

Application

VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department
PO Box 1409 Key West, FL 33041-1409
(305) 809-3720



Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 1300 White Street. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process the applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

PLEASE NOTE:

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

FEE SCHEDULE

Variances, any number of issues	\$1,000.00
All After-the-fact variances	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

Please include the following with this application:

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee. It is best to see a Planner before turning in the application.
3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exists, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. One copy of the most recent survey of the property.
5. Elevation drawings of proposed structures, indicating finished height above established grade as measured from crown of road.
6. Floor Plans of **existing and proposed** development.
7. Stormwater management plan.
8. PDF or compatible electronic format of entire application on compact disk.

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



Application For Variance

City of Key West, Florida • Planning Department
1300 White Street • Key West, Florida 33040 • 305-809-3720



BY: www.cityofkeywest-fl.gov

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

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

PROPERTY DESCRIPTION:

Site Address: 207 Petronia

Zoning District: HMDR Real Estate (RE) #: 00013740-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Meridian Engineering LLC c/o Rick Milelli

Mailing Address: 201 Front Street, Suite 203

City: Key West State: FL Zip: 33040

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

Email: rmilelli@meflkeys.com

PROPERTY OWNER: (if different than above)

Name: Happy Lion LLC c/o Jason Dugan

Mailing Address: 802 Virginia Street, Suite 100

City: Orlando State: FL Zip: 32803

Home/Mobile Phone: 913-579-6639 Office: _____ Fax: _____

Email: santiagosbodega@gmail.com

Description of Proposed Construction, Development, and Use: Relocate 2 existing a/c condensing units that are floor mounted to be wall mounted. And to install 2 new on demand hot water heaters that will be wall mounted.

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

Reduce rear yard setback to 5 ft from property line.

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	HMDR			
Flood Zone	X			
Size of Site	4,842 sf			
Height	N/A			None
Front Setback	10'	10'-1"	No Change	None
Side Setback	5'	0"	No Change	None
Side Setback	---			
Street Side Setback	7'-6"	21'-1"	No Change	
Rear Setback	15'	5'-7 1/2"	5'-7 1/2"	Yes
F.A.R	N/A			None
Building Coverage	40%	2,455 (50.7%)	2,465 (50.9%)	Yes
Impervious Surface	60%	3,130 (64.6%)	No Change	
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	20%	1,570 (32%)	No Change	
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

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

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

Standards for Considering Variances

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

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

The site lies on a corner lot with an address on Petronia Street. The rear setback is measured from Petronia Street and encroaches on the existing building.

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

The conditions were not created by the applicant. The site is located on a corner lot which makes complying with all the setbacks prohibitive.

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

Special privileges are not conferred.

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

The rear of the building is the only location due to the existing site configuration.

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

Only the minimum variance is requested.

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 variance is not injurious to the public welfare.

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

The existing nonconforming uses of other property are not considered.

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

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

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

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

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Jason Dugan as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Happy Lion LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Meridian Engineering c/o Rick Milelli
Please Print Name of Representative

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

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

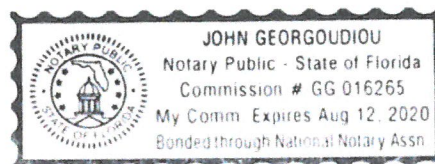
Subscribed and sworn to (or affirmed) before me on this 6/12/17
Date

by Jason Dugan
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented Florida Driver Lic as identification.

[Signature]
Notary's Signature and Seal
John Georgoudiou
Name of Acknowledger typed, printed or stamped

GG016265
Commission Number, if any



Verification Form

City of Key West
Planning Department



Verification Form
(Where Applicant is an entity)

I, Richard J. Milelli, in my capacity as Principal
(print name) (print position; president, managing member)
of Mendian Engineering 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:

207 Petronia

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 Applicant

Subscribed and sworn to (or affirmed) before me on this 17th October ²⁰¹⁷ by
date

Richard J. Milelli
Name of Applicant

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

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Warranty Deed

Doc# 2090674 09/07/2016 9:34AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/07/2016 9:34AM
DEED DOC STAMP CL: Krys \$11,200.00

Doc# 2090674
Bk# 2814 Pg# 1256

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza | Hawks
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2016-258
Will Call No.: \$1,600,000.

Parcel Identification No. 00013740-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 1st day of September, 2016 between AGH Property Investments, Inc., a Florida incorporated company whose post office address is 1200 4th Street, Suite 224, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Happy Lion, LLC, a Florida limited liability company whose post office address is 1822 Meadowbend Drive, Longwood, FL 32750 of the County of Seminole, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 land, situate, lying and being in Monroe County, Florida, to-wit:

In the City of Key West, Lot 26, Square 2, Tract 3, and more particularly described metes and bounds as being on the corner of Petronia and Emma Streets and having a frontage on Emma Street of Fifty-four (54) feet and on Petronia Street of Ninety-eight (98) feet per that deed recorded in Deed Book "PP" at Page 274, of the Public Records of Monroe County, Florida, and being rectangular in shape.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Sharon Leslie
Witness Name: SHARON LESLIE
Delma Duley
Witness Name: Delma Duley

AGH Property Investments, Inc., a Florida Incorporation

By: Robert S. Beyer
Robert S. Beyer, Director

(Corporate Seal)

State of _____
County of _____

The foregoing instrument was acknowledged before me this 1st day of September, 2016 by Robert S. Beyer as Director of AGH Property Investments, Inc., a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Rose-Anne Charles
Notary Public
Rose-Anne Charles, LL.M.(HONS), J.E.C., LL.M.
Attorney-at-law, Notary Public, Mediator
Alick Lawrence Chambers
7 Old Street, Bassett House, Whitaker House
Commonwealth of Dominica, W.I.
Tel: (767) 448 1297, 0665 Fax: (767) 448 3511
Cell: (767) 276 9047

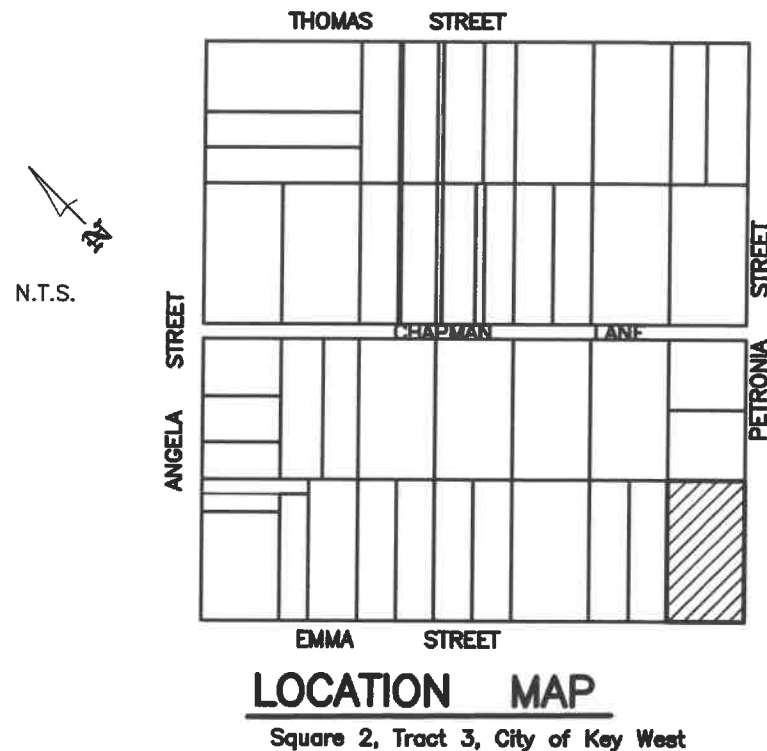
Notary Public

Printed Name: ROSE-ANNE CHARLES

My Commission Expires: INDEFINITE

MONROE COUNTY
OFFICIAL RECORDS

Survey



SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Petronia St.
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Bayou Elevation: 4.23'

MONUMENTATION:

▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.S. No. 2749
⊕ = Fd. 1/2" I.B., P.L.S. No. 2749
● = Found 1/2" iron pipe/bar

Field Work performed on: 6/30/16

LEGEND

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

SYMBOLS

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

LEGAL; DESCRIPTION:

In the City of Key West, Lot 26, Square 2, Tract 3, and more particularly described by metes and bounds as being on the corner of Petronia and Emma Streets and having a frontage on Emma Street of Fifty-four (54) feet and on Petronia Street of Ninety-eight (98) feet per deed recorded in Deed Book "PP" at Page 274 of the Public Records of Monroe County, Florida and being rectangular in shape.

LESS: (O.R. 1550, pg. 1461)

A parcel of land on the Island of Key West and being a part of Lot 26, according to T.J. Ashe's Plat as recorded in Deed Book "I" at Page 77 of the Public Records of Monroe County, Florida, and said parcel being described as follows: COMMENCE at the intersection of the NE'y right-of-way line (ROWL) of Emma and the NW'y ROWL of Petronia Street and run thence NE'y and along the NW'y ROWL of the said Petronia Street for a distance of 89.27 feet (89'-3 1/4") to the POINT OF BEGINNING of the parcel of land being described herein; thence NW'y and a right angle for a distance of 54.00 feet; thence NE'y and at a right angle for a distance of 8.73 feet (8'-8 3/4"); thence SE'y and at a right angle for a distance of 54.00 feet to the NW'y ROWL of said Petronia Street; thence SW'y and along the said ROWL of said of the said Petronia Street for a distance of 8.73 feet (8'-8 3/4") back to the POINT OF BEGINNING.

LESS (o.r. 1550, Pg. 1462)

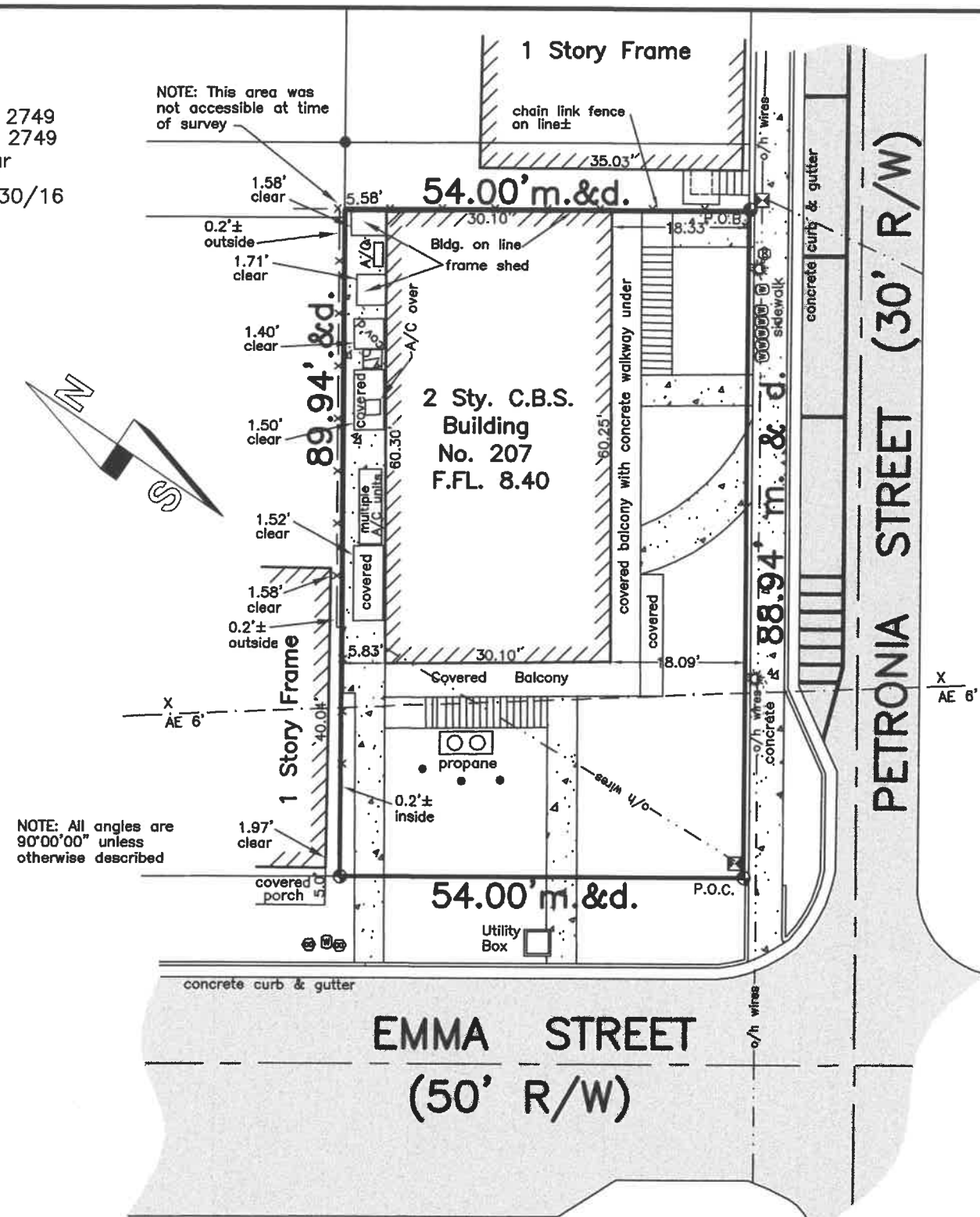
A parcel of land on the Island of Key West and being a part of Lot 26, according to T.J. Ashe's Plat as recorded in Deed Book "I" at Page 77 of the Public Records of Monroe County, Florida, and said parcel being described as follows: COMMENCE at the intersection of the NE'y right-of-way line (ROWL) of Emma and the NW'y ROWL of Petronia Street and run thence NE'y and along the NW'y ROWL of the said Petronia Street for a distance of 88.94 feet (8'-11 1/4") to a point where the NE'y face of a concrete structure known as 207 Petronia Street, when extended SE'y intersects the said ROWL of the said Petronia Street, said point being the POINT OF BEGINNING of the parcel of land being described herein; thence NW'y and a right angle and along the NE'y face of the said concrete structure, and the NW'y extension thereof, for a distance of 54.00 feet; thence NE'y and at a right angle for a distance of 0.33 feet (0'-4"); thence SE'y and at a right angle for a distance of 54.00 feet to the NW'y ROWL of said Petronia Street; thence SW'y and along the said ROWL of said of the said Petronia Street for a distance of 0.33 feet (0'-4") back to the POINT OF BEGINNING.

CERTIFICATION:

I HEREBY CERTIFY that the attached **Boundary Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



AGH Property Investments, Inc.

207 Petronia Street, Key West, Fl. 33040

BOUNDARY SURVEY

Dwg. No.
16-283

Scale 1"= 20'

Ref.

219-1

File

Flood Panel No. 1517 K

Flood Zone AE

Dwn. By F.H.H.

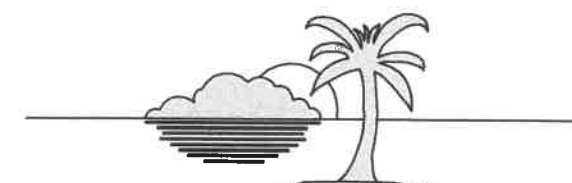
Flood Elev. 8'

Date: 5/27/15

REVISIONS AND/OR ADDITIONS

7/21/16: Updated, rear line, misc.

fred\drawings\keywest\block59\207petronia



ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Site Plans

SITE DATA

SITE ADDRESS: 207 PETRONIA ST. KEY WEST, FL 33040
RE: 00013740-000000
ZONING: HM2R (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: X
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 5-68-25
LEGAL DESCRIPTION: KW PT LOT 26 SQR 2 TR 3 PP-274
SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT
OCCUPANCY: M (MERCANTILE)
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
FEMA FLOOD DESIGN PER ASCE 24-05

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, SITE DATA, LOCATION MAP

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

LEGEND

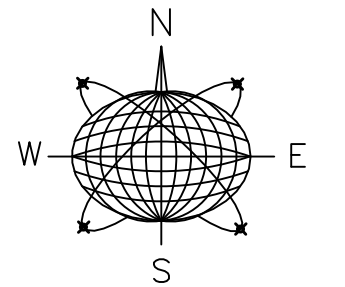
SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
	CONCRETE	& AND
	COMPACTED EARTH FILL	@ AT
	STUCCO OR GYPSUM WALL BOARD	APPROX. APPROXIMATE(LY)
	CONCRETE MASONRY UNIT	FT. FOOT/FEET
	BRICK	F.F.L. FINISH FLOOR LEVEL
	BATT INSULATION	IN. INCH
	RIDGE INSULATION	MAX. MAXIMUM
	SAND	MIN. MINIMUM
	GRAVEL	# ON CENTER
	CONTINUOUS WOOD FRAMING	LB. POUND
	WOOD BLOCKING	PSI POUND PER SQUARE INCH
	PLYWOOD	PT PRESSURE TREATED
	FINISH WOOD	SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

VARIANCE APPLICATION

207 PETRONIA STREET
KEY WEST, FLORIDA 33040



PROJECT DATA FOR 207 PETRONIA "SANTIAGO BODEGA"							
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUESTED	
RE NO.	00013740-000000						
SETBACKS:							
FRONT	NO CHANGE		10'-1"		10'	NONE	
STREET SIDE	NO CHANGE		21'-1"		7.5'	NONE	
SIDE	NO CHANGE		0"		5'	NONE	
REAR	3'-5"		5'-7 1/2"		15'	YES	
LOT SIZE	NO CHANGE		4,842 SQ. FT.		4000 SQ.FT.	NONE	
BUILDING COVERAGE	2,622 SQ. FT.	54.2%	2,612 SQ. FT.	54%	40% MAX	YES	
FLOOR AREA	NO CHANGE		3,660 SQ. FT.		0.76	1.0	NONE
BUILDING HEIGHT	N/A		N/A		30' MAX		NONE
IMPERVIOUS AREA	NO CHANGE		3,130 SQ. FT.		64.6%	60% MAX	NONE
OPEN SPACE	NO CHANGE		1,570 SQ. FT.		32%	20% MIN	NONE



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

Seal:

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

General Notes:

COMMERCIAL RENOVATION
207 PETRONIA STREET
KEY WEST, FLORIDA

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

AutoCad File No.

Revisions:

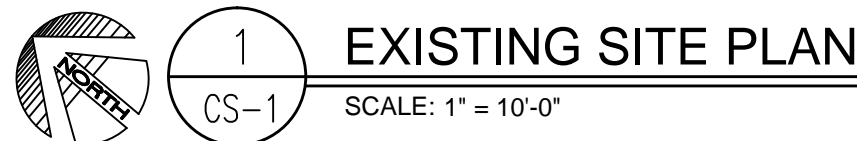
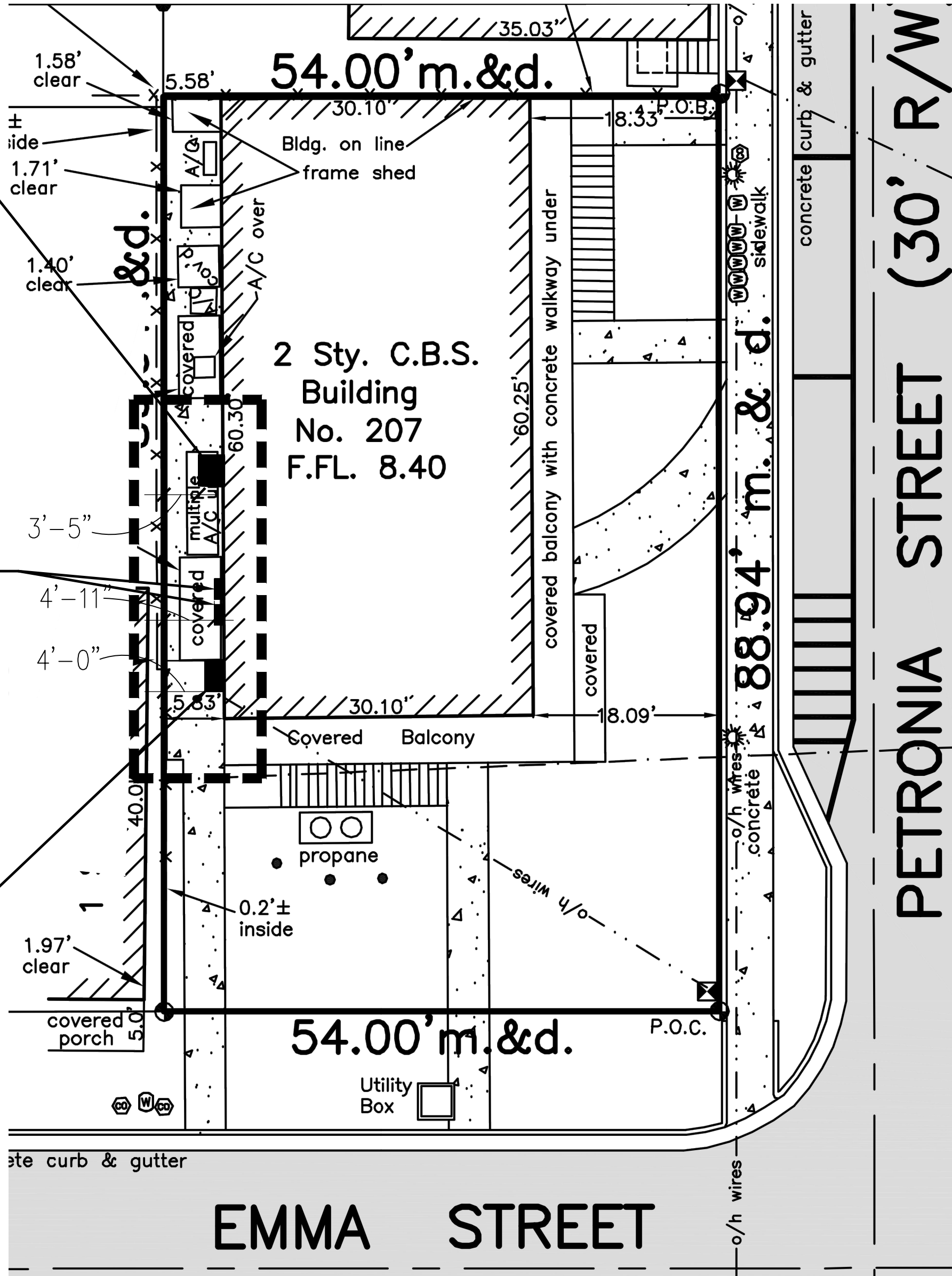
Title:
COVER SHEET
AND SITE PLANS

Sheet Number:
CS-1
Date: AUGUST 31, 2017

LOCATION OF (1)
A/C CONDENSING
UNITS TO BE WALL
MOUNTED 7'-0"
ABOVE GRADE

LOCATION OF (2) ON
DEMAND WATER
HEATERS MOUNTED TO
WALL. HEIGHT ABOVE
GROUND IS 7'-0"

LOCATION OF (1)
MINI SPLIT A/C
CONDENSING UNITS
TO BE WALL
MOUNTED 7'-0"
ABOVE GRADE

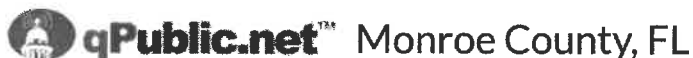


Site Visit

207 Petronia Street, Key West, Florida
SITE VISIT



Additional Information



Summary

Parcel ID 00013740-000000
Account # 1014125
Property ID 1014125
Millage Group 11KW
Location 207 PETRONIA ST, KEY WEST
Address
Legal KW PT LOT 26 SQR 2 TR 3 PP-274 OR1262-401/02T/D OR1279-786/88F/J OR1316-
Description 1452/53 OR1550-1454/62(AGREE) OR1550-1466/72Q/C OR1862-504 OR2106-1443
 OR2481-787 OR2814-1256/57
 (Note: Not to be used on legal documents)
Neighborhood 32060
Property STORE COMBO (1200)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

HAPPY LION LLC
 1822 MEADOWBEND DR
 LONGWOOD FL 32750-3318

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$508,395	\$533,501	\$533,501	\$511,659
+ Market Misc Value	\$2,798	\$2,512	\$2,355	\$2,426
+ Market Land Value	\$480,083	\$480,083	\$462,938	\$353,633
= Just Market Value	\$991,276	\$1,016,096	\$998,794	\$867,718
= Total Assessed Value	\$991,276	\$1,016,096	\$954,489	\$867,718
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$991,276	\$1,016,096	\$998,794	\$867,718

Land

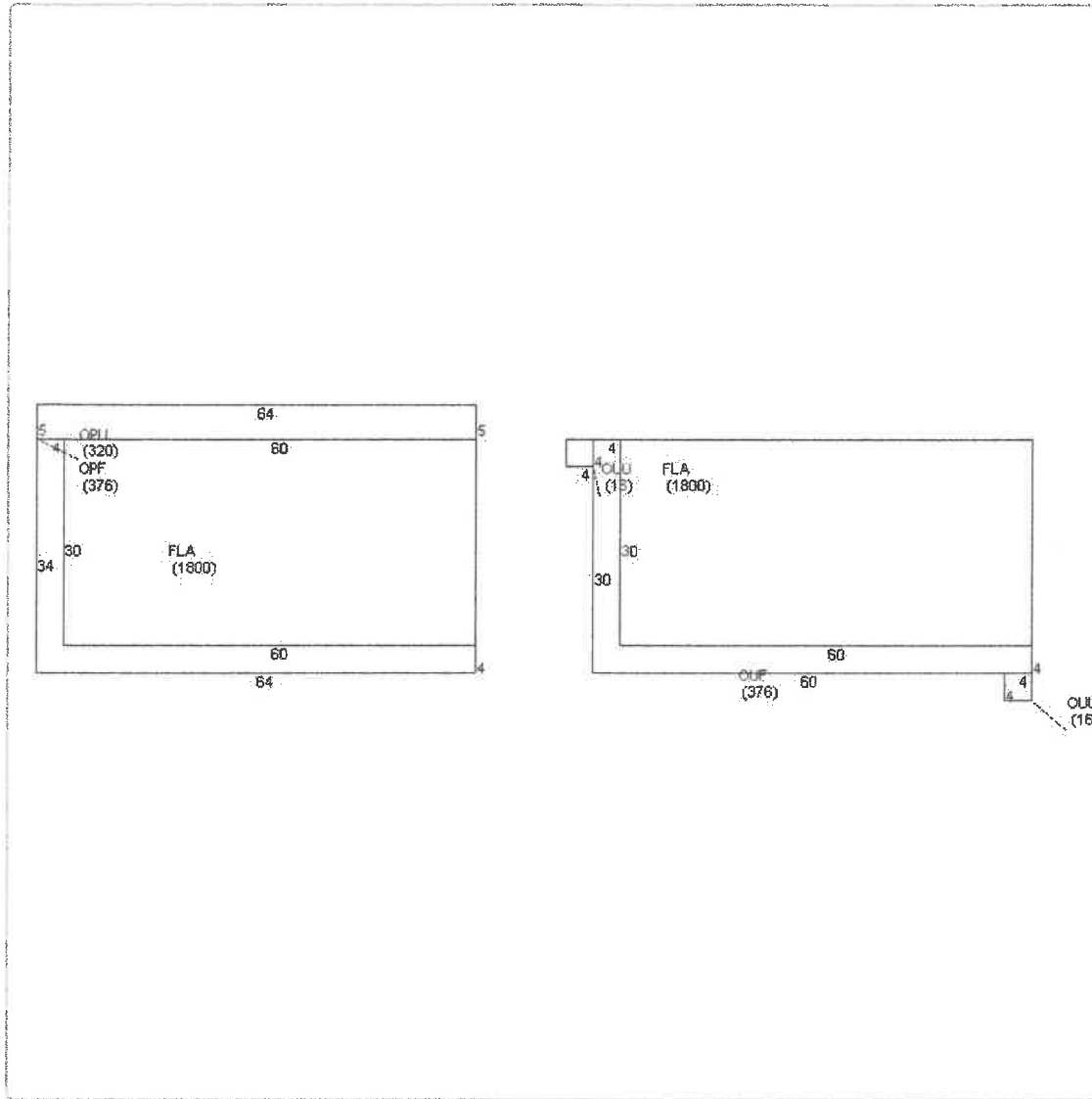
Land Use	Number of Units	Unit Type	Frontage	Depth
STORE COMBO (1200)	4,820.58	Square Foot	54	89.3

Commercial Buildings

Style APTS-A / 03A
Gross Sq Ft 4,704
Finished Sq Ft 3,600
Perimeter 0
Stories 2
Interior Walls
Exterior Walls C.B.S.
Quality 400 (400)
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 3
Half Bathrooms 0
Heating Type
Year Built 1997
Year Remodeled 0
Effective Year Built 2000
Condition GOOD

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1996	1997	1	446 SF	2



Photos



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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

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