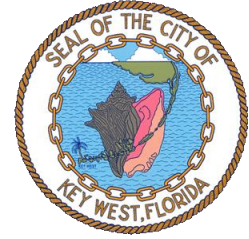


Staff Report

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



To: Chair and Planning Board Members

From: Kevin Bond, AICP, LEED Green Associate, Planner II

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: June 19, 2014

Agenda Item: **Variance – 2323 Staples Avenue (RE # 00046550-000000, AK # 1047147)** – A request for variance to detached habitable space for an addition to an existing single-family residence on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395 and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

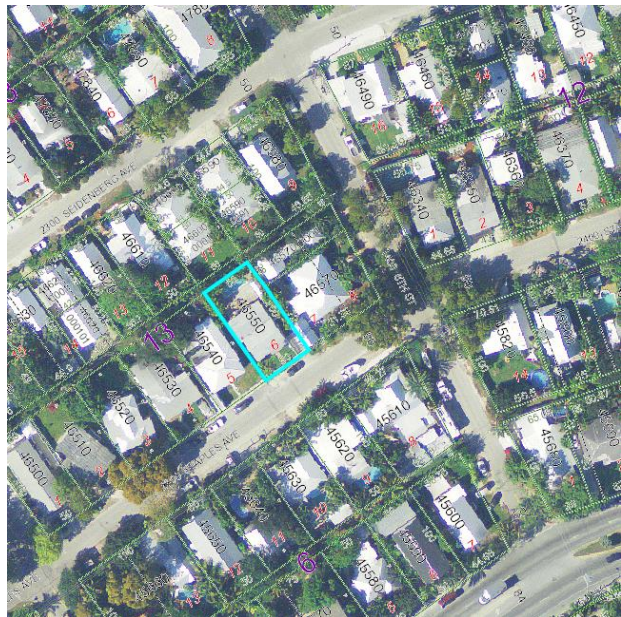
Request: Variance to allow an attached second-floor addition with a separate entrance and no internal connection to an existing single-family residence.

Applicant: Jessica Hulme Archer

Property Owner: Jessica Hulme Archer

Location: 2323 Staples Avenue (RE # 00046550-000000, AK # 1047147)

Zoning: Single-Family Residential (SF)



Background:

The property, which is located on Staples Avenue between Fifth and Sixth Streets, was comprised of a one-story, single-family residence. In January 2013, the City issued building permit # 12-4508 for a second floor addition to the house, which would create a new bedroom and full bathroom with both internal spiral stairs and an external staircase. According to recently effective Ordinance No. 13-19, this would be considered an “Addition (Type B).” During construction, the owner decided not to construct the internal stairway in order to provide more habitable space within the bedroom. This change was not reviewed by the City Building Department. Now, in order to pass final inspections and close the permit, the owner has applied for a variance to allow the attached addition without the required internal connection. Pursuant to Code Section 122-1078, all habitable space shall be accessible from the interior of exterior walls.

The property is nonconforming to minimum lot size. The existing structure is nonconforming to the minimum front and west side yard setbacks. The property is within the AE-8 FEMA flood zone. The property is not located within the Key West Historic District. The following table summarizes the site conditions before and after the addition.

| Relevant SF Zoning District Dimensional Requirements: Code Section 122-238 | | | | |
|---|--|-----------------------------|-----------------------------|------------------------------------|
| Dimensional Requirement | Required/ Allowed | Existing | Proposed | Change / Variance Required? |
| Maximum density | 8 dwelling units per acre | 1 unit | 1 unit | No change |
| Maximum floor area ratio | N/A | None | None | No change |
| Maximum height (of shed) | 25 feet + 5 feet non-habitable for pitched roofs | ~13.25' (before addition) | 22'-2¼" (after addition) | +~9 feet |
| Maximum building coverage | 35% | 30% | 34% | +4 |
| Maximum impervious surface | 50% | 46% | 50% | +4 |
| Minimum lot size | 6,000 SF | 5,000 SF | 5,000 SF | No change |
| Minimum lot width | 50 feet | 50 feet | 50 feet | No change |
| Minimum lot depth | 100 feet | 100 feet | 100 feet | No change |
| Minimum front setback | 30 feet | ~15.5 feet | ~15.5 feet | No change |
| Minimum side setback (west) | 5 feet | ~4 feet | ~4 feet | No change |
| Minimum side setback (east) | 5 feet | 11.7 feet (before addition) | ~8.75 feet (after addition) | -2.95 feet |
| Minimum rear setback | 25 feet | ~37 feet (before addition) | ~26.5 feet (after addition) | -10.5 feet |
| Minimum street side setback | 10 feet | N/A | N/A | N/A |

Process:

Development Review Committee:
Planning Board:

April 24, 2014
June 19, 2014

Analysis – Evaluation for Compliance With The Land Development Regulations:

The standards for considering variances are set forth in Section 90-395(a) of the City of Key West (the “City”) Land Development Regulations (“LDRs”). Before any variance may be granted, the Planning Board must find all of the following:

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

The land, structures and buildings involved are located on the property within the SF Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, any and all the existing nonconformities were established prior to the current LDRs. However, many other land, structures and buildings within the SF Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved. 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 Applicant is requesting after-the-fact approval to allow the attached second-floor addition with a separate external entrance, but without the previously approved and required internal spiral stairway connection. This change from the approved building permit plans was not reviewed or approved by the City, and is a circumstance directly resulting from the action of the Applicant. Furthermore, this type of addition, without an unlockable internal connection (e.g., stairway or hallway) of at least 50 inches in width, is not specifically allowed by the City LDRs. However, it should be noted that a detached habitable space, which is unattached to the principal structure and has a separate entrance and a bathroom, may be allowed by a variance granted by the Planning Board. 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.**

Granting the requested variances would confer special privileges upon the Applicant that are denied by the LDRs to other lands, buildings and structures in any zoning district. 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.**

The Applicant currently enjoys the use of the property as a single-family residence with accessory uses and structures, which are common permitted uses within the SF Zoning

District. The Planning Board has granted variances for detached habitable space on other properties similarly situated with single-family residences in the same zoning district. However, the LDRs as recently amended by Ordinance No. 13-19 do not specifically allow the type of attached addition created by the Applicant. Therefore, the requested variance would be the proper method to request approval. Nonetheless, denial of the requested variance would not deprive the Applicant of rights commonly enjoyed by other properties in the SF Zoning District. 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 second floor addition was designed and approved through Permit # 12-4508 without needing a variance. Furthermore, the Applicant currently has reasonable use of the land, building and structures without a variance. However, the property must be brought into compliance with the LDRs either through the approval of the requested variance or installation of the previously-approved internal spiral stairway connection between the existing house and the addition. 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 variances 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.

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

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

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

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

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

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

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

As of the writing of this report, public notices were not yet required. Staff is not aware of any objections at this time.

Recommendation:

Based on the above analysis of the standards for considering variances established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the requested variances be **DENIED**.

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

General Conditions:

1. The proposed development shall be consistent with the plans dated April 28, 2014 by Thomas E. Pope, Professional Architect.
2. No approval granted for an accessory unit, an additional principal dwelling unit or any transient use of the property.
3. No approval granted for any other work or improvements shown on the plans.
4. No kitchen, no wet bar and no 220-volt electric service shall be allowed in the second floor addition without the required internal connection.

Conditions required to be completed prior to a Certificate of Occupancy and/or final inspection:

5. The owner shall apply for an after-the-fact revision to building permit # 12-4508 for the deletion of the internal spiral stairway connection between the first and second floors.
6. Unless and until the owner receives City approval for an accessory unit or an additional principal dwelling unit, a deed restriction in a form acceptable to the city attorney shall be placed on the property such that the property as a whole shall be used and occupied as a single-family residence. Entrances to all bedrooms and the detached habitable space shall share the same key or means of controlling access so that the bedrooms are not divisible into separately rentable units. The owner shall bear any expense of recording the deed restriction.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO DETACHED HABITABLE SPACE ON PROPERTY LOCATED AT 2323 STAPLES AVENUE (RE # 00046550-000000, AK # 1047147) IN THE SINGLE-FAMILY RESIDENTIAL (SF) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-1078 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA

WHEREAS, the applicant requests approval to allow an attached second-floor addition with a separate entrance and no unlockable internal connection to an existing single-family residence on property located at 2323 Staples Avenue (RE # 00046550-000000, AK # 1047147); and

WHEREAS, the addition is currently nonconforming by not having the required unlockable internal connection for an “Addition (Type B)” pursuant to Ordinance No. 13-19; and

WHEREAS, Section 122-1078 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) requires that all habitable space be accessible from the interior of the exterior walls; and

WHEREAS, the applicant requests a variance to detached habitable space; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on June 19, 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 land, structures or buildings in the same district; and

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

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

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

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

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

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

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

Florida:

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

Section 2. An approval by Resolution of the Key West Planning Board for a variance to allow the attached second-floor addition with a separate entrance and no unlockable internal connection to an existing single-family residence per the attached plans dated April 28, 2014 by Thomas E. Pope, Professional Architect, on property located at 2323 Staples Avenue (RE # 00046550-000000, AK # 1047147) in the SF Zoning District pursuant to Sections 90-395 and 122-1078 of the City of Key West Land Development Regulations with the following conditions:

General conditions:

1. The proposed development shall be consistent with the plans dated April 28, 2014 by Thomas E. Pope, Professional Architect.
2. No approval granted for an accessory unit, an additional principal dwelling unit or any transient use of the property.
3. No approval granted for any other work or improvements shown on the plans.
4. No kitchen, no wet bar and no 220-volt electric service shall be allowed in the second floor addition without the required internal connection.

Conditions required to be completed prior to a Certificate of Occupancy and/or final inspection:

5. The owner shall apply for an after-the-fact revision to building permit # 12-4508 for the deletion of the internal spiral stairway connection between the first and second floors.

6. Unless and until the owner receives City approval for an accessory unit or an additional principal dwelling unit, a deed restriction in a form acceptable to the city attorney shall be placed on the property such that the property as a whole shall be used and occupied as a single-family residence. Entrances to all bedrooms and the detached habitable space shall share the same key or means of controlling access so that the bedrooms are not divisible into separately rentable units. The owner shall bear any expense of recording the deed restriction.

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

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

Section 5. These variances do not constitute a finding as to ownership or right to

possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this ____ day of _____, 2014.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

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: 2323 Staples Ave

Zoning District: _____ Real Estate (RE) #: _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Jessica Hulme Archer

Mailing Address: 2323 Staples Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (330) 414-1246 Office: (305) 293-1549 Fax: (305) 293-1547

Email: jessy.archer@keysschools.com ext 54399

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: Private bedroom for grandparents, whom are retired and live in Cleveland, OH. Only grandchild - grandparents provide child care.

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

Detached, habitable space.

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 | | | | |
| 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

(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 second story bedroom and bathroom has been completed. This variance will allow this building permit to be closed.

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

The bedroom and bathroom addition is for the use of grandparent of the Owner and provides full time childcare so parents are able to work.

(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 the other lands, buildings or structures in the same zoning district.

No special privileges will be conferred.

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

The introduction of an interior staircase in the existing space will reduce the usable living space both upstairs and downstairs significantly affecting the usefulness of the existing small spaces.

(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.

Yes.

(6) Not injurious to the public welfare. That the grant 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 involve or otherwise detrimental to the public interest or welfare.

This requested variance is not injurious to the public welfare.

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

This requested variance is not based on other nonconforming uses on neighboring lands, structures or buildings in the same district.

Authorization Form

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Jessica Hulme Archer, 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:

2323 Staples Ave 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.

Jessica Hulme Archer
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 4-1-14 by
Jessica Hulme Archer *date*
Name of Authorized Representative

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

Juliette T. Hamel
Notary's Signature and Seal

JULIETTE T. HAMER
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

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 and Delivered in Our Presence:

Witnesses:

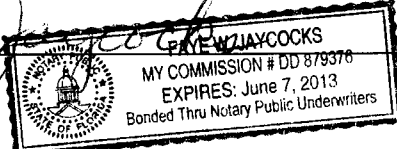
#1 Christian Henriquez Jesus L. Cepero L.S.
Printed CHRISTIAN G HENRIQUEZ JESUS L. CEPERO

#2 Lynn M. Roberts Marta L. Cepero L.S.
Printed Lynn M. Roberts MARTA L. CEPERO

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this August 10, 2011, by **JESUS L. CEPERO and MARTA L. CEPERO**, who is/are personally known to me or who has/have produced _____ as identification and who did (did not) take an oath.

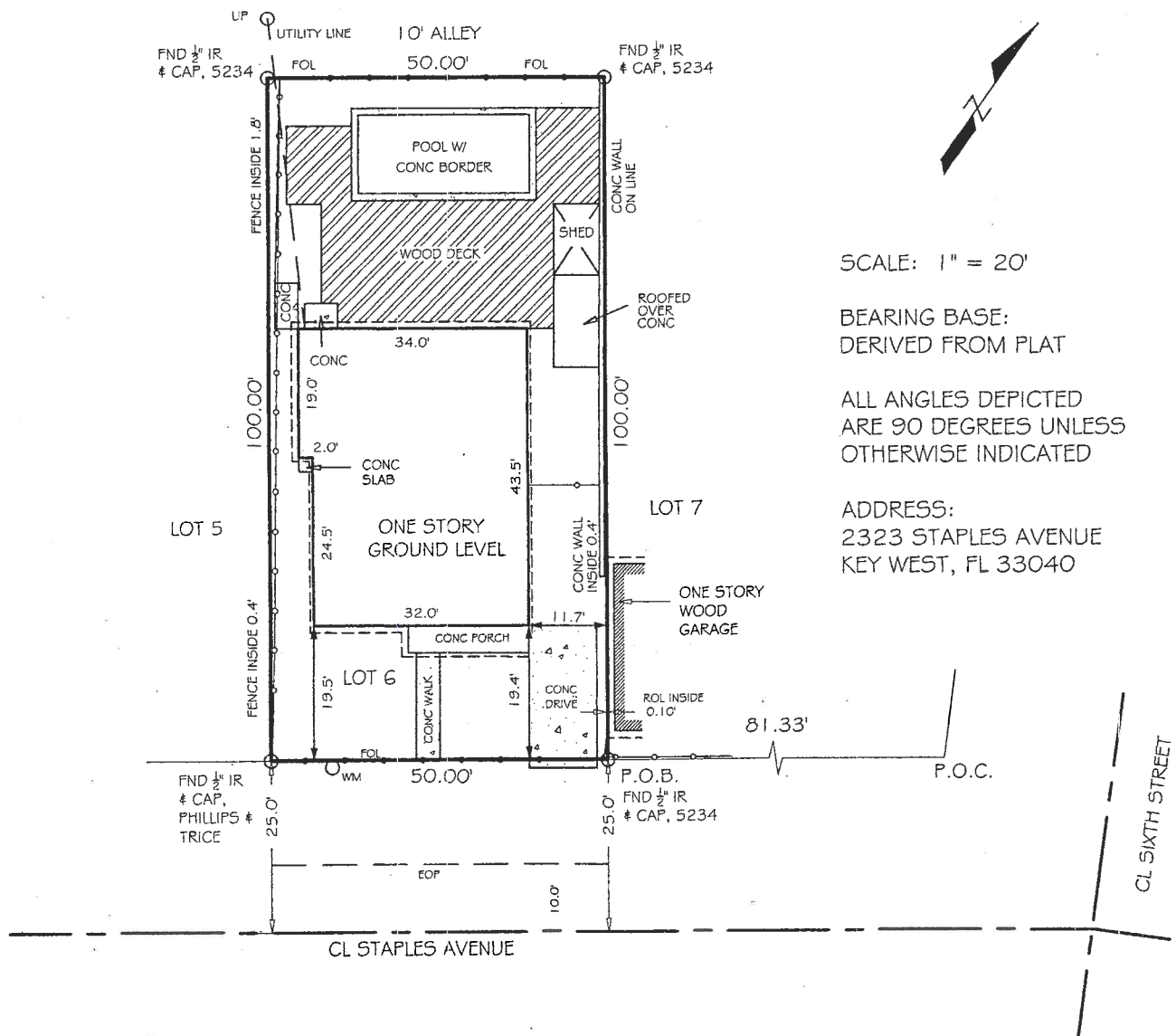
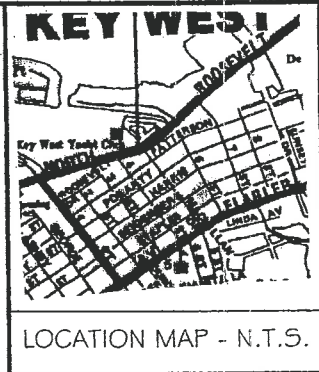
Faye W. Jaycocks
NOTARY PUBLIC
SEAL: 

CD-3785

MONROE COUNTY
OFFICIAL RECORDS

Survey

MAP OF BOUNDARY SURVEY
PART OF KEY WEST REALTY COMPANY'S
SUBDIVISION NO. 1 OF TRACT 21
AND SALT POND LOTS 1,2,3,4,AND 5
AS LOT 6 BLOCK 13



SCALE: 1" = 20'
BEARING BASE:
DERIVED FROM PLAT
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED
ADDRESS:
2323 STAPLES AVENUE
KEY WEST, FL 33040

CERTIFIED TO -
SANCHEZ & AHSBY, P.A.
CHICAGO TITLE INSURANCE COMPANY
GROVEBAY FINANCIAL, INC. its successors and/or assigns
JESUS L. and MARTA L. CEPERO


NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

LEGAL DESCRIPTION -
On the Island of Key West, and known on the Key West Realty Company's Subdivision No. 1 of Tract 21, and Salt Pond Lots 1, 2, 3, 4, and 5, as Lot 6 in Block No. 13, according to diagram of said subdivision recorded in Plat Book 1, page 43, Monroe County Records. Commencing at a point 81 feet 4 inches from the Northwest corner of Staples Avenue and Sixth Street, and running along Staples Avenue in a Westerly direction 50 feet; thence in a NWly direction 100 feet to an alley; thence at right angles in an Easterly direction along said alley 50 feet; thence at right angles in a SEly direction 100 feet to the point of beginning.

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|---------------------------|--|------------------------------------|
| DELTA = CENTRAL ANGLE | IP = IRON PIPE | PRC = POINT OF REVERSE CURVE |
| ASPH = ASPHALT | IR = IRON ROD | PRM = PERMANENT REFERENCE MONUMENT |
| A = ARC LENGTH | MEAS = MEASURED | PT = POINT OF TANGENT |
| CL = CENTERLINE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | R = RADIUS |
| CM = CONCRETE MONUMENT | NTS = NOT TO SCALE | RES = RESIDENCE |
| CONC = CONCRETE | PC = POINT OF CURVE | ROL = ROOF OVERHANG LINE |
| CVRD = COVERED | PCC = POINT OF CURVE/ROUND CURVE | ROW = RIGHT OF WAY |
| DEASE = DRAINAGE EASEMENT | PCP = PERMANENT CONTROL POINT | ROWL = RIGHT OF WAY LINE |
| EL = ELEVATION | PK = PARKER KALON NAIL | TYP = TYPICAL |
| ENCL = ENCLOSURE | PL = PROPERTY LINE | LEASE = UTILITY EASEMENT |
| ENCR = ENCROACHMENT | POB = POINT OF BEGINNING | UP = UTILITY POLE |
| EOP = EDGE OF PAVEMENT | PI = POINT OF INTERSECTION | WM = WATER METER |
| FF = FINISHED FLOOR | POC = POINT OF COMMENCEMENT | |
| FI = FENCE INSIDE | | |
| FND = FOUND | | |
| FO = FENCE OUTSIDE | | |
| FOL = FENCE ON LINE | | |

| | |
|-----------------|----------|
| SCALE: | 1"=20' |
| FIELD WORK DATE | 07/21/06 |
| REVISION DATE | -/- |
| SHEET | 1 OF 1 |
| DRAWN BY: | KB |
| CHECKED BY: | RR |
| INVOICE NO.: | 6070608 |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1 (B) (SETBACKS), 1 (B)3 (ENCROACHMENTS), & 1 (B)4 (EASEMENTS). SCHEDULE 'B' HAS NOT BEEN PROVIDED.

SIGNED 

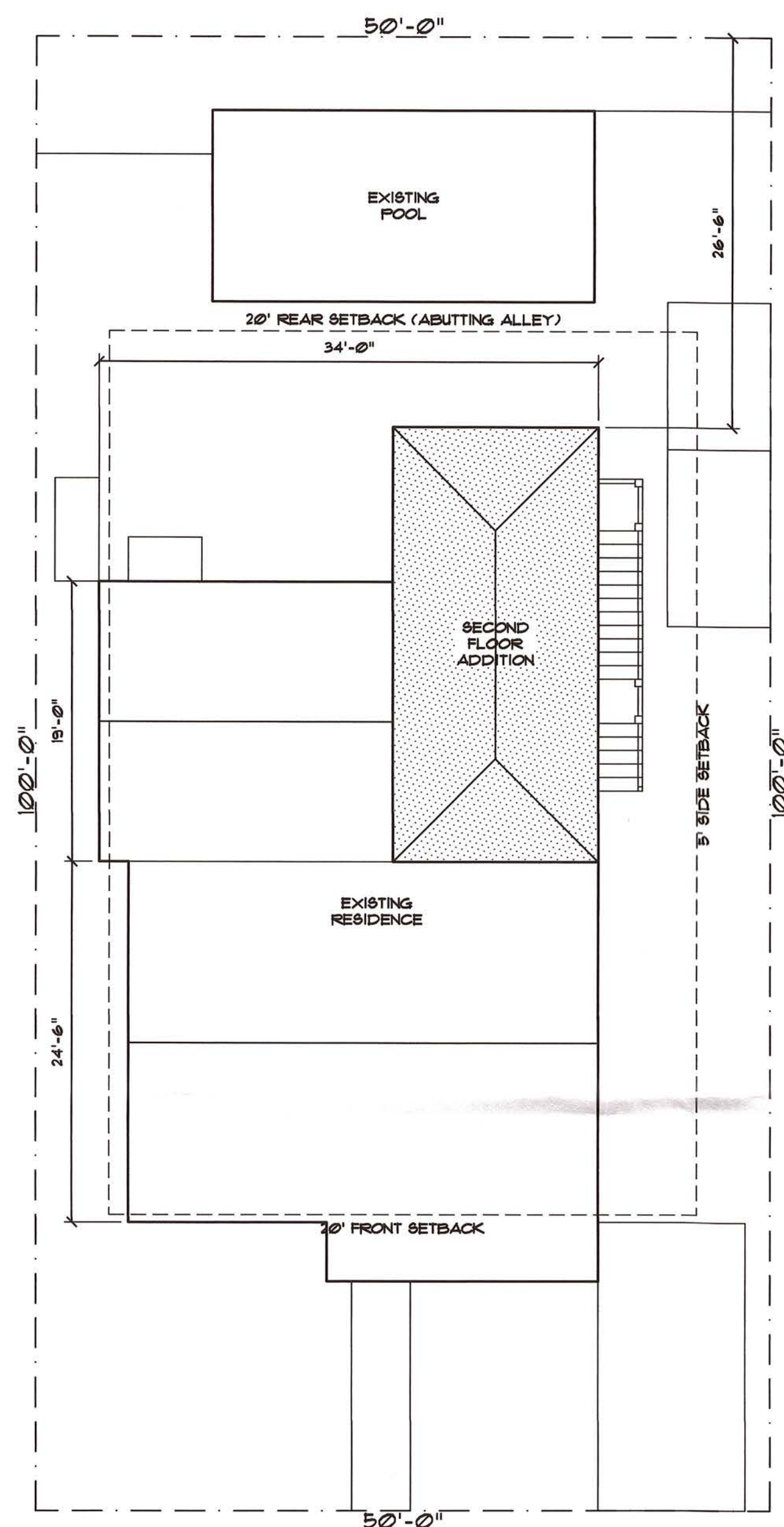
ROBERT E. REECE, PSM #5632, PROFESSIONAL SURVEYOR AND MAPPER, LB #6884

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
FAX (305) 872-5622

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

Plans

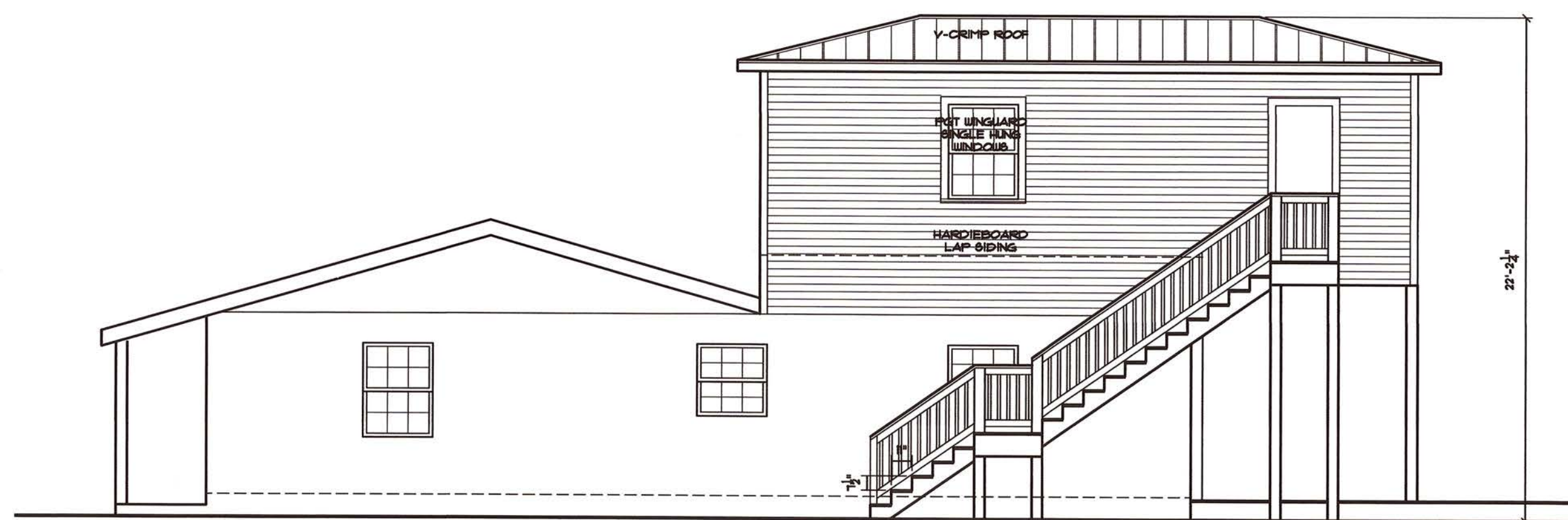


Site Plan

1/8" = 1' - 0"

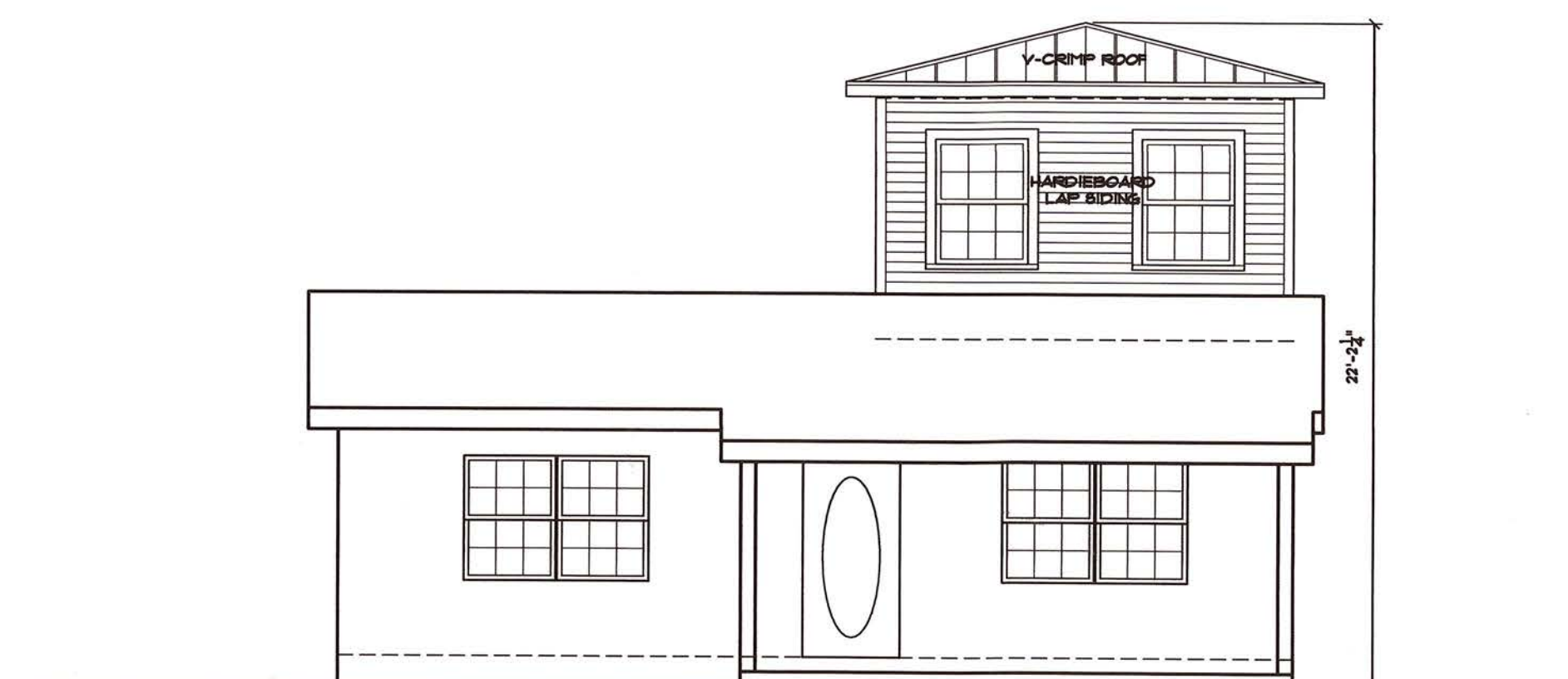
SITE ANALYSIS

| | |
|-----------------------------|-------------------------|
| ZONING | 8F |
| SITE AREA | 5,000± (0.11 AC) |
| FLOOD ZONE | AE B |
| MAX LOT COVERAGE | 35% (1,750 SF) |
| EXISTING LOT COVERAGE | 30% (1,504 SF) |
| PROPOSED LOT COVERAGE | 34% (1,715 SF) |
| MAX HEIGHT | 25'-5" PITCHED ROOF |
| SETBACKS | |
| FRONT | 30'-20" |
| REAR | 20' WHEN ABUTTING ALLEY |
| SIDE | 5' |
| MAX IMPERVIOUS SURFACE | 50% (2,500 SF) |
| EXISTING IMPERVIOUS SURFACE | 46% (2,288 SF) |
| PROPOSED IMPERVIOUS SURFACE | 50% (2,500 SF) |



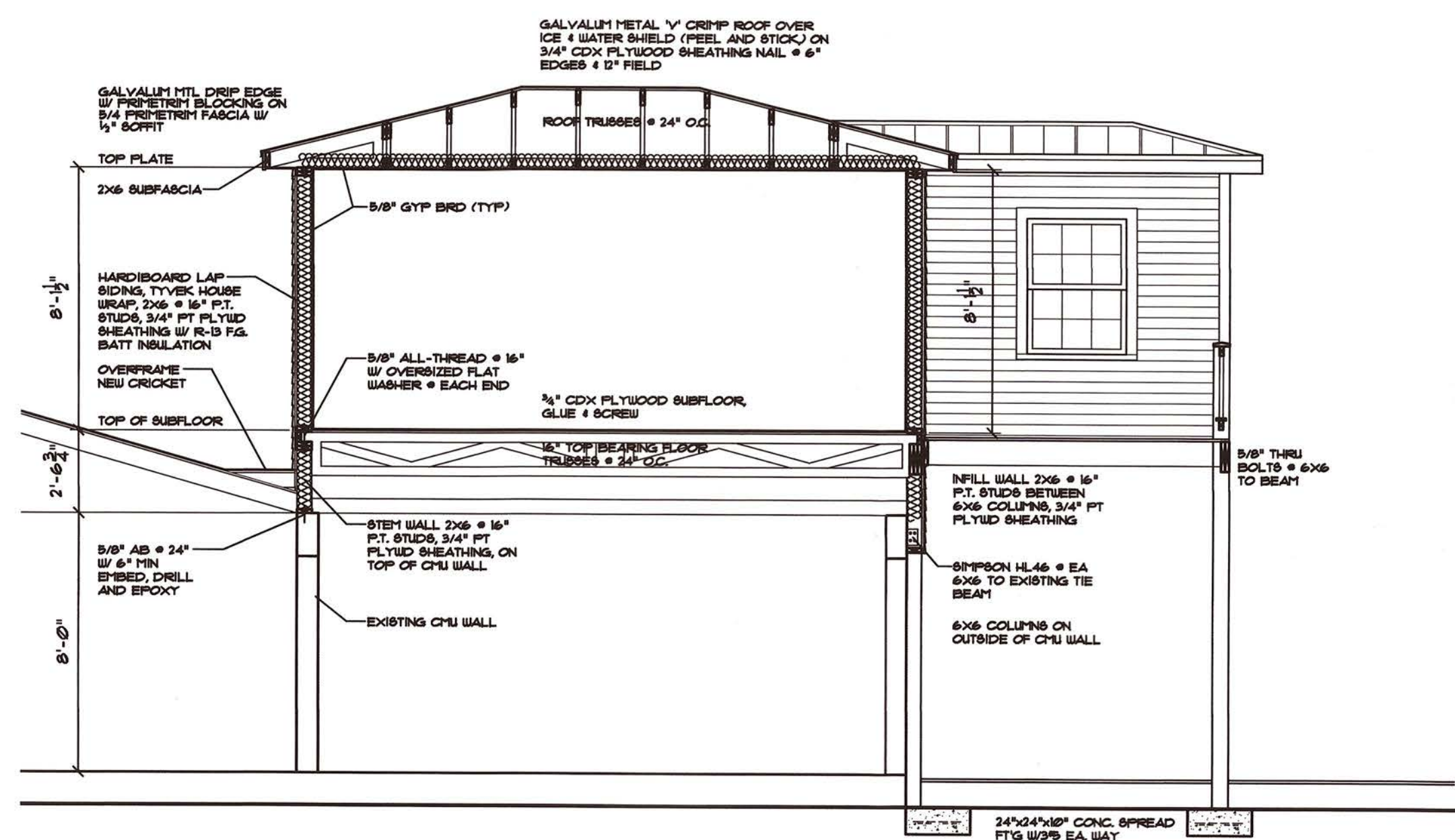
Side Elevation

3/16" = 1' - 0"



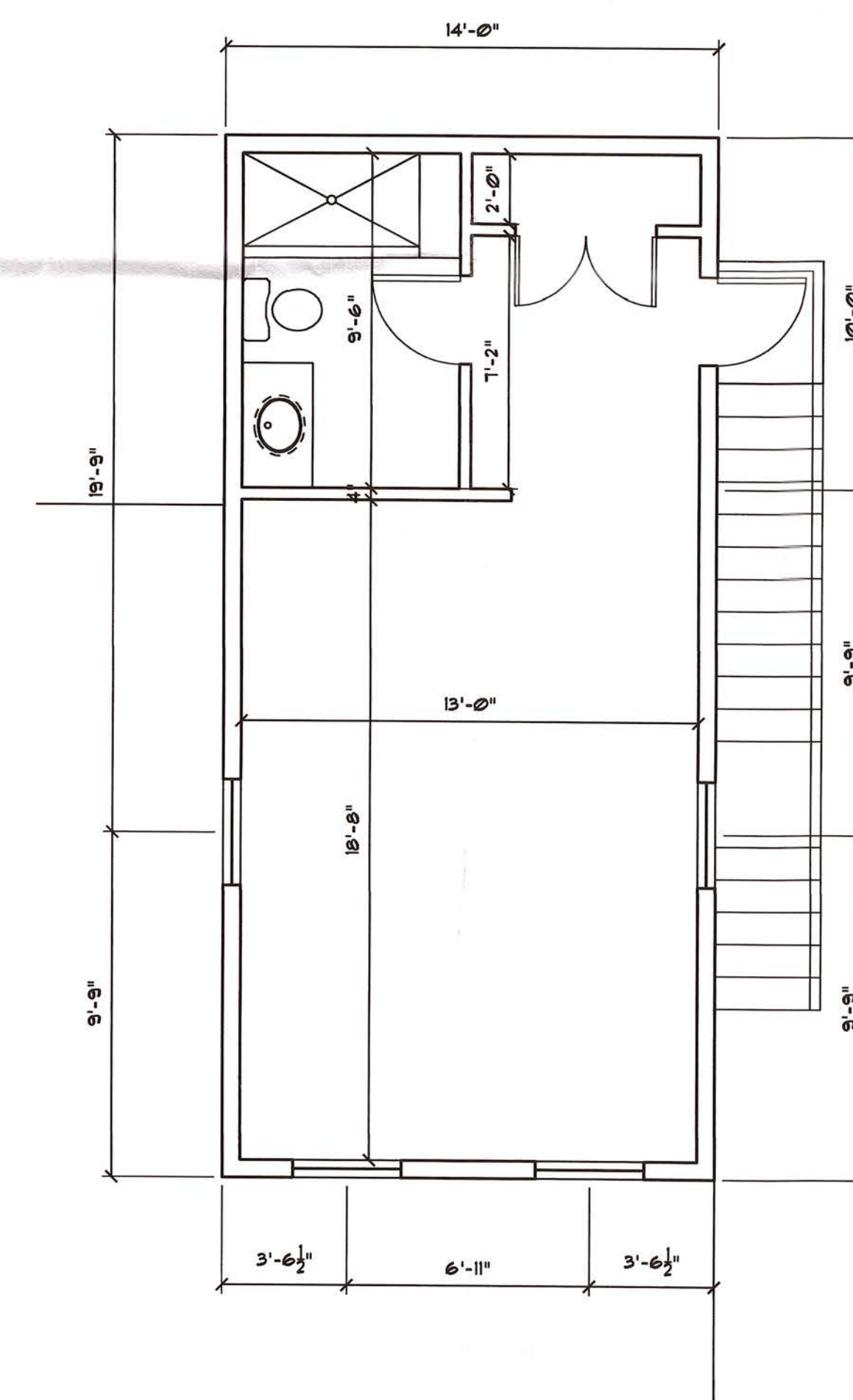
Front Elevation

3/16" = 1' - 0"



Building Section

1/4" = 1' - 0"



Floor Plan

1/4" = 1' - 0"

Archer Residence Addition
 2323 Staples Ave
 Key West, FL

THOMAS E. POPE, P.A. ARCHITECT
 610 White Street, Key West FL
 (305) 296 3611
 TEPopePA@aol.com

date: 3/21/14
 revision: 4/28/14

sheet:
A1

Site Photos

Google StreetView of 2323 Staples Avenue prior to construction of the second floor addition.



Property Appraiser Record Card



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

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

Website tested on IE8, IE9, & Firefox.
 Requires Adobe Flash 10.3 or higher

The offices of the Property Appraiser will be closed Friday, April 18th in observance of Good Friday. Our offices will re-open Monday at 8am.

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1047147** Parcel ID: **00046550-000000**

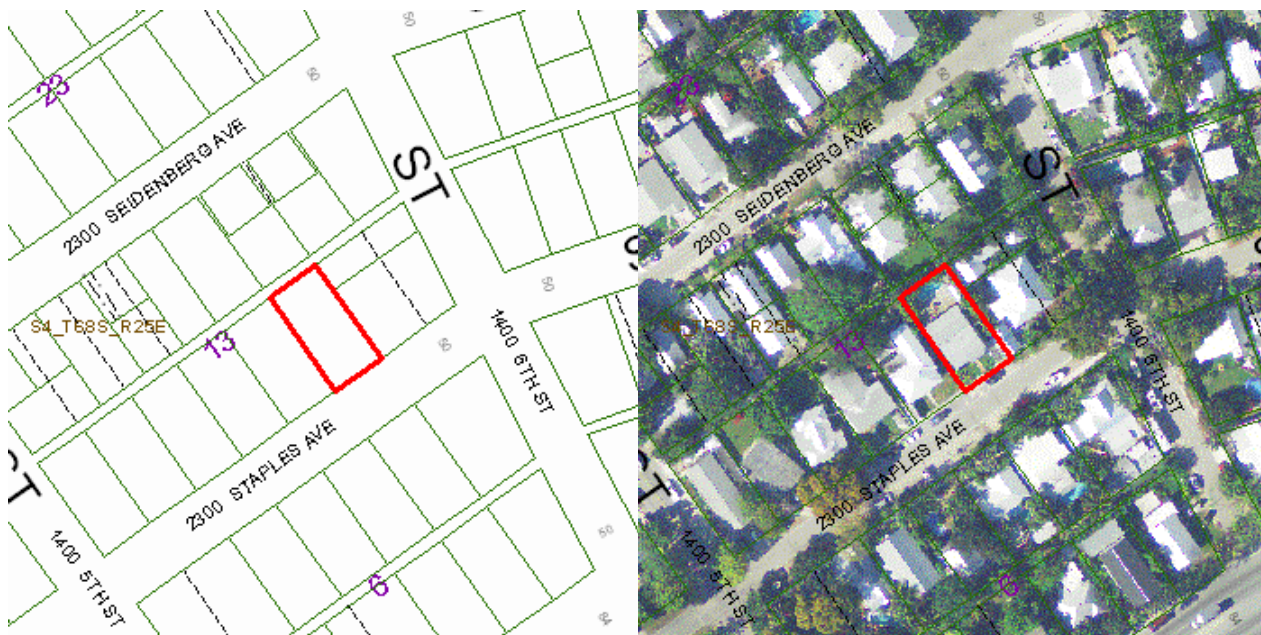
Ownership Details

Mailing Address:
 ARCHER JESSICA E HULME
 2323 STAPLES AVE
 KEY WEST, FL 33040-3819

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 04-68-25
Property Location: 2323 STAPLES AVE KEY WEST
Subdivision: Key West Realty Co's First Sub
Legal Description: KW KW REALTY COS FIRST SUB PB1-43 LT 6 SQR 13 TR 21 OR154-72/73 OR442-284-285 OR777-1752/53 OR843-1218/19 OR1087-2229 OR2530-688/89

Click Map Image to open interactive viewer



Exemptions

| Exemption | Amount |
|----------------------|-----------|
| 39 - 25000 HOMESTEAD | 25,000.00 |
| 44 - ADDL HOMESTEAD | 25,000.00 |

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 50 | 100 | 5,000.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1414
 Year Built: 1960

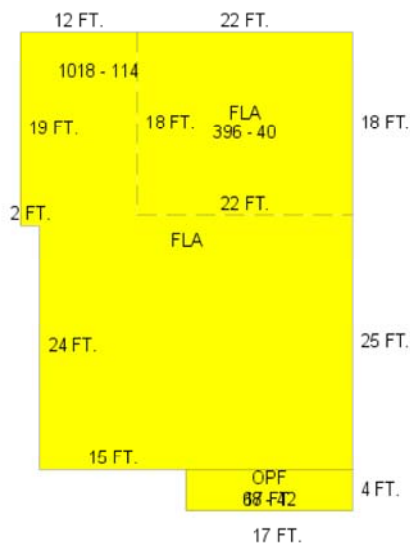
Building 1 Details

| | | |
|------------------|----------------|-----------------------|
| Building Type R1 | Condition G | Quality Grade 500 |
| Effective Age 16 | Perimeter 154 | Depreciation % 18 |
| Year Built 1960 | Special Arch 0 | Grnd Floor Area 1,414 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** CONCR FTR
Heat 1 FCD/AIR DUCTED **Heat 2** NONE **Bedrooms** 3
Heat Src 1 ELECTRIC **Heat Src 2** NONE

Extra Features:

| | |
|--------------|--------------------|
| 2 Fix Bath 0 | Vacuum 0 |
| 3 Fix Bath 1 | Garbage Disposal 0 |
| 4 Fix Bath 0 | Compactor 0 |
| 5 Fix Bath 0 | Security 0 |
| 6 Fix Bath 0 | Intercom 0 |
| 7 Fix Bath 0 | Fireplaces 0 |
| Extra Fix 0 | Dishwasher 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-----------|------------|---------------------|-------|
| 0 | OPF | | 1 | 1960 | | | | 68 |
| 0 | FLA | 5:C.B.S. | 1 | 1994 | Y | | | 396 |
| 1 | FLA | 5:C.B.S. | 1 | 1990 | N Y | 0.00 | 0.00 | 1,018 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|------------------|---------|--------|-------|------------|-----------|-------|------|
| 1 | FN2:FENCES | 212 SF | 53 | 4 | 1989 | 1990 | 2 | 30 |
| 2 | FN2:FENCES | 900 SF | 150 | 6 | 1989 | 1990 | 2 | 30 |
| 3 | PT3:PATIO | 200 SF | 20 | 10 | 1989 | 1990 | 2 | 50 |
| 4 | PO4:RES POOL | 276 SF | 23 | 12 | 1991 | 1992 | 4 | 50 |
| 5 | WD2:WOOD DECK | 605 SF | 0 | 0 | 1992 | 1993 | 1 | 40 |
| 6 | UB2:UTILITY BLDG | 70 SF | 0 | 0 | 1992 | 1993 | 1 | 50 |
| 7 | TK2:TIKI | 91 SF | 13 | 7 | 1992 | 1993 | 4 | 40 |
| 8 | FN2:FENCES | 108 SF | 18 | 6 | 1992 | 1993 | 2 | 30 |

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|--|
| 1 | 12-4510 | 01/04/2013 | 25,000 | Residential | FOUR PITCH ROOF. V-CRIMP ROOF GALVANIZED OVER ICE AND WATER SHIELD. CDX PLYWOOD. |
| 1 | 12-4508 | 01/04/2013 | 25,000 | Residential | ADDING ON A SECOND STORY BED ROOM AND BATH ADDITION |
| 1 | 12-4509 | 01/04/2013 | 1,200 | Residential | OUTLETS SWITCHES, AREA LIGHTING CABLE AND EXHAUST FANS IN BATHROOM, CEILING FANS |
| 1 | 13-1117 | 03/26/2013 | 2,000 | Residential | BATHROOM & WET BAR FOR EXISTING SEWER & WATER, INSTALL 5 NEW FIXTURES, 1 TANKLESS WATER HEATER, ROUGH & TRIM FOR LAVATORY, TOILET, SHOWER, TUB, WET BAR SINK ON 2ND FLOOR NEW ADDITION |
| | 13-2032 | 02/11/2014 | 2,000 | Residential | INSTALL MITSUBISHI 12,000 BTU SPLIT A/C SYSTEM ON FRONT ADDITION BELOW ROOF PEAK |
| 1 | B930956 | 04/01/1993 | 4,950 | | ADD N.BATH,ENLARGE KITCHN |
| 1 | 9803110 | 10/07/1998 | 5,000 | Residential | REPLACE 16 SQS ROOF |

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 | 145,545 | 19,556 | 160,000 | 325,101 | 325,101 | 25,000 | 300,101 |
| 2012 | 147,278 | 20,240 | 140,000 | 307,518 | 307,518 | 0 | 307,518 |
| 2011 | 149,011 | 20,872 | 100,000 | 269,883 | 269,883 | 0 | 269,883 |
| 2010 | 162,054 | 21,569 | 75,000 | 258,623 | 258,623 | 0 | 258,623 |
| 2009 | 180,128 | 22,215 | 120,000 | 322,343 | 322,343 | 0 | 322,343 |
| 2008 | 173,894 | 22,911 | 235,000 | 431,805 | 147,766 | 25,000 | 122,766 |
| 2007 | 201,451 | 19,274 | 285,000 | 505,725 | 143,462 | 25,000 | 118,462 |
| 2006 | 230,790 | 20,005 | 300,000 | 550,795 | 114,351 | 25,000 | 89,351 |
| 2005 | 248,053 | 20,639 | 225,000 | 493,692 | 135,886 | 25,000 | 110,886 |
| 2004 | 170,420 | 21,325 | 165,000 | 356,745 | 131,928 | 25,000 | 106,928 |
| 2003 | 168,813 | 22,002 | 75,000 | 265,815 | 129,469 | 25,000 | 104,469 |
| 2002 | 156,569 | 22,690 | 70,000 | 249,259 | 126,435 | 25,000 | 101,435 |
| 2001 | 140,714 | 23,323 | 70,000 | 234,037 | 124,444 | 25,000 | 99,444 |

| | | | | | | | |
|------|---------|--------|--------|---------|---------|--------|--------|
| 2000 | 140,714 | 23,115 | 50,000 | 213,829 | 120,820 | 25,000 | 95,820 |
| 1999 | 135,820 | 22,890 | 50,000 | 208,710 | 117,644 | 25,000 | 92,644 |
| 1998 | 103,297 | 20,129 | 50,000 | 173,426 | 115,792 | 25,000 | 90,792 |
| 1997 | 95,142 | 19,030 | 40,000 | 154,172 | 113,857 | 25,000 | 88,857 |
| 1996 | 73,395 | 15,061 | 40,000 | 128,456 | 110,541 | 25,000 | 85,541 |
| 1995 | 70,677 | 14,843 | 40,000 | 125,521 | 107,845 | 25,000 | 82,845 |
| 1994 | 44,675 | 12,889 | 40,000 | 97,564 | 97,564 | 25,000 | 72,564 |
| 1993 | 44,675 | 10,360 | 40,000 | 95,035 | 95,035 | 25,000 | 70,035 |
| 1992 | 44,675 | 2,008 | 40,000 | 86,683 | 86,683 | 25,000 | 61,683 |
| 1991 | 44,675 | 2,082 | 40,000 | 86,758 | 86,758 | 25,000 | 61,758 |
| 1990 | 44,675 | 0 | 37,500 | 82,175 | 82,175 | 25,000 | 57,175 |
| 1989 | 32,582 | 268 | 36,250 | 69,100 | 69,100 | 0 | 69,100 |
| 1988 | 25,752 | 270 | 27,500 | 53,522 | 53,522 | 0 | 53,522 |
| 1987 | 25,457 | 273 | 19,550 | 45,280 | 45,280 | 0 | 45,280 |
| 1986 | 25,600 | 276 | 18,300 | 44,176 | 44,176 | 0 | 44,176 |
| 1985 | 24,544 | 279 | 18,250 | 43,073 | 43,073 | 0 | 43,073 |
| 1984 | 23,135 | 282 | 18,250 | 41,667 | 41,667 | 0 | 41,667 |
| 1983 | 21,337 | 285 | 18,250 | 39,872 | 39,872 | 0 | 39,872 |
| 1982 | 21,736 | 288 | 13,050 | 35,074 | 35,074 | 0 | 35,074 |

Parcel Sales History

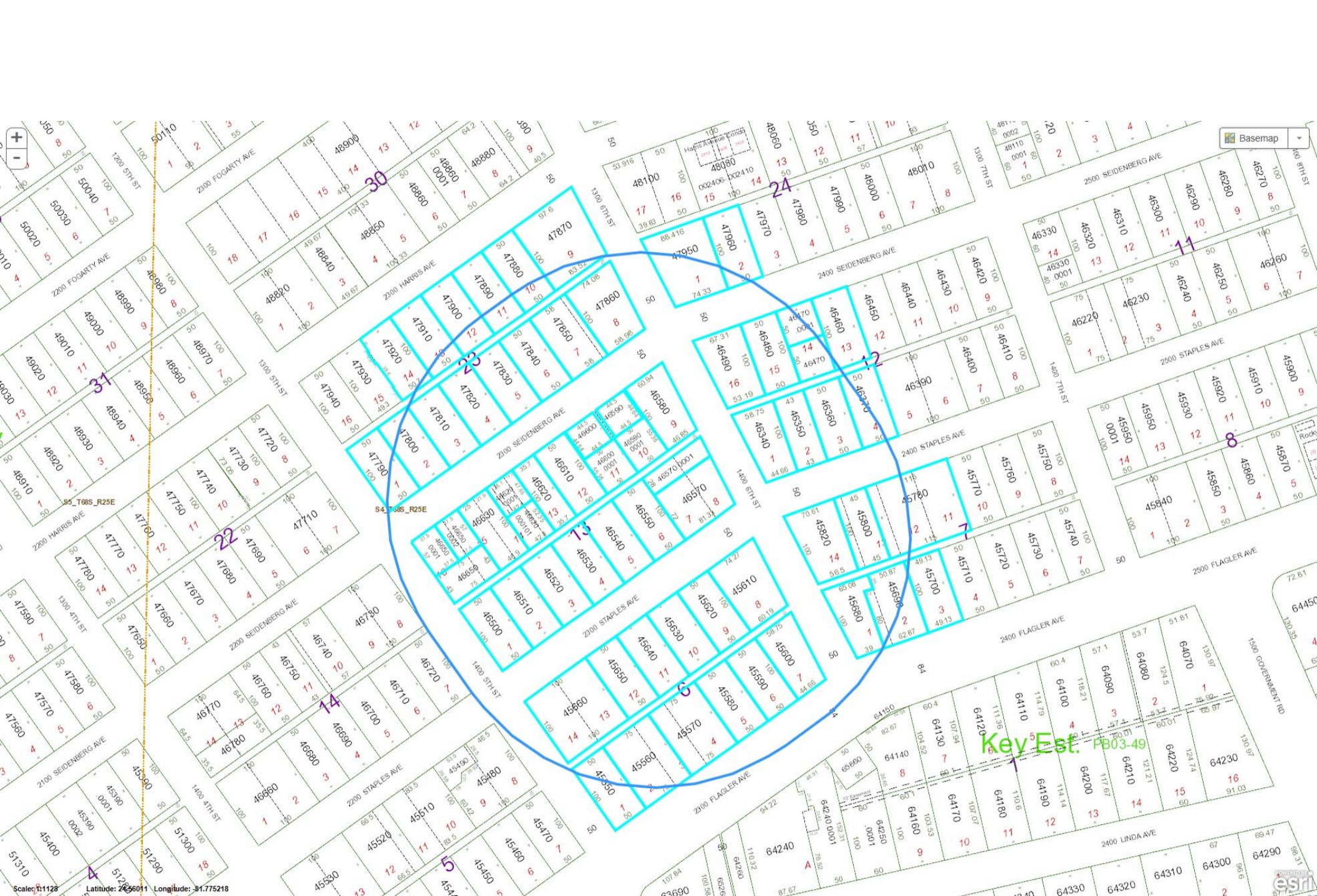
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|-----------|----------------------------|---------|------------|---------------|
| 8/10/2011 | 2530 / 688 | 300,000 | WD | 01 |
| 8/1/1981 | 843 / 1218 | 40,000 | WD | Q |
| 2/1/1969 | 777 / 1752 | 12,850 | 00 | Q |

This page has been visited 26,734 times.

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

Public Notice



| OWNER1 | OWNER2 | ADDRESS | CITY | ST | ZIP |
|--|--------|----------------------|-------------------|----|------------|
| ALBURY MARJORY F | | 2313 STAPLES AVE | KEY WEST | FL | 33040-3819 |
| ARCHER JESSICA E HULME | | 2323 STAPLES AVE | KEY WEST | FL | 33040-3819 |
| BABINEAU JUNE STIMLER | | 2405 STAPLES AVE | KEY WEST | FL | 33040-3821 |
| BALMACEDA JOSE AND DANA | | 1426 6TH ST | KEY WEST | FL | 33040-3857 |
| BARR STEVEN F | | 15 CHARLES LN APT 5H | NEW YORK | NY | 10014-2527 |
| BENNETT STUART N AND PHYLLIS W | | 2328 STAPLES AVE | KEY WEST | FL | 33040-3820 |
| BERZELLINI MICHAEL | | 2324 HARRIS AVE | KEY WEST | FL | 33040 |
| CAMPBELL SUZANNE POIRIER DEC TR 11/19/1999 | | 2404 STAPLES AVE | KEY WEST | FL | 33040 |
| CAMPO TONY M | | PO BOX 2337 | KEY WEST | FL | 33045-2337 |
| CAPAS RAYMOND J | | 2308 LINDA AVE | KEY WEST | FL | 33040-5113 |
| CASTRO JOHN A AND MARIA D | | 2303 SEIDENBERG AVE | KEY WEST | FL | 33040 |
| CASTRO MARIA D | | 2301 SEIDENBERG AVE | KEY WEST | FL | 33040-3852 |
| CONNOLLY ZITA | | 2325 SEIDENBERG AVE | KEY WEST | FL | 33040 |
| CRH-YLH 2307 LLC | | 13301 SW 204 ST | MIAMI | FL | 33177 |
| CRYSTAL FAMILY TRUST 4/1/2004 | | 10307 ILONA AVE | LOS ANGELES | CA | 90064-2503 |
| DEJONG MARK STEPHEN | | 2400 STAPLES AVE | KEY WEST | FL | 33040-3822 |
| DOCHOW CAROL A | | 2402 SEIDENBERG AVE | KEY WEST | FL | 33040 |
| DOWNER MICHAEL | | 601 AMALFI DR | PACIFIC PALISADES | CA | 90272-4507 |
| EDDY JONI L | | 1317 PRAIRIE DR | LEWISVILLE | TX | 75067-5563 |
| FERNANDEZ MARIO CYRANO | | 2306 SEIDENBERG AVE | KEY WEST | FL | 33040-3853 |
| FERNANDEZ ROBERT Y ESTATE | | 2529 FL GA HWY | HAVANA | FL | 32333-5255 |
| FRANCO RAUL | | 2305 SEIDENBERG AVE | KEY WEST | FL | 33040 |
| GERASS SERGE | | 2310 SEIDENBERG AVE | KEY WEST | FL | 33040-3853 |
| GONZALEZ ENRIQUE AND MARIA | | 2306 SEIDENBERG AVE | KEY WEST | FL | 33040-3853 |
| GREENWOOD WILLIAM H AND KATHLEEN | | 2401 SEIDENBERG AVE | KEY WEST | FL | 33040-3854 |
| GRUSIN RICHARD C AND MARY M | | 2318 STAPLES AVE | KEY WEST | FL | 33040-3820 |
| HAM TERRY A AND SUSAN J | | 2315 STAPLES AVE | KEY WEST | FL | 33040 |
| HIGGS ROBERT A II AND CYNTHIA D | | PO BOX 2011 | KEY WEST | FL | 33045-2011 |
| HOVERSTEN GLEN H AND ANN FAITH | | 1055 BACKLUND PL | EUGENE | OR | 97401-7838 |
| JAMES ROBERT L JR AND GLORIA G | | 2401 STAPLES AVE | KEY WEST | FL | 33040-3821 |
| JANICKI STANISLAW AND URSULA | | 1413 6TH ST | KEY WEST | FL | 33040-3856 |
| JONES RANDY | | 2330 STAPLES AVE | KEY WEST | FL | 33040 |
| KENT SUSAN | | 812 WINDSOR LN | KEY WEST | FL | 33040-6447 |

| OWNER1 | OWNER2 | ADDRESS | CITY | ST | ZIP |
|--------------------------------------|--------|-------------------------------|------------|----|------------|
| KONGOS LOUKAS | | 2407 STAPLES AVE | KEY WEST | FL | 33040-3821 |
| LAFFERMAN WILLIAM AND RENEE | | 3912 MILLSTONE CIR | MONROVIA | MD | 21770-9135 |
| LAMBERSON ADOLINE V L/E | | 1405 5TH ST | KEY WEST | FL | 33040-3825 |
| LOPEZ JEANNETTE R | | PO BOX 2841 | KEY WEST | FL | 33045-2841 |
| MACKEY GORDON | | 1418 6TH ST | KEY WEST | FL | 33040 |
| MADIEDO CINDI L | | 1075 DUVAL ST STE C21 PMB 180 | KEY WEST | FL | 33040-3188 |
| MATTOX LAWRENCE R | | P O BOX 6122 | RALEIGH | NC | 27628 |
| MAY MICHAEL E | | 305 AIRPORT RD | GATLINBURG | TN | 37738 |
| MCGRAW WILLIAM B | | 2322 HARRIS AVE | KEY WEST | FL | 33040 |
| MCPMAHON GAIL PRATHER L/E | | 2326 HARRIS AVE | KEY WEST | FL | 33040 |
| NESS LARS | | 2311 SEIDENBERG AVE | KEY WEST | FL | 33040 |
| O'DELL DAVID G | | 2309 FLAGLER AVE | KEY WEST | FL | 33040-3841 |
| OROPEZA CARLEEN A REV TRUST 2/3/1995 | | 224 KEY HAVEN RD | KEY WEST | FL | 33040-6224 |
| PAUL MABEL M R/S | | 2328 HARRIS AVE | KEY WEST | FL | 33040 |
| PERINA ANNE M | | 2320 HARRIS AVE | KEY WEST | FL | 33040 |
| PIERCE MARJORIE SHARON | | 2305 STAPLES AVE | KEY WEST | FL | 33040 |
| RULE ROBIN | | 2406 STAPLES AVE | KEY WEST | FL | 33040 |
| SALINERO DENNIS N | | 356 BOCA CHICA RD | KEY WEST | FL | 33040 |
| SHAPIRO STEVE | | 2314 STAPLES AVE | KEY WEST | FL | 33040 |
| SMITH KEVIN M | | 2412 SEIDENBERG AVE | KEY WEST | FL | 33040-3855 |
| SMITH-MARTIN CAYMAN | | 2309 SEIDENBERG AVE | KEY WEST | FL | 33040-3852 |
| STROLLE ALFRED H AND KATHLEEN E | | 1407 6TH ST | KEY WEST | FL | 33040-3856 |
| T AND J KEY WEST INVESTMENTS LLC | | 2109 HARRIS AVE | KEY WEST | FL | 33040-3724 |
| TUCKER WENDY R | | 2308 SEIDENBERG AVE | KEY WEST | FL | 33040-3853 |
| WADDELL JAMES H JR | | 2310 STAPLES AVE | KEY WEST | FL | 33040-3820 |



City of Key West, Florida
Planning Department
PO Box 1409
Key West, Florida 33041-1409

«OWNER1»
«OWNER2»
«ADDRESS»
«CITY» «ST» «ZIP»
«Next Record»

PUBLIC MEETING NOTICE



City of Key West, Florida
Planning Department
PO Box 1409
Key West, Florida 33041-1409

«OWNER1»
«OWNER2»
«ADDRESS»
«CITY» «ST» «ZIP»
«Next Record»

PUBLIC MEETING NOTICE

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on June 19, 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 – 2323 Staples Avenue (RE # 00046550-000000, AK # 1047147) – A request for variance to detached habitable space for an addition to an existing single-family residence on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395 and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Kevin Bond, Planner II, kbond@keywestcity.com; 305-809-3725
Planning Department: Fax: 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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



Public Meeting Notice

NOTICE IS HEREBY GIVEN that a public meeting will be held on the following date and location:

DATE: [illegible]

TIME: [illegible]

LOCATION: [illegible]

The purpose of the meeting is to discuss the proposed [illegible] and to receive public input. The meeting is open to all interested parties. For more information, please contact [illegible].

2
3
2
3