

**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: November 21, 2013

Agenda Item: **After-the-Fact Variances – 2922 Flagler Avenue (RE# 00069210-000000; AK# 1073105)** – A request for building coverage, side and rear-yard setbacks for a shed in the SF zoning district per Sections 122-238(4)a, 122-238(6)a2, and 122-238(6)a3 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The applicant is requesting an after-the- fact variance to rear yard and side yard setbacks and building coverage for a shed.

Applicant: Armando Mundy Parra Sr.

Property Owner: Same

Location: 2922 Flagler Avenue, RE# 00069210-000000, AK# 1073105

Zoning: Single Family (SF) Zoning District

Background:

The owner built a structure originally intended for the purpose of use as a dwelling unit without benefit of a building permit. Upon understanding that this was not possible without a BPAS unit, the project was scaled down to detached habitable space. Following discussions with the Building Official and the FEMA Coordinator, the project was then reduced to a shed. The applicant worked with staff in both the Planning and Fire Departments to mitigate concerns about access around the shed for life safety.

Relevant Dimensional Requirements: Accessory Structure			
	Zoning Regulations	Existing Conditions	Proposed Changes
Rear-Yard Setback	5'	4.66'	No Change
Side-Yard Setback	5'	2.83'	No Change
Building Coverage	35%	44%	No Change

Process:

Development Review Committee Meeting:

June 27, 2013

Planning Board Meeting:

October 17, 2013 Postponed

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 the required 5 foot rear and side-yard setback and building coverage. Legally nonconforming 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 nonconforming aspects on the site were created by the applicant. The existing building is non-conforming as constructed without benefit of a building permit.

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

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

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

The applicant is not deprived of rights commonly enjoyed by other properties without the variance approval. 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 variance requested is the minimum variance that will make possible the continued use of the land, building, or structure. However, the applicant has reasonable use of the property without the new construction.

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 variance does not appear to be injurious to the area involved or detrimental to the public interest.

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

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

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

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

The Planning Board shall make factual findings regarding the following:

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

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

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 the 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 condition:

- Per the Fire Department's request, the 2.83' space between the shed and property line be clear of any obstruction; and
- Per the Building Department's request, install flood vents; and
- Remove all electrical except for one outlet and one light fixture.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR AN AFTER-THE-
FACT VARIANCE APPROVAL FOR REAR
AND SIDE-YARD SETBACK REQUIREMENTS
AND BUILDING COVERAGE FOR A SHED ON
A PROPERTY LOCATED AT 2922 FLAGLER
AVENUE (RE#00069210-000000, AK#1073105) IN
THE SINGLE FAMILY RESIDENTIAL
ZONING DISTRICT, PER SECTION 122-238 (6)
a.3, 122-238(6)a.2, AND 122-238(4)a OF THE
LAND DEVELOPMENT REGULATIONS OF
THE CODE OF ORDINANCES OF THE CITY
OF KEY WEST.**

WHEREAS, the Code of Ordinances provides that the minimum allowed rear and side-yard setback shall be 5 feet for accessory structures and building coverage shall not exceed 35%; and

WHEREAS, the applicant requested variances to the proposed to the rear-yard setback to 4.66, side-yard setback to 2.83 feet and a building coverage of 44%; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 17th, 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 variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

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

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will

_____ Chairman

_____ Planning Director

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 variance; and

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

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

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

Section 2. An approval by resolution of the Key West Planning Board for an after-the-fact variance per plans July 30, 2012, on property located at 2922 Flagler Avenue (RE# 0006469210-000000, AK#1073105) in the SF zoning district per Section 122-238 (6) a. 2 and 3 and 122- 238 (4).

_____ Chairman
_____ Planning Director

of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

- Per the Fire Department's request, the 2.83' space between the shed and property line be clear of any obstruction; and
- Per the Building Department's request, install flood vents; and
- Remove all electrical except for one outlet and one light fixture.

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 is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variance in accordance with the terms 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 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of November, 2013.

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

_____ Chairman

_____ Planning Director

Richard Klitenick
Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

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



Variance Application

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

Please print or type a response to the following:

1. Site Address 2922 Flagler Ave After the first.
2. Name of Applicant ARMANDO MUNDY Parra Sr.
3. Applicant is: Owner Authorized Representative
4. Address of Applicant 2922 Flagler Ave
5. Phone # of Applicant 305 849-2078 Mobile# 305 849 2078
6. E-Mail Address NONE
7. Name of Owner, if different than above SAME
8. Address of Owner 2922 Flagler Ave
9. Phone # of Owner 305 849 2078
10. Email Address NONE
11. Zoning District of Parcel _____ RE# _____
12. Description of Proposed Construction, Development, and Use
Remove all two units for my
Dughters & Sons, visiting on the time -
13. List and describe the specific variance(s) being requested:
Open the first permit.

Variance Application
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STRUCTURE WAS ON EXISTING, CONCRETE
SLAB.

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF	1904	520	27.3%
Flood Zone	AE			
Size of Site				
Height	25	17	11'	
Front Setback	NA			
Side Setback	5	1.5' *	4ft *	
Side Setback	5	5.5' *	3ft *	
Street Side Setback	NA			
Rear Setback	25	30' *	3'	
F.A.R	NA			
Building Coverage	30%	1904-30%	520-8%	
Impervious Surface	50%	22%	8%	
Parking	NA			
Handicap Parking	NA			
Bicycle Parking	NA			
Open Space/ Landscaping	NA			
Number and type of units	1	1	2	
Consumption Area or Number of seats	NA			

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

Meeting Date _____ HARC Approval # _____

Variance Application
City of Key West Planning Department
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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
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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.

2 UNITS for storage, and family, sons and daughters TO stay with us

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

[Handwritten signature]

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.

[Handwritten signature]

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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Dustin S. Saw, & family

when I'm old one day

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.

To whom it may concern, these interests are for my family, sons, and daughters to stay working so when I'm old and off to any they are able to stay, which all they may have, it is about family.

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.

All for the best, and services I need.

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.

Cost number please, NO expenses to the public, making my own business for the welfare to others.

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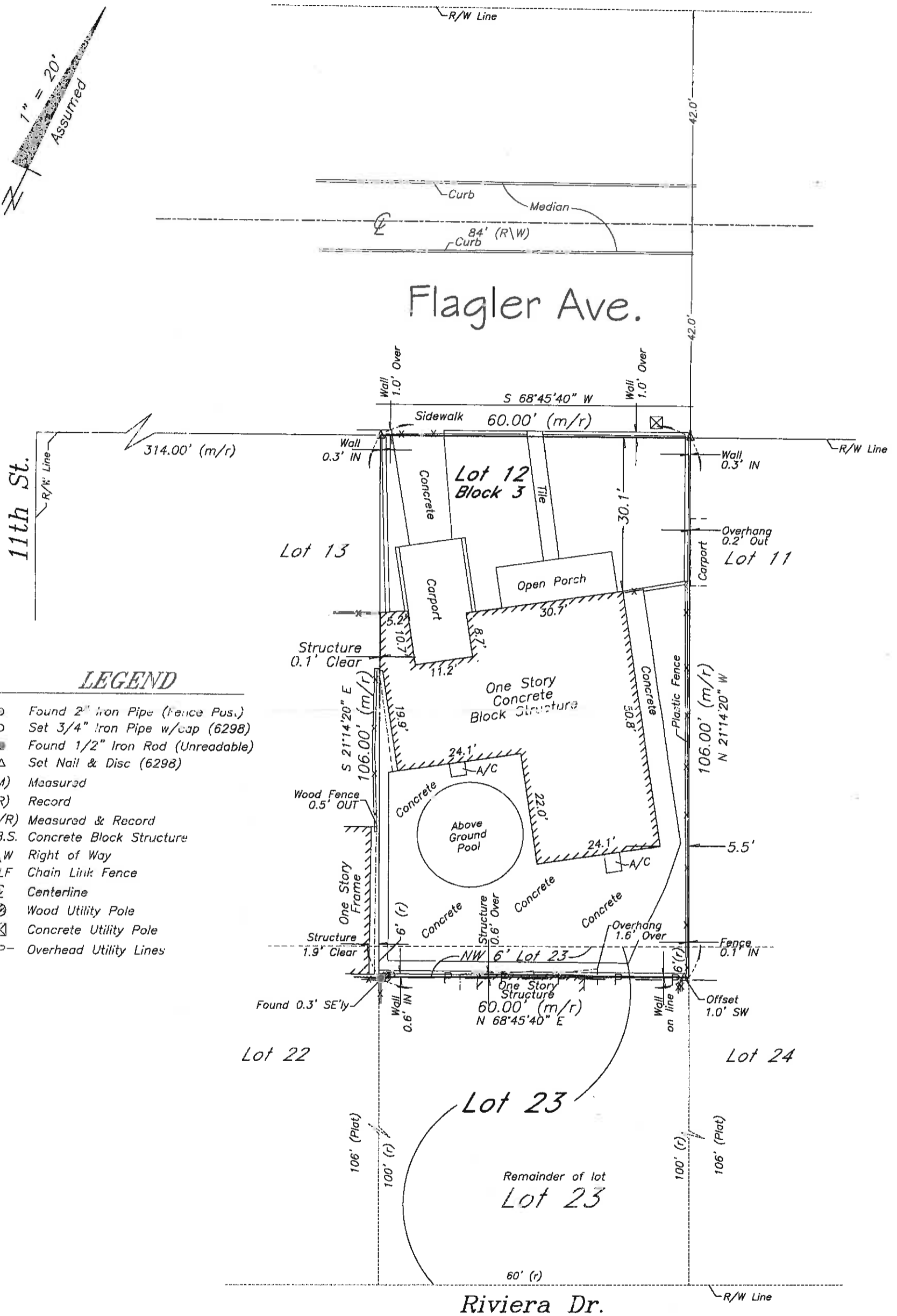
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered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

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."

Survey

Boundary Survey Map of Lot 12 & the NW 6' of Lot 12, Block 3, RIVIERA SHORES SUBDIVISION



LEGEND

- Found 2" Iron Pipe (Fence Pus.)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of Lot 12 & the NW 6' of Lot 23, Block 3,
RIVIERA SHORES SUBDIVISION


NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 2922 Flagler Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the SE'ly R/W of Flagler Ave. as S 68°45'40" W.
8. This survey is not assignable.
9. Date of field work: August 21, 2012
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: Lot 12 and Northwest 6 feet of Lot 23, Block 3, RIVIERA SHORES SUBDIVISION according to the plat thereof, as recorded in Plat Book 3, Page 148 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Armando Parra, Jr. and Mercedes Parra;
Chicago Title Insurance Company;
Spottswood, Spottswood & Spottswood;
Monroe County Teachers Federal Credit Union;

J. LYNN O'FLYNN, INC.



J. Lynn O'Flynn, PSM
Florida Reg. #6298

August 22, 2012

Sheet Two of Two Sheets

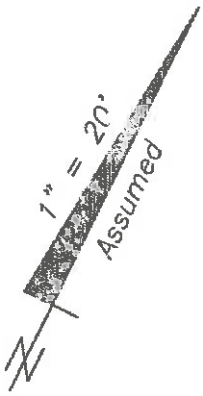
J. LYNN O'FLYNN, Inc.



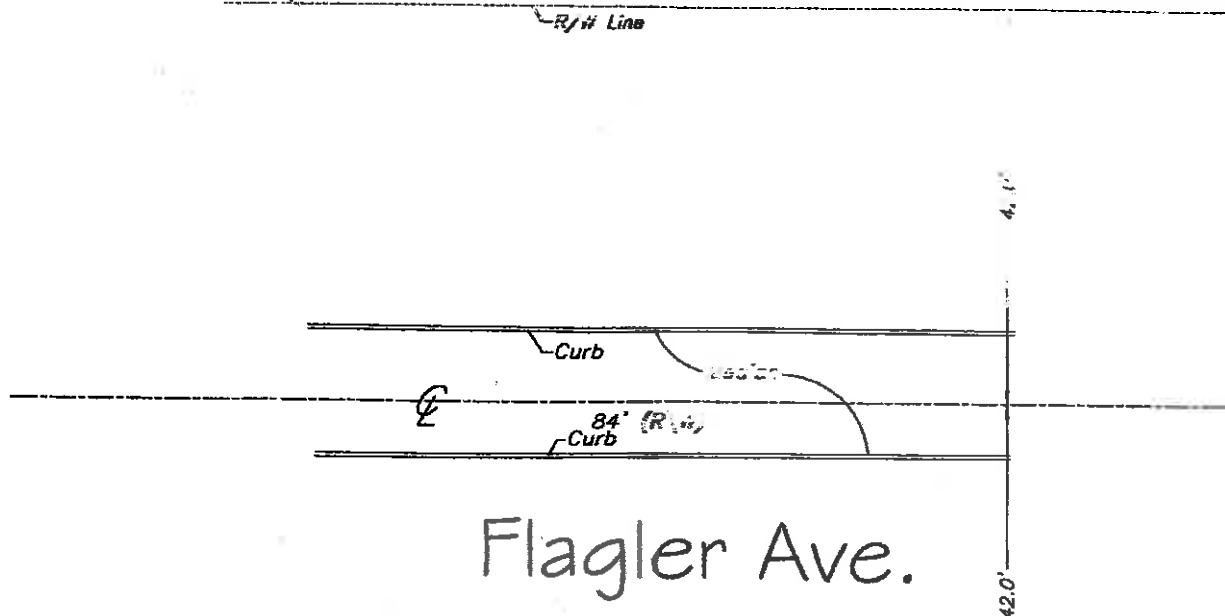
Professional Surveyor & Mapper
PSM #6298

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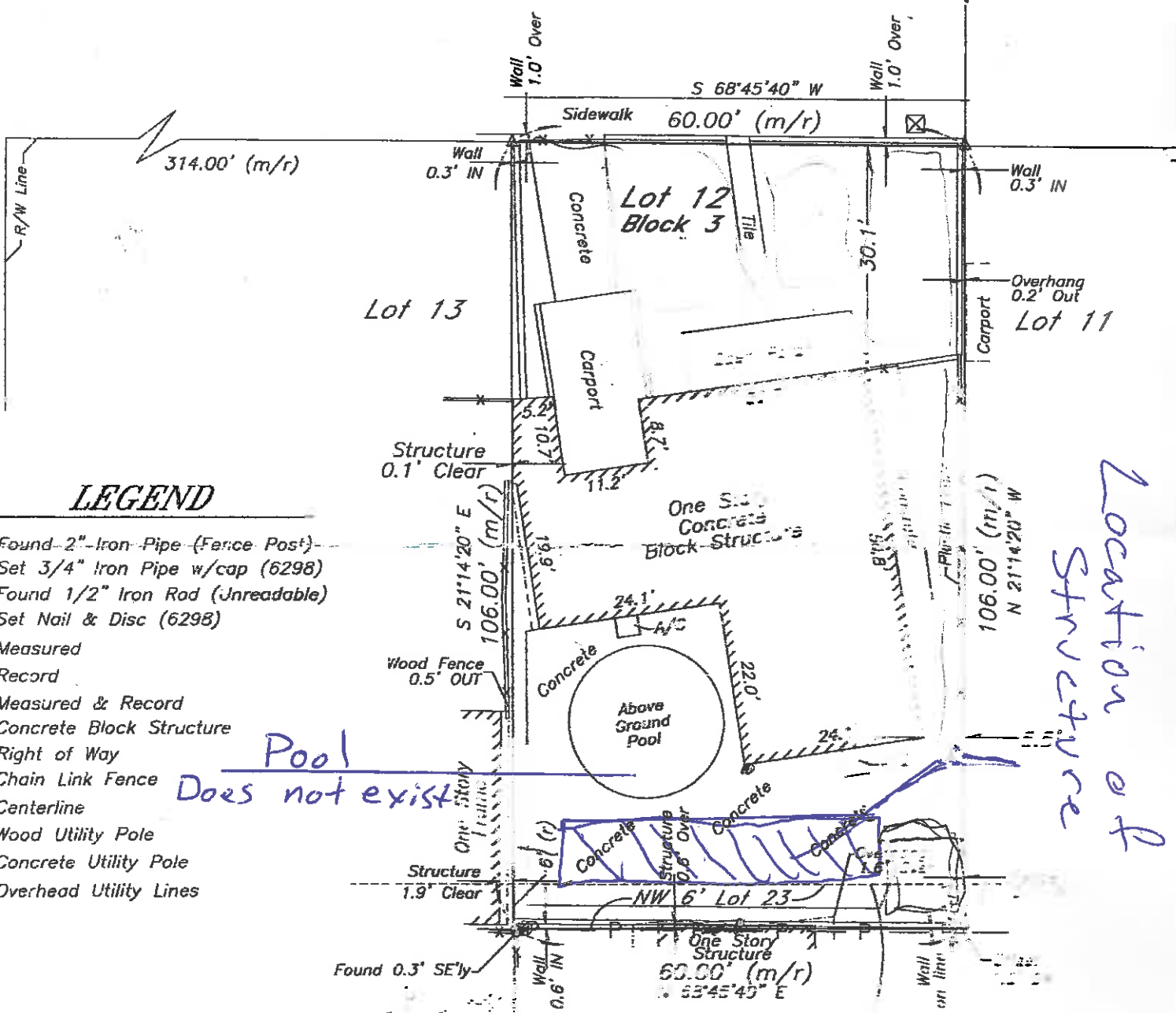
RIVIERA SHORES SUBDIVISION



11th St.



Flagler Ave.



LEGEND

- ⊖ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

Pool
Does not exist

Location of
Structure

Lot 22

Site Plans

SITE DATA AFTER THE FACT

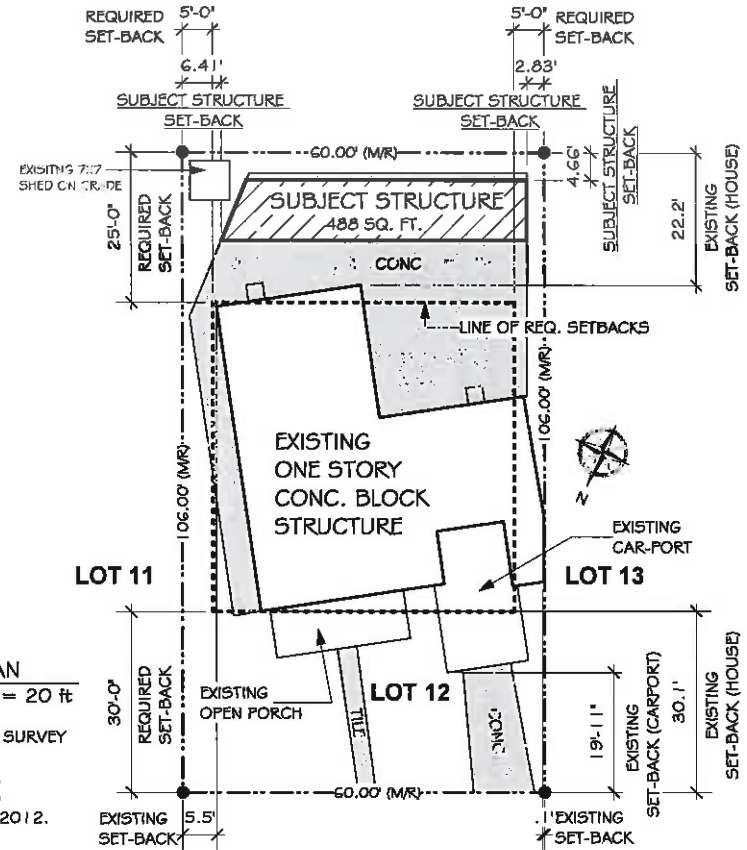
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	SF		SF	
SITE AREA	6,360 SQ FT	6,000 SQ FT	EXIST. TO REMAIN	
BUILDING COV.	43.9% (2797)	35% (2226)		SUBJECT STRUCTURE: 488 S.F. HOME: 1835 S.F. CAR-PORT: 294 S.F. OPEN PORCH: 180 S.F. CONC.: 1262 S.F. CONC. DRIVE: 190 S.F. TILE WALK: 76 S.F.
IMPERV. RATIO	68.0% (4,325)	50% (3180 SF)		
MIN. WIDTH	60'	50'		
MIN. DEPTH	106'	100'		
F.A.R.	N.A.	N.A.		

INFORMATION BELOW IS SPECIFIC TO SUBJECT STRUCTURE ONLY.

SETBACKS	EXISTING	REQ. PER LDR	PROPOSED	REQUIRED VARIANCE
FRONT	(91.2)	30' (OR AVE.)	91.5'	NO
REAR	4.66'	25'	25'	YES
SIDE	2.83'	5'	6.41'	YES
SIDE	6.41'	5'	4.66'	YES
BUILDING HT.	10.5'	25'	8.5'	YES
PARKING	1 OFF STREET	NONE		NO
BUILDING COV.	36.3%	35% (2226)	43.9% (2797)	YES
IMPERV. RATIO	57.3%	50% (3180 SF)	68.0% (4,325)	YES

FLOOD INSURANCE RATE MAP ZONE:

ZONE AE 8



FLAGLER AVE.

NEW CONST. SWALE CALCULATIONS

LOT SIZE.....7500 SQ. FT.
IMPERVIOUS AREA.....2666 SQ. FT. (EXIST. BUILDING COVERAGE)
% IMPERVIOUS.....36% (EXIST. IMPERVIOUS)

NEW DISTURBED AREA IMPERV IS 500
ROOF N.A.
STAIR N.
HARD 10% N.
TOTAL.....500 FT.

CUBIC FT REQUIRED $500 \times 2.5/12 = 105$ CU FT.
CUBIC FT SUPPLIED.....120 CU FT.
(6' X 20' SWALE)

SECTION THREE SWALE N.T.S.
20.0' CU FEET.

2922 FLAGLER AVE. KEY WEST, FLA.

SITE NOTES

LEGAL DESCRIPTION:

LOT 12 AND NORTHEAST 6 FEET OF LOT 23, BLOCK 3, RIVIERA SHORES SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 148 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AFTER THE FACT

INDEX OF DRAWINGS

A-1 SITE PLAN & SITE DATA

SEAL - ARCHITECT

DESIGN NOTES:

DATE	REVISION

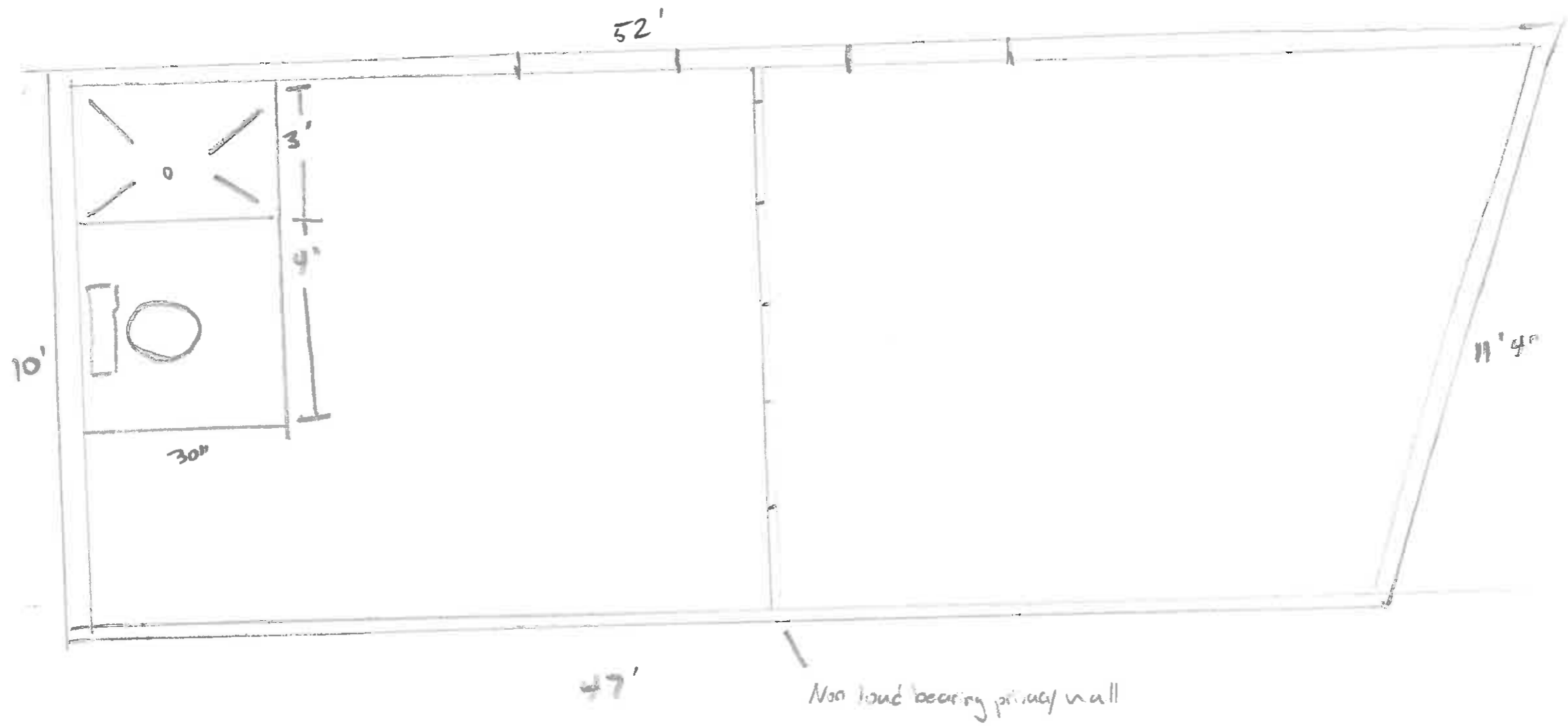


PROJECT:
2922 FLAGLER AVE.
KEY WEST, FL 33040

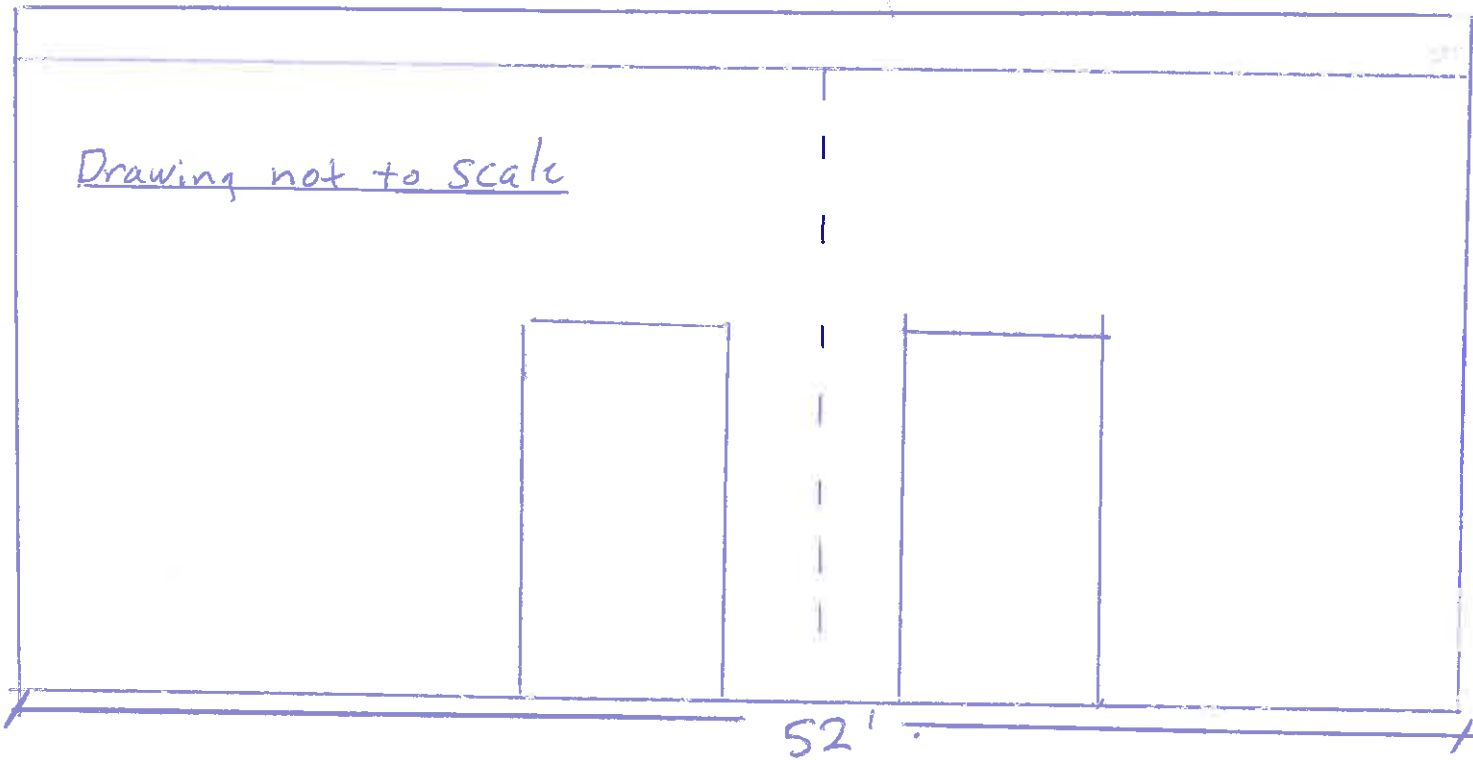
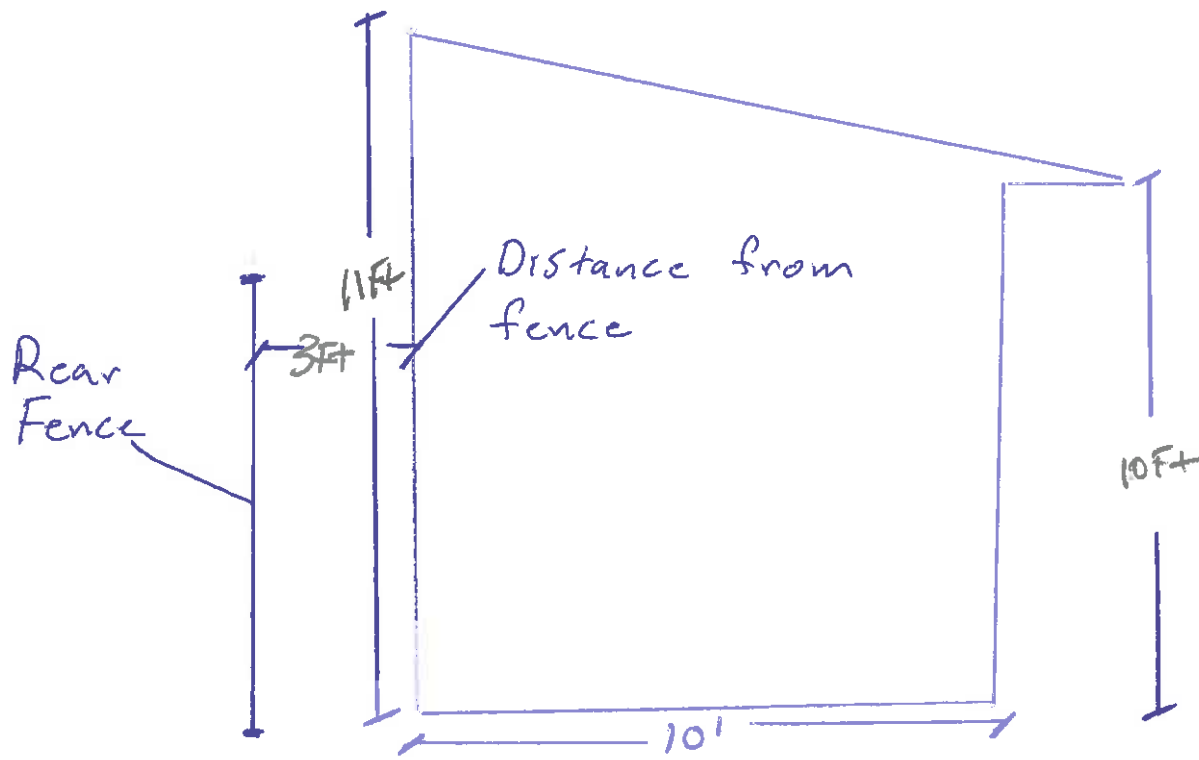
DRAWING TITLE:
EXISTING
SITE PLAN / DATA

SCALE: 1" = 20'
DATE: 07-30-13

SHEET #
A-1



10'x52'
Footprint - sf



Site Photos

Front



Front



side



DRC
Minutes & Comments

Minutes of the Development Review Committee August 22, 2013

Approved on September 26, 2013

Planner Brendon Cunningham called the Development Review Committee Meeting of August 22, 2013 to order at 10:05 AM at Old City Hall in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Engineering Services, Elizabeth Ignaffo; Fire Department, Jason Barroso; HARC Planner, Enid Torregrosa; Building Official, Ron Wampler, and Police Department, Steve Torrence.

Not present were: Planning Director, Don Craig; ADA Coordinator, Diane Nicklaus; Interim Urban Forestry Manager, Karen DeMaria; Recreation Director, Greg Veliz, Arts in Public Places, Dick Moody and Sustainability Coordinator, Alison Higgins.

Comments provided by: Keys Energy.

Also in attendance was Planning Department staff: Stacy Gibson and Carlene Smith

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

June 27, 2013

Motion to approve the June 25, 2013 minutes was made by Mr. Torrence and seconded by Ms. Ignaffo.

July 25, 2013

Motion to approve the July 25, 2013 minutes was made by Mr. Torrence and seconded by Ms. Ignaffo.

DISCUSSION ITEMS

Old Business

1. **After-the-Fact Variances – 2922 Flagler Avenue (RE# 00069210-000000, AK# 1073105) - A request for building coverage , impervious surface ratio, side and rear-yard setbacks, for a shed, and impervious surface ratio requirements and detached habitable space for an after-the-fact construction of a satellite bedroom and bath in the SF zoning district per Section 90-391, Sections 122-238(4)a & b, 122-238(6)a, 2 & 3 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

The applicant, Armando Mundy Parrase, gave members an overview of the request.

DRC Member Comments:

POLICE DEPARTMENT

No comments

Minutes of the Development Review Committee

August 22, 2013

Approved on September 26, 2013

HARC PLANNER:

No comments

ENGINEERING:

Please install a sewer backwater valve in the sanitary sewer lateral, to prevent wastewater backup into the structures during flooding events.

FIRE DEPARTMENT:

Mr. Barroso had issues with setbacks. He asked the applicant to meet with the fire department.

BUILDING OFFICIAL

SUSTAINABILITY COORDINATOR

Get a free home energy audit from Keys energy.

KEYS ENERGY:

No comments

New Business

2. Variances - 728 Windsor Lane (RE#00018890-000100, AK#1019542) - A request for building coverage, impervious surface ratio, front, side and rear-yard setbacks to reconstruct the existing historic structure and non-historic addition and add a swimming pool in the HHDR zoning district per Section 122-630 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

The applicant's contractor, Gary Burchfield, gave members an overview of the request.

DRC Member Comments:

POLICE DEPARTMENT:

No comments

HARC PLANNER:

No comments

ENGINEERING:

Please construct storm water retention swales around the proposed deck, in landscape designated areas. Swales shall be planted with sod or groundcover to prevent erosion.

FIRE DEPARTMENT:

Mr. Barroso had issues with setbacks. He asked the applicant to meet with the fire department.

BUILDING OFFICIAL:

No comments

Property Appraiser Information

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

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

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: 1073105 Parcel ID: 00069210-000000

Ownership Details

Mailing Address:

PARRA ARMANDO JR AND MERCEDES
2922 FLAGLER AVE
KEY WEST, FL 33040-4004

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 04-68-25
Property Location: 2922 FLAGLER AVE KEY WEST
Subdivision: Riviera Shores Sub
Legal Description: BK 3 LT 12 AND THE NW 6 FT OF LT 23 KW RIVIERA SHORES SUBDIVISION PB3-148 OR225-533/34
Description: OR675-141 OR801-1199 OR1367-1974/76FJ CASE99-1422-FR-04 OR1378-787 OR1500-276 OR2194-266 OR2449-32/33C OR2588-2316/17

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



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	60	106	6,360.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 1488
 Year Built: 1958

Building 1 Details

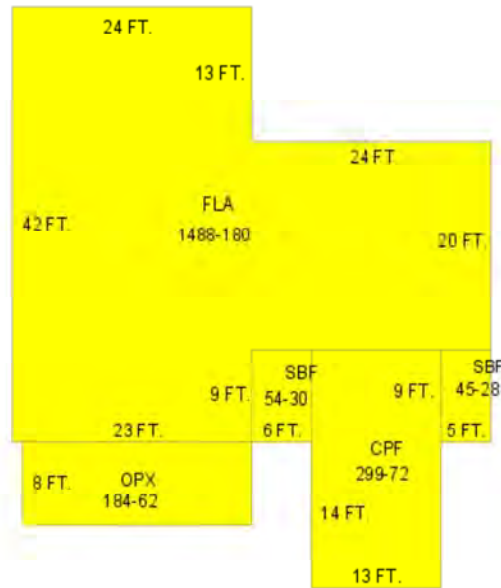
Building Type R1	Condition A	Quality Grade 500
Effective Age 17	Perimeter 180	Depreciation % 22
Year Built 1958	Special Arch 0	Grnd Floor Area 1,488
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONCR FTR
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 4
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1957	N	Y	0.00	0.00	1,488
2	SBF	5:C.B.S.	1	1957	N	N	0.00	0.00	45
3	CPF		1	1957	N	N	0.00	0.00	299
4	SBF	5:C.B.S.	1	1957	N	Y	0.00	0.00	54
5	OPX		1	1957			0.00	0.00	184

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	600 SF	0	0	1984	1985	5	30
2	AP2:ASPHALT PAVING	180 SF	0	0	1957	1958	1	25
3	CL2:CH LINK FENCE	840 SF	0	0	1964	1965	1	30
4	PT3:PATIO	920 SF	0	0	1957	1958	2	50
5	PT5:TILE PATIO	75 SF	3	25	1985	1986	5	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 09-2468	08/11/2009		11,000	Residential	NEW AC INSTALL 4 TON SYSTEM W/ 10 DROPS, 1.5 MINI SPLIT AND 2 FANS
1 09-2392	08/11/2009		23,000	Residential	AIRPORT PROJECT REPLACE 17 WINDOWS, 4 DOORS AND 14 HURRICANE SHUTTERS
1 12-4170	11/20/2012		200	Residential	REPAIR OLD WOOD ON CORNER AND SIDE OF HOUSE. REPLACE FRONT OF HOUSE T111 AND 31 X 4. 3FT PANEL ON CORNER OF HOUSE.
1 12-4171	11/20/2012		300	Residential	4FT OF SOFFIT 2 ROLL OF ROOFING 20 FT X 20 FT.
1 9800501	02/17/1998	11/03/1998	1,900	Residential	A/C
1 9800959	03/25/1998	03/11/1998	2,500	Residential	ELECTRICAL
1 9901546	05/05/1999	08/06/1999	8,790	Residential	METAL ROOF

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	160,679	6,497	144,717	311,893	246,991	25,000	221,991
2011	162,639	6,516	156,303	325,458	239,797	25,000	214,797
2010	164,598	6,535	65,120	236,253	236,253	25,000	211,253
2009	185,184	6,553	162,800	354,537	354,537	25,000	329,537
2008	170,306	6,572	318,000	494,878	494,878	25,000	469,878
2007	222,755	6,527	318,000	547,282	547,282	25,000	522,282
2006	209,066	6,546	318,000	533,612	533,612	0	533,612
2005	223,004	6,564	254,400	483,968	231,820	25,000	206,820
2004	162,606	6,583	190,800	359,989	225,068	25,000	200,068
2003	178,867	6,602	95,400	280,869	220,872	25,000	195,872
2002	147,529	6,801	82,680	237,010	215,696	25,000	190,696
2001	127,065	7,060	82,680	216,805	212,300	25,000	187,300
2000	136,886	5,205	66,780	208,871	206,117	25,000	181,117

1999	128,906	5,013	66,780	200,699	200,699	25,000	175,699
1998	104,450	1,922	66,780	173,153	131,092	25,000	106,092
1997	92,845	1,766	54,060	148,671	128,901	25,000	103,901
1996	78,338	1,539	54,060	133,937	125,147	25,000	100,147
1995	71,374	1,069	54,060	126,503	122,095	25,000	97,095
1994	63,831	996	54,060	118,886	118,886	25,000	93,886
1993	59,864	0	54,060	113,924	113,924	25,000	88,924
1992	59,864	0	54,060	113,924	113,924	25,000	88,924
1991	59,864	0	54,060	113,924	113,924	25,000	88,924
1990	59,864	0	50,880	110,744	110,744	25,000	85,744
1989	54,422	0	49,290	103,712	103,712	25,000	78,712
1988	31,742	0	34,980	66,722	66,722	25,000	41,722
1987	31,390	0	24,731	56,121	56,121	25,000	31,121
1986	31,555	0	23,125	54,680	54,680	25,000	29,680
1985	30,395	0	23,087	53,482	53,482	25,000	28,482
1984	28,608	0	23,087	51,695	51,695	25,000	26,695
1983	28,652	0	23,087	51,739	51,739	25,000	26,739
1982	29,196	0	17,872	47,068	47,068	25,000	22,068

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
9/13/2012	2588 / 2316	290,000	<u>WD</u>	<u>38</u>
1/19/2007	2449 / 32	0	<u>WD</u>	<u>J</u>
3/9/2006	2194 / 266	567,500	<u>WD</u>	<u>Q</u>
2/1/1998	1500 / 0276	216,000	<u>WD</u>	<u>Q</u>
1/1/1979	801 / 1199	48,000	00	<u>Q</u>

This page has been visited 29,883 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 p.m., October 17, 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:

After-the-Fact Variances – 2922 Flagler Avenue (RE# 00069210-000000, AK# 1073105)

– A request for rear yard, side yard setbacks and building coverage for detached habitable space in the SF zoning district per Section 90-391, Section 122-238(6)a3, 122-238(6)a2, and 122-238(4)a and 122-1078 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.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

After-the-Fact Variances – 2922 Flagler Avenue (RE# 00069210-000000, AK# 1073105) – A request for rear yard, side yard setbacks and building coverage for detached habitable space in the SF zoning district per Section 90-391, Section 122-238(6)a3, 122-238(6)a2, and 122-238(4)a and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Armando Parra **Owner:** Armando Parra
Project Location: 2922 Flagler Avenue (RE# 00069210-000000, AK# 1073105))
Date of Hearing: Thursday, October 17, 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 Stacy Gibson at sgibson@keywestcity.com .

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

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

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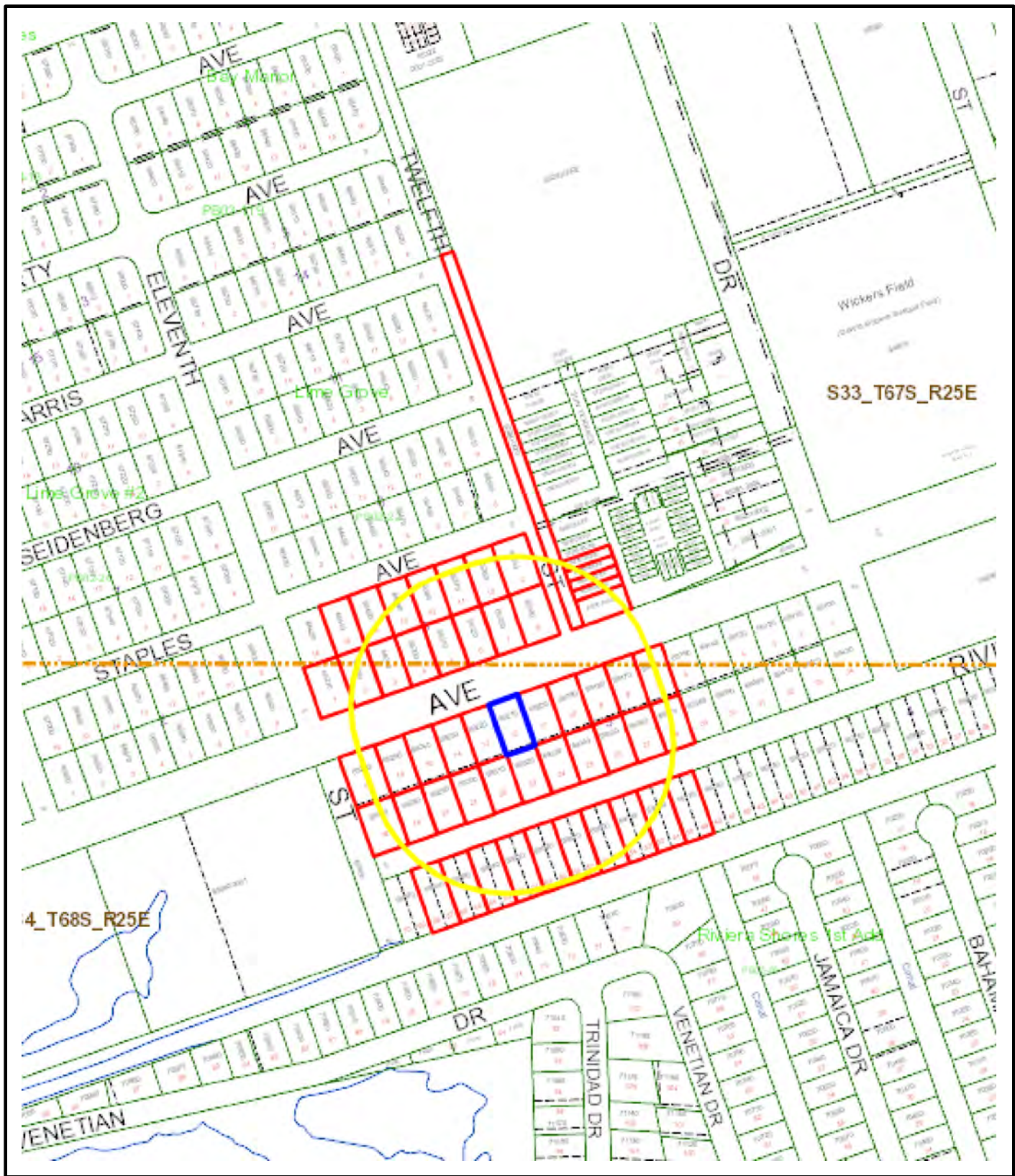
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Monroe County, Florida

2922 Flagler

Printed: Oct 03, 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
STEWART DUANE C AND BETTY J	2901 RIVIERA DR		KEY WEST	FL	33040-4013	
MIRA JAMES JR AND ROBERTA ANDREWS	2928 STAPLES AVE		KEY WEST	FL	33040	
SALGADO RICHARD A AND OLGA	2919 RIVIERA DR		KEY WEST	FL	33040	
HAMBRIGHT THOMAS L AND LYNDA M	2923 RIVIERA DR		KEY WEST	FL	33040-4013	
BUCHHOLZ CAROL A	2908 RIVIERA DR		KEY WEST	FL	33040	
HUTHMACHER M K	3006 FLAGLER AVE		KEY WEST	FL	33040-4006	
ROJEWSKI THOMAS E MD INC TR AG	1080 STONINGTON PL		ZANESVILLE	OH	43701-7209	
YONGUE JOHNNIE W AND LISA M	2934 RIVIERA DR		KEY WEST	FL	33040-4014	
SHIPLEY RONALD E	3009 FLAGLER AVE		KEY WEST	FL	33040	
PEACHEY PAMELA J	2911 RIVIERA DR		KEY WEST	FL	33040	
COOK SARA	3001 RIVIERA DRIVE		KEY WEST	FL	33040	
RODRIGUEZ ANGEL IGNACIO AND DANIELA ORLINDA	2908 STAPLES AVE		KEY WEST	FL	33040-4043	
SHEEHAN KATHA D	20350 SW 346TH ST		HOMESTEAD	FL	33034-4101	
MAKIMAA BRADLEY J AND RENEE C	2924 STAPLES AVE		KEY WEST	FL	33040	
MCCARTHY RITA W REVOCABLE TRUST AMD RES 7/6/06	2916 STAPLES AVE		KEY WEST	FL	33040-4043	
LEE WALTER B III AND HILLARY H	2931 RIVIERA DR		KEY WEST	FL	33040-4013	
ONDERDONK GARY R AND DIANE M T/C	513 FLEMING ST STE 1		KEY WEST	FL	33040-6861	
MENDEZ OTNIEL AND MARITZA	3001 FLAGLER AVE		KEY WEST	FL	33040	
MILSTEAD JAMES D AND JOYCE A	3015 FLAGLER AVE		KEY WEST	FL	33040-4005	
GYGI ANDREW C	600 S PINE ST		NEW SMYRNA BE	FL	32169-2947	
DRESIE DAVID G	PO BOX 1911		KEY WEST	FL	33041	
WEITZ ANDREA RENEE	2920 STAPLES AVE		KEY WEST	FL	33040	
MEIVES JANE Z AND MICHAEL	572 ANCHORAGE DR		NORTH PALM BE	FL	33408	
WEINER CARL AND NANCY	2930 RIVIERA DR		KEY WEST	FL	33040-4014	
MPA OF KEY WEST LIMITED PARTNERSHIP 2/13/97	1433 12TH ST		KEY WEST	FL	33040	
BARRIOS AUGUSTO AND MARIA	3031 FLAGLER AVE		KEY WEST	FL	33040	
BALMACEDA GREGORIO J AND MARIA A	2934 FLAGLER AVE		KEY WEST	FL	33040	
VARELA FREDY C	2926 FLAGLER AVE		KEY WEST	FL	33040-4004	
DOMINGUEZ RAFAEL	955 E 3RD ST UNIT 410		LONG BEACH	CA	90802-6713	
SCHILLING REBECCA	2916 RIVIERA DR		KEY WEST	FL	33040-4014	
LACAYO OSCAR	PO BOX 4378		KEY WEST	FL	33041	
PARRA ARMANDO JR AND MERCEDES	2922 FLAGLER AVE		KEY WEST	FL	33040-4004	
1441 12TH ST LLC	1433 12TH ST		KEY WEST	FL	33040	
DEPOO PAUL JULIO	2932 STAPLES AVE		KEY WEST	FL	33040-4043	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
PEREZ ANGEL AND MARIBEL	2930 FLAGLER AVE		KEY WEST	FL	33040-4004	
SCOTT THOMAS A AND TERRY E	3030 RIVIERA DR		KEY WEST	FL	33040	
CHURCH OF GOD TRUSTEES	1419 WHITE ST		KEY WEST	FL	33040-4871	
CATES CRAIG AND CHERYL	2721 STAPLES AVE		KEY WEST	FL	33040-3961	
VICTOR MARIE Y	3000 FLAGER AVE		KEY WEST	FL	33040	
MOLLOT IRWIN GRANTOR TRUST AMD RESTATED 2/9/201	2912 STAPLES AVE		KEY WEST	FL	33040-4043	
MORENO EMMA	2920 RIVIERA DR		KEY WEST	FL	33040-4014	
BAILEY JERRY LEE	3021 FLAGLER AVE		KEY WEST	FL	33040-4005	
FRAGA CHARLES DAVID	1109 17TH ST		KEY WEST	FL	33040-4276	
BARSTOW MARK THOMAS	NCIS ROTA PSC 819 BOX 35		FPO	AE	09645-0035	
SWITZER TODD M AND JOIE M	2907 RIVIERA DR		KEY WEST	FL	33040	
MEISTER CHRIS R AND CHERYL A	2900 FLAGLER AVE		KEY WEST	FL	33040-4004	
RUFFIN SUZANNE NASH REV TR 12/16/2009	408 S 2ND ST		WILMINGTON	NC	28401-5002	
CONFIDENTIAL DATA F.S. 119.07	1435 12TH ST		KEY WEST	FL	33040	
MENENDEZ JUAN AND AMBER	2918 FLAGLER AVE		KEY WEST	FL	33040-4004	
ROSE DAVID W AND ANGELINE M	2906 FLAGLER AVE		KEY WEST	FL	33040	
VALDIVIESO CARLOS ANGEL	2927 RIVIERA DR		KEY WEST	FL	33040-4013	
CROOKS RICHARD AND NINA	1439 12TH ST		KEY WEST	FL	33040	