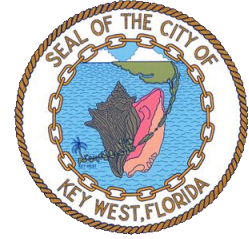


**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chair and Planning Board Members

From: Melissa Paul-Leto, Planner Analyst

Through: Thaddeus Cohen, Planning Director

Meeting Date: April 21, 2016

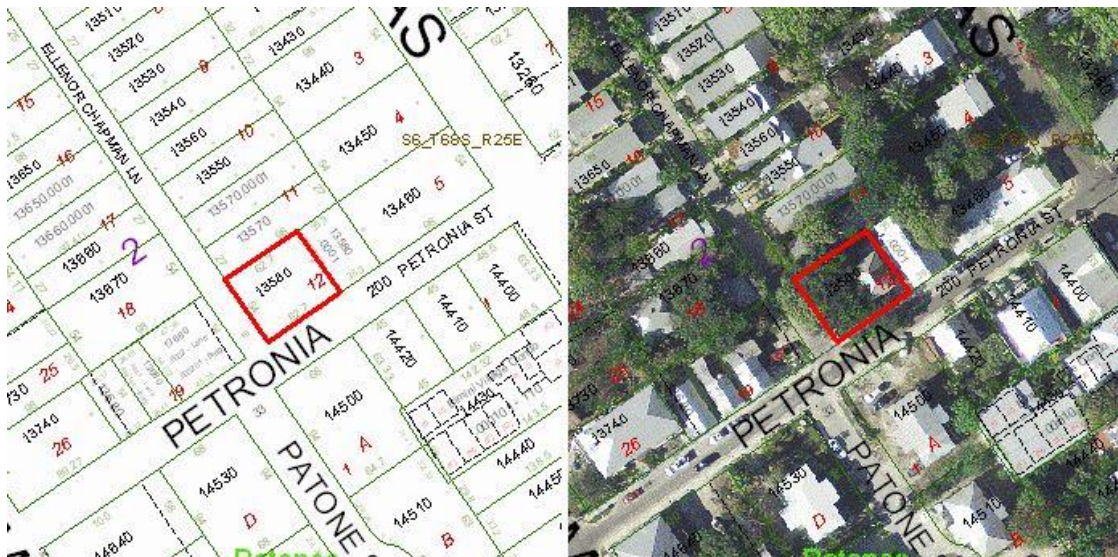
Agenda Item: **Variance – 221 Petronia Street (RE# 00013580-000000; AK# 1013960)**
– A request for a variance to rear setback requirements in order to construct a two story residential addition located within the Historic Neighborhood Commercial (HNC-3) Zoning District pursuant to Sections 122-870(6) c., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: A request to a variance for minimum rear setback requirements.

Applicant: William Shepler

Property Owners: Suzanne Desaulniers & Daniel Michaud

Location: 221 Petronia Street (RE# 00013580-000000; AK# 1013960)
Zoning: Historic Neighborhood Commercial (HNC-3) Zoning District



Background:

This subject property is located within the HNC-3 zoning district. The property consists of a two story single family residence with a one story rear addition. The applicant is proposing to demolish the one story addition and construct a two story addition. There will be six feet 4 inches access to the rear of the property. The variance is for 7 feet 8 inches to the building.

Relevant HNC-3 Zoning District Dimensional Requirements: Code Section 122-870				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum density	16 dwelling units per acre	1 unit	1 unit	Complies
Maximum floor area ratio	1.00	None	None	No change
Maximum height	30 feet	27 feet	27 feet	Complies
Maximum building coverage	40%	30.2% 1,023 square feet	27.6% 935 square feet	Complies
Maximum impervious surface	60%	37% 1,252 square feet	33.2% 1,123 square feet	Complies
Minimum Open Space	35%	63% 2,132 square feet	58.5% 1,980 square feet	Complies
Minimum lot size	4,000 SF	3,385 SF	3,385 SF	No change / Non-conforming
Minimum lot width	40 feet	37 feet	37 feet	Complies
Minimum lot depth	90 feet	58 feet	58 feet	Complies
Minimum front setback	None	9 feet 10 inches	9 feet 10 inches	Complies
Minimum side setback	5 feet	6 feet 6 inches	7 feet 2 inches	Complies
Minimum street side setback	7.5 feet	29 feet 2 inches	24 feet 2 inches	Complies
Minimum rear setback	15 feet	6 feet 4 inches	6 feet 4 inches	Variance Required -7 feet 8 inches

Process:

Planning Board:

April 24, 2016

Local Appeal Period:

30 days

DEO Review Period:

Up to 45 days

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

The land, structure and building on the subject property do not have special conditions or circumstances involved that any other property located within the HNC-3 Zoning District possesses.

NOT IN COMPLIANCE

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

Currently, the residential structure is non-conforming to lot size and rear setback requirements. The applicant is demolishing the existing one story rear addition and constructing a second story addition to the rear of the house. The new two story addition will not increase the rear setback requirements, it will expand the 3-d envelope of the non-conformity thus creating a need for a variance.

NOT IN COMPLIANCE

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

Granting the requested variance would confer special privileges upon the Applicant that are denied by the LDRs to other lands, buildings and structures in the HNC-3 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.**

The Applicant currently enjoys the use of the property as a single-family residential dwelling. The Applicant wishes to demolish the one story rear addition in order to construct a two story rear addition to the dwelling. The denial of the requested variances would not deprive the Applicant of rights commonly enjoyed by other properties in the HNC-3 Zoning District.

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

The variance requested is the minimum required that will make possible the reasonable use of the building / structure. It is the minimum necessary to accommodate the request.

IN COMPLIANCE.

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

The granting of the requested variance would not be injurious to the area involved and otherwise 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.**

The Applicant has not used existing nonconforming uses of other property in the HNC-3 Zoning District or permitted uses of property in other zoning districts as the grounds for approval of the requested variances.

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

It does not appear that the requested variances would trigger any public facility capacity issues.

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

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

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

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

The Planning Department has not received any public comment both for and against the requested variance.

Recommendation:

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

DRC VARIANCE COMMENTS

DATE – 4/13/16	ADDRESS – 221 Petronia
ADA	
AIPP	
BUILDING	City Ord. Sect. 122-1078. An interior stairway to the second floor is required.
ENGINEERING	No Comment
FEMA	<p>Currently, structures on this property are exempt from floodplain regulations (within a Shaded-X flood zone).</p> <p>However, it is somewhat close to the flood boundary line and could be reclassified as resting within a regulated flood zone when the flood remapping process concludes circa 2018/19.</p> <p>It would be well advised to ensure now, that the first finished floor is built to a minimum elevation of eight feet above sea level.</p> <p>Give that the grade at this site is approximately 6.5' above sea level, achieving a first floor elevation above grade of roughly 1.5' would help ensure flood insurance rates are based upon 1' of discounted freeboard should the maps change.</p> <p>An additional 0.5' of elevation would garner an additional full foot of elevation discount, as the insurance side rounds rates to the nearest foot.</p>
FIRE	
HARC	<p>Staff has concerns regarding the scale and massing of the addition in relation to the exiting historic structure. Please review guideline for additions.</p> <p>Street elevations depicting existing neighboring properties will be required for HARC.</p>
KEYS ENERGY	KEYS has no objection to the variance request. However, KEYS is requesting that the Contractor provide us with a meter location for this property during renovations.
PARKING	

PLANNING	
POLICE	
URBAN FORRESTRY	No Comment
UTILITIES	Please revise the plans to include roof gutters for the new two-story addition. Direct downspouts back onto the property into landscaped areas.
SUSTAINABILITY	
TRANSIT	No Comment
SOLID WASTE	No Comment

221 Petronia Street, Key West, Florida 33040
SITE VISIT – 3/31/2016



221 Petronia Street, Key West, Florida 33040
SITE VISIT – 3/31/2016



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SITE VISIT – 3/31/2016





221 Petronia Street, Key West, Florida 33040
SITE VISIT – 3/31/2016



221 Petronia Street, Key West, Florida 33040
SITE VISIT – 3/31/2016





Application For Variance

City of Key West, Florida • Planning Department
3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com



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

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 221 PETRONIA ST., KEY WEST FL 33040

Zoning District: HNC-3 Real Estate (RE) #: _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: WILLIAM SHEPLER

Mailing Address: 201 FRONT ST., SUITE 201

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 305-890-6191 Office: _____ Fax: _____

Email: WILL@WSHEPLER.COM

PROPERTY OWNER: (if different than above)

Name: SUZANNE DESAULNIERS & DANIEL MICHAUD

Mailing Address: 5655 BOULEVARD DES MILLE-I'LES

City: LAVAL, QUEBEC, CANADA State: _____ Zip: _____

Home/Mobile Phone: 514-594-3952 Office: _____ Fax: _____

Email: SDESAULNIERS@LIVE.CA

Description of Proposed Construction, Development, and Use: REPLACE EXISTING ONE STORY C.B.S. ADDITION AT REAR OF HOUSE WITH NEW 2 STORY ADDITION - RESIDENTIAL BEDROOMS.

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

VARIANCE REQUESTED FOR ENCROACHMENT IN REAR SETBACK

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

If yes, please describe and attach relevant documents: _____

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

Yes No

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

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HNC-3			
Flood Zone	X			
Size of Site	3,385 s.f.			
Height	30'	27'	NO CHANGE	NO
Front Setback	0'	9'-10"	NO CHANGE	NO
Side Setback				
Side Setback	5'	6'-6"	7'-2"	NO
Street Side Setback	7.5'	29'-2"	24'-2"	NO
Rear Setback	15'	6'-4"	6'-4"	YES
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	40%	30.2%	27.6%	NO
Impervious Surface	60%	37%	33.2%	NO
Parking	N/A	NONE	ONE SPACE	NO
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	35%	63%	58.5%	NO
Number and type of units	1 RES.	1 RES.	NO CHANGE	NO
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at <http://www.municode.com/Library/FL/Key West> under Subpart B.

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

Standards for Considering Variances

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

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

THERE ARE NO SPECIAL CONDITIONS OR CIRCUMSTANCES.

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

NOT APPLICABLE

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 WOULD BE CONFERRED. THE REQUEST IS TO REBUILD IN THE SAME FOOTPRINT OR SMALLER THAN WHAT CURRENTLY EXISTS.

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.

NO HARDSHIP CONDITIONS EXIST.

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.

THIS IS THE MINIMUM VARIANCE REQUIRED TO REBUILD THE EXISTING ADDITION STRUCTURE WITH A SECOND FLOOR.

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.

THE GRANTING OF THE VARIANCE WOULD BE IN HARMONY WITH THE GENERAL INTENT & PURPOSE OF THE L.D.R.S.

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.

EXISTING NON-CONFORMING USES OF OTHER PROPERTIES IS NOT THE BASIS OF THIS REQUEST FOR VARIANCE APPROVAL.

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

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

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

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

REDUCTION OF IMPERVIOUS SURFACE AREA

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, WILLIAM SHEPLER 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:

221 PETRONIA ST, KEY WEST, FL 33040
Street address of subject property

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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this March 2, 2016 by
date

WILLIAM SHEPLER
Name of Authorized Representative

He/She is personally known to me or has presented NYDL. 294501693 as identification.


Notary's Signature and Seal

MARION Hope CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization

Deed

Return to:
North American Title Company
8151 Peters Road, Suite 1100
Plantation, FL 33324

03/30/2015 11:06AM
DEED DOC STAMP CL: Krys \$3,220.00

This Instrument Prepared By:
Lindsay A. Ward
of Landsafe Title of Florida, Inc.
6360 N.W. 5th Way, Suite 200
Ft. Lauderdale, Florida 33309
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc# 2021809
Bk# 2732 Pg# 106

Property Appraisers Folio Number:
0001358000000066825

NAT File No.: 11651-15-01434

SPECIAL WARRANTY DEED

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

This Warranty Deed made this 19 day of FEBRUARY, 2015 by The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT Inc., Alternative Loan Trust 2005-76 Mortgage Pass Through Certificates Series 2005-76, and having its principal place of business at 16001 N. Dallas Parkway, MailStop-TX8-044-02-1, Addison, TX 75001, hereinafter called the grantor(s), to Suzanne Desaulniers, a single woman and Daniel Michaud, a single man, whose post office address is 5655 Boulevard Des Mille-Iles, Laval Quebec, Canada H7JIB2, hereinafter called the grantee(s):

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee all that certain land situate in Monroe County, State of Florida, viz:

KEY WEST LOT 12, SQUARE 2, TRACT 3 A/K/A 221 AND 223 PETRONIA STREET, KEY WEST, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: LOT 12 OF THOMAS J. ASHE'S DIAGRAM, SAID DIAGRAM BEING RECORDED IN DEED BOOK "I" AT PAGE 77 OF PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND SAID LOT 12 HAVING A FRONTAGE OF 54.00 FEET OF FRONTAGE ON ELLEN STREET AND 98.00 FEET OF FRONTAGE ON PETRONIA STREET.

LESS:

A PARCEL OF LAND BEING A PART OF LOT 12 OF THOMAS J. ASHE'S DIAGRAM AS RECORDED IN DEED BOOK "I", PAGE 77, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCE AT THE SOUTHERLY CORNER OF SAID LOT 12 AND RUN NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 62.7 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY BOUNDARY LINE FOR A DISTANCE 35.3 FEET TO THE EASTERLY CORNER OF SAID LOT 12; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 54.0 FEET TO THE NORTHERLY CORNER OF SAID LOT 12; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 35.3 FEET; THENCE RUN SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 54.0 FEET BACK TO THE POINT OF BEGINNING.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2015 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 and 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 claiming by, through or under the said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jennifer Green
First Witness Signature

JENNIFER GREEN
Printed Signature

Maria Castillo
Second Witness Signature

MARIA CASTILLO
Printed Signature

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT Inc., Alternative Loan Trust 2005-76 Mortgage Pass Through Certificates Series 2005-76

BY: Christa McClure
Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP as attorney-in-fact

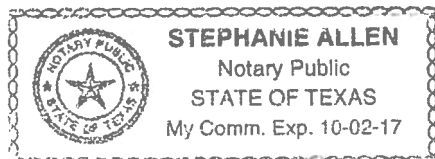
NAME: CHRISTA MCCLURE
TITLE: ASST VICE PRESIDENT

State of: TEXAS
County of: DALLAS

PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the aforesaid county and state, on this the 19 of FEBRUARY, 2015, within my jurisdiction, the within named CHRISTA MCCLURE, who acknowledged to me that (s) he is the ASST VICE PRESIDENT of Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, as Attorney-in-Fact for The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT Inc., Alternative Loan Trust 2005-76 Mortgage Pass Through Certificates Series 2005-76.

Stephanie Allen

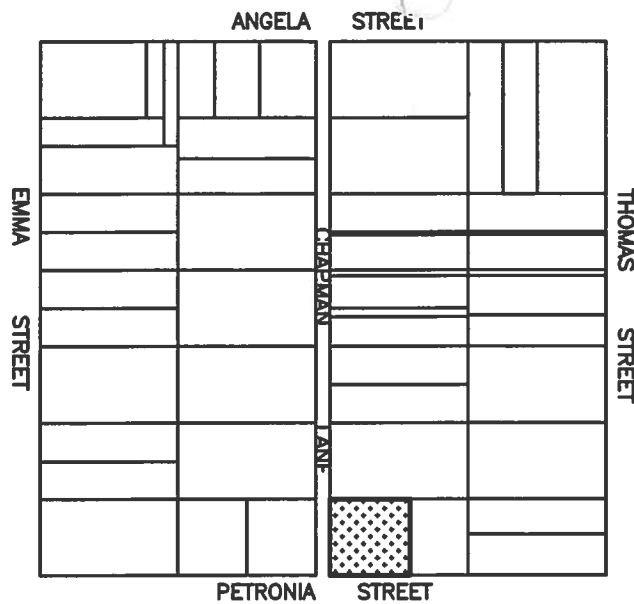
Notary Public
Print Notary Name: STEPHANIE ALLEN
My Commission Expires: 10/02/2017



Special Warranty Deed - Landsafe

11651-15-01434

Survey



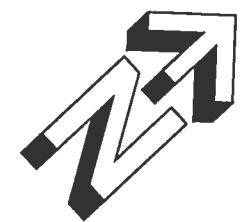
LOCATION MAP

Square 2, Tract 3
City of Key West

LEGEND			
A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	O/H	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

SYMBOLS			
	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter

Field Work performed on: 4/30/15



LEGAL DESCRIPTION:

Lot 12 of Thomas J. Ashe's Diagram as recorded in Deed Book "I", Page 77 of the Public Records of Monroe County, Florida; and said Lot 12 having a frontage of 54.00 feet on Ellen Street and 98.00 feet of frontage on Petronia.

LESS:

A parcel of land being part of Lot 12 of Thomas J. Ashe's Diagram as recorded in Deed Book "I", Page 77 of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows: Commence at the Southerly corner of said Lot 12 and run Northeasterly along the Southeasterly boundary line of said Lot 12 for distance 62.7 feet to the Point of Beginning; thence continue Northeasterly along the said Southeasterly boundary line for a distance of 35.3 feet to the Easterly corner of the said Lot 12; thence Northeasterly along the Northeasterly boundary line of said Lot 12 for a distance of 54.0 feet to the Northerly corner of said Lot 12; thence Southwesterly along the Northwesterly boundary line of the said Lot 12 for a distance 35.3 feet; thence run Southeasterly parallel with the Northeasterly boundary line of the said Lot 12 for a distance of 54.0 feet back the Point of Beginning.

And:
An easement recorded in O.R. Book 2653, Page 421-426 of the Public Records of Monroe County, Florida, said easement running along the Westerly property boundary of 221 Petronia Street for an underground grease trap servicing 223 Petronia Street with no metes or bounds descriptions provided.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: Centerline Petronia Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324
Survey performed without benefit of Title
search on said or surrounding properties.

MONUMENTATION:

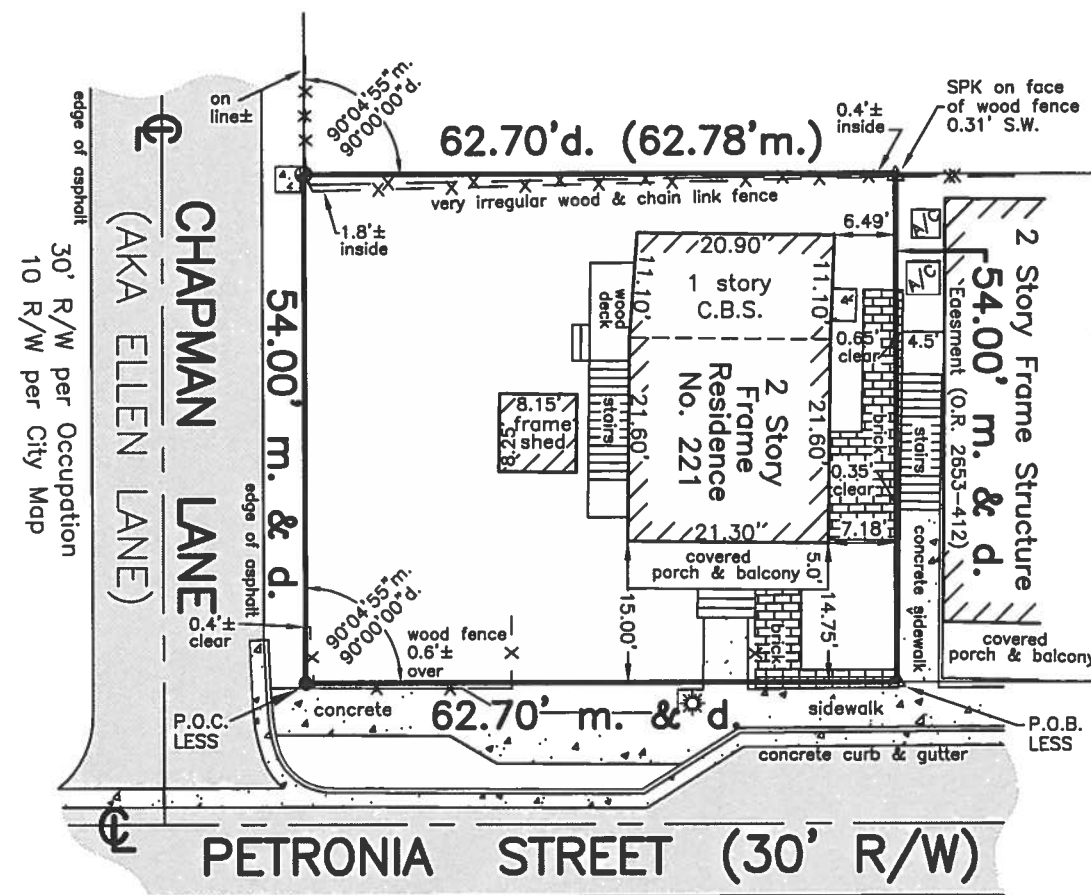
- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail
- = Found 1/2" Iron Pipe

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



NOTE: Angles not depicted within are 90°00'00" m. & d.

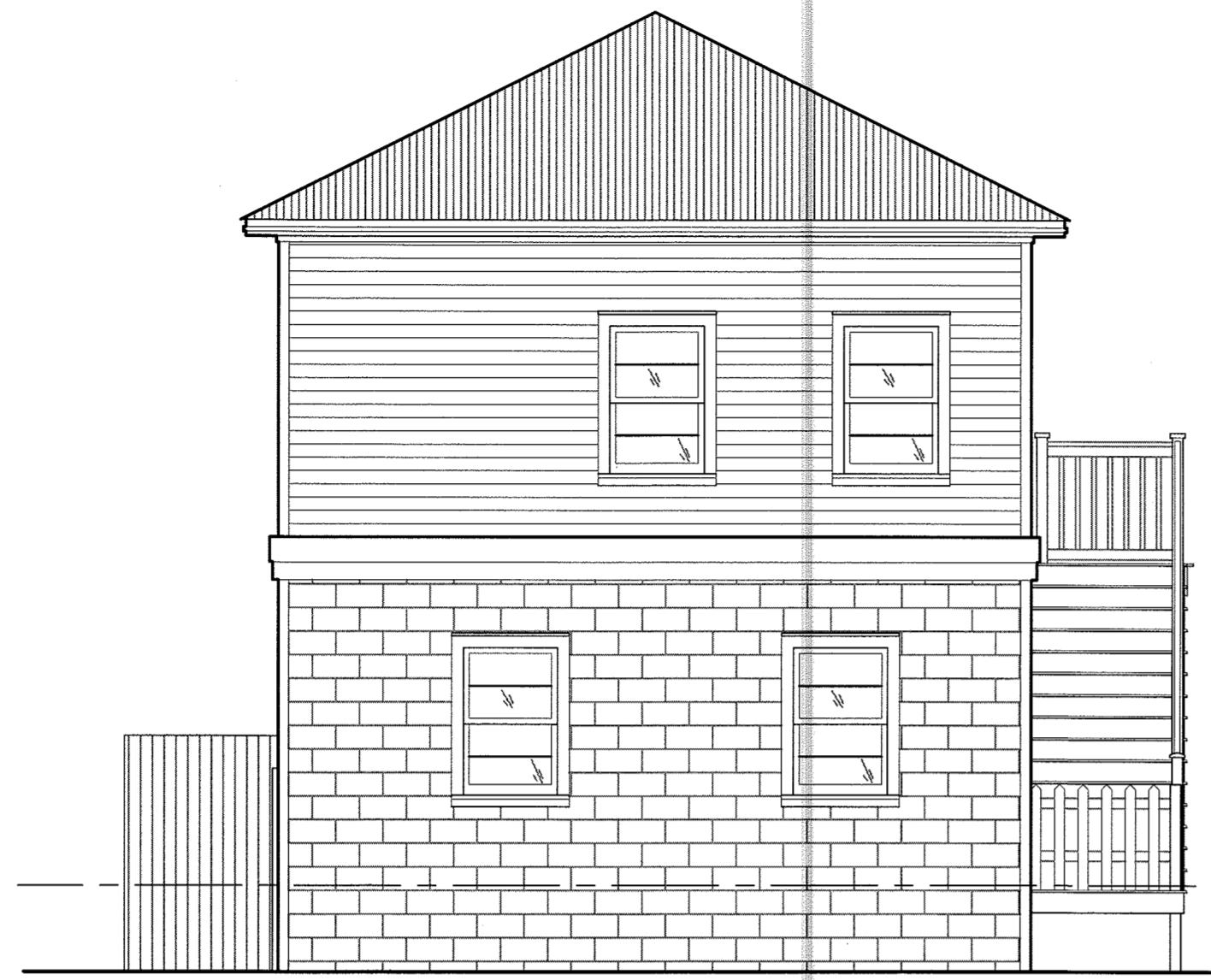
Suzanne Desaulniers and Daniel Michaud 211 Petronia Street, Key West, Florida 33040			
Boundary Survey		Dwn No.: 15-271	
Scale: 1"=20'	Ref. 218-12	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 5/26/15		Flood Zone: X	Flood Elev. _
REVISIONS AND/OR ADDITIONS			
fred/dwg/block59/221petronia			

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



4 NORTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



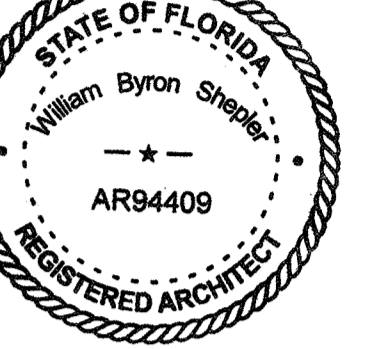
3 EAST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



William Shepler
3-3-16

Consultants:

Submissions / Revisions:

221 PETRONIA STREET
KEY WEST, FL
RESIDENTIAL RENOVATION PROJECT

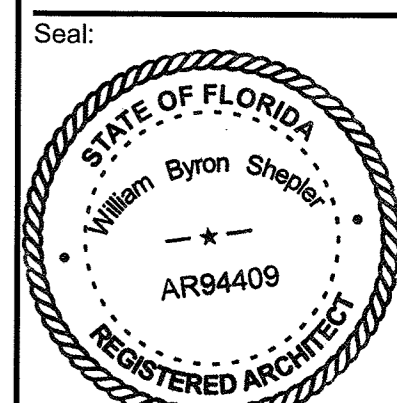
Drawing Size: 24x36 | Project #: 15013

Title:

EXISTING ELEVATIONS

Sheet Number:

AE-3.1



3-3-16

Consultants:

Submissions / Revisions:
PLANNING SUBMISSION - 2016.3.1

221 PETRONIA STREET
KEY WEST, FL
RESIDENTIAL ADDITION PROJECT

Drawing Size: 24x36 | Project #: 15013

Title:

EXISTING ELEVATIONS

Sheet Number:

A-3.1

Date: - FEBRUARY 29, 2016

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4 NORTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



3 EAST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"

Zoning Calculations

3/28/16

Property Address: 221 PETRONIA

Zoning District: HNC-3

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	Yes
BUILDING COVERAGE	40%	1,023 s.f. (30.2%)	935 s.f. (27.6%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,252 s.f. (37%)	1,123 s.f. (33.2%)	Yes
LOT SIZE	Min. 4,000 s.f.	3,385 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	N/A	N/A	N/A
LOT DEPTH	Min. 90'	N/A	N/A	N/A
FRONT SETBACK	0'	9'-10"	No Change	Yes
SIDE SETBACK (EAST)	Min. 5'	6'-6"	7'-2"	Yes
STREET SIDE SETBACK (WEST)	Min. 7.5'	29'-2"	24'-2"	Yes
REAR SETBACK	Min. 15'	6'-4"	6'-4"	No
OPEN SPACE	Min. 35%	(2,132 s.f.)63%	(1,980 s.f.) 58.5%	Yes

Property Appraiser Information



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

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

Property Record Card -
Maps are now launching the new map application version

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

Alternate Key: 1013960 Parcel ID: 00013580-000000

Ownership Details

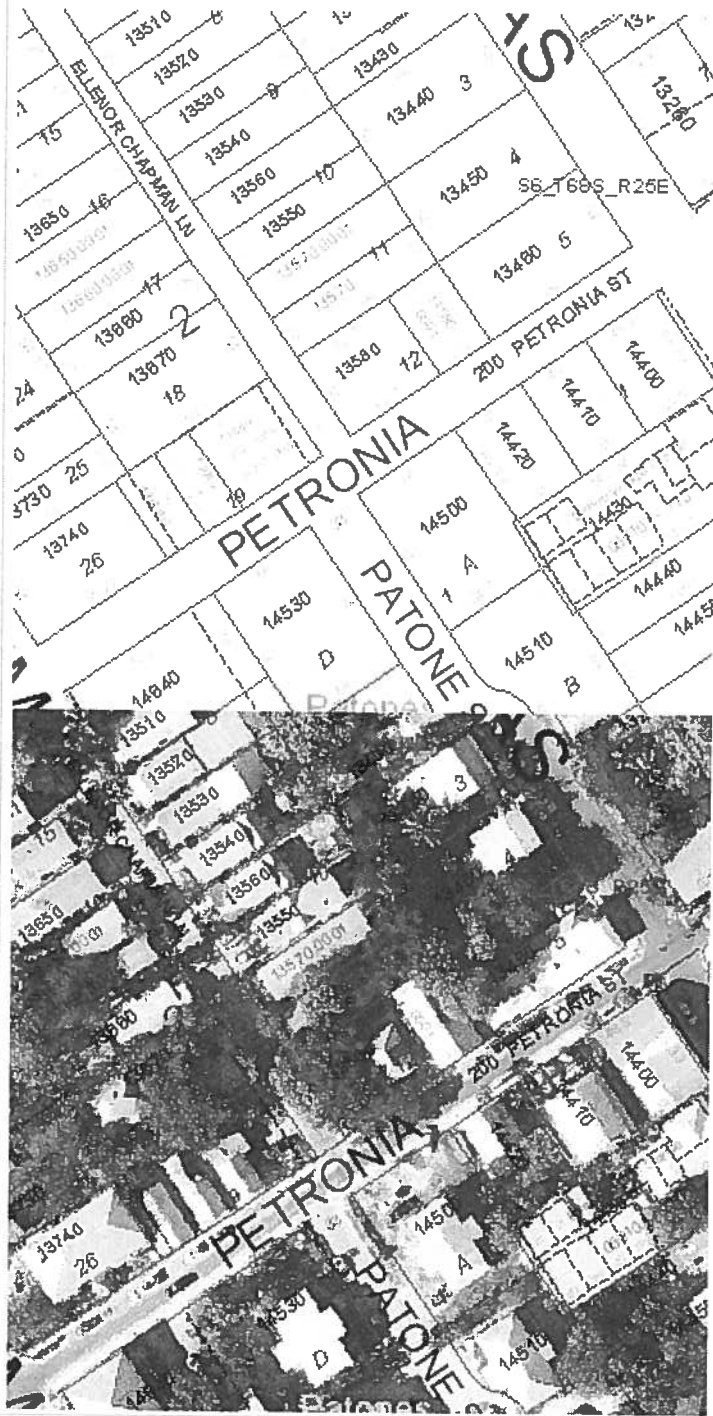
Mailing Address:
DESAULNIERS SUZANNE
5655 BOUL DES MILLE-ILES
LAVAL, QUEBEC H7J 1B2
CANADA

All Owners:
DESAULNIERS SUZANNE, MICHAUD DANIEL T/C

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Range: 06-68-25
Property Location: 221 PETRONIA ST KEY WEST
Legal Description: KW PT LOT 12 SQR 2 TR 3 H-731 OR1268-547/48ORD OR1265-1090/91ORD OR1258-2109/10ORD OR1430-687/688L/E OR1549-1030/31 OR1554-1534/35 OR1593-459/61 OR1650-1475/76 OR2688-766/67C/T OR2702-394/95C/T OR2732-106/07

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,386.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1155
Year Built: 1918

Building 1 Details

Building Type R1
Effective Age 40
Year Built 1918
Functional Obs 0

Condition P
Perimeter 194
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 39
Grnd Floor Area 1,155

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

Roof Type GABLE/HIP
Heat 1 CONVECTION
Heat Src 1 ELECTRIC

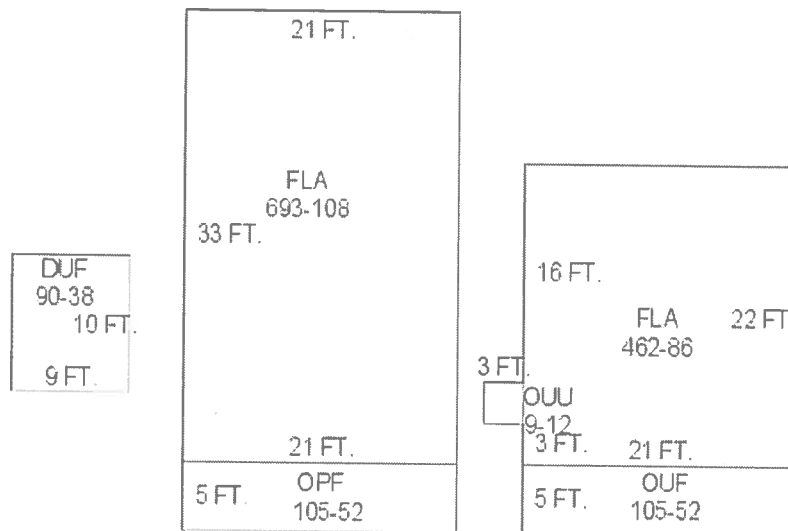
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

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
0	OPF		1	1993				105
0	DUF	1:WD FRAME	1	1979				90
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	693
3	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	462

4	OUF	1	1993	N	N	0.00	0.00	105
5	OUU	1	1993	N	N	0.00	0.00	9

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	200 SF	0	0	1979	1980	2	50
2	FN2:FENCES	356 SF	0	0	1979	1980	2	30

Appraiser Notes

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Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B943117	09/01/1994	08/01/1995	1,000		CHANGE DOOR TO WINDOW
9803960	12/21/1998	11/16/1999	3,575		PAINT EXTERIOR
03-4043	11/25/2003	11/23/2005	4,500		repair & repaint inside walls
04-0327	02/09/2004	11/23/2005	250		MOVE UNPERMITTED TIKI BOOTH
04-0562	02/27/2004	11/23/2005	800		BUILD 114x4' PICKET FENCE
05-1912	05/26/2005	11/23/2005	675		TIE DOWN 8'x8' SHED

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
2015	42,932	1,252	223,491	267,675	267,675	0	267,675
2014	108,849	1,138	183,006	292,993	292,992	25,000	267,993
2013	110,633	1,138	217,864	329,635	329,635	25,000	304,635
2012	112,418	1,138	135,802	249,358	249,358	0	249,358
2011	110,633	1,138	137,868	249,639	249,639	0	249,639
2010	115,986	1,138	152,131	269,255	269,255	0	269,255
2009	129,419	1,170	202,842	333,431	333,431	0	333,431
2008	119,436	1,202	300,401	421,039	421,039	0	421,039
2007	136,727	1,234	399,548	537,509	537,509	0	537,509
2006	194,373	1,266	287,810	454,293	454,293	0	454,293
2005	167,650	1,460	237,020	406,130	406,130	0	406,130
2004	145,879	1,492	169,300	316,672	71,612	25,000	46,612
2003	106,978	1,524	81,264	189,766	70,277	25,000	45,277
2002	109,869	1,556	59,255	170,680	68,630	25,000	43,630
2001	100,075	1,588	59,255	160,918	67,550	25,000	42,550

2000	90,388	1,351	40,632	132,371	65,583	25,000	40,583
1999	58,077	1,112	40,632	99,821	63,859	25,000	38,859
1998	21,627	595	40,632	62,854	62,854	25,000	37,854
1997	28,368	626	33,860	62,854	62,854	25,000	37,854
1996	28,330	664	33,860	62,854	62,854	25,000	37,854
1995	28,299	695	33,860	62,854	62,854	25,000	37,854
1994	28,270	724	33,860	62,854	62,854	25,000	37,854
1993	28,994	0	33,860	62,854	62,854	25,000	37,854
1992	41,999	671	52,920	95,590	95,590	25,000	70,590
1991	41,999	671	52,920	95,590	95,590	25,000	70,590
1990	50,370	671	42,336	93,377	93,377	25,000	68,377
1989	49,600	671	41,013	91,284	91,284	25,000	66,284
1988	43,705	671	30,429	74,805	74,805	0	74,805
1987	43,047	671	17,199	60,917	60,917	0	60,917
1986	43,212	671	15,876	59,759	59,759	0	59,759
1985	42,129	671	16,352	59,152	59,152	0	59,152
1984	40,510	671	16,352	57,533	57,533	0	57,533
1983	40,510	671	16,352	57,533	57,533	0	57,533
1982	37,375	671	11,695	49,741	49,741	0	49,741

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
2/19/2015	2732 / 106	460,000	WD	12
9/5/2014	2702 / 394	0	CT	11
6/5/2014	2688 / 766	100	CT	12

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