

Application



Application For Variance

City of Key West, Florida • Planning Department

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

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

RECEIVED
MAY 31 2017
BY NLH

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: 311 MARGARET STREET KEY WEST FL 33040

Zoning District: HRCC2 Real Estate (RE) #: 100002810-000100

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: DALE LOCKWOOD

Mailing Address: 3206 RIVIERA DRIVE

City: KEY WEST State: FLORIDA Zip: 33040

Home/Mobile Phone: 305-304-6133 Office: 305-294-5306 Fax: 305-296-4492

Email: EYWPILOT@AOL.COM

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: INSTALL A ROOF OVER THE WORK AREA AND THE DELIVERY DOCK

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

NOT ABLE TO MEET SET BACKS

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

If yes, please describe and attach relevant documents: _____

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

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
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 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.

AREA IS EXPOSED TO DIRECT SUNLIGHT AND RAIN DUE TO THE CITY
REMOVING TWO LARGE TREES THAT PROVIDED SHADE TO THE AREA.

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

SERVICE AND LOADING DOCK

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.

THIS AREA IS A SERVICE DOCK, LOADING AREA, AND DELIVERY AREA.

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.

ALREADY HAD PERMIT, COLUMNS ARE ALREADY IN PLACE AND CAN NOT BE MOVED.

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. ONLY WHAT IS ABSOLUTELY NEEDED.

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.

NO. NOT TO PUBLIC WELFARE OR BUSINESS.

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.

NO.

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

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

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

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

Warranty Deed

11/13/06

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE06-041

11/20/2006 9:05AM
DEED DOC STAMP CL: JENNIFER\$10,500.00

Doc# 1613647
Bk# 2253 Pg# 401

[Space above This Line for Recording Data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 13th day of November, 2006 between M/P SCRIBNER PROPERTIES, LLC, a Florida Limited Liability Company, whose address is 3776 E. Millers Bridge Road, Tallahassee, FL 32312, (hereinafter referred to as 'Grantor'), and DALE LOCKWOOD, a single man, whose address is 311 Margaret Street, Key West, FL 33040 (hereinafter referred to as "Grantee").

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

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration 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, with the street address of 311 Margaret Street, Key West, FL 33040, more particularly described as:

A PARCEL OF LAND ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN ON THE MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1829 AS PART OF LOT 3 IN SQUARE 20, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SE'LY RIGHT OF WAY LINE OF CAROLINE STREET WITH THE NE'LY RIGHT OF WAY LINE OF MARGARET STREET AND RUN THENCE SE'LY ALONG WITH NE'LY RIGHT OF WAY LINE OF THE SAID MARGARET STREET FOR A DISTANCE OF 50.13 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SE'LY ALONG THE NE'LY RIGHT OF WAY LINE OF THE SAID MARGARET STREET FOR A DISTANCE OF 100.00 FEET TO THE NW'LY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9 AT PAGE 102 OF THE MONROE COUNTY PUBLIC RECORDS; THENCE NE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 82.00 FEET TO THE NE'LY CORNER OF THE SAID LANDS DESCRIBED IN THE SAID OFFICIAL RECORD BOOK; THENCE NW'LY AND RIGHT ANGLES FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE SW'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 82.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER 00002810-000100; ALTERNATE KEY ("AK") NUMBER: 1002909

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

SUBJECT TO: TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and



that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006, and those items listed above.

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:

M/P SCRIBNER PROPERTIES, LLC
a Florida Limited Liability Company

By: [Signature]
Sherree S. Knisley, Manager

[Signature]
Witness # 1 signature
Print name: Melanie Smith

[Signature]
Witness # 2 signature
Print name: Lisa Lunn

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, SHERREE S. KNISLEY, who is personally known to me, or who produced [Signature] as identification, to be the same person who is the named corporate principal of the Grantor described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed with all requisite authority.

WITNESS my hand and official seal at Tallahassee, Leon County, Florida, on this 13 day of November, 2006.

(SEAL)

[Signature]
Notary Public - State of Florida
Commission Expires: 9/16/2008



MONROE COUNTY
OFFICIAL RECORDS

Property Record Card



Summary

Parcel ID 00002810-000100
 Account # 1002909
 Property ID 1002909
 Millage Group 12KW
 Location Address 311 MARGARET ST , KEY WEST
 Legal Description KW PT LOT 3 SQR 20 OR598-45 OR1135-698D/C OR1898-2356/58P/R OR2253-401/02
 (Note: Not to be used on legal documents)
 Neighborhood 32090
 Property Class STORE (1100)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing



Owner

LOCKWOOD DALE
 311 MARGARET ST
 KEY WEST FL 33040-6999

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$448,413	\$466,592	\$466,592	\$466,592
+ Market Misc Value	\$3,184	\$2,793	\$2,553	\$2,028
+ Market Land Value	\$548,452	\$548,452	\$526,292	\$415,494
= Just Market Value	\$1,000,049	\$1,017,837	\$995,437	\$884,114
= Total Assessed Value	\$1,000,049	\$1,017,837	\$973,050	\$884,114
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,000,049	\$1,017,837	\$995,437	\$884,114

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	8,200.00	Square Foot	100	82

Commercial Buildings

Style 1 STORY STORES / 11C
 Gross Sq Ft 5,080
 Finished Sq Ft 4,800
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 (400)
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1981
 Year Remodeled 0
 Effective Year Built 1994
 Condition AVERAGE

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1980	1981	1	2000 SF	2
FENCES	0	2004	1	306 SF	2
CH LINK FENCE	2013	2014	1	300 SF	1

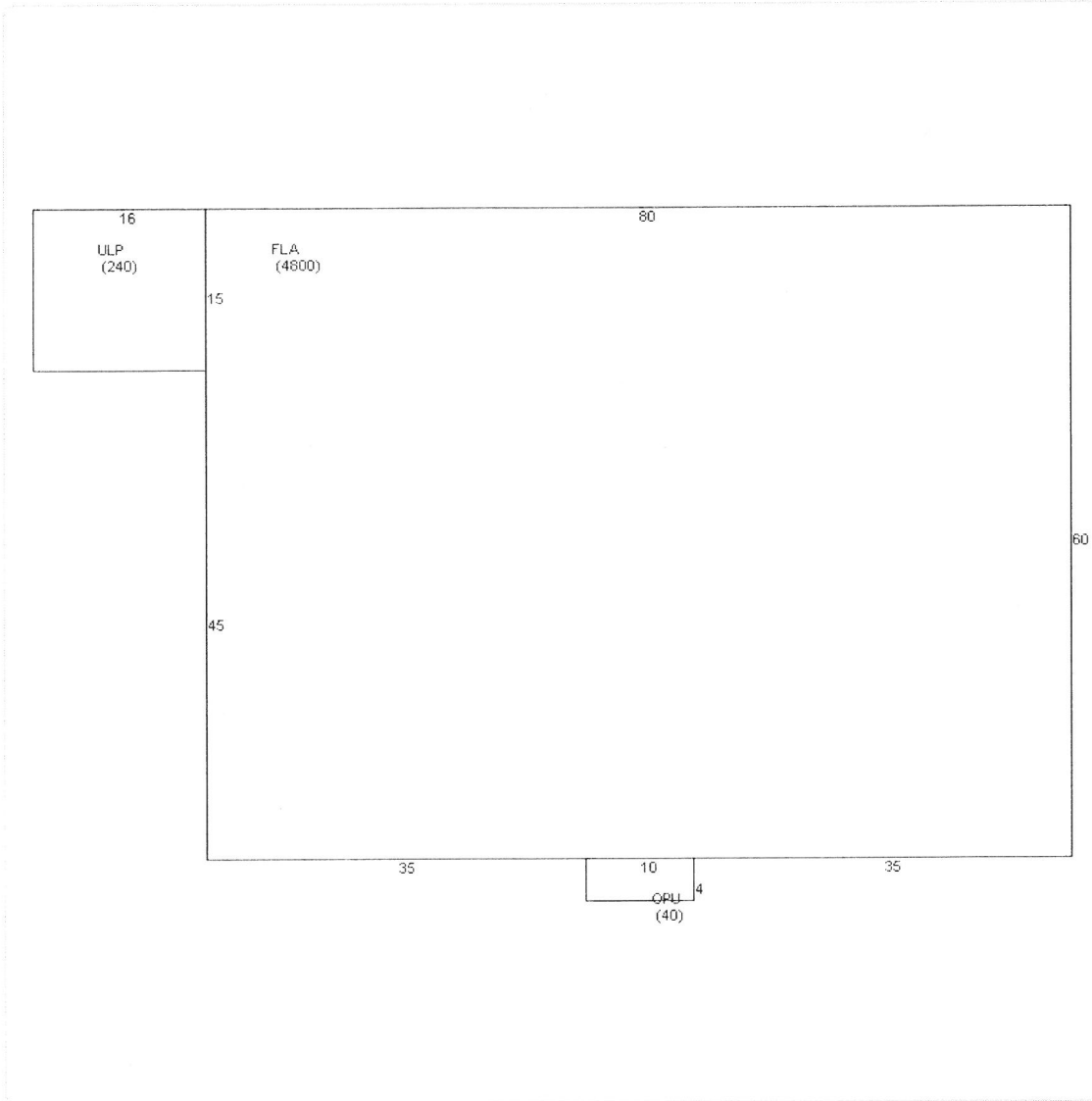
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/13/2006	\$1,500,000	Warranty Deed		2253	401	Q - Qualified	Improved
2/1/1974	\$45,000	Conversion Code		598	45	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-4118	11/20/2012		\$800	Residential	INSTALL 50 L.F. OF 6' HI CHAIN LINK FENCE ON REAR OF PROPERTY (NO GATES) FENCE MUST BE LOCATED INSIDE PROPERTY LINE
08-4517	2/12/2009		\$21,600	Commercial	REMOVE APPROX. 200 SF OF CONCRETE OVERHANG AND 90 LF OF PARAPET SPALLING
06-6446	12/7/2006	7/27/2007	\$18,000	Commercial	INSTALL 200 SQS OF EVERGAURD TPO SINGLE PLY ROOFING SYSTEM
06-0218	1/18/2006	7/27/2007	\$2,000	Commercial	REPLACE EXISTING GREASE TRAP 2" UNDER SINK
03-3689	10/22/2004	12/2/2004	\$1,400	Commercial	REPLACE EXISTING FENCE
04-3002	9/14/2004	10/22/2004	\$2,500	Commercial	RUBBER ROOF
02-1508	10/28/2002	7/21/2003	\$50,000	Commercial	RENOVATE
01-2619	7/26/2001	10/18/2001	\$8,000	Commercial	CHANGEOUT 4 TON A/C
98-0349	2/3/1998	8/21/1998	\$3,000	Commercial	RUBBER ROOF
95-0175	12/1/1995	8/1/1996	\$1	Commercial	ELECTRICAL
B942608	8/1/1994	12/1/1994	\$11,000	Commercial	REPAIRS
M941814	5/1/1994	12/1/1994	\$2,500	Commercial	REPLACE 4 TON AC

Sketches (click to enlarge)



Photos



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

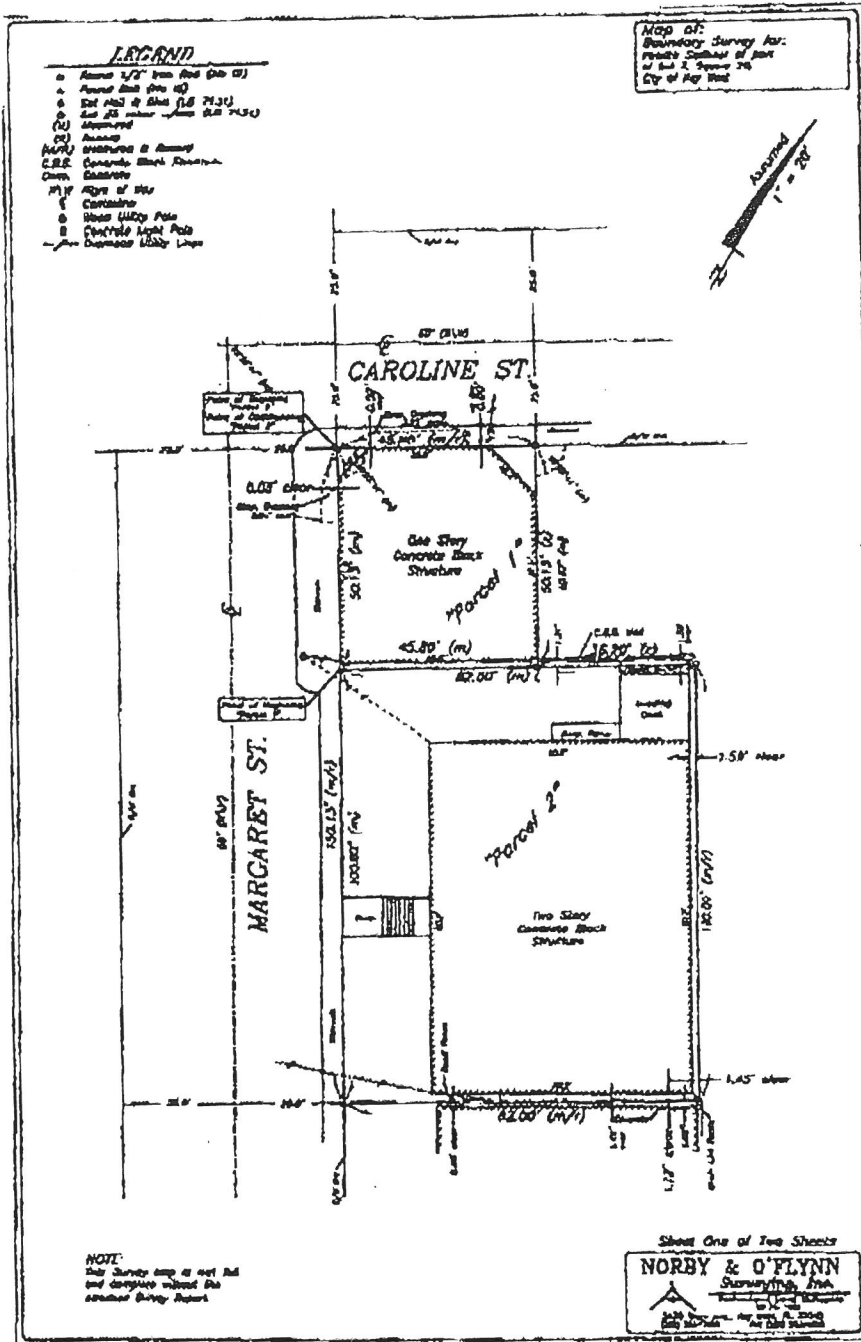
The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its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

Last Data Upload: 5/30/2017 1:28:53 AM



Survey

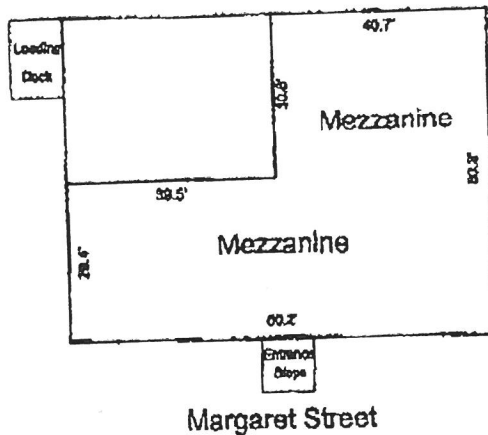
COPY OF SURVEY



(Handwritten signature)

SUBJECT BUILDING LAYOUT AND CALCULATIONS

311 Margaret Street
(Not To Scale)



Comments:

Scale: 1/8" = 1'-0"

AREA CALCULATIONS SUMMARY				LIVING/BUILDING AREA BREAKDOWN		
Code	Description	Area	Total	Room	Description	Area
0433	Plant Floor	1826.04	4826.04	Plant Floor	47.3 x 60.8	2818.04
05A1	Mezzanine	1432.04	3258.08	Mezzanine	48.9 x 66.3	3269.54
					23.4 x 37.0	1183.38
	TOTAL LIVABLE (rounded)		4826	3 Areas Total (rounded)		4430
	TOTAL BUILDING (rounded)		3511			

Appraisal Company of Key West, Inc.

Page 52

INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED
May 18, 2016 4:33:50 PM EDT

REMOTE CSID

DURATION 53

PAGES 2

STATUS Received

0001/0002

05/18/2016 4:29 PM FAX

Proposed Plans

WILLIAM P. HORN
ARCHITECT, P.A.

1914 LANTANA ST.
KEY WEST,
FLORIDA
33490

TEL: (305) 296-8003
FAX: (305) 297-0103

LICENSE NO.
A-1000240

PERLE ENGINEERING &
DEVELOPMENT, INC.
11111 W. UNIVERSITY BLVD.
PALM BEACH, FLORIDA
PROFESSIONAL ENGINEER
10885 UNIVERSITY DRIVE
KEY WEST, FL 33040
C.E.P. 16885
C.E.P. 2011460

ROOF ADDITION
KEY WEST ELECTRIC
311 MARGARET ST.
KEY WEST, FL

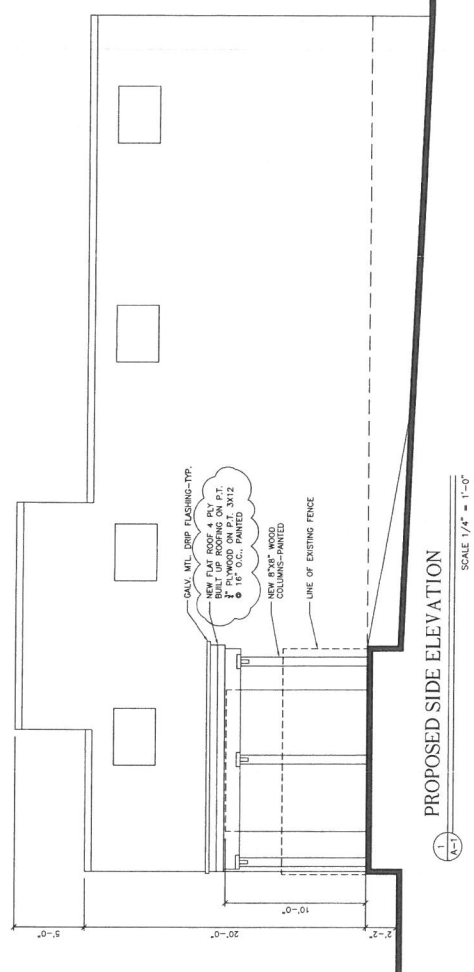
DATE: 12-01-03
HARC
06-02-03 B.D.

REVISIONS:

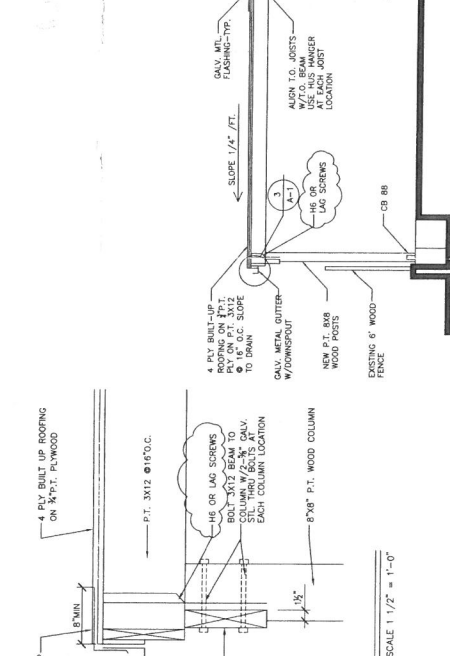
DRAWN BY:
PSS

PROJECT NUMBER:
00333

THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION BY WILLIAM P. HORN



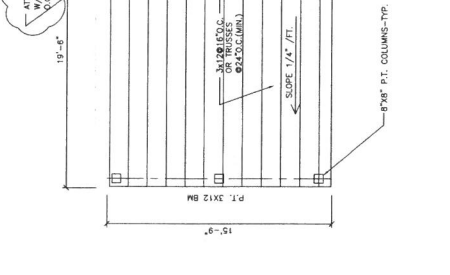
PROPOSED SIDE ELEVATION
SCALE 1/4" = 1'-0"



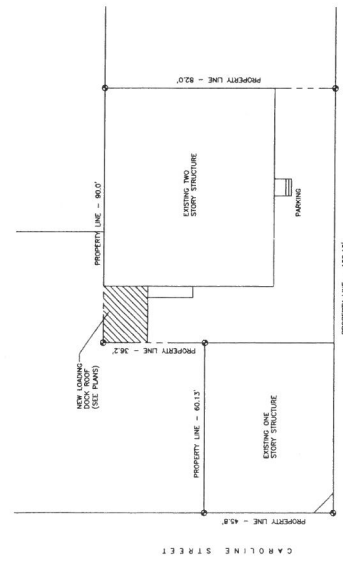
SECTION THRU NEW ROOF
SCALE 1/4" = 1'-0"



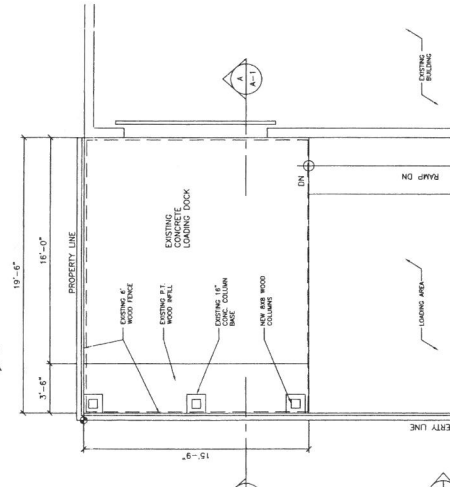
DETAIL
SCALE 1 1/2" = 1'-0"



ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"



SITE PLAN
SCALE 1" = 20'-0"



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

ROOFING WIND LOAD DATA	
ZONE 1	FIELD -S4.6
ZONE 2	EDGE -S1.7
ZONE 3	CORNER -138.0

KEY WEST ELECTRIC - ROOF ADDITION
311 MARGARET STREET
KEY WEST, FLORIDA

Authorization Form

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, Dale Lockwood _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

William Horn _____
Please Print Name of Representative

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

[Signature] _____
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 8/10/2017 _____
Date

by Dale Lockwood _____
Name of Owner

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

[Signature] _____
Notary's Signature and Seal

Jessi Woiski _____
Name of Acknowledger typed, printed or stamped

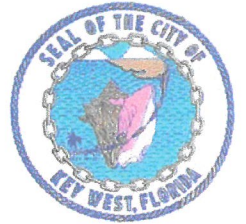
GG060568 _____
Commission Number, if any



Jessi Woiski
Commission # GG060568
Expires: March 29, 2019
Bonded thru Aaron Notary

Verification Form

City of Key West
Planning Department



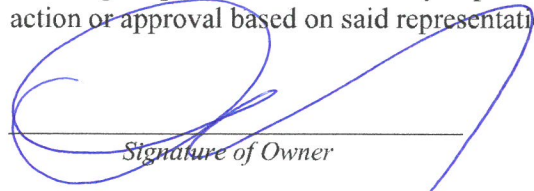
Verification Form
(Where Owner is the Applicant)

I, DALE LOCKWOOD, 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:

311 MARGARET STREET KEY WEST FL 33040

Street address of subject property

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



Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 5-31-2017 by _____
date

DALE LOCKWOOD

Name of Owner

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



Notary's Signature and Seal

JESSI WOLSKI

Name of Acknowledger typed, printed or stamped

GG060568

Commission Number, if any



Jessi Wolski
Commission # GG060568
Expires: March 29, 2019
Bonded thru Aaron Notary