

THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report



**To:** Chairman and Planning Board Members

**Through:** Thaddeus Cohen, Planning Director

**From:** Patrick Wright, Planner II

**Meeting Date:** February 18, 2016

**Agenda Item:** **Variance - 111 Whitehead Street (RE # 00000660-000000; AK # 1000671) - A request for a variance approval to the minimum side yard setback requirement in order to reconstruct and raise a roof on an existing commercial building on property located within Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 90-395 and 122-690 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

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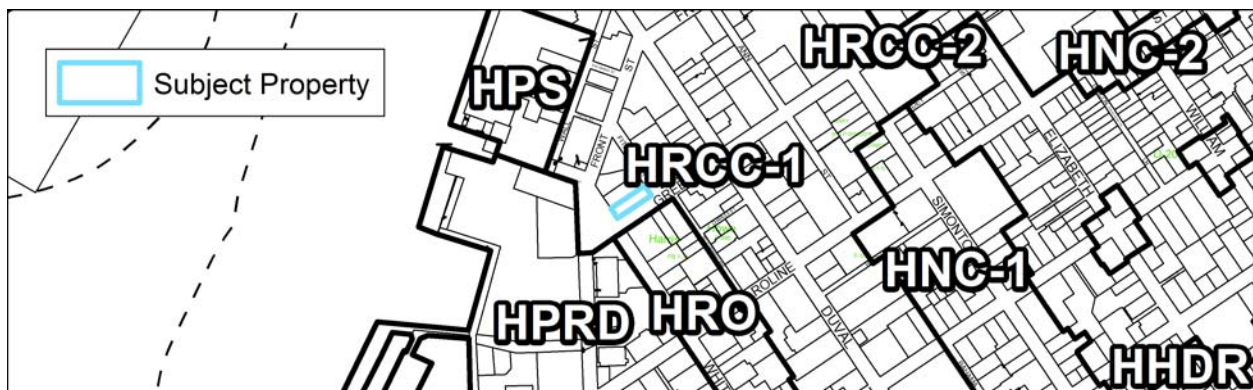
**Request:** To reconstruct and raise a roof on an existing commercial building. The proposed side yard setback is 0 feet from the 2.5 feet minimum required.

**Applicant:** Moshe Gvili

**Property Owner:** William R. Rupp Trust

**Location:** 111 Whitehead Street (RE # 00000660-000000; AK # 1000671)

**Zoning:** Historic Residential Commercial Core- Duval Street Gulfside (HRCC-1)



**Background:**

The property at 111 Whitehead Street is located at the northeast corner of Whitehead Street and Greene Street and is one lot of record. There are three existing commercial structures on the property that is bound by Whitehead Street, Greene Street and Fitzpatrick Street. A single-story portion of the building fronting Whitehead Street in the westernmost corner has a lower slanted roof line that houses a commercial tour rental sales booth.

The applicant is now requesting a variance to the side yard setback requirement in order to reconstruct and raise the roof expanding the three-dimensional envelope of the current non-conforming side setback. No other changes to the property are proposed.

<b>Relevant HRCC-1 Zoning District Dimensional Requirements: Code Section 122-690</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Minimum lot size	4,000 SF	5,822 SF	5,822 SF	Conforming
Maximum height	35 feet	31 feet	30 feet	Conforming
Maximum building coverage	50%	85.7% (4,989 sf)	85.7% (4,989 sf)	No change, existing nonconforming
Maximum impervious surface	70%	85.7% (4,989 sf)	85.7% (4,989 sf)	No change, existing nonconforming
Minimum front setback	0 feet	0 feet	0 feet	Conforming
Minimum West side setback	2.5 feet	0 feet	0 feet	<b>No change/Variance Required 2.5 feet due to the increase in 3d envelope</b>
Minimum Street side setback	0 feet	0 feet	0 feet	Conforming
Minimum rear setback	10 feet	0 feet	0 feet	No change, existing nonconforming

**Process:**

**Planning Board Meeting:**

February 18, 2016

**HARC:**

TBD

**Local Appeal Period:**

30 days

**DEO Review Period:**

up to 45 days

**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.*

The expansion of the three-dimensional envelope of the building inside an existing non-conforming setback is not the result of a circumstance that is peculiar to the land, structure or building involved. The roof could be replaced without expanding the existing non-conformity. Therefore, special conditions or circumstances do not exist.

NOT IN COMPLIANCE.

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

The request to expand the three-dimensional building envelope within the existing side setback is generated from specific actions initiated by the applicant and is not a special condition or circumstance.

NOT IN COMPLIANCE.

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.***

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. The roof could be replaced or reconstructed within the existing three-dimensional building envelope. Therefore, allowing the expansion of the building envelope would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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.***

Maintaining the existing three-dimensional building envelope or complying with the side setback would not deprive the applicant of rights commonly enjoyed by other properties in HRCC-1 zoning district. The applicant is proposing expanding an existing non-conformity. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

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 not the minimum required that will make possible the reasonable use of the land, building, or structure. The roof can be repaired and replaced in the existing three-dimensional building envelope.

NOT IN COMPLIANCE.

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

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

NOT IN COMPLIANCE.

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

Existing non-conforming 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.

IN COMPLIANCE.

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

It does not appear that the requested variance would trigger any public facility capacity issues.

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

*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 variances requested.

*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 received no comments regarding this variance request.

*The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.*

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

*No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.*

No such grounds were considered.

*No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.*

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**.

# Application



# Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

**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: 111 Whitehead Street

Zoning District: HRCC-1 Real Estate (RE) #: 0000660-000000

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Moshe Gvili

Mailing Address: 111 Whitehead Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305-304-1582

Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: mgvili@aol.com

## PROPERTY OWNER: (if different than above)

Name: Tracey Rupp

Mailing Address: 811 Truman Avenue

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Description of Proposed Construction, Development, and Use:** Replacement of existing structurally unsafe roof located in the side-yard setback. At the time, the roof would be elevated to match the attached retail space.

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

Side Yard setback variance to reconstruct roof in current location with geometry reconfigured.

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

City of Key West • Application for Variance

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	HRCC-1			
Flood Zone	AE 6			
Size of Site	1648 SQ FT			
Height	35'	31'-0"	31'-0"	
Front Setback	0'-0"	0'-0"	0'-0"	
Side Setback	2'-6"	0'-0"	0'-0"	2'-6"
Side Setback	2'-6"	NA	NA	
Street Side Setback	0'-0"	0'-0"	0'-0"	
Rear Setback	10'-0"	0'-0"	0'-0"	
F.A.R				
Building Coverage	50%	85.7%	85.7%	
Impervious Surface	70%	85.7%	85.7%	
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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](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 condition of the roof structure is a life safety issue due to the deterioration of structural members and poor construction.

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

The applicant is making the deteriorated structure safe and improving the value of the structure, in turn improving the value of the surrounding properties.

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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.

Denial of reconstruction would be a life safety concern, as the adjacent property owners have the privilege of occupying a safe structure and working environment.

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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.

As a life safety concern, the denial of reconstruction of the roof structure will be a hardship, as the structure will not be habitable due to continued deterioration from roof leaks caused by poor construction.

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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.

The building footprint will not be increased by the alteration of the roof structure

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City of Key West • Application for Variance

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 vertical expansion of the roof structure will not harm public welfare. The reconstruction will make the deteriorated structure safer for occupants and neighbors.

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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.

The reconstruction of the roof is expanding the nonconforming structure minimally in a vertical direction to match the existing attached retail space.

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**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

# Verification

**City of Key West  
Planning Department**



**Verification Form**  
*(Where Authorized Representative is an individual)*

I, Moshe Gvili, 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:

111 Whitehead Street, Key West, FL

*Street address of subject property*

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

A handwritten signature in blue ink, appearing to be "Moshe Gvili", is written over a horizontal line.

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this May 1, 2015 by

Moshe Gvili

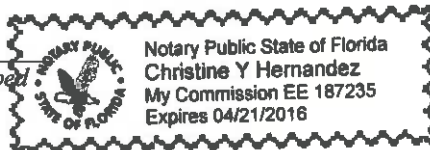
*Name of Authorized Representative*

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

A handwritten signature in black ink, appearing to be "Christine Y. Hernandez", is written over a horizontal line.

*Notary's Signature and Seal*

Christine Y. Hernandez  
*Name of Acknowledger typed, printed or stamped*



*Commission Number, if any*

# **Authorization**

**City of Key West  
Planning Department**



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

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

I, Tracy Rupp authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Moshe Gvili  
*Please Print Name of Representative*

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

*Tracy A. Rupp* *Signature of Owner*      \_\_\_\_\_ *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 4/30/2015  
*Date*

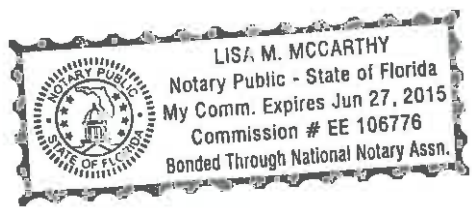
by Tracey A. Rupp  
*Name of Owner*

He/She is personally known to me or has presented New York Driver License as identification.

*[Signature]*  
*Notary's Signature and Seal*

Lisa M. McCarthy  
*Name of Acknowledger typed, printed or stamped*

EE #106776  
*Commission Number, if any*



**Deed**

QUIT CLAIM DEED

THIS INDENTURE

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular numbers shall include the plural, and the plural, the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 18 day of August A.D. 1993

Between WILLIAM R. RUPP, a single man, party of the first part, and WILLIAM R. RUPP, AS TRUSTEE OF THE W.R. RUPP TRUST, DATED OCTOBER 3, 1991 whose address is 407 Front Street, Key West, Monroe County, Florida 33040, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00)----- Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE.

Property Appraiser I.D. Number, a-portion of 00000180-000000

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed & Delivered  
In Our Presence:

Nika Stroble  
Nika Stroble  
Karleen A Grant  
Karleen A Grant  
STATE OF Florida  
COUNTY OF Monroe

William R. Rupp  
WILLIAM R. RUPP

I HEREBY CERTIFY that on this 18 day of August, 1993, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, WILLIAM R. RUPP, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed. WILLIAM R. RUPP IS PERSONALLY KNOWN BY ME OR HE PRODUCED AS IDENTIFICATION. NO OATH WAS TAKEN.

WITNESS my signature and official seal at Key West, in this County of Monroe and State of Florida, the day and year last aforesaid.

Karleen A Grant  
NOTARY PUBLIC  
KARLEEN A GRANT

NOTARY PUBLIC, STATE OF FLORIDA,  
MY Commission Expires on August 2, 1994.

OR Dtd 70 Dtd 2199  
MORGAN & HENDRICK  
MORGAN & HENDRICK  
317 Whitehead Street  
Key West, Florida 33040

This Instrument Prepared By:  
Karleen A. Grant, Esquire  
Return to: Karleen A. Grant, Esq.  
MORGAN & HENDRICK  
317 Whitehead Street  
Key West, Florida 33040



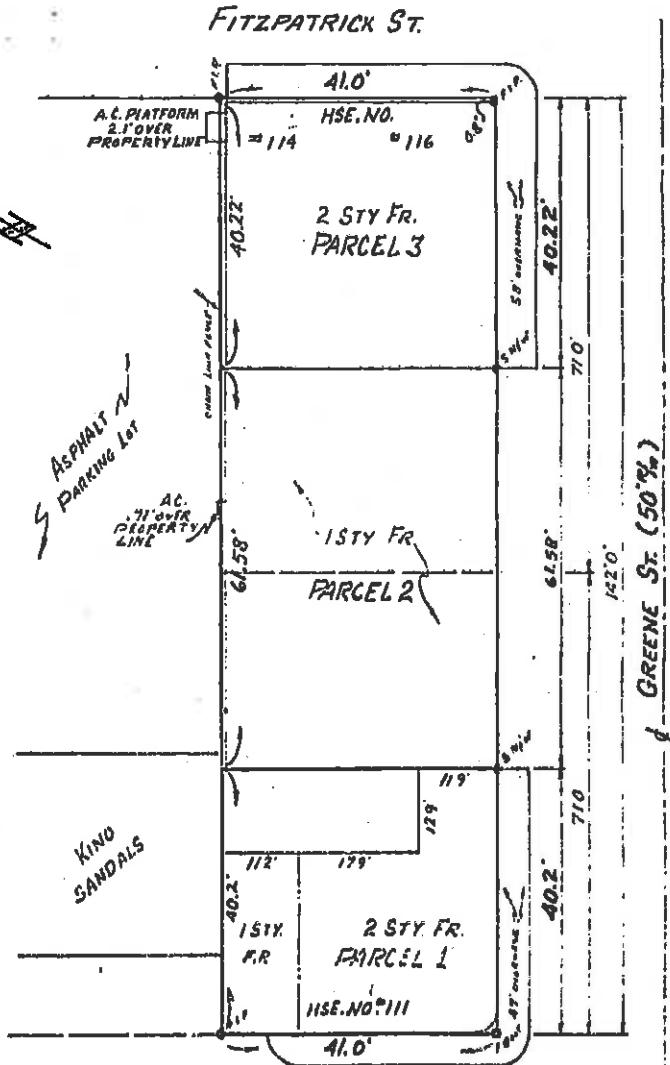
Exhibit A

REC 1294 REC0363

825140

Scale 1"=20'

RECORDS MEMO.  
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS  
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED



NOTE:

F.I.P. DENOTES FOUND IRON PIPE

WHITEHEAD ST.

SURVEY OF:

PARCEL NO. 1

On the Island of Key West, Monroe County, Florida and being a part of Lot 2, Square 9 of William A. Whitehead's Map of said city delineated in February 1829 and more particularly described by metes and bounds as follows: COMMENCING at the point of intersection of the Easterly right of way line of Whitehead Street with the Northerly right of way line of Greene Street, said point being the point of beginning of the parcel of land herein being described; thence Northeasterly along the said Northerly right-of-way line of Greene Street 40.20 feet to a point; thence Northwesterly at right angles 41 feet to a point; thence

825140  
SEE 1294 RECD 364

Southwesterly at right angles 40.20 feet to a point on the Easterly right of way line of said Whitehead Street; thence Southeasterly along the said Easterly line of Whitehead Street 41 feet back to the Point of Beginning.

PARCEL NO. 2

On the Island of Key West, Monroe County, Florida and being a part of Lot 2, Square 9 of William A. Whitehead's Map of said city delineated in February 1829 and more particularly described by metes and bounds as follows: COMMENCING at the point of intersection of the Easterly right of way line of Whitehead Street with the Northerly right-of-way line of Greene Street and thence Northeasterly along the Northerly right-of-way line of Greene Street 40.20 feet to the Point of Beginning of the parcel of land herein being described; thence continue Northeasterly along the said Northerly right-of-way line of Greene Street 61.58 feet to a point; thence Northwesterly at right angles 41 feet to a point; thence Southwesterly at right angles 61.58 feet to a point; thence Southeasterly at right angles 41 feet back to the Point of Beginning.

PARCEL NO. 3

On the Island of Key West, Monroe County, Florida and being a part of Lot 2, Square 9 of William A. Whitehead's Map of said city delineated in February 1829 and more particularly described by metes and bounds as follows: COMMENCING at the point of intersection of the Easterly right-of-way line of Whitehead Street with the Northerly right-of-way line of Greene Street and thence Northeasterly along the said Northerly right-of-way line of Greene Street 101.78 feet to the point of beginning of the Parcel of land herein being described; thence continue Northeasterly along the said Northerly right-of-way line of Greene Street 40.22 feet to the point of intersection with the Westerly right-of-way line of Fitzpatrick Street; thence Northwesterly at right angles along the said Westerly right-of-way line 41 feet to a point; thence Southwesterly at right angles 40.22 feet to a point; thence Southeasterly at right angles 41 feet back to

OFF REC 1294 PAGE 0365

825140

the Point of Beginning.

SURVEY FOR: WILLIAM RUPP

I HEREBY CERTIFY that the survey represented hereon meets the minimum requirements adopted by the Florida Society of Professional Land Surveyors and the Florida Land Title Association.

PHILLIPS & TRICE SURVEYING, INC.

*Joe M. Trice*  
Joe M. Trice, Professional Land Surveyor  
Florida Reg Cert No 2110

Key West, Florida  
February 26, 1976

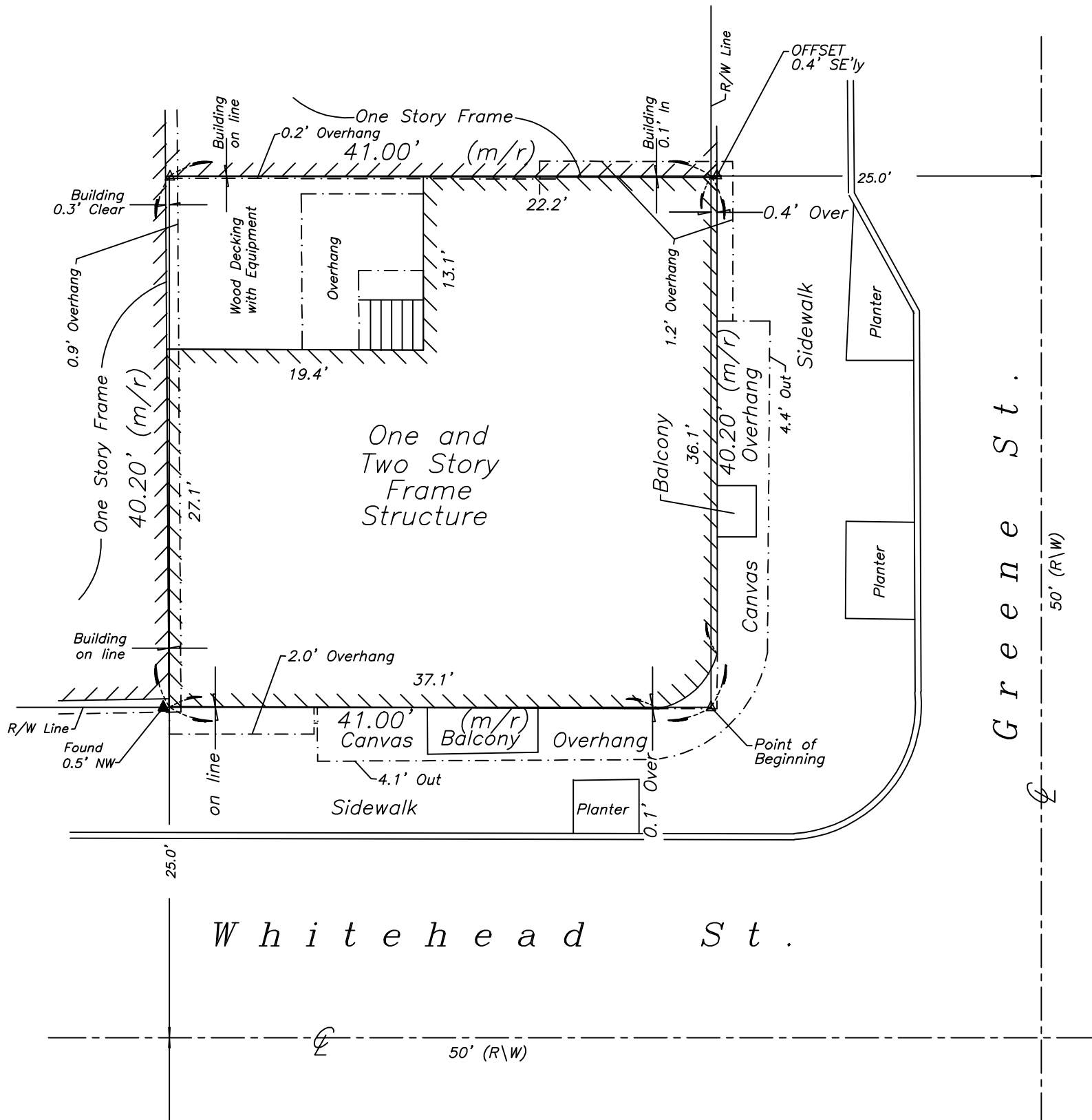
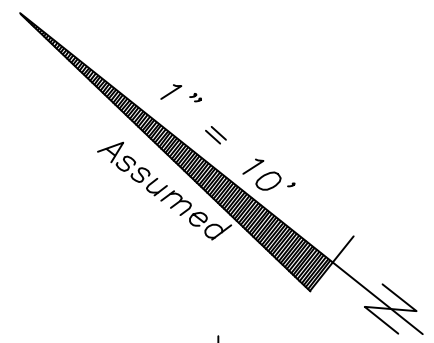


RECORDED IN OFFICIAL RECORD BOOK  
MONROE COUNTY FLORIDA  
RALPH W. WHITE  
CLERK OF CIRCUIT COURT  
RECORD VERIFIED

Recorded in Official Record Book  
in Monroe County, Florida  
DANNY L. KOLLIAGIS  
Clerk Circuit Court

# Survey

# Boundary Survey Map of part of Lot 2, Square 9, Island of Key West



## LEGEND

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

Sheet One of Two Sheets

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

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

**NOTE:**  
This Survey Map is not full and complete without the attached Survey Report.

Boundary Survey Report of part of Lot 2, Square 9,  
Island of Key West

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: 111 Whitehead 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: April 24, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida and being a part of Lot 2, Square 9 of William A. Whitehead's Map of said city delineated in February 1829 and more particularly described by metes and bounds as follows: COMMENCING at the point of intersection of the Easterly right of way line of Whitehead Street with the Northerly right of way line of Greene Street, said point being the point of beginning of the parcel of land herein being described; thence Northeasterly along the said right-of-way line of Greene Street 40.20 feet to a point; thence Northwesterly at right angles 41 feet to a point; thence Southwesterly at right angles 40.20 feet to a point on the Easterly right of way line of said Whitehead Street; thence Southeasterly along the said Easterly line of Whitehead Street 41 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Moshe Gvili;

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

THIS SURVEY  
IS NOT  
ASSIGNABLE

April 27, 2015

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

# Site Plans

### SITE DATA

ZONING DISTRICT: HRCC-1  
 FLOOD ZONE: AE-6  
 F.I.R.M. - COMMUNITY #120168; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005  
 LEGAL DESCRIPTION: KW PT LOT 2, SQUARE 9

### DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE

OCCUPANCY CLASSIFICATION: M/R-3  
 CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:  
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE D  
 FLOOR LIVE LOAD: 40 PSF

### INDEX OF DRAWINGS

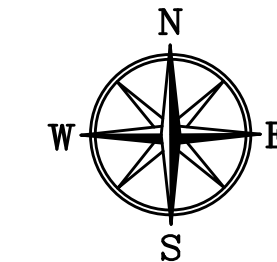
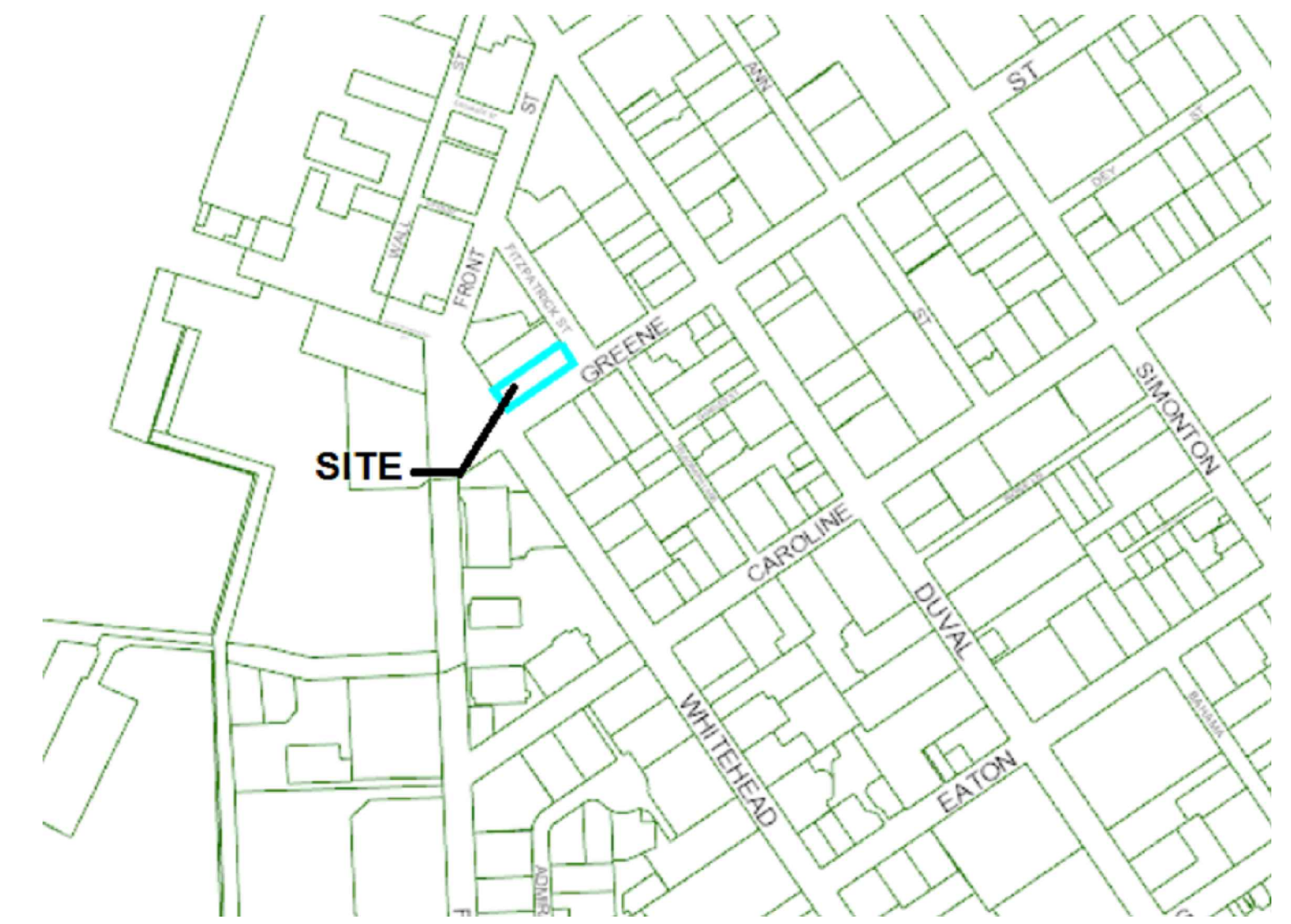
- T-1 - SITE DATA
- A-1 - EXISTING FLOOR PLAN
- A-2 - PROPOSED FLOOR PLANS
- A-3 - EXISTING ELEVATIONS
- A-4 - PROPOSED ELEVATIONS

### GENERAL NOTES

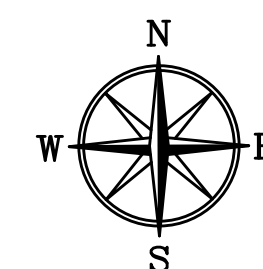
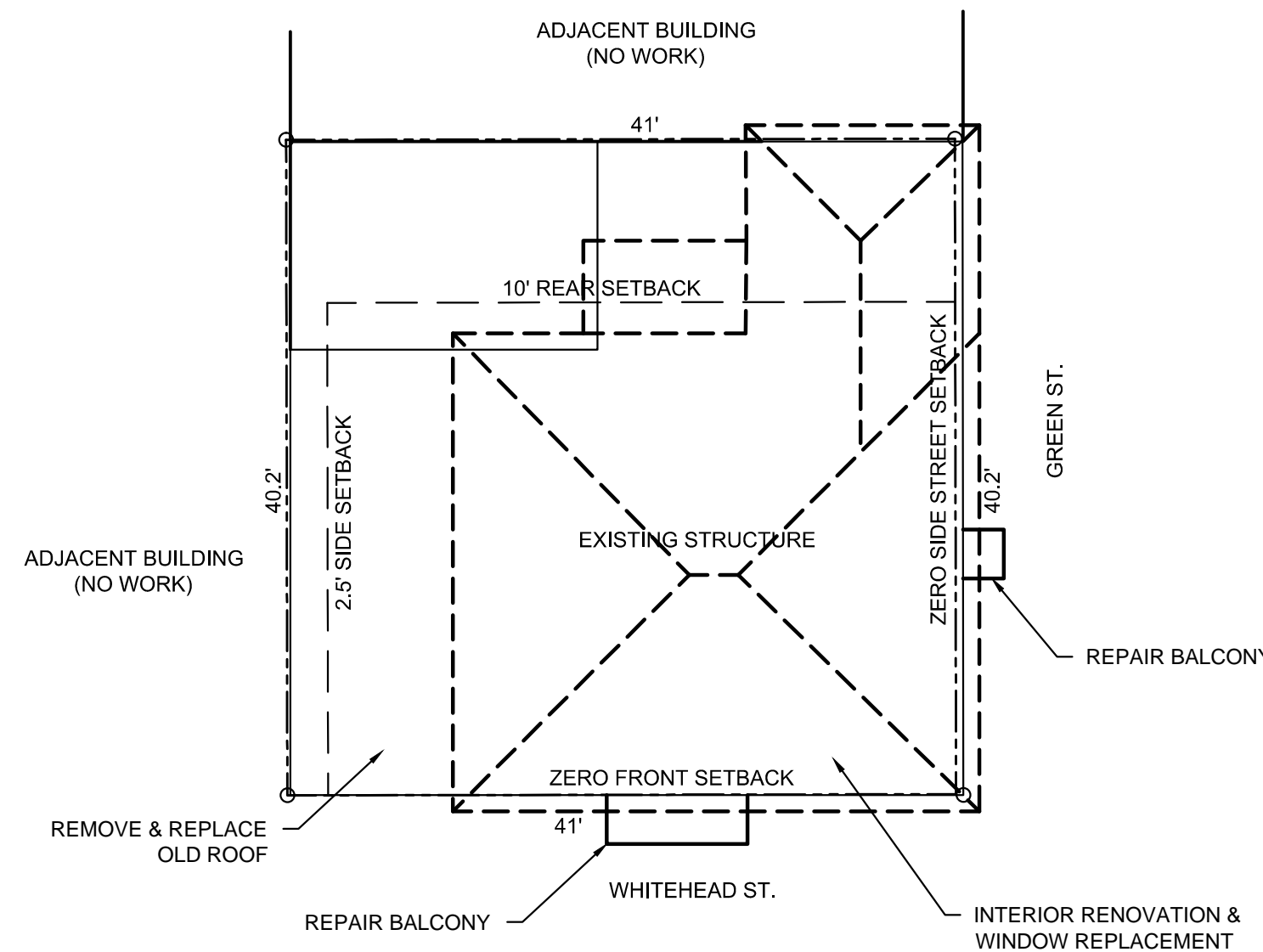
1. THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

# RENOVATIONS

111 WHITEHEAD ST.  
 KEY WEST, FL 33040



LOCATION MAP



SITE PLAN

SCALE: 1"=10'-0"

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HRCC-1	HRCC-1	HRCC-1	NO CHANGE
LOT SIZE	1648 SF	1648 SF	1648 SF	NO CHANGE
BUILDING AREA	1412 SF	824 SF	1412 SF	NO CHANGE
BUILDING COVERAGE %	85.7%	50%	85.7%	NO CHANGE
IMPERVIOUS COVERAGE	1412 SF	1153 SF	1412 SF	NO CHANGE
IMPERVIOUS COVERAGE %	85.7%	70%	85.7%	NO CHANGE
BUILDING HEIGHT	<35'-0"	35'-0"	<35'-0"	NO CHANGE
FRONT SETBACK	0'-0"	0'-0"	0'-0"	NO CHANGE
SIDE SETBACK	0'-0"	2'-6"	0'-0"	NO CHANGE
STREET SIDE SETBACK	0'-0"	0'-0"	0'-0"	NO CHANGE
REAR SETBACK	0'-0"	10'-0"	0'-0"	NO CHANGE

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT  
**PEREZ ENGINEERING**  
 & DEVELOPMENT, INC.  
 CERTIFICATE OF AUTHORIZATION NO. BE79  
 KEY WEST OFFICE  
 1010 EAST KENNEDY DRIVE, SUITE 201  
 KEY WEST, FLORIDA 33040  
 TEL: (305) 259-9440 FAX: (305) 259-0243

PAUL R. SEMMES, P.E.  
 Florida P.E. NO. 44137  
 May 1, 2015

REVISIONS:	ORIGINAL:
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RENOVATIONS  
 111 WHITEHEAD STREET  
 KEY WEST, FL 33040  
 SITE PLAN

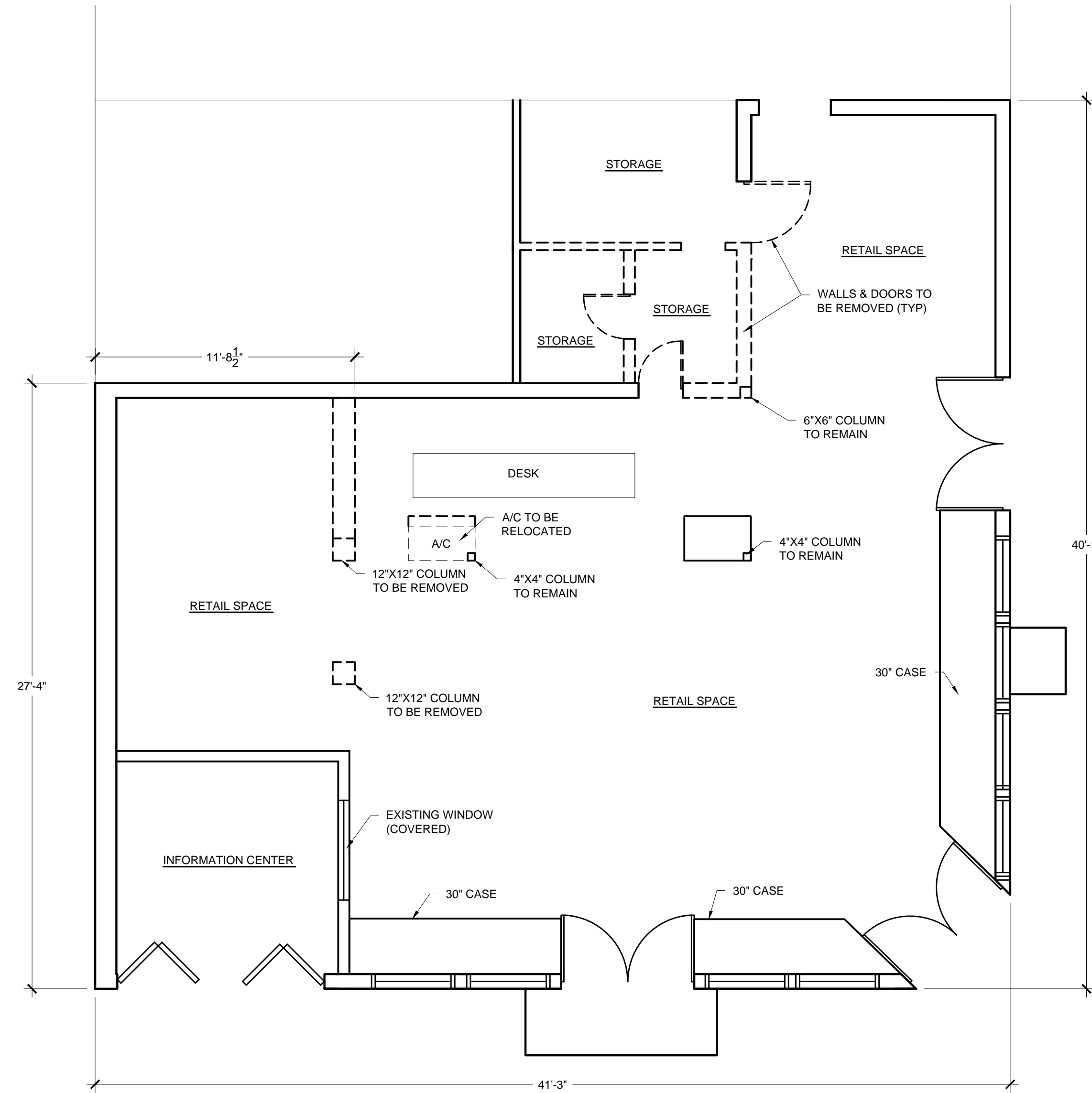
MOSCHE GVILI  
 111 WHITEHEAD STREET  
 KEY WEST, FL 33040

JOB NO.	141091
DRAWN	BGO
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	T-1



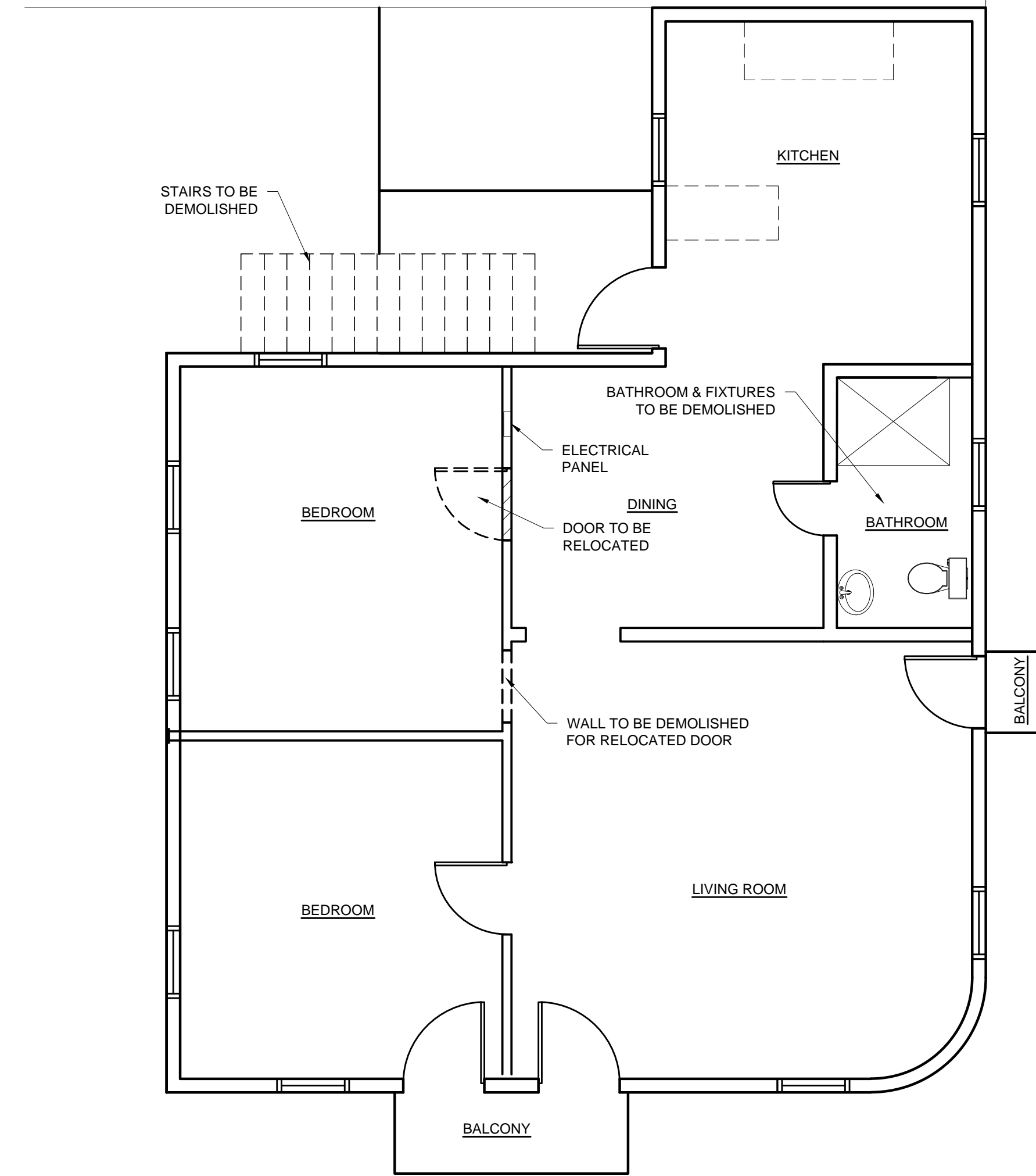
**DEMOLITION NOTES**

1. PRIOR TO SUBMITTING A BID, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB SITE, AND ALSO AFTER AWARD, BUT PRIOR TO THE START OF CONSTRUCTION.
2. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE, AND SHALL BE PROPERLY REMOVED FROM THE SITE, COMPLY WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL COST OF DEMOLITION INCLUDING PERMIT FEES, DISPOSAL FEES, ETC. ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF AND TO CONFORM WITH ALL APPLICABLE DEMOLITION AND DISPOSAL CODES, SAFETY REQUIREMENT, AND ENVIRONMENTAL PROTECTION REGULATIONS OF ANY GOVERNMENTAL BODY HAVING JURISDICTION OVER THE WORK.
5. PROVIDE SAFETY BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF THE GENERAL PUBLIC AND WORKERS ASSOCIATED WITH THE PROJECT.
6. PROVIDE BRACING AND SHORING AS REQUIRED TO TEMPORARILY SUPPORT STRUCTURAL MEMBERS DURING CONSTRUCTION. BRACING & SHORING OF STRUCTURAL MEMBERS SHALL BE DESIGNED AND/OR APPROVED BY A PROFESSIONAL ENGINEER.
7. DEMOLISHED MATERIAL CLASSIFIED AS CLEAN FILL MAY BE DISTRIBUTED ONSITE WHEN SPECIFICALLY APPROVED BY THE ENGINEER.



**EXISTING FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**EXISTING SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

- ⊙ INDICATES DOOR LOCATED IN (S) ZONE / CORNER ZONE  
SEE DOOR SCHEDULE FOR WINDLOAD REQUIREMENTS
- ⊞ INDICATES WINDOW LOCATED IN (S) ZONE / CORNER ZONE  
SEE WINDOW SCHEDULE FOR WINDLOAD REQUIREMENTS

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RENOVATIONS  
 111 WHITEHEAD STREET  
 KEY WEST, FL 33040  
 EXISTING FLOOR PLAN

MOSCHE GVILI  
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 KEY WEST, FL 33040

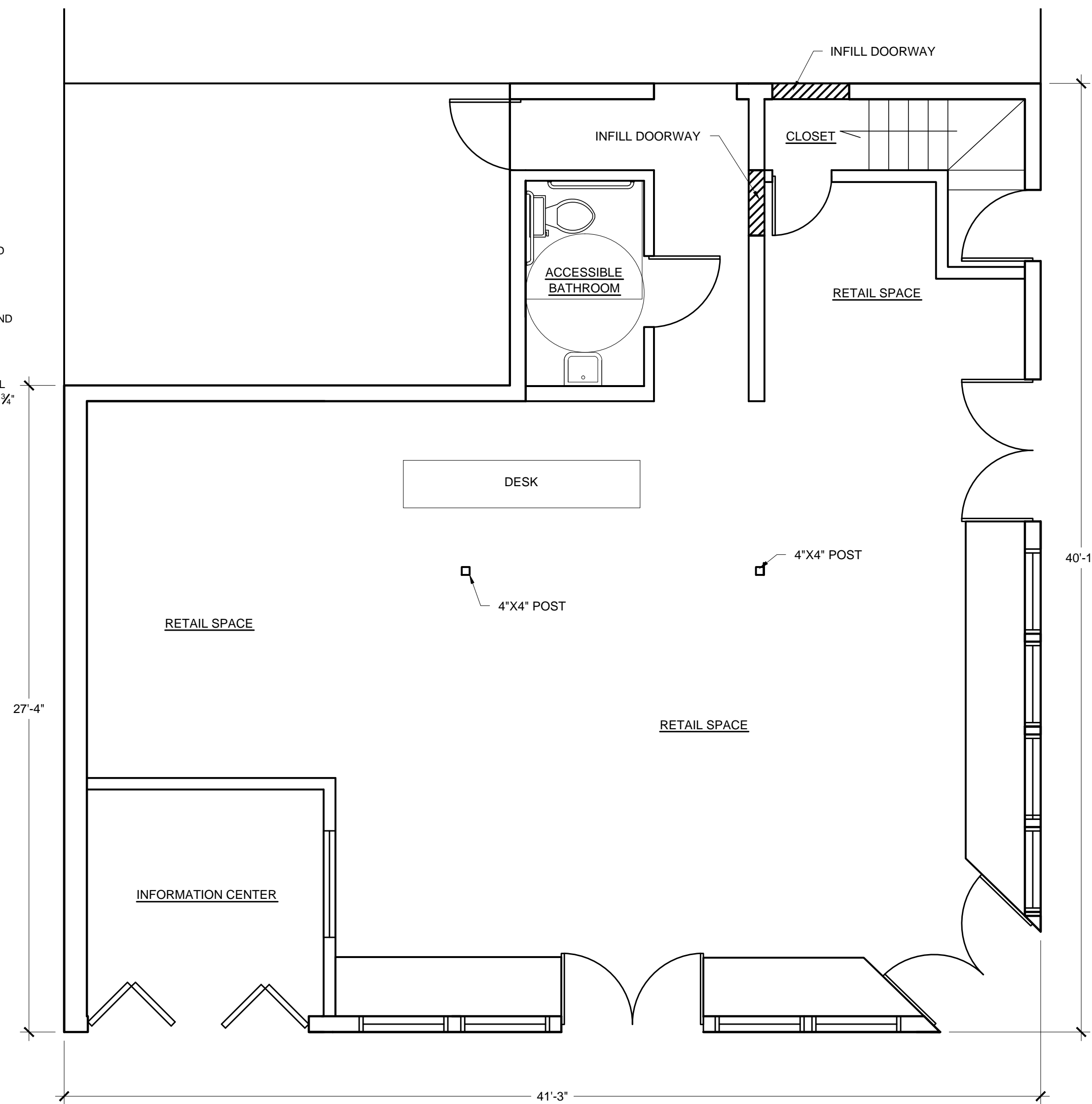
JOB NO.	141091
DRAWN	BGO
DESIGNED	PRS
CHECKED	PRS
QC	
SHEET	

**WOOD AND FRAMING NOTES**

- EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 19%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
- ALL TIMBER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AFTC.
- ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY AS REQUIRED. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
- ALL WOOD CONNECTIONS SHALL HAVE SIMPSON STRONG-TIE CO. OR EQUAL CONNECTORS. ALL CONNECTORS SHALL BE INSTALLED WITH MANUFACTURER RECOMMENDED FASTENERS BEFORE LOADING.
- CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
  - NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN, (INCLUDING BIRDS MOUTH CUTS).
  - NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
  - THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
  - HOLE BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
- PROVIDE SECOND FLOOR JOIST MEMBER, SAME SIZE, UNDER ALL WALLS.
- HOLE BORED IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
- PROVIDE 1x4 PRESSURE TREATED FURRING AT 16" CC FOR ALL TRUSSES THAT WILL HAVE A FINISHED CEILING BELOW UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING BETWEEN ALL JOISTS 2 X 6 OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET AND AT ALL SUPPORTS.
- PROVIDE SOLID BLOCKING AT MID HEIGHT ON CENTER BETWEEN STUDS. (MINIMUM).
- ALL WALL STUDS SHALL BE SPF NO. 2 DENSE GRADE OR BETTER.
- SEE PLANS FOR WALL STUD SIZE AND SPACING.
- ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATES WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRIDGING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
- HEADER BEAMS OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
  - 2 X 6 FOR INTERIOR OPENINGS UP TO 4'-0", (3) 2 X 6 FOR EXTERIOR OPENINGS UP TO 4'-0"
  - 2 X 8 FOR INTERIOR OPENINGS UP TO 6'-0", (3) 2 X 8 FOR EXTERIOR OPENINGS UP TO 6'-0"
  - 2 X 10 FOR INTERIOR OPENINGS UP TO 8'-0", (3) 2 X 10 FOR EXTERIOR OPENINGS UP TO 8'-0"
  - 2 X 12 FOR INTERIOR OPENINGS UP TO 10'-0", (3) 2 X 12 FOR EXTERIOR OPENINGS UP TO 10'-0"
- EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL. PROVIDE 3 STUDS (MIN.) FOR GIRDER TRUSS AND BEAM BEARING POINTS.
- WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LUS" SERIES GALVANIZED JOIST HANGERS.
- FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO SEAL ALL CONCEALED DRAFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO FORM A FIRE BARRIER BETWEEN FLOORS AND BETWEEN THE UPPER FLOOR AND THE ROOF SPACE.
  - IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
  - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVER CEILINGS, ETC.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
  - IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIRESTOPPING SHALL BE PROVIDED OF THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.
- FIRESTOPPING SHALL CONSIST OF TWO (2) INCH NOMINAL LUMBER, OR TWO (2) THICKNESS OF ONE (1) INCH NOMINAL LUMBER WITH BROKEN LAP JOISTS, OR ONE (1) THICKNESS OF THREE-FOURTHS (3/4) INCH PLYWOOD WITH JOINTS BACKED BY THREE-FOURTHS (3/4) INCH PLYWOOD, OR OTHER APPROVED MATERIALS.
- SOLID DECKING SHALL BE TONGUE & GROOVE, SOUTHERN PINE, SELECT GRADE OF 5/8" X 6", NOMINAL SIZE AND PLACED IN A CONTINUOUS RANDOM LAY-UP. THE 5/8" X 6"s SHALL BE TOE-NAILED THROUGH THE TONGUE AND FACE-NAILED WITH TWO NAILS PER SUPPORT USING 16D COMMON NAILS.
- PLYWOOD DECKING SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION (APA). PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, IDENTIFIED WITH APA GRADE-TRADEMARK AND SHALL MEET THE REQUIREMENTS OF US PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WITH AN EDGE EXPOSED TO THE EXTERIOR SHALL BE EXTERIOR GRADE. FLOOR DECKING SHALL BE 3/4" MINIMUM AND GLED AND FASTENED TO FLOOR FRAMING. ROOF DECKING SHALL BE 3/4" MINIMUM AND NAILED WITH 8D NAILS @ 6" IN THE FIELD AND 4" ALONG THE EDGES.

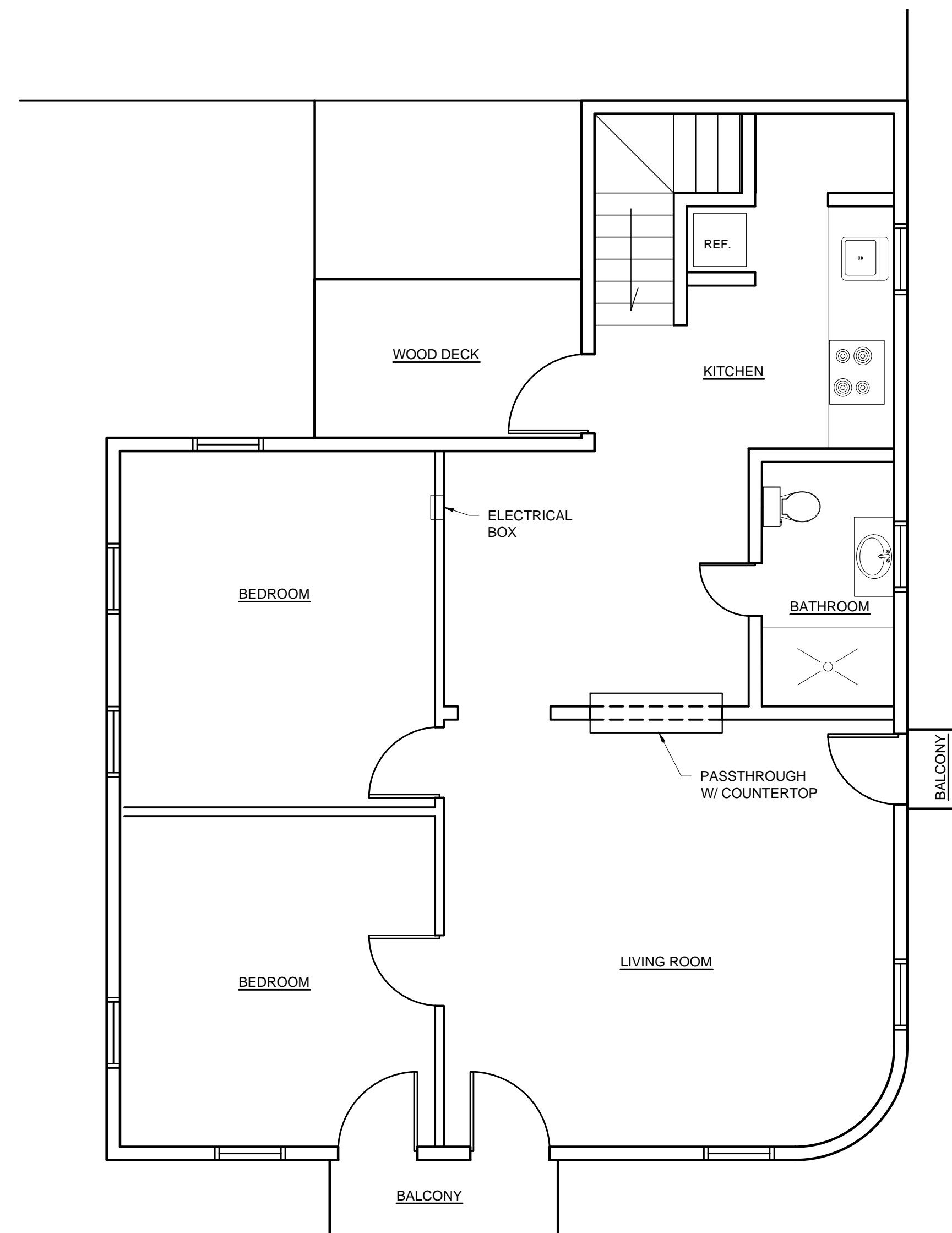
**DOOR & WINDOW NOTES**

- ALL DOORS AND WINDOWS SHALL BE RATED TO WITHSTAND PRESSURES ASSOCIATED WITH 150 MPH WINDS IN ACCORDANCE WITH ASCE 7-10. DOORS AND WINDOWS SHALL BE MANUFACTURED UNITS DESIGNED AND INSTALLED TO ALLOW A MAXIMUM OF 0.5 CFM INFILTRATION PER LINEAL FOOT OF OPERABLE SASH CRACK AND A MAXIMUM 0.5 CFM PER SF OF EXTERIOR DOOR AREA. UNITS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
- PROVIDE ONE EGRESS SIZED WINDOW IN EACH BEDROOM UNLESS THERE IS A SECOND EXIT SUCH AS A SLIDING GLASS OR SIDE HINGED DOOR TO THE EXTERIOR. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR LEVEL AND MUST HAVE A MINIMUM NET CLEAR OPENING OF 20" WIDTH AND A NET CLEAR OPENING AREA OF NO LESS THAN 5.7 SF.
- ALL EXTERIOR DOORS SHALL BE SOLID CORE, 1-3/4" THICK, WEATHER-PROOF TYPE. ALL INTERIOR DOORS SHALL BE 1-3/4" THICK. UNITS SHALL BE GLAZED OR RAISED PANEL BOTH SIDES. UNITS SHALL HAVE PATTERNS OR DIVIDED LITES UNLESS OTHERWISE NOTED. UNITS SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS WITH SURFACES PREPARED TO ACCEPT PAINT OR OTHER FINISH AS SPECIFIED. DOORS SHALL MEET NWMA STANDARD TOLERANCES FOR EACH TYPE.
- FURNISH AND INSTALL COMPLETE HARDWARE SETS, SCLAGE, YALE OR EQUAL, ANSI GRADE 2 OR BETTER FOR HEAVY RESIDENTIAL/MEDIUM COMMERCIAL USE. FINISH AND STYLE TO BE SELECTED BY THE OWNER. ALL EXTERIOR HARDWARE TO BE SALT RESISTANT.
- ALL SLIDING GLASS DOORS AND SHOWER ENCLOSURES SHALL HAVE TEMPERED GLASS.
- WOOD OPERATING AND FIXED WINDOWS SHALL BE EQUIPPED WITH SALT RESISTANT HARDWARE AND REMOVABLE SCREENS. ALL UNITS SHALL BE DOUBLE-GLAZED (UNLESS OTHERWISE NOTED ON THE DRAWINGS) WITH TRUE DIVIDED LITES OR PATTERN INDICATED ON THE DRAWINGS.
- WINDOW UNITS SHALL DISPLAY LABELS INDICATING COMPLIANCE WITH THE STATE OF FLORIDA MODEL ENERGY CODE, SECTION 502.4. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
- PROVIDE CLEAR GLAZING, GASKETED OR OTHERWISE SEALED. PROVIDE SAFETY GLASS AS REQUIRED AND/OR SHOWN ON THE DRAWINGS.
- FASTEN DOOR AND WINDOW FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR PRODUCT APPROVAL DETAILS. PROVIDE SEPARATION BARRIER WITH DOOR AND WINDOW FRAMES THAT ARE INSTALLED AGAINST NON-COMPATIBLE PRESSURE-TREATED WOOD FRAMING.



**PROPOSED FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

- INDICATES DOOR LOCATED IN (S) ZONE / CORNER ZONE  
SEE DOOR SCHEDULE FOR WINDLOAD REQUIREMENTS
- INDICATES WINDOW LOCATED IN (S) ZONE / CORNER ZONE  
SEE WINDOW SCHEDULE FOR WINDLOAD REQUIREMENTS

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

**PEREZ ENGINEERING & DEVELOPMENT, INC.**

1010 EAST KENNEDY DRIVE, SUITE 201  
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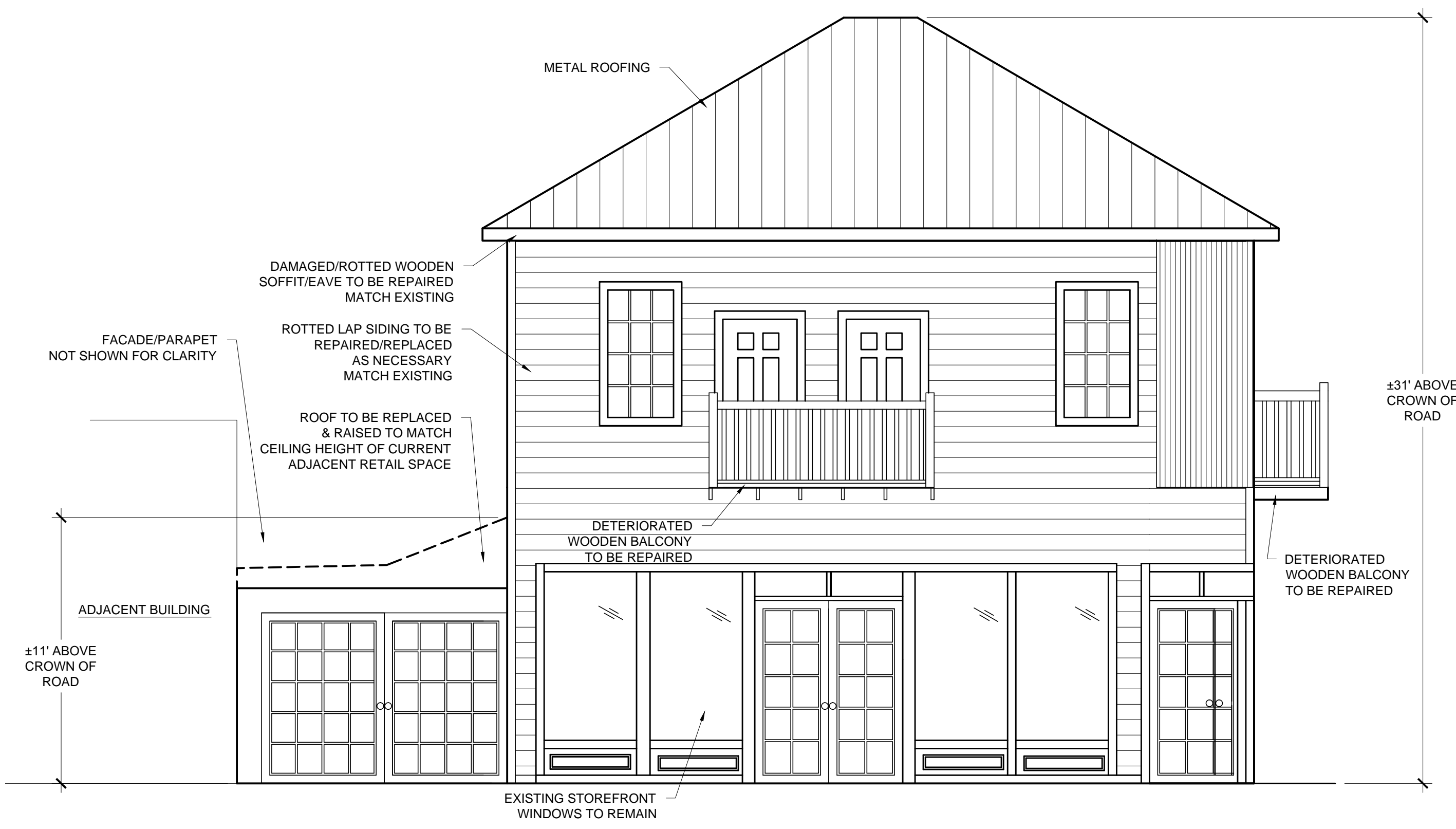
PAUL R. SEMMES, P.E.  
Florida P.E. NO. 44137  
May 1, 2015

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RENOVATIONS  
111 WHITEHEAD STREET  
KEY WEST, FL 33040  
PROPOSED FLOOR PLAN

MOSCHE GVILI  
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KEY WEST, FL 33040

JOB NO.	141091
DRAWN	BGO
DESIGNED	PRS
CHECKED	PRS
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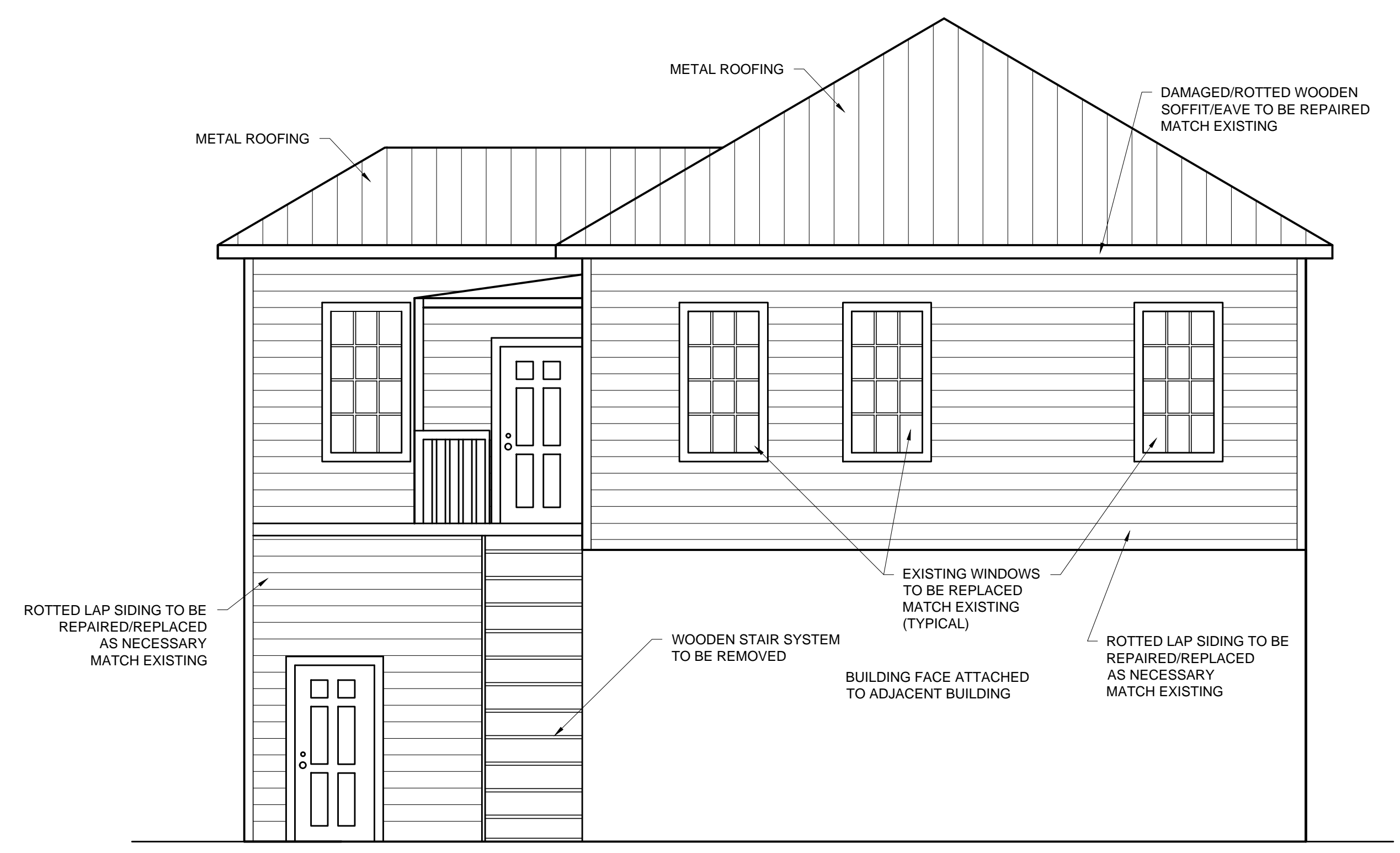
**SOUTHWEST ELEVATION VIEW**

SCALE:1/4"=1'-0"



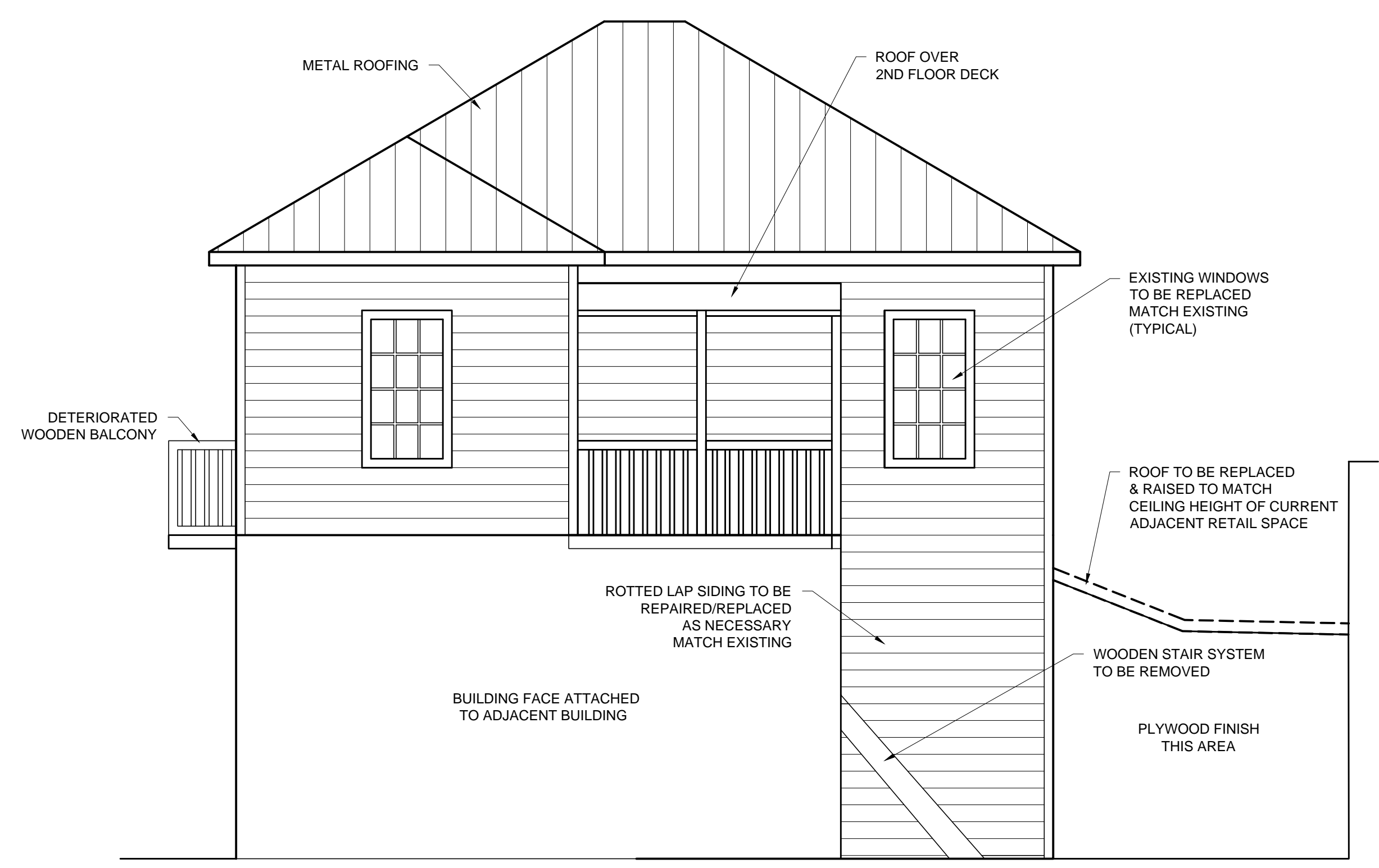
**NORTHWEST ELEVATION VIEW**

SCALE:1/4"=1'-0"



**SOUTHEAST ELEVATION VIEW**

SCALE:1/4"=1'-0"



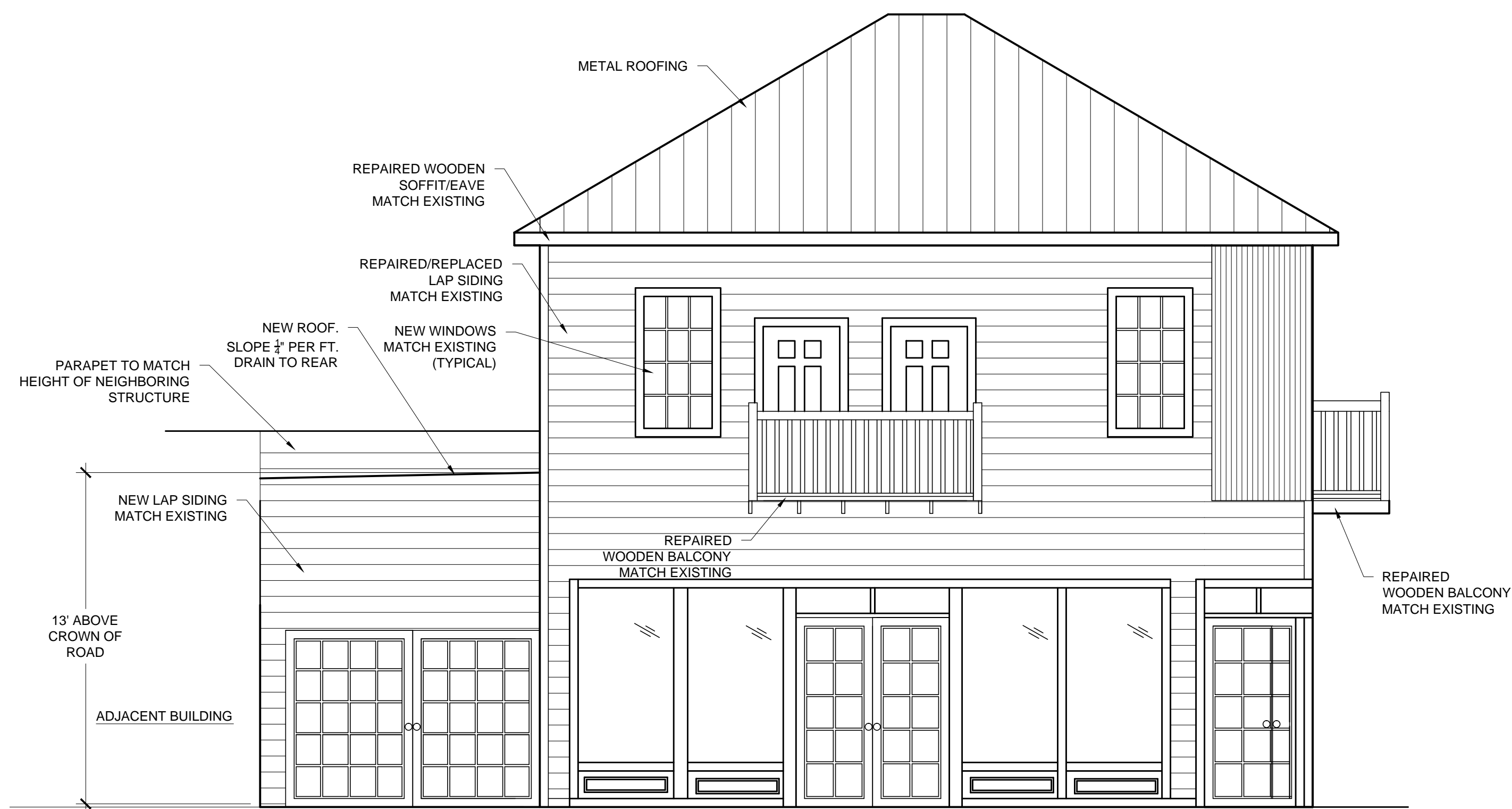
**NORTHEAST ELEVATION VIEW**

SCALE:1/4"=1'-0"

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RENOVATIONS  
 111 WHITEHEAD STREET  
 KEY WEST, FL 33040

EXISTING ELEVATIONS  
 111 WHITEHEAD STREET  
 KEY WEST, FL 33040



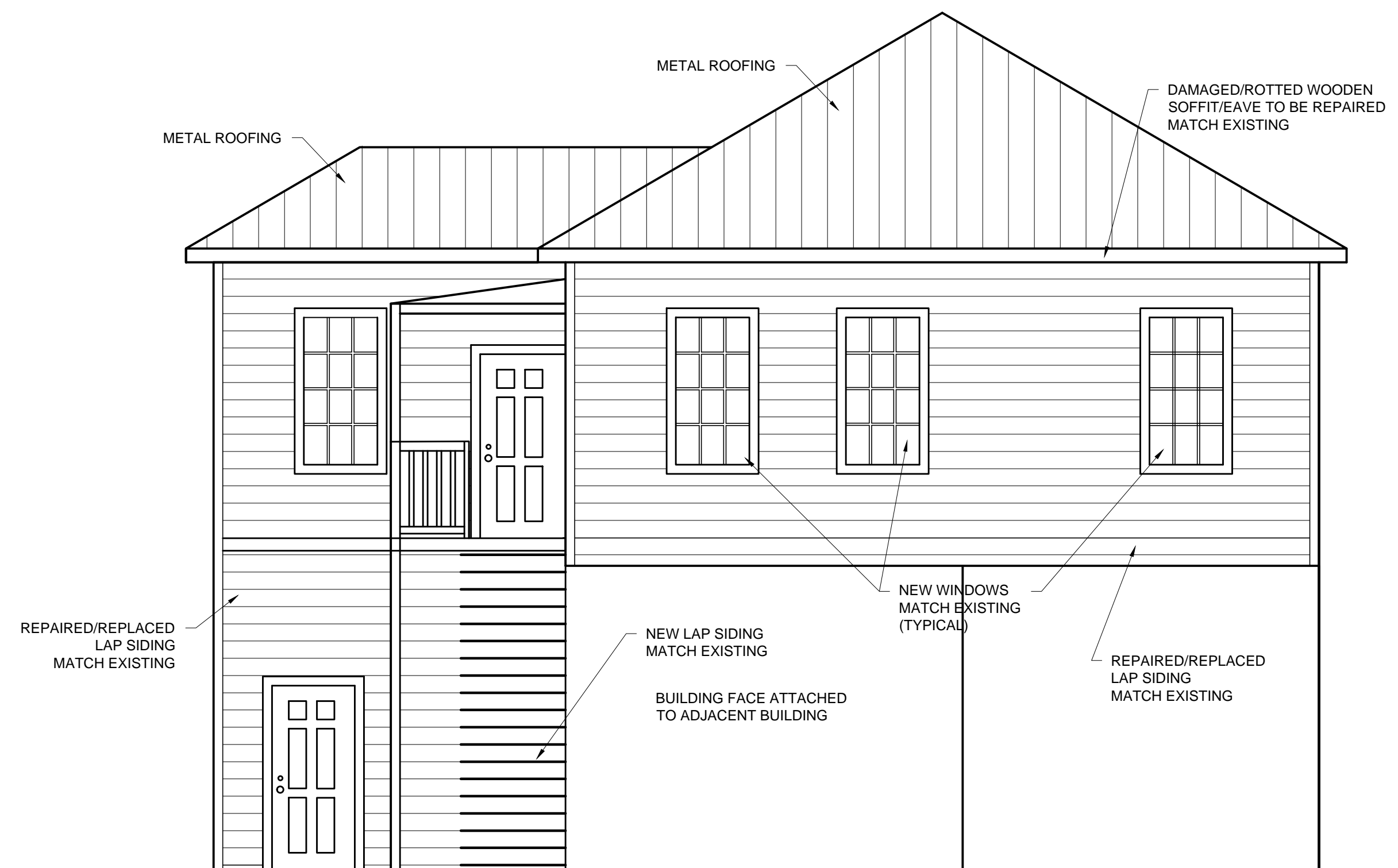
**PROPOSED SOUTHWEST ELEVATION VIEW**

SCALE: 1/4" = 1'-0"



**PROPOSED NORTHWEST ELEVATION VIEW**

SCALE: 1/4" = 1'-0"



**PROPOSED SOUTHEAST ELEVATION VIEW**

SCALE: 1/4" = 1'-0"



**PROPOSED NORTHEAST ELEVATION VIEW**

SCALE: 1/4" = 1'-0"

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# **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.**

Alternate Key: 1000671 Parcel ID: 00000660-000000

### Ownership Details

**Mailing Address:**

RUPP WILLIAM R TRUST 10/3/1991  
 C/O PRAGER AND FENTON LLD  
 675 3RD AVE FL 3  
 NEW YORK, NY 10017-5704

### Property Details

**PC Code:** 12 - STORE/OFF/RES OR COMBINATION

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 111 WHITEHEAD ST KEY WEST  
 115 WHITEHEAD ST KEY WEST  
 116 FITZPATRICK ST KEY WEST  
 403 GREENE ST KEY WEST  
 407 GREENE ST KEY WEST  
 411 GREENE ST KEY WEST

**Legal Description:** KW PT LOT 2 SQR 9 OR214-583/586 OR434-37/38 OR648-854/857 OR651-891 OR1294-362/365Q/C OR2332-1770  
 PROB 44-07-CP-182-K OR2399-340/43PET OR2399-349ORD

### Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	41	142	5,822.00 SF

### Building Summary

**Number of Buildings:** 1

**Number of Commercial Buildings:** 1

**Total Living Area:** 7868

**Year Built:** 1934

## Building 1 Details

**Building Type**  
**Effective Age** 20  
**Year Built** 1934  
**Functional Obs** 0

**Condition** A  
**Perimeter** 714  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 500  
**Depreciation %** 23  
**Grnd Floor Area** 7,868

**Inclusions:**

**Roof Type**  
**Heat 1** FCD/AIR DUCTED  
**Heat Src 1** ELECTRIC

**Roof Cover**  
**Heat 2**  
**Heat Src 2**

**Foundation**  
**Bedrooms** 0

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 6  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 30

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OUU		1	1934					32
2	OUF		1	1934					70
3	OUU		1	1934					9
4	FLA		1	1934					1,600
5	FLA		1	1934					1,018
6	FLA		1	1934					270
7	FLA		1	1934					940
8	FLA		1	1934					2,440

9	FLA	1	1934	1,600
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**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		1 STORY STORES	100	N	Y
		1 STORY STORES	100	N	Y
		APARTMENTS	100	N	Y
	304	APTS-B	100	N	Y
	4	1 STORY STORES	100	N	Y
	5	1 STY STORE-B	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
105	AB AVE WOOD SIDING	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	WD2:WOOD DECK	162 SF	0	0	1985	1986	2	40

**Appraiser Notes**

2006-12-19 REAR 2 STORY FLA IS 114 FITZPATRICK REHAB'D IN LATE 2006, SEE PICS.DKRAUSE

TPP 8985725 -TROPICAL CORNER

TPP 8871678 -ISLAND GIFTS UNIQUE

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	11-3538	09/27/2011	2,435	Commercial	INSTALL CONDUIT AND BOXES NECESSARY FOR GOOSENECK SIGN, LIGHTING 6 NEW LIGHTS. REMOVE AND REPLACE DAMAGED FIXTURES ON EXTERIOR, ALSO ADD 6 CIRCUIT ON TRACK LIGHTS FOR INTERIOR 90 L.F.
1	11-3536	09/27/2011	2,390		REMOVE WALL UNIT & A/C, INSTALL APPROX 12 S.F. WOOD SIDING, REMOVE AND REPLACE WOOD DOOR, SLAB, TRIM & CASING. TOUCH UP PAINT ON TRIM & SIDING TO MATCH EXISTING.
1	11-3130	09/02/2011	1,171	Commercial	STEEL FRAMED CANVAS COVERED AWNING 15' WIDE BY 3' PROJECTION 45 SQ. FT.
1	11-3129	08/31/2011	2,459	Commercial	PLUMBING ADA BATHROOM PER DRAWINGS. RELOCATE EXISTING WC AND HAND SINK. ADD TANKLESS WATER HEATER
1	11-3126	08/31/2011	1,869	Commercial	WIRING ADA BATHROOM INSTALL WIRING FOR ONE LIGHT FAN EXHAUST. RELOCATE EXISTING LIGHT BAR AND GFI RECEPTACLES.
1	11-3125	08/31/2011	13,048	Commercial	INSTALL ADA BATHROOM PER PLANS. INSTALL WALL FRAMING APPROX. 20 L.F. INSTALL APPROX 100 SQ FT TILE. INSTALL APPROX 150 SQ. FT. DRY WALL. INSTALL 2- 36" DOORS. INSTALL 90 L.F. OF BASE BOARDS & CASING. INSTALL 2 CONCRETE ADA RAMPS (INTERIOR)



1	11-3127	09/06/2011		404	Commercial	INSTALL EXHAUST FAN KIT
1	12-1480	07/06/2012	12/31/2012	17,849	Commercial	INSTALL OF CONCRETE STEM WALL (12" HIGH). INSTALL OF STORE FRONT GLASS INCLUDING DOORS AND WINDOWS
1	12-3316	10/09/2012	12/31/2012	5,900	Commercial	REMOVE AND DISPOSE OF EXISTING PACKAGE UNIT. INSTALL ENW CURB AND PACKAGE UNIT ON ROOFTOP. ATTACHED TO EXT. DUCT. 5 TON RHEEM PACKAGE UNIT.
1	12-3577	10/10/2012	12/31/2012	700	Commercial	ROOFING A/C CURB REPAIRING ROOF IN OLD A/C LOCATION.
1	11-0027	09/20/2012		2,200	Commercial	REPLACE 4 FRONT DOORS SLABS AND INSTALL 4 NEW DOOR SLABS ON FRONT DOOR AND PAINT.
1	12-1485	05/11/2012		400	Commercial	INSTALL 2 SIGN LIGHTS
1	12-1483	05/11/2012		6,350	Commercial	INSTALL OF SIGN WALL FACADE WITH CRICKET BEHIND IT. TO HAVE CEMENT BOARD TRIM.
1	12-1481	05/11/2012		300	Commercial	INSTALL OF 45 MIL FIBERLITE SINGLE PLY MEMBRANE ROOFING OVER NEW CRICKETS
1	12-1484	05/11/2012		300	Commercial	INSTALL OF 45 MIL FIBERLITE SINGLE PLY MEMBRANE ROOFING OVER NEW CRICKETS. APPROX 35 S.F.
1	12-0697	05/11/2012		0	Commercial	INSTALLATION OF WALL FACADE & 2 GOOSENECK SIGN LIGHTS PER DRAWING. INSTALL 45MIL FIBERLITE SINGLE PLY ROOFING OVER CRICKET BEHIND PARAPET WALL. NOT VISIBLE FROM STREET. PAINT TO MATCH EXISTING
1	12-0698	05/11/2012		0	Commercial	INSTALLATION OF WALL FACADE W/CRICKET BEHIND. INSTALLATION OF 12" STEM WALL. INSTALL 45MIL FIBERLITE SINGLE PLY ROOFING OVER CRICKET. INSTALLATION OF STORE FRONT GLASS. PAINT WHITE. ALSO 2 GOOSENECK LIGHTS.
1	12-1480	05/11/2012		17,849	Commercial	INSTALL OF CONCRETE STEM WALL (12" HIGH). INSTALL OF STORE FRONT GLASS INCLUDING DOORS & WINDOWS. TOUCH UP PAINT USING EXISTING COLORS. INSTALL OF SIGN FACADE (PARAPET WALL)
1	12-1482	05/11/2012		600	Commercial	INSTALL 2 SIGN LIGHT FIXTURES & 2 RECESSED LIGHTS.
1	12-0056	01/12/2012		400	Commercial	INSTALL SIGN 30" X 10" "SIGHTSEEING" HOP ON AND OFF. FREE MUSEUM & MAPS VOTED FLORIDA'S BEST TOUR.
1	13-1574	04/22/2013		3,200	Commercial	REMOVE 6' ENTRY DOOR INSTALL NEW IMPACE STORE FRONT DOOR
1	96-2108	05/01/1996	08/01/1996	450	Commercial	AWNINGS
1	96-3847	09/01/1996	12/01/1996	500	Commercial	CANVAS AWNINGS
1	97-2016	07/01/1997	07/01/1997	1,300	Commercial	SIGN
1	00-3573	10/27/2000	12/13/2000	2,500	Commercial	REPLACE A/C
1	01-3487	10/23/2001	12/28/2001	5,000	Commercial	RENOVATE STORE FRONT
1	01-1605	04/18/2001	11/13/2001	4,000	Commercial	CANVAS AWNINGS
1	0103487	11/20/2001	10/11/2002	7,000	Commercial	DEMO/REPL FLOOR
1	03-3018	10/06/2003	11/24/2003	5,800	Commercial	ADD 3 WATER FIX.
1	03-3637	01/21/2004	09/27/2004	45,000	Commercial	RENOVATIONS / 5-TON A/C
1	03-4001	01/26/2004	10/30/2003	5,000	Commercial	EXTEND #1-3487 90DAYS
1	03-3018	08/28/2003	10/30/2003	2,400	Commercial	DEMO INTERIOR FINISH
1	03-4245	12/18/2003	01/07/2003	1,500	Commercial	REPLACED WIRING
1	03-2628	07/29/2003	10/30/2003	500	Commercial	INSTALL 2 SMOKE DETECTORS
1	05-0551	02/18/2005	12/31/2005	45,000	Commercial	
1	05-4233	09/26/2005	12/31/2005	1,100	Commercial	REPLACE 100AMP BREAKER PANEL
1	06-3294	05/30/2006	09/28/2006	2,200	Commercial	OPEN WALLS BETWEEN SHOPS WITH NEW HEADER
1	06-3489	06/08/2006	09/28/2006	2,400	Commercial	INSTALL 30 SHEETS OF SLOTWALL.

1	06-4782	08/14/2006	09/28/2006	6,000	Commercial	PATCH FLOORS, REPLACE CABINETS & VANITY, DOORS & WINDOWS.
1	06-4784	08/16/2006	12/11/2006	2,400	Commercial	INSTALL LAY IN FIXTURES 12
1	06-4770	08/11/2006	12/11/2006	5,000	Commercial	DEMO CARPET REPLACE W/CERAMIC TILE, NEW DROP CEILING
1	06-5353	09/25/2006	12/11/2006	12,300	Commercial	UPGRADE PERMIT 06-4784 CONNECT HVAC UNIT
1	06-5319	09/28/2006	12/11/2006	2,000	Commercial	INSTALL 200AMP SVC
1	06-5667	10/12/2006	12/11/2006	2,400	Commercial	PAINT ON 10 SQRS OF CONCH SHINGLES
1	06-5821	10/20/2006	12/11/2006	1,400	Commercial	INSTALL 7 SUPPLY GRILLS
1	06-5018	10/20/2006	12/11/2006	2,300	Commercial	R & R 3 FIXTURES 1 W/C, 1 LAV
1	06-6343	02/05/2007		6,000	Commercial	REMOVE CEILING FOR NEW ATTIC ACCESS STAIRS
1	07-6345	04/13/2007		4,000	Commercial	INSTALL PLUMBING
1	07-5780	04/13/2007		7,840	Commercial	REPLACE 5 EXISTING PLUMBING FIXTURES

## 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
2014	794,542	842	816,049	1,611,433	1,611,433	0	1,611,433
2013	794,542	842	781,828	1,577,212	1,577,212	0	1,577,212
2012	753,267	1,422	781,828	1,536,517	1,536,517	0	1,536,517
2011	794,542	1,442	868,698	1,664,682	1,645,030	0	1,664,682
2010	794,542	1,462	699,478	1,495,482	1,495,482	0	1,495,482
2009	794,542	1,546	666,709	1,462,797	1,462,797	0	1,462,797
2008	794,542	1,608	1,542,830	2,338,980	2,338,980	0	2,338,980
2007	571,866	1,691	1,542,830	2,116,387	2,116,387	0	2,116,387
2006	575,266	1,753	640,420	2,636,896	2,636,896	0	2,636,896
2005	529,027	1,836	582,200	2,636,896	2,636,896	0	2,636,896
2004	529,020	1,898	582,200	2,636,896	2,636,896	0	2,636,896
2003	475,794	1,981	477,404	2,636,896	2,636,896	0	2,636,896
2002	470,788	2,044	477,404	2,636,896	2,636,896	0	2,636,896
2001	470,788	2,127	372,608	2,605,112	2,605,112	0	2,605,112
2000	472,047	821	314,388	2,537,845	2,537,845	0	2,537,845
1999	544,839	841	314,388	2,537,845	2,537,845	0	2,537,845
1998	363,961	854	314,388	1,596,413	1,596,413	0	1,596,413
1997	348,527	953	302,744	1,596,413	1,596,413	0	1,596,413
1996	258,815	966	302,744	679,210	679,210	0	679,210
1995	258,815	1,045	302,744	679,210	679,210	0	679,210
1994	258,815	1,118	302,744	679,210	679,210	0	679,210
1993	258,815	1,198	302,744	666,811	666,811	0	666,811
1992	258,815	1,271	302,744	666,811	666,811	0	666,811
1991	258,815	1,350	302,744	666,811	666,811	0	666,811

<b>1990</b>	55,880	0	133,906	208,731	208,731	0	208,731
<b>1989</b>	46,624	0	130,995	217,356	217,356	0	217,356
<b>1988</b>	43,147	0	114,257	158,318	158,318	0	158,318
<b>1987</b>	42,160	0	78,597	144,194	144,194	0	144,194
<b>1986</b>	42,436	0	78,597	137,089	137,089	0	137,089
<b>1985</b>	40,776	0	72,659	135,562	135,562	0	135,562
<b>1984</b>	40,057	0	34,932	112,698	112,698	0	112,698
<b>1983</b>	40,057	0	27,946	68,003	68,003	0	68,003
<b>1982</b>	33,164	0	27,946	61,110	61,110	0	61,110

## 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.

There are no sales to display for this parcel.

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
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