VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040
Phone: 305-809-3764
Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Variance Application Fee	$ 2,552.56
Advertising and Noticing Fee	$ 358.87
Fire Department Review Fee	$ 127.63
Total Application Fee	$ 3,039.06

After the Fact Application Fee Schedule

After the Fact Variance Application Fee	$ 5,105.13
Advertising and Noticing Fee	$ 358.87
Fire Department Review Fee	$ 127.63
Total Application Fee	$ 5,591.63

Please complete this application and attach all required documents. This will help staff process your request quicklyand obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:
Site Address: 712 Eaton Street
Zoning District: HMDR
Real Estate (RE) #: 00006090-000000
Property located within the Historic District? ☒Yes ☐No

APPLICANT: ☒Owner ☐Authorized Representative
Name: Richard Pesce Mailing Address: 2414 Beverly RD
City: Wantagh State: NY Zip: 11793
Home/Mobile Phone: 917-709-1973 Office: N/A Fax: N/A
Email: richpesce@gmail.com

PROPERTY OWNER: (if different than above)
Name: 712 Eaton St Land trust c/o Mailing Address: Same
City: Eaton St Enterprises LLC State: Zip:
Home/Mobile Phone: Office: Fax:
Email:

Description of Proposed Construction, Development, and Use: install a wall in the rear of an existing pavilion to improve a property line encroachment

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

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

If yes, please describe and attach relevant documents:

Will any work be within the dripline (canopy) of any tree on or off the property? ☐Yes ☒No
If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? ☐Yes ☒No

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

Site Data Table

	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback	15 feet	1.7'-2.4'	0 feet	1.7'-2.4' feet
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or No. of seats				

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

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

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment *must find all of the following* requirements are met: Please print your responses.

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 Special Condition is that this was an existing structure and is one the property card dating back to 1978.

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

Conditions were not created by us. The structure was on the Survey when we purchased the property.

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

No Special privilege will be conferred with this request. The Sole purpose of this request is to eliminate an encroachment onto the rear neighbors historic legal description that was created by a prior owner in 1978.

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 termsof this ordinance and would work unnecessary and undue hardship on the applicant. The hardship is that this structure has existed since 1978 and there has been a code violation issued and we have been in court for more than two years. We are asking for this variance to bring the condition into compliance, this was agreed w/ the city in a mediation.

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 a minimum variance request. We are prosing to move the rear wall off the neighbors propetty, by installing one new wall 2.4' and removing existing.

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.

Correct, there is only upside to the ~~not~~ our neighbor.

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.

Agreed.

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

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

REQUIRED SUBMITTALS: ***All*** **of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.**

- ☐ Correct application fee, made payable to "City of Key West."
- ☑ Pre-application meeting form
- ☑ Notarized verification form signed by property owner or authorized representative.
- N/A Notarized authorization form signed by property owner, if applicant is not the owner.
- ☑ Copy of recorded warranty deed
- ☑ Monroe County Property record card
- ☑ Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- ☑ Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- ☑ Floor plans
- ☐ Any additional supplemental information necessary to render a determination related to the variance request

Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: 12/2/25 Zoning District: _____

Address/Location: 712 Eaton ST

Request: Pre application meeting

Type of Application: Varience

Attendees: Richard Pesce, Damien Ventriglia, Ben Gagnon, Sheeta / Almas

Notes:

- Went over required items for planning submittal
- Went over process and fee Schedule
- explaned the goal and strategy
- went over mediation agreement

City of Key West
Planning Department
Verification Form
(Where Applicant is an entity)

I, Richard Pesce, in my capacity as managing member
(print name) *(print position; president, managing member)*

of Eaton ST Enterprises LLC
(print name of entity)

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:

712 Eaton ST Key West FL, 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 12/15/2025 by
date

Rich Pesce.
Name of Applicant

He/She is personally known to me or has presented NYS DL as identification.

Notary's Signature and Seal

STEVEN YOW
Notary Public, State of New York
No. 01YO6121063
Qualified in New York County
Commission Expires Jan. 3, 2029

Steven Yow
Name of Acknowledger typed, printed or stamped

01YO6121063
Commission Number, if any

MAP OF BOUNDARY SURVEY

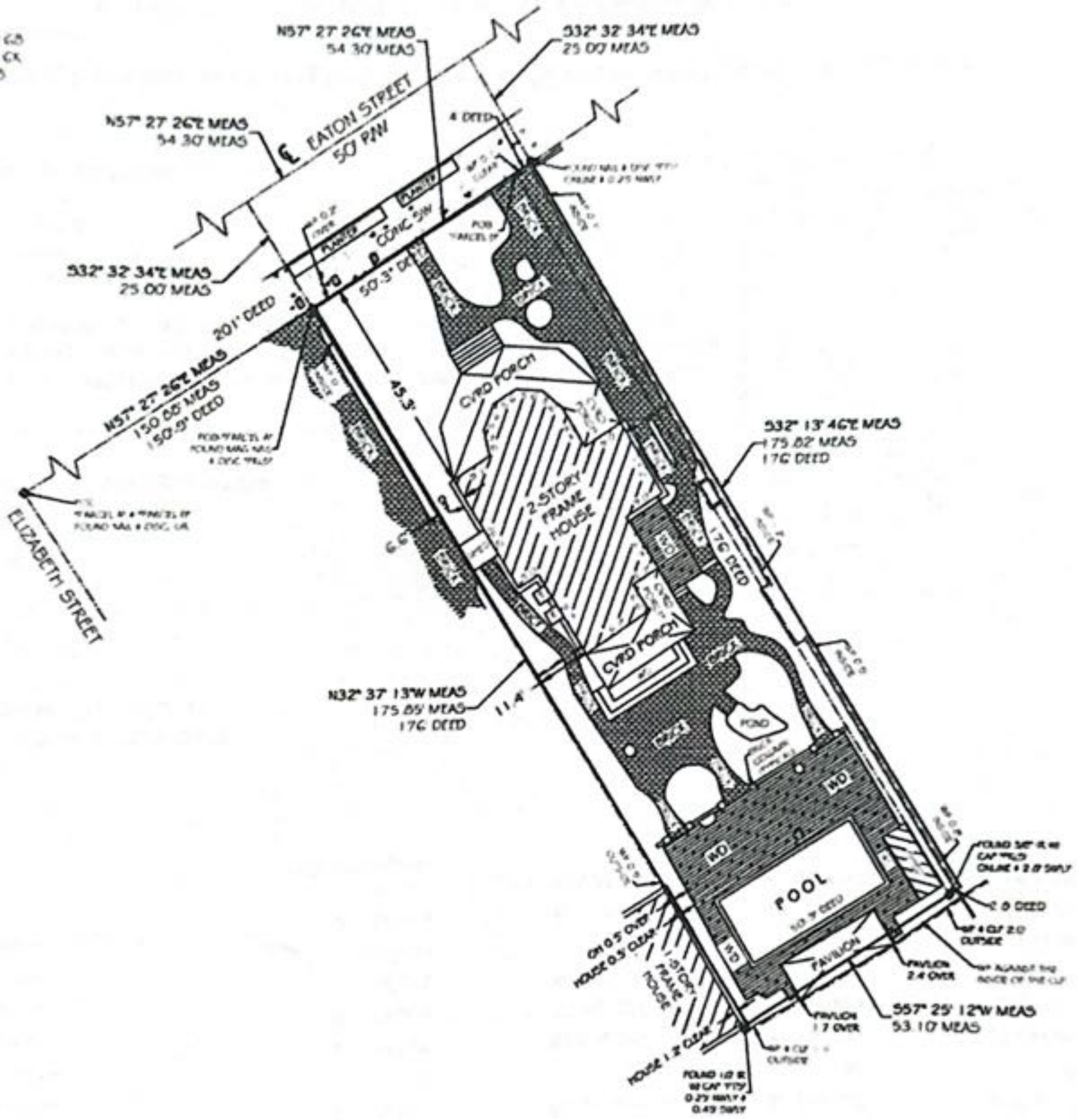
BEARING BASE:
ALL BEARINGS ARE BASED ON N57°27'26"E ASSUMED ALONG THE CENTERLINE OF EATON STREET

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
712 EATON STREET
KEY WEST, FL 33040

COMMUNITY NO. - 120168
MAP NO. - 12087C 1516K
MAP DATE - 02-18-2005
FLOOD ZONE - X
BASE ELEVATION: N/A



REVISION (1) - 4/17/2023 - REVISED PAVILION DIMENSIONS

LEGEND

- WATER METER
- CABLE TV BOX
- MANHOLE
- WOOD POWER POLE
- CONCRETE POWER POLE

TOTAL AREA = 9,442.10 SQFT±

1"=20'
0 10 20 40

CERTIFIED TO:

Richard L. Tinnin and Deborah Tinnin

FLORIDA KEYS
LAND SURVEYING

LEGAL DESCRIPTION:

'PARCEL A'
On the Island of Key West and being a part of Lot 3, of Square 33, according to Wm A. Whitehead's Map of said Island, delineated in February 1829, and more particularly described as follows:
Commencing at the Southeasterly corner of Elizabeth and Eaton Streets, and running along the line of Eaton Street in a Northeasterly direction a distance of 150 feet, 9 inches for a Point of Beginning; thence continuing in a Northeasterly direction along Eaton Street a distance of 50 feet, 3 inches; thence at right angles in a Southeasterly direction 176 feet; thence at right angles in a Southwesterly direction 50 feet, 3 inches; thence at right angles in a Northwesterly direction 176 feet to Eaton Street a distance of 176 feet to the Point of Beginning.

'PARCEL B' Also
On the Island of Key West and being a part of Lot 2, of Square 33, according to Wm A. Whitehead's Map of said Island, delineated in February 1829, and more particularly described as follows:
Commencing at the Southeasterly corner of Elizabeth and Eaton Streets, and running along the line of Eaton Street in a Northeasterly direction a distance of 201 feet for a Point of Beginning; thence continuing in a Northeasterly direction along Eaton Street a distance of 4 feet; thence at right angles in a Southeasterly direction 93 feet to the beginning of a metal fence; thence continue Southeasterly along said fence 1.2± feet to a point; thence at right angles in a Northeasterly direction 2.3 feet to a point; thence at right angles in a Northwesterly direction 176 feet to Eaton Street a distance of 176 feet to the Point of Beginning.

Monroe County, FL

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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00006090-000000
Account#	1006319
Property ID	1006319
Millage Group	10KW
Location Address	712 EATON St, KEY WEST
Legal Description	KW PT LOT 3 SQR 35 G9-514 OR585-730/31 OR824-1437/38 OR992-627/28 OR992-629 OR1005-1534/37 OR1177-901/02 OR1177-907/08 OR1189-1294/29 OR1189-1301/02 OR1381-1065/68 OR1381-1069/76 OR2914-378/80 OR3212-1550 (Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

712 EATON ST LAND TRUST 01/25/2023
C/O EATON ST ENTERPRISES LLC TRUSTEE
2414 BEVERLY RD
Wantagh NY 11793

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	$1,508,813	$1,524,530	$1,351,767	$1,159,992	$1,110,631
+ Market Misc Value	$40,104	$39,735	$39,948	$40,160	$40,373
+ Market Land Value	$1,505,867	$1,140,971	$843,888	$837,430	$882,638
= Just Market Value	$3,054,784	$2,705,236	$2,235,603	$2,037,582	$2,033,642
= Total Assessed Value	$2,705,079	$2,459,163	$2,235,603	$2,037,582	$2,033,642
- School Exempt Value	$0	$0	$0	$0	$0
= School Taxable Value	$3,054,784	$2,705,236	$2,235,603	$2,037,582	$2,033,642

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	$1,140,971	$1,524,530	$39,735	$2,705,236	$2,459,163	$0	$2,705,236	$0
2021	$843,888	$1,351,767	$39,948	$2,235,603	$2,235,603	$0	$2,235,603	$0
2020	$837,430	$1,159,992	$40,160	$2,037,582	$2,037,582	$0	$2,037,582	$0
2019	$882,638	$1,110,631	$40,373	$2,033,642	$2,033,642	$0	$2,033,642	$0
2018	$777,152	$1,050,631	$40,564	$1,868,347	$1,868,347	$0	$1,868,347	$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (0150)	9,442.00	Square Foot	54	176

Buildings

Building ID	395
Style	2 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Building Name	
Gross Sq Ft	6695
Finished Sq Ft	2738
Stories	2 Floor
Exterior Walls	CUSTOM
Year Built	1924
EffectiveYearBuilt	2017
Foundation	WD CONC PADS
Roof Type	IRR/CUSTOM
Roof Coverage	METAL
Flooring Type	CERM/CLAY TILE

Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	346	Bedrooms	4
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	4	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,132	0	0
FLA	FLOOR LIV AREA	2,738	2,738	0
OPU	OP PR UNFIN LL	133	0	0
PTO	PATIO	2,581	0	0
SBF	UTIL FIN BLK	111	0	0
TOTAL		6,695	2,738	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WATER FEATURE	1978	1979	0 x 0	1	1 UT	1
TIKI	1978	1979	8 x 23	1	184 SF	5
LC UTIL BLDG	1978	1979	4 x 13	1	52 SF	1
RES POOL	1978	1979	0 x 0	1	528 SF	3
HOT TUB	1992	1993	0 x 0	1	1 UT	3
FENCES	1997	1998	7 x 334	1	2338 SF	2
FENCES	1997	1998	3 x 143	1	429 SF	2
BRICK PATIO	1978	1979	3 x 93	1	279 SF	4
BRICK PATIO	1978	1979	5 x 64	1	320 SF	4
BRICK PATIO	1978	1979	10 x 57	1	570 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/25/2023	$100	Warranty Deed	2407390	3212	1550	11 - Unqualified	Improved		
6/21/2018	$2,425,000	Warranty Deed	2175621	2914	378	01 - Qualified	Improved		
7/1/1991	$712,500	Warranty Deed		1177	901	Q - Qualified	Improved		
3/1/1987	$450,000	Warranty Deed		1005	1534	Q - Qualified	Improved		
9/1/1986	$400,000	Warranty Deed		992	627	Q - Qualified	Improved		
1/1/1981	$975,000	Warranty Deed		824	1437	U - Unqualified	Improved		
2/1/1974	$45,000	Conversion Code		585	730	Q - Qualified	Improved		

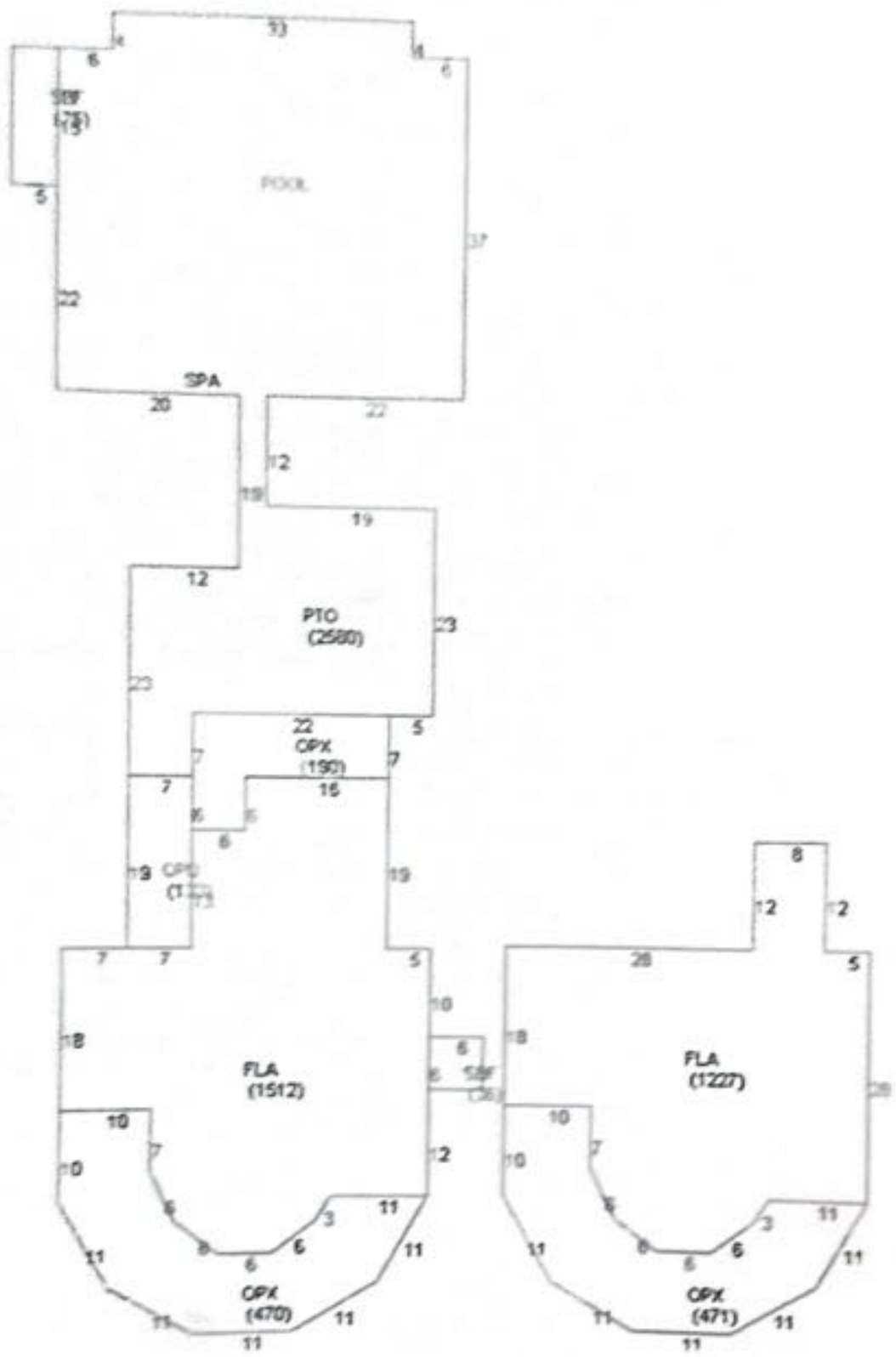
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-0134	12/19/2019	5/3/2019	$0	Residential	AFTER THE FACT: PERMIT FOR REPLACING GFI OUTLETS IN KITCHEN AND BATHROOM AND INSTALLING UNDERCABINET LIGHTS IN KITCHEN . N.O.C. EXEMPT
18-1762	11/19/2019	1/14/2019	$0	Residential	ATF RED TAG ALL INTERIOR WORK REPLACE KITCH CAB 4 VANITY, REPLACE 250SF FLOOR AND WALL TILES FOR BATHROOM
19-0289	3/14/2019	1/17/2021	$18,000	Residential	REPLACE PLUMBING FIXT FOR 2.5 BATHS 1 KITCH.INCLUDING 2 SHOWERS, 4 LAVS, 3 TOILETS, 1 SINK, 1 DW
18-3192	8/1/2018	1/29/2019	$15,000	Residential	REPLACE EXISTING DECK IWTH IEP 1250SF
10-0801	3/19/2010	8/5/2010	$19,000	Residential	REMOVE EXISTING ROOF-INSTALL PEEL & STICK AND VCRIMP 20SQ
04-0487	2/23/2004	8/12/2004	$14,986	Residential	
9801104	4/6/1998	11/3/1998	$2,000	Residential	REPAIR FACIA/ROOF
96-2715	7/1/1996	12/1/1996	$6,100	Residential	REPAIR DECK
					ROOFING

View Tax Info

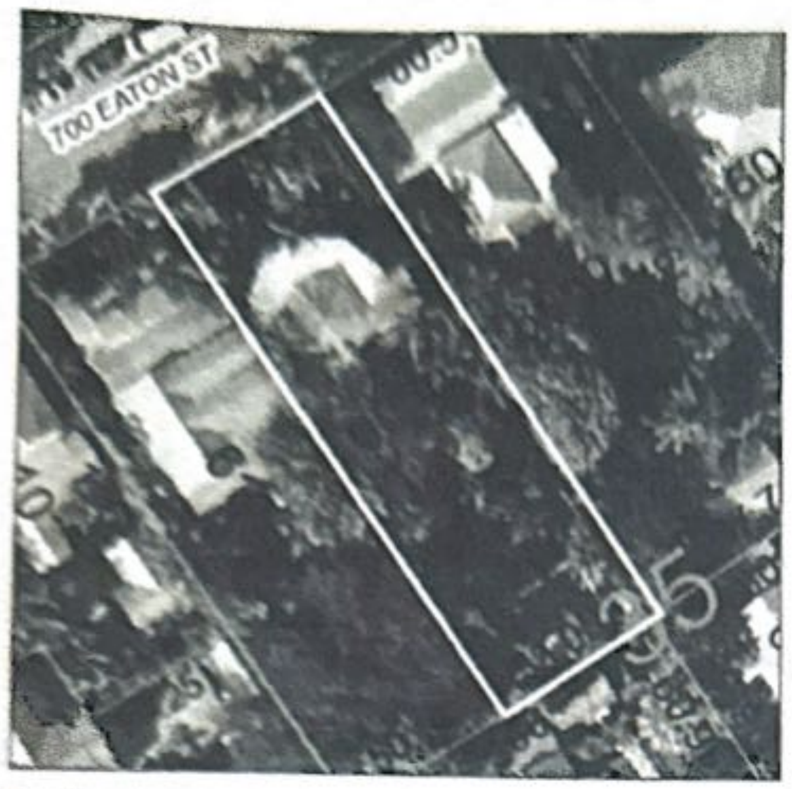
View Taxes for this Parcel

Sketches (click to enlarge)



Photos

Map



TRIM Notice

2023 TRIM Notice(PDF)

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User Privacy Policy GDPR Privacy Notice

Last Data Upload: 8/30/2023, 4:01:27 AM

Contact Us

Developed by Schneider GEOSPATIAL

Doc # 2407390 Bk# 3212 Pg# 1550 Electronically Recorded 2/21/2023 at 2:44 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $18.50 Deed Doc Stamp $0.70

Prepared by:
Danny E. Eskanos, Esq., FBN: 0239940
2911 S.R. 590, Suite 26, Clearwater, FL 33759
Phone: 719-650-3032
Return (and deliver Tax Bill) to:
Eaton St Enterprises LLC, Trustee
712 Eaton St Land Trust
2414 Beverly Rd.
Wantagh, NY 11793

Warranty Deed

This Warranty Deed is made this 25th day of January, 2023, between **Richard Pesce** and **Deborah Pesce**, Husband and Wife, whose post office address is: 2414 Beverly Rd., Wantagh, NY 11793, hereinafter called the **GRANTOR**, and **Eaton St Enterprises LLC**, a Florida Limited Liability Company, as **Trustee** for the **712 Eaton St Land Trust Dated January 25, 2023**, whose post office address is 2414 Beverly Rd., Wantagh, NY 11793, with full power and authority in said Trustee to either protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein below for the benefit and behoof of said Trust, but without imposing any personal liability whatsoever upon the said Trustee, hereinafter called the **Grantee**.

Witnesseth, that said Grantor, for and in consideration of Ten and No/100 US Dollars and other good and valuable consideration to said Grantor in hand paid, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land, situate, lying and being in the **Monroe County, Florida**, to-wit:

On the Island of Key West and being a part of Lot 3, of Square 35, according to William A. Whitehead's Map of said Island, delineated in February 1829, and more particularly described as follows:

Commencing at the Southeasterly corner of Elizabeth and Eaton Streets, and running along the line of Eaton Street in a Northeasterly direction a distance of 150 feet, 9 inches for a Point of Beginning; thence continuing in a Northeasterly direction along Eaton Street a distance of 50 feet, 3 inches; thence at right angles in a Southeasterly direction 176 feet; thence at right angles in a Southwesterly direction 50 feet, 3 inches; thence at right angles in a Northwesterly direction out to Eaton Street a distance of 176 feet to the Point of Beginning.

Also

On the Island of Key West and being a part of Lot 2, of Square 35, according to William A. Whitehead's Map of said Island, delineated in February 1829, and more particularly described as follows:

Commencing at the Southeasterly corner of Elizabeth and Eaton Streets, and running along the line of Eaton Street in a Northeasterly direction a distance of 201 feet for a Point of Beginning; thence continuing in a Northeasterly direction along Eaton Street a distance of 4 feet; thence at right angles in a Southeasterly direction 55 feet to the beginning of a metal fence; thence continue Southeasterly along said fence 121 feet to a point; thence at right angles in a Southwesterly direction 2.8 feet to a point; thence at right angles in a Northwesterly direction out to Eaton Street a distance of 176 feet to the Point of Beginning.

Parcel Tax Folio I.D. No. 00006090-000000

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

whether singular or plural. No warranty is given by attorney as to title. No monetary consideration paid on this transfer. No document stamp taxes due pursuant to F.A.C. Rule 12B-4.013(28)(a).)

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

To Have and to Hold, the same in fee simple forever;

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to transfer, sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the current year and subsequent years, and subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any, but this provision shall not serve to re-impose the same.

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

SIGNED IN THE PRESENCE OF THE FOLLOWING TWO WITNESSES:

Grantors:

Witness #1 Sign: _____

Witness Name: Angela Baljit

_____

Signature: Richard Pesce

Witness #2 Sign: _____

Witness Name: Eric Cruz

_____

Signature: Deborah Pesce

STATE OF New York)

COUNTY OF New York) ACKNOWLEDGEMENT

The foregoing instrument was executed and acknowledged before me this 10th of February, 2023, by means of ☑ Physical Presence or ☐ Online Notarization, by **Richard Pesce** and **Deborah Pesce**, who is/are ☐ personally known to me or ☑ who has/have produced a valid ☑ driver's license/State ID (State: NY) or ☐ Passport (Country: _____) as identification.

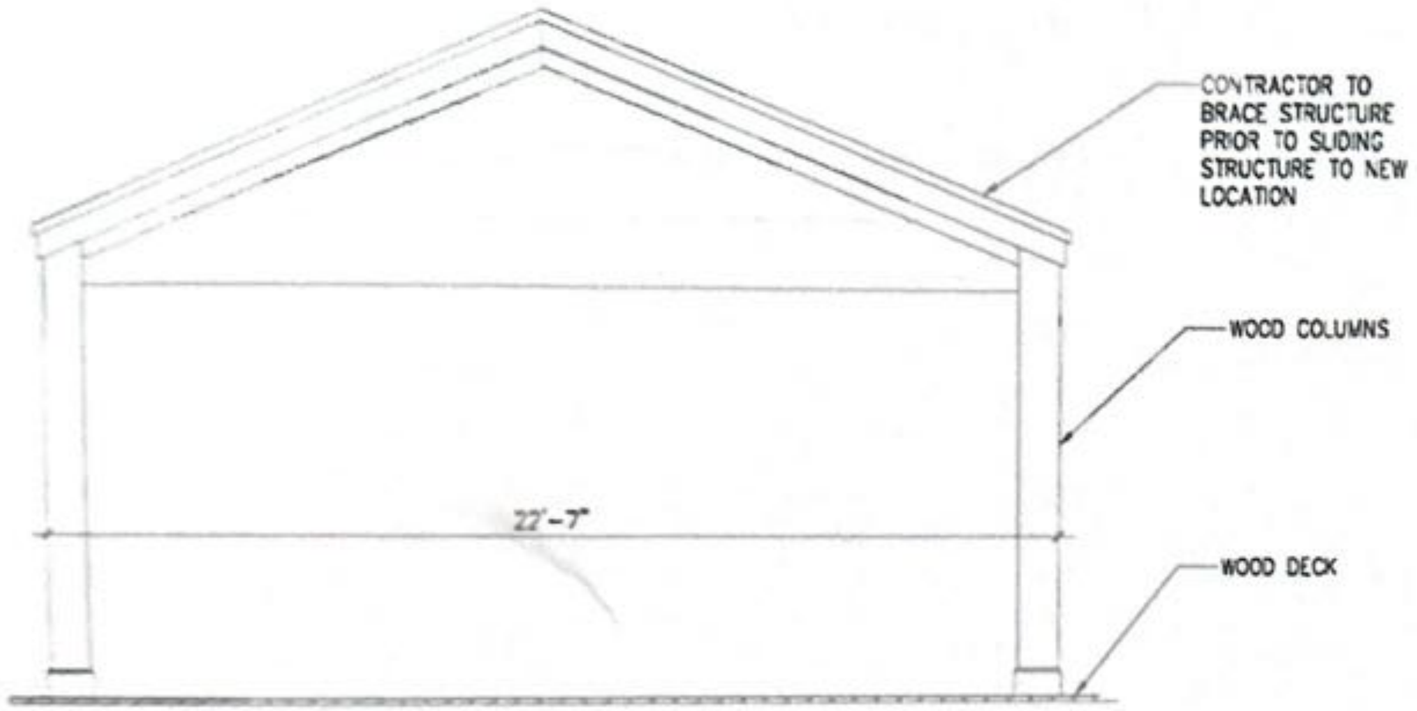
STEVEN YOW
Notary Public, State of New York
No. 01YO6121063
Qualified in New York County
Commission Expires Jan. 3, 2025

(Place Notary Seal Above)

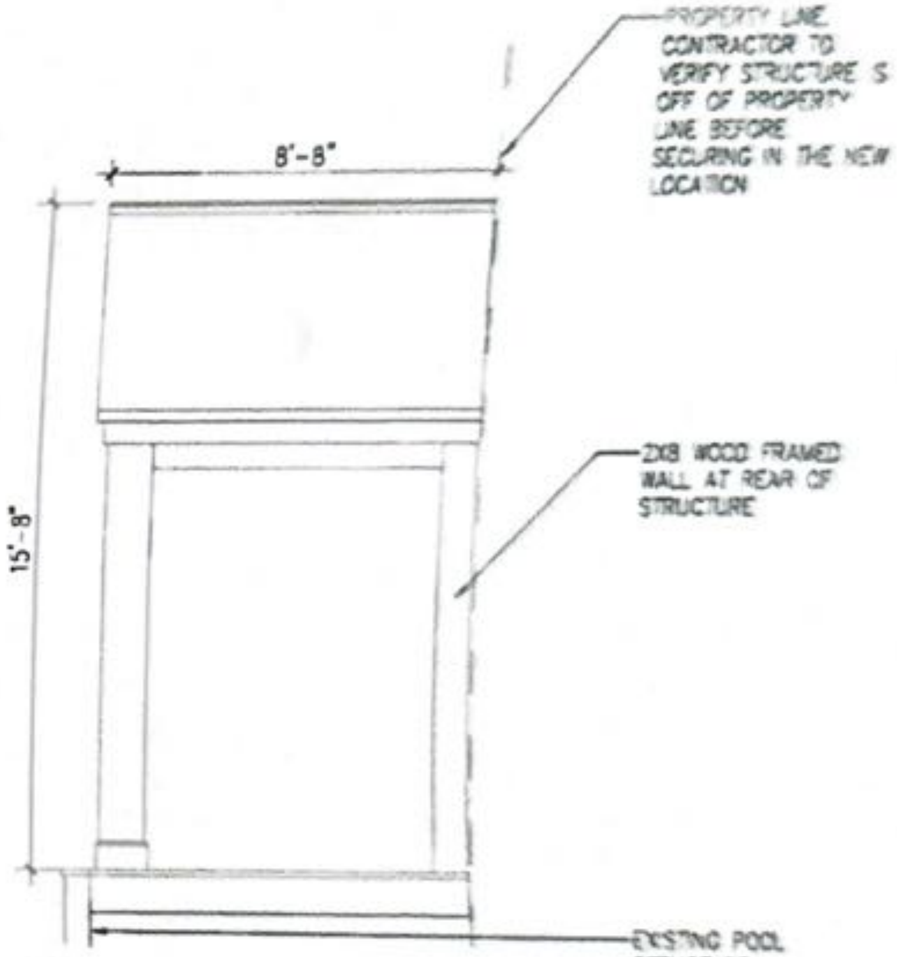
_____

Notary Public

Deed: 712 Eaton St, Key West, Fl. 33040 Page 2 of 2



1 A-1 PAVILION FRONT ELEVATION
SCALE 1/2" = 1'



2 A-1 PAVILION SIDE ELEVATION
SCALE 1/2" = 1'

STRUCTURE RELOCATION PLAN

ELEVATIONS

A-1

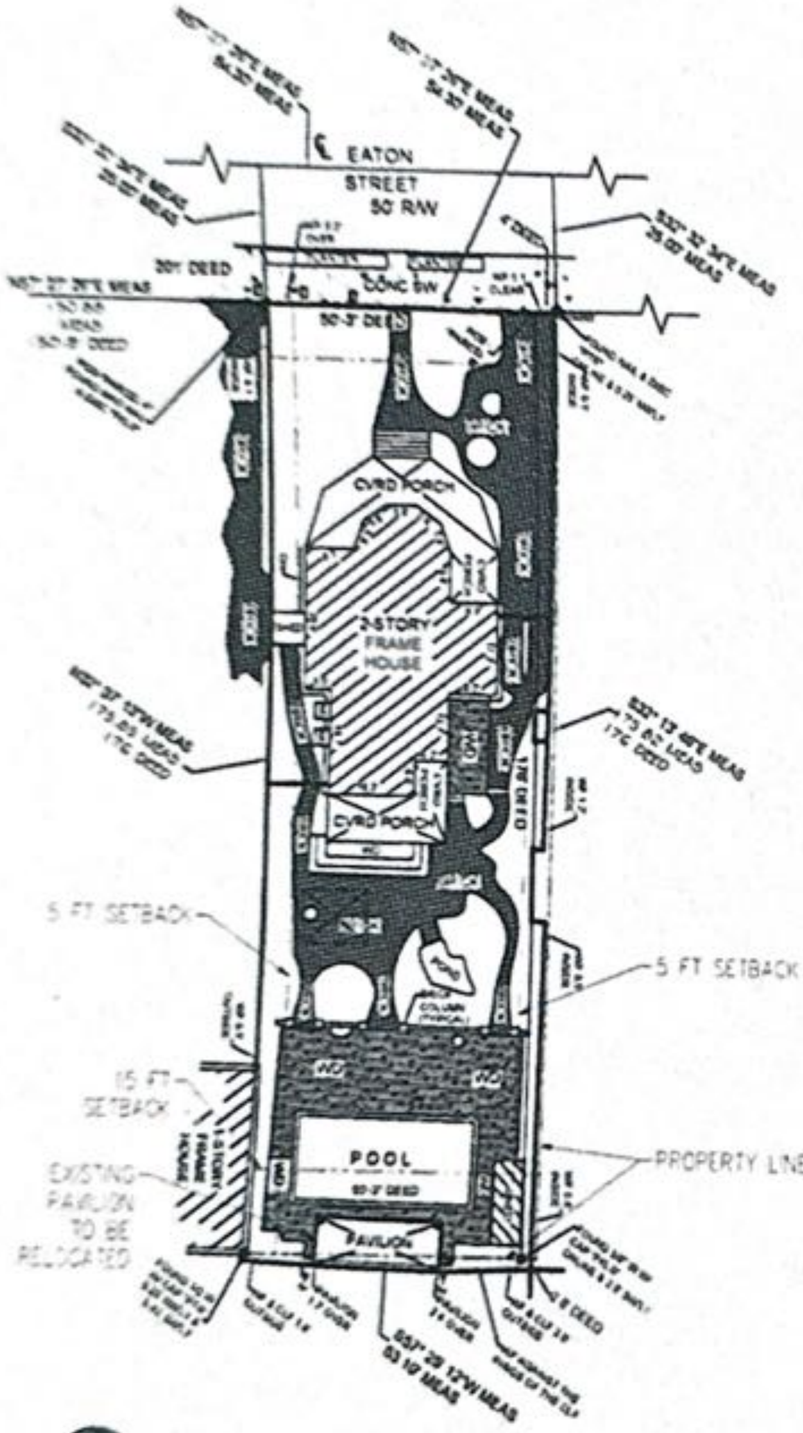
SITE DATA

DESIGN DATA

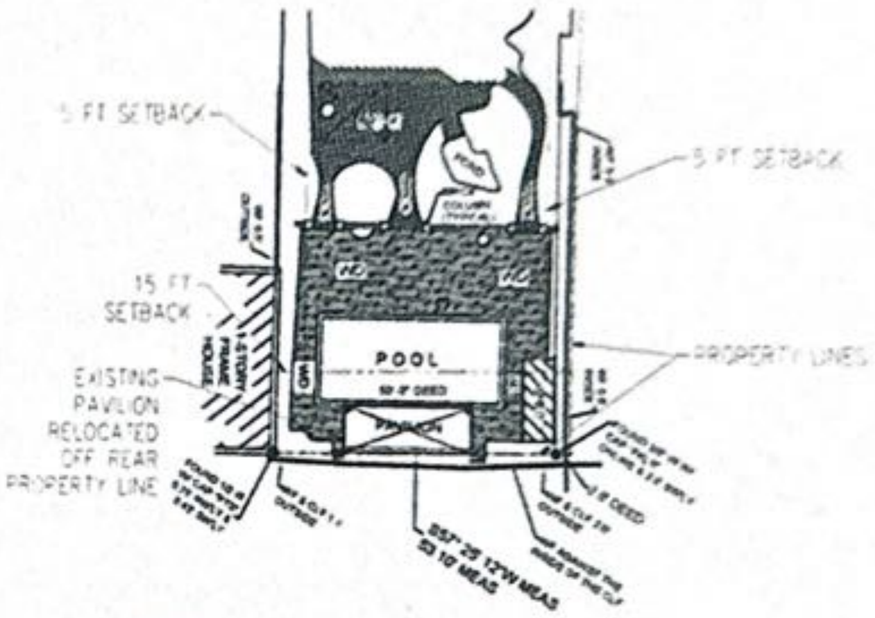
INDEX OF DRAWINGS

SCOPE OF WORK

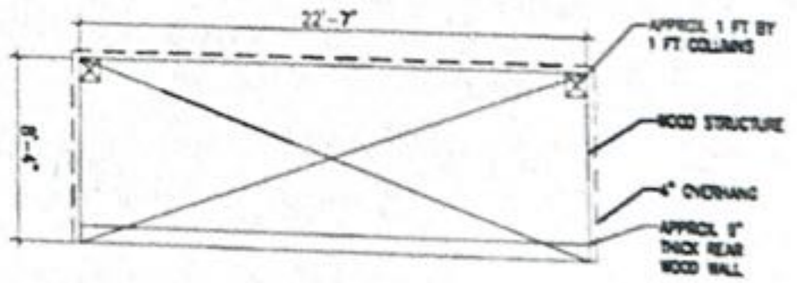
GENERAL NOTES



1 CS-1 EXISTING CONDITIONS



2 CS-1 PROPOSED PLAN



3 CS-1 PAVILION PLAN

4 CS-1 PAVILION PHOTOGRAPH

STRUCTURE RELOCATION PLAN

SITE AND PAVILION PLAN

CS-1

SITE DATA

SITE ADDRESS: 712 EATON ST, KEY WEST, FL 33040
RE: 00006090-000000
ZONING: HMDR
FLOOD ZONE: X
F.I.R.M.- COMMUNITY#120087C; MAP & PANEL #12087C1516K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 06/68/25
LEGAL DESCRIPTION: KW PT LOT 3 SQR 35 G9-514
OCCUPANCY: SINGLE FAMILY RESID
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-22
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

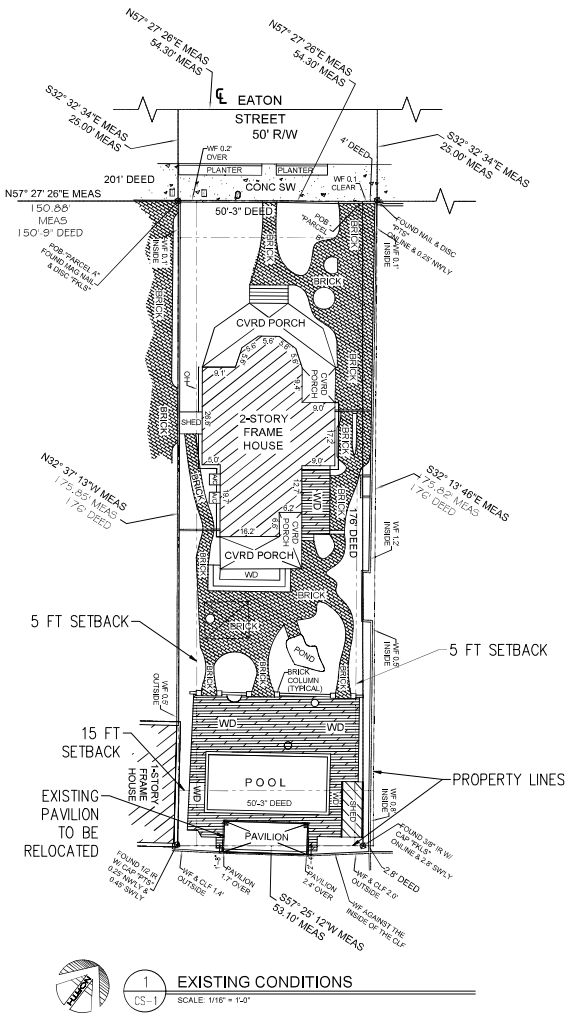
SHEET CS-1 - SITE AND PAVILION PLAN
SHEET A-1 - ELEVATIONS
SHEET S-1 - STRUCTURAL PLAN AND DETAILS

SCOPE OF WORK

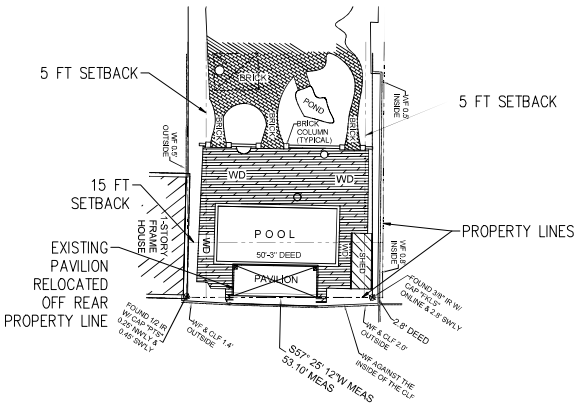
- RELOCATE PAVILION OFF OF PROPERTY LINE. CONTRACTOR TO DETACH EXISTING STRUCTURE FROM FOUNDATION AND MOVE IT TO NEW FOUNDATION OFF THE PROPERTY LINE.

GENERAL NOTES

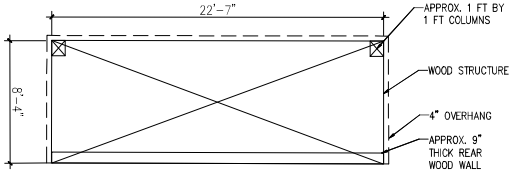
1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID, CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2023 FLORIDA BUILDING CODE , LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2023 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS, ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.



1 CS-1 EXISTING CONDITIONS
SCALE: 1/16" = 1'-0"



2 CS-1 PROPOSED PLAN
SCALE: 1/16" = 1'-0"



3 CS-1 PAVILION PLAN
SCALE: 1/4" = 1'

4 CS-1 PAVILION PHOTOGRAPH
SCALE: 1/4" = 1'

Northstar Engineering LLC
13 Bamboo Terrace
Key West, Florida 33040
AUTHORIZATION #34715
ph:305-481-0409
RICHARD J. MILELLI LICENSE No 58315 STATE OF FLORIDA PROFESSIONAL ENGINEER
RICHARD J. MILELLI
PE #58315

General Notes

STRUCTURE RELOCATION PLAN

712 EATON STREET
KEY WEST, FL

Drawn By:	Checked By:
RJM	RJM
Project No.	Scale: AS NOTED

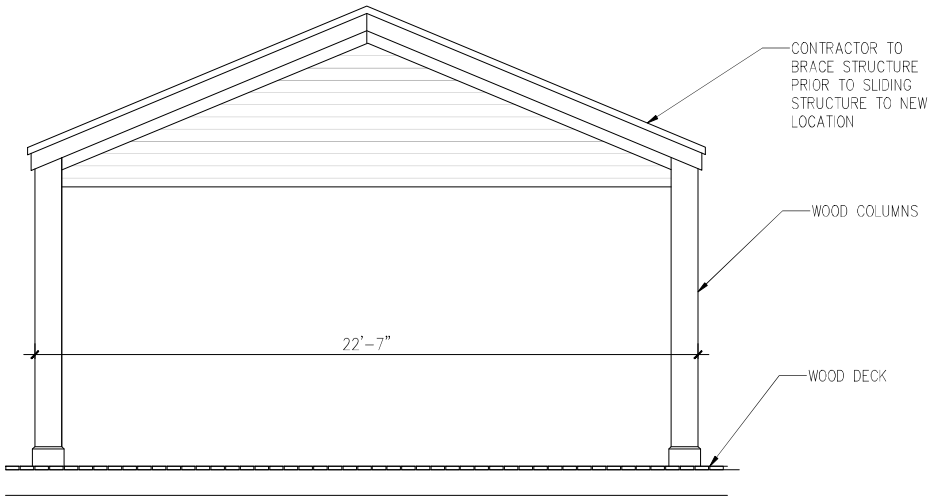
AutoCad File No.

Revisions

Title:
SITE AND PAVILION PLAN

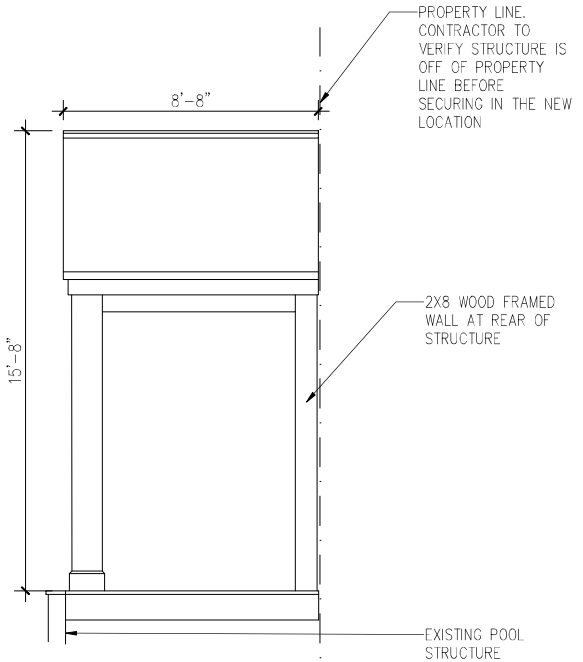
Sheet Number:
CS-1

Date: JULY 1, 2025



1 / A-1 PAVILION FRONT ELEVATION

SCALE: 1/2" = 1'



2 / A-1 PAVILION SIDE ELEVATION

SCALE: 1/2" = 1'

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Seal

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RICHARD MILELLI
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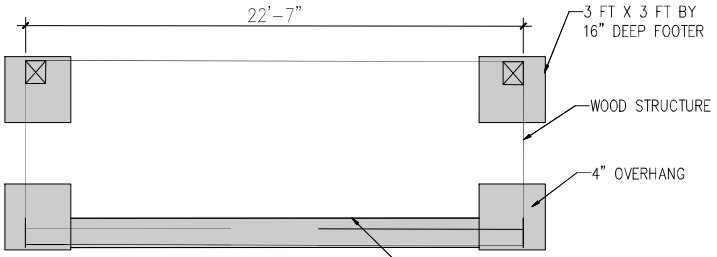
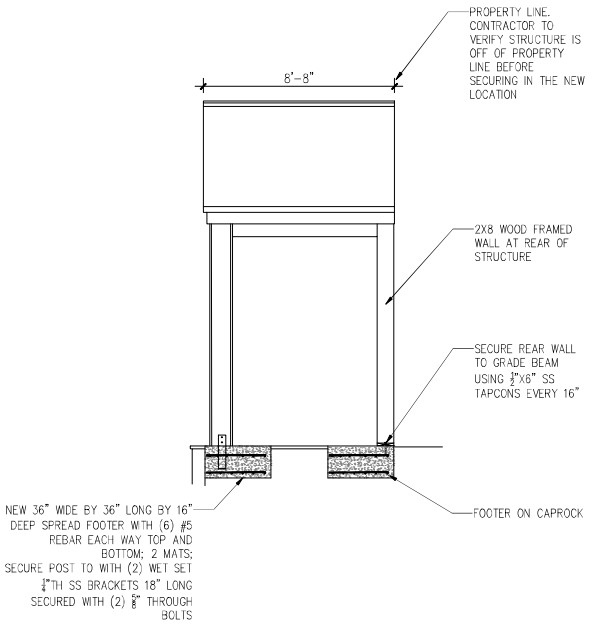


1 S-1 FOUNDATION PLAN
SCALE: 3/8" = 1'



2 S-1 PAVILION SECTION
SCALE: 3/8" = 1'

FOUNDATION & CONCRETE NOTES

1. ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED, NATURAL ROCK UNLESS OTHERWISE NOTED.
2. AUGER PILE DIAMETERS AND EMBEDMENT INTO ROCK SHALL BE NO LESS THAN 16" DIAMETER NOR LESS THAN 3' INTO ROCK UNLESS OTHERWISE NOTED.
3. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED.
4. ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP AT LEAST 4000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. (UNLESS OTHERWISE NOTED.)
5. ALL CONCRETE WORK AND REINFORCING DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 318. EXPOSED EDGES OF CONCRETE SHALL HAVE ¾" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
6. CONCRETE FORMS SHALL BE WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.
7. MIXING, PLACING AND CURING OF ALL CONCRETE MUST BE IN ACCORDANCE WITH ACI 305R, HOT WEATHER CONCRETING. NEW CONCRETE EXPOSED TO DIRECT SUNLIGHT SHALL BE COVERED AND SPRAYED.
8. ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A-615, GRADE 60.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND SHALL BE LAPPED ONE FULL MESH AND AT SIDE AND END SPLICES AND WIRED TOGETHER.
10. REINFORCEMENT COVERAGE SHALL BE 2" MINIMUM WHEN FORMS ARE USED AND 3" MINIMUM WHEN POURED AGAINST THE EARTH, UNLESS OTHERWISE NOTED.
11. LAP SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS.
12. PROVIDE ALL ACCESSORIES NECESSARY TO SECURE REINFORCING IN PROPER POSITION AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH ACI 318. ALL ACCESSORIES TO BE GALVANIZED.
13. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED STEEL.
14. MANUFACTURED STRAPS AND ANCHORS SHALL BE GALVANIZED AND SHALL BE FASTENED PER THE MANUFACTURER RECOMMENDATIONS. IN NO EVENT SHALL A STRUCTURAL MEMBER SUCH AS PIER, SILL, JOIST, PLATE, RAFTER OR TRUSS BE WITHOUT ANCHORAGE DEVICES FOR HURRICANE PROTECTION, UNLESS SPECIFICALLY NOTED AND ADDRESSED BY OTHER MEANS.

STRUCTURAL NOTES:

1. THE WORK DEPICTED ON THESE DRAWINGS IS DESIGNED TO COMPLY WITH THE 2023 FLORIDA BUILDING CODE AND ASCE 7-22. THE BUILDING IS DESIGNED TO WITHSTAND THE PRESSURES ASSOCIATED WITH 180 MPH WIND LOADS IN ACCORDANCE WITH ASCE 7-16 AND A FLOOR LIVE LOAD OF 40 PSF.
2. ENGINEERS WRITTEN APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS AND/OR MODIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL OPENINGS THROUGH FLOORS, ROOFS AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. RESPECTIVE CONTRACTORS SHALL PROVIDE ALL HANGERS, CONNECTORS, ETC AND APPROVAL THEREOF.
4. PROVIDE TEMPORARY BRACING AND SUPPORT NECESSARY TO WITHSTAND ALL CONSTRUCTION AND WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE.
5. PROVIDE SHOP AND ERECTION DRAWINGS FOR ALL REINFORCING, PRECAST CONCRETE, STRUCTURAL STEEL, LAMINATED FRAMING MEMBERS AND METAL DECKING AND VERIFY/COORDINATE EXISTING AND PROPOSED DIMENSIONS PRIOR TO FABRICATION.
6. ALL PRECAST CONCRETE, STRUCTURAL STEEL AND OTHER MAJOR STRUCTURAL SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER.
7. WATERPROOFING, VAPOR BARRIERS, WATERSTOPS, ETC SHALL BE PROVIDED AS INDICATED.
8. ALL DOUBLE MEMBER BEAMS TO BE FASTENED TOGETHER W/ GLUE AND NAIL TOGETHER W/ (3) 3" MIN. 16D RING SHANK NAILS 12" O.C.

DESIGN NOTES:

1. FLOOR LIVE LOAD: 40 PSF; ROOF LIVE LOAD: 20 PSF; ULT. WIND SPEED: 180 MPH; NOMINAL WIND SPEED: 139.4 MPH
EXPOSURE C; SOIL BEARING VALUE IS MIN. 2,000 PSF; DESIGNED PER ASCE 24-14; RISK CATEGORY II; INTERNAL PRESSURE COEFFICIENT: 0.18; AVG LOADS ON WALLS: **68.3 PSF, (-) 80.8 PSF**

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Seal
Richard Milelli
STATE OF
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