

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



To: Chairman and Planning Board Members
From: Brendon Cunningham
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: May 23, 2013

Agenda Item: **Variances – 630 Eaton Street (RE# 00006290-000000, AK#1006513) -**
A request for building coverage and impervious surface ratio for the addition of a deck extension, porches and brick pavers for property in the HNC-2 zoning district per Section 90-391, Section 122-840(4) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To allow variances to construct a 2nd floor deck extension, porch and a patio.
Applicant: Arnaud Girard d'Albissin
Property Owner: Same
Location: 630 Eaton Street, RE# 00006290-000000, AK#1006513
Zoning: Historic Neighborhood Commercial (HNC-2) Zoning District



Background:

The structure is currently non-conforming to building coverage requirements. A previous variance was granted to increase the non-conforming building coverage from 45.4% to 46.4% for a room addition and exterior stairs (Planning Board Resolution 2011-007). The stairs were installed for safety purposes. The building is comprised of seven apartments and the stairs were needed for secondary egress from the 2nd floor. However, the Fire Department requested that the 3rd floor apartment also be provided with a secondary egress and that the building be sprinkled.

Request:

As a result of the previous construction, the building is aesthetically unbalanced. The owner would like to rectify this with the new construction which will provide additional outdoor space for the tenants. The patio will replace one that was removed in previous unrelated actions. The applicant is requesting variances to building coverage and impervious surface ratio, to accommodate the construction of these elements. The table below provides site data calculations as proposed by the applicant:

SF District Dimensional Requirements: Section 122-238			
	Zoning Regulations	Existing Conditions	Proposed Changes
Building Coverage	40% Maximum	46.4%	52.1%
Impervious Surface	60% Maximum	53.8%	61.5%

Process:

Development Review Committee Meeting:

February 28, 2013

Planning Board Meeting:

May 23, 2013

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

The existing structure is nonconforming to building coverage requirements in the HNC-2 zoning district. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The additional nonconformities will be created by the applicant due to the nature of the design.

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 would confer upon the applicant special privileges denied by the Land Development Regulations to other lands, buildings, or structures in the same 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 is not deprived of rights commonly enjoyed by other properties without the variance approval. Therefore, hardship conditions do not exist.

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

The variances requested are the minimum variances that will make possible the continued use of the land, building, or structure. However, the applicant has reasonable use of the property.

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

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

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

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

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

Based on comments received at the DRC, it does not appear that the requested variances 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 met by the applicant for the granting of variances.

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

The applicant has been in contact with adjacent property owners.

RECOMMENDATION:

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

1. Precautions need to be taken to ensure that the proposed construction will not harm any trees on the site; and
2. The sprinkler system required by the Fire Department shall be installed prior to the commencement of the proposed construction.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR VARIANCE
APPROVAL FOR PROPERTY LOCATED AT
630 EATON STREET (RE#00006290-000000,
AK#1006513) IN THE HISTORIC
NEIGHBORHOOD COMMERCIAL (HRC-2)
ZONING DISTRICT, PER SECTION 122-810 (4)
a. & b. BUILDING COVERAGE AND
IMPERVIOUS SURFACE RATIO
REQUIREMENTS OF THE LAND
DEVELOPMENT REGULATIONS OF THE
CODE OF ORDINANCES OF THE CITY OF
KEY WEST.**

WHEREAS, Section 122-810 (4) a. & b. of the Code of Ordinances provides that the maximum building coverage is 40% and maximum impervious surface ratio is 60%; and

WHEREAS, the applicant requested variances to the existing building coverage and impervious surface ratio; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 23, 2013; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist

_____ Chairman
_____ Planning Director

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

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

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

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

Section 2. An approval by resolution of the Key West Planning Board for variances to allow building coverage and impervious surface ratio per plans received January 31, 2013, on property located at 630 Eaton Street (RE# 00006290-000000, AK# 1006513) in the HNC-2 zoning district per

Sections 122-810 (4) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

1. Precautions need to be taken to ensure that the proposed construction will not harm any trees on the site; and
2. The sprinkler system required by the Fire Department shall be installed prior to the commencement of the proposed construction.

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

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

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

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

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

Read and passed on first reading at a duly noticed meeting held this 23rd day of May, 2013.

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

Richard Klitenick
Planning Board Chairman

_____ Date

Page 5 of 6
Resolution Number 2013-

_____ Chairman

_____ Planning Director

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Draft

_____ Chairman
_____ Planning Director

Application

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



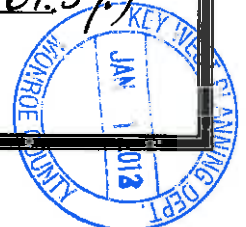
Variance Application

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

Please print or type a response to the following:

1. Site Address 630 Eaton Street
2. Name of Applicant Arnaud GIRARD d'ALBISSIN
3. Applicant is: Owner Authorized Representative
4. Address of Applicant 1214 Newton St.
Key West, FL 33040
5. Phone # of Applicant (305) 296-1816 Mobile# (305) 731-7299
304-6882
6. E-Mail Address najagirard@yahoo.com
7. Name of Owner, if different than above _____
8. Address of Owner _____
9. Phone # of Owner _____
10. Email Address _____
11. Zoning District of Parcel HNC-2 RE# 00006290-000000
12. Description of Proposed Construction, Development, and Use
Construction of 60 SF 2nd FLR deck extension, 80 SF Balcony/Porch and 428 SF of brick pavers (walkway + patio area). BUILDING IS NON-conforming multi-family residential. Owner to reside in ground floor apartment adjacent to back yard.
13. List and describe the specific variance(s) being requested:

	<u>Allowed:</u>	<u>Proposed:</u>
<u>Building Coverage:</u>	<u>3160 SF (40%)</u>	<u>4122 SF (52.1%)</u>
<u>Imperveous Ratio:</u>	<u>4739 SF (60%)</u>	<u>4859 SF (61.5%)</u>



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



APPLICANT WAS PREVIOUSLY GRANTED A VARIANCE ALLOWING FOR A HEXAGON ADDITION, A MINIMAL DECK EXTENSION FOR FIRE STAIR ACCESS, AND THE RECONFIGURATION OF THE FIRE STAIRS AT BACK OF BUILDING. - RES 2611-007

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HNC-2			
Flood Zone	X-Zone			
Size of Site	7898 SF			
Height				
Front Setback	10.0'	3'4" NC		
Side Setback				
Side Setback	5.0'	3'6" NC		
Street Side Setback	7.5	2'9" NC		
Rear Setback	15.0'	33.0		
F.A.R				
Building Coverage	3159 SF (40%)	3982 SF (50.4%)	4122 SF (52.1%)	✓
Impervious Surface	4739 SF (60%)	4475 SF (56.1%)	4859 SF (61.5%)	✓
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units	7	7		
Consumption Area or Number of seats				

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

Meeting Date _____ HARC Approval # _____

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No If Yes, please describe and attach relevant documents

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

YES NO _____

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

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

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

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

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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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.

THIS IS A UNIQUE HISTORIC STRUCTURE. ITS CIRCUM-
STANCES ARE THEREFORE UNIQUE AND NOT APPLICABLE
TO OTHER PROPERTIES IN THE DISTRICT.

APPLICANT WAS PREVIOUSLY GRANTED A VARIANCE ALLOWING
FOR A HEXAGON ADDITION, MINOR DECK EXTENSION FOR ACCESS TO
FIRE STAIR AND A NEW CONFIGURATION OF FIRE STAIRS AT BACK.
RES 2011-007.

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

OWNER IS ATTEMPTING TO BRING THIS LONG-NEGLECTED
PROPERTY UP TO SAFETY AND AESTHETIC STANDARDS
THAT ARE ACCEPTABLE AND IN HARMONY WITH OTHER
HOMES IN THE HISTORIC DISTRICT.

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.

SINCE SIMILAR NON-COMPLIANCES ABOUND IN THE
DISTRICT, NO SPECIAL PRIVILEGE WILL BE
CONFERRED.

Variance Application
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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 PROPOSED CONSTRUCTION WOULD CURE A DESIGN DEFECT (EXISTING DECK EXTENSION TO FIRESTAIRS CREATES UNUSUAL REAR FACADE - DISHARMONY), THE PORCH/BALCONY WOULD ADD TO ^{OVERALL} APPEARANCE FROM ROW, AND THE BRICK PAVERS WOULD ALLOW CLEAN PATHWAY FROM YARD TO INTERIOR OF OWNER'S APARTMENT.

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 MINIMAL VARIANCE THAT WOULD MAKE IT POSSIBLE TO ACHIEVE THE GOALS DESCRIBED IN #4.

DECK EXTENSION = 60 SF ADDITIONAL BLDG + IMP. COV.
BALCONY/PORCH = 80 SF ADDITIONAL BLDG + IMP. COV.
BRICK PAVERS = 244 SF ADDITIONAL IMPERV. COVERAGE (NOT BENEATH DECK)

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 THIS VARIANCE WILL NOT BE INJURIOUS TO THE PUBLIC WELFARE. THERE WILL BE NO INTENSIFICATION OF USE OF THE PROPERTY OR INCREASED IMPACT ON PUBLIC INFRASTRUCTURE OR SERVICES AS A RESULT OF THIS PROPOSED CONSTRUCTION.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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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.

NO NON-CONFORMITIES OF OTHER PROPERTIES ARE CITED AS JUSTIFICATION OF THIS APPLICATION.

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

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

**EATON STREET APARTMENTS
630 EATON ST.
KEY WEST, FL.**

SITE DATA

**ZONING HNC-2
FLOOD X-ZONE
LOT AREA 7898 S.F.**

	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	3160 sf / 40%	3982 sf / 50.4%	4122 sf / 52.1%
Building (Existing)	3982 sf		
Proposed Additions			
Porch 1	60 sf		
Porch 2	80 sf		
Total Proposed	4122 sf		
IMPERVIOUS RATIO	4739 sf / 60%	4475 sf / 56.6%	4859 sf / 61.5%


EXISTING

Building	3982 sf
Parking	242 sf
Walkways	70 sf
Cistern	104 sf
Gazebo	64 sf
Retaining Wall	13 sf
Total Existing	4475 sf

PROPOSED

Building	3982 sf
Impervious (Existing)	493 sf
Building (New)	140 sf
Impervious (New)	244 sf
Brick walkways	
Total Proposed	4859 sf

WILLIAM ROWAN ARCHITECTURE


SEAL 1.28.13

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Arnaud Gerard d'Albissin 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:

630 Eaton 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.

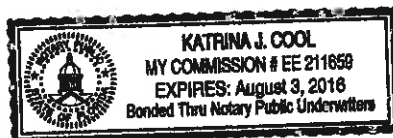
[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this May 14 2013 by
Arnaud Gerard d'Albissin
Name of Authorized Representative
date

He/She is personally known to me or has presented Florida Drivers License as identification.

[Signature]
Notary's Signature and Seal

Katrina J Cool
Name of Acknowledger typed, printed or stamped



EE 211659
Commission Number, if any

Authorization

Deed

THIS DOCUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Oropeza, Esq.
FELDMAN KOENIG HIGHSMITH
& VAN LOON, P.A.
3158 Northside Drive
Key West, Florida 33040

Doc# 1727633 01/21/2009 11:22AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE
01/21/2009 11:22AM
DEED DOC STAMP CL: TRINA \$7,800.00
Doc# 1727633
Bk# 2397 Pg# 106

Folio Number:
Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

1,000,000

THIS INDENTURE, made this 15th day of January, 2009, between **ROBERT T. FELDMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT W. TOWNSHEND**, Grantors, and **ARNAUD GIRARD d'ALBISSIN**, Grantee:

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West, and being a part of Lot 2, Square 36, according to William A. Whitehead's map of said Island, delineated in February, A.D. 1829, described by metes and bounds as follows: COMMENCING at the corner of Eaton and Elizabeth Streets and running thence along Eaton Street in a Southwesterly direction 81 feet; thence at right angles in a Southeasterly direction 60 feet; thence at right angles in a Northeasterly direction 6 feet; thence at right angles in a Southeasterly direction 40 feet, 6 inches; thence at right angles in a Northeasterly direction 75 feet to Elizabeth Street; thence at right angles in a Northwesterly direction along Elizabeth Street 100 feet, 6 inches to the Point or Place of Beginning.

AND GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.

Robert Elkins

Witness Signature
Robert Elkins

Printed Name
Robert Elkins

Witness Signature
Walt Lee

Printed Name
Walt Lee

Robert T. Feldman
ROBERT T. FELDMAN, AS P.R. OF THE
ESTATE OR ROBERT W. TOWNSHEND

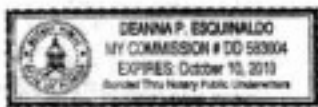
STATE OF FLORIDA)
COUNTY OF MONROE)

On this 15th day of January, 2009, before me personally came **ROBERT T. FELDMAN AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT W. TOWNSHEND**, who is personally known to me (yes) (no) or who has produced _____ as identification to me, and who acknowledged execution of the foregoing instrument.



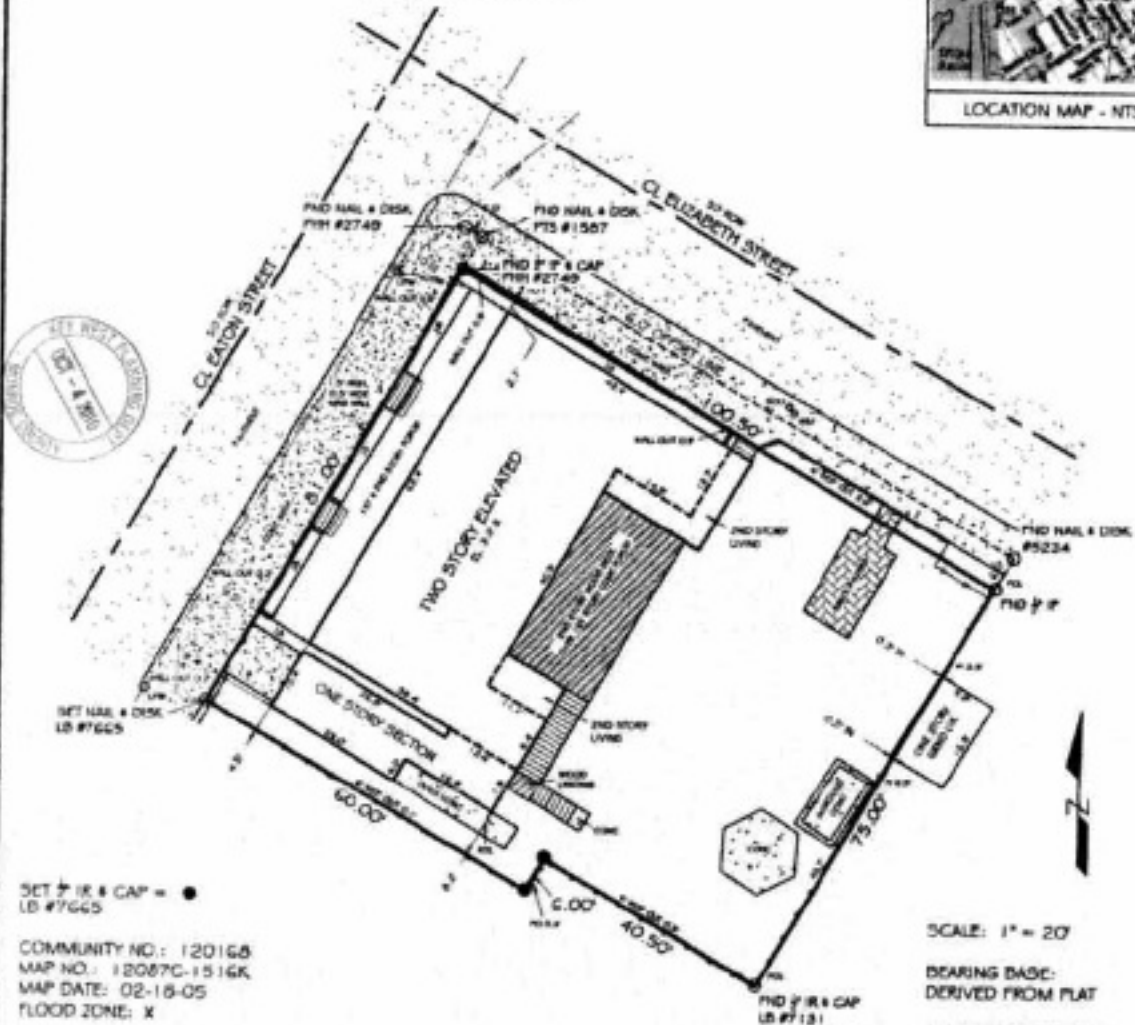
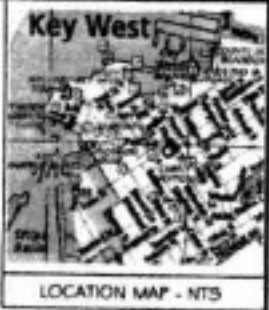
Deanna P. Esquivel
Notary Public
Name: DEANNA P. ESQUIVEL
(Print Name)

MONROE COUNTY
OFFICIAL RECORDS



Survey

MAP OF BOUNDARY SURVEY
PART OF LOT 2, SQUARE 36
WILLIAM A. WHITEHEAD'S MAP
OF KEY WEST



SET ∇ IR & CAP - ●
LB #7665

COMMUNITY NO: 120168
MAP NO: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X

SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
630 EATON STREET
KEY WEST, FL
33040

LEGAL DESCRIPTION -

On the island of Key West, and being a part of Lot 2, Square 36, according to William A. Whitehead's map of said island, delineated in February, A.D. 1828, described by metes and bounds as follows: COMMENCING at the corner of Eaton and Elizabeth Streets and running thence along Eaton Street in a Southwesterly direction 81 feet; thence at right angles in a Southeasterly direction 60 feet; thence at right angles in a Northeasterly direction 6 feet; thence at right angles in a Southeasterly direction 40 feet, 6 inches; thence at right angles in a Northeasterly direction 75 feet to Elizabeth Street; thence at right angles in a Northwesterly direction along Elizabeth Street 100 feet, 6 inches to the Point or Place of Beginning.

- NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS OTHERWISE INDICATED.
- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> APP - BUILDING PERMITS BC - BACK CUT C & C - 2" CONCRETE CURB & GUTTER CB - CONCRETE BLOCK COP - CONCRETE BLOCK WALL CL - CURB LINE CON - CONCRETE CP - CONCRETE PAVEMENT CPH - CONCRETE PAVEMENT COR - CORNER COV - COVERED CR - CRITICAL ANGLE CRK - CROWN ROOF CS - CURB EV - ELEVATION F - FINISH FL - FINISH LEVEL FL - FINISH FLOOR FINISH FL - FINISH FLOOR FL - FINISH FLOOR FL - FINISH FLOOR FL - FINISH FLOOR FL - FINISH FLOOR FL - FINISH FLOOR FL - FINISH FLOOR FL - FINISH FLOOR FL - FINISH FLOOR | <ul style="list-style-type: none"> IS - IRON PIPE AL - ALUMINUM LM - LIVE MEASUREMENT UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING UB - UNDERBUTTING | <ul style="list-style-type: none"> PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING PLAN - PLANNING |
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CERTIFIED TO -

DALBOSIN ARNAUD GIRARD

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR VIOLATIONS.

SCALE	1" = 20'
FILE NO.	0402009
REVISION	2/1/05
DRAWN BY	JM
CHECKED BY	REW
PROJECT NO.	20411701

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 4610, F.S. FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 462.04, FLORIDA STATUTES. THIS SURVEY, WHICH ACCORDS TO THE BEST PRACTICES MEETS THE REQUIREMENTS OF FLORIDA STATUTE FORM 6, SUBPARAGRAPH (2)B HISTORICAL, 1. DESIGN REINFORCEMENT, & MEASUREMENTS, SUBPARAGRAPH (2)C AND HAS NOT BEEN RECALLED.

RECE

NOT VALID UNLESS THE SURVEYOR AND THE LICENSE NO. OF A FLORIDA SURVEYOR AND MAPPER.

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

30364 OUAL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1340
FAX (305) 872 - 5622

Site Plans

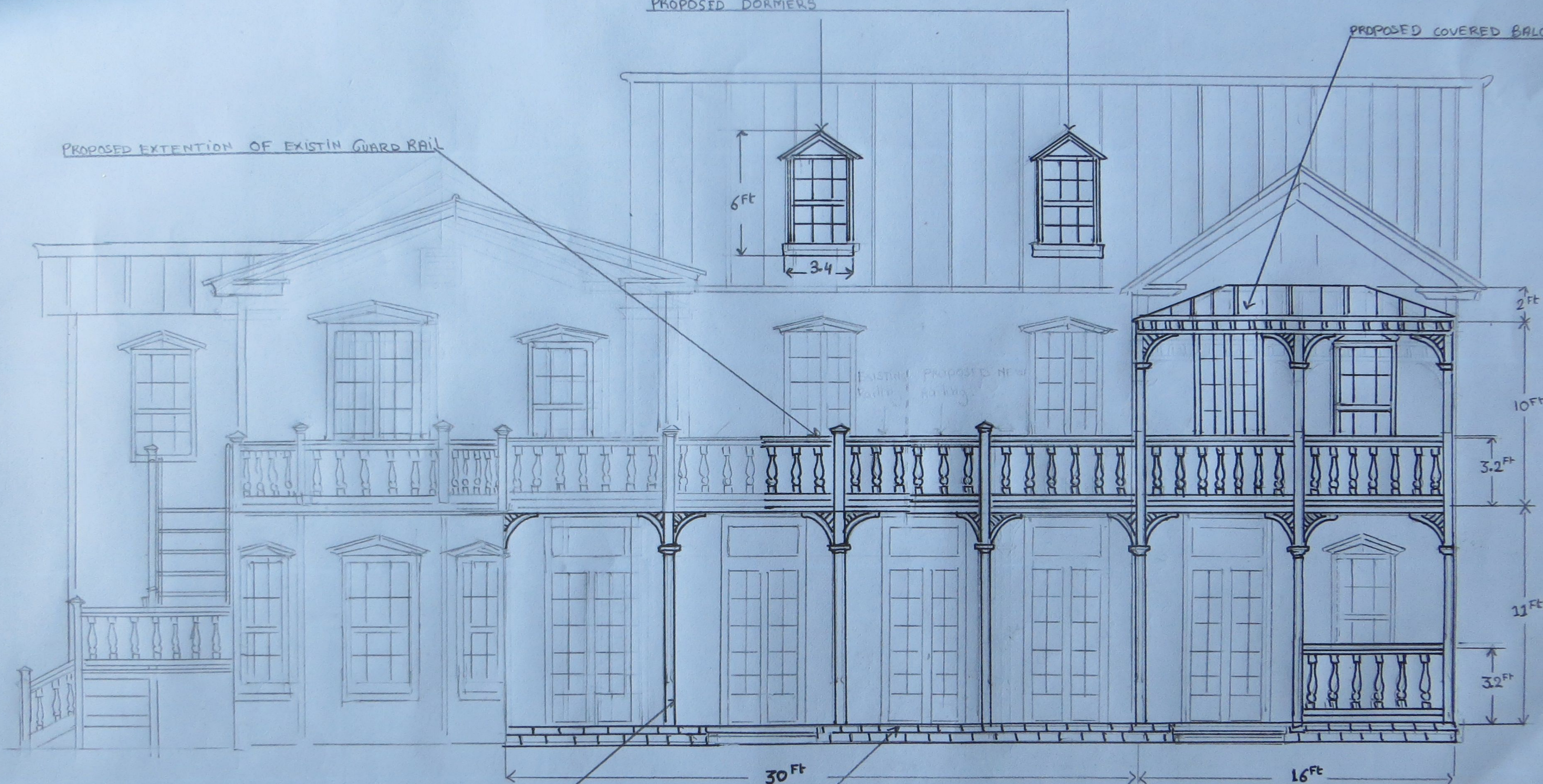


PROPOSED

PROPOSED DORMERS

PROPOSED COVERED BALCONY

PROPOSED EXTENTION OF EXISTIN GUARD RAIL



6 PROPOSED COLUMNS. 6x6x14.5'

PROPOSED BRICK PATIO 5 FT WIDE



LOT = 7898 SF

630 EATON

REAR SETBACK
33' NC

SECOND FLOOR PLAN

BACK YARD

ELIZABETH STREET- SIDE

STREET SIDE SETBACK
2' 9" NC

18'

5'

PROPOSED
BALCONY/PORCH
80 SF

PROPOSED DECK EXTENSION
60 SF

EXISTING
DECK EXTENSION/FIRE EXIT

EXISTING OPEN DECK

FIRE
EXIT

20'

EXISTING OPEN DECK

APARTMENT #4

APARTMENT #6

APARTMENT #6

HALLWAY/FIRE EXIT

APARTMENT #6

APARTMENT #6

EATON STREET- FRONT OF HOUSE

PROPOSED DORMERS

EXISTING WINDOW IS WOODEN DOUBLE HUNG TRUE DIVIDED LITE (DESIGN WAS CHANGED WITH HARC APP)

5'

2' 8"

WEST ELEVATION

630 EATON ST

EATON STREET ELEVATION

PROPOSED

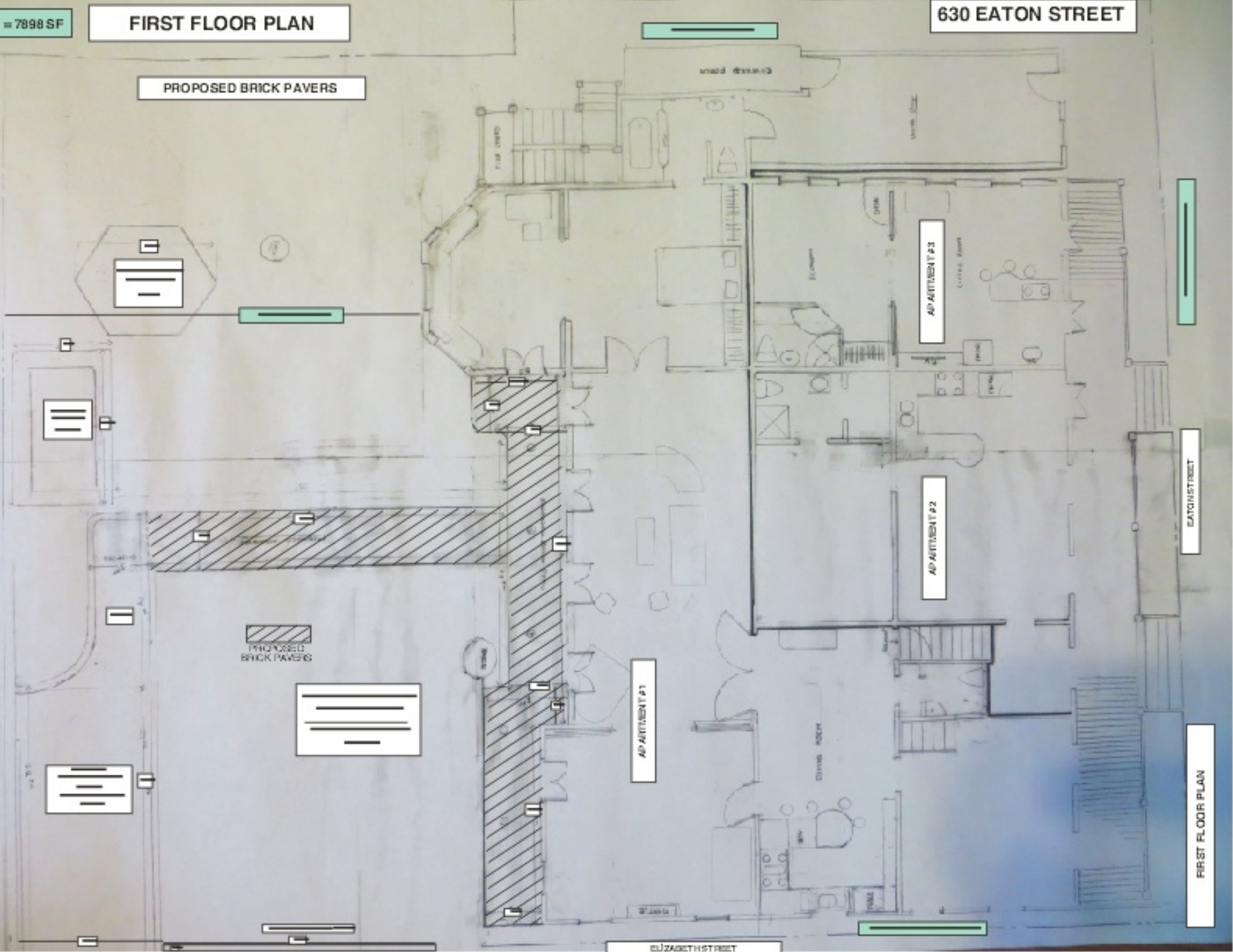
LOT = 7898 SF

FIRST FLOOR PLAN

630 EATON STREET

PROPOSED BRICK PAVERS

PROPOSED BRICK PAVERS



APARTMENT #3

APARTMENT #2

APARTMENT #1

EATON STREET

FIRST FLOOR PLAN

ELIZABETH STREET

Site Photos









EXIT



Additional Information

**EATON STREET APARTMENTS
630 EATON ST.
KEY WEST, FL.**

SITE DATA

**ZONING HNC-2
FLOOD X-ZONE
LOT AREA 7898 S.F.**

	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	3160 sf / 40%	3982 sf / 50.4%	4122 sf / 52.1%
Building (Existing)	3982 sf		
Proposed Additions			
Porch 1	60 sf		
Porch 2	80 sf		
Total Proposed	4122 sf		
IMPERVIOUS RATIO	4739 sf / 60%	4475 sf / 56.6%	4859 sf / 61.5%

EXISTING

Building	3982 sf
Parking	242 sf
Walkways	70 sf
Cistern	104 sf
Gazebo	64 sf
Retaining Wall	13 sf


Total Existing 4475 sf

PROPOSED

Building	3982 sf
Impervious (Existing)	493 sf
Building (New)	140 sf
Impervious (New)	244 sf
Brick walkways	

Total Proposed 4859 sf

WILLIAM ROWAN ARCHITECTURE


1.28.13

SEAL

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: 1006513 Parcel ID: 00006290-000000

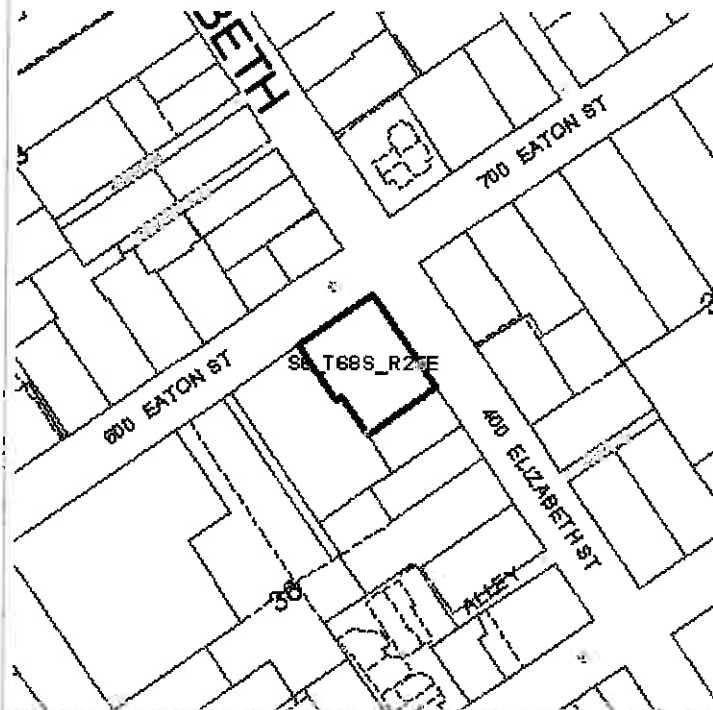
Ownership Details

Mailing Address:
DALBISSIN ARNAUD GIRARD
1214 NEWTON ST
KEY WEST, FL 33040

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 630 EATON ST KEY WEST
Legal Description: KW PT LOT 2 SQR 36 OR283-567/68 OR527-7 OR837-721/722 OR907-1001 OR1074-844Q/C (PROB44-07-CP-018-K) OR2272-2265ORDER OR2358-1627(ORDER) OR2397-106P/R

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	7,898.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 4566
 Year Built: 1939

Building 1 Details

Building Type R8
 Effective Age 32
 Year Built 1939
 Functional Obs 0

Condition G
 Perimeter 506
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 35
 Grnd Floor Area 4,566

Inclusions: R8 includes 8 3-fixture baths and 8 kitchens.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

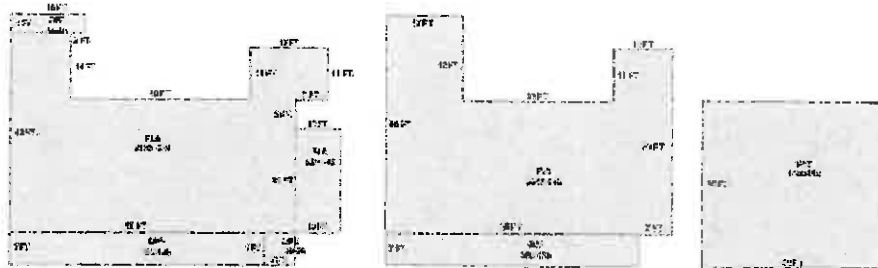
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 7

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>OPF</u>	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	392
2	<u>OPU</u>	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	49
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	2,133

5	OPF	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	64
6	FLA	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	2,213
8	OUF	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	392
9	FAT	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	1,400
10	FLA	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	220

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	PT3:PATIO	190 SF	0	0	1969	1970	1	50
3	PT2:BRICK PATIO	146 SF	0	0	1972	1973	2	50
4	FN2:FENCES	172 SF	43	4	1969	1970	2	30
5	RW2:RETAINING WALL	234 SF	117	2	1969	1970	3	50
6	PT2:BRICK PATIO	90 SF	15	6	1984	1985	4	50

Appraiser Notes

622-630 EATON ST 8 METERS TPP8529686- RENTALS

2011-01-10 SPOKE TO OWNER ONSITE. FULL REHAB IN PROGRESS. ONE UNIT IS BEING OCCUPIED AS OF THIS DATE. ONCE REHAB IS COMPLETE THERE WILL BE 7 UNITS. WILL ADJUST QG/EFF AGE TO REFLECT STATE OF REHAB 1/1/10.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-1330	05/19/2009		2,800	REPLACE 5 FIXTURES, WH, KITCHEN SINK, DW,LAV AND TOILET	
09-0986	05/19/2009		10,000	REVISION-NEW FRENCH DOOR TO MATCH EXISTING ON FRONT OF HSE.REMOVE MIDDLE STEPS AND RELO TO PLAN, REMOVE 151SF OF WALL BETWEEN LR AND KITCHEN -INSTALL NEW TRIPLE 2X12 BEAM TO CARRY LOAD OF DEMOED WALL, REFRAME KITCHEN FLR.	
08-2421	07/23/2008		1,000	REPLACE 2 PORCH COLUMNS 8X8 WITH SAME	
09-0986	04/13/2009		10,000	RED TAGGED-REHAB WINDOWSADD EXT WOOD SCREEN DOO -REPLACE 553.5SF OF DRYWALL-REMOVE LINOLEUM REPLACE W/WOOD FLOOR,REPLACE MOULDING ,BUILD SHELVES PAINT INTERIOR-REMOVE DROP CEILING IN KITCHEN	
09-1317	05/14/2009		2,000	INSTALL NEW SVC 400AMP	
09-3596	10/22/2009		5,000	APT #6 REPAIR BROKEN SEWER LINE-REMOVE OLD SINK, TOILET, SHOWER-R&R PIPES-REINSTALL NEW.- REMOVE EXISTING KITCHEN SINK REPLACE W NEW-	
09-4264	12/16/2009		5,000	APT#5 INTERIOR REHAB SEE 09-3596	
09-3562	11/30/2009		20,000	APT#5 DEMO KITCHEN ,BATHROOM,NEW FLOOR 242sf,CEILING DRYWALL, WALL DRYWALL-INSTALL NEW BATHROOM-RENOVATE KITCHEN W/CABINETS,CLOSETS---	

				APT#6 DEMO KITCHEN WALL, BATHROOM, NEW WOOD FLOOR,RENOVATE KITCHEN, BUILD CLOSETS
09-3593	12/01/2009	4,000		WIRE LIVING ROOM, KITCHEN AND PROVIDE STUB OUTS FOR 2 FUTURE BATHROOMS #6 ONLY
09-4327	12/21/2009	5,500		INSTALL 1 NEW INTERIOR 100 A PANEL & CONNECT NEW SVC SWITCHES & FIXTURES AND 2 WINDOW UNIT AC'S, SMOKE DETECTORS, LIGHTS AS PER FIRE DEPT.
10-0388	02/05/2010	3,000		FRONT DOOR-RPLC WINDOW, REPLC WINDOW WITH FRENCH DOOR. SHUTTERS FOR ALL WINDOWS AND DOORS WOOD PANEL
10-0387	02/05/2010	3,000		REPLACE 3 SIDE WINDOWS WITH ORIGINAL WOODEN TRUE DIVIDED LIGHT DOUBLE SASH, ON FRONT WINDOW WOOD SLAT SIDE LOUVER
10-0975	04/26/2010	75,000		DEMOLISH WALLS OF BACK BEDROOM REMOVE COLUMNS & SIDING ON BACK PORCH, RELO EXISTING FIRE STAIRS, INSTALL 6 SETS OFDOORS, BUILD MASTER BEDROOM AT FORMER LOCATION OF GARAGE KITCHEN, TILE ,FLOOR, 4110SF DRYWALL 5/8 FIREWALL GREADE WALL & CEILINGS WOOD FLOORS AS PER HARC
10-0972	04/26/2010	1,000		INTERIOR DEMO PERMIT APT 3 ONLY. REMOVE OLD DRYWALL AND FLOORING, REMOVE NON STRUCTURAL PARTITION WALL AND TG BOARDS
10-0977	04/20/2010	3,000		COVER WALL WITH WOOD AND DRYWALL 270SF, INSULATE CONSTRUCT 2X4 WALL BETWEEN APT5 AND 6 210SF REPLACE SUBFLOOR, ADD FLOORING 9300SF, REMOVE TG AND RE INSTALL OVER PLYWOOD
10-0973	04/26/2010	15,000		DEMO KITCHEN & RELO, NEW COUNTER MOVE DIVIDER WALL BACK, SLIDING DOORS, ENLARGE BATHROOM, BUILD STORAGE REPLACE FLOORS, INSTALL NEW HURRICANE SHUTTERS, REPLACE WINDOWS, REPAIR 2 FRONT DOUBLE DOORS & SHUTTERS & BUILD BATHROOM CLOSET.
10-0974	04/27/2010	4,000		REWIRE APT 3
10-1062	05/17/2010	5,000		RELO EXISTING KITCH, INSTALL NEW KITCH SINK, ADD D/W, LINE FOR REFRIGERATOR ICEMAKER, RELO BATHROOM, INSTALL OF NEW SINK, SHOWER, TOILET,CHANGE GARAGE KITCHEN TO BATHROOM FOR UNIT #1,INSTALL NEW SHOWER,TUB,SINK,TOILET,RELO W/H
10-1061	05/17/2010	5,000		RELO EXISTING KITCHEN FROM BACK TO FRONT OF APARTMENT, INSTALL KITCH SINK, LINE FOR FRIDGE ICEMAKER AT NEW LOCALE, ENLARGE EXISTING BATHROOM , INSTALL NEW SHOWER,SINK,TOILET,
10-1651	05/21/2010	100		REMOVE BROKEN METAL CONDUIT BEING SURFACE MOUNTED ON BLDG AND FEEDING EXISTING UPSTAIRS #7, PROVIDE NEW 1 1/4 CONDUIT AND ELECTRICAL FEED FOR UNIT #7 RUNNING IT INSIDE OF WALLS
10-0373	03/15/2010	15,000		ADDITION OF NEW 13R FIRE SPRINKLER SYSTEM
10-1363	05/06/2010	2,000		REFURBISH EXISTING BRICK DRIVEWAY
10-0977	04/27/2010	3,000		DEMO BACK BEDROOM (WALL&ROOF) AND ENLARGING 162FT, ERECTING 2ND BEDROOM ON BACK DECK 121SF, RELO BATHROOM, CRYWALL, ERECT DECK OFF BEDROOM#1 INSTALL ONE WINDOW EACH BR
10-2921	09/17/2010	7,500		INSTALL FIRE SPRINKLERS 34 HEADS
10-1082	02/18/2011	3,000		ADD WIRING FOR 2 BR'S WITH EXTERIOR LIGHTING ON 2 OUTDOOR DECKS INCLUDING 2 AC WALL UNITS
11-0320	02/01/2011	9,976		INSTALL 1300sf, 13 sqrs OF VCRIMP METAL ROOFING
1	10-0975	98,500	Residential	REVISION #3 - ELIZABETH ST. SIDE BOTTOM FLOOR, DEMO 500 SF SIDING, INSTALL 550 SF PLYWOOD SHEATHING, 550 S.F. SIDING. REPLACE FOUR (4) WOODEN DOUBLE-HUNG WINDOWS W/5 NEW SAME, PLYWOOD SHUTTERS (4 SETS) WITH 5 SETS BOARD AND BATTEN SHUTTERS, PAINT SIDING WHITE & SHUTTERS BLACK.

13-0300	02/20/2013		8,000	Residential	EXTENSION OF 10-975; WORK NOT YET COMPLETED. BASEMENT WORK IS REMOVED TO COMPLETE: REPLACE WALLS ; CEILINGS; SIDING; FLOORS; WINDOWS; SHUTTERS; FOUNDATION PIERS; SLAB; BAR & CABINETS.	
1	0001933	08/29/2000	10/11/2001	2,500	Residential	REPLACE STAIRS AT REAR
1	0002968	09/20/2000	10/11/2001	6,500	Residential	REPAIR PORCHES
1	0003676	11/20/2000	10/11/2001	3,000	Residential	CONSTRUCT 40SF UPSTAIRS
1	0003239	10/06/2000	10/11/2001	850	Residential	ROOF REPAIRS
1	0102833	08/14/2001	10/11/2001	6,000	Residential	PAINTING EXTERIOR
	02-2432	09/08/2002	10/28/2002	7,220		ROOFING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	291,170	2,412	174,392	467,974	467,974	0	467,974
2011	297,500	2,431	241,430	541,361	541,361	0	541,361
2010	524,997	2,450	171,684	699,131	699,131	0	699,131
2009	592,304	2,468	505,713	986,487	986,487	0	986,487
2008	677,289	2,487	789,800	1,469,576	1,469,576	0	1,469,576
2007	844,076	2,506	1,303,170	2,149,752	2,149,752	0	2,149,752
2006	1,194,140	2,525	750,310	1,946,975	1,946,975	0	1,946,975
2005	1,119,829	2,544	631,840	1,754,213	1,754,213	0	1,754,213
2004	863,870	2,563	473,880	1,340,313	1,340,313	0	1,340,313
2003	831,875	2,582	276,430	1,110,887	1,110,887	0	1,110,887
2002	781,929	2,623	276,430	1,060,982	1,060,982	0	1,060,982
2001	458,546	2,341	276,430	737,317	737,317	0	737,317
2000	438,990	2,368	167,833	609,191	609,191	0	609,191
1999	414,602	2,326	167,833	584,761	584,761	0	584,761
1998	338,056	1,896	167,833	507,785	507,785	0	507,785
1997	304,250	1,768	152,037	458,055	458,055	0	458,055
1996	217,322	1,374	152,037	370,733	370,733	0	370,733
1995	198,004	1,296	152,037	351,338	351,338	0	351,338
1994	177,077	1,198	152,037	330,312	330,312	0	330,312
1993	177,077	1,239	152,037	330,353	330,353	0	330,353
1992	216,034	1,275	152,037	369,346	369,346	0	369,346
1991	229,614	458	152,037	382,109	382,109	0	382,109
1990	193,277	458	152,037	345,771	345,771	0	345,771
1989	175,706	416	150,062	326,184	326,184	0	326,184
1988	153,923	416	150,062	304,401	304,401	0	304,401
1987	151,944	416	67,725	220,085	220,085	0	220,085
1986	152,685	416	66,343	219,444	219,444	0	219,444

1985	148,188	416	35,549	184,153	184,153	0	184,153
1984	139,537	416	35,549	175,502	175,502	0	175,502
1983	139,537	416	35,549	175,502	175,502	0	175,502
1982	141,981	416	35,549	177,946	177,946	0	177,946

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/15/2009	2397 / 106	1,000,000	WD	02
3/1/1984	907 / 1001	235,000	WD	Q
8/1/1981	837 / 721	250,000	WD	Q
2/1/1973	527 / 7	65,000	00	Q

This page has been visited 20,020 times.

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

DRC
Minutes & Comments

Minutes of the Development Review Committee

February 28, 2013

Approved March 28, 2013

Planning Director, Don Craig called the Development Review Committee Meeting of February 28, 2013 to order at 10:40am at Old City Hall, in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Planning Director, Don Craig; Forestry Manager, Karen DeMaria; ADA Coordinator, Diane Nicklaus; Sustainability Coordinator, Alison Higgins; Fire Department, Jason Barroso; Arts in Public Places, Dick Moody.

General Services, Elizabeth Ignaffo; Building Official, John Woodson arrived at 10:14am.

Also in attendance were Planning Department staff: Brendon Cunningham, Ginny Haller and Karen DeBerjeois.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

January 31, 2013

Postponed.

DISCUSSION ITEMS

New Business

- 1. Variances - 630 Eaton Street (RE#00006290-000000) - A request for building coverage and impervious surface ratio to construct a deck, porch and patio in the HNC-2 zoning district per Section 90-391, Section 122-840(4)a. & b, of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

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

Mrs. DeMaria stated that regulations require that trees located within a construction zone, where work is going on within the drip line or near the root system, must be protected. There are two coconut palms and a large Royal Poinciana tree that are within the construction storage and loading area and need protection. A large Spanish Lime tree is directly within the construction area. If footers are going to be placed within the root area of this tree, a permit will be required from the Tree Commission. I did meet with the applicants on-site and explained the need for them to contact a certified arborist to help them through the process.

Mr. Barroso stated that there was a life safety issue since the sprinkler is not in compliance. There is no secondary means of egress for 3rd floor. The applicant also needs to clean up the ground floor area for ingress/egress.

Mr. Torrence had no comments.

Mrs. Ignaffo requested that the gutter downspouts be directed into landscaped and swale areas.

Minutes of the Development Review Committee

February 28, 2013

Approved March 28, 2013

Ms. Nicklaus had no ADA comments (however, since there are 7 units per the applicant, and that makes it a commercial property, she will need to double check to see if one of the units has to be ADA accessible). She then stated that the applicant previously submitted an application for off street parking (driveway) that was never completed. She then reminded the applicant that they would need to provide amended drawings should they decide to proceed with the ROW application.

Ms. Nicklaus then stated that since the applicant stated there were three cisterns on the property, they would need to speak to John Woodson since the City is beginning an inventory process for cisterns. These cisterns will have to be inspected for structural integrity.

Mr. Moody had no comments.

Mrs. Torregrosa stated the proposed covered balcony and back two story porches include architectural elements that create a false sense of history; particularly the proposed columns and brackets. Any addition must read as new and it is staff's opinion that the elevation, as presented, fails that guideline and standard from the Secretary of the Interior's. Unless there is evidence that the building had dormers, new dormers are not appropriate, as stated in the HARC guidelines. The proposed project will require a Certificate of Appropriateness.

Mr. Craig voiced his concern on the 3rd story landing and how it can affect amount of impervious surface area. He requested the issue be resolved before moving ahead. They should work out the details with Fire Department regarding the third stair and amend plans in response to HARC's requirement.

Keys Energy had no objections.

(Ms. Higgins will provide written comments to the Planner).

2. Exception for Outdoor Merchandise Display - 901 Caroline Street (RE# 00072082-004504) – A request to allow the display of merchandise in the HRCC-2 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Haller gave members an overview of the exception for outdoor merchandise display request.

Ms. Higgins had no comments.

Mr. Barroso requested the applicant not block the egress/ingress onto the front door.

Mrs. DeMaria stated that based on Google Earth photos, there may be trees within the construction zone. Any construction work occurring within the drip line of any regulated trees, tree protection measures must be used.

Mr. Torrence had no comments.

Mrs. Ignaffo had no comments.

Ms. Nicklaus stated ADA Guidelines require a minimum of 36" clear path between fixtures.

Mr. Moody had no comments.

Mrs. Torregrosa reiterated that the display cannot have any sign that promotes the business, since the condition of the store which is on a corner lot allows just three signs.

Keys Energy had no objections.

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., May 23, 2013 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:

Variances - 630 Eaton Street (RE# 00006290-000000, AK# 1006513) - A request for building coverage and impervious surface ratio for the addition of a deck extension, porches and brick pavers for property in the HNC-2 zoning district per Section 90-391, Section 122-840(4) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Variances - A request for building coverage and impervious surface ratio for the addition of a deck extension, porches and brick pavers for property in the HNC-2 zoning district per Section 90-391, Section 122-840(4) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant / Owner: Arnaud Girard D'Albissin

Project Location: 630 Eaton Street (RE# 00006290-000000, AK# 1006513)

Date of Hearing: Thursday, May 23, 2013

Time of Hearing: 6:00 PM

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

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

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Katrina Cool at kcool@keywestcity.com.

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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Date of Hearing: Thursday, May 23, 2013

Time of Hearing: 6:00 PM

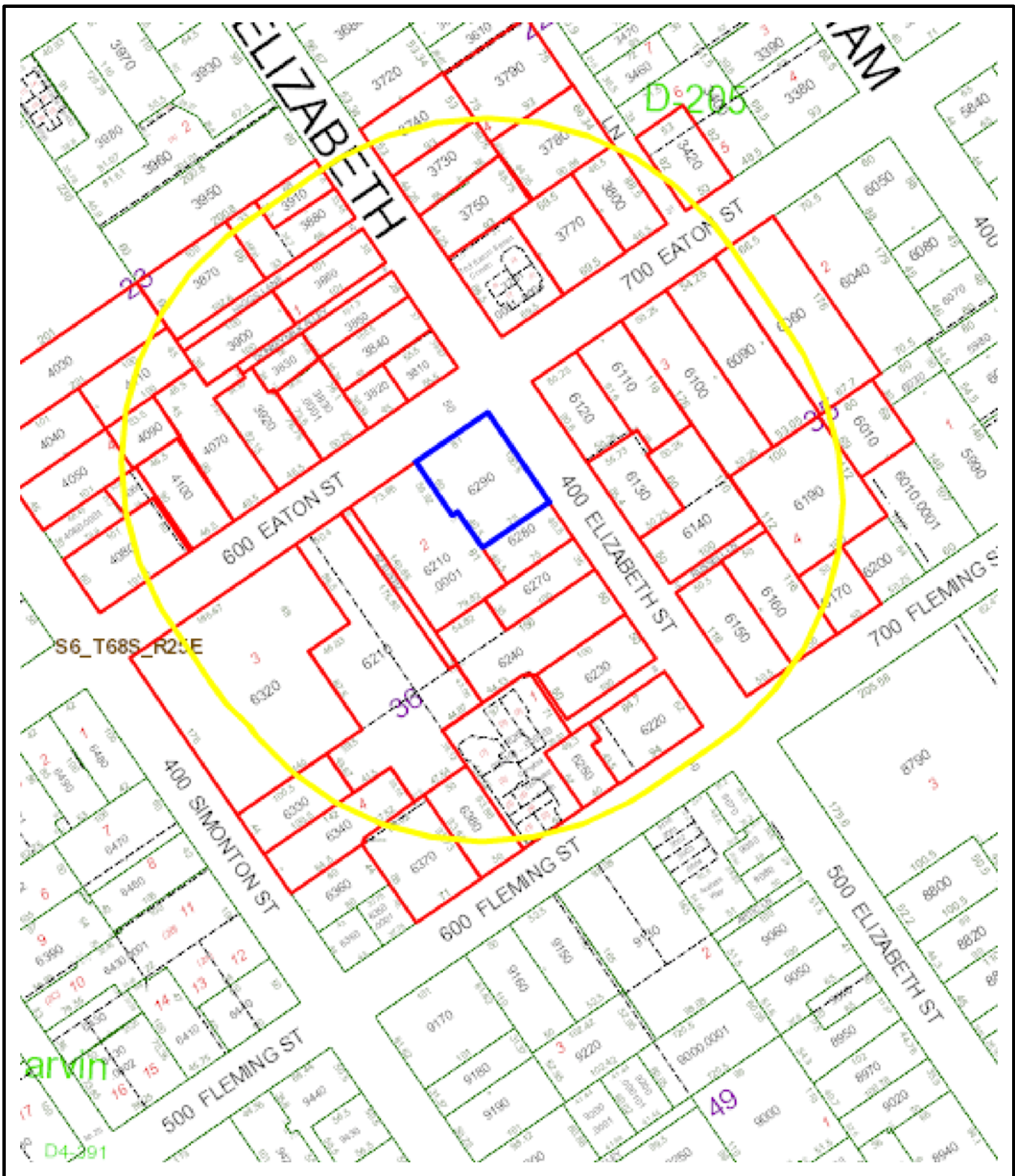
Location of Hearing: Old City Hall, 510 Greene, City Commission Chambers

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

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Katrina Cool at kcool@keywestcity.com.

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

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Monroe County, Florida

MCPA GIS Public Portal

Printed: May 06, 2013

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 ANDERSON STEVE D AND WHITNEY A	625 EATON ST		KEY WEST	FL	33040-6802	
2 ZERBY JEFFREY E SR AND RUTH ANN	2 OLIVE AVE		REHOBOTH BEACH	DE	19971-2806	
3 GRIFFITH RICHARD P AND KERSTIN ELISABETH ROOS	717 FLEMING ST		KEY WEST	FL	33040-6827	
4 VAGNONI MICHAEL P	622 FLEMING ST		KEY WEST	FL	33040	
5 FIRST UNITED METHODIST CHURCH	411 SIMONTON STREET PO BOX 669		KEY WEST	FL	33040	
6 HURST ANNE HAHN REV TR AG 3/17/2010	2248 LUSTERS GATE RD		BLACKSBURG	VA	24060-9214	
7 YATES DONALD AND KATHRYN	611 EATON ST		KEY WEST	FL	33040	
8 FIRST CHURCH OF CHRIST SCIENTIST	327 ELIZABETH ST		KEY WEST	FL	33040	
9 THAYER EDGAR L	5458 S EVERETT AVE APT 3		CHICAGO	IL	60615-5962	
10 GCJ LLC	528 LAWRENCE AVE		WESTFIELD	NJ	07090-3118	
11 KEY WEST NC LLC	ONE WEST FORTH ST		WINSTON SALEM	NC	27101	
12 NESS THEODORE LIVING TRUST 3/1/96	704 EATON ST		KEY WEST	FL	33040	
13 DESCOTEAU DAVID A AND JUDITH L	3 HIGGS LN		KEY WEST	FL	33040-6808	
14 STEWART JOHN MIKAEL	28238 AVENUE CROCKER		VALENCIA	CA	91355-1248	
15 ROBINSON NIKKI SOLITA	1012 JOHNSON ST		KEY WEST	FL	33040	
16 NADBORNE LEONARD S TRUST 7/21/1992	1468 SHERWOOD RD		HIGHLAND PARK	IL	60035-2836	
17 TAYLOR DAVID F	1702 LINDEN AVE		NASHVILLE	TN	37212-5112	
18 BRECHT OLIVE MARY SCHUMANN	62 PERRY ST		NEW YORK	NY	10014	
19 FOHRMAN DARRYL	322 ELIZABETH ST		KEY WEST	FL	33040	
20 COMBS JOHN W IRREV TR QPRT 5/24/2011	623 FLEMING ST		KEY WEST	FL	33040-6825	
21 FELLING MICHAEL	11199 OVERSEAS HWY		MARATHON	FL	33050	
22 WILSON DONALD R JR 2002 TRUST	540 W MADISON ST	STE 2500	CHICAGO	IL	60661	
23 CARPENTER DONNA L	330 ELIZABETH ST		KEY WEST	FL	33040	
24 DELAUNE ROBERT L	520 WILLIAM ST		KEY WEST	FL	33040	
25 CAWOOD M CAMPBELL	320 PEACON LN		KEY WEST	FL	33040-6848	
26 LANE LEONARD B JR QUAL PER RES TRUST	510 E NASA BLVD		MELBOURNE	FL	32901	
27 CLARK CHARLES R	417 ELIZABETH ST APT 3		KEY WEST	FL	33040-6886	
28 FAR NIENTE LLC	1920 N CLARK ST		CHICAGO	IL	60614-5453	
29 C & D PROPERTIES OF KEY WEST II LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
30 CHRISTIAN SCIENCE SOCIETY	327 ELIZABETH ST		KEY WEST	FL	33040	
31 THEODORE LIVING TRUST 3/1/1996	704 EATON ST		KEY WEST	FL	33040	
32 HATZENBUHLER FERN K	1436 WATSONS PL		LAWRENCEVILLE	GA	30043-5123	
33 TEMPEL DENISON	613 EATON ST		KEY WEST	FL	33040-6802	
34 DALBISSIN ARNAUD GIRARD	1214 NEWTON ST		KEY WEST	FL	33040	
35 DROZD RICHARD G AND LISA	834 ATKINSON CIR		HILLSBOROUGH	NJ	8844	
36 LAND TRUST 426KW 2/11/2010	3850 HOLLYWOOD BLVD	STE 400	HOLLYWOOD	FL	33021-6746	
37 BOLAK ROBERT ALAN AND JAMIE MARIE	36 PIMA CT		BOULDER	CO	80303-3969	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
38 PELTIER MICHAEL JOSEPH	2420 ANDALUSIS WAY NE		ST PETERSBURG	FL	33704	
39 GAMBRILL MATTHEW	PO BOX 157		SOLOMONS	MD	20688-0157	
40 ARGOUDELIS JAMES	9026 RIDGE RD		PLAINFIELD	IL	60544	
41 GRIFFINS NEST LLC	12687 SUMMERWOOD DR		FORT MYERS	FL	33908-6805	
42 ALFANDRE NICOLE TRUSTEE IRR DEC OF TR 10/25/1995	PO BOX 2069		RESTON	VA	20195-0069	
43 DADE LODGE NO 14 FREE AND ACCEPTED MASONS	PO BOX 608		KEY WEST	FL	33041-0608	
44 MCMANUS JAMES M	87 SUMMER ST		HINGHAM	MA	2043	
45 OBERMEYER PETER W	927 WOODLAND ST		NASHVILLE	TN	37206-3753	
46 TALOMAA TOM AND ANNA LINDBLOM	420 ELIZABETH ST		KEY WEST	FL	33040	
47 DOWNER MICHAEL	601 AMALFI DR		PACIFIC PALISAD	CA	90272-4507	
48 ISLAND DREAMS INC	329 ELIZABETH ST		KEY WEST	FL	33040	
49 ELKINS ROBERT B AND KADY CRIST	7 HIGGS LN		KEY WEST	FL	33040-6808	
50 CARLOUGH WILLIAM ARTHUR REV TR AGREE 9/26/03	417 SIMONTON ST		KEY WEST	FL	33040	
51 WAAGE JUNE K	620 EATON ST		KEY WEST	FL	33040-6803	
52 ESBENSEN GEORGE AND GWENDOLYN L	709 EATON ST		KEY WEST	FL	33040-6843	
53 POLATZ JOHN J AND SUSAN E	719 FLEMING ST		KEY WEST	FL	33040	
54 KESSLER THOMAS M AND DANITA A	5761 SUNBURY RD		WESTERVILLE	OH	43082-8607	
55 UNITED STATES OF AMERICA	1776 PEACHTREE ST NW		ATLANTA	GA	30309	
56 MOLONEY SUSAN	320 SIMONTON ST		KEY WEST	FL	33040	
57 OBERMEYER PETER W AND SARA M	927 WOODLAND ST		NASHVILLE	TN	37206-3753	
58 SZOT WALTER S AND DAWN	PO BOX 208		MECHANICSVILLI	MD	20659	
59 703 EATON STREET CONDOMINIUM	703 EATON ST		KEY WEST	FL	33040	
60 MORGAN ANDREA SHAYE	621 EATON ST		KEY WEST	FL	33040-6802	
61 CAMPBELL COURTYARD CONDOMINIUM	617 FLEMING ST		KEY WEST	FL	33040	
62 SZOT WALTER AND DAWN	617 FLEMING ST APT 8		KEY WEST	FL	33040-6899	
63 MCKENZIE JOHN P	1400 VIRGINIA ST		KEY WEST	FL	33040-3442	
64 MALLETTE DAVID	1804 COLE MILL RD		DURHAM	NC	27712-3208	