as per Key West code. Also, if any trees are within the proposed construction area and need to be removed, a permit might be required from the Tree Commission (see Sec 110 of the Code of Ordinances).

## **POLICE DEPARTMENT:**

No comments.

## **HARC PLANNER:**

No comments.

## **PLANNING DIRECTOR:**

No comments.

## **ENGINEERING:**

No comments.

## **FIRE DEPARTMENT:**

Mr. Barroso stated to schedule a site visit to make sure of accessibility.

## **BUILDING OFFICIAL:**

No comments.

## **SUSTAINABILITY COORDINATOR:**

No comments.

## **KEYS ENERGY**

KEYS has no objections to the variance request.

4. **Easement – 951 Caroline Street ((RE # 00002970-000000; AK# 1003069)** - A request for an easement in order to maintain an existing portion of sidewalk and landscaping that extends onto the Grinnell Street right-of-way on property located within the Historic Residential Commercial Core (HRCC-2) zoning district pursuant to Section 2-938 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the easement request.

The applicant, Craig Hunt, owner of Conch Harbor Retail Center, LLC gave members an overview of the easement request.

## **DRC Member Comments:**

# **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: 1020923 Parcel ID: 00020180-000000**

**Ownership Details**

**Mailing Address:**  
LYZWINSKI DAREK  
520 SOUTHARD ST  
KEY WEST, FL 33040-6895

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 812 JOHNSON LN KEY WEST  
**Legal Description:** KW EUGENE R ALBURY SUB PB 1-100 PT LT 1 OF TR 5 H2-330 OR1321-520/525 OR1669-918/19P/R OR1677-1656/57C OR1708-2222/24F/J OR1715-2449/50 OR2474-1210/11 OR2660-378/79

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



### Land Details

| Land Use Code   | Frontage | Depth | Land Area   |
|-----------------|----------|-------|-------------|
| 01LN - SFR LANE | 22       | 117   | 2,557.00 SF |

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 815  
Year Built: 1968

### Building 1 Details

|                         |                       |                            |
|-------------------------|-----------------------|----------------------------|
| <b>Building Type</b> R1 | <b>Condition</b> G    | <b>Quality Grade</b> 450   |
| <b>Effective Age</b> 13 | <b>Perimeter</b> 156  | <b>Depreciation %</b> 13   |
| <b>Year Built</b> 1968  | <b>Special Arch</b> 0 | <b>Grnd Floor Area</b> 815 |
| <b>Functional Obs</b> 0 | <b>Economic Obs</b> 0 |                            |

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

|                            |                         |                                |
|----------------------------|-------------------------|--------------------------------|
| <b>Roof Type</b> GABLE/HIP | <b>Roof Cover</b> METAL | <b>Foundation</b> WD CONC PADS |
| <b>Heat 1</b> NONE         | <b>Heat 2</b> NONE      | <b>Bedrooms</b> 1              |
| <b>Heat Src 1</b> NONE     | <b>Heat Src 2</b> NONE  |                                |

**Extra Features:**

|                     |                           |
|---------------------|---------------------------|
| <b>2 Fix Bath</b> 0 | <b>Vacuum</b> 0           |
| <b>3 Fix Bath</b> 0 | <b>Garbage Disposal</b> 0 |
| <b>4 Fix Bath</b> 0 | <b>Compactor</b> 0        |
| <b>5 Fix Bath</b> 0 | <b>Security</b> 0         |
| <b>6 Fix Bath</b> 0 | <b>Intercom</b> 0         |
| <b>7 Fix Bath</b> 0 | <b>Fireplaces</b> 0       |
| <b>Extra Fix</b> 0  | <b>Dishwasher</b> 0       |



**Sections:**

| Nbr | Type | Ext Wall              | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|-----------------------|-----------|------------|-----------|------------|---------------------|------|
| 1   | FLA  | 12:ABOVE AVERAGE WOOD | 1         | 1967       | N Y       | 0.00       | 0.00                | 715  |
| 2   | OPF  |                       | 1         | 2003       | N N       | 0.00       | 0.00                | 288  |
| 3   | SBF  |                       | 1         | 2006       |           |            |                     | 16   |
| 4   | OPU  |                       | 1         | 2006       |           |            |                     | 40   |



|   |     |                          |   |      |   |     |
|---|-----|--------------------------|---|------|---|-----|
| 5 | FLA | 12:ABOVE AVERAGE<br>WOOD | 1 | 2006 | N | 100 |
|---|-----|--------------------------|---|------|---|-----|

## Misc Improvement Details

| Nbr | Type              | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 0   | WD2:WOOD DECK     | 400 SF  | 0      | 0     | 2007       | 2008      | 2     | 40   |
| 1   | PO4:RES POOL      | 128 SF  | 0      | 0     | 2006       | 2007      | 5     | 50   |
| 2   | FN2:FENCES        | 150 SF  | 0      | 0     | 1969       | 1970      | 3     | 30   |
| 3   | CL2:CH LINK FENCE | 200 SF  | 50     | 4     | 1964       | 1965      | 1     | 30   |
| 4   | AC2:WALL AIR COND | 4 UT    | 0      | 0     | 1994       | 1995      | 1     | 20   |

## Appraiser Notes

---

## Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description                                       | Notes                                   |
|-------------|-------------|----------------|--------|---|---|
| 11-1127     | 04/08/2011  | 07/05/2011     | 8,943  | INSTALL 900sf, 9 sqrs OF VICTORIAN METAL SHINGLES |   |
| 1 02-2866   | 10/29/2002  | 11/26/2002     | 1,500  | Residential                                       | REPLACE SIDING                          |
| 2 03-0407   | 02/18/2003  | 12/04/2003     | 1,200  | Residential                                       | UPGRADE ELECTRIC                        |
| 3 06-2474   | 04/24/2006  | 08/15/2006     | 18,000 | Residential                                       | BUILD SWIMMING POOL                     |
| 4 06-3396   | 06/06/2006  | 08/15/2006     | 890    | Residential                                       | ELECTRIC FOR POOL HOOK UP               |
| 5 06-3417   | 07/03/2006  | 08/15/2006     | 750    | Residential                                       | STOP WORK ORDER                         |
| 6 06-3418   | 07/03/2006  | 08/15/2006     | 750    | Residential                                       | STOP WORK ORDER NEW DOORS ON SHED       |
| 7 07-1137   | 03/12/2007  | 02/26/2008     | 1,500  | Residential                                       | BUILD 400SF OF WOOD DECKING AROUND POOL |

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2013      | 105,989          | 17,211                       | 332,243          | 455,443                   | 455,443              | 0                   | 455,443              |
| 2012      | 108,398          | 17,574                       | 363,173          | 489,145                   | 485,889              | 0                   | 489,145              |
| 2011      | 107,193          | 17,989                       | 316,536          | 441,718                   | 441,718              | 0                   | 441,718              |
| 2010      | 124,523          | 18,352                       | 361,975          | 504,850                   | 504,850              | 0                   | 504,850              |
| 2009      | 139,846          | 18,768                       | 429,008          | 587,622                   | 587,622              | 0                   | 587,622              |
| 2008      | 128,500          | 19,131                       | 487,200          | 634,831                   | 634,831              | 0                   | 634,831              |
| 2007      | 186,598          | 10,815                       | 371,664          | 569,077                   | 569,077              | 0                   | 569,077              |
| 2006      | 197,217          | 1,783                        | 264,480          | 443,758                   | 443,758              | 0                   | 443,758              |
| 2005      | 156,521          | 1,843                        | 239,424          | 397,788                   | 397,788              | 0                   | 397,788              |
| 2004      | 128,555          | 1,903                        | 208,800          | 339,258                   | 339,258              | 0                   | 339,258              |

|      |         |       |        |         |         |        |         |
|------|---------|-------|--------|---------|---------|--------|---------|
| 2003 | 138,806 | 1,243 | 60,691 | 200,740 | 200,740 | 0      | 200,740 |
| 2002 | 91,997  | 1,243 | 60,691 | 153,931 | 153,931 | 0      | 153,931 |
| 2001 | 78,616  | 1,243 | 60,691 | 140,550 | 140,550 | 0      | 140,550 |
| 2000 | 70,229  | 1,551 | 47,328 | 119,108 | 119,108 | 0      | 119,108 |
| 1999 | 59,022  | 1,311 | 47,328 | 107,661 | 77,693  | 25,000 | 52,693  |
| 1998 | 54,789  | 1,223 | 47,328 | 103,340 | 76,470  | 25,000 | 51,470  |
| 1997 | 49,808  | 1,118 | 41,760 | 92,686  | 75,192  | 25,000 | 50,192  |
| 1996 | 33,620  | 759   | 41,760 | 76,139  | 73,002  | 25,000 | 48,002  |
| 1995 | 30,632  | 216   | 41,760 | 72,608  | 71,222  | 25,000 | 46,222  |
| 1994 | 27,394  | 196   | 41,760 | 69,350  | 69,350  | 25,000 | 44,350  |
| 1993 | 28,622  | 378   | 41,760 | 70,760  | 70,760  | 25,000 | 45,760  |
| 1992 | 28,622  | 378   | 45,360 | 74,360  | 74,360  | 25,000 | 49,360  |
| 1991 | 28,622  | 378   | 45,360 | 74,360  | 74,360  | 25,000 | 49,360  |
| 1990 | 25,964  | 378   | 32,508 | 58,851  | 58,851  | 25,000 | 33,851  |
| 1989 | 21,458  | 344   | 31,752 | 53,554  | 53,554  | 25,000 | 28,554  |
| 1988 | 18,776  | 344   | 24,948 | 44,068  | 44,068  | 25,000 | 19,068  |
| 1987 | 18,543  | 344   | 15,676 | 34,563  | 34,563  | 25,000 | 9,563   |
| 1986 | 18,646  | 344   | 15,676 | 34,666  | 34,666  | 25,000 | 9,666   |
| 1985 | 18,086  | 344   | 10,886 | 29,316  | 29,316  | 25,000 | 4,316   |
| 1984 | 16,921  | 344   | 10,886 | 28,151  | 28,151  | 25,000 | 3,151   |
| 1983 | 16,921  | 344   | 10,886 | 28,151  | 28,151  | 25,000 | 3,151   |
| 1982 | 17,243  | 344   | 8,497  | 26,084  | 26,084  | 25,000 | 1,084   |

## Parcel Sales History

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

| Sale Date  | Official Records Book/Page | Price   | Instrument | Qualification |
|------------|----------------------------|---------|------------|---------------|
| 11/20/2013 | 2660 / 378                 | 480,000 | WD         | 02            |
| 7/2/2010   | 2474 / 1210                | 415,000 | WD         | 02            |
| 7/31/2001  | 1715 / 2449                | 215,000 | WD         | Q             |

This page has been visited 249,282 times.

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



**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., April 17, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Variance – 812 Johnson Lane (RE # 00020180-000000; AK # 1020923)** – A request for detached habitable space to construct an addition to an existing pool house in the HHDR zoning district per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

## YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

**Request:** **Variance – 812 Johnson Lane (RE # 00020180-000000; AK # 1020923)** – A request for detached habitable space to construct an addition to an existing pool house in the HHDR zoning district per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Applicant:** Darek Lyzwinski **Owner:** Darek Lyzwinski

**Project Location:** **Variance – 812 Johnson Lane (RE # 00020180-000000; AK # 1020923)**

**Date of Hearing:** Thursday, April 17, 2014 **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(s) and be heard with respect to the applications. Packets can be viewed online, the week of the meeting, at [www.keywestcity.com](http://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 L. Gibson at [sgibson@keywestcity.com](mailto: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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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| NAME   | ADDRESS                     | UNIT | CITY             | STATE | ZIP        | COUNTRY |
|--|-----------------------------|------|------------------|-------|------------|---------|
| TRUJILLO DAVID L SR AND PATSY                      | 1415 FLAGLER AVE            |      | KEY WEST         | FL    | 33040-4921 |         |
| SINCOCK MORGAN J                                   | 411 E WILLOW GROVE AVE      |      | PHILADELPHIA     | PA    | 19118-2915 |         |
| RUPP WILLIAM R TRUST 10/3/1991                     | 3154 GOMER ST               |      | YORKTOWN HEIGHTS | NY    | 10598-2502 |         |
| VAN MATER ROBIN                                    | 905 TRUMAN AVE              |      | KEY WEST         | FL    | 33040-6427 |         |
| STEWARD DAVID E AND RUTH                           | 505 PROSPECT AVE            |      | PRINCETON        | NJ    | 08540-4032 |         |
| TURNER NORMAN AND KRISTINA                         | 564 OSPREY RD               |      | CARDINAL         | VA    | 23025-2012 |         |
| HARLEY TANGELA L/E                                 | 823 WINDSOR LN              |      | KEY WEST         | FL    | 33040-6449 |         |
| HOBSON INVESTMENTS LTD                             | 2432 FLAGLER AVE            |      | KEY WEST         | FL    | 33040-3844 |         |
| BULLOCK MICHAEL M                                  | 3718 FLAGLER AVE            |      | KEY WEST         | FL    | 33040-4529 |         |
| KIPP GRACE F                                       | 373 BLEECKER ST APT 5B      |      | NEW YORK         | NY    | 10014-3275 |         |
| HAYES PAUL N                                       | 914 WINDSOR LN              |      | KEY WEST         | FL    | 33040-6453 |         |
| PETRICK JOSEPH S                                   | 61 BALSAM RD                |      | WAYNE            | NJ    | 07470-5046 |         |
| 806 TRUMAN LLC                                     | 3810 W ALABAMA ST           |      | HOUSTON          | TX    | 77027-5294 |         |
| YEOMAN INVESTMENTS LTD                             | 2432 FLAGLER AVE            |      | KEY WEST         | FL    | 33040-3844 |         |
| LYZWINSKI DAREK                                    | 520 SOUTHARD ST             |      | KEY WEST         | FL    | 33040-6895 |         |
| SAWYER LLOYD                                       | 809 JOHNSON LN              |      | KEY WEST         | FL    | 33040-6416 |         |
| BIDDLE JOEL C H AND ERIKA E                        | 824 OLIVIA ST               |      | KEY WEST         | FL    | 33040-6419 |         |
| WENSKI THOMAS G ARCHBISHOP OF ARCHDIOCESE OF MIAMI | 19401 BISCAYNE BLVD         |      | MIAMI SHORES     | FL    | 33138-2970 |         |
| MAGEE SIDNEY TRUST AGR 7/18/2008                   | 31526 FOX HOLLOW RD         |      | EUGENE           | OR    | 97405-9506 |         |
| COOPER CHERYL J                                    | 11741 ROAD 191              |      | OAKWOOD          | OH    | 45873-9346 |         |
| TUPINO JAMES                                       | 6 STEVENS PL                |      | HAZLET           | NJ    | 07730-1205 |         |
| BUNTAIN WILLIAM C                                  | 8400 DE LONGPRE AVE APT 409 |      | WEST HOLLYWOOD   | CA    | 90069-2659 |         |
| WIEMER I FAMILY LIMITED PARTNSHP                   | 809 TRUMAN AVE              |      | KEY WEST         | FL    | 33040-6425 |         |
| CLARKS GLADYS                                      | 828 JOHNSON LN              |      | KEY WEST         | FL    | 33040-6417 |         |
| GARDNER WILLIAM HOWARD JR                          | 832 JOHNSON LN              |      | KEY WEST         | FL    | 33040-6417 |         |
| LARSEN WAYNE E AND DEBRA J                         | 12650 WRAYBURN RD           |      | ELM GROVE        | WI    | 53122-1453 |         |
| RHOADES SHIRREL AND DIANE                          | 830 OLIVIA ST               |      | KEY WEST         | FL    | 33040-6419 |         |
| WIEMER I FAMILY LTD PARTNERSHIP                    | 5705 ARCHER CT              |      | DALLAS           | TX    | 75252-4972 |         |
| WHYMS MATTIE PEARL                                 | 820 OLIVIA ST               |      | KEY WEST         | FL    | 33040-6419 |         |
| MCGREGOR RONALD C                                  | 1604 VONPHISTER ST          |      | KEY WEST         | FL    | 33040-4941 |         |
| LAUGHLIN MICHAEL L                                 | PO BOX 323                  |      | AIKEN            | SC    | 29802-0323 |         |
| DONALD WENDY L AND SCOTT D                         | 738 OLIVIA ST               |      | KEY WEST         | FL    | 33040-6413 |         |
| TRUJILLO DAVID LEE AND PATSY A                     | 1415 FLAGLER AVE            |      | KEY WEST         | FL    | 33040      |         |
| DEMILLY WALTER A III                               | 739 OLIVIA ST               |      | KEY WEST         | FL    | 33040-6444 |         |



| NAME                                  | ADDRESS                  | UNIT | CITY           | STATE | ZIP        | COUNTRY |
|---------------------------------------|--------------------------|------|----------------|-------|------------|---------|
| MINEROFF BRUCE S AND SHARON           | 20 MOLLY PITCHER DR      |      | MANALAPAN      | NJ    | 07726-8937 |         |
| ROBERTSON JOANNE C                    | PO BOX 4303              |      | KEY WEST       | FL    | 33041-4303 |         |
| FREISTAK FRANK R                      | 823 JOHNSON LN           |      | KEY WEST       | FL    | 33040-6416 |         |
| SMITH ANDREA L                        | 917 HILLSIDE AVE         |      | EASTON         | PA    | 18042-1302 |         |
| DUNN DAVID E                          | 2550 M ST NW             |      | WASHINGTON     | DC    | 20037-1301 |         |
| PALLINI ROMOLO AND SUSAN              | 6 CARR HILL RD           |      | WINDHAM        | NH    | 03087-1166 |         |
| CRH-YLM 900 LLC                       | 13301 SW 204 ST          |      | MIAMI          | FL    | 33177      |         |
| D-D PROPERTY HOLDINGS LLC             | 5200 KRAUS RD            |      | CLARENCE       | NY    | 14031-1568 |         |
| PARKER MOLLY                          | 813 JOHNSON LN           |      | KEY WEST       | FL    | 33040-6416 |         |
| 909 WINDSOR LANE LLC                  | 522 ROUTE 9 UNIT 196     |      | ENGLISHTOWN    | NJ    | 07726-8241 |         |
| BROCKWAY GAIL                         | 1514 SOUTH ST            |      | KEY WEST       | FL    | 33040-3513 |         |
| WASILEWSKI SUSAN                      | 23944 N PORTERS CREEK LN |      | SAINT MICHAELS | MD    | 21663-2478 |         |
| LEWIS DARYL E                         | 42E 12TH AVE             |      | KEY WEST       | FL    | 33040-5871 |         |
| LACY CAROLYN H                        | 815 JOHNSON LN           |      | KEY WEST       | FL    | 33040      |         |
| VALANOS GEORGE AND FREDERICA          | 3038 DUMBARTON ST NW     |      | WASHINGTON     | DC    | 20007-3305 |         |
| HARRIS GERALD L AND LAURA A           | 2613 LAKEVALE DR         |      | VIENNA         | VA    | 22181-4032 |         |
| BARNETT WILLIAM M                     | PO BOX 177               |      | CAMPBELLSBURG  | KY    | 40011-0177 |         |
| TOWNSEND DEAN                         | 826 OLIVIA ST            |      | KEY WEST       | FL    | 33040-6419 |         |
| LEWIS DARYL EUGENE                    | 42E 12TH AVE             |      | KEY WEST       | FL    | 33040-5871 |         |
| CURTIS CHARLES H AND SANDRA J         | 1160 WRAYSWOOD RD        |      | WATKINSVILLE   | GA    | 30677-4338 |         |
| VALESKI LIBBY AND THEODORE            | 880 MARION RD            |      | INDIANA        | PA    | 15701-1434 |         |
| 911 WINDSOR LANE KEY WEST LLC         | 522 ROUTE 9 UNIT 196     |      | MANALAPAN      | NJ    | 07726-8937 |         |
| TRUJILLO DAVID LEE JR                 | 1415 FLAGLER AVE         |      | KEY WEST       | FL    | 33040-4921 |         |
| HURLEY BRIAN AND PATRICIA             | PO BOX 638               |      | SOUTHAMPTON    | NY    | 11969-0638 |         |
| SKOGLUND MICHAEL                      | 522 ELIZABETH ST         |      | KEY WEST       | FL    | 33040-6821 |         |
| BOBO LESA LOIS                        | W12035 COUNTY ROAD C     |      | ETTRICK        | WI    | 54627-9118 |         |
| BLUMENKRANZ 2000 FAMILY TRUST 9/12/00 | PO BOX 4172              |      | KEY WEST       | FL    | 33041-4172 |         |
| SUGAR SUSAN BETH                      | 178 5TH AVE APT 10B      |      | NEW YORK       | NY    | 10010-5922 |         |
| CURTIS CHARLES H AND SANDRA J         | 1160 WRAYSWOOD RD        |      | WATKINSVILLE   | GA    | 30677-4338 |         |
| TEJAS LLC                             | 830 TRUMAN AVE           |      | KEY WEST       | FL    | 33040-6426 |         |
| CBG PROPERTY MANAGEMENT LLC           | 124 HARBOR VIEW LN       |      | BELLEAIR BLUFF | FL    | 33770-2605 |         |
| HOBGOOD JARED ESTATE                  | 908 WINDSOR LN           |      | KEY WEST       | FL    | 33040-6453 |         |
| POLLEY CHARLES                        | 726 OLIVIA ST            |      | KEY WEST       | FL    | 33040-6413 |         |