

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



**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham, Senior Planner

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

**Meeting Date:** April 17, 2014

**Agenda Item:** **Variances – 1508 19<sup>th</sup> Street (RE# 00071520-000000, AK# 1075345) -**  
A request for building coverage, impervious surface ratio and front-yard setback requirements to convert a carport structure into a garage on property located in the SF zoning district per Sections 122-238(4) a.1. & b.1. and 122-238(6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

---

**Request:** The applicant is requesting variances to building coverage, impervious surface ratio and front-yard setback requirements to convert a carport structure into a garage.

**Applicant:** Thomas E. Pope

**Property Owner:** Stephen and Anne Sunkel

**Location:** 1508 19<sup>th</sup> Street (RE# 00071520-000000, AK 1075345)

**Zoning:** Single Family Residential (SF) Zoning District



**Background:**

The property is comprised of a one-story single-family house with an attached carport. The applicant rebuilt the carport in its previous location. Engineering has reviewed the application and requires that a swale be installed to capture rainwater runoff from the roof of the carport.

<b>Relevant HMDR Zoning District Dimensional Requirements: Section 122-600</b>			
<b>Setbacks</b>	<b>Required/Allowed</b>	<b>Existing Conditions</b>	<b>Proposed</b>
Building Coverage	35%	46%	47%
Impervious Surface	50%	65%	66%
Front Setback	20-30'	8'	0'

**Process:**

**Development Review Committee Meeting:**

February 27, 2014

**Planning Board Meeting:**

April 17, 2014

**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.**

There are no special conditions or circumstances peculiar to the property that is not representative of other properties in the vicinity.

- 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 conditions are created by the applicant's design and construction.

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

Allowing the structure, as constructed, would confer special privileges upon the applicant.

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

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

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variances requested are the minimum variances that will make possible the structure as constructed. However, the applicant has reasonable use of the property otherwise.

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

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

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

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

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

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

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

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

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

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

**RECOMMENDATION:**

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

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION No. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST  
PLANNING BOARD FOR VARIANCES  
APPROVAL FOR BUILDING COVERAGE,  
IMPERVIOUS SURFACE RATIO AND FRONT-  
YARD SETBACK REQUIREMENTS FOR  
CONVERTING A CARPORT INTO A GARAGE  
ON PROPERTY LOCATED AT 1508 19TH  
STREET (RE#00071520-000000, AK#1075345) IN  
THE SINGLE FAMILY RESIDENTIAL  
ZONING DISTRICT, PER SECTION 122-238 (4)  
a.1. & b. 1. AND 122-238(6)A.1. OF THE LAND  
DEVELOPMENT REGULATIONS OF THE  
CODE OF ORDINANCES OF THE CITY OF  
KEY WEST.**

**WHEREAS**, Section 122-238 (4)a. & b.1. of the Code of Ordinances provides that the maximum allowed building coverage and impervious surface ratio are 35% and 50% respectively; and

**WHEREAS**, the applicant requested variances to allow a building coverage of 47% and an impervious surface ratio of 66%; and

**WHEREAS**, the applicant requested a variance to the proposed front-yard setback of zero feet; and

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

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on April 17<sup>th</sup>, 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 is the minimum variances

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

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 shall be considered grounds for the issuance of any variances; and

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

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

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

**Section 2.** An approval by resolution of the Key West Planning Board for variances per plans dated January 21, 2014, on property located at 1508 19<sup>th</sup> Street (RE# 00071520-000000, AK#1075345) in the SF zoning district per Sections 122-238 (4) a. 1.& b.1. and 122-238(6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms as described in Section 3 hereof, shall immediately operate to terminate this 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.

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



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

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 17<sup>th</sup> day of April , 2014.

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

\_\_\_\_\_ Chairman  
\_\_\_\_\_ 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



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 1508 19th Street, Key West
2. Name of Applicant Thomas E. Pope, PA
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X
4. Address of Applicant 6010 White Street  
Key West, FL 33040
5. Phone # of Applicant 296-3611 Mobile# \_\_\_\_\_
6. E-Mail Address TEPOPEPA@AOL.COM
7. Name of Owner, if different than above Stephen & Anne Sunkel
8. Address of Owner 1508 19th Street, Key West  
\_\_\_\_\_
9. Phone # of Owner 587-8907
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel SF RE# 00071520-000000
12. Description of Proposed Construction, Development, and Use  
Conversion of existing covered  
canvas carport into enclosed  
garage.
13. List and describe the specific variance(s) being requested:  
Front setback  
Building coverage  
Impervious surface

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	SF			
Flood Zone	AE-8			
Size of Site	8,250			
Height	25'	12' 8"	12' 8"	NONE
Front Setback	20'-30'	7' 11 3/4"	0'	0'
Side Setback	5'	5'	5'	NONE
Side Setback	N/A			
Street Side Setback	N/A			
Rear Setback	N/A			
F.A.R	N/A			
Building Coverage	35%	46%	47%	47%
Impervious Surface	4,125	5,360	5,408	5,408
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	N/A			
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

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

Meeting Date N/A HARC Approval # N/A

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



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

---

---

---

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

YES \_\_\_\_\_ NO

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

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

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

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

## 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 existing parking under canvas covered carport will be enclosed as a garage with minimal increase to lot coverage.

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

The driveway, parking areas and covered canvass carport are all existing conditions.

**(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.**

We are requesting no special privileges. Other garages exist in this zoning district.

**(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 enclosure of the existing canvas covered carport will allow for the construction of the garage.

**(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. Minimal requirements are requested for the conversion of the existing covered canvas carport into the enclosed garage.

**(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.



# Verification

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, STEPHEN C. SUNKEL + ANNE R. SUNKEL authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

Thomas E. Pope  
*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 1/24/2014 by  
*date*

[Signature]  
*Name of Authorized Representative*

He/She is personally known to me or has presented [Signature] as identification.

[Signature]  
*Notary's Signature and Seal*



M. Holly Booton  
*Name of Acknowledger typed, printed or stamped*

FF070470  
*Commission Number, if any*

# **Authorization**

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, Thomas E. Pope, 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:

1508 19th Street, Key West  
*Street address of subject property*

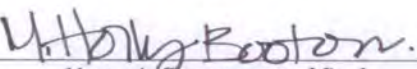
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 1/24/2014 by  
*date*

Thomas E. Pope  
*Name of Authorized Representative*

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

  
*Notary's Signature and Seal*

M. Holly Booton  
*Name of Acknowledger typed, printed or stamped*



M. HOLLY BOOTON  
MY COMMISSION # FF 070470  
EXPIRES: December 26, 2017  
Bonded Thru Budget Notary Services

FF070470  
*Commission Number, if any*

**Deed**

**This Warranty Deed**

Made this 5<sup>th</sup> day of January A.D. 2002  
by **Thomas J. Vagnini, Trustee of the Oddo  
James Vagnini Revocable Trust u/a/d  
November 30, 2001**

hereinafter called the grantor, to  
**Stephen C. Sunkel and Anne R. Sunkel,  
husband and wife**

whose post office address is: PO Box 1326  
Key West, FL 33041

hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ **10.00**  
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Monroe**  
County, Florida, viz:

**Lot 7, Block 4, SUNRISE SHORES, according to the Plat thereof,  
as recorded in Plat Book 2, Page 164 of the Public Records of  
Monroe County, Florida.**

**SUBJECT TO covenants, restrictions, easements of record and taxes for  
the current year.**

**Parcel Identification Number: 0007152000000010101/AK1075345**

**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, **01**

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

1. Monica Tymienzski  
Name: **Witness** MONICA TYMIENSKI

Thomas J. Vagnini  
Name & Address: Thomas J. Vagnini, Trustee LS

Lauresh Patel  
Name: **Witness** LAURESH PATEL

\_\_\_\_\_  
Name & Address: \_\_\_\_\_ LS

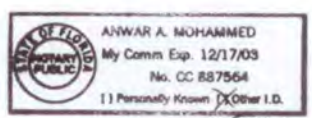
2. \_\_\_\_\_  
Name: **Witness** \_\_\_\_\_

\_\_\_\_\_  
Name & Address: \_\_\_\_\_ LS

State of Florida  
County of SEMINOLE

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January, 2002, by

**Thomas J. Vagnini, Trustee of the Oddo James Vagnini Revocable  
Trust dated November 30, 2001**  
who is personally known to me or who has produced FL DRIVERS LIC. as identification.



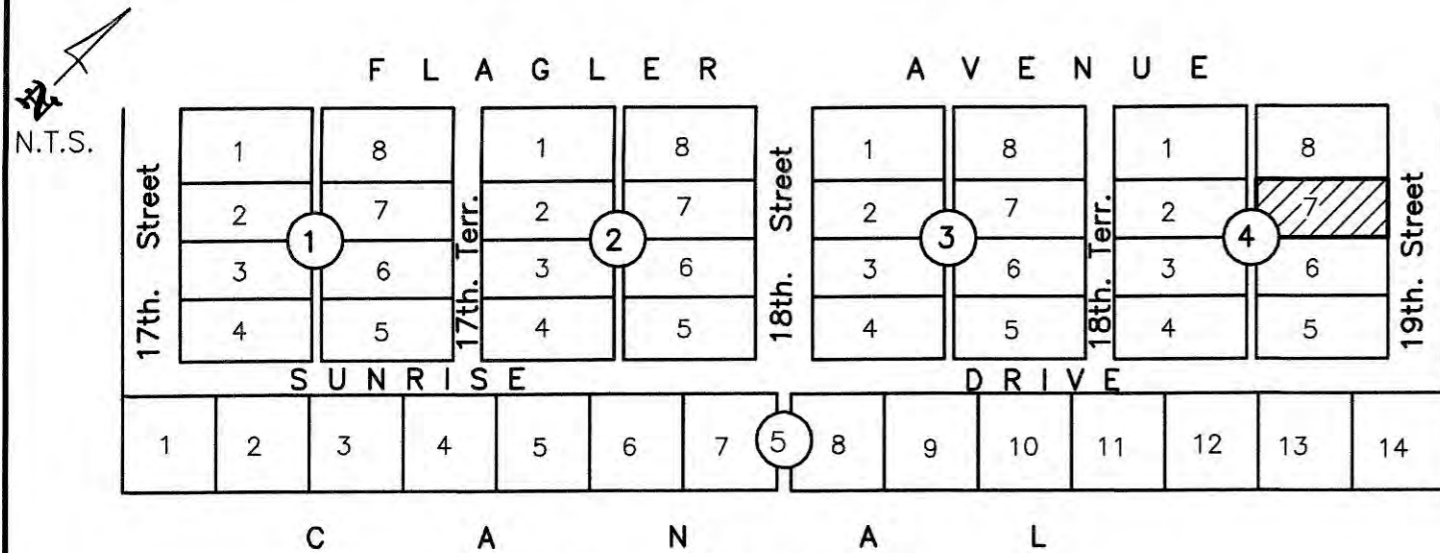
Anwar A. Mohammed  
Notary Public  
Print Name: ANWAR MOHAMMED  
My Commission Expires: 12-17-2003

PREPARED BY: **Monica Hornyak**  
RECORD & RETURN TO:  
**First American Title Insurance Company**  
2409 North Roosevelt Blvd., Suite 2  
Key West, Florida 33040  
File No: 01-7971

MONROE COUNTY  
OFFICIAL RECORDS  
FILE # 1276198  
BK# 1752 PG# 551  
RCD Jan 11 2002 09:39AM  
DANNY I. KOLHAGE, CLERK  
DEED DOC STAMPS 2030.00  
01/11/2002 DEP CLK

MONROE COUNTY  
OFFICIAL RECORDS

# Survey



**LOCATION MAP**  
 SUNRISE SHORES (P.B. 2, pg. 164)  
 City of Key West

**LEGAL DESCRIPTION:**

Lot 7, Block 4, "SUNRISE SHORES", according to the Plat thereof, as recorded in Plat Book 2, at page 164, of the Public Records of Monroe County, Florida.

**SURVEYOR'S NOTES:**

North arrow based on assumed median  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: NOS 1982 4529F Elevation: 5.1440

**Monumentation:**

▲ = Set P.K. Nail, P.L.S. No. 2749

**Abbreviations:**

- |                       |                                 |
|-----------------------|---------------------------------|
| Sty. = Story          | o/h = Overhead                  |
| R/W = Right-of-Way    | F.F.L. = Finish Floor Elevation |
| fd. = Found           | conc. = concrete                |
| p. = Plat             | C.B.S. = Concrete Block Stucco  |
| m. = Measured         | cov'd. = Covered                |
| N.T.S. = Not to Scale | wd. = Wood                      |
| Ⓢ = Centerline        | w.m. = Water Meter              |
| Elev. = Elevation     | Pl. = Planter                   |
| B.M. = Bench Mark     |                                 |
| P.B. = Plat Book      |                                 |
| pg. = page            |                                 |

Field Work performed on: 11/7/13

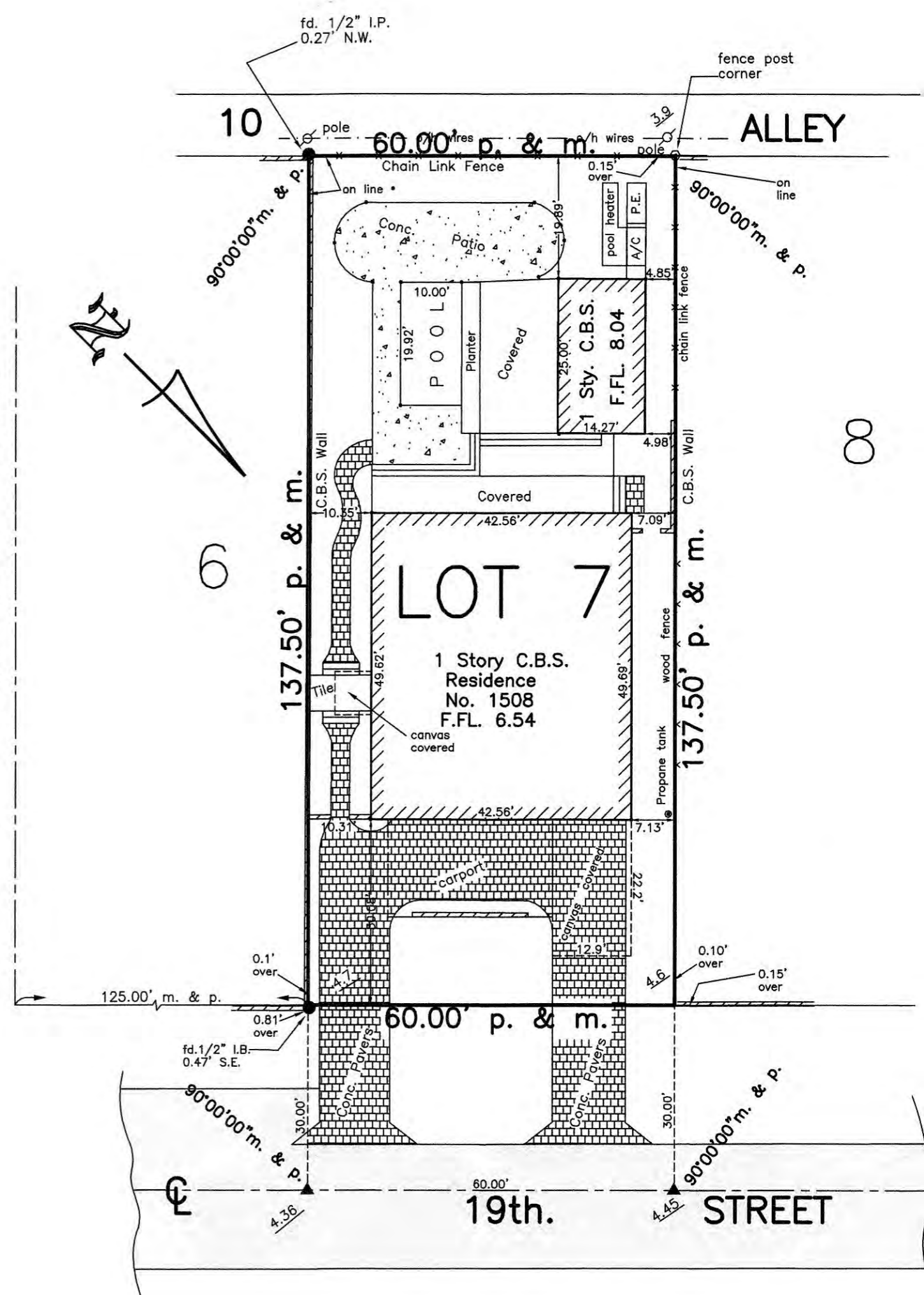
**CERTIFICATION:**

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SUNRISE DRIVE



Steve Sunkel 1508 19th. Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 13-442	
Scale: 1"=20'	Ref. 164-67 172-7 172-7	Flood panel No. 1509 K	Dwn. By: F.H.H.
Date: 1/2/02		Flood Zone: AE	Flood Elev. 8'
REVISIONS AND/OR ADDITIONS			
2/14/03: Update, pool, pool house, bldg., cert			
11/13/13: Updated, pavers, canvas cov'd. misc.			
c/dwg/kw/sunriseshores			

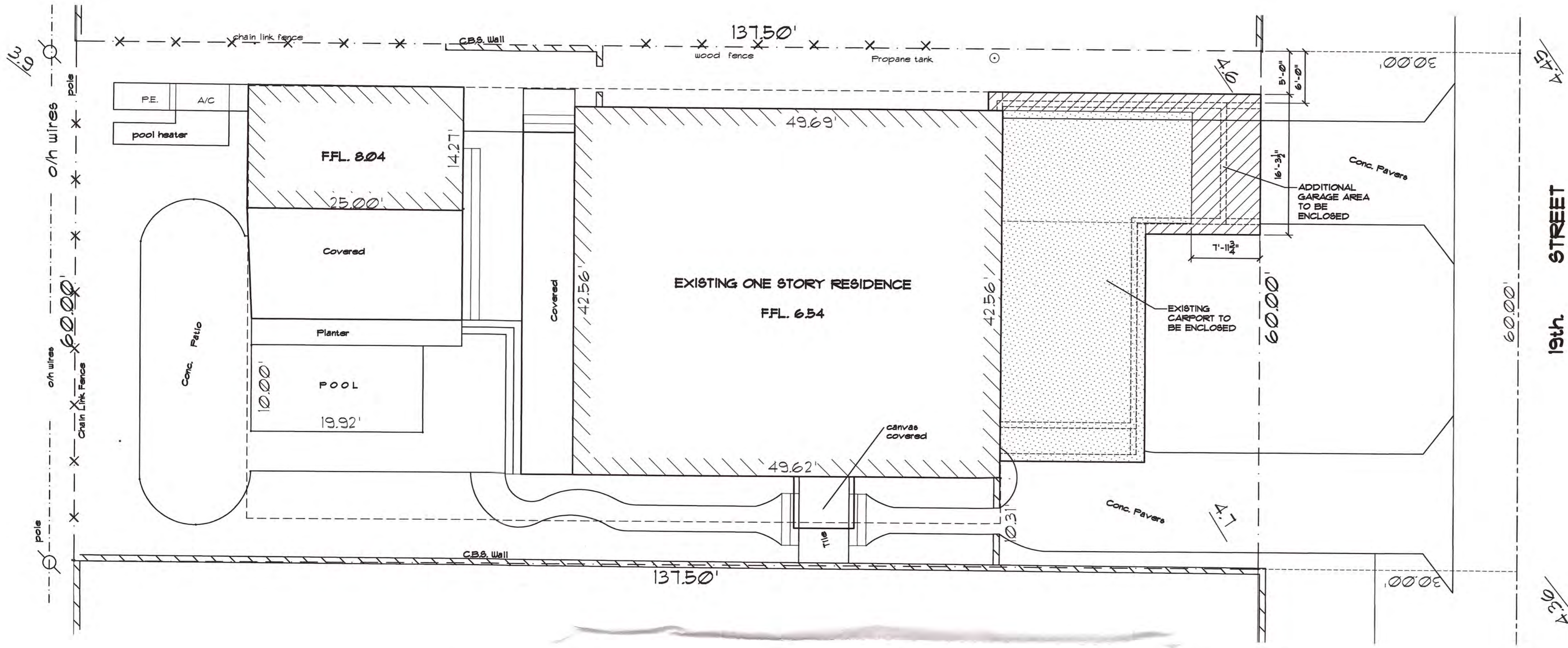
**ISLAND SURVEYING INC.**  
 ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
 Suite 201  
 Key West, Fl. 33040

(305) 293-0466  
 Fax: (305) 293-0237  
 fhildeb1@bellsouth.net  
 L.B. No. 7700



# Site Plans



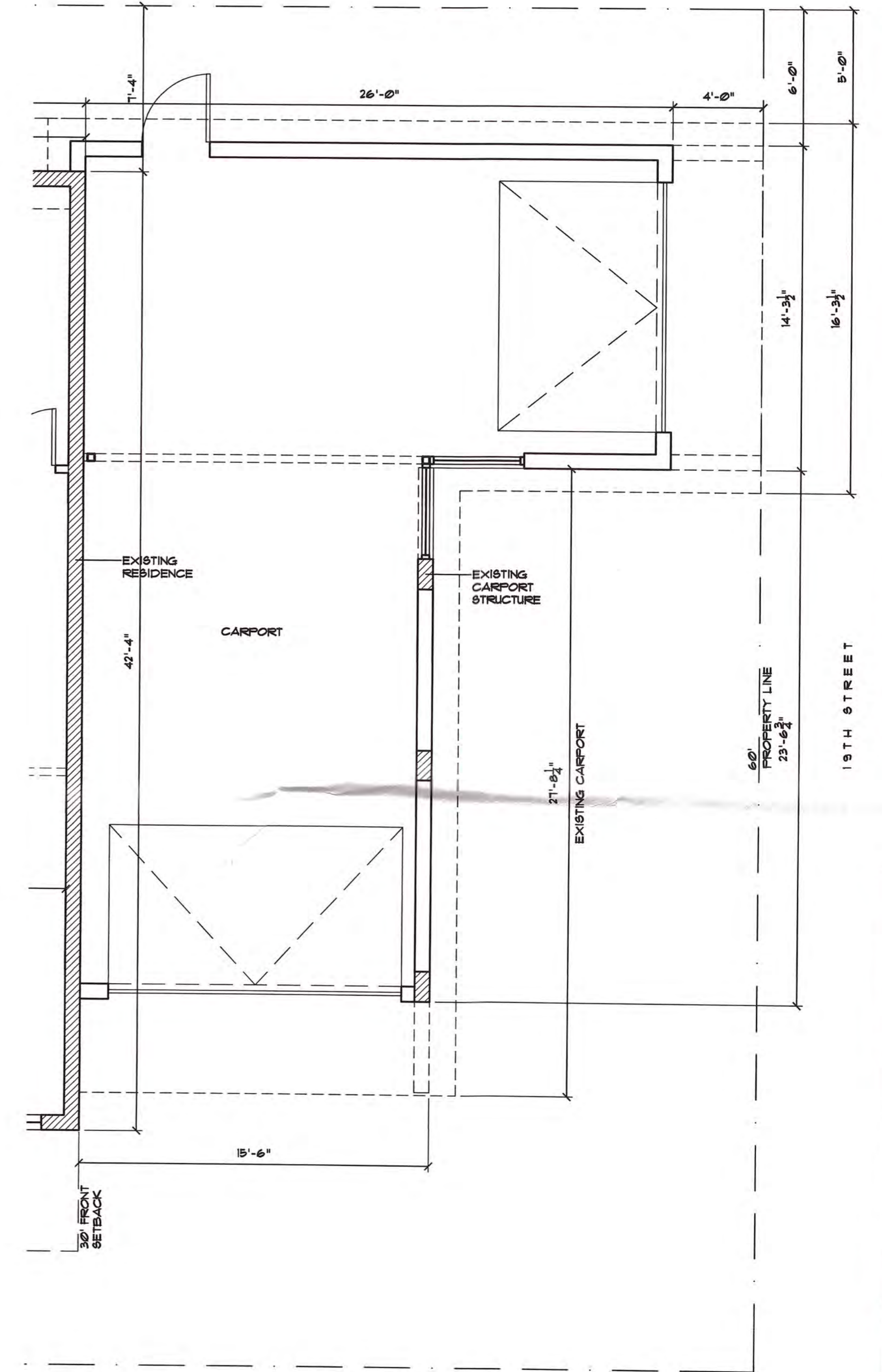
### Site Plan

1/8" = 1' - 0"



#### SITE ANALYSIS

ZONING	8F
SITE AREA	8250± (0.19 AC)
FLOOD ZONE	AE 8
MAX LOT COVERAGE	35% (2,888 SF)
EXISTING LOT COVERAGE	46% (3,712 SF)
PROPOSED LOT COVERAGE	47% (3,917 SF)
MAX HEIGHT	25'
SETBACKS	
FRONT	30' MAX- 20' MIN
REAR	20' ABUTTING ALLEY
SIDE	5'
STREET SIDE	10'
MAX IMPERVIOUS SURFACE	50% (4,125 SF)
EXISTING IMPERVIOUS SURFACE	65% (5,360 SF)
PROPOSED IMPERVIOUS SURFACE	66% (5,408 SF)



### Garage Floor Plan

1/4" = 1' - 0"

Sunkel Garage Addition

Key West, FL

1508 19th Street

THOMAS E. POPE, P.A. ARCHITECT

610 White Street, Key West FL  
TEPopePA@aol.com

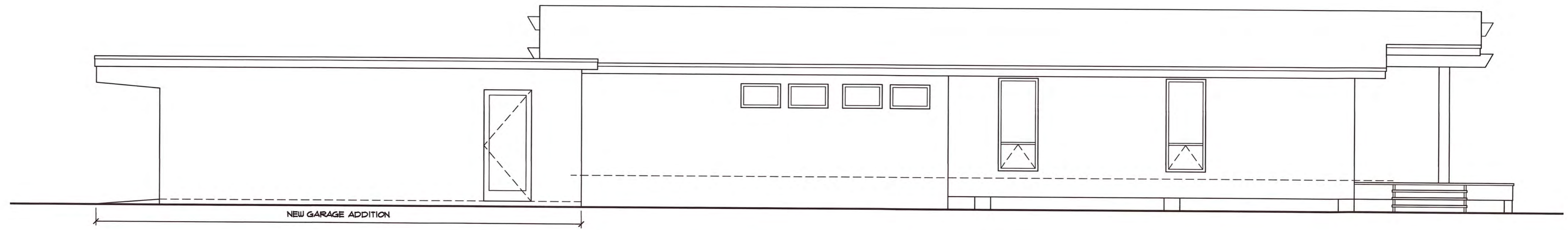
(305) 296 3611

date:  
1/21/14  
revision:

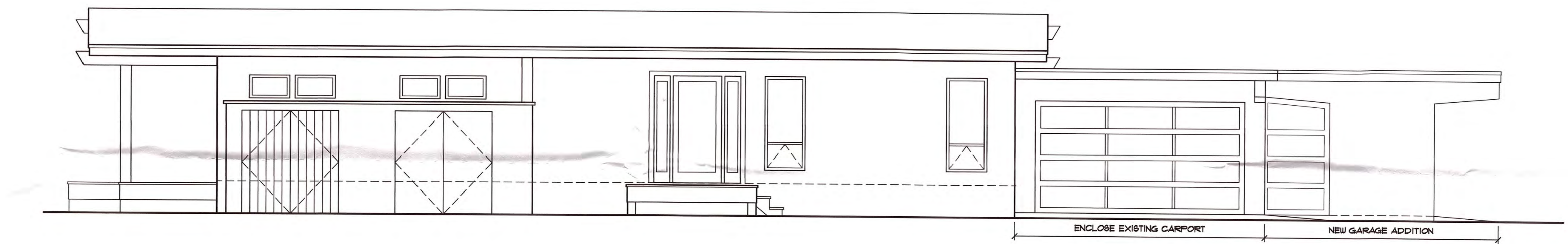
sheet:

A1

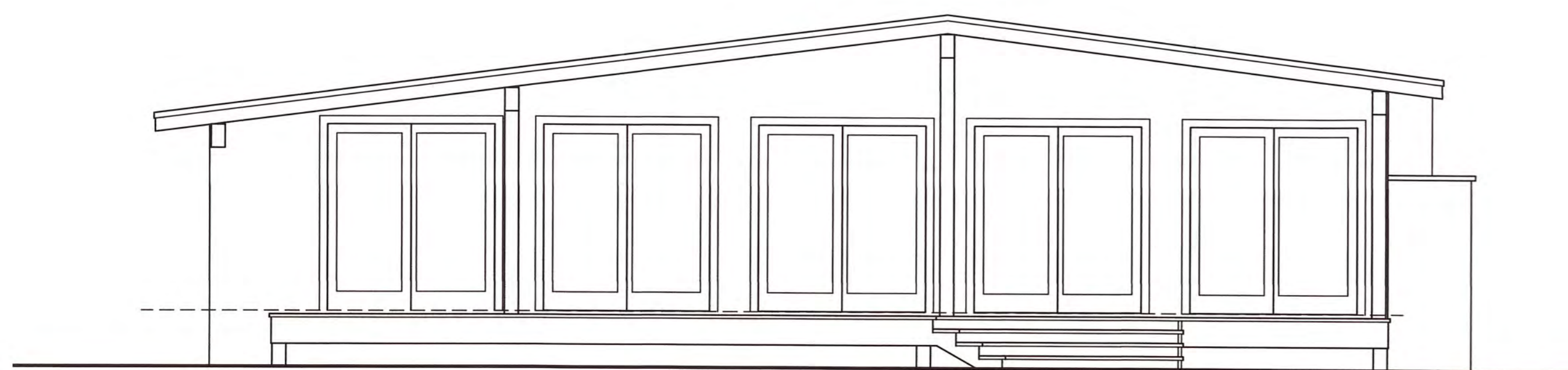
*TP*



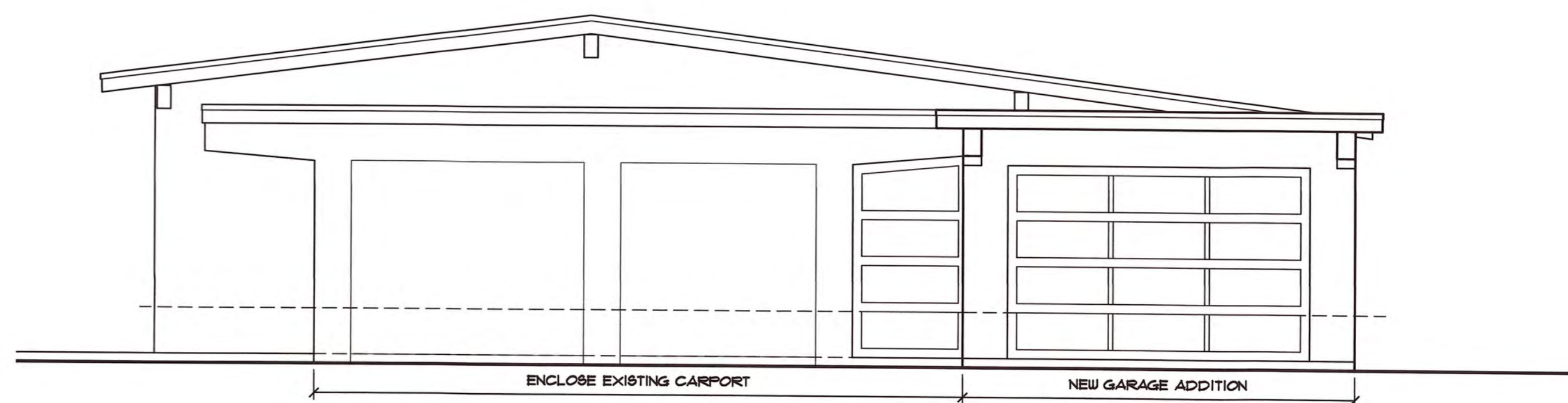
**Side Elevation**  
1/4" = 1' - 0"



**Side Elevation**  
1/4" = 1' - 0"



**Rear Elevation**  
1/4" = 1' - 0"



**Front Elevation**  
1/4" = 1' - 0"



**Sunkel Garage Addition**  
 1508 19th Street Key West, FL

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

date:  
 1/21/14  
 revision:

*TRP*

sheet:  
**A2**

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

# Minutes of the Development Review Committee

Approved March 27, 2014

The applicant, Mr. Timothy Root gave members an overview of the administrative variance request.

## **DRC Member Comments:**

### **ART IN PUBLIC PLACES:**

No comments.

### **URBAN FORESTRY MANAGER:**

No comments.

### **POLICE DEPARTMENT:**

No comments.

### **HARC PLANNER:**

No comments.

### **PLANNING DIRECTOR:**

No comments.

### **ENGINEERING:**

No comments.

### **FIRE DEPARTMENT:**

No comments.

### **BUILDING OFFICIAL:**

No comments.

### **SUSTAINIBILITY COORDINATOR:**

No comments.

### **KEYS ENERGY**

KEYS has no objections to the administrative variance request.

2. **Variance – 1508 19<sup>th</sup> Street (RE # 00071520-000000; AK# 1075345) – A request for variance to Building coverage and impervious surface ratio in order to convert an existing carport into an enclosed garage on property located within the Single-Family residential (SF) zoning district pursuant to Sections 90-395 and 122-205(4) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

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

**The applicant, Mr. Tom Pope, PA gave members an overview of the variance request.**

# Minutes of the Development Review Committee

Approved March 27, 2014

## **DRC Member Comments:**

### **ART IN PUBLIC PLACES:**

No comments.

### **URBAN FORESTRY MANAGER:**

No comments.

### **POLICE DEPARTMENT:**

No comments.

### **HARC PLANNER:**

No comments.

### **PLANNING DIRECTOR:**

No comments.

### **ENGINEERING:**

No comments.

### **FIRE DEPARTMENT:**

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

### **BUILDING OFFICIAL:**

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

### **SUSTAINABILITY COORDINATOR:**

No comments.

### **KEYS ENERGY**

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

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

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

## **DRC Member Comments:**

# **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

The offices of the Property Appraiser will be closed Monday, February 17th in observance of Presidents' Day. Our offices will re-open Tuesday at 8am.

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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1075345 Parcel ID: 00071520-000000**

### Ownership Details

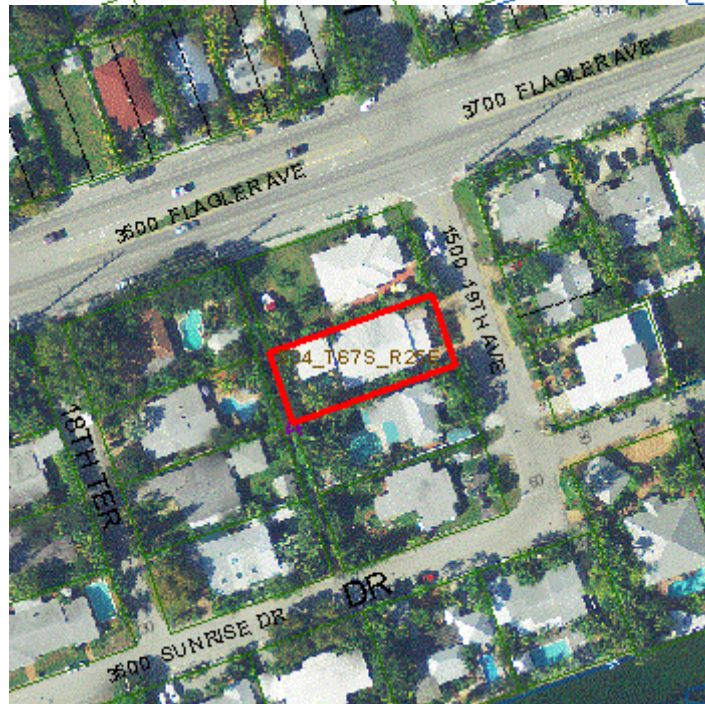
**Mailing Address:**  
SUNKEL STEPHEN C AND ANNE R  
1508 19TH ST  
KEY WEST, FL 33040

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 34-67-25  
**Property Location:** 1508 19TH ST KEY WEST  
**Subdivision:** Sunrise Shores  
**Legal Description:** BK 4 LT 7 KW SUNRISE SHORES PB2-164 OR21-216 OR33-311/12 OR1746-2311 OR1752-560D/C OR1752-561



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



### Exemptions

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

### Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

010D - RESIDENTIAL DRY	60	138	8,250.00 SF
------------------------	----	-----	-------------

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 2492  
**Year Built:** 1958

### Building 1 Details

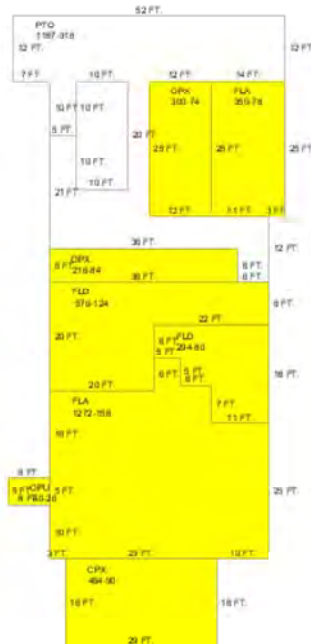
<b>Building Type</b> R1	<b>Condition</b> G	<b>Quality Grade</b> 550
<b>Effective Age</b> 16	<b>Perimeter</b> 352	<b>Depreciation %</b> 18
<b>Year Built</b> 1958	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 2,492
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> TAR & GRAVEL	<b>Foundation</b> CONCR FTR
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 3
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 2	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 1
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-------	-----	------------	---------------------	------

1	CPX		1	1988	N	Y	0.00	0.00	464
2	FLA	5:C.B.S.	1	1988	N	Y	0.00	0.00	1,272
3	FLD	5:C.B.S.	1	2003	N	Y	0.00	0.00	294
4	FLD	5:C.B.S.	1	2003	N	Y	0.00	0.00	576
5	OPX		1	2003	N	Y	0.00	0.00	216
6	OPU		1	2003	N	Y	0.00	0.00	40
7	PTO		1	2003	N	Y	0.00	0.00	1,182
8	OPX		1	2003	N	Y	0.00	0.00	300
9	FLA	5:C.B.S.	1	2003	N	Y	0.00	0.00	350

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	PT3:PATIO	120 SF	15	8	1977	1978	2	50
3	UB3:LC UTIL BLDG	72 SF	9	8	1977	1978	1	30
5	WF2:WATER FEATURE	2 UT	0	0	2003	2004	1	20
6	PT2:BRICK PATIO	1,080 SF	10	108	2003	2004	4	50
7	FN2:FENCES	180 SF	6	30	2003	2004	5	30

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	M951723	05/01/1995	10/01/1995	4,500		3.5 TON AC
	E951784	06/01/1995	10/01/1995	400		100 AMP SERVICE
	9601717	04/01/1996	08/01/1996	1,500		NEW ROOF
	02/0316	02/25/2002	02/14/2003	2,500		DEMO INTERIOR WALLS
	02/0577	03/08/2002	02/14/2003	700		INSTALL TEMP.POLE
	02/2198	08/30/2002	02/14/2003	950		INSTALL SECURITY SYSTEM
	02/2582	10/15/2002	02/14/2003	25,000		INSTALL POOL
	02/2754	10/24/2002	02/12/2004	1,200		CHAINLINK FENCE
	02-2582	11/19/2002	02/12/2004	27,800		POOL & SPA
	02-0553	08/09/2003	02/12/2004	120,500		ADDITION-300SF
	03-0751	03/17/2003	02/12/2004	4,500		INSTALL PAVERS

## 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	317,790	14,923	118,746	451,459	451,459	25,000	426,459
2012	321,574	15,554	169,637	506,765	503,574	25,000	478,574
2011	325,357	16,202	254,455	596,014	488,907	25,000	463,907

2010	329,140	16,833	135,709	481,682	481,682	25,000	456,682
2009	365,850	17,464	152,673	535,987	510,916	25,000	485,916
2008	336,370	18,113	247,500	601,983	510,406	25,000	485,406
2007	395,518	18,763	247,500	661,781	495,540	25,000	470,540
2006	323,839	19,412	371,250	714,501	483,454	25,000	458,454
2005	365,465	20,081	396,000	781,546	469,373	25,000	444,373
2004	360,600	20,731	280,500	661,831	455,702	25,000	430,702
2003	116,530	1,150	144,375	262,055	262,055	25,000	237,055
2002	147,038	1,169	112,200	260,407	260,407	0	260,407
2001	130,072	1,188	112,200	243,460	143,112	25,000	118,112
2000	127,244	824	86,625	214,693	138,944	25,000	113,944
1999	113,106	744	86,625	200,475	135,292	25,000	110,292
1998	107,451	718	86,625	194,794	133,162	25,000	108,162
1997	98,968	672	70,125	169,765	130,937	25,000	105,937
1996	69,560	480	70,125	140,165	127,124	25,000	102,124
1995	56,086	504	70,125	126,715	124,024	25,000	99,024
1994	50,158	481	70,125	120,764	120,764	25,000	95,764
1993	50,158	504	70,125	120,787	120,787	25,000	95,787
1992	50,158	526	70,125	120,809	120,809	25,000	95,809
1991	50,158	555	70,125	120,838	120,838	25,000	95,838
1990	50,158	578	66,000	116,735	116,735	25,000	91,735
1989	45,598	545	63,938	110,081	110,081	25,000	85,081
1988	32,335	0	57,750	90,085	90,085	25,000	65,085
1987	31,995	0	34,586	66,581	66,581	25,000	41,581
1986	32,135	0	34,586	66,721	66,721	25,000	41,721
1985	31,014	0	30,496	61,510	61,510	25,000	36,510
1984	29,070	0	30,496	59,566	59,566	25,000	34,566
1983	29,070	0	30,496	59,566	59,566	25,000	34,566
1982	29,544	0	30,414	59,958	59,958	25,000	34,958

## 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
1/5/2002	1752 / 0561	290,000	WD .....	Q ....

This page has been visited 151,881 times.

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

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

# Public Meeting Notice

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

**Variance – 1508 19<sup>th</sup> Street (RE # 00071520-000000; AK # 1075345)** – A request for building coverage, impervious surface ratio and front-yard setback requirements to convert a carport structure into a garage on property located in the SF zoning district per Section 122-238(4)a.&b. and (6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

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

## YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

**Request:** **Variance – 1508 19<sup>th</sup> Street (RE # 00071520-000000; AK # 1075345)** – A request for building coverage, impervious surface ratio and front-yard setback requirements to convert a carport structure into a garage on property located in the SF zoning district per Section 122-238(4)a.&b. and (6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Applicant:** Thomas E. Pope, PA **Owner:** Stephen & Anne Sunkel

**Project Location:** **Variance – 1508 19<sup>th</sup> Street (RE # 00071520-000000; AK # 1075345)**

**Date of Hearing:** Thursday, April 17, 2014 **Time of Hearing:** 6:00 PM

**Location of Hearing:** Old City Hall, 510 Greene, City Commission Chambers

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

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409, by FAX (305) 809-3978 or by email to Stacy L. Gibson at [sgibson@keywestcity.com](mailto:sgibson@keywestcity.com).

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

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

## YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

**Request:** **Variance – 1508 19<sup>th</sup> Street (RE # 00071520-000000; AK # 1075345)** – A request for building coverage, impervious surface ratio and front-yard setback requirements to convert a carport structure into a garage on property located in the SF zoning district per Section 122-238(4)a.&b. and (6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Applicant:** Thomas E. Pope, PA **Owner:** Stephen & Anne Sunkel

**Project Location:** **Variance – 1508 19<sup>th</sup> Street (RE # 00071520-000000; AK # 1075345)**

**Date of Hearing:** Thursday, April 17, 2014 **Time of Hearing:** 6:00 PM

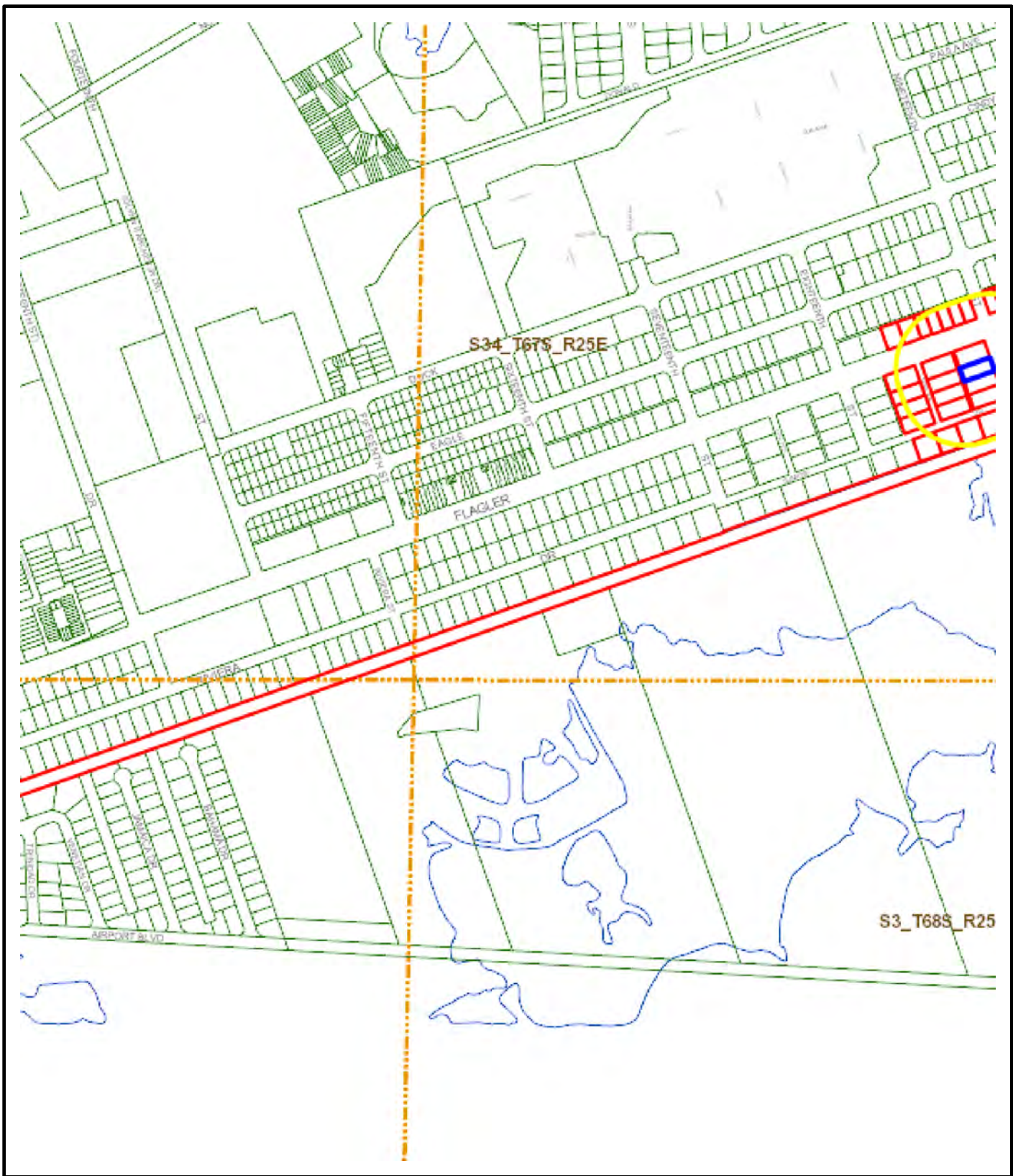
**Location of Hearing:** Old City Hall, 510 Greene, City Commission Chambers

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

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409, by FAX (305) 809-3978 or by email to Stacy L. Gibson at [sgibson@keywestcity.com](mailto:sgibson@keywestcity.com).

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

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



# Monroe County, Florida

**1508 19th Street**

Printed: Apr 03, 2014



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.





NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
KORN GEORGE F	1515 18TH TER		KEY WEST	FL	33040	
PANICO VIRGINIA A	1514 19TH ST		KEY WEST	FL	33040	
LMSJP LTD	3624 SUNRISE DR		KEY WEST	FL	33040	
CYPRESS TERRACE LLC	3051 TECH DR N		SAINT PETERSBURG	FL	33716-1001	
TREE JAMES L AND CONNIE	CMR 467 BOX 4553		APO	AE	09096-0046	
BIXLER ISAAC P	3713 FLAGLER AVE		KEY WEST	FL	33040-4528	
BITON COURTNEY	3714 FLAGLER AVE		KEY WEST	FL	33040-4529	
YACCARINO JAMES P	3640 FLAGLER AVE		KEY WEST	FL	33040	
HENRIQUEZ ARMANDO J AND JUDITH ANN	3615 SUNRISE DR		KEY WEST	FL	33040-4635	
FITTON JAMES O AND PEGI L	3632 SUNRISE DR		KEY WEST	FL	33040-4636	
JONES ROBERT W AND LYNN H	24 BAMBOO TER		KEY WEST	FL	33040	
STEWART MICHAEL	3645 FLAGLER AVE		KEY WEST	FL	33040-4625	
BRADY JAKE	3635 FLAGLER AVE		KEY WEST	FL	33040-4625	
KEARNEY MICHAEL W	PO BOX 610		SOMERVILLE	NJ	08876-0610	
PRICE WALTER D	PO BOX 4870		KEY WEST	FL	33041	
HOPPER PEGGY	53 SOUTH ST		JAMAICA PLAIN	MA	02130-3117	
PRICE ARDEL DEC OF TRUST 4/22/1998	3616 SUNRISE DR		KEY WEST	FL	33040-4636	
GOLAN A E TRUST UNDER WILL OF A E GOLAN	5529 ANZA ST		SAN FRANCISCO	CA	94121-2430	
KOSHIER DENNIS K	PO BOX 14		TERRYVILLE	CT	06786-0014	
FREEMAN DAVID W AND ELIZABETH M	3700 FLAGLER AVE		KEY WEST	FL	33040-4529	
CAUSLEY MARY ANN LIV TR 6/24/1994	1511 18TH TER		KEY WEST	FL	33040-4621	
SUNKEL STEPHEN C AND ANNE R	1508 19TH ST		KEY WEST	FL	33040	
DILLON JOHN R III AND JEAN H	1507 19TH ST		KEY WEST	FL	33040	
1512 18TH TERRACE LLC	1307 PETRONIA ST		KEY WEST	FL	33040-7234	
GARCIA MARK MOSES	3619 FLAGLER AVE		KEY WEST	FL	33040	
MCDONALD ROBERT GARY AND MARILYN	3625 FLAGLER AVE		KEY WEST	FL	33040	
VAN HOVE ERIC	3704 FLAGLER AVE		KEY WEST	FL	33040-4529	
MCMANNIS LEE A AND SANDRA J PICKUT	3624 SUNRISE DR		KEY WEST	FL	33040	
TRUAX KATHRYN ANN	1506 18TH TER		KEY WEST	FL	33040	
LOFFRENO CHRISTIAN P	1511 19TH ST		KEY WEST	FL	33040-4518	
ATILLA MEHMET A AND TRACY	3707 FLAGLER AVE		KEY WEST	FL	33040-4528	
WALTERS CHARLES D AND STEPHANIE A	525 DU PONT LN		KEY WEST	FL	33040-7458	
JABLONSKI COSETTE R	3004 LAUREL AVE		CHEVERLY	MD	20785-3149	
HALFORD THOMAS H AND SYBILLE Z W	1507 18TH TER		KEY WEST	FL	33040	

<b>NAME</b>	<b>ADDRESS</b>	<b>UNIT</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>COUNTRY</b>
RAMAS MARTHA L	3633 1/2 FLAGLER AVE		KEY WEST	FL	33040-4625	