

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: January 17, 2013

Agenda Item: **Variance – 707 Catherine Street (RE# 000030650-000000)** – A variance request to reduce the number of parking spaces for a daycare facility from the required 28 to 5 with bicycle substitution of 2 for a total of 7 in the HMDR zoning district per Section 108-572 (5) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To allow the conversion of two residential duplex buildings into a daycare facility.

Applicant: Alvin B. Crocket

Property Owner: Same

Location: 707 Catherine Street (RE# 000030650-000000)

Zoning: Historic Medium Density Residential (HMDR) zoning district

Background:

This project is proposed for property that fronts on both Catherine and Amelia Streets. The portion facing Catherine contains two residential duplex buildings. The Amelia Street side is vacant with no improvements.

Request:

The applicant proposes to convert the property into a daycare facility. To do this, a variance application has been submitted to the number of required parking spaces and impervious surface ratio. The applicant intends to accommodate 44 – 48 children within both buildings. This change in use would require 26 parking spaces: 1 space per employee and one space per two children enrolled.

The applicant can provide one ADA compliant space/drop-off area off Catherine Street and four spaces off of Amelia Street at the rear. The applicant requests the remainder be waived as part of this request. There will be some area for bicycle substitution, however, not enough for compliance with the LDRs. As the property has a large open space off Amelia Street, additional parking may be accommodated. This will then require a variance to the impervious surface ratio requirements.

Data Table

Variance to:	Required/Allowed	Existing	Proposed
Building Coverage	40%	23%	23%
Impervious Surface Ratio	60%	25.3%	52%
Open Space/Landscape	20%	75%	48%
Parking Requirements- Auto	26	0	5
Bicycle / Scooter	3 spaces	0	8

Process:

Development Review Committee:

September 25, 2012

October 25, 2012

Planning Board Meeting:

December 20, 2012, postponed

January 17, 2013

HARC:

February 12, 2013, tentative

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 physical land constraints of the property are not conducive for providing the required 26 total parking spaces. However, this physical limitation is not a condition exclusively unique to the property, but is applicable to other properties within the same zoning district.

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

It is the applicant's chosen site location and design scheme that drives the variance request.

- 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.**

The granting of any variance, as a general rule, is considered a special privilege. There are no other lands, buildings or structures that are afforded or have been denied similar privileges in this zoning district.

- 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.**

Hardship conditions do not exist to support the granting of the variance; and the applicant would not be deprived of rights commonly enjoyed by other properties in the HMDR 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.**

Granting approval of these variances will be the minimum variance required.

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 request to waive off-street parking spaces in the parking waiver district could be injurious to the public welfare as there is limited on street parking in the general vicinity.

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

The applicant is not using any other nonconforming properties as the basis for the variance.

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 met by the applicant for the variances.

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

The department has not been notified of any neighborhood objections to date.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends that the request for variances to be **denied**. However, if the Planning Board chooses an approval, the following conditions are recommended by staff:

Condition to be completed prior to the issuance of a Certificate of Occupancy:

All five (5) auto and eight (8) bicycle spaces are installed.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE KEY WEST
PLANNING BOARD GRANTING A VARIANCE
TO PARKING REQUIREMENTS FOR
PROPERTY LOCATED AT 707 CATHERINE
STREET (RE# 00030650-000000), UNDER THE
CODE OF ORDINANCES OF THE CITY OF
KEY WEST, FLORIDA; PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the applicant proposes to open a 48 –child daycare facility within the HMDR zoning district; and

WHEREAS, Section 108-572 of the Code of Ordinances provides for the minimum parking requirements for land-use types; and

WHEREAS, Code Section 90-391 allows applicants to request variance to the Land Development Regulations through the Planning Board; and

WHEREAS, the applicant requested a variance to parking requirements per Section 108-572 (5): one parking space per employee and one parking space per two children enrolled; and

WHEREAS, this matter came before the Planning Board at a public hearing on January 17, 2013; and

_____ Chairman

_____ Planning Director

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 a 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; and

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

WHEREAS, the Planning Board finds that the granting of a 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; and

WHEREAS, the Planning Board finds that no non-conforming 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 variance; 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 a variance 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. That a variance to the 26 required number of auto parking spaces required to the 5 auto and 8 bicycle proposed associated with a Conditional Use request for property located at 707 Catherine Street (RE# 00030650-000000) per Section 108-572 (5) of the Land Development Regulations of the Code of Ordinances of the City of Key West, are approved as shown on the attached revised plan set received December 5, 2012, with the following conditions:

Condition to be completed prior to the issuance of a Certificate of Occupancy:

All five (5) auto and 8 bicycle parking spaces are installed.

_____ Chairman

_____ Planning Director

Section 3. It is a condition of a variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which a variance are wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of a variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which a variance is wholly or partly necessary 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 submit a full and complete application for permits for new construction for which a variance are wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to a variance in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate a variance, which variance shall be of no force or effect.

Section 5. These variance 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 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 17th day of January, 2013.

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

Richard Klitenick, Chairman
Key West Planning Board

_____ Date

Attest:

**Page 5 of 6
Resolution Number 2013-**

_____ Chairman

_____ Planning Director

Donald L. Craig, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Draft

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 707 Catherine Street, Key West, FL 33040
2. Name of Applicant Alvin B. Crockett
3. Applicant is: Owner Authorized Representative
4. Address of Applicant 3320 Riviera Dr.
Key West, FL 33040
5. Phone # of Applicant (305) 294-0799 Mobile# (305) 797-9366
6. E-Mail Address milliekeywestconch@yahoo.com
7. Name of Owner, if different than above _____
8. Address of Owner _____
9. Phone # of Owner _____
10. Email Address _____
11. Zoning District of Parcel HMDR RE# 00030650-000000
12. Description of Proposed Construction, Development, and Use
Daycare with 5 parking spaces and ADA compliant loading zone.
13. List and describe the specific variance(s) being requested:
Parking variance

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	HMDR			
Flood Zone	ZONE X			
Size of Site	4,000 SF	10,533		
Height	30	20	N/A	N/A
Front Setback	10	6.7'	N/A	N/A
Side Setback	5	6.1'	N/A	N/A
Side Setback	5	6.2'	N/A	N/A
Street Side Setback	N/A			
Rear Setback	15	69'	N/A	N/A
F.A.R	1.0		N/A	N/A
Building Coverage	40%	23.1%	N/A	N/A
Impervious Surface	60%			
Parking	26	0	5	YES
Handicap Parking	1	0	1	NO
Bicycle Parking	3	0	8	NO
Open Space/ Landscaping	0.20	0.75	0.64	OPEN SPACE - NO LANDSCAPE - NO
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
 If Yes, attach HARC approval and approved site plans

Meeting Date _____ HARC Approval # _____

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, 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.**

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



Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

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

As a daycare we would be required to have 26 parking spaces however due to the limited size of the lot we cannot provide that many.

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

The special conditions do not result from the actions or negligence of the applicant.

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.

No special privileges will be conferred.

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



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.

Due to the size of the lot we cannot construct 20 parking spaces without demolishing one of the buildings and occupying approx. 75% of the lot.

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.

Only a minimum variance from the minimum required parking is requested.

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.

Granting the variance will not be injurious to the public. Landscape buffers will be provided.

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



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

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

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

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, ALVIN B. CROCKETT JR my capacity as EXECUTOR
(print name) *(print position; president, managing member)*
of CROCKETT TRUST
(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:

707 CATHERINE ST

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.

AB Crockett Jr
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12/20/12 by
date
Alvin Crockett, Jr.
Name of Authorized Representative

He/She is personally known to me or has presented FL DL as identification.
C623-002-45-449-0

leSmith
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped



Commission Number, if any

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I. ALVIN B. CROCKETT JR as
Please Print Name of person with authority to execute documents on behalf of entity

EXECUTOR of CROCKETT TRUST
Name of office (President, Managing Member) Name of owner from deed

authorize MILLIE RODRIGUEZ
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 person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 12/20/12 by
date

Alvin Crockett, Jr
Name of Authorized Representative

He/She is personally known to me or has presented FI C623-002-95-499-0 as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any



Site Plans

Seal:

(Signature)

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED IN THE BLOCK
 RICHARD J. MILELLI
 PE #58315

707 CATHERINE
 KEY WEST, FLORIDA

**FACILITY
 DAY CARE**

Drawn By: RJM
 Checked By: RJM
 Project No. NTS
 Scale: NTS

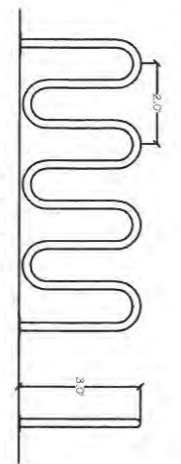
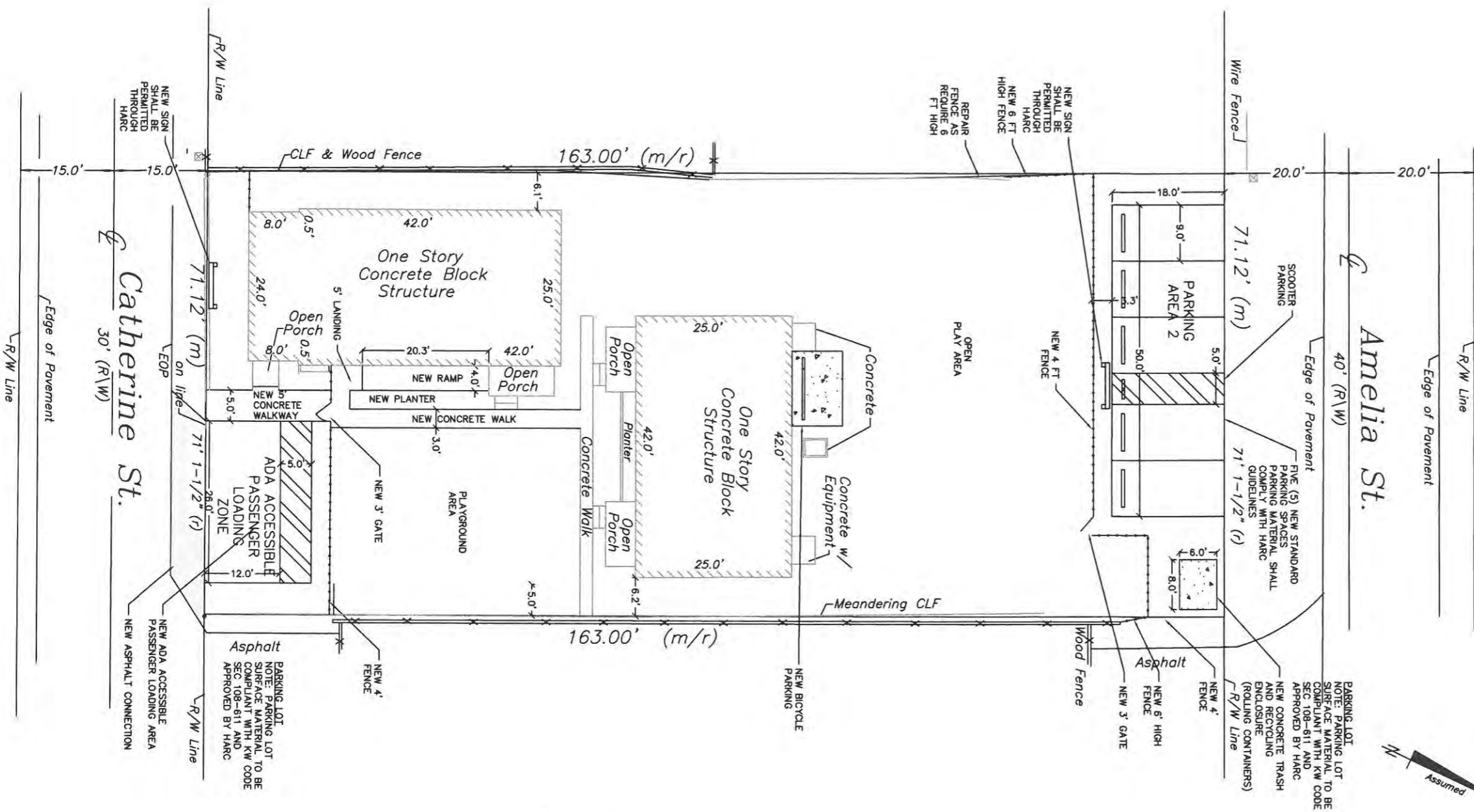
AutoCad File No.

Revisions:

Title:
 SITE PLAN

Sheet Number:
A-1.0
 Date: AUGUST 29, 2012

PROJECT DATA		PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE. NO.	00030650-000000				
LEGAL DESCRIPTION	KW FOGARTY-HARRIS SUB P9 1.57 FT OF TR 12.062-4672/C				
S/R/T	8/25/98				
ZONING DISTRICT	HARDY HISTORIC MEDIUM DENSITY RESIDENTIAL				
SETBACKS					
FRONT	NO CHANGE	6.7'	10'	NONE	
STREET SIDE	N/A	N/A	7.5'	NONE	
SIDE	NO CHANGE	6.1'	5'	NONE	
REAR	NO CHANGE	60'	15'	NONE	
PARKING	7 MIN.	0	6	YES	
PROJECT AREA	10,539 SQ. FT.	10,539 SQ. FT.	N/A	NONE	
BUILDING COVERAGE	2,437 SQ. FT.	2,437 SQ. FT.	23.1%	40% MAX	
FLOOR AREA	2,300 SQ. FT.	2,300 SQ. FT.	21.8%	N/A	
BUILDING HEIGHT	16'	16'	30' MAX	NONE	
OPEN SPACE	8,137 SQ. FT. (0.64)	7,863 SQ. FT. (0.748)	0.20	NONE	
IMPERVIOUS AREA	3,796 SQ. FT.	2,670 SQ. FT.	25.3%	60% MAX	



NOTES:
 1. INSTALL PER MANUFACTURER'S INSTRUCTIONS



SITE PLAN

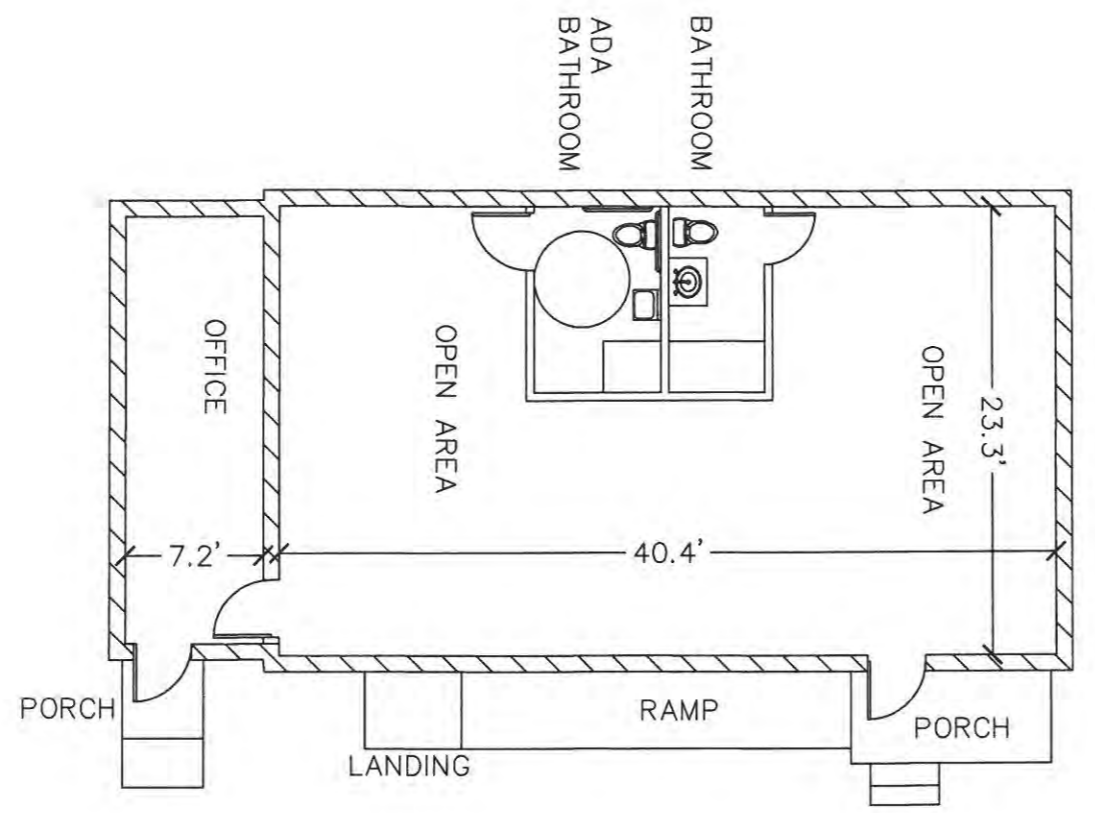
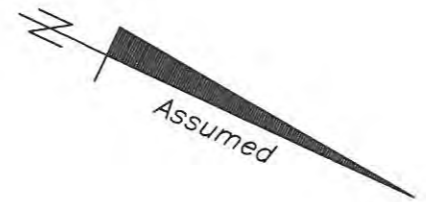
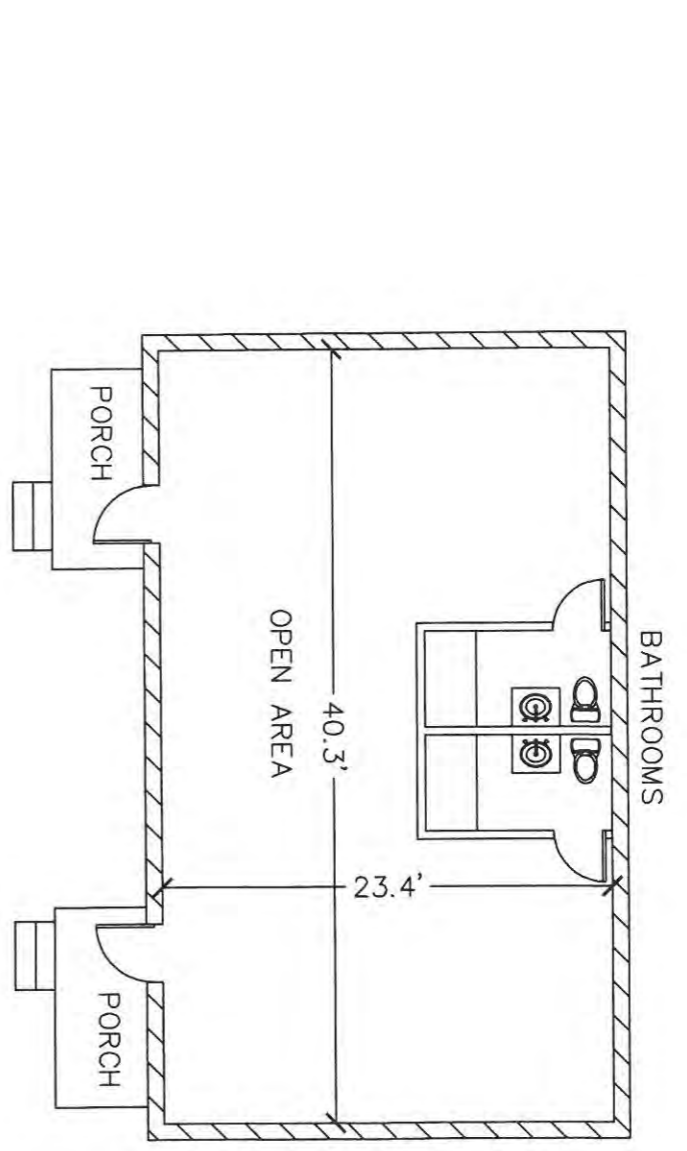
SCALE: 1"=20' (11X17)

General Notes:

DAY CARE FACILITY
707 CATHERINE
KEY WEST, FLORIDA

Drawn By: RJM	Checked By: RJM
Project No.	Scale: NTS
AutoCad File No.	

Revisions:



FLOOR PLAN
SCALE: 1"=10' (11X17)

General Notes:

Drawn By: RJM	Checked By: RJM
Project No.	Scale: NTS
AutoCad File No.	

Revisions:

PARKING AREA 1 REQUIRED INFORMATION:

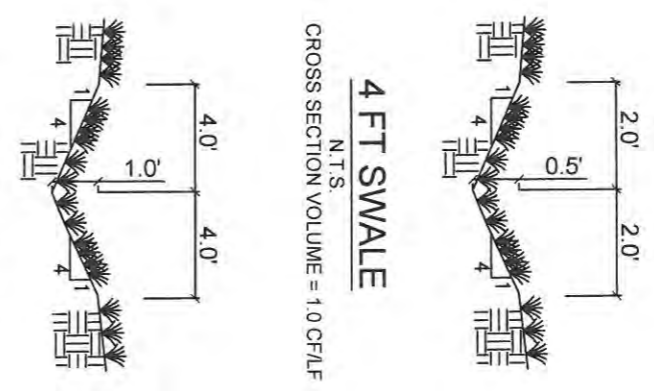
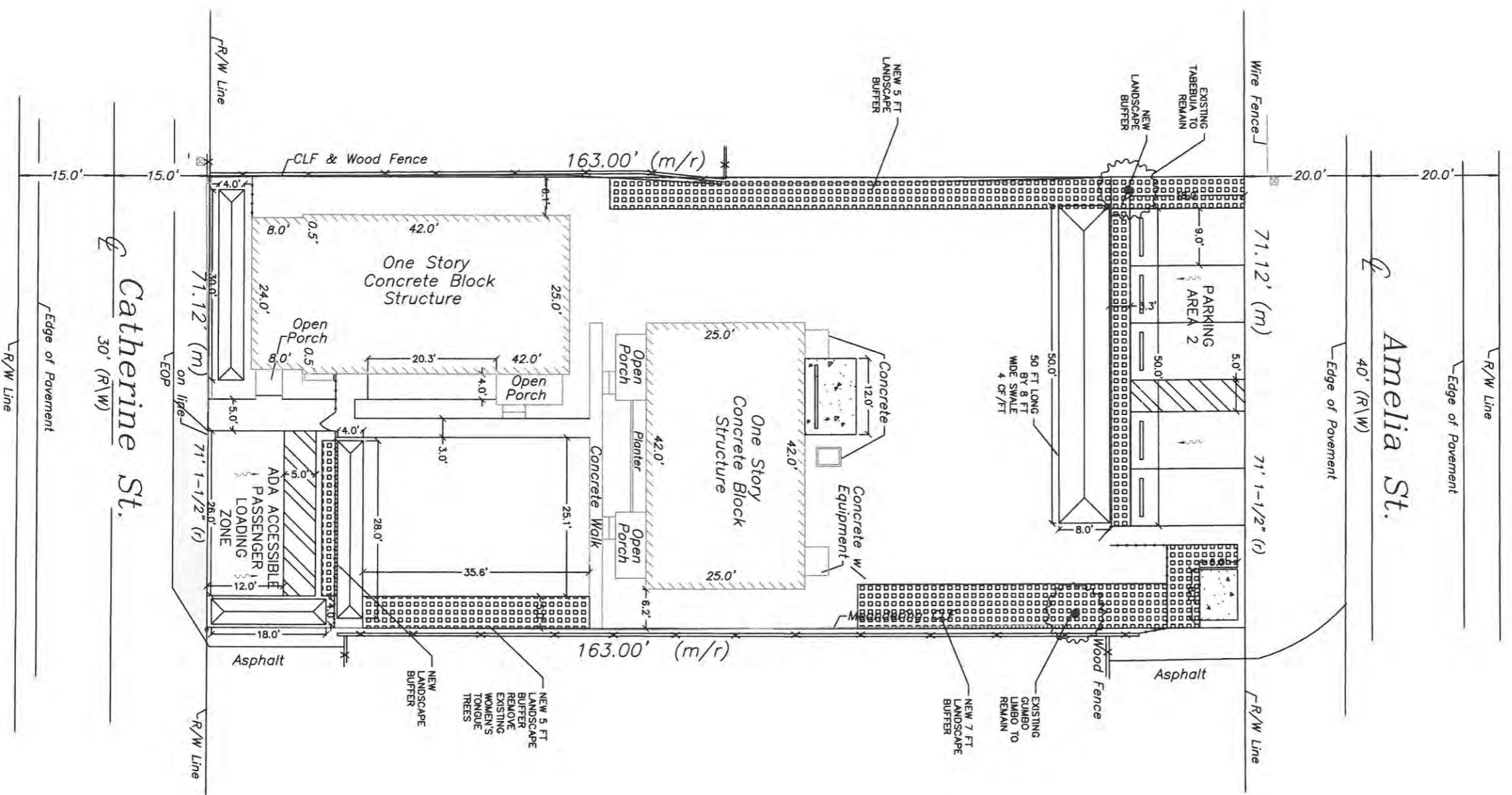
NEW IMPERVIOUS AREA =
 PARKING LOT
 NEW CONCRETE WALKWAY/RAMP
 TOTAL IMPERVIOUS COVERAGE =
 REQUIRED SWALE (639/25)*2
 SWALE PROVIDED (50 FT * 4 CF/FT)

468 SF
 171 SF
 639 SF
 52 CF
 76 CF

PARKING AREA 2 REQUIRED INFORMATION:

NEW IMPERVIOUS AREA =
 PARKING LOT
 GARBAGE AND BICYCLE SLABS
 TOTAL IMPERVIOUS COVERAGE =
 REQUIRED SWALE (1044/25)*2
 SWALE PROVIDED (50 FT * 4 CF/FT)

900 SF
 144 SF
 1,044 SF
 84 CF
 200 CF



DRAINAGE PLAN

SCALE: 1" = 20' (11x17)

Seal:

[Signature]
 JUL 21/12
 WE HOLD OUR PROFESSIONAL STATUS AND HONOR IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

707 CATHERINE
 KEY WEST, FLORIDA
FACILITY
CARE DAY

Drawn By: R/JM
 Checked By: R/JM
 Project No.:
 Scale: NTS
 AutoCad File No.:

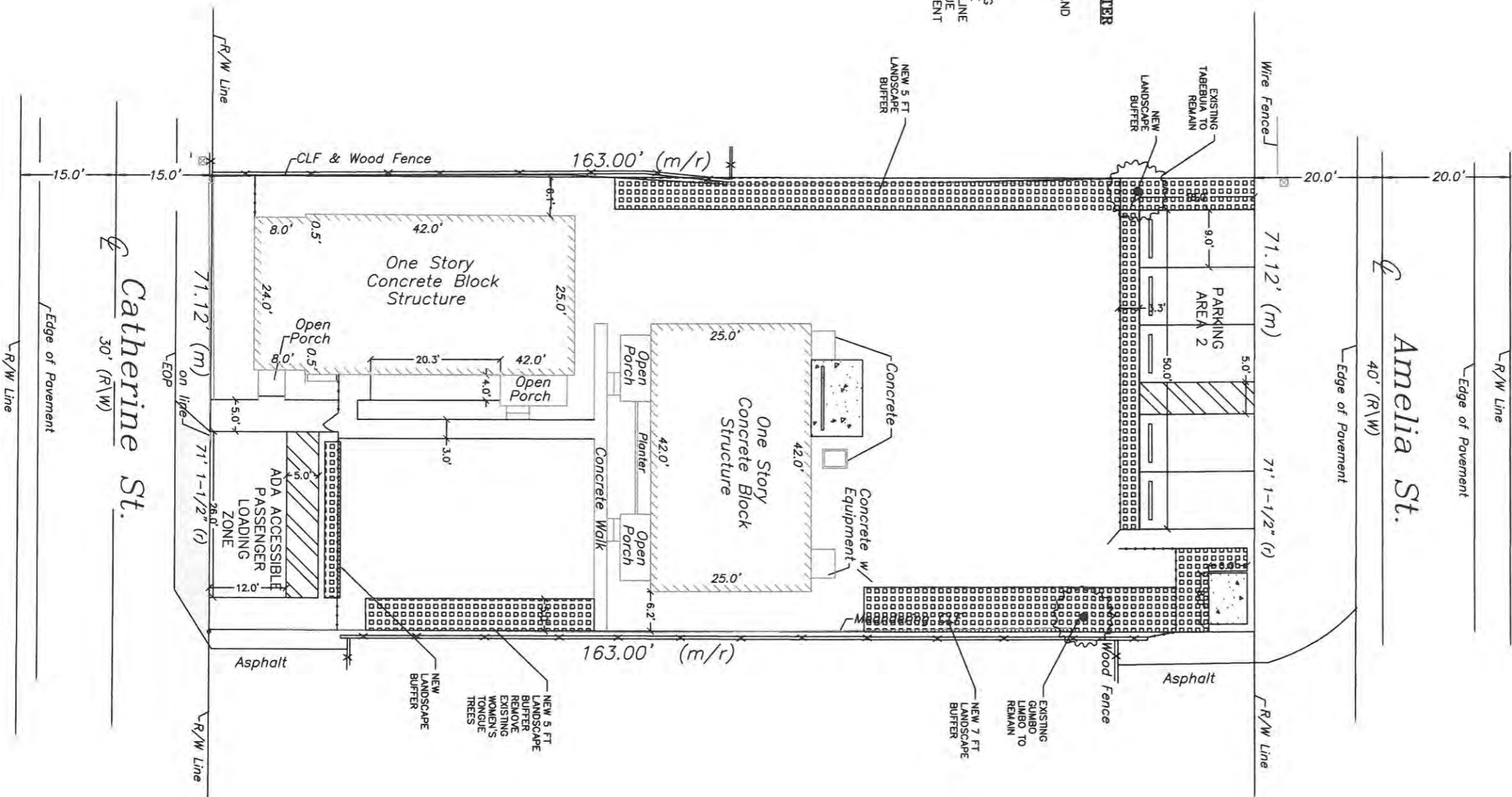
Revisions:

Title:
 LANDSCAPE
 PLAN

Sheet Number:
L-1.0
 Date: AUGUST 29, 2012

LANDSCAPE BUFFER PARKING AREA 1
 PARKING LOT AREA = 468 SF
 BUFFER REQUIRED = 468 * 10% = 47 SF
 BUFFER PROVIDED = 60 SF

LANDSCAPE BUFFER PARKING AREA 2
 PARKING LOT AREA = 900 SF
 BUFFER REQUIRED = 900 * 10% = 90 SF
 BUFFER PROVIDED = 150 SF



LANDSCAPE BUFFER PERIMETER
 BUFFERYARD REQUIRED:
 MEDIUM IMPACT TO MULTI-FAMILY AND
 SINGLE FAMILY REQUIRES A TYPE D
 BUFFER YARD.
 TYPE D BUFFERYARD 5 FT WIDE
 REQUIRES 37 UNITS PER 100 FT
 EXISTING SIDE YARD IS 163 FT LONG
 REQUIRES 61 PLANT UNITS PER SIDE
 BUFFERYARDS BETWEEN PROPERTY LINE
 AND STRUCTURES WERE OMITTED DUE
 TO LIFE SAFETY AND FIRE DEPARTMENT
 REQUIREMENTS.

LANDSCAPE PLAN

SCALE: 1"=20' (11X17)

DRC Comments

Public Notices
(mailings & radius map)

Additional Information

Monday, Jan 14th 2013

Subject: 707 Catherine Street Conditional Use and Parking Variance

Attn: City of Key West Planning Department

To Whom It May Concern:

My name is Millie Rodriguez, my father in law is Alvin Crockett applicant for the 707 Catherine Street Conditional Use and Parking Variance. Michelle Citon, my business partner, and I will be managing the daycare if approved. We have read the letters sent to the planning department in opposition of the daycare and it seems to us that the main issue is the increase of traffic on Catherine Street. In an effort to work with the neighbors, although our original application states that we will have two entrances for drop off/pick up, we have decided to modify that to only one drop off/pick up on Amelia Street. We agree that Catherine Street currently has a much higher traffic volume than Amelia Street, therefore this seems like a good solution. We have also contacted Kerry Hadas at First State Bank to see if we could lease parking spaces from them as they have many spaces conveniently located on Amelia Street. We are awaiting a response.

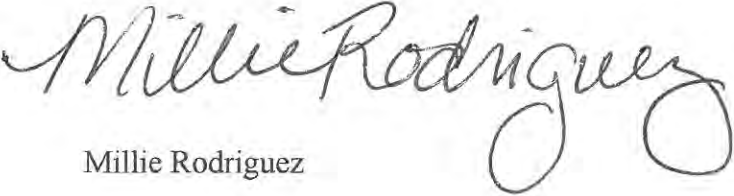
We met with Candace Block on Friday January 11, 2013. She expressed to us her and her association's concern of traffic congestion on Catherine Street. We explained to her our solution of having the drop off/pick off only on Amelia Street. She mentioned that it would also help to have a no parking sign on the loading zone located on Catherine Street. We suggested that we could use that as a permanent employee parking. She said that she would discuss it with the rest of the association but did feel better after talking it over with us.

We met with George and Marcia Halloran on Saturday January 12, 2013. We went over their multiple concerns. He asked if another commercial business could potentially be located at that property if this daycare were to close down. And if so, would the parking variance transfer to it. We said that to the best of our knowledge the "Conditional Use" would only apply to the daycare project and could not be used for general commercial business. And that the parking variance would only apply to the daycare. We encouraged him to contact the city of Key West to find out exactly how that would work. We explained that the main entrance would be on Amelia Street and that is to be the drop off/pick up location. We told them that we are awaiting a response from First State Bank regarding leasing parking spaces. While Mr. and Mrs. Halloran agree that a daycare such as ours would benefit the community, they are concerned that the block is becoming too commercialized and the traffic/parking increase on Amelia would inconvenience their tenants. They encourage the daycare to be built somewhere else. At that point, we explained that we have looked into many commercial properties but the income that a daycare can produce would not be sufficient to cover the monthly rent on any of the properties.

We are hoping to meet with Ginny Stones tomorrow morning. She represents the owner of 705 Catherine Street. We have been in contact by email and have a tentative appointment. We are also going to try to meet with Eric Dadd of 701 Catherine Street.

Please attach this letter to the application package and make available to the Planning Board Members.

Thank you,

A handwritten signature in cursive script that reads "Millie Rodriguez". The signature is written in black ink and is positioned above the printed name.

Millie Rodriguez

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name <u>Crockett Trust</u>	Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>707 Catherine Street (Apartments 1 & 2)</u> City <u>Key West</u> State <u>FL</u> ZIP Code <u>33040</u>	Company NAIC Number	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: <u>00030650-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24.5508 N</u> Long. <u>81.7954 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>8</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>1242+/-</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>17</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>722+/-</u> sq in		c) Total net area of flood openings in A9.b <u>zero</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>City of Key West 120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>X</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

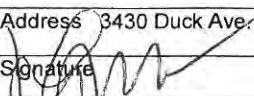
C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized BASIC Vertical Datum 1929
Conversion/Comments _____

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>10.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>14.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>9.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name <u>J. Lynn O'Flynn</u>		License Number <u>6298</u>	
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>		
Address <u>3430 Duck Ave.</u>	City <u>Key West</u>	State <u>FL</u>	ZIP Code <u>33040</u>
Signature 	Date <u>8/21/12</u>	Telephone <u>(305) 296-7422</u>	



IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

707 Catherine Street (Apartments 1 & 2)

City Key West State FL ZIP Code 33040

For Insurance Company Use:

Policy Number

Company NAIC Number

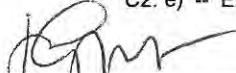
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. a) -- Crawlspace (unconditioned space)

C2. b) -- Finish Floor

C2. e) -- Electrical Panel


Signature

Date 8/21/12

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

Check here if attachments

**Existing
Site Photo**

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 707 Catherine Street (Apartments 1 & 2)	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.	



Front View 8/21/12



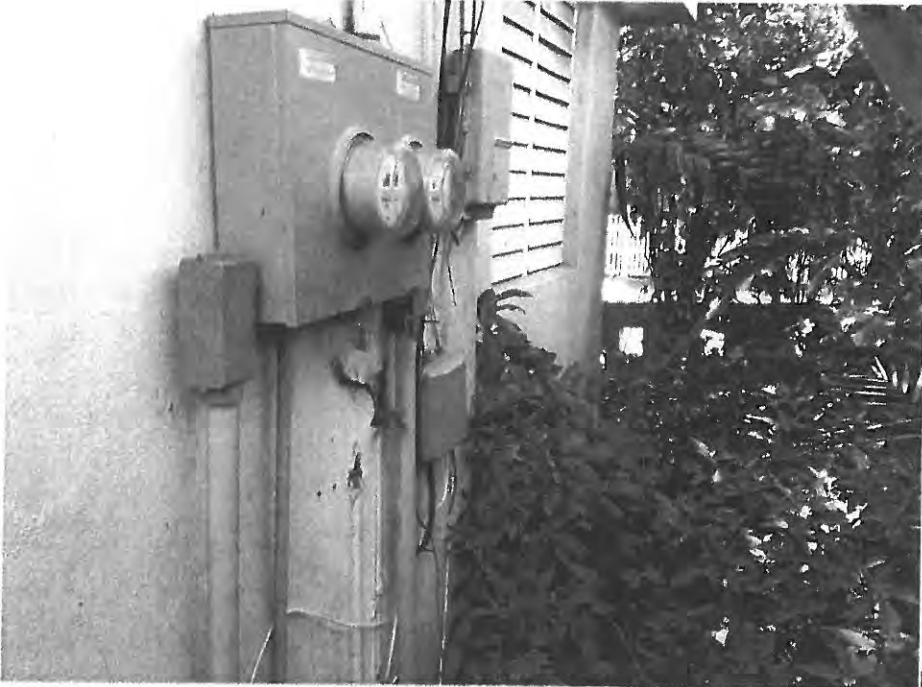
Rear View 8/21/12

Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 707 Catherine Street (Apartments 1 & 2)	For Insurance Company Use:
City Key West State FL ZIP Code 33040	Policy Number
	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."



Equipment (Electrical Panel) 8/21/12



Vent 8/21/12

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Crockett Trust</u>		For Insurance Company Use:
		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>707 Catherine Street (Apartments 3 & 4)</u>		Company NAIC Number
City <u>Key West</u>	State <u>FL</u>	ZIP Code <u>33040</u>
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) RE: <u>00030650-000000</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>24.5509 N</u> Long. <u>81.7954 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>8</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>1050+/-</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>17</u>		b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>722+/-</u> sq in		c) Total net area of flood openings in A9.b <u>zero</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Key West <u>120168</u>		B2. County Name <u>Monroe</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12087C1516</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>2/18/05</u>	B7. FIRM Panel Effective/Revised Date <u>2/18/05</u>	B8. Flood Zone(s) <u>X</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized BASIC Vertical Datum 1929
Conversion/Comments _____

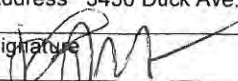
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>10.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>13.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>9.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>8.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name <u>J. Lynn O'Flynn</u>		License Number <u>6298</u>	
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>J. Lynn O'Flynn, Inc.</u>		
Address <u>3430 Duck Ave.</u>	City <u>Key West</u>	State <u>FL</u>	ZIP Code <u>33040</u>
Signature 	Date <u>8/21/12</u>	Telephone <u>(305) 296-7422</u>	



IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

707 Catherine Street (Apartments 3 & 4)

City Key West State FL ZIP Code 33040

For Insurance Company Use:

Policy Number

Company NAIC Number

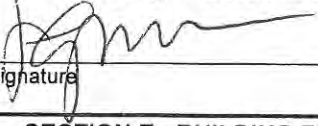
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2. a) -- Crawlspace (unconditioned space)

C2. b) -- Finish Floor

C2. e) -- Electrical Panel

Signature 

Date 8/21/12

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

Check here if attachments

Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 707 Catherine Street (Apartments 3 & 4)	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.



Front View 8/21/12



Rear View & Electrical Panel 8/21/12

Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 707 Catherine Street (Apartments 3 & 4)	For Insurance Company Use: Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."



Vent

8/21/12



Vent

8/21/12

DRC
Minutes & Comments

Minutes of the Development Review Committee

September 27, 2012

Approved October 25, 2012

Ms. Haller gave members and overview of the parking variance request.

The applicant's representative, Ginny Stones, gave members details of the request.

Mrs. Torregrosa stated that the applicant will require HARC approval if they choose to move the fence.

Mr. Averette had no comment.

Ms. Ignaffo stated that the proposed commercial enterprise entrance walkway conflicts with two (2) existing parking spaces. Sec. 108-648 prohibits parking spaces or loading zones to interfere with access to a pedestrian walkway. Ms. Ignaffo then inquired if the cars are prohibited from parking during business hours and are the existing parking spaces required parking for the residential units.

Ms. Nicklaus stated she made an earlier site visit regarding ADA accessibility.

Mr. Craig stated that the site plan indicated displacing parking spaces during business hours. He requested that ADA spaces be clearly marked.

Keys Energy had no comment.

6. Conditional Use – 707 Catherine Street (RE# 00030650-000000) – A request for conditional use approval to operate a day care facility at property located in the HMDR zoning district per Section 122-598 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Mr. Cunningham gave members an overview of the conditional use request.

The applicant, Alvin Crockett, gave members details of his request.

Mrs. Torregrosa stated that the applicant will need to seek HARC approval for signage.

Mr. Averette stated that the facility will need to be up to code. They will schedule an inspection.

Ms. Ignaffo stated that occupancy requirements of the Life Safety Code and Florida Building Code, Section 436 apply to daycare uses. The Florida Plumbing Code requires a drinking fountain and service sink for day-care uses. City of Key West Code of Ordinances Sec. 108-572 requires the greater amount of three calculations to determine the number of parking spaces that will be based on the number of children at the center; more than 20 spaces will be required. Sec. 108-648 prohibits parking area design that creates vehicle backing onto the right-of-way. Landscape buffers will be required, in accordance with Secs. 108-347, -413, -414, and -415, to screen the adjacent residences from parking areas and low impact use. Waste storage area shall be screened with a fence, wall, or landscape (Sec. 108-279).

Ms. Nicklaus stated that when they apply for building permits, they must be ADA compliant.

Mr. Craig stated parking accessibility doesn't meet code. Need to apply for parking variances code section 108.648. He requested they meet with Planning and Engineering department.

Keys Energy requested a Project Review form for the loads.

7. Major Development Plan and Conditional Use – 616 Simonton Street, 604 Simonton Street (RE# 00012210-000000 and 00012220-000000) – A request for the redevelopment of the existing City of Key West Fire Station into a 7,926 square foot Fire Station and 40,720 square foot parking lot in the HPS and

Public Comment



Karen DeBerjeois <kdeberje@keywestcity.com>

707 Catherine Street (RE#000030650-000000) VARIANCE

1 message

candace block <candyblock@comcast.net>
To: kdeberje@keywestcity.com

Mon, Dec 10, 2012 at 12:52 PM

Dear Ms. De Berjeois:

I reside and own my home located at 702 Catherine St. I am also president of The Gato Village Homeowner's Association. Gato Village is comprised of 3 homes on Catherine St, two on Calais Lane and 4 homes on Virginia street. I am writing to you to express my strong individual disagreement, as well as that of my Home Owner's Association 's disagreement to the requested variance for the parking spaces.

The 700 block of Catherine Street is residential with the exception of Suburban propane. However, traffic flows in both directions on this street and supports parking and traffic for a number of businesses in the area (Camilles, the Bottlecap, the bank, etc.) Any new business should be required to have parking available for its customers. This is particularly true of a day care center as parents will need to stop and properly seat their children in their vehicles. It would be extremely dangerous for this to occur on the street. It would also be very disruptive to those of us living on this street.

Thank you,

Candace M. Block

Property Appraiser Information

Karl D. Borglum Property Appraiser Monroe County, Florida

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

Property Record Card - Map portion under construction.

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

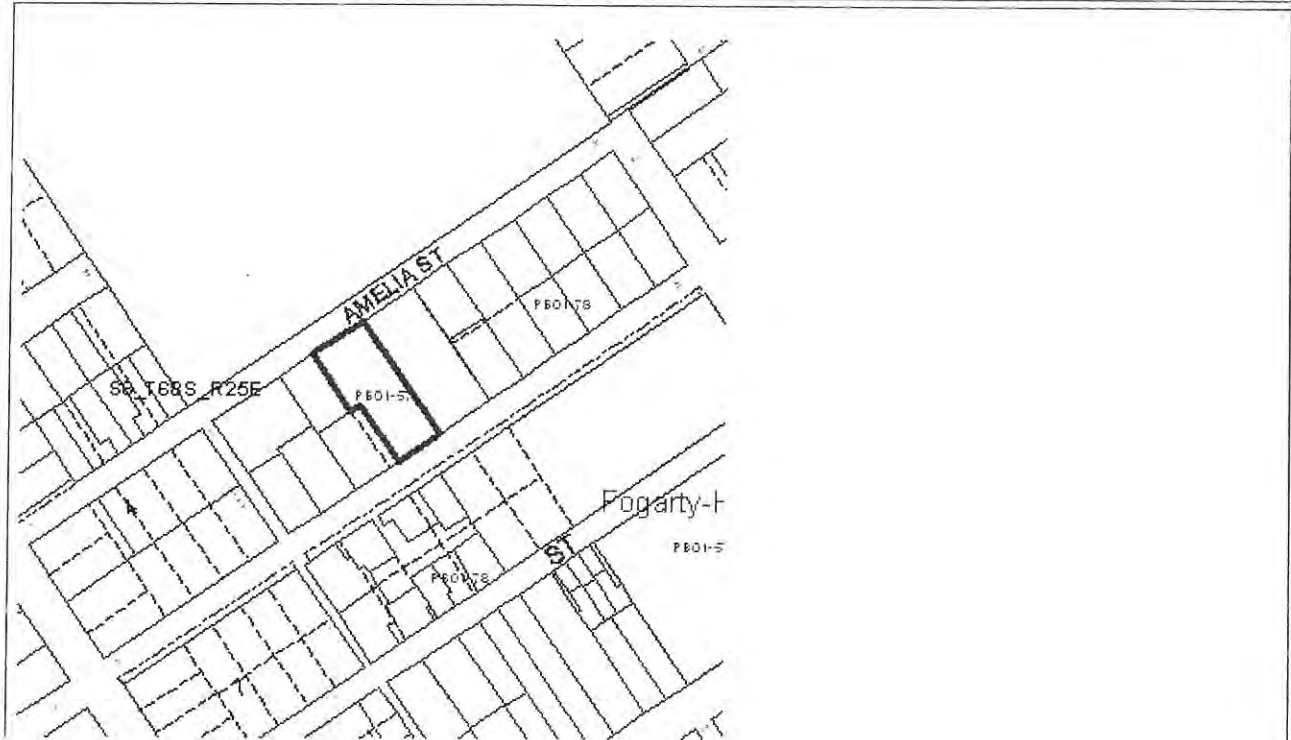
Alternate Key: 1031437 Parcel ID: 00030650-000000

Ownership Details

Mailing Address:
CROCKETT TRUST THE
C/O CROCKETT A B AND RUTH M TRUSTEES
2222 N ROOSEVELT BLVD
KEY WEST, FL 33040-3834

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 707 CATHERINE ST KEY WEST
709 CATHERINE ST KEY WEST
Legal Description: KW FOGARTY-HARRIS SUB PB 1-57 PT OF TR 12 G62-457/58 OR505-913 OR1057-875Q/C OR1467-1878/80





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	64	163	10,533.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 0
 Total Living Area: 2300
 Year Built: 1944

Building 1 Details

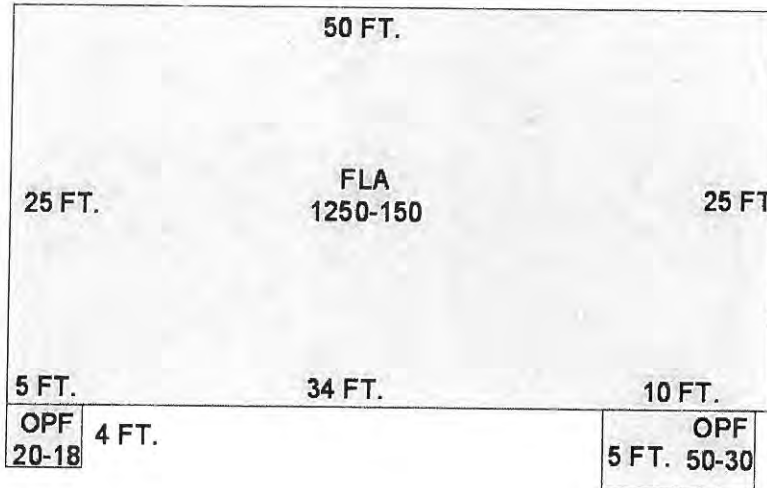
Building Type R2	Condition P	Quality Grade 500
Effective Age 31	Perimeter 150	Depreciation % 35
Year Built 1944	Special Arch 0	Grnd Floor Area 1,250
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONCR FTR
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1988	N	N	0.00	0.00	1,250
2	OPF		1	1988	N	N	0.00	0.00	50
3	OPF		1	1988	N	N	0.00	0.00	20

Building 2 Details

Building Type R2
 Effective Age 31
 Year Built 1944
 Functional Obs 0

Condition P
 Perimeter 134
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 35
 Grnd Floor Area 1,050

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

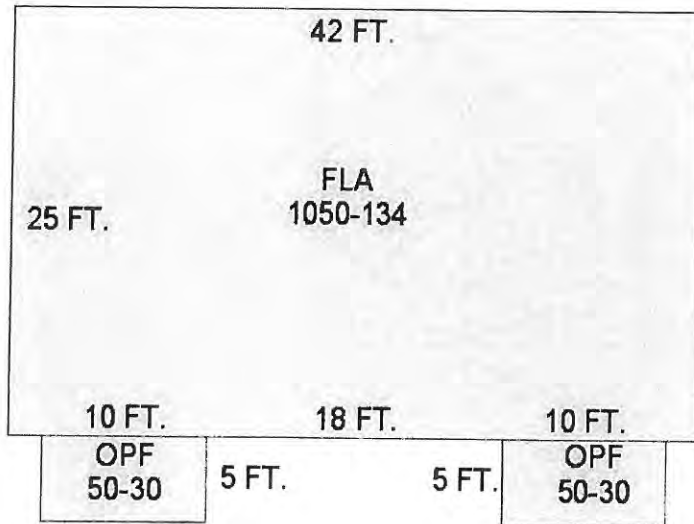
Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE
 Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 2

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1988	N	N	0.00	0.00	1,050
2	OPF		1	1988	N	N	0.00	0.00	50
3	OPF		1	1988	N	N	0.00	0.00	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	138 SF	69	2	1975	1976	3	30

Appraiser Notes

TPP8809956- RENTAL

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
2012	203,187	414	287,997	491,598	488,841	0	491,598
2011	203,187	414	287,707	491,308	444,401	0	491,308

2010	165,676	414	237,911	404,001	404,001	0	404,001
2009	182,062	414	444,518	626,994	626,994	0	626,994
2008	165,510	414	671,479	837,403	837,403	0	837,403
2007	222,583	414	908,471	1,131,468	1,131,468	0	1,131,468
2006	383,785	414	716,244	855,861	855,861	0	855,861
2005	256,951	414	492,944	750,309	750,309	0	750,309
2004	244,922	414	404,467	649,803	649,803	0	649,803
2003	274,631	414	242,259	517,304	517,304	0	517,304
2002	235,133	414	242,259	477,806	477,806	0	477,806
2001	199,265	414	242,259	441,938	441,938	0	441,938
2000	201,656	245	179,061	380,963	380,963	0	380,963
1999	176,197	236	179,061	355,494	355,494	0	355,494
1998	131,298	690	179,061	311,049	311,049	0	311,049
1997	135,686	175	157,995	293,855	293,855	0	293,855
1996	93,328	126	157,995	251,449	251,449	0	251,449
1995	88,303	119	157,995	246,417	246,417	0	246,417
1994	78,970	107	157,995	237,072	237,072	0	237,072
1993	79,112	114	157,995	237,221	237,221	0	237,221
1992	96,518	125	157,995	254,639	254,639	0	254,639
1991	96,518	133	168,528	265,180	265,180	0	265,180
1990	96,518	141	107,963	204,622	204,622	0	204,622
1989	87,744	138	105,330	193,212	193,212	0	193,212
1988	52,884	0	83,419	136,303	136,303	0	136,303
1987	52,228	0	65,171	117,399	117,399	0	117,399
1986	52,515	0	62,564	115,079	115,079	0	115,079
1985	50,447	0	41,408	91,855	91,855	0	91,855
1984	47,467	0	41,408	88,875	88,875	0	88,875
1983	47,467	0	41,408	88,875	88,875	0	88,875
1982	48,392	0	35,886	84,278	84,278	0	84,278

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
2/1/1972	505 / 913	33,000	00	Q

This page has been visited 28,729 times.

Monroe County Property Appraiser
 Karl D. Borglum
 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., December 20, 2012 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:

Conditional Use – 707 Catherine Street (RE# 00030650-000000) - Request for Conditional Use approval for a daycare facility in the HMDR zoning district per Section 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Variance – 707 Catherine Street (RE# 000030650-000000) – Variance request to reduce the number of parking spaces for a daycare facility from the required 28 to 5 with bicycle substitution of 2 for a total of 7 in the HMDR zoning district per Section 108-572 (5) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Variance – 707 Catherine Street (RE# 000030650-000000) – Variance request to reduce the number of parking spaces for a daycare facility from the required 28 to 5 with bicycle substitution of 2 for a total of 7 in the HMDR zoning district per Section 108-572 (5) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Conditional Use – 707 Catherine Street (RE# 00030650-000000) - Request for Conditional Use approval for a daycare facility in the HMDR zoning district per Section 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant/Owner:	Alvin B. Crocket	Date of Hearing:	Thursday, December 20, 2012
Project Location:	707 Catherine Street	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers
Time of Hearing:	6:00 PM		

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online 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 the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@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 305-809-3951 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:

Variance – 707 Catherine Street (RE# 000030650-000000) – Variance request to reduce the number of parking spaces for a daycare facility from the required 28 to 5 with bicycle substitution of 2 for a total of 7 in the HMDR zoning district per Section 108-572 (5) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Conditional Use – 707 Catherine Street (RE# 00030650-000000) - Request for Conditional Use approval for a daycare facility in the HMDR zoning district per Section 122-62 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

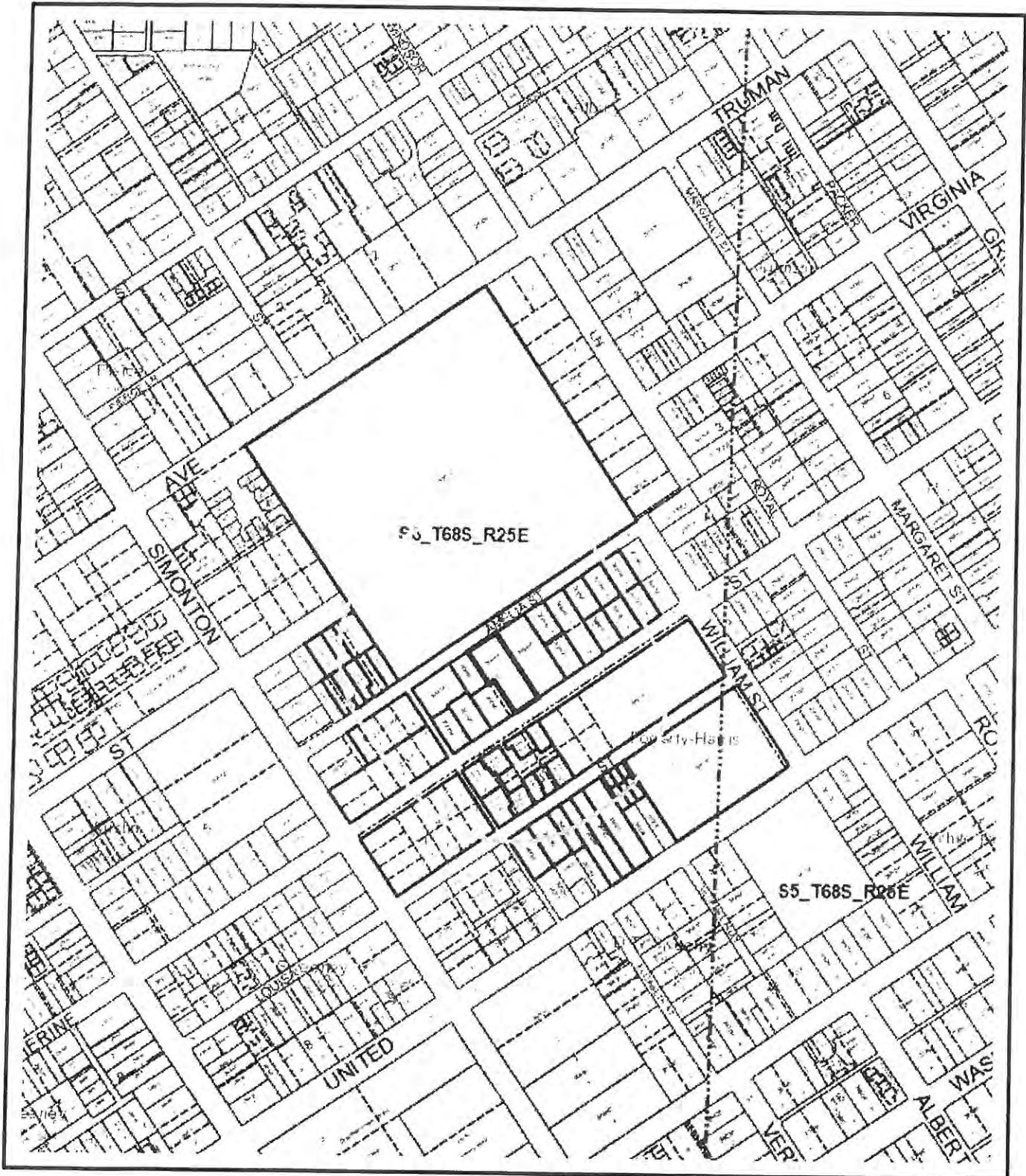
Applicant/Owner:	Alvin B. Crocket	Date of Hearing:	Thursday, December 20, 2012
Project Location:	707 Catherine Street	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers
Time of Hearing:	6:00 PM		

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online 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 the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Monroe County, Florida

707 Catherine

Printed: Dec 05, 2012



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
1 DADD ERIC T AND ANN M	2735 CLINTON ST		ATTICA	NY	14011	
2 BROWN JAMES F AND KATHERINE H	603A MAID MARION HILL		ANNAPOLIS	MD	21405	
3 COZINE ROBIN	PO BOX 2948		KEY WEST	FL	33040	
4 GALLANT ALLEN R	719 CATHERINE ST		KEY WEST	FL	33040	
5 FLORIDA KEYS FIRST STATE BANK	1201 SIMONTON ST		KEY WEST	FL	33040	
6 CLARK LYNN	614 VIRGINIA ST		KEY WEST	FL	33040	
7 HERCE ANTONIO MANUEL III AND PATRICIA LEE	2001 HARRIS AVE		KEY WEST	FL	33040	
8 KEY WEST STATE BANK	1201 SIMONTON ST		KEY WEST	FL	33040	
9 FLESZAR ROXANNE E	1414 NEWTON ST		KEY WEST	FL	33040	
10 STEVENSON GLENN	616 VIRGINIA ST		KEY WEST	FL	33040	
11 MASTIC MOBILE HOMES LTD	645 UNITED ST	LOT 5	KEY WEST	FL	33040	
12 BLOCK CANDANCE M REV TR 7/12/05	702 CATHERINE ST		KEY WEST	FL	33040	
13 ALTOBELLO PATRICIA A	623 LOUISA ST		KEY WEST	FL	33040	
14 BAZO MANUEL J	214 SHORE AVE		KEY WEST	FL	33040	
15 BENAVIDES NELA J REV TR 2/28/06	1205 CALAIS LN		KEY WEST	FL	33040	
16 DOELMAN JAN	615 AMELIA ST		KEY WEST	FL	33040	
17 DICKERSON ONNIE D	1203 CALAIS LN		KEY WEST	FL	33040	
18 HOUDE RICHARD B	703 CATHERINE ST		KEY WEST	FL	33040	
19 JANICKI ROBERT KAZIMIERZ AND JUSTYNA	724 AMELIA ST		KEY WEST	FL	33040	
20 RUSSELL CELESTE	706 AMELIA ST		KEY WEST	FL	33040	
21 MILLER ROBERT J	1104 SOUTH ST		KEY WEST	FL	33040	
22 COLEMAN F CARROLL ARCH-BISHOP OF ARCHDIOCESE	9401 BISCAYNE BLVD		MIAMI SHORES	FL	33138	
23 LEAN DAMIAN AND MERRIS	408 SW 14TH CT		FT LAUDERDALE	FL	33315	
24 VOGAN WILLIAM G AND ESTALEDA	PO BOX 610823		PORT HURON	MI	48061	
25 SPEARS LARRY LEE	P O BOX 377		MONMOUTH	IL	61462	
26 CARROLL KAREN B	36 ROUND HILL RD		FARMINGTON	CT	06032-1516	
27 F K G COMPANY INC	PO BOX 206		WHIPPANY	NJ	07981-0206	
28 705 CATHERINE STREET LLC	270 MADISON AVE FL 16		NEW YORK	NY	10016-0600	
29 WOLSHIN DOUGLAS	505 9TH ST NW STE 1000		WASHINGTON	DC	20004-2166	
30 TANDA LLC	56 STONE RIDGE LN		TRYON	NC	28782-5525	
31 ARENCIBIA JOSE AND LAURA	736 AMELIA ST		KEY WEST	FL	33040-3224	
32 HOUDE RICHARD	703 CATHERINE ST		KEY WEST	FL	33040-3225	
33 TAYLOR WALTER H AND MARY W	625 LOUISA ST UNIT 3		KEY WEST	FL	33040-3227	
34 LEOPOLD CONSUELO MARIA V AND JOHN H	610 VIRGINIA ST		KEY WEST	FL	33040-3232	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 HERCE PATRICIA LEE REV TRUST	2001 HARRIS AVE		KEY WEST	FL	33040-3799	
36 HALLORAN GEORGE AND MARCIA	16 HILTON HAVEN RD APT B		KEY WEST	FL	33040-3827	
37 CROCKETT TRUST THE	2222 N ROOSEVELT BLVD		KEY WEST	FL	33040-3834	
38 TOWNWALK VILLAS HOMEOWNER'S ASSOC INC	634 LOUISA ST APT 5		KEY WEST	FL	33040-4882	
39 MAAS JOEL J	634 LOUISA ST APT 4		KEY WEST	FL	33040-4882	
40 TITTEL CHRISTOPHER J	634 LOUISA ST APT 5		KEY WEST	FL	33040-4882	
41 SCHULTZ KENNETH H AND DEBORAH L	810 SHAVERS LN		KEY WEST	FL	33040-7416	
42 A.H. OF MONROE COUNTY INC	PO BOX 4374		KEY WEST	FL	33041-4374	
43 ALFONSO JORGE	4251 SW 117TH AVE		MIAMI	FL	33175-1708	
44 GRECO JASON D	P O BOX 598		BONITA SPRINGS	FL	34133-0598	
45 HARDY WILLIAM L	PO BOX 5180		ONEIDA	TN	37841-5180	
46 BARTON DAVID J AND CHRISTY	917 MONASTERY ST		CINCINNATI	OH	45202-1510	
47 LAYTON LEE EDWARD SR REV LIVING TRUST 8/16/2005	52 COBBLESTONE LN		STEELVILLE	MO	65565-5046	
48 BERNHARDT EARL	718 ORLEANS AVE APT 10		NEW ORLEANS	LA	70116-3124	
49 ANTICH PATRICIA P	1405 SEVILLE RD		SANTA FE	NM	87505-4647	