

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



To: Chairman and Planning Board Members

Through: Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

From: Carlene Smith, LEED Green Associate, Planner II

Meeting Date: December 18, 2014

Agenda Item: **Variance – 920 Eisenhower Drive (RE # 00024260-000000; AK # 1025054)** - A request for variances to front, side, rear yard setbacks, habitable space, maximum impervious surface ratio and minimum open space requirements in order to elevate the existing primary structure and renovate two existing detached accessory structures on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-346, 122-1078, 122-600(4)b. and 122-600(6)a. b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is seeking variances in order to elevate and renovate the primary and existing accessory structure. Variance for maximum impervious surface ratio is no longer required.

Applicant: Meridian Engineering LLC / Rick Milelli

Property Owner: David Wolkowsky Living Trust

Location: 920 Eisenhower Drive (RE # 00024260-000000; AK # 1025054)

Zoning: Historic Medium Density Residential (HMDR) zoning district



Background:

The subject property is located in the AE6 Flood Zone, a mapped repetitive loss area within the Historic District. A contributing two-story frame vernacular structure (c1906) and two one story accessory structures (Cottage A and B) exist at 720 Eisenhower Drive. The site was developed prior to the city’s current Land Development Regulations; therefore, it does not conform to current regulations and is considered to be legally non-conforming.

Request:

The applicant is requesting variances to front and side setbacks in order to elevate the existing main 2½ story residence. The applicant received approval for the height variance on December 2, 2014 via Board of Adjustment Resolution No. 14-364.

Research of archived Building Department files revealed that the existing one story frame rear structure (Cottage A) received variances to setbacks and habitable space in 1994 via Board of Adjustment Resolution No. 94-434. The cottage meets the net floor area of habitable space as required per Florida Building Code 1208.3. This structure is not subject to floodplain requirements unless it is substantially improved.

Staff was unable to locate any permits for Cottage B. The only record of its existence was as a “pool house” in the 1994 site plan for the habitable space variance for Cottage A. The applicant is seeking variance for detached habitable space for Cottage B in order to bring the structure into compliance. However, a recent unpermitted addition with a new electrical distribution panel was added to the structure triggering the need to elevate to BFE +1 foot since it is considered a substantial improvement. The applicant revised the site plan and is seeking variances to rear yard setback in order to elevate the existing structure. Site plan revisions include the removal of existing pavers in the front yard in order to eliminate the variance to impervious surface ratio.

Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Habitable Space – Cottage B (Section 122-1078)				Variance Required
Minimum lot size	4,000 SF	7,768.50 SF	No change	-
Maximum density	16 dwelling units per acre	1 unit	No change	-
Maximum floor area ratio	1.00	n/a	n/a	-
Maximum building coverage	40%	29% (2,273 sf)	30 % (2,366 sf)	-
Maximum impervious surface	60%	75% (5,808 sf)	No change	-
Minimum open space	35%	21% (1,635 sf)	19% (1,542 sf)	Variance Required
Maximum height	30 feet	27.98 feet	31.48 feet	BOA Resolution 14-364
Minimum front setback	10 feet	8.33 feet	4.47 feet	Variance Required
Minimum right side setback	5 feet	31.08 feet	No change	-

Minimum left side setback	5 feet	4.25 feet	No change	Variance Rqd - Increasing Bldg Envelope
Minimum rear setback (Main Residence)	15 feet	23.08 feet	No change	-
Minimum rear setback (Cottage B)	15 feet	1.92 feet	1.92 feet	Variance Rqd - Increasing Bldg Envelope

Process:

Development Review Committee Meeting: October 23, 2014
Planning Board Meeting: December 18, 2014
Board of Adjustment (height variance): December 2, 2014 (Res 14-364)
HARC: TBD
City Commission (easement): TBD

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

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

The existing conditions of the primary structure pre-date the dimensional requirements of the current LDRs, and therefore is legally non-conforming to some dimensional requirements in the HMDR Zoning District. Although the structure is located in a mapped repetitive loss area, there are other parcels of land within the HMDR zoning district designation that are also located within the AE-6 FEMA flood zone. That being said, FEMA regulations are not considered a special condition or circumstance.

NOT IN COMPLIANCE.

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

The structure is located in the AE-6 flood zone, which is not a condition created by the applicant. However, the need for the variances are triggered by the applicant’s proposal to elevate the existing structure.

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.**

The granting of the variance request will confer special privileges upon the applicant since there are other parcels of land within the HMDR zoning district designation that are also located within the AE-6 flood zone and are below BFE.

NOT IN COMPLIANCE.

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

If the variances for the proposed elevation are denied, the applicant would not be deprived of rights commonly enjoyed by other properties in the HMDR zoning district. However, remaining below BFE in a repetitive loss area will continue to be a financial detriment to the applicant as well as threaten the preservation of a contributing structure. Therefore, hardship conditions do exist.

IN COMPLIANCE.

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

The applicant would have reasonable use of the land and building without the variances. However, remaining below BFE in a repetitive loss area will require continuous repair to a contributing structure.

NOT IN COMPLIANCE.

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

The applicant's request to elevate helps preserve the integrity of the contributing structure by considerably limiting the continuous damage caused by remaining below BFE. Therefore, the proposed development is in the public interest and is not detrimental to the welfare of the community.

IN COMPLIANCE.

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

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

IN COMPLIANCE.

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

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

The Planning Board shall make factual findings regarding the following:

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

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

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 for the variance request as of the date of this report.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed December 18, 2014 by Richard J. Milleli, Professional Engineer. No approval granted for any other work or improvements shown on the plans other than the renovation and elevation of the primary structure and Cottage B.
2. No approval granted for an accessory unit, an additional principal dwelling unit or any transient use of the property. Only one non-transient unit exists on site.
3. No kitchen, no wet bar and no 220-volt electric service shall be allowed in Cottage B.
4. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
5. The applicant shall remove the encroachment of the fence and pavers on the Eisenhower City right-of-way or apply for an easement within 30 days.
6. Trees near and within the project area shall be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

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

7. Roof gutter downspouts shall be directed back onto property.
8. The applicant shall obtain electrical and plumbing inspections and permits to correct life-safety violations for Cottage A and B.
9. Unless and until the owner receives City approval for an additional principal dwelling unit, a deed restriction in a form acceptable to the city attorney shall be placed on the property such that the property as a whole shall be used and occupied as a single-family residence. Entrance to the principal structure and Cottage A and B shall share the same key or means of controlling access so that the bedrooms are not divisible into separately rentable units. Proof of recording will be required prior to the issuance of a certificate of occupancy. The owner shall bear any expense of recording the deed restriction.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO FRONT, SIDE, REAR YARD SETBACKS, HABITABLE SPACE AND MINIMUM OPEN SPACE REQUIREMENTS ON PROPERTY LOCATED AT 920 EISENHOWER DRIVE (RE # 00024260-000000; AK # 1025054) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-346, 122-1078 AND 122-600(6)A. B. & C. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant is proposing site modifications to include renovating and elevating the primary structure and Cottage B at 920 Eisenhower Drive (RE # 00024260-000000; AK # 1025054); and

WHEREAS, the existing main 2½ story residence is a contributing structure; and

WHEREAS, Section 108-346 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum open space requirement of 35%; and

WHEREAS, the applicant requests a variance to the proposed open space of 19% (1,542 sf); and

WHEREAS, Section 122-600(6)a. b. & c of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum front yard setback is 10 feet, side yard setback is 5 feet and rear yard setback is 15 feet; and

_____ Chairman
_____ Planning Director

WHEREAS, the applicant requests a variance to the proposed front yard setback 4.47 feet, left side yard setback (primary structure) 4.25 feet and rear yard setback (Cottage B) 1.92 feet; and

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

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on December 18, 2014; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

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

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

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

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

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony

with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

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

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

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

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

Section 2. An approval by Resolution of the Key West Planning Board for variances to front, side, rear yard setbacks, habitable space and minimum open space requirements to allow site modifications to include renovating and elevating the primary structure and Cottage B on property located at 920 Eisenhower Drive (RE # 00024260-000000; AK # 1025054) in the HMDR Zoning District pursuant to Sections 90-395, 108-346, 122-1078 and 122-600(6)a. b. & c. of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed December 18, 2014 by Richard J. Milleli, Professional Engineer. No approval granted for any other work or improvements shown on the plans other than the renovation and elevation of the primary structure and Cottage B.

2. No approval granted for an accessory unit, an additional principal dwelling unit or any transient use of the property. Only one non-transient unit exists on site.
3. No kitchen, no wet bar and no 220-volt electric service shall be allowed in Cottage B.
4. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
5. The applicant shall remove the encroachment of the fence and pavers on the Eisenhower City right-of-way or apply for an easement within 30 days.
6. Trees near and within the project area shall be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

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

7. Roof gutter downspouts shall be directed back onto property.
8. The applicant shall obtain electrical and plumbing inspections and permits to correct life-safety violations for Cottage A and B.
9. Unless and until the owner receives City approval for an additional principal dwelling unit, a deed restriction in a form acceptable to the city attorney shall be placed on the property such that the property as a whole shall be used and occupied as a single-family residence. Entrance to the principal structure and Cottage A and B shall share the same key or means of controlling access so that the bedrooms are not divisible into separately rentable units. Proof of recording will be required prior to the issuance of a certificate of occupancy. The owner shall bear any expense of recording the deed restriction.

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

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

variance shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

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

Read and passed on first reading at a regularly scheduled meeting held this 18th day of December 2014.

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

Richard Klitenick, Planning Board Chairman

Date

_____ Chairman

_____ Planning Director

Attest:

Kevin Bond, AICP, Acting Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application



Application For Variance

City of Key West, Florida • Planning Department

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

RECEIVED

SEP 30 2014

**CITY OF KEY WEST
PLANNING DEPT.**

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: 920 Eisenhower

Zoning District: HMDR Real Estate (RE) #: 00024260-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Meridian Engineering LLC / Rick Milelli

Mailing Address: 201 Front St Ste 203

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-481-0400 Office: 305-293-3263 Fax: _____

Email: rmilelli@meridianengineeringflkeys.com

PROPERTY OWNER: (if different than above)

Name: David Wolkowsky Living Trust

Mailing Address: P.O. Box 7429, Key West

City: Key West State: FL Zip: 33041

Home/Mobile Phone: 305-432-0332 Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Raise single family structure above design flood elevation (approx. 3'-6" above existing finished floor elevation)

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

Height 30'-0" required
30'-9 3/4" proposed
27'-3 3/4" existing

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	HMOR			
Flood Zone	AE 6			
Size of Site	7,768.5 SF			
Height	30'	27'-3 ³ / ₄ "	30'-0 ³ / ₄ "	YES
Front Setback	10'	12'-4"	9'-5³/₄"	NO *
Side Setback	5'	5' 4.26'	NO CHANGE	NO YES
Side Setback	5'	11'-3"	NO CHANGE	NO
Street Side Setback	7.5'	N/A		
Rear Setback	15'	11' 23 FT	NO CHANGE	NO
F.A.R	1.0	2108 SF (0.27)	2108 SF (0.27)	NO
Building Coverage	40	2273 SF (29)	2273 (29)	NO
Impervious Surface	60	5808 SF (75)	5808 (75)	NO
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	N/A			
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

* Front Steps less than 30" above grade

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.

The existing structure is below FEMA Flood elevation (AE6).

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

The structure was below FEMA flood elevation when he purchased it.

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.

Special privileges will not be conferred.

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.

A hardship condition does exist. The owner cannot renovate/repair the structure above 50% of the value of the building. The structure also has the potential to be damaged during a flood event.

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 the minimum variance is being requested. The owner is requesting to raise the structure a few inches above the design flood elevation.

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 would not be injurious to the public welfare.

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 nonconforming uses of other properties were not considered.

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

Verification

**City of Key West
Planning Department**



Verification Form
(Where Authorized Representative is an individual)

I, Richard J. Milelli, 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:

920 Eisenhower

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]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9/30/14 by _____ by
date

Richard J. Milelli
Name of Authorized Representative

She is personally known to me or has presented Florida D.L. as identification.

[Signature]

Name of Acknowledger

EE106776
Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, David Wolkowsky, in my capacity as Managing Member
(print name) (print position; president, managing member)
of David Wolkowsky Living 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:

920 Eisenhower

Street Address of subject property

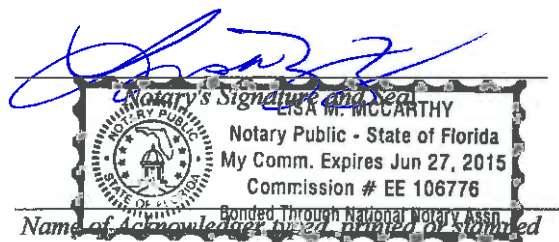
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9/30/14 by
date

David Wolkowsky
Name of Authorized Representative

He/She is personally known to me or has presented Florida D.L. as identification.



EE 106776
Commission Number, if any

Authorization

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, David Wolkowsky as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of David Wolkowsky Living Trust
Name of office (President, Managing Member) Name of owner from deed

authorize Richard J. Melelli
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

DW
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 9/30/14
Date

by David Wolkowsky
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented Florida D.L. as identification.

[Signature]
Notary's Signature and Seal
LISA M. MCCARTHY
Notary Public - State of Florida
My Comm. Expires Jun 27, 2015
Commission # EE 106776
Name of Acknowledger typed, printed or stamped

EE 106776
Commission Number, if any

**City of Key West
Planning Department**



**Authorization Form
(Individual or Joint Owner)**

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

I, David Wolkowsky authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard J. Milelli
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

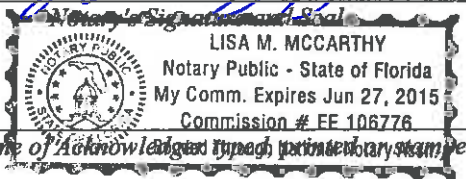
[Signature] *Signature of Owner* [Signature] *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 9/30/14
Date

by David Wolkowsky
Name of Owner

He/She is personally known to me or has presented Florida D.L. as identification.

[Signature]



EE 106776
Commission Number, if any

Deed

Doc# 1990596 07/18/2014 3:02PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

07/18/2014 3:02PM
DEED DOC STAMP CL: MT \$0.70

Prepared by and return to:

Monica Hornyak
Real Estate Closer
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 14-243-JM
Will Call No.:

Doc# 1990596
Bk# 2694 Pg# 1643

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 11th day of July, 2014 between Robin Lacey and Diana M. Mellon-Lacey, his wife whose post office address is P.O. BOX 5181, Key West, FL 33041, grantor, and David W. Wolkowsky or his successor as Trustee of the David W. Wolkowsky Living Trust dated July 5, 2001 whose post office address is P.O. BOX 1429, Key West, FL 33041, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

See Exhibit "A" Attached Hereto

Parcel Identification Number: 00024260-000000

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Witness Name: [Signature]
Witness Name: Monica Hornyak

[Signature] (Seal)
Robin Lacey

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 11th day of July, 2014 by Robin Lacey, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Michelle Dickinson
Witness Name: Michelle Dickinson

Diana M. Mellon-Lacey (Seal)
Diana M. Mellon-Lacey

Andrea Engleman
Witness Name: Andrea Engleman

State of HAWAII
County of HAWAII

The foregoing instrument was acknowledged before me this 11th day of July, 2014 by Diana M. Mellon-Lacey, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

Ketura Waiki

Expiration Date: **September 26, 2016**

My Commission Expires: _____

Doc Date: 7/11/14 # Pages: 4
Name: Ketura Waiki 7th Circuit
Doc. Description: Quitclaim Deed

[Signature] 7/14/14
Signature Date

NOTARY CERTIFICATION

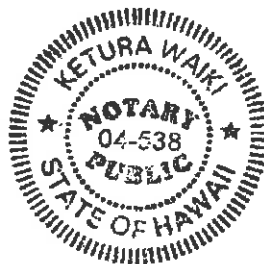
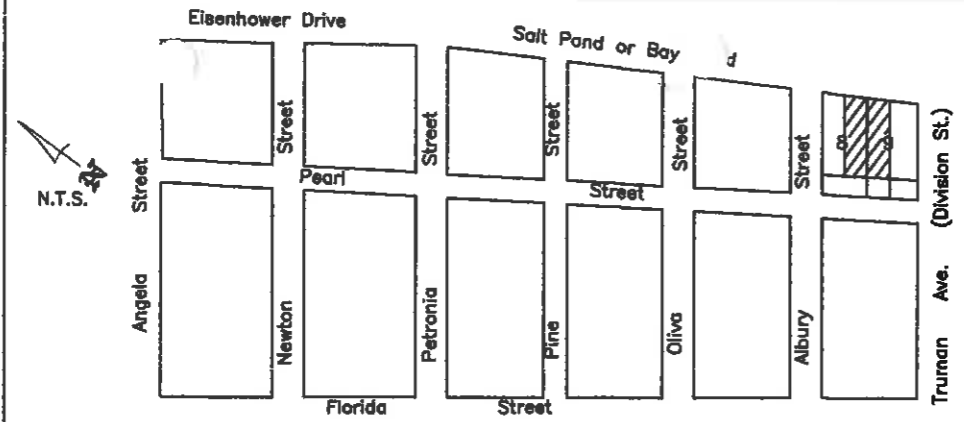


EXHIBIT "A"

On the Island of Key West, Monroe County, Florida and being North of part of Tract Seven (7) according to a diagram recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida, and being North of part of Lot Eight (8) and Nine (9) in Square (3) of said Tract Seven (7); and being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way Line of Albury Street and the Southwesterly Right-of-Line of Eisenhower Drive as existing and constructed; thence S 29°17'20" E along the said Southwesterly Right-of-Way Line of Eisenhower Drive for 40.23 feet to the Point of Beginning; thence continue S 29°17'20" E along the Southwesterly Right-of-Way Line of Eisenhower Drive for 78.12 feet; thence S 53°36'30" W for a distance of 3.29 feet to the platted Right-of-Way Line of Eisenhower Drive; thence N 32°34'34" W along the platted Right-of-Way line of Eisenhower Drive for a distance of 77.69 feet; thence N 53°36'30" E for a distance of 7.78 feet to the Existing Right-of-Way Line of Eisenhower Drive and the Point of Beginning.
Containing 428.96 square feet, more or less.

Survey



LOCATION MAP
Benj. Albury's Sub. City of Key West

SURVEYOR'S NOTES:
 Bearings based on Eisenhower Drive (assumed)
 North arrow based on assumed median
 3.4 illustrates existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: D-121 Elevation: 3.914

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

Abbreviations:
 Sty. = Story
 R/W = Right-of-Way
 fd. = Found
 p. = Plat
 m. = Measured
 N.T.S. = Not to Scale
 C. = Centerline
 Elev. = Elevation
 B.M. = Bench Mark

o/h = Overhead
 F.F.L. = Finish Floor Elevation
 conc. = concrete
 I.P. = Iron Pipe
 I.B. = Iron Bar
 C.B.S. = Concrete Block Stucco
 cov'd. = Covered
 wd. = Wood

P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 A/C = Air Conditioner
 Bal. = Balcony

Field Work performed on: 6/23/14

LEGAL DESCRIPTION: 920 Eisenhower:
 Prepared by undersigned:
 On the Island of Key West, Monroe County, Florida and known as part of Tract Seven (7) according to a diagram recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida, and being a part of Lot Eight (8) and Nine (9), in Square (3) of said Tract Seven (7); and being more particularly described as follows:
 Commence at the intersection of the Southeasterly Right-of-Way Line of Albury Street and the Southwesterly Right-of-Way Line of Eisenhower Drive as existing and constructed; thence S 29°17'20" E along the said Southwesterly Right-of-Way Line of Eisenhower Drive for 40.23 feet; thence S 53°36'30" W for a distance of 7.78 feet to the platted Right-of-Way Line of Eisenhower Drive and the Point of Beginning; thence continue S 53°36'30" W for a distance of 100.68 feet; thence S 32°45'45" E for a distance of 77.68 feet; thence N 53°36'30" E for a distance of 100.43 feet to the said platted Right-of-Way Line of Eisenhower Drive; thence N 32°34'34" W along the said platted Right-of-Way line for a distance of 77.69 feet to the Point of Beginning.
 Containing 7795.53 square feet, more or less.

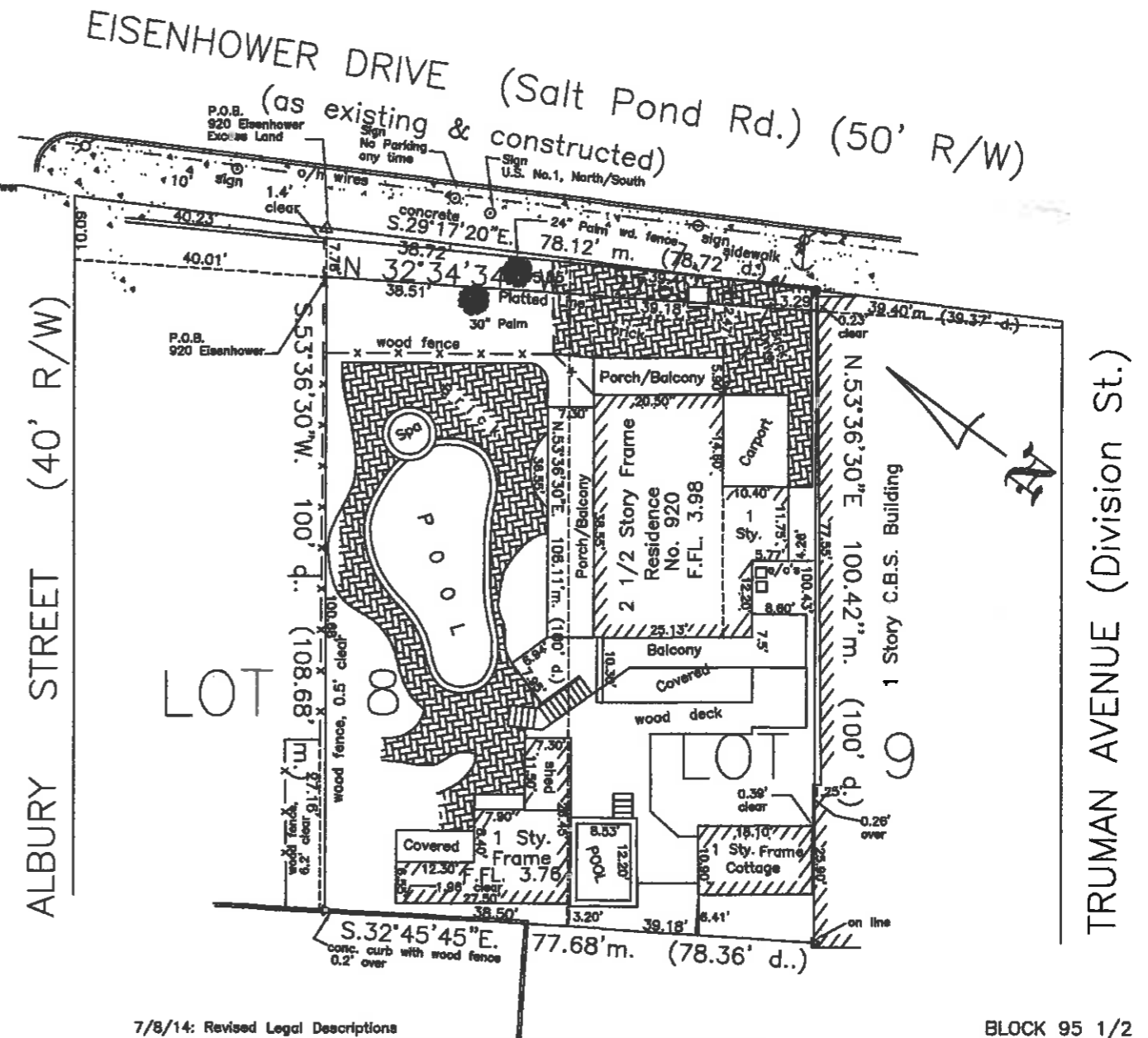
LEGAL DESCRIPTION: 920 Eisenhower: (excess land):
 Prepared by undersigned:
 On the Island of Key West, Monroe County, Florida and being North of part of Tract Seven (7) according to a diagram recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida, and being North of part of Lot Eight (8) and Nine (9) in Square (3) of said Tract Seven (7); and being more particularly described as follows:
 Commence at the intersection of the Southeasterly Right-of-Way Line of Albury Street and the Southwesterly Right-of-Way Line of Eisenhower Drive as existing and constructed; thence S 29°17'20" E along the said Southwesterly Right-of-Way Line of Eisenhower Drive for 40.23 feet to the Point of Beginning; thence continue S 29°17'20" E along the Southwesterly Right-of-Way Line of Eisenhower Drive for 78.12 feet; thence S 53°36'30" W for a distance of 3.29 feet to the platted Right-of-Way Line of Eisenhower Drive; thence N 32°34'34" W along the platted Right-of-Way line of Eisenhower Drive for a distance of 77.69 feet; thence N 53°36'30" E for a distance of 7.78 feet to the Existing Right-of-Way Line of Eisenhower Drive and the Point of Beginning.
 Containing 428.96 square feet, more or less.

CERTIFICATION made to:
 David Wolkowsky
 Spottswood, Spottswood & Spottswood
 Chicago Title Insurance Co.

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 Statue 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



7/8/14: Revised Legal Descriptions

BLOCK 95 1/2

David Wolkowsky 920 Eisenhower Drive, Key West, FL 33040			
BOUNDARY SURVEY		Dwn No.: 14-295	
Scale: 1"=20'	Ref. 175-14 file	Flood panel No. 1316 K	Dwn. By: F.H.H.
Date: 1/28/04		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
1/31/04: 916 only			
2/3/04: Revise legal description			
6/24/14: Updated, owner, brick, fences			
FILE: c:/dwgs/Key West/Block 95 1/2			

ENGINEERS PLANNERS SURVEYORS

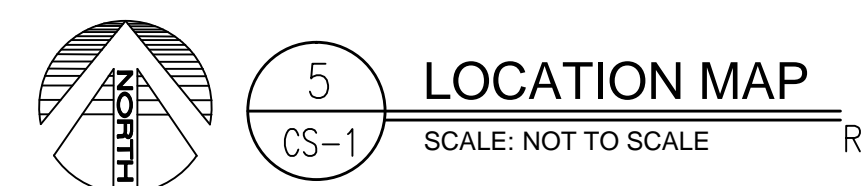
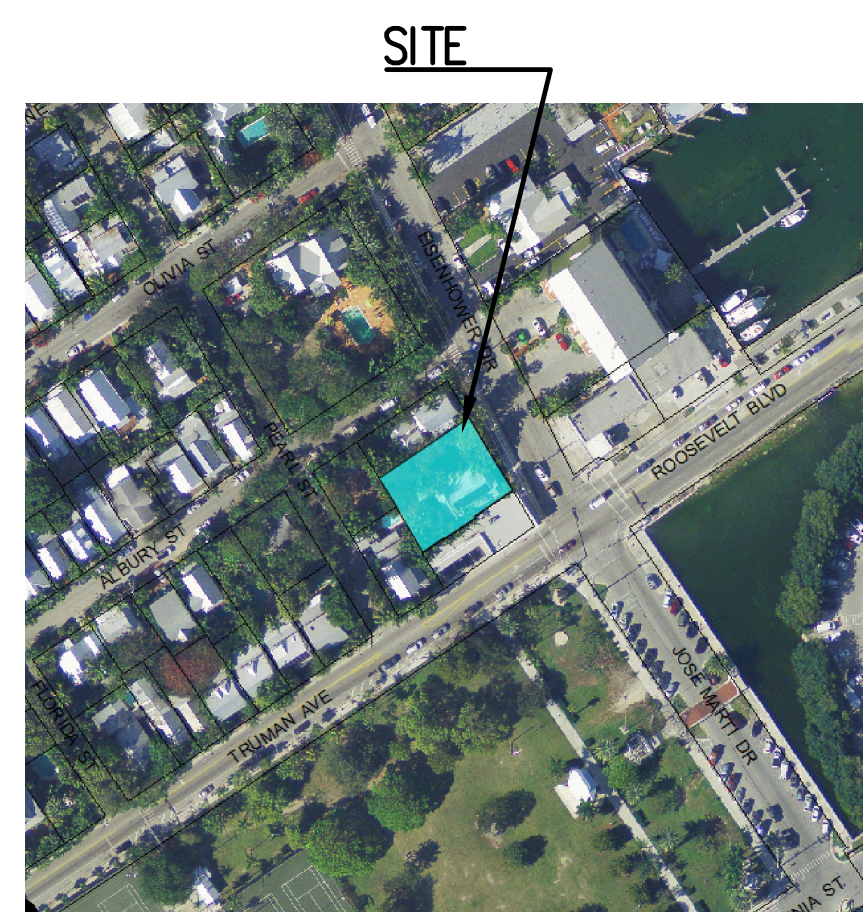
3152 Northside Drive
 Suite 201
 Key West, FL 33040

(305) 293-0466
 Fax: (305) 293-0237
 fhilde51@belleouth.net
 L.B. No. 7700

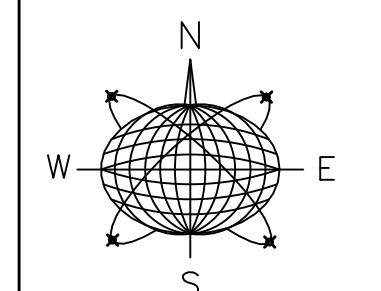
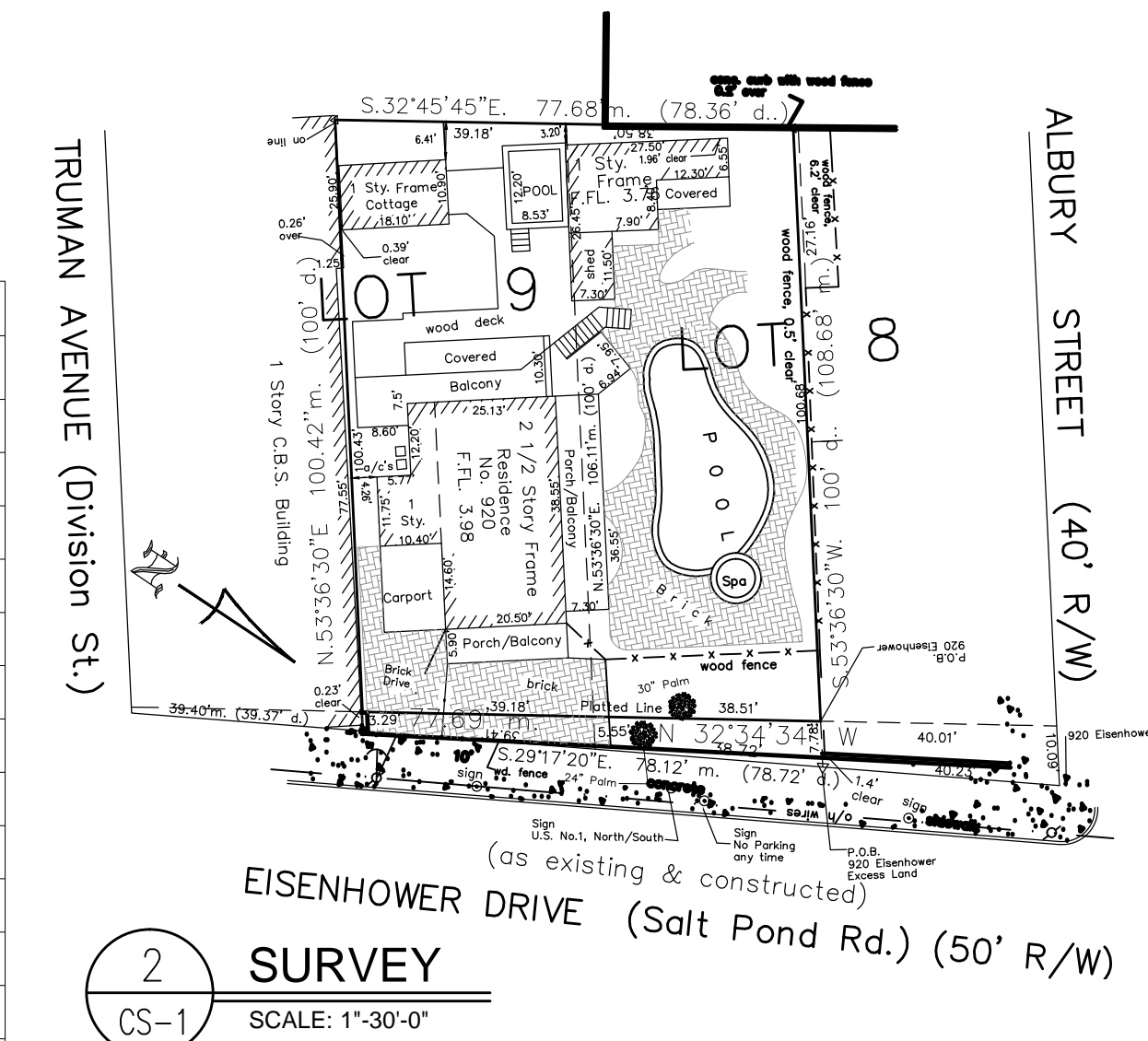
Site Plans

RESIDENTIAL RENOVATION

920 EISENHOWER DRIVE
KEY WEST, FLORIDA 33040



PROJECT DATA		MAIN HOUSE PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED	COTTAGE A	COTTAGE B
RE NO.	00024260-000000						
SETBACKS:							
FRONT	4'-5"	8'-4"	10'	YES	87'-2"	87'-1"	
SIDE	NO CHANGE	4'-3"	5'	YES	0'	38'-8"	
SIDE	NO CHANGE	31'-1"	5'	NONE	59'-1"	11'-3"	
STREET SIDE		N/A	7'-6"		N/A	N/A	
REAR	NO CHANGE	23'-1"	15'	YES	6'-4"	1'-11"	
LOT SIZE	NO CHANGE	7,768.50 SQ. FT.	4,000 SQ. FT.	NONE			
BUILDING COVERAGE	2,366 SQ. FT. 30%	2,273 SQ. FT. 29%	40% MAX	NONE			
FLOOR AREA	2,442 SQ. FT. .31	2,442 SQ. FT. .31	1.0	NONE			
BUILDING HEIGHT	30'-9 1/2"	27'-3 1/2"	30' MAX	YES * HEIGHT VARIANCE ALREADY OBTAINED			
IMPERVIOUS AREA	5808 SQ. FT. 75%	5808 SQ. FT. 75%	60% MAX	YES			
OPEN SPACE	1542 SQ. FT. 19%	1635 SQ. FT. 21%	35% MAX	YES			



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph.305-293-3263 fax:293-4899

Seal:

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

General Notes:

RESIDENTIAL RENOVATION

Drawn By: JMT
Checked By: RJM

Project No. Scale:

AutoCad File No.

Revisions:

Title:
COVER SHEET,
SURVEY, SITE PLAN
AND PROJECT DATA

Sheet Number:

CS-1

Date: DECEMBER 18, 2014

SITE DATA

SITE ADDRESS: 920 EISENHOWER DRIVE, KEY WEST, FL 33040
RE: 00024260-000000
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: AE9
F.I.R.M.: COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 5-68-25
LEGAL DESCRIPTION: KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOTS 8 & 9 SOR 3 TR 7 A5-516

SETBACKS: FRONT 10 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT
BUILDING COVERAGE 40%; EXISTING-29%
IMPERVIOUS COVERAGE 60%; EXISTING-75 %
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.

INDEX OF DRAWINGS

SHEET CS-1 - DEMOLITION PLAN
SHEET A-1 EXISTING FLOOR PLAN, EXISTING ELEVATIONS
SHEET A-2 PROPOSED FLOOR PLAN, PROPOSED ELEVATIONS
SHEET A-3 PROPOSED COTTAGE ELEVATIONS, FLOOR PLAN

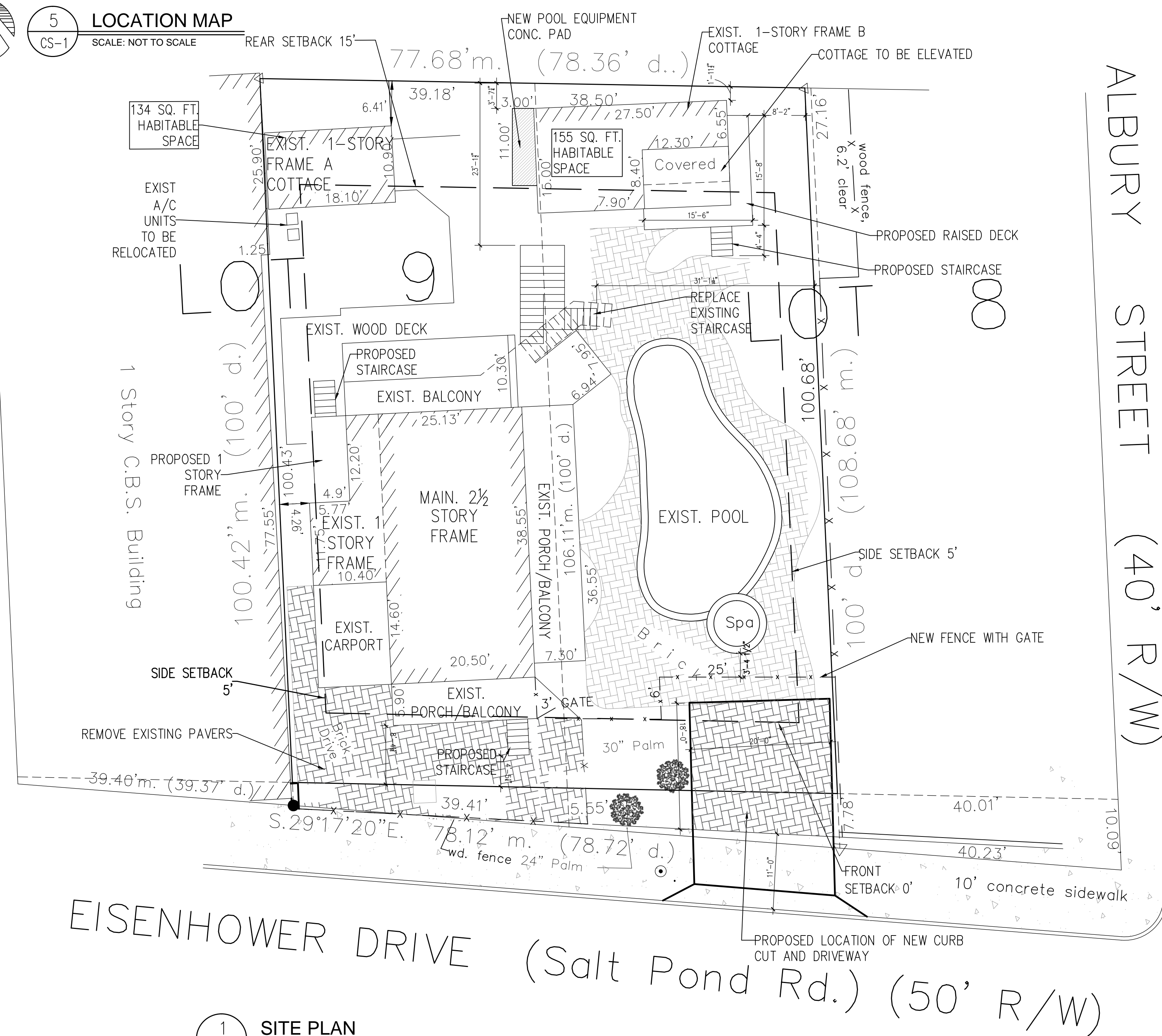
GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& AND
		@ AT
		APPROX. APPROXIMATELY
		FT FOOT/FEET
		F.F. FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB. POUND
		PSI POUND PER SQUARE INCH
		PT PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		W.W. WELDED WIRE MESH

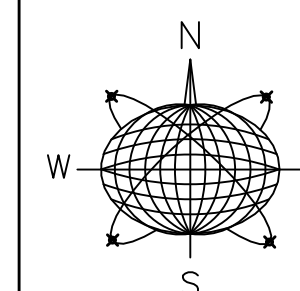
TRUMAN AVENUE (Division St.)



1 SITE PLAN
SCALE: 1"=10'-0"

ALBURY STREET (40' R/W)

EISENHOWER DRIVE (Salt Pond Rd.) (50' R/W)



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph.305-293-3263 fax.293-4899

Seal:

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

General Notes:

RESIDENTIAL RENOVATION
 COTTAGE

920 EISENHOWER DRIVE
 KEY WEST, FLORIDA

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

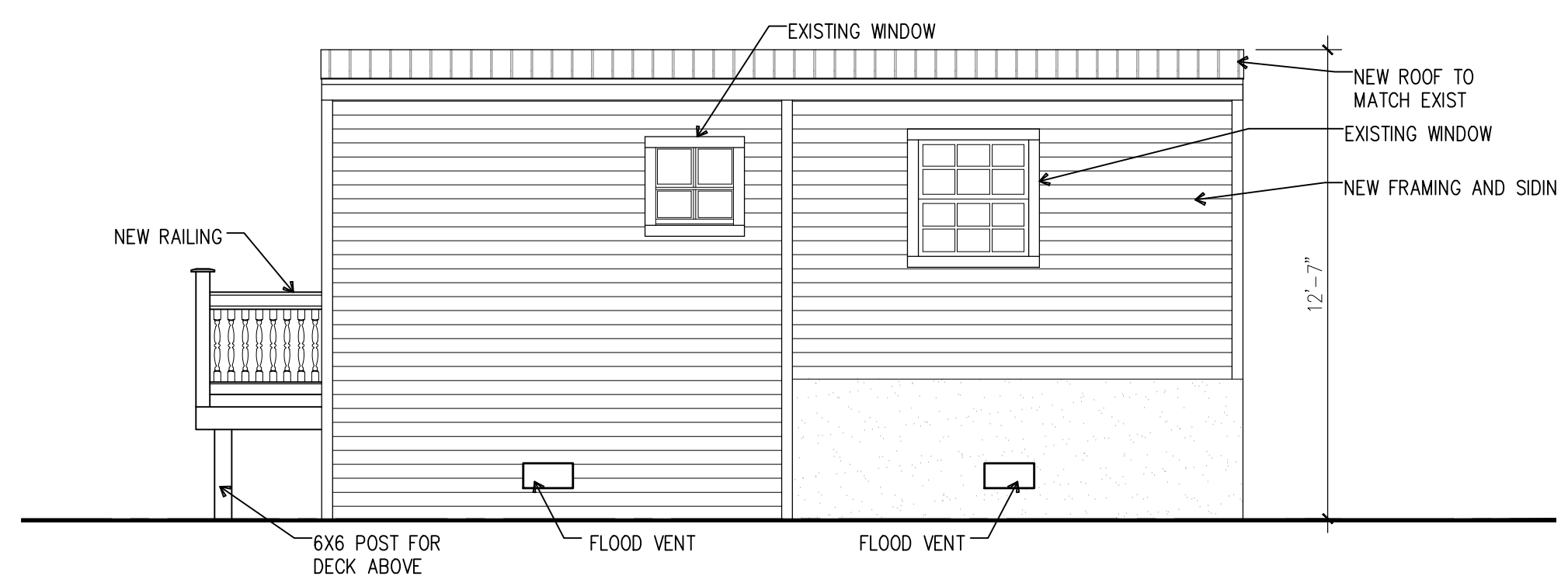
Revisions:

Title:
 PROPOSED
 COTTAGE
 ELEVATIONS/FLOOR
 PLAN

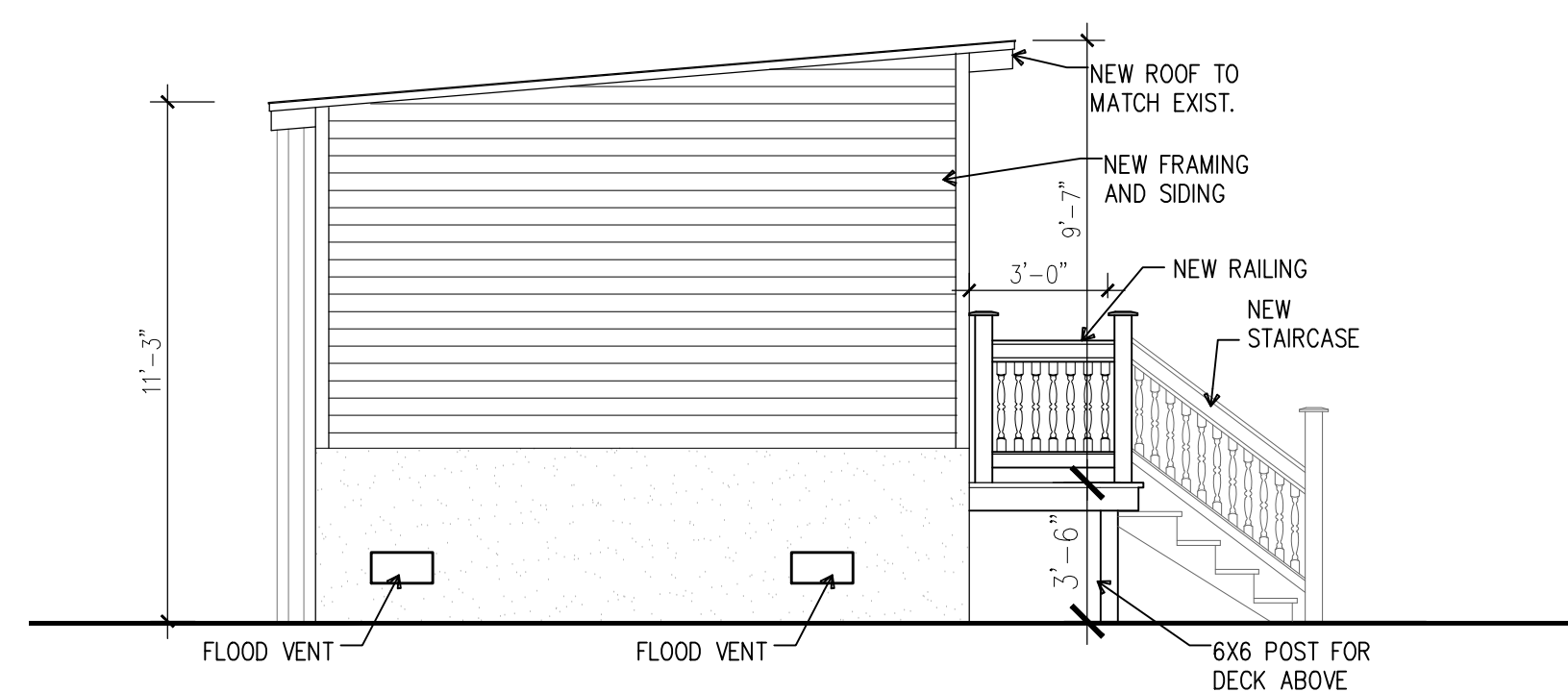
Sheet Number:

A-3

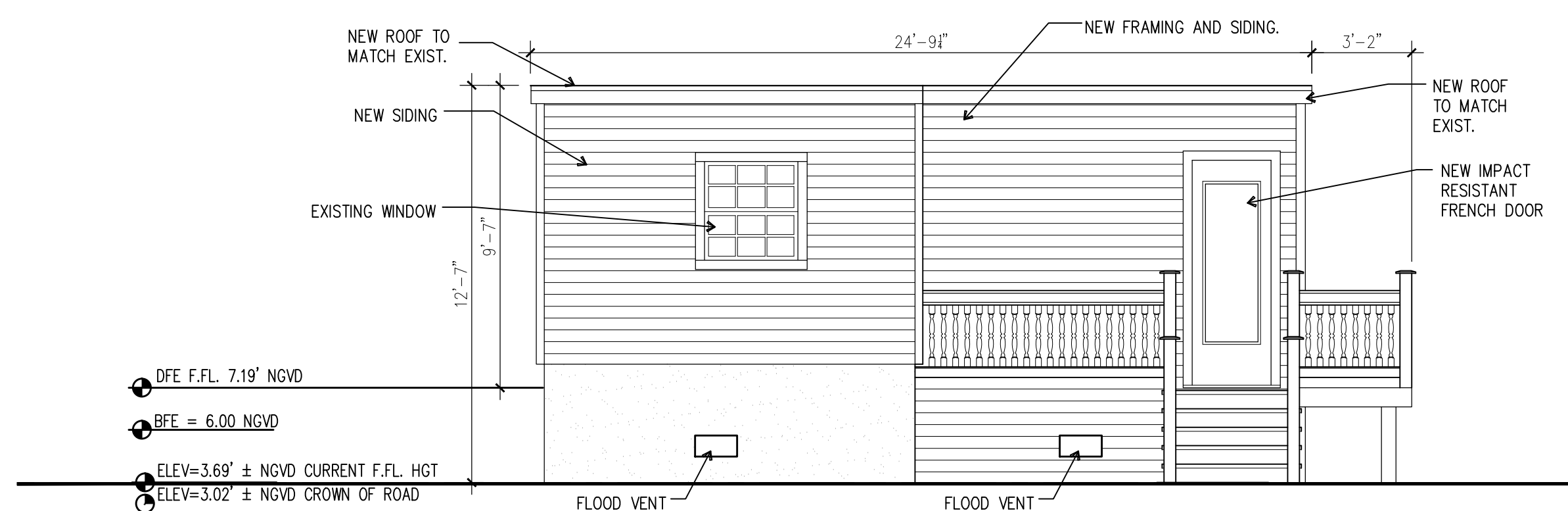
Date: DECEMBER 18, 2014



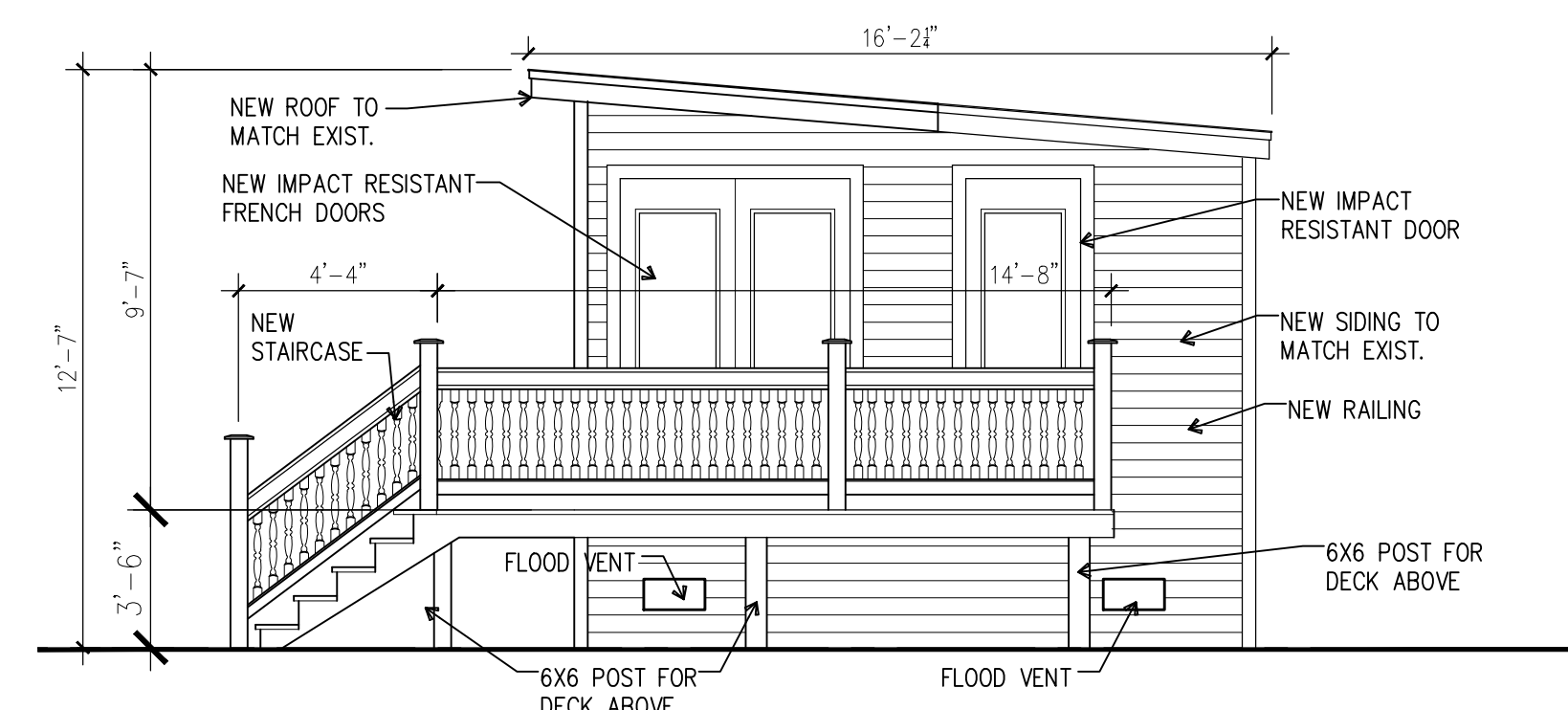
5 PROPOSED COTTAGE REAR
 A-3 SCALE: 1/4" = 1'-0"



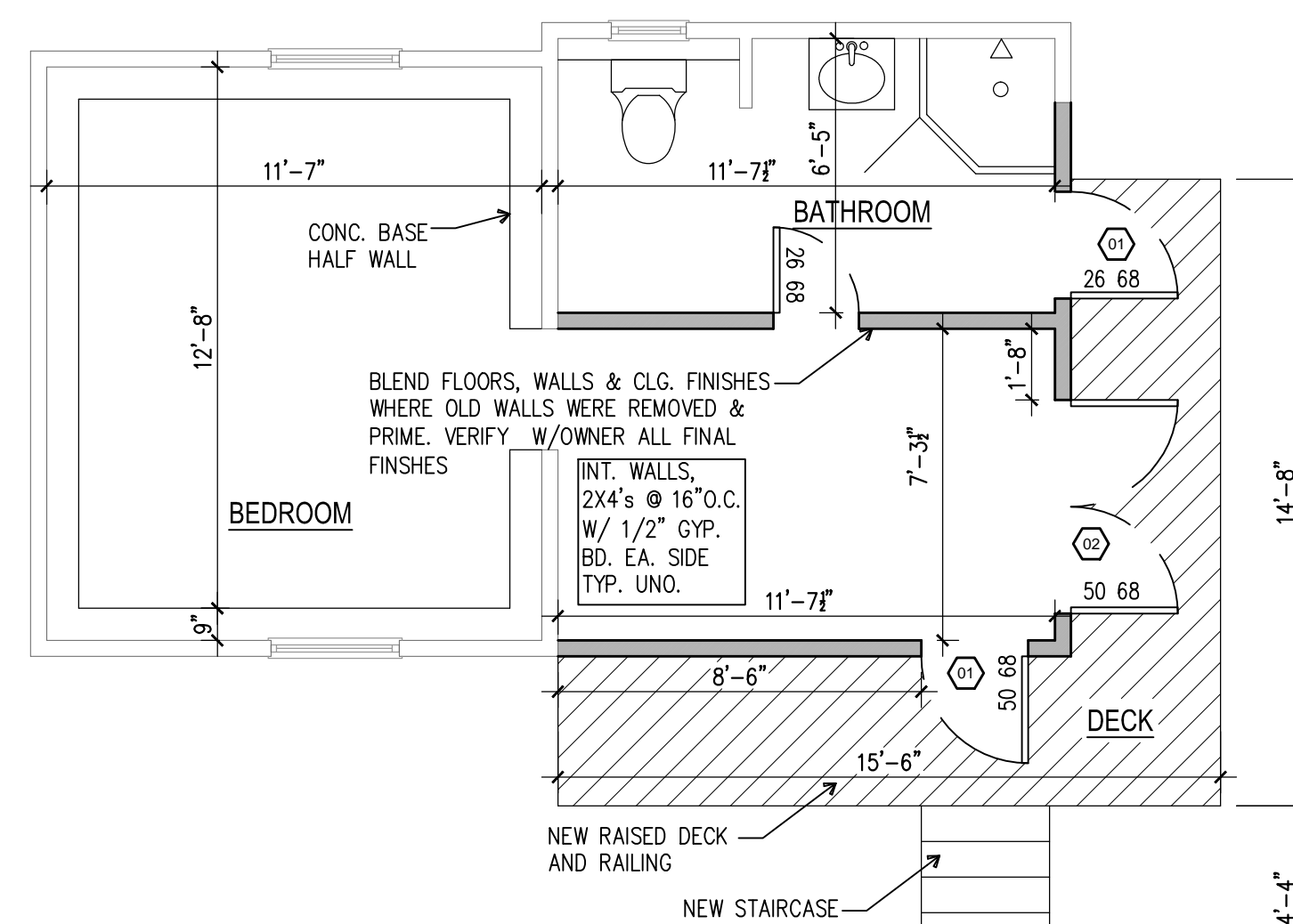
4 PROPOSED COTTAGE SOUTH SIDE
 A-3 SCALE: 1/4" = 1'-0"



3 PROPOSED COTTAGE FRONT
 A-3 SCALE: 1/4" = 1'-0"



2 PROPOSED COTTAGE NORTH SIDE
 A-3 SCALE: 1/4" = 1'-0"



1 COTTAGE PROPOSED FLOOR PLAN
 A-3 SCALE: 1/4" = 1'-0"

Site Photos

920 Eisenhower (front and rear)



Main house - side view



Pool House



Pool House - addition (proposed location for pool equipment)



Pool House - Interior



Pool House bathroom - no internal connection



Cottage



DRC
Minutes & Comments

Development Review Committee Minutes

October 23, 2014 **DRAFT**

KEYS ENERGY: No Objections

PLANNING DIRECTOR: Mr. Craig asked for clarification regarding how many legal units are going to be on the property and transient license transfer applications. He also stated that this project will need to be reviewed by the Planning Department because it may be a Minor Development Plan.

11. Variance – 920 Eisenhower Drive (RE # 00024260-000000; AK # 1025054) – A request for variances to height and side yard setback in order to elevate an existing structure on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 122-600(3) and 122-600(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Ms. Smith gave members an overview of the variance request.

FIRE DEPARTMENT: Mr. Barroso asked the applicant to set up a time to meet with the Fire Marshal to discuss set back and the unity of title

UTILITIES: No Comment

ENGINEERING: No Comment

BUILDING: Mr. Wampler asked for clarification regarding the unity of title of the two adjoining properties.

URBAN FORESTRY: No comment regarding variance. Ms. De Maria stated that she was unsure but thinks that most of the trees presently around the house are either umbrella trees (not protected) or palm trees. Regulated trees within the work area must be protected during construction.

HARC: Ms. Torregrosa asked for clarification regarding the elevations and recommended the applicant include some planting areas on the front to help frame the house.

SUSTAINABILITY: As per Comprehensive Plan Policy 1-1.9.2, 4-3.1.1, 4-3.1.2, 4-3.1.6, 6-1.3.1, we request a condition that you install a cistern to capture rainwater from at least the 15% impervious area over code (60% code – 75% proposed). It can feed the pool, which will also reduce your potable water use.

FEMA: This property rests within a FEMA designated AE-6 flood zone. Both the main structure and accessory buildings have suffered major flood damage during the recent past. Elevation of either of these buildings – preferably both – would be of significant benefit to both owner and community.

KEYS ENERGY: No Objections

PLANNING DIRECTOR: Mr. Craig stated that he is very familiar with the property and is happy to see that it is being elevated due to flooding in the past.

Carlene Smith

From: Scott Fraser
Sent: Thursday, December 11, 2014 3:14 PM
To: Carlene Smith
Cc: Ron Wampler; John A. Castro; Terry Richardson
Subject: Site Visit: 920 Eisenhower Drive

Carlene,

Regarding our site visit earlier today to 920 Eisenhower Drive.

The focus of my attention was on the two occupied buildings behind the main residence, not the main residence.

These two buildings are referred to as the “Cottage” & “Pool-House.”

Cottage:



- Isn't subject to floodplain requirements unless Substantially Improved.
- Has existing electrical life-safety violations that need to be corrected immediately, given that it's occupied as a residence.
- Recent unpermitted electrical and plumbing work has been performed on this building. This work would need to be inspected by the appropriate staff.

Pool-House:



- This is a dilapidated building with a variety of recent unpermitted electrical and plumbing work having been performed, that constitute life-safety hazards, and is currently occupied as a residence.
 - The recent unpermitted electrical and plumbing work performed on this building would need to be inspected by the appropriate staff.
- The improvements contemplated – or nearly any improvements – to this building would constitute a Substantial Improvement and invoke floodplain compliance measures, namely elevation to BFE +1-foot.
 - Technically, it's already been Substantially Improved, given the recent concrete addition to one end with a new electrical distribution panel now servicing the entire Pool-House via a through-wall connection.
- Absent elevation, use of this building would be strictly limited to storage and parking.
 - The existing structure would need to be brought into compliance for below flood conditions, namely:
 - No occupancy
 - Flood venting
 - Electrical and appliances not lower than BFE +1-foot
 - Use of flood resistant materials
 - No open sewer connections
 - Removal of plumbed fixtures
 - Sewer connections permanently sealed/removed

Scott

Scott Fraser, CFM - FEMA/CRS Coordinator & Floodplain Administrator
BUILDING DEPARTMENT – FLOODPLAIN MANAGEMENT | 3140 FLAGLE AVE. | KEY WEST, FLORIDA 33040
T: 305-809-3810 | sfraser@cityofkeywest-fl.gov | www.KeyWestCity.com/Flood

Carlene Smith

From: Scott Fraser
Sent: Friday, November 07, 2014 1:50 PM
To: Carlene Smith
Subject: 920 Eisenhower: Flood Zone Info

Importance: High

Regarding 920 Eisenhower, this lot rests within an AE-6 flood zone, and within a mapped repetitive flood loss area.

The present owner has advised the buildings on this lot suffered major flood damage during the 2005 tropical storm season, mostly from Hurricane Wilma.

While exempt from elevation requirements due to its Contributing Historic Structure status, it would be harmful to both the owner and the community to leave these buildings at their current elevation, which would insure future flood damage.

The minimum recommended elevation for this building would be seven feet (7') above NGVD, which is the height that would be required were this building not exempt.

Scott

Scott Fraser, CFM - FEMA/CRS Coordinator & Floodplain Administrator
BUILDING DEPARTMENT – FLOODPLAIN MANAGEMENT | 3140 FLAGLE AVE. | KEY WEST, FLORIDA 33040
T: 305-809-3810 | sfraser@cityofkeywest-fl.gov | www.KeyWestCity.com/Flood

Building Height Elevation Calculation

Site: 920 Eisenhower - Main Residence

A

a1	3.02	Elevation - Crown of Road (NGVD)
a2	30.00	Building Height Zoning Restriction
<hr/>		
a3	33.02	Max. Peak of Building Elevation (NGVD)

B

b1	3.69	Current FFF Elevation (NGVD)
b2	7.19	Proposed FFF Elevation (NGVD)
<hr/>		
b3	3.50	Height Building to be Elevated (NGVD)

C

c1	3.69	Existing FFF Elevation (NGVD)
c2	3.50	Amount Elevating Building (from b3)
c3	27.31	Building Height (FFF to Peak)
<hr/>		
c4	34.50	Proposed Building Peak of Roof (NGVD)

D

d1	34.50	Proposed Building Peak of Roof (NGVD) b3
<i>Minus</i>		
d2	33.02	Max. Peak of Building Elevation (NGVD) a3
<hr/>		
d3	1.48	Number of Feet Above Height Restriction (a2)

Carlene Smith

From: Alison Higgins
Sent: Friday, December 12, 2014 1:21 PM
To: Carlene Smith
Subject: Eisenhower

My notes from the DRC meeting says that the “driveway permit will change perviousness, but don’t know how much yet”

If the perviousness changes, my condition was to bring perviousness back into code, by installing a cistern to collect the excess over 60% required.

The cistern can easily go under the raised house and feed the pool, reducing potable water use.

If perviousness does not change, the cistern is merely a suggestion....

NEW EMAIL! ahiggins@cityofkeywest-fl.gov



PRESERVE ISLAND LIFE

Alison Higgins



Sustainability Coordinator
LEED AP, Operations & Maintenance
City of Key West
3140 Flagler Ave, Key West, FL 33041
O) 305-809-3726 C) 305-923-1783

December is Green Gifts Month!

Carlene Smith

From: Carolyn Walker
Sent: Wednesday, November 05, 2014 10:11 AM
To: Carlene Smith
Subject: RE: 920 Eisenhower

Just one.

cw

From: Carlene Smith
Sent: Tuesday, November 04, 2014 10:23 AM
To: Carolyn Walker
Subject: 920 Eisenhower

Hi Carolyn,
How many units do we recognize at this address?
Thank you!

Carlene Smith, LEED Green Associate, Planner II
City of Key West Planning Department
3140 Flagler Avenue | Key West, FL 33040
Ph. 305.809.3722 | Fax 305.809.3978
cesmith@cityofkeywest-fl.gov | www.keywestcity.com

Under Florida law, e-mail addresses are public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, you may contact this office by phone or in writing.

Prior Approvals

RESOLUTION NO. 14-364

920 EISENHOWER DRIVE

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT APPROVING A NON-HABITABLE SPACE VARIANCE TO BUILDING HEIGHT REGULATIONS TO ACCOMMODATE NON-HABITABLE SPACE FOR PURPOSES OF A PROPOSED MINIMUM VARIANCE REQUIRED IN ORDER TO ELEVATE THE STRUCTURE ABOVE FLOOD LEVEL FOR A STRUCTURE LOCATED ON PROPERTY LOCATED AT 920 EISENHOWER DRIVE (RE # 00024260-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT, PURSUANT TO SECTIONS 90-395 AND 122-600(3) OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Key West Board of Adjustment (the "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 lands, structures or buildings in the same district; and

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

WHEREAS, the Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this

same zoning district under the terms of this ordinance and would work unnecessary or undue hardship on the applicant; and

WHEREAS, the Board finds that the variance requested is the minimum variance that would make possible the reasonable use of the land, building or structure; and

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

WHEREAS, the Board finds that the applicant cannot make reasonable use of the land, building or structure without the grant of the instant variance; and

WHEREAS, the Board of Adjustment finds that the applicant has satisfied the conditions of Key West Code of Ordinances section 90-395.

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

Section 1: That a non-habitable space variance to the 30-foot maximum building height allowed in the HMDR Zoning District under Section 122-600(3) of the Code of Ordinances of the City of Key West, Florida to the proposed 31.48 feet maximum building height is hereby approved.

Section 2: That this approval is conditioned upon:

(1) This approval shall not become effective until the concurrent applications for variances to setbacks and Certificate of Appropriateness are effective.

(2) This height variance shall only be for the 1.48 foot increase from the 30 foot height allowed in the HMDR zoning district. Any future increase of height beyond this would require a new height variance application.

Section 3: 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 Board.


Section 4: 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 shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 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 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.

Passed and adopted by the Board of Adjustment at a meeting held this 2nd day of December, 2014.

Authenticated by the Presiding Officer and Clerk of the Board on 3rd day of December, 2014.

Filed with the Clerk on December 3, 2014.

Chairman Craig Cates	<u>Yes</u>
Commissioner Teri Johnston	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Mark Rossi	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>
Commissioner Tony Yaniz	<u>Yes</u>



CRAIG CATES, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:



CHERYL L. SMITH, CITY CLERK

RESOLUTION NO. 94-434

A RESOLUTION GRANTING A VARIANCE TO HP-3, LIGHT COMMERCIAL HISTORIC PRESERVATION DISTRICT UNDER CHAPTER 35 OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA PERMITTING A VARIANCE TO ALLOW ZERO FEET LEFT SIDE SETBACK (15 FEET REQUIRED) AND 5.5 FEET REAR SETBACK (15 FEET REQUIRED) FOR RENOVATION OF EXISTING SHED AS HABITABLE SPACE, ON THE FOLLOWING DESCRIBED PROPERTY: ON THE ISLAND OF KEY WEST, AND KNOWN AS WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1819, AS A PART OF TRACT SEVEN (7), BUT NOW MORE FULLY DESCRIBED IN A DIAGRAM MADE BY BENJ. ALBURY SR., RECORDED IN BOOK "I" OF DEEDS, ON PAGE 389 OF MONROE COUNTY, FLORIDA, RECORDS AS A PART OF LOT NINE (9) IN SQUARE THREE (3) OF SAID TRACT SEVEN (7); COMMENCING AT A POINT THIRTY-NINE (39) FEET, FOUR AND ONE-HALF (4 1/2) INCHES FROM THE CORNER OF DIVISION STREET AND SALT POND OR BAY ROAD; AND RUNNING ALONG THE SALT POND OR BAY ROAD IN A N.W.'LY DIRECTION THIRTY-NINE (39) FEET AND FOUR AND ONE-HALF (4 1/2) INCHES; THENCE AT RIGHT ANGLES IN A S.W.'LY DIRECTION ONE HUNDRED (100) FEET; THENCE AT RIGHT ANGLES IN A S.E.'LY DIRECTION THIRTY-NINE (39) FEET AND FOUR AND ONE-HALF INCHES; THENCE AT RIGHT ANGLES IN A N.E.'LY DIRECTION ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING. ; ALSO KNOWN AS 920 EISENHOWER DRIVE, KEY WEST, MONROE COUNTY, FLORIDA.

RECEIVED

OCT 12 1994

WHEREAS, special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the subject district; and

WHEREAS, literal interpretation of the provisions of the

Zoning Ordinance of the City of Key West would deprive the owner of the subject property of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.

WHEREAS, the special conditions and circumstances do not result from the actions of the applicant.

WHEREAS, the granting of the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other land, structures or buildings in the same district, now therefore,

BE IT RESOLVED by the Board of Adjustment of the City of Key West, Florida:

Section 1. That a variance to HP-3, Light Commercial Historic Preservation District to allow zero feet left side setback (15 feet required) and 5.5 feet rear setback (15 feet required) for renovation of existing shed as habitable space , under Chapter 35 of the Code of Ordinances of the City of Key West, Florida be on the following described property:

ON THE ISLAND OF KEY WEST, AND KNOWN AS WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY A.D. 1819, AS A PART OF TRACT SEVEN (7), BUT NOW MORE FULLY DESCRIBED IN A DIAGRAM MADE BY BENJ. ALBURY SR., RECORDED IN BOOK "I" OF DEEDS, ON PAGE 389 OF MONROE COUNTY, FLORIDA, RECORDS AS A PART OF LOT NINE (9) IN SQUARE THREE (3) OF SAID TRACT SEVEN (7); COMMENCING AT A POINT THIRTY-NINE (39) FEET, FOUR AND ONE-HALF (4 1/2) INCHES FROM THE CORNER OF DIVISION STREET AND SALT POND OR BAY ROAD; AND RUNNING ALONG THE SALT POND OR BAY ROAD IN A N.W.'LY DIRECTION THIRTY-NINE (39) FEET AND FOUR AND ONE-HALF (4 1/2) INCHES; THENCE AT RIGHT ANGLES IN A S.W.'LY DIRECTION ONE HUNDRED (100) FEET;

THENCE AT RIGHT ANGLES IN A S.E.'LY DIRECTION THIRTY-NINE (39) FEET AND FOUR AND ONE-HALF INCHES; THENCE AT RIGHT ANGLES IN A N.E.'LY DIRECTION ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

; Also known as 920 Eisenhower Drive, Key West, Monroe County, Florida

Section 2. It is an essential condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof. It is an essential condition of this variance that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of said 12-month period.

Section 3. Failure to submit full and complete application for permits for new construction for which this variance is wholly or partly necessary, or failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.


Section 4. This variance does 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 5. 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.

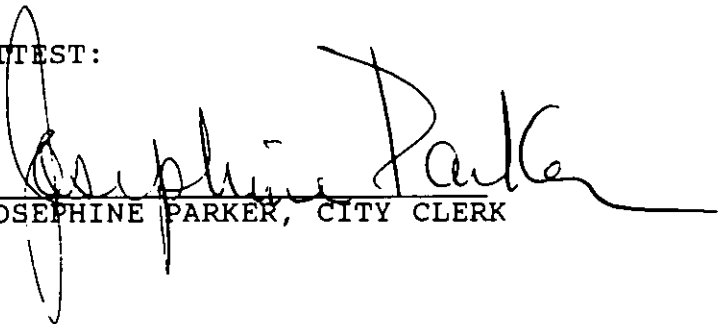
Read and passed on first reading at a regular meeting held this 5th day of October, 1994.

Authenticated by the presiding officer and Clerk of the Commission on this 5th day of October, 1994.

Filed with the Clerk October 11, 1994.


DENNIS J. WARDLOW, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:


JOSEPHINE PARKER, CITY CLERK



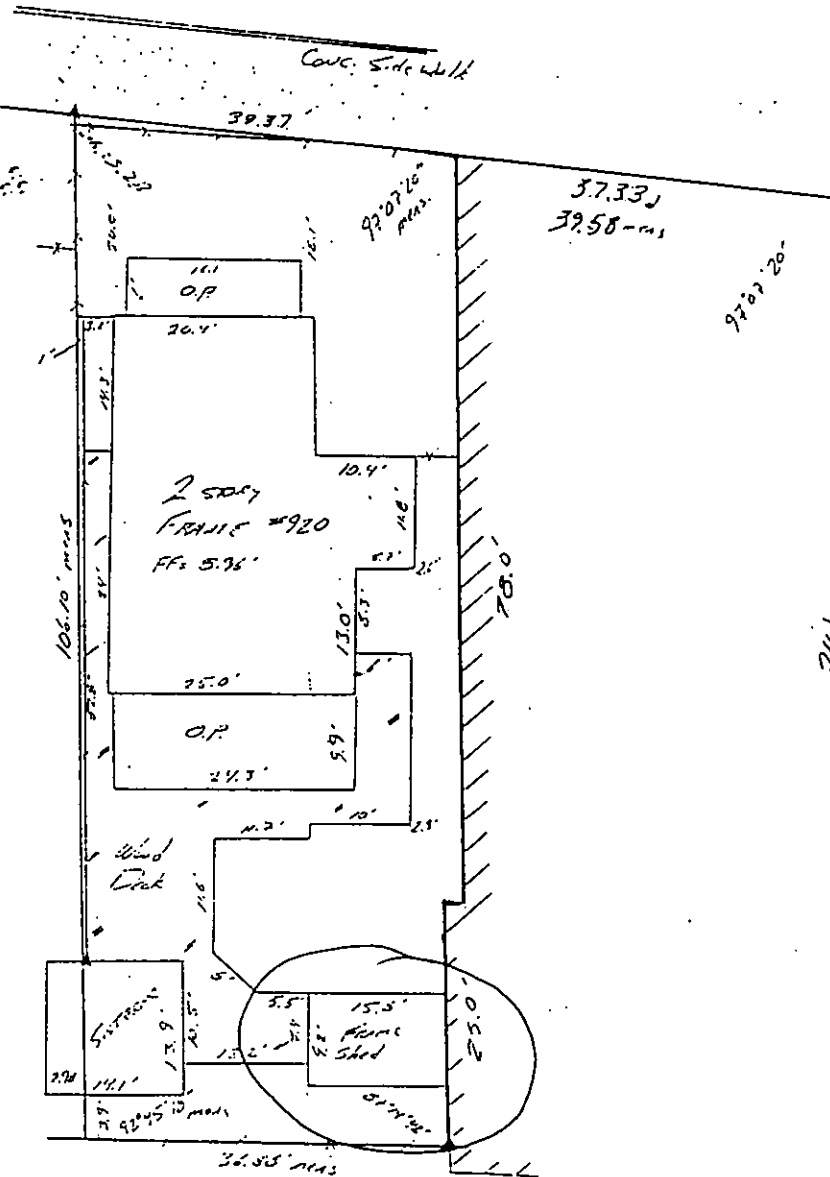
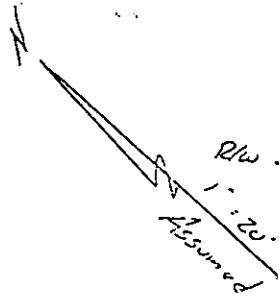
PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
(305) 294-4747

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 2110

Eisenhower Dr E 50' R/W
(Salt Pond Rd)



Legend

- △ - Found Nail Drive
- d - dead
- FF - Finished Floor
- O.P. - Open Porch

Truman Ave
(50' R/W)

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: 1025054 Parcel ID: 00024260-000000

Ownership Details

Mailing Address:
WOLKOWSKY DAVID W LIVING TRUST 7/5/2001
PO BOX 1429
KEY WEST, FL 33041-1429

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 920 EISENHOWER DR KEY WEST
Legal Description: KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOTS 8 & 9 SQR 3 TR 7 A5-516 OR713-807 OR998-254/55
OR1124-513/14R/S OR1127-311M/L OR1248-1060/65FJ OR1256-1297/98 OR1276-528/29 OR1441-2423
OR1595-2200/01 OR1595-2202/03 OR1978-588/595E OR2694-1639/42 OR2694-1643/46

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



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	77	107	7,768.50 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 2040
Year Built: 1928

Building 1 Details

Building Type R1
Effective Age 27
Year Built 1928
Functional Obs 0

Condition A
Perimeter 346
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 33
Gmd Floor Area 2,040

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

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

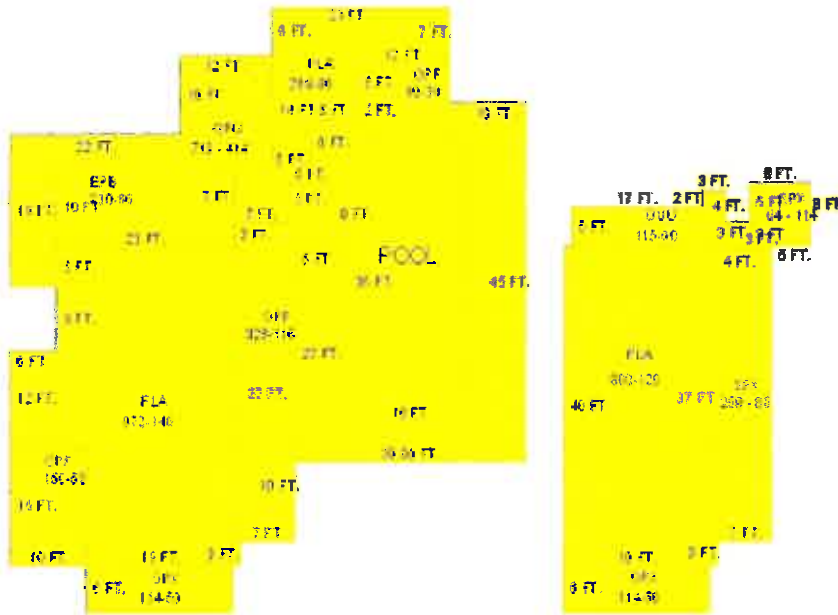
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 1
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 3

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 1
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	SPX		1	1994				259
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N Y	0.00	0.00	972
2	OPX		1	1989	N Y	0.00	0.00	114
3	CPF		1	1989	N Y	0.00	0.00	150

4	EPB	12:ABOVE AVERAGE WOOD	1	1989	N	Y	0.00	0.00	230
5	OPU		1	1989	N	Y	0.00	0.00	719
6	OPF		1	1994	N	Y	0.00	0.00	328
7	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	Y	0.00	0.00	800
8	OUU		1	1994	N	Y	0.00	0.00	115
9	OPX		1	1994	N	Y	0.00	0.00	64
10	OPX		1	1989	N	Y	0.00	0.00	114
11	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	Y	0.00	0.00	268
12	OPF		1	1989	N	Y	0.00	0.00	60

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	518 SF	74	7	1988	1989	2	30
2	FN2:FENCES	264 SF	66	4	2006	2007	2	30
3	PO4:RES POOL	560 SF	16	35	1988	1989	2	50
4	HT2:HOT TUB	1 UT	6	6	1988	1989	2	50
5	FN2:FENCES	702 SF	117	6	1988	1989	2	30

Appraiser Notes

2004-03-22 FOR THE 2004 TAX ROLL THIS PARCEL HAS INCREASED IN SIZE FROM BEING 39' WIDE TO 77' WIDE. THE FEB 2004 SALE FOR RE 24220 DID NOT INCLUDE THE LOT NEXT DOOR WHICH HAS POOL ON IT. ADJUSTED LOT LINES AND INCLUDED SAID LOT WITHIN THIS PARCEL FOR 2004 TAX ROLL.

NOTE THE LOT WITH POOL ON IT WAS FORMERLY ASSESSED UNDER RE 24220. - LG

PETITION #074 1999

2014-03-31 MLS \$799,000 3/2.5 HISTORIC TWO STORY CONCH HOUSE, ONCE OWNED BY JOE RUSSELL OF SLOPPY JOE'S FAME. DOUBLE LOT WITH BEAUTIFUL POOL AND TROPICAL LANDSCAPING. HOUSE NEEDS MAJOR TLC.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B933130	11/01/1993	06/01/1994	45,000		PORCHES 2 FLOORS (RE2422)
P943821	11/01/1994	10/01/1995	2,000		ADD BATHROOM
9900897	03/12/1999	11/02/1999	3,600		CHANGEOUT AC
06-1769	03/20/2006	07/19/2006	1,000		REPLACE WOODEN PICKET FENCE

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
2014	235,277	21,573	430,068	686,918	686,918	0	686,918
2013	253,649	22,367	521,141	797,157	738,314	0	797,157
2012	253,649	23,161	394,385	671,195	671,195	0	671,195
2011	257,379	23,964	373,689	655,032	655,032	0	655,032
2010	261,109	24,759	469,528	755,396	755,396	0	755,396
2009	286,933	25,552	713,683	1,026,168	1,026,168	0	1,026,168
2008	263,711	26,355	844,824	1,134,890	1,134,890	0	1,134,890
2007	441,252	21,755	1,188,581	1,651,588	1,651,588	0	1,651,588
2006	419,716	21,928	660,323	1,101,967	1,101,967	0	1,101,967
2005	438,622	22,695	462,226	923,543	923,543	0	923,543
2004	406,229	23,422	407,846	837,497	837,497	0	837,497
2003	382,874	7,048	122,047	511,969	511,969	0	511,969
2002	320,631	7,447	104,331	432,409	432,409	0	432,409
2001	328,515	7,810	104,331	440,656	440,656	0	440,656
2000	328,515	5,996	74,803	409,313	409,313	0	409,313
1999	392,508	5,523	74,803	472,834	472,834	0	472,834
1998	295,249	4,327	74,803	374,379	374,379	0	374,379
1997	269,198	4,081	66,929	340,208	340,208	0	340,208
1996	225,779	3,562	66,929	296,270	296,270	0	296,270
1995	210,174	3,488	66,929	280,591	280,591	0	280,591
1994	172,142	3,138	66,929	242,210	242,210	0	242,210
1993	135,546	2,817	66,929	205,293	205,293	25,000	180,293
1992	135,546	2,933	66,929	205,408	205,408	25,000	180,408
1991	135,546	3,033	66,929	205,508	205,508	25,000	180,508
1990	137,158	3,154	52,165	192,477	192,477	0	192,477
1989	93,305	0	51,181	144,486	144,486	0	144,486
1988	89,427	0	45,276	134,703	134,703	0	134,703
1987	96,455	0	26,968	123,423	123,423	0	123,423
1986	52,021	0	25,984	78,005	78,005	25,000	53,005
1985	50,434	0	16,848	67,282	67,282	25,000	42,282
1984	47,002	0	16,848	63,850	63,850	25,000	38,850
1983	47,002	0	16,848	63,850	63,850	25,000	38,850
1982	37,960	0	16,848	54,808	54,808	5,000	49,808

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
7/14/2014	2694 / 1639	750,000	WD	03
7/14/2014	2694 / 1643	100	QC	11
9/8/1999	1595 / 2202	1	WD	M

10/1/1993	1276 / 0528	238,000	<u>WD</u>	<u>Q</u> ...
3/1/1990	1124 / 513	270,000	<u>WD</u>	<u>Q</u> ...
12/1/1986	998 / 254	160,000	<u>WD</u>	<u>Q</u> ...
2/1/1977	713 / 807	35,000	00	<u>Q</u> ...

This page has been visited 1,399 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on December 18, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 920 Eisenhower Drive (RE # 00024260-000000; AK # 1025054) - A request for variances to front, side, rear yard setbacks, habitable space, maximum impervious surface ratio and minimum open space requirements in order to elevate the existing primary structure and renovate two existing detached accessory structures on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-346, 122-1078, 122-600(4)b. and 122-600(6)a. b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

Contact: Carlene Smith, Planner II; E-mail: cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978;
Mail: PO Box 1409, Key West FL 33041-1409

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

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

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

Variance – A request for variances to front, side, rear yard setbacks, habitable space, maximum impervious surface ratio and minimum open space requirements in order to elevate the existing primary structure and renovate two existing detached accessory structures on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395, 108-346, 122-1078, 122-600(4)b. and 122-600(6)a. b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Rick Milelli, Meridian Engineering LLC **Owner:** David Wolkowsky Living Trust

Location: 920 Eisenhower Drive (RE # 00024260-000000; AK # 1025054) **Date of Hearing:** December 18, 2014

Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene Street, City Commission Chambers

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

Please provide written comments to: Carlene Smith, Planner II; E-mail: cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

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

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

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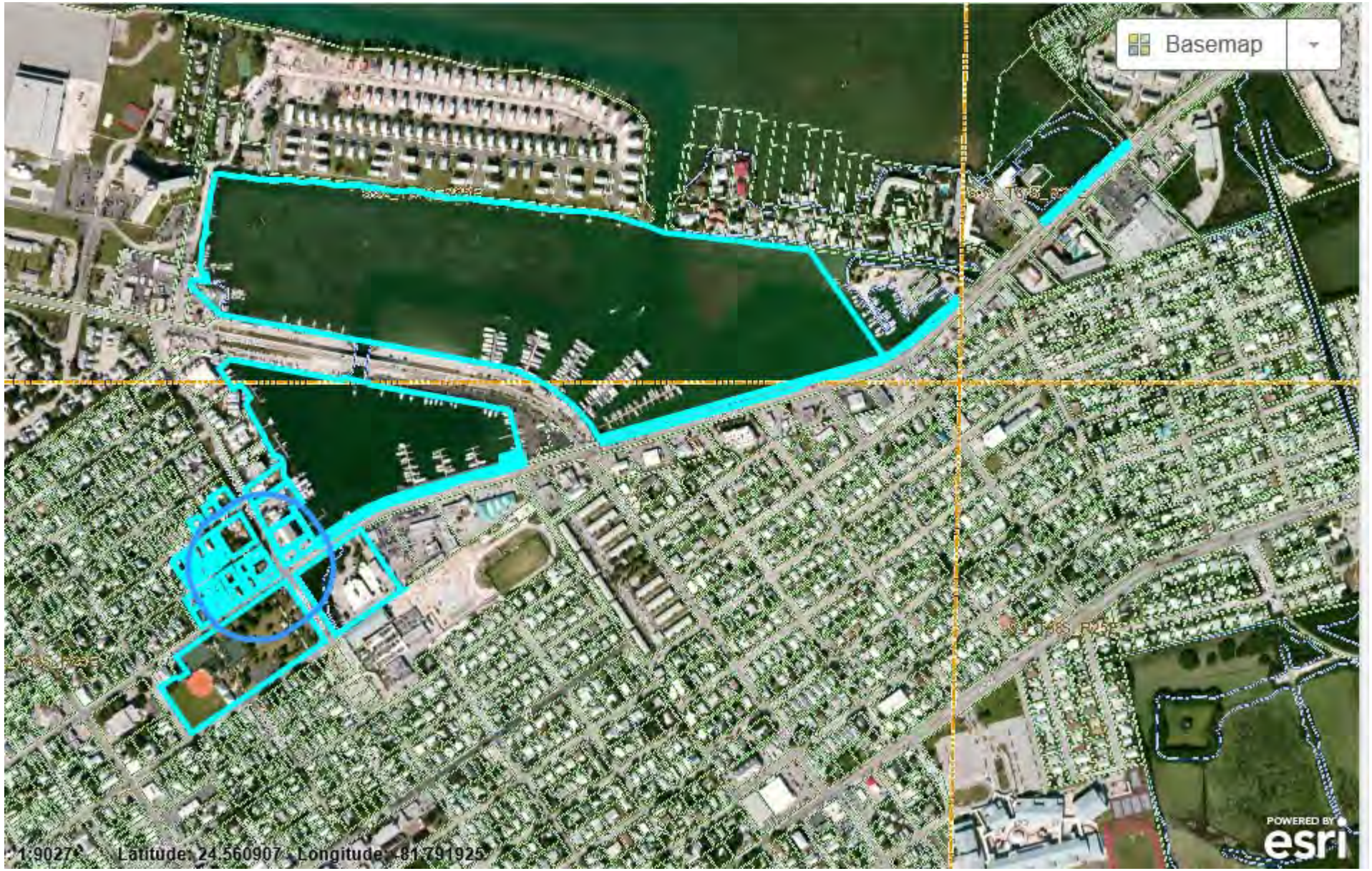
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall, 510 Greene Street, City Commission Chambers

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

Please provide written comments to: Carlene Smith, Planner II; E-mail: cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 1419 TRUMAN AVE LLC		7700 GRIF	SPRINGFIELD	VA	22153-3915	
2 1511 TRUMAN LLC		910 WATS	KEY WEST	FL	33040-3354	
3 915 EISENHOWER LLC		33 BRIGG	NEW LONDON	CT	06320-3803	
4 ALMYDA MYRNA HYRE DEC OF TR 05/08/09		2201 FOG	KEY WEST	FL	33040	
5 ATHANAS PAUL		2 PALMER	SWAMPSCOTT	MA	1907	
6 BURGAS REALTY LLC		2216 N AS	FAYETTEVILLE	AR	72703-9384	
7 BURNS JOHN T		1402 OLIV	KEY WEST	FL	33040-7211	
8 COVAN FREDERICK L AND DIANE TOLBERT		1901 FOG	KEY WEST	FL	33040-3615	
9 CULLEN THOMAS AND MONICA		12 MILFOF	MARLTON	NJ	08053-5409	
10 CURRAN ADRIENNE M		1408 ALBL	KEY WEST	FL	33040-7204	
11 DALLAIRE LAURENT		35 WYNFC	NORTH YORK	ONTAF	M3C 1K9	CANADA
12 DOOLEY KENNETH L LIVING TRUST 6/18/2012		1410 ALBL	KEY WEST	FL	33040-7204	
13 EADEH LESLIE W REV DEED OF TR 6/29/2004		511 OLD L	BERWYN	PA	19312	
14 EDWARDS CYNTHIA		1402 OLIV	KEY WEST	FL	33040-7211	
15 FENCIL JOHN P		77 W HUR	CHICAGO	IL	60610	
16 FEUER JEFFREY M		1409 TRU	KEY WEST	FL	33040-7251	
17 FISHER COLBY D		1404 OLIV	KEY WEST	FL	33040-7225	
18 FOGG RAYMON B JR REV TR 9/1/2000		981 KEYN	INDEPENDENCE	OH	44131-1842	
19 GARRISON BIGHT INVESTORS LTD	C/O LOCKWOOD ROBIN R MD	1111 12TH	KEY WEST	FL	33040-3001	
20 GILLETTE WILLIAM R		1415 TRU	KEY WEST	FL	33040	
21 GRAY DONALD D		1414 ALBL	KEY WEST	FL	33040-7204	
22 HARBORSIDE MOTEL AND MARINA INC		903 EISEN	KEY WEST	FL	33040	
23 HAZEN GEORGE AND SUSAN		913 FORE	ANNAPOLIS	MD	21409-5327	
24 HETTINGER JAMES	C/O AT HOME IN KEY WEST INC	905 TRUM	KEY WEST	FL	33040	
25 HORTON RODNEY O AND JANE H/W		2557 LAKE	PALM HARBOR	FL	34684	
26 JOHNSON HENRY J JR L/E T/C		1404 ALBL	KEY WEST	FL	33040	
27 KEISER M GORDON JR		810 EISEN	KEY WEST	FL	33040-7261	
28 KLEIN FRED C AND JOANNE D		33 THE BI	ROSLYN ESTATE	NY	11576	
29 KW ALBURY LLC		75 N BOU	KEY LARGO	FL	33037-2304	
30 LA CLAIR DAVID		108 OLD H	YORKTOWN	VA	23692-3624	
31 LACEY ROBIN L		PO BOX 5	KEY WEST	FL	33045-5181	
32 LANCASTER JAMES A		1403 ALBL	KEY WEST	FL	33040	
33 LEWIS JAMES P		119 MANN	SCITUATE	MA	02066-2103	
34 LORAH DENNIS H		4420 POT	READING	PA	19605-1214	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 MATTOCK LORI AND JEFF FAM 2012 IRREV TR 12/28/12		4830 W KE	TAMPA	FL	33609-2581	
36 MOODY JOSEPH F AND TINA C		1008 WES	RICHMOND	VA	23220-3718	
37 RETSON DEMETRI J AND LYNN V		2828 LAKE	CHESTERTON	IN	46304-3400	
38 RUSSELL JOHN P JR		3231 NE 4	FT LAUDERDALE	FL	33308	
39 SCHIFF HERMAN S REV TR AGR 11/12/98		5090 COLI	WEST BLOOMFIE	MI	48322-4204	
40 SNEED ROBERT B JR AND GLENDA G		12 DRIFTV	KEY WEST	FL	33040	
41 STATE OF FLA DEPT OF TRANSPORTATION		1000 NW 1	MIAMI	FL	33172-5802	
42 STONE SUSAN C		144 MAIN	ANDES	NY	13731-2056	
43 THE HOUSING AUTHORITY OF THE CITY OF KEY WEST		1400 KEN	KEY WEST	FL	33040	
44 THOMPSON STEVEN J		1417 OLIV	KEY WEST	FL	33040-7224	
45 TRUMAN AVENUE MINREALTY LLC		20 MOLLY	MANALAPAN	NJ	07726-8937	
46 WALKER MARTIN S		1408 OLIV	KEY WEST	FL	33040-7225	
47 WOLKOWSKY DAVID W LIVING TRUST 7/5/2001		PO BOX 1	KEY WEST	FL	33041-1429	
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