


THE CITY OF KEY WEST
PLANNING BOARD
Staff Report



To: Chairman and Planning Board Members

From: Carlene Smith, LEED Green Associate, Planner Analyst

Through: Donald Leland Craig, AICP, Planning Director 

Meeting Date: June 19, 2014

Agenda Item: **Variations – 1112 Southard Street (RE# 00010350-000000; AK# 1010634)** – A request for variations to minimum side, rear and street side-yard setbacks in order to construct a 1/2 story addition over an existing building on property located within the HHDR zoning district pursuant to Section 122-630 (6)b.c.&d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is requesting variations to construct a 1/2 story addition over an existing bedroom area for use as a second bedroom to a legal second unit.

Applicant: k2m Design, Inc.

Property Owner: Herbert and Patrice Miller

Location: 1112 Southard Street (RE #00010350-000000; AK #1010634)

Zoning: Historic High Density Residential (HHDR) Zoning District



Background:

The existing nonconforming multi-family residence is a contributing structure. The structure is located within the front, side, and rear yard setbacks, and is also nonconforming to building coverage and impervious surface requirements as permitted in the HHDR zoning district. The applicant recently amended their application to include the relocation of all fences that encroach on city property to within the property boundary.

Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum density	22 dwelling units per acre	2 units	2 units	No change
Maximum floor area ratio	1.00	0.61	0.73	No Variance Required
Maximum height	30 feet	22'-6 ½" feet	22'-6 ½" feet	No change
Maximum building coverage	50%	60.4%	59.4%	No Variance Required
Maximum impervious surface	60%	86.8%	85%	No Variance Required
Minimum lot size	4,000 SF	2,345 SF	-	No change
Minimum front setback	10 feet	1'-9" feet	1'-9" feet	No change
Minimum right side setback	5 feet	0'-0" feet	2'-0" feet	Variance required due to increase in 3D envelope
Minimum left side setback	5 feet	0'-8" feet	0'-8" feet	Variance required due to increase in 3D envelope
Minimum rear setback	20 feet	0'-0" feet	7'-5" feet	Variance required due to increase in 3D envelope

Process:

Development Review Committee Meeting:

April 24, 2014

Planning Board Meeting:

June 19, 2014

HARC:

TBD

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 existing structure is legally nonconforming to front, side, and rear yard setbacks, and is also nonconforming to building coverage and impervious surface requirements. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The nonconforming lot size is not a condition created by the applicant. Nor does the minimum lot size result from the action or negligence of the applicant. However, the applicant is proposing to increase the legally nonconforming side, rear and street side-

yard setbacks on the site. Therefore, the request for variances generates from specific actions initiated by the applicant.

- 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. Therefore, allowing the proposed 1/2 story addition would confer special privileges upon the applicant.

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

The applicant currently has existing use of the site without the variance approval. Therefore, hardship conditions do not exist. Denial of the requested variances would not deprive the Applicant of rights commonly enjoyed by other properties in the HHDR Zoning District.

- 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 variances requested are not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

- 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.**

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

- 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.

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

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues. However, Keys Energy requested the customer contact them about upgrading their riser to avoid possible code violations.

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 not received any public comment for the variance request as of the date of this report.

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**. However, if the Planning Board approves this request, staff would like to require the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans dated June 13, 2014.
2. Applicant will provide a signed and sealed specific purpose survey after construction has been completed to determine if additional encroachments exist on City right-of-way.
3. The applicant shall obtain a Certificate of Appropriateness for the proposed development.

Condition to be completed prior to the issuance of building permits:

4. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Condition to be completed prior to the issuance of certificate of occupancy:

5. Roof gutter downspouts shall be directed back onto property. Solid waste and recycle storage areas shall be provided and/or maintained.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM SIDE, REAR AND STREET SIDE-YARD SETBACKS ON PROPERTY LOCATED AT 1112 SOUTHARD STREET (RE# 00010350-000000; AK# 1010634) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-630 (6)B.C.&D. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a 1/2 story addition over an existing bedroom area for use as a second bedroom to a legal second unit on property located at 1112 Southard Street (RE# 00010350-000000; AK# 1010634); and

WHEREAS, the existing structure is currently nonconforming to the minimum front, side and rear setbacks within the Historic High Density Residential (HHDR) Zoning District; and

WHEREAS, Section 122-630 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum side yard setback is five (5) feet (or 10 percent of lot width to a maximum of 15 feet, whichever is greater) and the minimum rear yard setback is 20 feet; and

WHEREAS, the proposed right side yard setback is 2’-0”, left side yard setback is 0’-8” and the proposed rear yard setback is 7’-5”; and

WHEREAS, the applicant requests a variance to the minimum side, rear and street side setbacks; 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 variances to allow the construction of a 1/2 story addition over an existing bedroom area for use as a second bedroom to a legal second unit per the attached plans signed and sealed on June 13, 2014 by Anthony Sarno, Registered Architect, on property located at 1112 Southard Street (RE# 00010350-000000; AK# 1010634) in the HHDR Zoning District pursuant to Sections 90-395, 122-630(6)b., 122-630(6)c. and 122-630(6)d. 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 June 13, 2014.
2. Applicant will provide a signed and sealed specific purpose survey to determine if additional encroachments exist on City right-of-way.
3. The applicant shall obtain a Certificate of Appropriateness for the proposed development.

Condition to be completed prior to the issuance of building permits:

4. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Condition to be completed prior to the issuance of certificate of occupancy:

5. Roof gutter downspouts shall be directed back onto property. Solid waste and recycle storage areas shall be provided and/or maintained.

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 19th day of June 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

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



RECEIVED
KW Planning Dpt

June 13, 2014
REVISION

Variance Application

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

Please print or type a response to the following:

1. Site Address 1112 Southard Street, Key West, Florida 33040
2. Name of Applicant Anthony D. Sarno - k2m Design, Inc.
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 1001 Whitehead Street, Suite 101
Key West, Florida 33040
5. Phone # of Applicant 305.292.7722 Mobile# 305.395.2846
6. E-Mail Address asarno@k2mdesign.com
7. Name of Owner, if different than above Patrice Miller
8. Address of Owner 1108 Southard Street, Key West, FL 33040

9. Phone # of Owner 305.292.7722
10. Email Address asarno@k2mdesign.com
11. Zoning District of Parcel HHDR RE# 00031280-0001000
12. Description of Proposed Construction, Development, and Use
Addition on 1/2 story over existing bedroom area for use as second bedroom to legal second unit. Removal of the front fence (Southard Street) and relocation of all fences on city property to within the property limits of the site.

13. List and describe the specific variance(s) being requested:
Existing structure and placement on site result in existing non-conformance to all required setbacks and ratios.

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



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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage	SEE ATTACHED SITE DATA TABLE			
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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

Meeting Date N/A HARC Approval # _____
 (To be submitted after Variance approval, per current City of Key West guidelines.)

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



16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No X If Yes, please describe and attach relevant documents

17. Will the work be within the dripline (canopy) of any tree on or off the property?

YES _____ NO X

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

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



June 10, 2014

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director

Re: 1112 Southard Street
Variance Application
Site Data Table

PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HHDR			
FLOOD ZONE	X / AE (6'-0")			
SIZE OF SITE	4,000 SF	2,345 SF		
HEIGHT	30'-0"	22'-6 1/2"	22'-6 1/2"	NO CHANGE
SETBACK 1: FRONT	10'-0"	1'-9"	1'-9"	NO CHANGE
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	0'-0"	2'-0"	IMPROVING
SETBACK 3: LEFT SIDE SETBACK	5'-0"	0'-8"	0'-8"	NO CHANGE
SETBACK 4: REAR SETBACK	20'-0"	0'-0"	7'-5"	IMPROVING
FLOOR AREA RATIO	1.0	0.61	0.73	NONE
BUILDING COVERAGE	50% (1,172.5 SF)	60.4 % (1,415.7 SF)	59.4 % (1,393.6 SF)	IMPROVING
IMPERVIOUS SURFACE	60% (1,407 SF)	86.8% (2,035.5 SF)	85% (1,993.3 SF)	IMPROVING

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS.

March 03, 2014

The City of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director

Re: 1112 Southard Street
Variance Application
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.**
Response: Pre-Existing conditions do not conform to requirements for new construction. Proposed construction does not change non-conforming setbacks, coverage, and impervious surfaces. FAR is increased, improvements on Public Right of Way is modified to correct defects.
- 2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**
Response: Building and Hardscape is pre-existing. Applicant to improve impervious area ratio.
- 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.**
Response: HHDR Zone is the oldest area of Key West, and multiple constructions are non-compliant as to lot size, FAR, and Setbacks.
- 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.**
Response: Proposed improvements are consistent with neighboring properties.
- 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.**
Response: Footprint of existing structure is not to be changed ½ story addition is a minimum addition to allow use and is allowed by code.
- 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.**

Response: Proposed improvements are consistent with neighboring structures as to: density, mass, scale, and setbacks.

- 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.**

Response: No single property is utilized as a basis of this request; proposal is consistent with HHDR zone as a whole.

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as Director
(print name) *(print position; president, managing member)*

of K2M Design, Inc.
(print name of entity serving as Authorized Representative)

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:

1112 Southard Street, Key West, Florida 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.

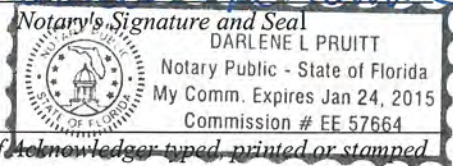
AoS
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this March 3, 2011 by
date

Anthony Sarno
Name of Authorized Representative

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

Darlene L Pruitt



Name of Acknowledger ~~typed, printed or stamped~~

Commission Number, if any

Authorization

**City of Key West
Planning Department**



Authorization Form
(Individual Owner)

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

I, Herbert S. Miller / Patrice R. Miller authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Anthony D. Sarno of K2M Design, Inc.
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

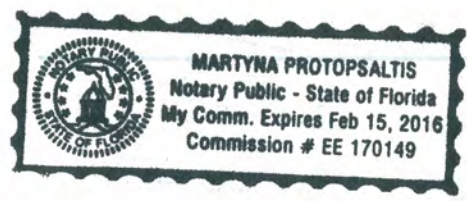
[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 3/26/14 by
date

HERBERT & PATRICE MILLER
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



MARTYNA PROTOPSALTIS
Name of Acknowledger typed, printed or stamped

EE 170149
Commission Number, if any

Deed

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE13-041
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$5,775.00

Doc# 1952018 09/30/2013 3:45PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/30/2013 3:45PM
DEED DOC STAMP CL: Krys \$5,775.00

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WARRANTY DEED

THIS WARRANTY DEED is made on this 30 day of September, 2013, between UNION CROSSING MANAGEMENT, INC., A MASSACHUSETTS CORPORATION, AS TRUSTEE OF THE UNION CROSSING REALTY TRUST, TRUST dated October 28, 1988, whose address is 124 Washington Street, Suite 301, Foxboro, MA 02035 (hereinafter referred to as "Grantor"), and HERBERT S. MILLER and PATRICE R. MILLER, husband and wife, whose address is 1413 P Street NW, #402, Washington, DC 20005 (hereinafter collectively 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 EIGHT HUNDRED TWENTY-FIVE THOUSAND & 00/100^{ths} DOLLARS (\$825,000.00) 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 1112 Southard Street, Key West FL 33040, and more particularly described as:

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF THE SAID ISLAND, DELINEATED IN FEBRUARY, A.D. 1828, AS A PART OF LOT THREE (3) (FORMERLY KNOWN AS A PART OF LOT ONE (1) IN SQUARE FIFTY-FIVE (55)) BUT NOW BETTER KNOWN AS PART OF SUBDIVISION SEVEN (7) OF SAID LOT THREE (3) IN SQUARE FIFTY-FIVE (55), ACCORDING TO A SUBDIVISION OF SAID SQUARE FIFTY-FIVE (55) DULY RECORDED IN BOOK "I" OF DEEDS, ON PAGE THIRTY-SIX (36), OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. COMMENCING AT THE CORNER OF SOUTHARD AND ASHE STREETS AND RUNNING THENCE ALONG SOUTHARD STREET IN SOUTHWESTERLY DIRECTION THIRTY-FIVE (35) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION SIXTY-SEVEN (67) FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION THIRTY-FIVE (35) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION ALONG ASHE STREET SIXTY-SEVEN (67) FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00010350-000000; ALTERNATE KEY ("AK") NO.: 1010634

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2013 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

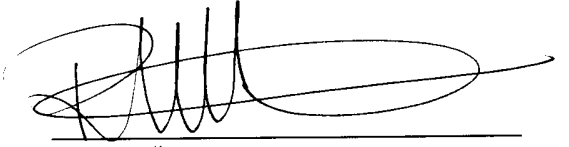
title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012, and those items listed above.

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

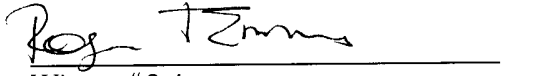
Signed, sealed and delivered in our presence:

THE UNION CROSSING REALTY TRUST
dated October 28, 1988,

BY: UNION CROSSING MANAGEMENT, INC.,
A MASSACHUSETTS CORPORATION,
AS TRUSTEE


Witness # 1 signature
Print name: RICHARD M KLITENICK

By: 
PATRICK M. MARGUERITE, President

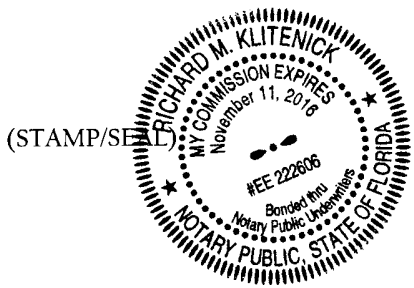

Witness # 2 signature
Print name: Roger Emmons


Doc# 1952018
Bk# 2652 Pg# 410

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take PATRICK M. MARGUERITE, who is personally known to me, ~~or~~ who produced FL DL as identification, to be the same person who is the corporate principal of the Grantor in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority on behalf of the corporation and the Trust.

WITNESS my hand and official seal at Key West, Monroe County, Florida on this 29th day of September, 2013.




Notary Public - State of FL
Commission Expires: 11.11.2016

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE13-041

Doc# 1952018
Bk# 2652 Pg# 411

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CERTIFICATION OF CORPORATE RESOLUTION

THE UNDERSIGNED, MARGARET MARGUERITE, AS SECRETARY OF UNION CROSSING MANAGEMENT, INC., A MASSACHUSETTS CORPORATION (THE "CORPORATION"), DOES HEREBY CERTIFY AS FOLLOWS:

1. I AM THE DULY ELECTED AND QUALIFIED SECRETARY OF UNION CROSSING MANAGEMENT, INC., AND AM THE KEEPER OF THE RECORDS AND CORPORATE SEAL OF SAID CORPORATION.
2. THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE RESOLUTION DULY ADOPTED AT A MEETING OF THE BOARD OF DIRECTORS OF UNION CROSSING MANAGEMENT, INC., HELD IN ACCORDANCE WITH ITS BYLAWS AT ITS OFFICES LOCATED IN FOXBORO, MA, IN SEPTEMBER, 2013, AND THE SAME IS NOW IN FULL FORCE AND EFFECT.

COPY OF RESOLUTION

RESOLVED THAT PATRICK MARGUERITE, AS PRESIDENT OF THE CORPORATION, WHICH IS THE TRUSTEE OF THE UNION CROSSING REALTY TRUST DATED OCTOBER 28, 1988 IS AUTHORIZED, ON BEHALF OF THE CORPORATION, TO EXECUTE ANY AND SALE AND CONVEYANCE DOCUMENTS NECESSARY TO CLOSE ON THE ANTICIPATED TRANSACTION TO SELL THE REAL ESTATE AT 1112 SOUTHARD STREET, KEY WEST, MONROE COUNTY, FLORIDA, WHICH INCLUDES THE SPECIFIC AUTHORITY TO EXECUTE ALL CLOSING STATEMENTS, WARRANTY DEED AND OTHER DOCUMENTS REQUIRED TO CONVEY THE REAL PROPERTY TO HERBERT & PATRICE MILLER.

THE FOLLOWING NAMED PERSON HAS BEEN DULY ELECTED TO THE OFFICE OF PRESIDENT OF UNION CROSSING MANAGEMENT, INC., AND HE CONTINUES TO HOLD THIS OFFICE AT THE PRESENT TIME, AND THE SIGNATURE APPEARING HEREON IS THE GENUINE, ORIGINAL SIGNATURE OF SAID PERSON:


PATRICK MARGUERITE, PRESIDENT

**MONROE COUNTY
OFFICIAL RECORDS**

IN WITNESS WHEREOF, I HAVE HEREUNTO AFFIXED MY NAME AS SECRETARY OF SAID CORPORATION TO BE AFFIXED THIS 29TH DAY OF SEPTEMBER, 2013.

UNION CROSSING MANAGEMENT, INC., A MASSACHUSETTS CORPORATION

DocuSigned by:

BY: _____
MARGARET MARGUERITE, SECRETARY

WE HEREBY CERTIFY THAT WE ARE DIRECTORS OF UNION CROSSING MANAGEMENT, INC., A MASSACHUSETTS CORPORATION, AND THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION PASSED AS THEREIN SET FORTH, AND THAT THE SAME IS NOW IN FULL FORCE AND EFFECT.

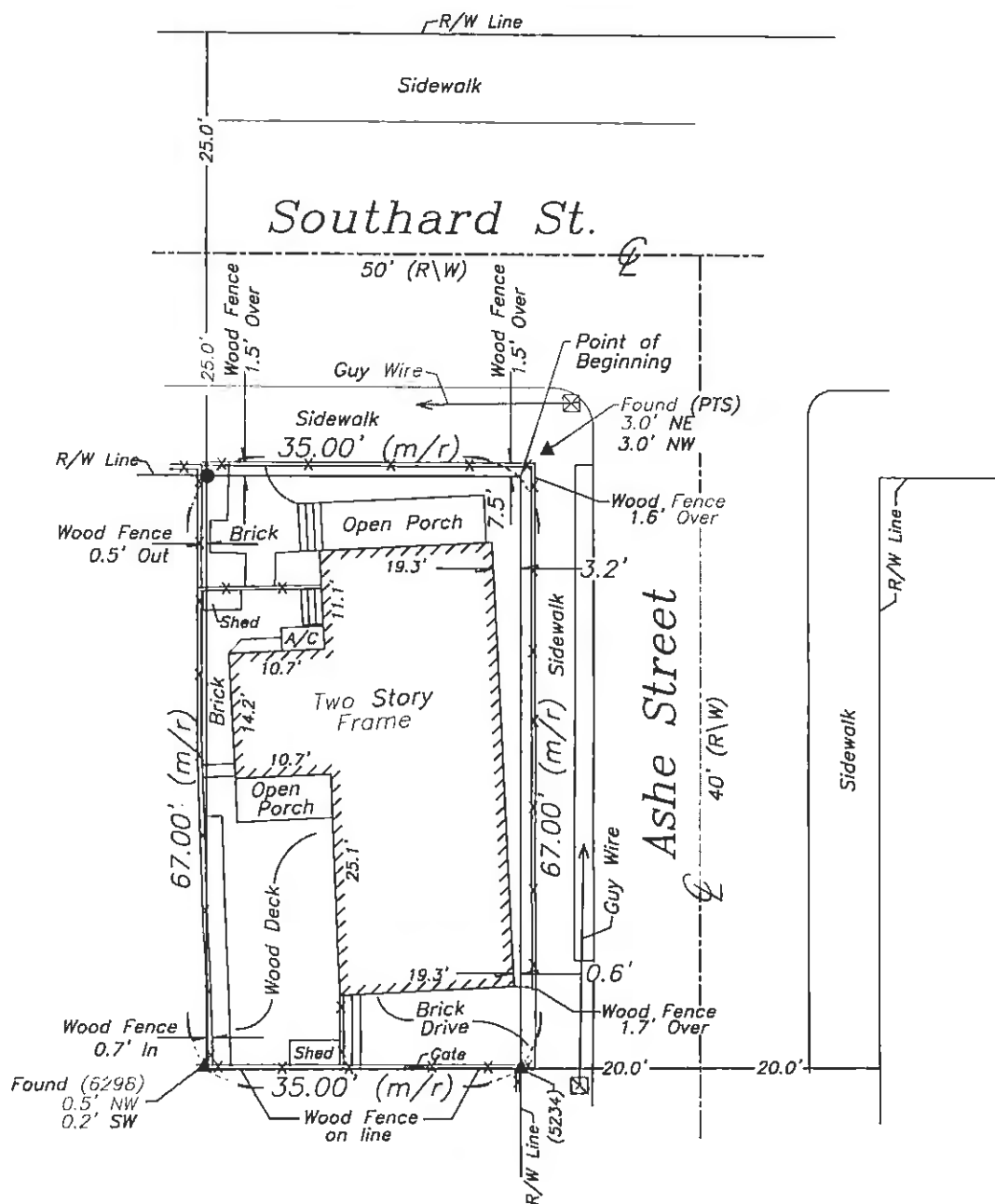
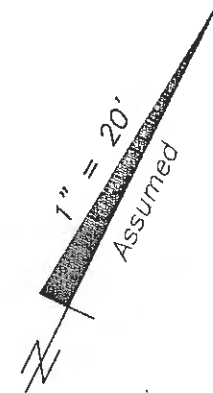
DocuSigned by:

MARGARET MARGUERITE
SECRETARY & DIRECTOR


PATRICK MARGUERITE
PRESIDENT & DIRECTOR

Survey

Boundary Survey Map of part of Lot 3, Square 55 Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Pipe (6298)
- ▲ Found Nail & Disc (PTS)(5234)
- △ 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

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: 1112 Southard 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: August 28, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of the said Island, delineated in February, A.D. 1828, as a part of Lot Three (3) (formerly known as a part of Lot One (1) in Square Fifty-five (55)) but now better known as part of subdivision Seven (7) of said Lot Three (3) in Square Fifty-Five (55), according to a subdivision of said square Fifty-Five (55) duly recorded in Book "I" of Deeds, on Page Thirty-Six (36), of the Public Records of Monroe County, Florida. Commencing at the corner of Southard and Ashe Streets and running thence along Southard Street in Southwesterly direction Thirty-five (35) feet; thence at right angles in a Southeasterly direction Sixty-seven (67) feet; thence at right angles in a Northeasterly direction Thirty-five (35) feet; thence at right angles in a Northwesterly direction along Ashe Street Sixty-Seven (67) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Patrice Miller and Herbert Miller;
Richard M. Klitenick, PA;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn; PSM
Florida Reg. #6298

August 28, 2013

THIS SURVEY
IS NOT
ASSIGNABLE

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

MILLER RESIDENCE RESIDENTIAL RENOVATION

1112 SOUTHARD STREET , KEY WEST, FLORIDA 33040

VARIANCE APPLICATION MARCH 3, 2014

DESIGN TEAM	CODE INFORMATION	DRAWING INDEX																												
<p>ARCHITECT: k2m Design, Inc. Anthony D. Sarno, R.A., NCARB 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p>	<p>APPLICABLE CODES 2010 FLORIDA BUILDING CODE RESIDENTIAL</p> <p>FEMA REQUIREMENTS FLOOD ZONE: X / AE - 6'-0"</p> <p>GENERAL BUILDING HEIGHTS AND AREAS MAX HEIGHT - 30'-0" EXISTING TO REMAIN - NO CHANGE</p> <p>*REFER TO SITE DATA TABLES AE1.1.1 AND A1.1.1.</p>	<table border="1"> <thead> <tr> <th colspan="2">ISSUED FOR:</th> </tr> </thead> <tbody> <tr> <td style="background-color: #cccccc;">2014.03.03</td> <td>VARIANCE APPLICATION</td> </tr> </tbody> </table> <p>GENERAL</p> <table border="1"> <tr> <td style="background-color: #cccccc;">A0.1.1</td> <td>COVER SHEET, DRAWING INDEX, CODE INFORMATION, LOCATION MAP AND SCOPE OF WORK</td> </tr> </table> <p>ARCHITECTURAL</p> <table border="1"> <tr> <td style="background-color: #cccccc;">AE1.0.1</td> <td>SURVEY - COPY</td> </tr> <tr> <td style="background-color: #cccccc;">AE1.1.1</td> <td>EXISTING SITE PLAN</td> </tr> <tr> <td style="background-color: #cccccc;">AE2.1.1</td> <td>EXISTING FIRST FLOOR PLAN</td> </tr> <tr> <td style="background-color: #cccccc;">AE2.1.2</td> <td>EXISTING SECOND FLOOR PLAN</td> </tr> <tr> <td style="background-color: #cccccc;">AE3.1.1</td> <td>EXISTING EXTERIOR ELEVATIONS</td> </tr> <tr> <td style="background-color: #cccccc;">AE3.1.2</td> <td>EXISTING EXTERIORS ELEVATIONS</td> </tr> <tr> <td style="background-color: #cccccc;">A1.1.1</td> <td>SITE PLAN</td> </tr> <tr> <td style="background-color: #cccccc;">A2.1.1</td> <td>FIRST FLOOR PLAN</td> </tr> <tr> <td style="background-color: #cccccc;">A2.1.2</td> <td>SECOND FLOOR PLAN</td> </tr> <tr> <td style="background-color: #cccccc;">A3.1.1</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td style="background-color: #cccccc;">A3.1.2</td> <td>EXTERIOR ELEVATIONS</td> </tr> </table>	ISSUED FOR:		2014.03.03	VARIANCE APPLICATION	A0.1.1	COVER SHEET, DRAWING INDEX, CODE INFORMATION, LOCATION MAP AND SCOPE OF WORK	AE1.0.1	SURVEY - COPY	AE1.1.1	EXISTING SITE PLAN	AE2.1.1	EXISTING FIRST FLOOR PLAN	AE2.1.2	EXISTING SECOND FLOOR PLAN	AE3.1.1	EXISTING EXTERIOR ELEVATIONS	AE3.1.2	EXISTING EXTERIORS ELEVATIONS	A1.1.1	SITE PLAN	A2.1.1	FIRST FLOOR PLAN	A2.1.2	SECOND FLOOR PLAN	A3.1.1	EXTERIOR ELEVATIONS	A3.1.2	EXTERIOR ELEVATIONS
ISSUED FOR:																														
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AE2.1.1	EXISTING FIRST FLOOR PLAN																													
AE2.1.2	EXISTING SECOND FLOOR PLAN																													
AE3.1.1	EXISTING EXTERIOR ELEVATIONS																													
AE3.1.2	EXISTING EXTERIORS ELEVATIONS																													
A1.1.1	SITE PLAN																													
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A2.1.2	SECOND FLOOR PLAN																													
A3.1.1	EXTERIOR ELEVATIONS																													
A3.1.2	EXTERIOR ELEVATIONS																													
LOCATION MAP	SCOPE OF WORK																													
 <p>PROJECT LOCATION ★</p>	<p>RENOVATION AND ADDITION TO EXISTING TWO STORY FRAME STRUCTURE, INCLUDING ARCHITECTURAL DESIGN WITH STRUCTURAL ENGINEERING AND MECHANICAL, PLUMBING AND ELECTRICAL DESIGN.</p>																													

MILLER RESIDENCE
1112 SOUTHARD STREET
VARIANCE APPLICATION

K2M DESIGN

1001 Whitehead St., Suite 101, Key West, Florida 33040
Tel: 305-292-7722 | Fax: 305-292-2162
Email: info@k2mdesign.com
URL: www.k2mdesign.com
PROF. REG. AA26001059

SUBMISSIONS
March 3, 2014 - Variance Application

Project No. 13 131	Phase: VARIANCE
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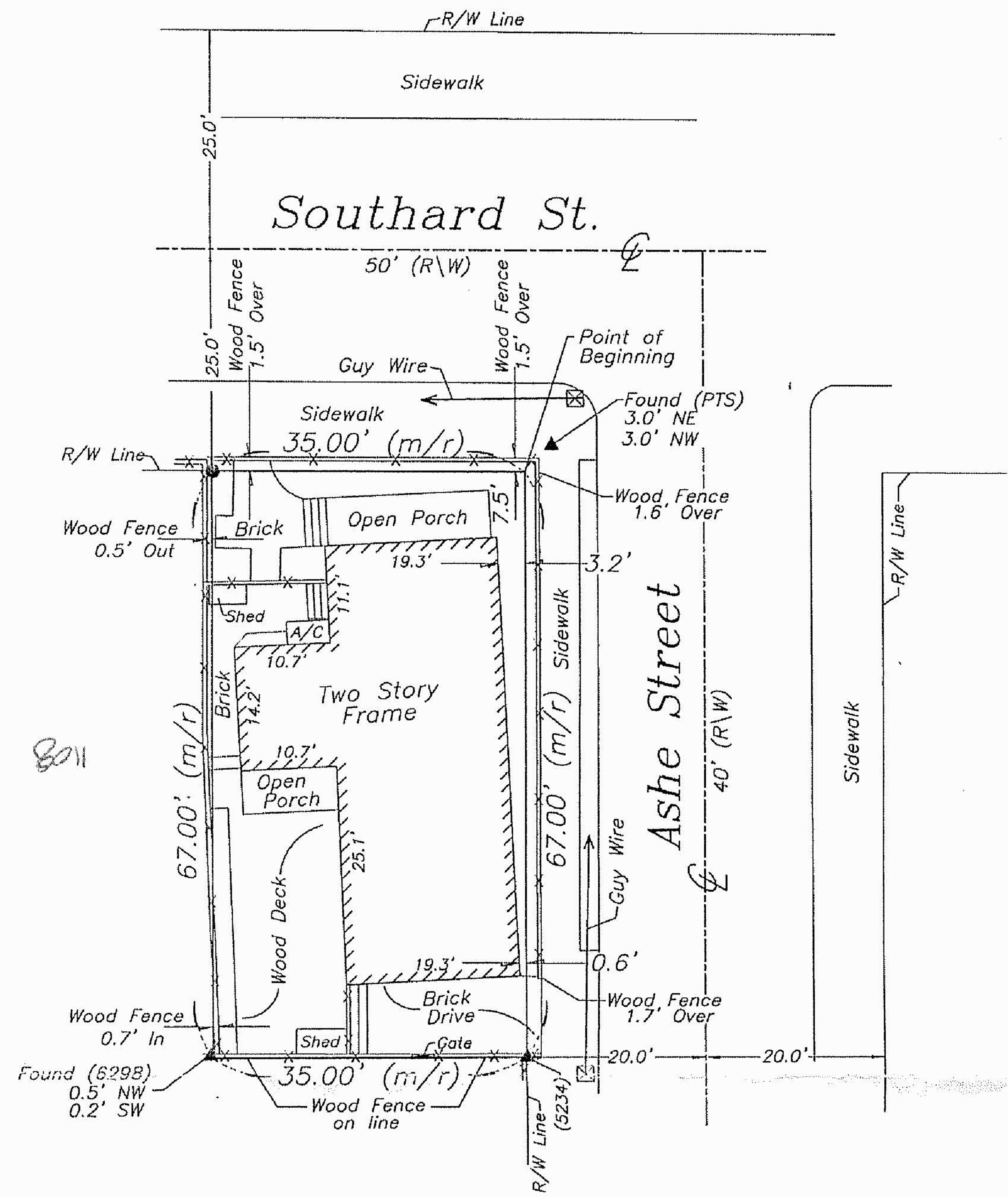
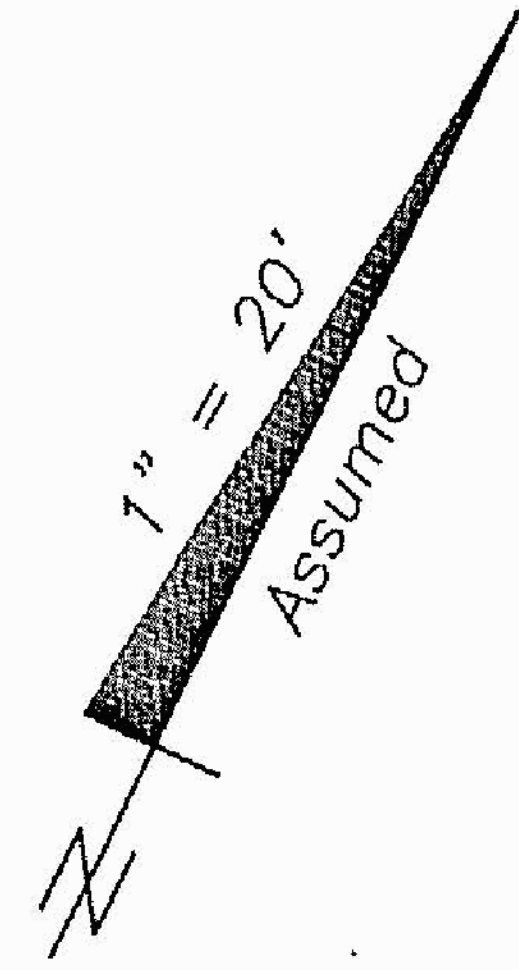
COVER SHEET

A0.1.1

DATE: March 3, 2014

Boundary Survey Map of part of Lot 3, Square 55 Island of Key West, Florida

ARCHITECT:
K2M DESIGN
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting
1001 Whitehead St., Unit 101
Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-292-2162
Email: infokw@k2mdesign.com
URL: www.k2mdesign.com
URM: www.k2m.com
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- ### LEGEND
- ⊙ Found 2" Iron Pipe (Fence Post)
 - Set 3/4" Iron Pipe w/cap (6298)
 - Found 1/2" Iron Pipe (6298)
 - ▲ Found Nail & Disc (PTS)(5234)
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 - R\W Right of Way
 - CLF Chain Link Fence
 - ⊕ Centerline
 - ⊗ Wood Utility Pole
 - ⊠ Concrete Utility Pole
 - P- Overhead Utility Lines

Seal:

Anthony D. Sarno, License #
Expiration Date

Consultants:

Revisions:

MILLER RESIDENCE
1112 SOUTHARD STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 3/4/2014 10:40 AM

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Drawn By: AAG	Checked By: ADS

Title:

SURVEY-
COPY

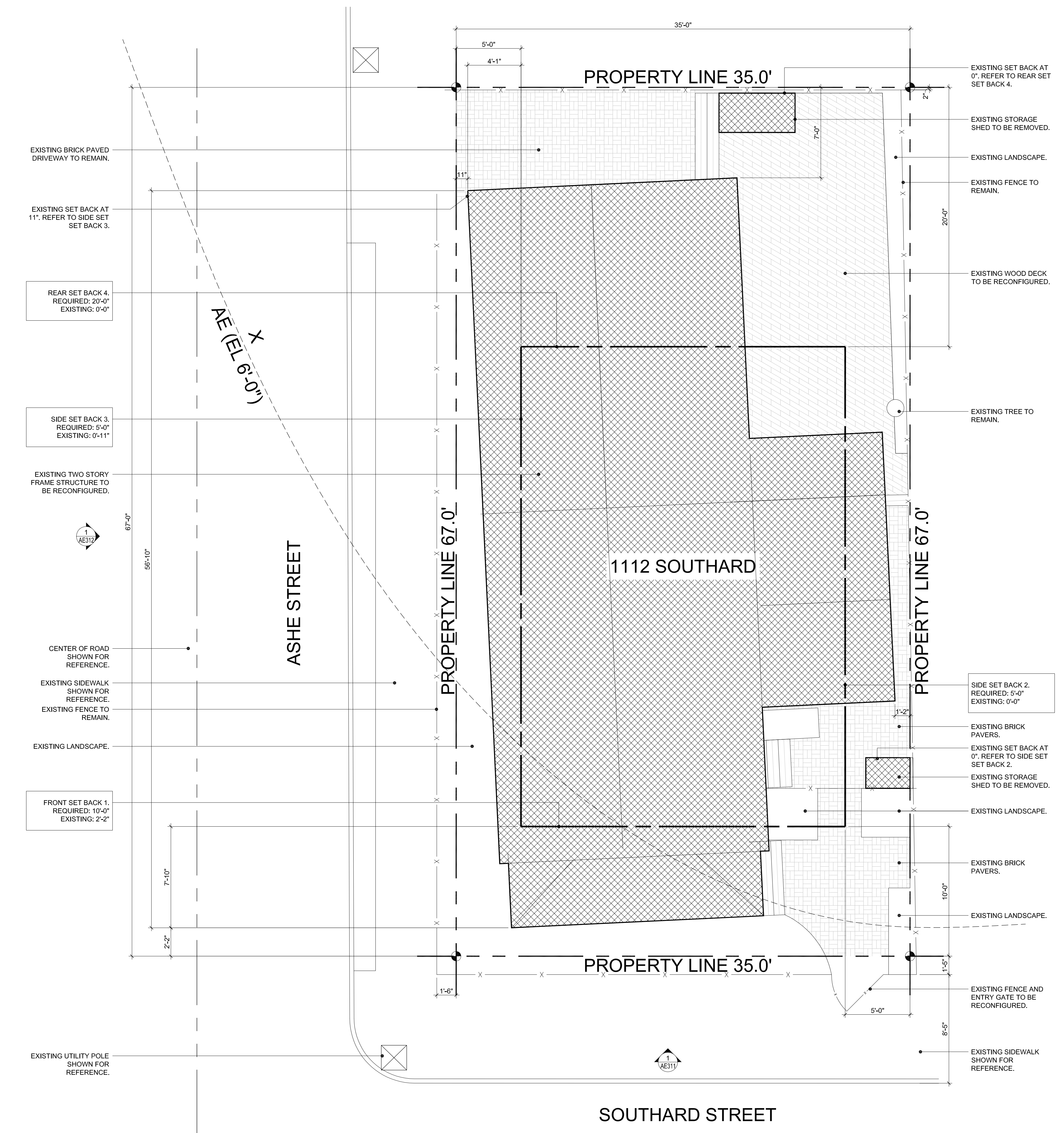
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SCALE: NTS

Sheet Number:
AE1.0.1
Date: March 3, 2014
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PROJECT STATISTICS:		
	CODE REQUIREMENT	EXISTING
ZONING	HHDR	
FLOOD ZONE	X / AE - 6'-0"	
SIZE OF SITE	4,000 SF	2,345 SF
HEIGHT	30'-0"	22'-6 1/2"
SETBACK 1: FRONT	10'-0"	2'-2"
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	0'-0"
SETBACK 3: LEFT SIDE SETBACK	5'-0"	0'-11"
SETBACK 4: REAR SETBACK	20'-0"	0'-0"
FLOOR AREA RATIO	1.0	0.61
BUILDING COVERAGE	50% (1,172.5 SF)	60.4% (1,415.7 SF)
IMPERVIOUS SURFACE	60% (1,407 SF)	86.8% (2,035.5 SF)

SITE PLAN LEGEND	
	EXISTING BUILDING COVERAGE
	EXISTING WOOD DECK
	EXISTING BRICK PAVER



ARCHITECT:
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 Architecture, Interior Design,
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 Expiration Date
 Consultants:
 Revisions:

MILLER RESIDENCE
 1112 SOUTHARD STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 3/4/2014 11:39 AM
 Drawing Size: 24x36 Project #: 13 131
 Drawn By: AAG Checked By: ADS

Title:
SITE PLAN
 Sheet Number:
AE1.1.1
 Date: March 3, 2014
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1 SITE PLAN
 SCALE: 1/4"=1'-0"

0 4 8 12
 GRAPHIC SCALE: 1/4" = 1'-0"

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Seal:
 Anthony D. Sarno, License #
 Expired Date

Consultants:

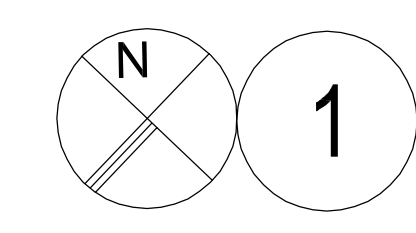
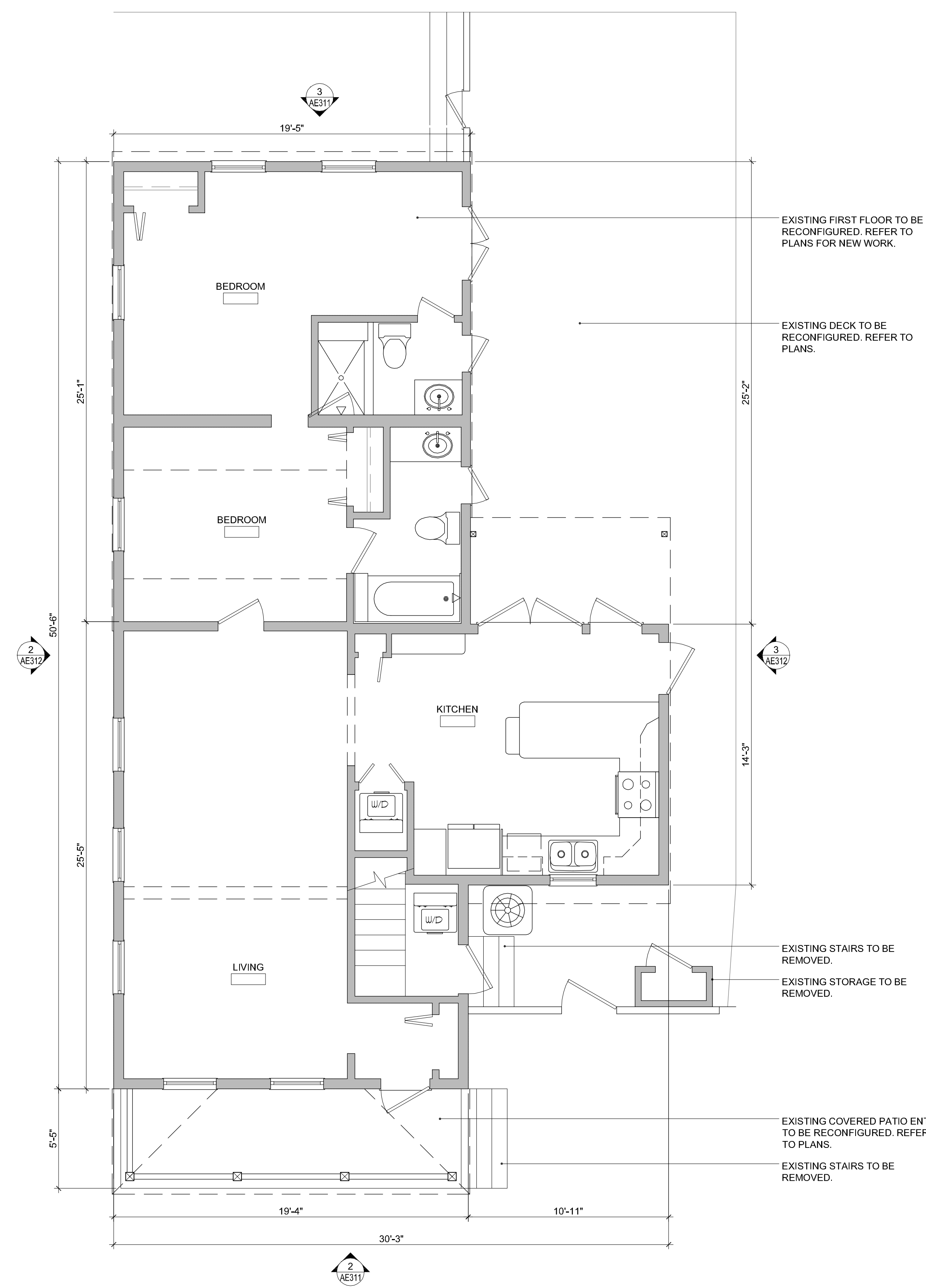
MILLER RESIDENCE
 1112 SOUTHARD STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 3/4/2014 10:48 AM

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24x36	13 131
Drawn By:	Checked By:
PS	MEI

Title:
EXISTING FIRST FLOOR PLAN

Sheet Number:
AE2.1.1
 Date: March 3, 2014
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EXISTING FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



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Seal:

Anthony D. Sarno, License #
 Exp/Retire Date

Consultants:

Revisions:

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 1112 SOUTHARD STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

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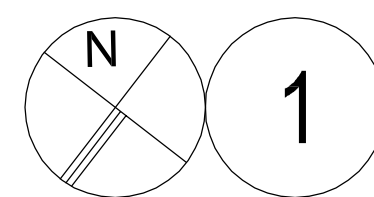
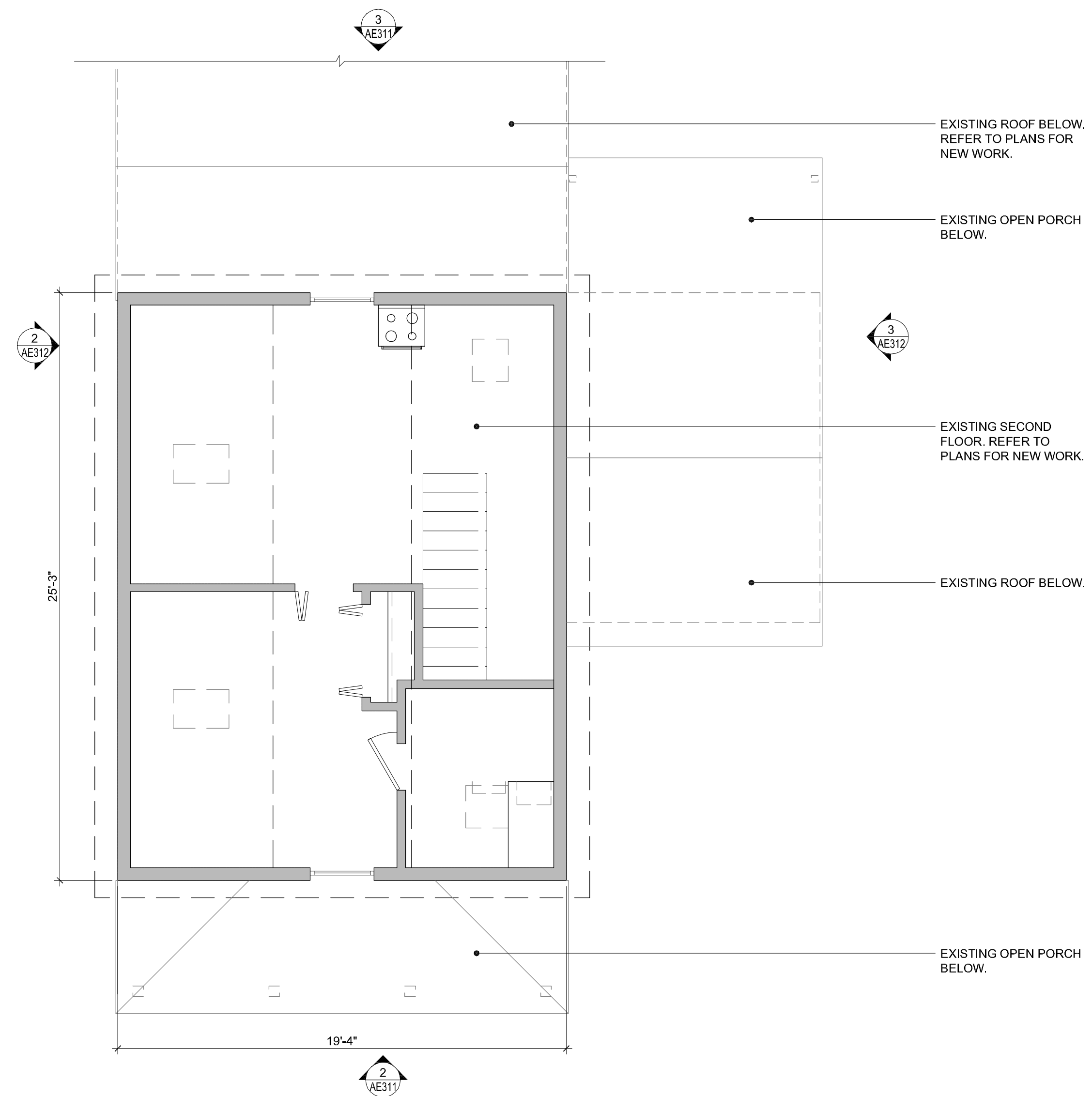
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 PLAN**

Sheet Number:

AE2.1.2

Date: March 3, 2014

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EXISTING SECOND FLOOR PLAN

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



Seal:

Anthony D. Sarco, License #
Expiration Date

Consultants:

Revisions:

MILLER RESIDENCE 1112 SOUTHARD STREET KEY WEST, FLORIDA, 33040 RESIDENTIAL RENOVATION

PLOTTED: 3/4/2014 12:28 PM

Drawing Size 24x36 | Project #: 13 131

Drawn By: PS | Checked By: MBI

Title:
EXISTING
EXTERIOR
ELEVATIONS

Sheet Number:

AE3.1.1

Date: March 3, 2014

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3 SOUTH ELEVATION

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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION

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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION FROM STREET

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

0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 EAST ELEVATION FROM STREET
SCALE: 1/4"=1'-0"



ARCHITECT:
K2M DESIGN
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting
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Seal:

Anthony D. Sarco, License #
Expiration Date

Consultants:

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1112 SOUTHARD STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

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Sheet Number:

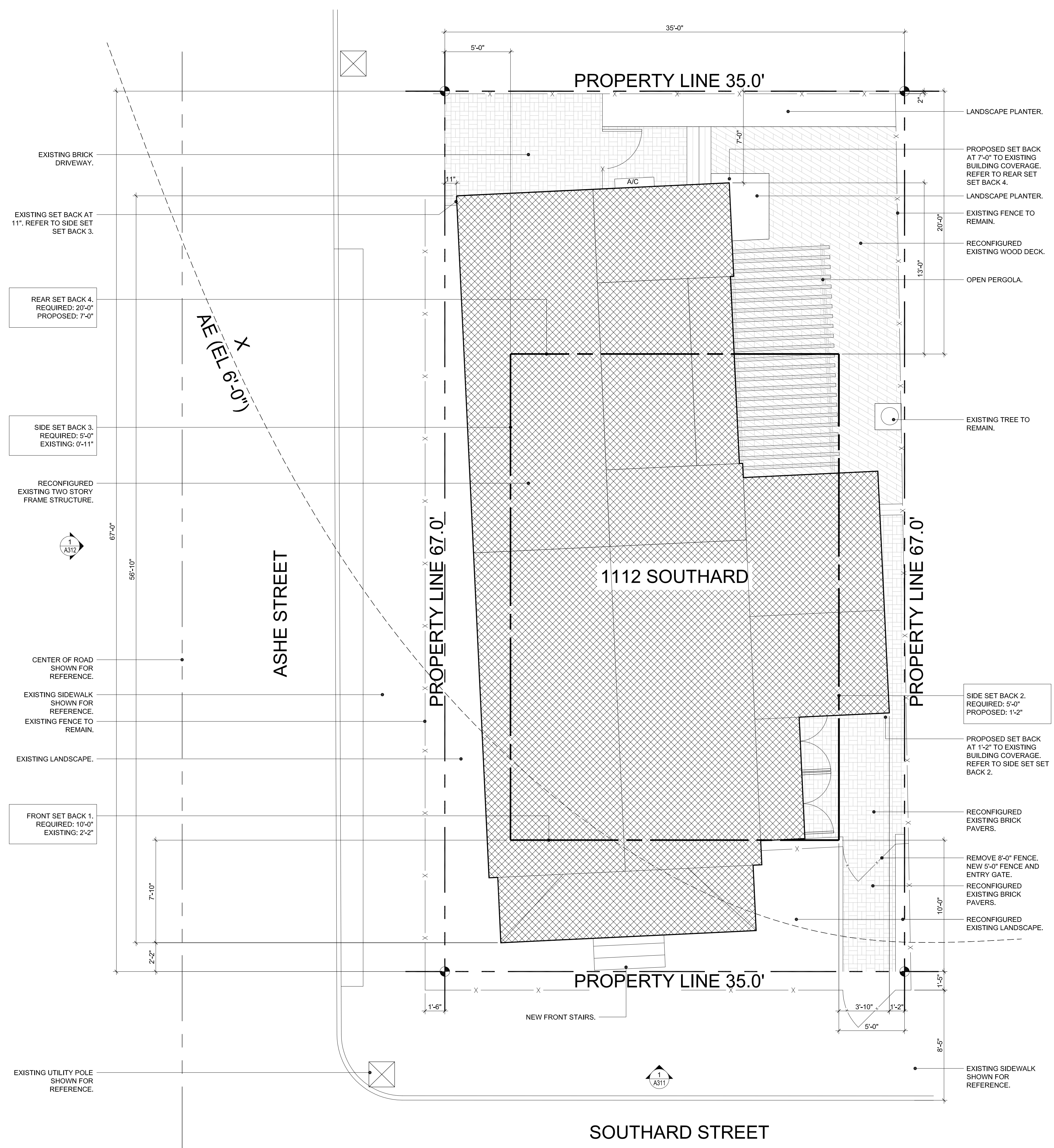
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Date: March 3, 2014
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PROPOSED 1112 SOUTHARD STREET, KEY WEST, FLORIDA 33040. SUBJECT TO ALL CITY, COUNTY AND STATE REGULATIONS AND ORDINANCES.

PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HHDR			
FLOOD ZONE	X / AE - 6'-0"			
SIZE OF SITE	4,000 SF	2,345 SF		
HEIGHT	30'-0"	22'-6 1/2"	22'-6 1/2"	NO CHANGE
SETBACK 1: FRONT	10'-0"	2'-2"	2'-2"	NO CHANGE
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	0'-0"	1'-2"	IMPROVING
SETBACK 3: LEFT SIDE SETBACK	5'-0"	0'-11"	0'-11"	NO CHANGE
SETBACK 4: REAR SETBACK	20'-0"	0'-0"	7'-0"	IMPROVING
FLOOR AREA RATIO	1.0	0.61	0.73	NONE
BUILDING COVERAGE	50% (1,172.5 SF)	60.4% (1,415.7 SF)	59.4% (1,393.6 SF)	IMPROVING
IMPERVIOUS SURFACE	60% (1,407 SF)	86.8% (2,035.5 SF)	85% (1,993.3 SF)	IMPROVING

SITE PLAN LEGEND	
	BUILDING COVERAGE
	EXISTING WOOD DECK
	EXISTING BRICK PAVER



ARCHITECT:

K2M DESIGN

Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting

1001 Whitehead St., Unit 101
Key West, Florida 33040
Tel: 305-294-4011
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Seal:

Anthony D. Sarno, License #
Expiration Date

Consultants:

Revisions:

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1112 SOUTHARD STREET
KEY WEST, FLORIDA, 33040

RESIDENTIAL RENOVATION

PLOTTED: 3/4/2014 11:56 AM

Drawing Size: 24x36 Project #: 13 131

Drawn By: AAG Checked By: ADS

Title:

SITE PLAN

Sheet Number:

A1.1.1

Date: March 3, 2014

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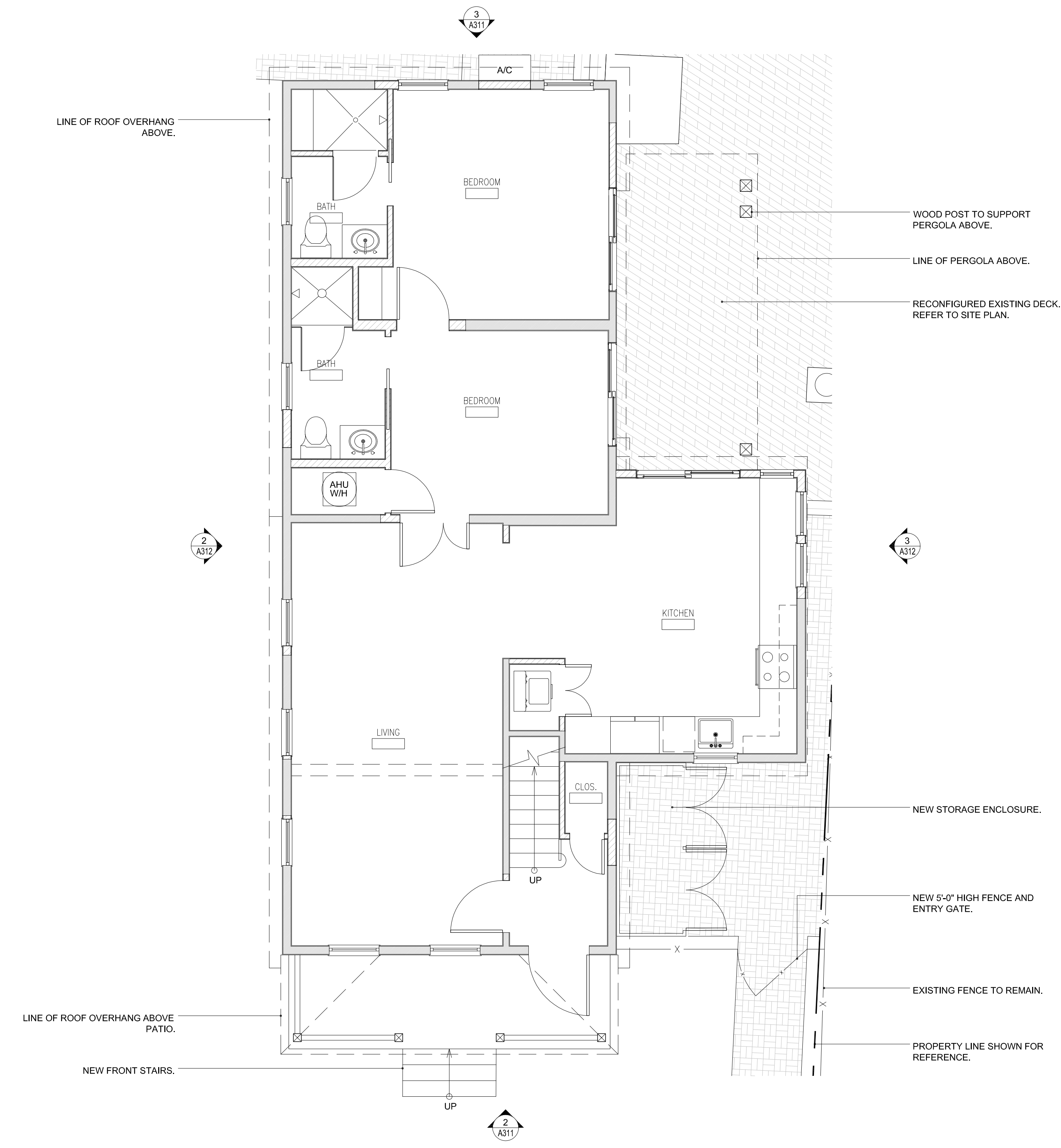
1 SITE PLAN
SCALE: 1/4"=1'-0"



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FLOOR PLAN LEGEND:	
XXXX	ROOM NAME
	EXISTING TO REMAIN.
	DOOR.
	EXISTING WALL TO REMAIN.
	NEW FRAME WALL.



Seal:

Anthony D. Sarno, License #
 Expiration Date

Consultants:

Revisions:

MILLER RESIDENCE
 1112 SOUTHWARD STREET
 KEY WEST, FLORIDA, 33040

RESIDENTIAL RENOVATION

PLOTTED: 3/4/2014 11:57 AM

Drawing Size	Project #:
24x36	13 131
Drawn By:	Checked By:
AAG	MBI

Title:
FIRST FLOOR PLAN

Sheet Number:
A2.1.1

Date: March 3, 2014

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Anthony D. Sarno, License #
 Expire Date:

Consultants:

Revisions:

MILLER RESIDENCE
 1112 SOUTHARD STREET
 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

PLOTTED: 3/4/2014 10:39 AM

Drawing Size 24x36	Project #: 13 131
Drawn By: xxx	Checked By: xxx

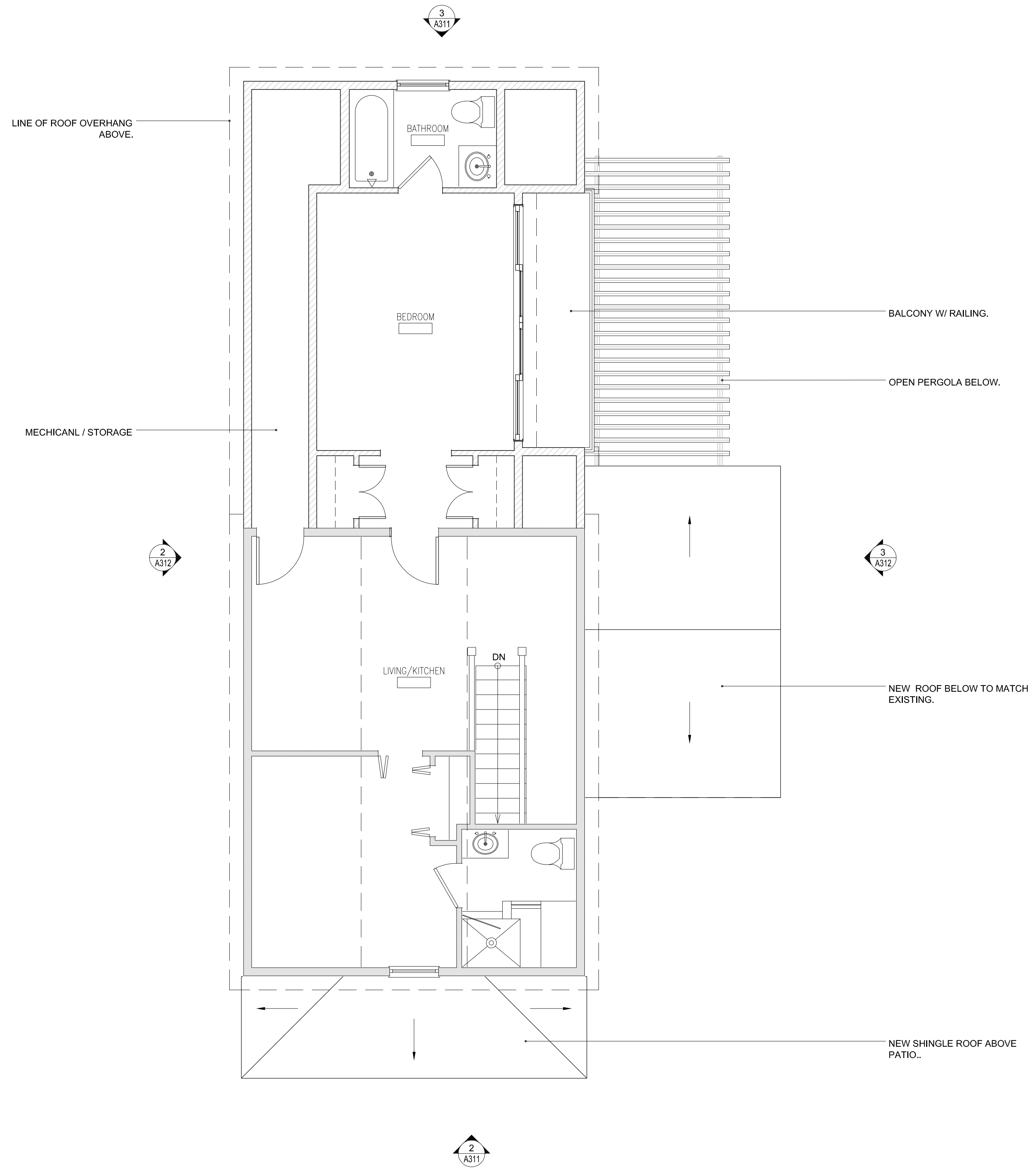
Title:
**PROPOSED
 SECOND FLOOR
 PLAN**

Sheet Number:
A2.1.2

Date: March 3, 2014
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FLOOR PLAN LEGEND:

XXXX	ROOM NAME
	EXISTING TO REMAIN.
	DOOR.
	EXISTING WALL TO REMAIN.
	NEW FRAME WALL.



1 PROPOSED SECOND FLOOR PLAN

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

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

I:\Users\j2014\131_131 - 1112 Southard - Miller Residence\Drawings\1112.dwg, 3/4/2014 10:39 AM, scale: 1/4" = 1'-0", dsw: gpr000

Seal:

 Anthony D. Sarco, License #
 Expiration Date

Consultants:

Revisions:

MILLER RESIDENCE
 1112 SOUTHARD STREET
 KEY WEST, FLORIDA, 33040
 RESIDENTIAL RENOVATION

PLOTTED: 3/4/2014 11:53 AM
 Drawing Size: 24x36 | Project #: 13 131
 Drawn By: AAG | Checked By: MBI

Title:
 EXTERIOR ELEVATIONS

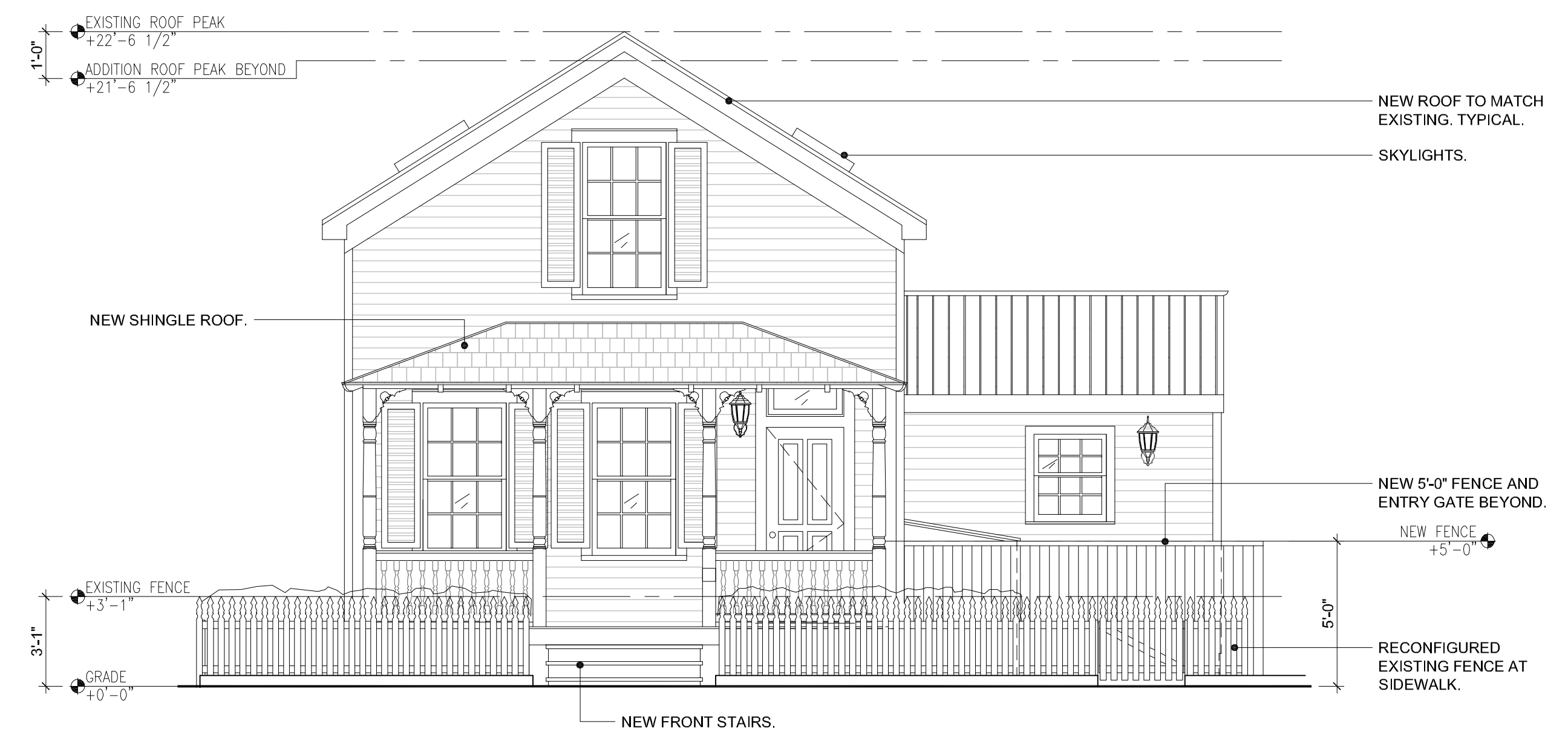
Sheet Number:
A3.1.1
 Date: March 3, 2014
 ©2014 by k2m Design, Inc.



3 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION FROM STREET
 SCALE: 1/4"=1'-0"



P:\PROJECTS\13131\13131_030314\13131_030314_01.dwg, 3/3/2014 11:53 AM, 1/4"=1'-0", 24x36

Seal:

Anthony D. Sarco, License #
Exp. 04/01/2016

Consultants:

Revisions:

MILLER RESIDENCE
1112 SOUTHARD STREET
KEY WEST, FLORIDA, 33040

RESIDENTIAL RENOVATION

PLOTTED: 3/4/2014 10:25 AM

Drawing Size 24x36	Project #: 13 131
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Drawn By: AAG	Checked By: MBI
------------------	--------------------

Title:

EXTERIOR ELEVATIONS

Sheet Number:

A3.1.2

Date: March 3, 2014

©2014 by k2m Design, Inc.



3 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 EAST ELEVATION
SCALE: 1/4"=1'-0"



1 EAST ELEVATION FROM STREET
SCALE: 1/4"=1'-0"



PROVIDED BY 1112 SOUTHARD STREET, KEY WEST, FLORIDA, 33040

Site Photos



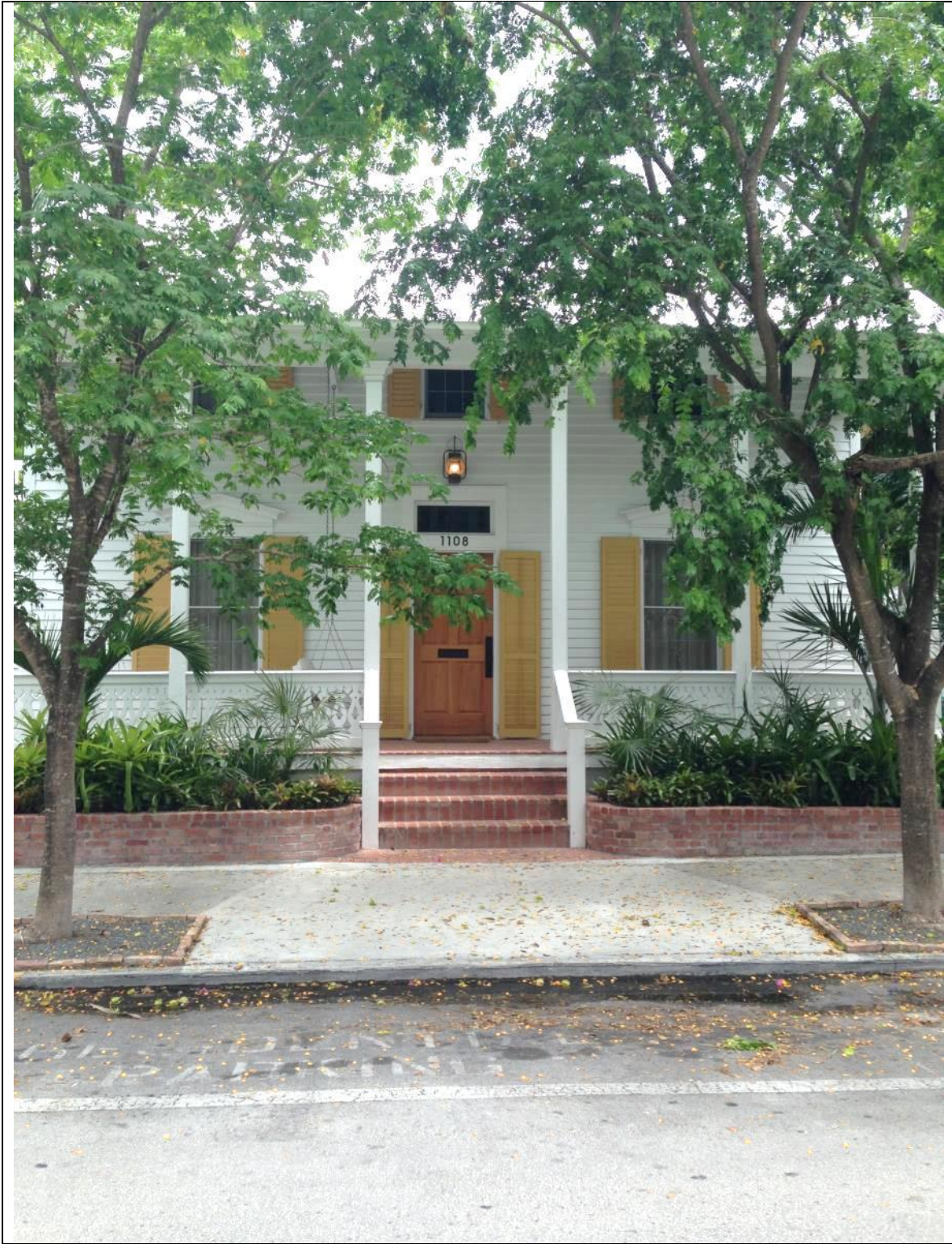
1. 1112 Southard Street. View from the street.



2. 1112 Southard Street.



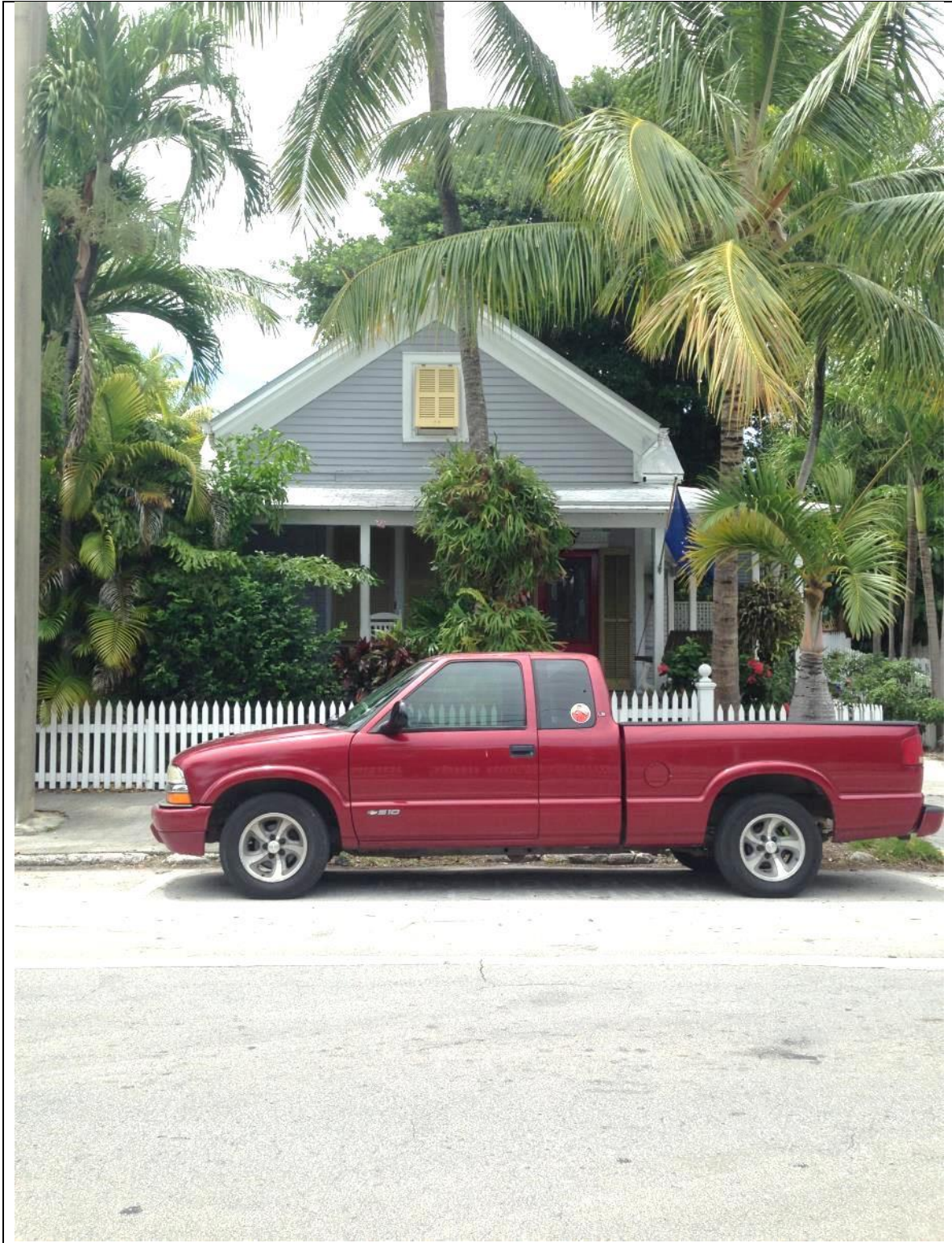
3. 1112 Southard Street.



4. 1108 Southard Street.



5. 1118 Southard Street.



6. 1117 Southard Street.



7. 1115 Southard Street.



8. 1118 Southard Street - Side View



9. 604 Ashe Street.



10. 608 Ashe Street.



11. 607 Ashe Street.



12. Southard Street Panorama- Street view looking at 1112 Southard Street.



13. Southard Street Panorama- Street view looking opposite of 1112 Southard Street.



14. Ashe Street Panorama- Street view looking at 1112 Southard Street.



15. Ashe Street Panorama- Street view looking opposite of 1112 Southard Street.

DRC Comments



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Engineering Services Comments
Development Review Committee
April 24, 2014

2323 Staples Avenue
Detached Habitable Space Variance

No comments.

1112 Southard Street

Rear and Side-yard Setback Variance

Direct roof gutter downspouts back onto property.
Solid waste and recycle storage area shall be provided and/or maintained.

1404 Olivia Street

Impervious Surface, Rear and Side-yard Setback Variance

Direct roof gutter downspouts back into swale.

808 Olivia Street

Impervious Surface Variance

Install and direct roof gutter downspouts back onto property.

900 Packer Street

Impervious Surface, Front and Side-yard Setback Variance

1. Property record card lists two addresses for this property; 846 Olivia Street and 900 Packer Street. Pursuant to Sec. 66-87, business tax is required for rental property. Please contact the Building Department to make an appointment to confirm second unit has been removed.
2. Pursuant to Sec. 108-452, clear zone sight distances at the intersection of right-of-ways shall be measured 30ft along each property line. Existing landscaping, located in the Packer Street right-of-way conflicts with Sec. 108-452.

500 Duval Street

Side-yard Setback Variance

No comments.

716-718 South Street

Major Development Plan and Maximum Height Variance

1. Please indicate how roof drains will be connected to stormwater management system.
2. Please indicate how garage pump will operate, considering the depth of the water table in the exfiltration trench catchbasin.
3. Please estimate the volume of trash and recycle material to be produced for this proposed project, and provide dimensions for the quantity of solid waste material to be produced. Ensure trash and recycling area will be sufficient to meet the demands of this proposed development.
4. Please show the clear zone sight distance at the intersection of South Street and William Street, noting unobstructed cross visibility shall be between 30 inches and six feet above the sidewalk grade.

1516 Dennis Street to 1124 Duval Street

Transient License Transfer rev. 04.10.2014

No comments.



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

April 23, 2014

Mr. Don Craig
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF April 24, 2014

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for April 24, 2014. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 1112 Southard Street – Variance
COMMENT: KEYS has no objections to the variance request, however the customer will need to get in contact with KEYS about upgrading their riser to avoid possible code violations.
2. LOCATION: 1404 Olivia Street - Variance
COMMENT: KEYS has no objections to the variance request.
3. LOCATION: 808 Olivia Street - Variance
COMMENT: KEYS has no objections to the variance request.
4. LOCATION: 900 Packer Street - Variance
COMMENT: KEYS has no objections to the variance request.
5. LOCATION: 500 Duval Street - Variance
COMMENT: KEYS has no objections to the variance request.
6. LOCATION: 716-718 South Street – Major Development Plan
COMMENT: KEYS has no objections to the major development plan. KEYS recommends the installation of underground high voltage distribution facilities to a pad mount transformer. KEYS will need a full set of plans and a completed project review form. Applicant is to coordinate with KEYS about the location of underground facilities and other requirements.
7. LOCATION: 716-718 South Street – Height Variance
COMMENT: KEYS has no objections to the height variance request.

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 1010634 Parcel ID: 00010350-000000

Ownership Details

Mailing Address:

MILLER HERBERT S AND PATRICE R
1108 SOUTHARD ST
KEY WEST, FL 33040-7147

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1112 SOUTHARD ST KEY WEST
Legal Description: KW PT LT 3 SQR 55 OR57-242/43 OR57-244/45 OR386-55/56 OR694-353 OR726-629 OR728-494 OR754-49/50 OR754-1884/85C OR1038-371/73 OR1354-1680/81 OR1538-2454/56 OR2652-409/11

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



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	35	67	2,345.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1160
Year Built: 1948

Building 1 Details

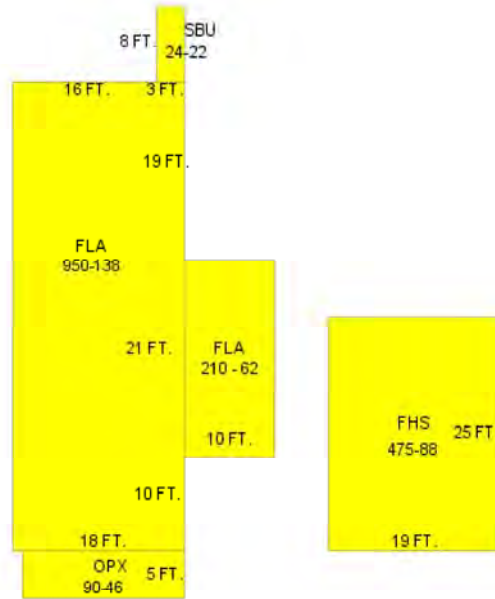
Building Type R2	Condition G	Quality Grade 500
Effective Age 15	Perimeter 200	Depreciation % 16
Year Built 1948	Special Arch 0	Grnd Floor Area 1,160
Functional Obs 0	Economic Obs 0	

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type IRR/CUSTOM	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 3
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 2	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 1
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	FLA	12:ABOVE AVERAGE WOOD	1	2011	Y			210
1	FLA	12:ABOVE AVERAGE WOOD	1	1948	N Y	0.00	0.00	950
2	SBU	12:ABOVE AVERAGE WOOD	1	1948	N N	0.00	0.00	24

3	OPX		1	1948		0.00	0.00	90
4	FHS	12:ABOVE AVERAGE WOOD	1	1948	N Y	0.00	0.00	475

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	454 SF	0	0	1976	1977	2	30
2	PT2:BRICK PATIO	36 SF	0	0	1976	1977	4	50
3	WD2:WOOD DECK	500 SF	0	0	1995	1996	2	40
4	FN2:FENCES	272 SF	34	8	1995	1996	2	30
5	AC2:WALL AIR COND	1 UT	0	0	1995	1996	2	20

Appraiser Notes

TPP 8582412 - RENTAL

2006-11-16 - LISTED FOR SALE \$995,000. 2 UNITS: 2/2 DOWN, 1/1 UP. - JEN

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B952123	06/01/1995	06/01/1996	18,000		RENOVATIONS
	E953055	09/01/1995	06/01/1996	1,100		ELECTRICAL
	B953411	10/01/1995	06/01/1996	5,000		UPGRADE PERMIT/RENOVATION
	P953423	10/01/1995	06/01/1996	4,000		PLUMBING

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	157,059	5,166	155,600	317,825	259,414	25,000	244,169
2012	160,754	5,334	84,291	250,379	250,379	25,000	225,379
2011	160,754	5,558	116,711	283,023	281,639	25,000	258,023
2010	162,602	5,717	82,987	251,306	251,306	0	251,306
2009	180,714	5,950	234,506	421,170	421,170	0	421,170
2008	167,977	6,108	234,500	408,585	408,585	0	408,585
2007	223,170	6,357	386,925	616,452	616,452	0	616,452
2006	484,431	6,558	222,775	713,764	713,764	0	713,764
2005	384,469	6,813	201,670	592,952	592,952	0	592,952
2004	327,763	7,005	175,875	510,643	510,643	0	510,643
2003	260,720	7,270	82,075	350,065	350,065	0	350,065

2002	230,253	7,462	82,075	319,790	319,790	0	319,790
2001	189,601	7,549	82,075	279,225	279,225	0	279,225
2000	202,526	6,472	44,555	253,554	253,554	0	253,554
1999	192,840	6,377	44,555	243,773	243,773	0	243,773
1998	164,639	5,531	44,555	214,725	214,725	0	214,725
1997	151,290	5,255	39,865	196,410	196,410	0	196,410
1996	62,631	2,047	39,865	104,542	104,542	0	104,542
1995	60,311	2,053	39,865	102,229	102,229	0	102,229
1994	51,032	1,803	39,865	92,700	92,700	0	92,700
1993	50,592	1,921	39,865	92,378	92,378	0	92,378
1992	61,723	1,921	39,865	103,509	103,509	0	103,509
1991	61,723	1,921	39,865	103,509	103,509	0	103,509
1990	70,148	1,746	38,106	110,000	110,000	0	110,000
1989	70,734	1,746	37,520	110,000	110,000	0	110,000
1988	43,813	1,746	30,485	76,044	76,044	0	76,044
1987	38,224	1,746	17,509	57,479	57,479	0	57,479
1986	38,394	1,746	16,870	57,010	57,010	0	57,010
1985	37,402	1,746	9,544	48,692	48,692	0	48,692
1984	35,502	1,746	9,544	46,792	46,792	0	46,792
1983	35,502	1,746	9,544	46,792	46,792	0	46,792
1982	36,037	1,746	9,544	47,327	47,327	0	47,327

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
9/30/2013	2652 / 409	825,000	WD	30
8/17/1998	1538 / 2454	275,000	WD	Q
5/1/1995	1354 / 1680	1	WD	M
2/1/1978	754 / 1884	125,000	00	Q

This page has been visited 25,998 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 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 – 1112 Southard Street (RE # 00010350-000000; AK # 1010634) – A request for variances to minimum side, rear and street side yard setbacks in order to construct a half-story addition over an existing building on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Section 122-630(6)b., c. and d. 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: Brendon Cunningham, Senior Planner II; bcunning@keywestcity.com; 305-809-3724
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.**



YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

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Applicant: Anthony D. Sarno, K2M Design, Inc. **Owners:** Herbert S & Patrice R Miller
Project Locations: 1112 Southard Street (RE # 00010350-000000; AK # 1010634)
Date of Hearing: Thursday, June 19, 2014 **Time of Hearing:** 6:00 PM
Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to: Brendon Cunningham, Senior Planner II, bcunning@keywestcity.com; 305-809-3724
Planning Department: Fax: 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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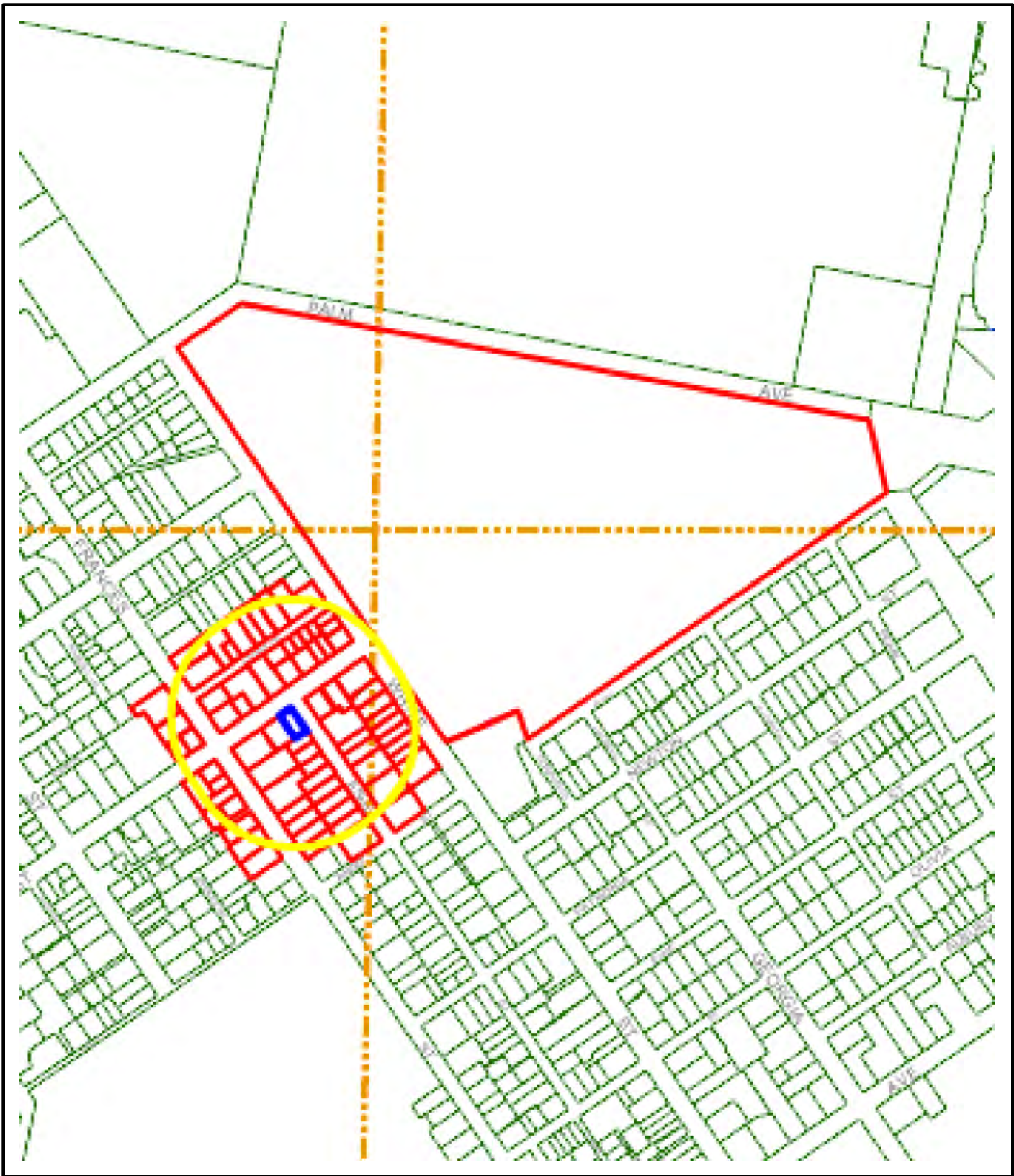
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Monroe County, Florida

Printed: Jun 10, 2014

1112 Southard

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



OWNER1	OWNER2	ADDRESS	CITY	STATE	ZIP	COUNTRY
1 610 WHITE STREET LLC		1015 FLAGLER AVE	KEY WEST	FL	33040-4815	
2 AKERS ROGER W		HC 62 BOX 42	RATON	NM	87740-9702	
3 ARJUNE ISMAEL		189 STERLING PL AP	BROOKLYN	NY	11238-4946	
4 BALDWIN MAUREEN K TRUST		60 CANNEY RD	DURHAM	NH	03824-3231	
5 BARKER ELEANOR		519 FRANCES ST	KEY WEST	FL	33040-7163	
6 BARRETT TERRY J		108 CONSTITUTION	MOSCOW	PA	18444-9125	
7 BAUMGARTNER EDWARD L		615 ASHE ST	KEY WEST	FL	33040-7110	
8 BERGERY BENJAMIN		29 BIS RUE BOURET	PARIS		F75019	FRANCE
9 BERMAN ANDREW N ANDLINDA C		716 ELIZABETH ST	KEY WEST	FL	33040-6402	
10 BLIVES YAKOV		1 BAY DR	KEY WEST	FL	33040-6126	
11 BRENT MARGARET G		1985 MADISON AVE	MEMPHIS	TN	38104-2791	
12 BRICKHOUSE JOHNNA J		1111 SOUTHARD ST	KEY WEST	FL	33040-7146	
13 ELLIS CHRISTOPHER GERARD AND MICHELLE LYNN		612 WHITE ST	KEY WEST	FL	33040-7153	
14 FISHER LIBBY L		608 ROBERTS LN	KEY WEST	FL	33040-7138	
15 FRANCES STREET BOTTLE INN LLC		535 FRANCES ST	KEY WEST	FL	33040-7164	
16 GARTNER LEONARD		106 SEA LN	DELRAY BEACH	FL	33483-7003	
17 GOOD PAPER OF KEY WEST LLC		1119 SOUTHARD ST	KEY WEST	FL	33040-7146	
18 GRAHAM KENNETH D AND KRISTIE A		6504 VANDA LN	LAND O LAKES	FL	34637-3380	
19 GRIBIK SUZANNE J		616 ASHE ST	KEY WEST	FL	33040-7111	
20 GRIFFITH RICHARD LIVING TRUST 8/29/1995		717 FLEMING ST	KEY WEST	FL	33040-6827	
21 GUADAGNO MICHAEL R JR AND SUSAN D		622 ASHE ST	KEY WEST	FL	33040-7111	
22 HAFFENREFFER MARY L AND KARL		525 FRANCES ST	KEY WEST	FL	33040-7163	
23 HENDRICKSON STEPHEN		1017 SOUTHARD ST	KEY WEST	FL	33040-7144	
24 J J JS A PLACE IN THE SUN INC		1029 SOUTHARD ST	KEY WEST	FL	33040-7144	
25 JACKSON THOMAS A AND DEBORAH ANN		620 ASHE ST	KEY WEST	FL	33040-7111	
26 JAN AND GEORGE LIMITED LIABILITY CO		PO BOX 1837	SAG HARBOR	NY	11963-0064	
27 JANSEN CHRISTINE E		1000 WEST AVE APT	MIAMI BEACH	FL	33139-4729	
28 KENDRICK MELISSA		PO BOX 6391	KEY WEST	FL	33041-6391	
29 KEYS PARADISE HOLDINGS LLC		1200 4TH ST	KEY WEST	FL	33040-3763	
30 KIRDAHY THOMAS J		29 E 9TH ST	NEW YORK	NY	10003-6301	
31 KLEIN RICHARD P LIVING TRUST 09/18/2002		524 FRANCES ST	KEY WEST	FL	33040-7121	
32 KOSTKA MARTYNE A		526 FRANCES ST	KEY WEST	FL	33040-7121	
33 KW 2 LLC		100 S MAIN ST STE 3	WICHITA	KS	67202-3736	
34 LEROY VIVE A		1107 KEY PLZ PMB 3	KEY WEST	FL	33040-4086	

OWNER1	OWNER2	ADDRESS	CITY	STATE	ZIP	COUNTRY
35 LEVIN JAY J		5516 PUTNAM DR	WEST BLOOMFIELD	MI	48323-3720	
36 LIGGETT ANNETTE M		606 FRANCES ST	KEY WEST	FL	33040-7123	
37 LOUCHHEIM JEFF AND LINDA		615 FRANCES ST	KEY WEST	FL	33040-7122	
38 MALLOY KEVIN P AND HOLLY J		614 WHITE ST	KEY WEST	FL	33040-7153	
39 MCCULLOCH JAMES B AND MARY ELIZABETH		531 FRANCES ST	KEY WEST	FL	33040-7164	
40 MILLER HERBERT AND PATRICE		1108 SOUTHARD ST	KEY WEST	FL	33040-7147	
41 MULLIGAN JAMES J		617 FRANCES ST	KEY WEST	FL	33040-7122	
42 MURPHY WILLIAM F		1024 SOUTHARD ST	KEY WEST	FL	33040-7145	
43 MYREN BRENDA LYNN		1123 STUMP LN	KEY WEST	FL	33040-7148	
44 PADGET-DEKKER HOLDINGS LTD		611 FRANCES ST	KEY WEST	FL	33040-7122	
45 PEARY COURT HOLDINGS LP		2828 CORAL WAY ST	CORAL GABLES	FL	33145-3214	
46 PERPALL LEE THOMPSON AND SHIRLEY KAY		624 ASHE ST	KEY WEST	FL	33040-7111	
47 PINDER FLORIDA ESTATE	C/O JULIAN DAWN D	1200 GOLDEN RD SE	HUNTSVILLE	AL	35802-3808	
48 REAVES SHIRLEY R		608 FRANCES ST	KEY WEST	FL	33040-7123	
49 ROBERTS KEITH AND JUDY		5500 BAVARIAN LN	WILMINGTON	NC	28405-1002	
50 RODEL CHARITABLE FOUNDATION		PO BOX 4014	KEY WEST	FL	33041-4014	
51 RODRIGUEZ JOY DECLARATION OF TRUST 10/6/2011		1113 STUMP LN	KEY WEST	FL	33040-7148	
52 ROSS ELIZABETH		1015 FLEMING ST	KEY WEST	FL	33040-6962	
53 RUDOLPHI ROSEANNE		14 WALNUT DR	SHOREHAM	NY	11786-1553	
54 SCHETTIG ROBERT C AND CELESTE M		609 FRANCES ST	KEY WEST	FL	33040-7122	
55 SEEMILLER JOSEPH J III		604 FRANCES ST	KEY WEST	FL	33040-7123	
56 SIEMINSKI DAVID THOMAS		616 FRANCES ST	KEY WEST	FL	33040-7181	
57 SIRIUS JACK INVESTMENTS LLC		6970 MANASOTA KE	ENGLEWOOD	FL	34223-9268	
58 SONI AND SONS LIMITED PARTNERSHIP		830 TRUMAN AVE	KEY WEST	FL	33040-6426	
59 STEWART MARTHA E L/E		1111 STUMP LN	KEY WEST	FL	33040-7148	
60 THE ARTISTS RESIDENCIES AT KEY WEST INC		600 WHITE ST	KEY WEST	FL	33040-7153	
61 TIITF/ST OF FL - OLD ARMORY	BUILDING (STATE ARMC	600 WHITE ST	KEY WEST	FL	33040	
62 VON SEGGERN CHRISTINA		1075 DUVAL ST STE	KEY WEST	FL	33040-3188	
63 WATTERS ROBERT AND TAMMARA		1239 2ND ST	NEW ORLEANS	LA	70130-5722	
64 WEBSTER JOHN E AND SHERRY S		125 OAK BEND CT	FAIRHOPE	AL	36532-6314	
65 WEITZEN ELAINE G		130 1/2 E 65TH ST	NEW YORK	NY	10065-7067	
66 WEYMOUTH LISA A		PO BOX 791249	PAIA	HI	96779-1249	
67 WHEELER PHILIP H JR TRUST 10/7/96	C/O WHEELER DONNA L	623 FRANCES ST	KEY WEST	FL	33040-7122	
68 WOOD JOHN E REV TRUST 9/30/1999		1617 RIGGS PL NW	WASHINGTON	DC	20009-6418	

OWNER1	OWNER2	ADDRESS	CITY	STATE	ZIP	COUNTRY
69 WUNSCH RICHARD E		3516 17TH TER		KEY WI FL		33040-4243