

**THE CITY OF KEY WEST
PLANNING DEPARTMENT**

P.O. BOX 1409
KEY WEST, FL 33041-1409



To: Chairman and Members of the Board of Adjustment
From: Jim Singelyn, Senior Planner II JS
Through: Gail Kenson, AICP, Planning Director JK
Meeting Date: 9 November 2006

Application: A **Variance** from the provisions of Section 122-238 (b)(1) of the City Land Development Regulations regulating the required impervious surface to permit an impervious surface reduction of 3% from 50% to 53%, in the SF zoning district for property located at 1309 Johnson Street. RE# 00059740-000000.

APPLICATION DATA

Property Owner: James & Joanne Cooper
Address: 1309 Johnson Street - RE#59740-000000.
Zoning: SF (Single Family) District

REQUEST

The applicant is requesting the following variance:

1. To permit an impervious surface reduction of 3% from the allowable 50% to 53%. The existing structure that is to be removed makes the impervious surface 68%. The removal of the existing structure to create room for the construction of a pool will actually decrease the amount of impervious surface by 15%

BACKGROUND

The applicant wishes to remove the existing accessory and replace it with a swimming pool. The existing accessory structure at this time creates an impervious surface percentage of 68%, which is 18% over the minimum of 50% for the Single Family (SF) Zoning District. The removal of the existing accessory structure for a pool would drop the impervious surface percentage to 53% bringing the impervious surface ratio much closer to the allowable 50%.

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 Board of Adjustment 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 applicant wishes to remove the existing accessory and replace it with a swimming pool. The existing accessory structure at this time creates an impervious surface percentage of 68%, which is 18% over the minimum of 50% for the Single Family (SF) Zoning District. The removal of the existing accessory structure for a pool would drop the impervious surface percentage to 53% bringing the impervious surface ratio closer to compliance with the maximum allowable impervious surface 50%.

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

The applicant wishes to remove the existing accessory and replace it with a swimming pool. The existing accessory structure at this time creates an impervious surface percentage of 68%, which is 18% over the minimum of 50% for the Single Family (SF) Zoning District. The removal of the existing accessory structure for a pool would drop the impervious surface percentage to 53% bringing the impervious surface ratio closer to compliance with the maximum allowable impervious surface 50%.

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.

Granting of the setback variances will not confer a special privilege to 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.

No hardship exists, but the applicant is decreasing the impervious surface by 15%. Therefore bringing the site closer to compliance.

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

The requested impervious surface variance request is the minimum need to for the applicant's new pool while decreasing the existing impervious surface.

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

The granting of the variances will not adversely affect the public interest or welfare.

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.

The applicant is not using existing nonconforming uses in the area as a basis for the requesting the variance.

The board of adjustment 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 applicant has met the standards established by the City Code for the setback variances.

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

The Planning Department has not received any public input to date.

RECOMMENDATION

The Planning Department, recommends **Approval** for the impervious surface variance based on the criteria established by the City Code.



**OFFICE OF THE FIRE MARSHAL
MEMORANDUM**

DATE: 9/14/06

TO: Gail Kenson

FROM: Gerald Smith, Fire Inspector

SUBJECT: DRC-September 2006-Summary

- ❖ Re: 1309 Johnson Street
- ❖ Comments: No objection

RESOLUTION NO. _____

VARIANCE: 1309 JOHNSON STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE REMOVAL OF AN EXISTING STRUCTURE AND THE CONSTRUCTION OF A POOL BY GRANTING A VARIANCE TO THE IMPERVIOUS SURFACE REGULATIONS FOR PROPERTY IN THE SF, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA. FOR PROPERTY LOCATED AT 1309 JOHNSON STREET, KEY WEST, FLORIDA (RE# 00059740-000000)

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

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

WHEREAS, the Board of Adjustment 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 Board of Adjustment 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 Board of Adjustment 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 Board of Adjustment finds that the grant 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; and

WHEREAS, the Board of Adjustment 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 a variance; and

WHEREAS, the Board of Adjustment 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 Board of Adjustment of the City of Key West, Florida:

Section 1. That variances to **IMPERVIOUS SURFACE** regulations in the **SF, SINGLE FAMILY RESIDENTIAL Zoning District**, under the Code of Ordinances of the City of Key West, Florida, are hereby granted as follows to: SECTION 122-238(b)(1), OF 3% from THE 50% MAXIMUM IMPERVIOUS SURFACE ALLOWED TO THE 53% PROPOSED (68% EXISTING). **THE PURPOSE OF THE REQUEST IS TO ALLOW THE REMOVAL OF AN EXISTING STRUCTURE AND CONSTRUCTION OF A POOL. FOR PROPERTY LOCATED AT 1309 JOHNSON STREET, KEY WEST, FLORIDA (RE# 00059740-000000).**

Section 2. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is

suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

Section 4. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held this _____ day of _____, 2006.

Authenticated by the presiding officer and Clerk of the Board on _____ day of _____, 2006.

Filed with the Clerk on _____, 2006.

MORGAN McPHERSON, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:

CHERYL SMITH, CITY CLERK

VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS IMPROPER TO SPEAK TO A CITY COMMISSIONER ABOUT THE VARIANCE OUTSIDE OF THE HEARING.

RECEIVED

Variance Application

City of Key West
Planning Department

SEP 01 2006

CITY OF KEY WEST
PLANNING DEPT.

Please note, variances are quasi-judicial hearings and it is improper to speak to a City Commissioner about the variance outside of the hearing.

Please print or type a response to the following:

1. Site Address 1309 Johnson St.
2. Name of Applicant James & Joanne Cooper
3. Applicant is: Owner Authorized Representative
(attached Authorization Form must be completed)
4. Address of Applicant _____
5. Phone # of Applicant 294-9121 Mobile# 747-3881 Fax# 2922297
6. Name of Owner, if different than above _____
7. Address of Owner _____
8. Phone Number of Owner _____ Fax# _____
9. Zoning District of Parcel _____ RE# _____
10. Description of Proposed Construction, Development, and Use
Remove 12X12 structure and put in pool add gutter and direct water to Swale in Front yard Replace walkway and Driveway because of Swale.
11. Description of Variances Being Requested:

Standard Allowed/Required	Standard Requested	Existing Condition
<u>50 %</u>	<u>53 %</u>	<u>68 %</u>

12. Is Subject Property located within the Historic District? Yes _____ No
If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting. Date _____ HARC # _____

13. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No If Yes, please describe and attach relevant documents. _____

14. 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.

The following must be included with this application:

- Copy of a recorded deed showing ownership and a legal description of the subject property
- Site Plan as specified on Variance Application Information Sheet
- Survey
- ~~Elevation drawings~~
- Application Fee (to be determined according to fee schedule)
- Notarized Verification Form
- Notarized Authorization Form (if applicable)
- Floor Plans of existing and proposed development

N/A

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CITY OF KEY WEST
PLANNING DEPT.

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a City Commissioner about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, James & Joanna Cooper, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

Street Address and Commonly Used Name if any

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

James Cooper
Signature of Owner/Legal Representative

Joanna Cooper
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on July 31st 2006 (date) by
James & Joanna Cooper (name). He/She is personally known to me or has

presented _____ as identification.

Shawna Allen
Notary's Signature and Seal



Shawna Allen
Commission #DD168404
Expires: Dec 02, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Shawna Allen Name of Acknowledger typed, printed or stamped

Title or Rank DD168404 Commission Number, if any

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CITY OF KEY WEST
PLANNING DEPT.

MONROE COUNTY
OFFICIAL RECORDS

FILE #1299533
BK#1783 PG#1014

6.00
2,835.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

RCD May 09 2002 12:23PM
DANNY L KOLHAGE, CLERK

FELDMAN, KOENIG, & HIGHSMITH, P.A.
3158 NORTHSIDE DRIVE
KEY WEST, FL 33040

Property Appraisers Parcel Identification (Folio) Numbers:
00059740-000000
Grantees SS #s:

DEED DOC STAMP 2835.00
05/09/2002 DEP CLR

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 6th day of May, A.D. 2002 by **OVENIA TURSO**, an unmarried widow, herein called the grantor, to **JAMES COOPER and JOANNE COOPER**, husband and wife whose post office address is **1309 JOHNSON STREET, KEY WEST, FL 33040**, hereinafter called the Grantees:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz:

Lot 13, EAST MARTELLO TOWERS, a subdivision of part of Tract 28, according to the plat thereof, recorded in Plat Book 2, at Page 47, of the Public Records of Monroe County, Florida.

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 grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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 accruing subsequent to December 31, 2002.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
Ralph Sanchez
Witness #1 Printed Name

[Signature]
Witness #2 Signature
Sarah L. Vega
Witness #2 Printed Name

[Signature]
OVENIA TURSO
1309 JOHNSON STREET, KEY WEST, FL 33040

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CITY OF KEY WEST
PLANNING DEPT

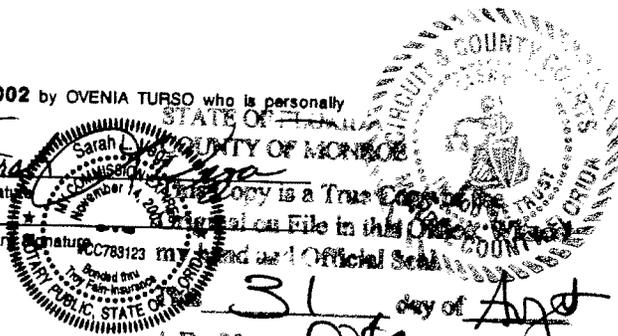
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 6th day of May, 2002 by OVENIA TURSO who is personally known to me or has produced _____ as identification

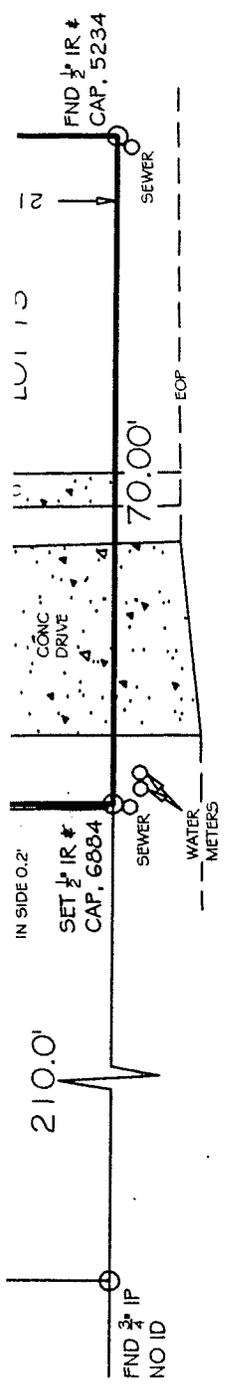
SEAL

My Commission Expires:

[Signature]
Notary Signature
[Signature]
Printed Notary Name
C783123
Notary Public, State of Florida



31 day of *[Signature]*
A.D. 20 *[Signature]*
DANNY L. KOLHAGE
Clerk Circuit Court



48' RIGHT-OF-WAY
CL JOHNSON STREET

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SEP 01 2005

CITY OF KEY WEST
PLANNING DEPT.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

CERTIFIED TO:

JAMES COOPER and JOANNE COOPER
ABN AMRO MORTGAGE CORP., its successors
and/or assigns, ATIMA
FELDMAN, KOENIG & HIGHSMITH, P.A.
CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

Lot 13, EAST MARTELLO TOWERS, a subdivision of part of Tract 28, according to the plat thereof, recorded in Plat Book 2, at Page 47, of the Public Records of Monroe County, Florida.

SCALE 1" = 20'	DATE FIELD WORK 4/29/02	Δ = CENTRAL ANGLE ASPH = ASPHALT C ₁ = CENTER LINE CM = CONCRETE MONUMENT CONC = CONCRETE CVRD = COVERED DEASE = DRAINAGE EASEMENT	ELEVATION ENCL = ENCLOSED ENCR = ENCROACHMENT EOP = EDGE OF PAVEMENT FND = FOUND CONC = CONCRETE CVRD = COVERED DEASE = DRAINAGE EASEMENT	FENCE OUTSIDE FI = FENCE INSIDE IP = IRON PIPE IR = IRON ROD A = ARC LENGTH M = MEASURED	NATIONAL GEODETIC VERTICAL DATUM (1929) PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT PI = POINT OF INSERTION PK = PARKER KALON NAIL	PROPERTY LINE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT	R = RADIUS RES = RESIDENCE ROA = ROOF OVERHANG LINE TYP = TYPICAL UEASE = UTILITY EASEMENT
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I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4 (EASEMENTS). SCHEDULE "R" HAS NOT BEEN PROVIDED.

SIGNED

 ROBERT E. REECE, PSM #5632
 PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ROBERT E. REECE, P.A.
 PROFESSIONAL SURVEYOR
 AND MAPPER
 # 5 SHIPS WAY
 BIG PINE KEY, FL 33043

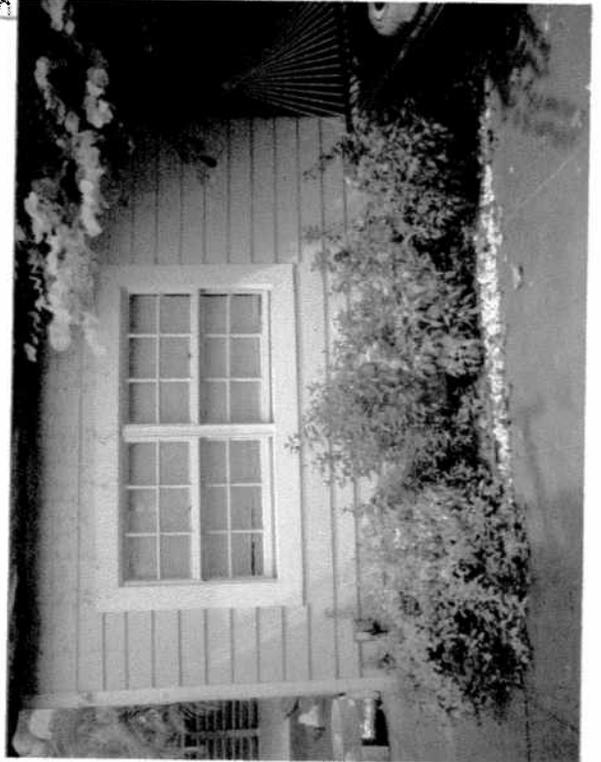
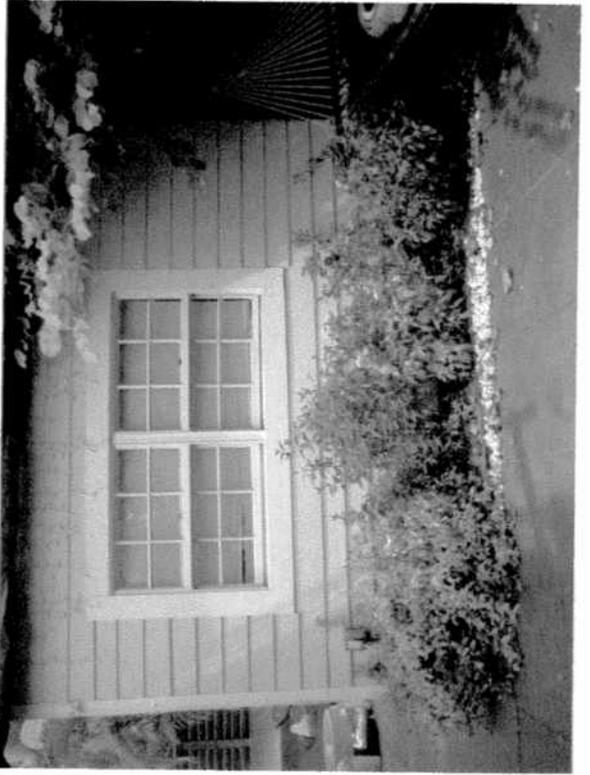
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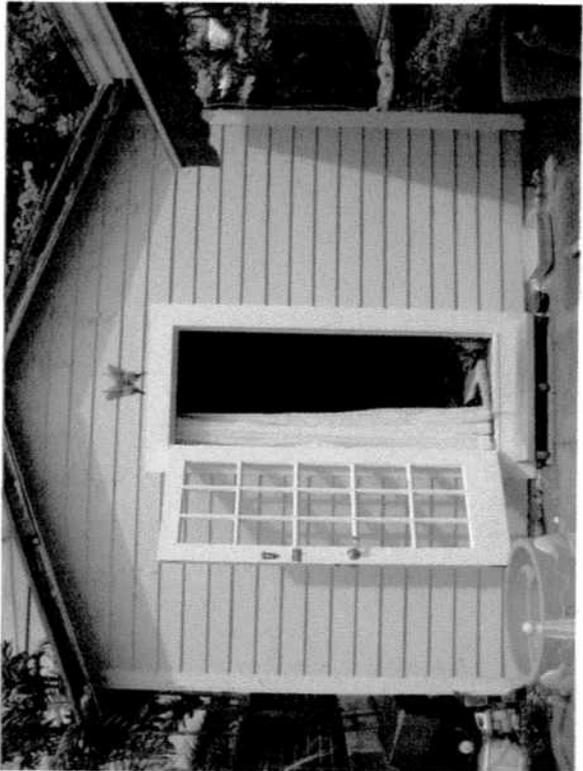
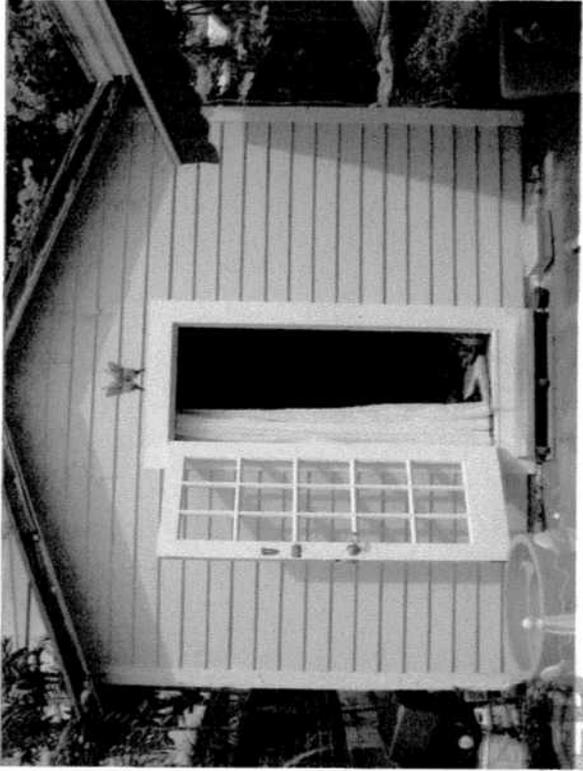


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CITY OF KEY WEST
PLANNING DEPT

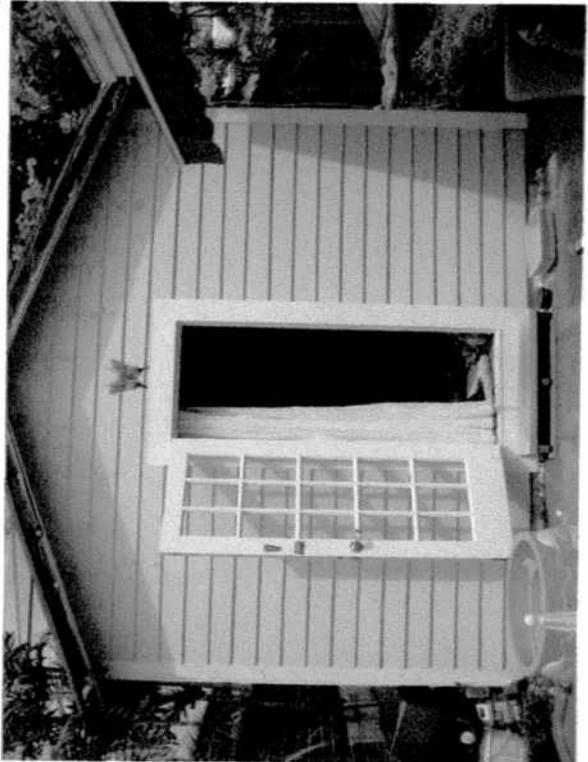
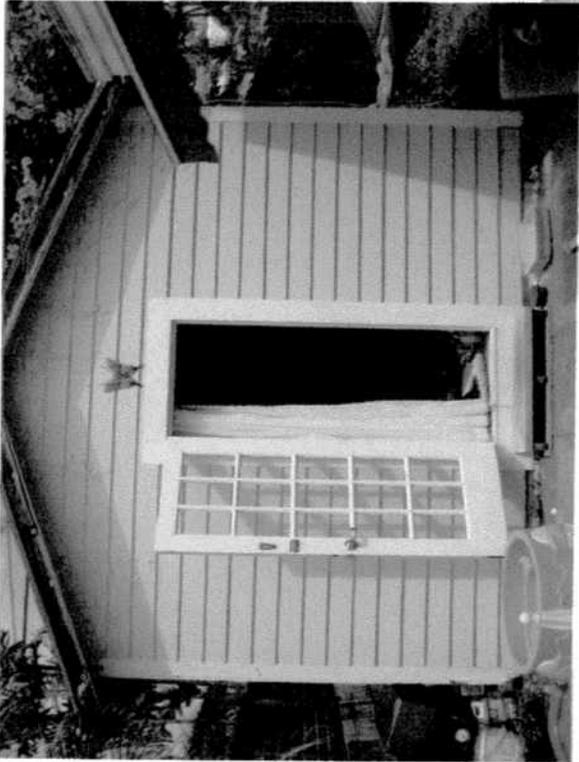


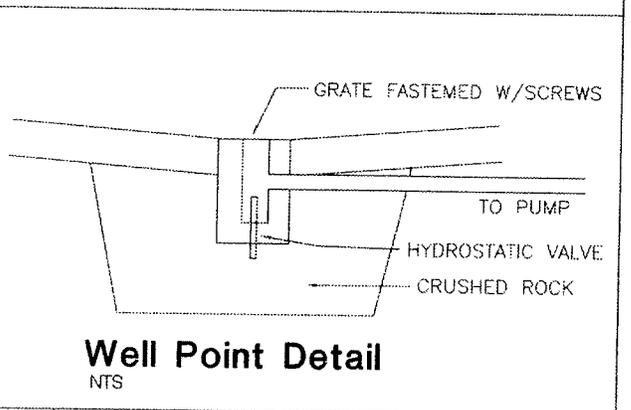
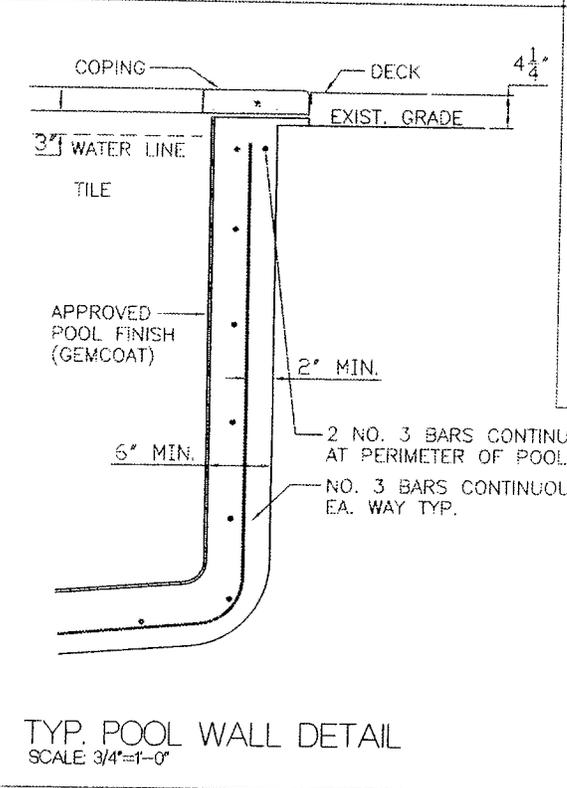
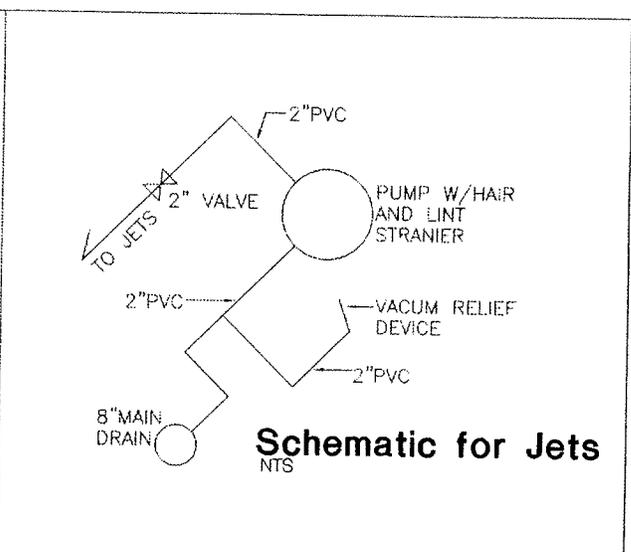
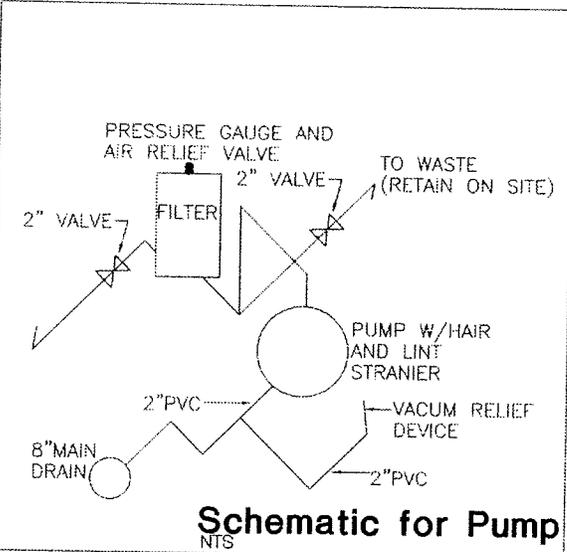
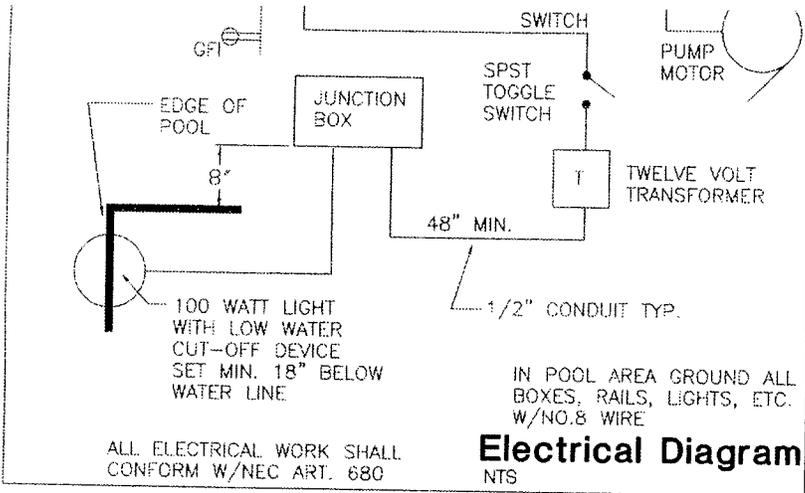


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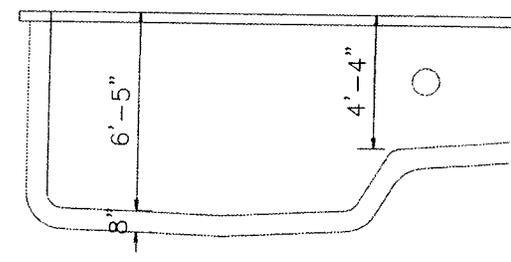
SEP 01 2005

CITY OF KEY WEST
PLANNING DEPT.





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 SEP 01 2006
 CITY OF MEMPHIS
 PLANNING DEPT

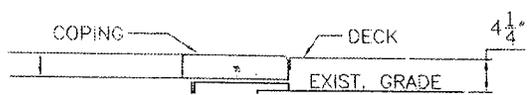
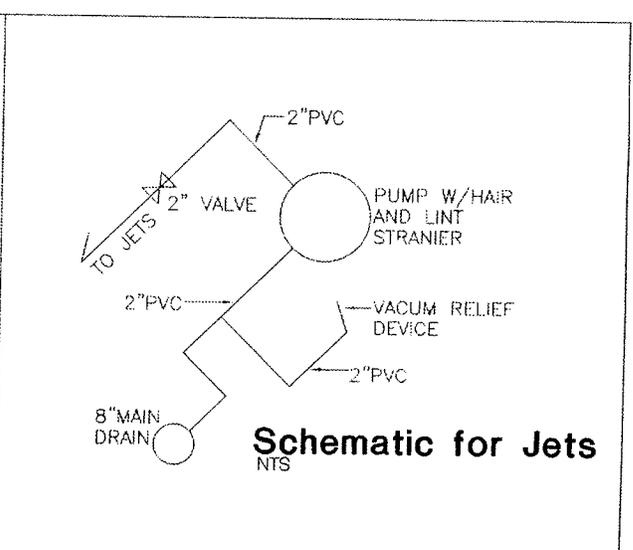
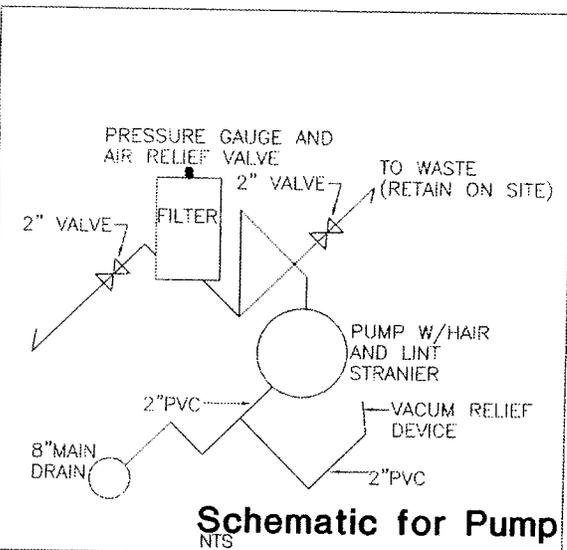
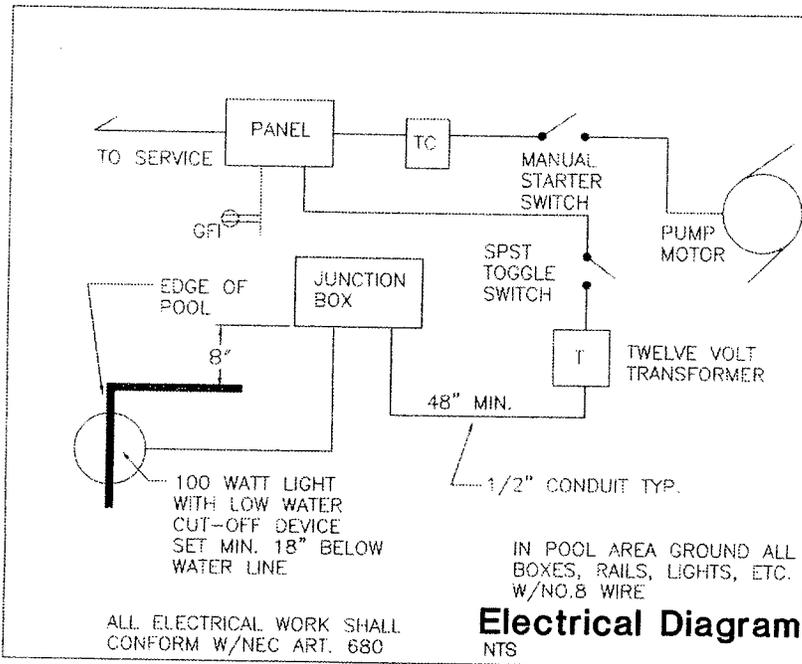


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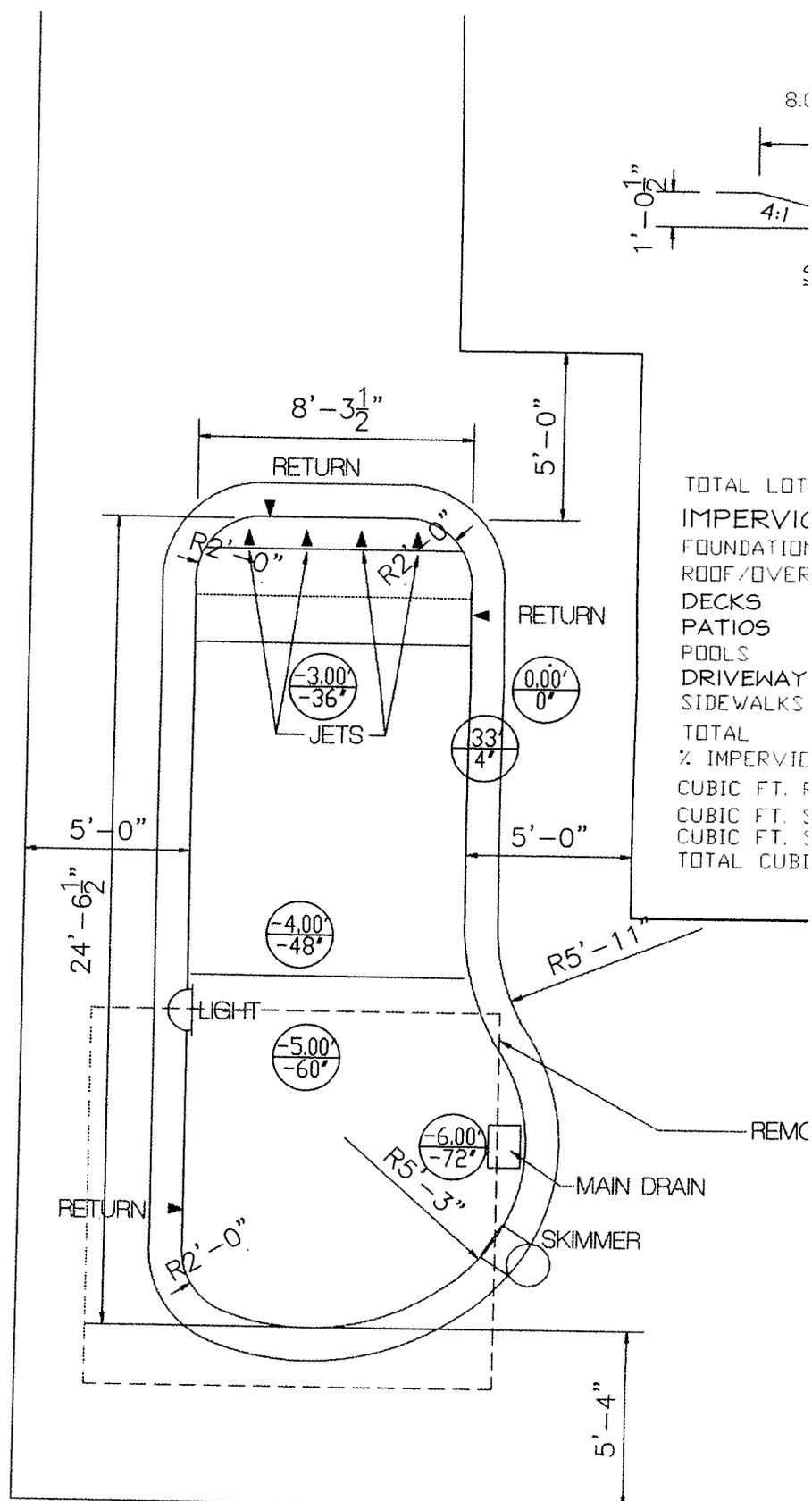
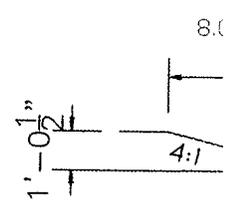
- 1 SWALE PROFILE PER DETAIL. RE-SOD AFTER FINISH GRADING.
- 2 PROVIDE GUTTER SYSTEM ALONG ENTIRE ROOF EDGE. RUN DOWN SPOUTS INTO BURIED ABS PLASTIC PIPE.
- 3 4" ABS PLASTIC DRAIN PIPE (NON-PERFORATED) SLOPED TO DRAIN INTO SWALE.
- 4 SET 24"x24"x12" THICK CONC. FTG. MIN. 12" BELOW FIN. FLOOR. CUT EXIST. CONC. SLAB TO INSTALL NEW CONC. PIER.
- 5 RELOCATE WALL MOUNTED ELECTRIC, TELEPHONE, AND/OR CABLE LINES AND REINSTALL INSIDE STUD SPACE, IN ADJACENT WALL.

GENERAL NOTES

ALL WORK SHALL CONFORM TO CITY OF KEY WEST CODES AND ORDINANCES
 SET POOL COPING MIN. 4" ABOVE EXIST. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM POOL.

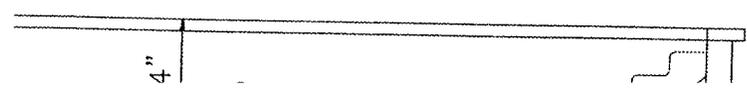


GRATE FASTEMED W/SCREWS



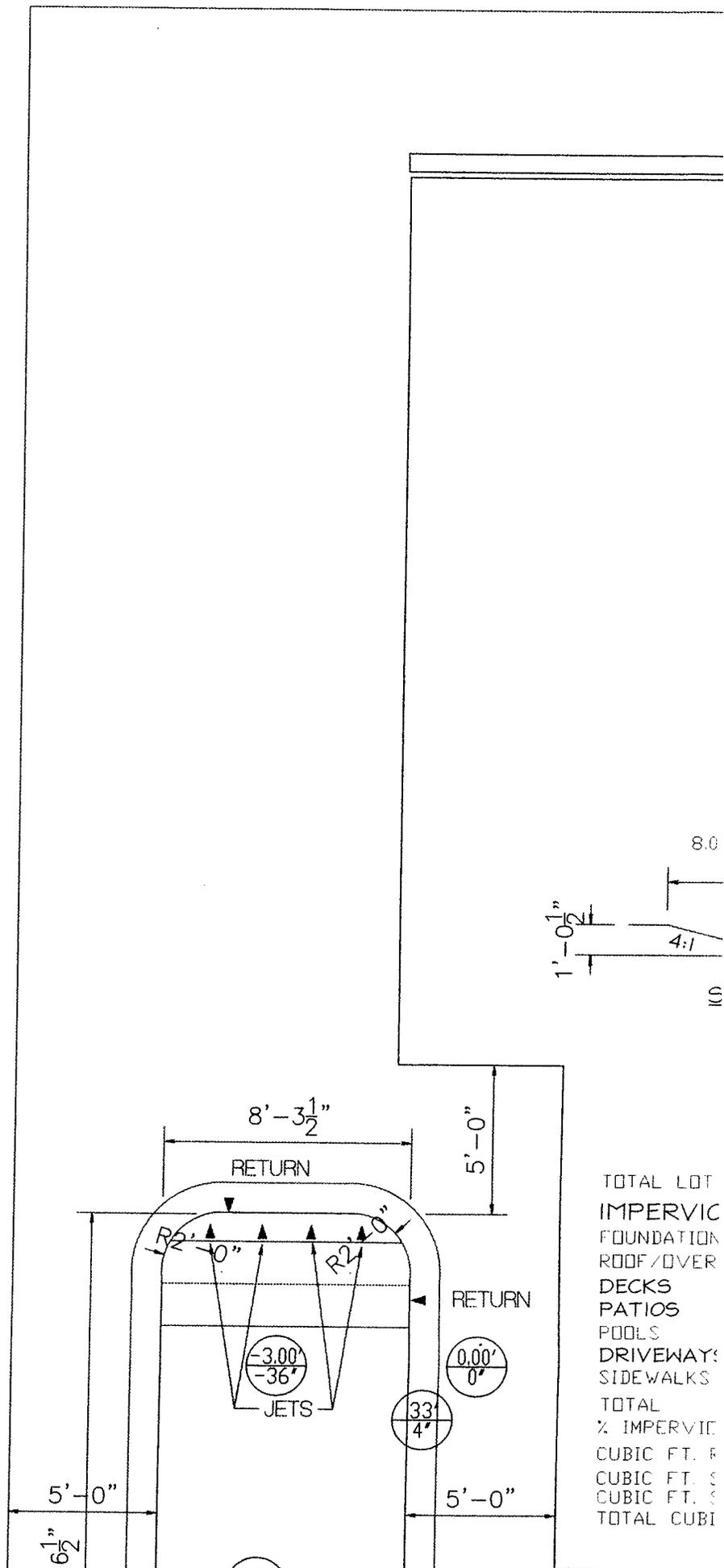
TOTAL LOT
IMPERVIC
FOUNDATION
ROOF/OVER
DECKS
PATIOS
POOLS
DRIVEWAY
SIDEWALKS
TOTAL
% IMPERVIC
CUBIC FT. F
CUBIC FT. S
CUBIC FT. S
TOTAL CUBI

AIR
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or Jets
W/SCREWS
TO PUMP
STATIC VALVE
IED ROCK

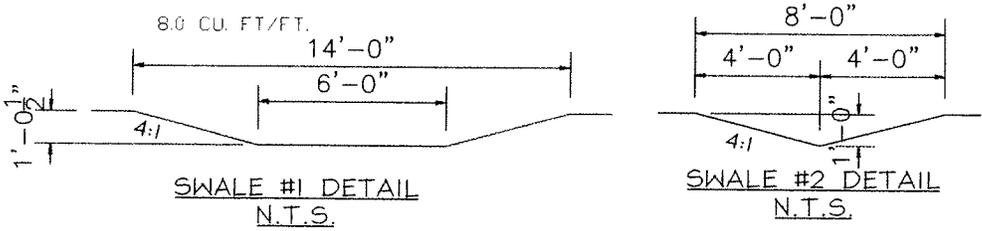


IAIR

LIEF



TOTAL LOT
IMPERVIC
FOUNDATION
ROOF/OVER
DECKS
PATIOS
POOLS
DRIVEWAYS
SIDEWALKS
TOTAL
% IMPERVIC
CUBIC FT. F
CUBIC FT. S
CUBIC FT. S
TOTAL CUBI



LINE OF EXISTING

SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....6160 SQ. FT

IMPERVIOUS COVERAGE:

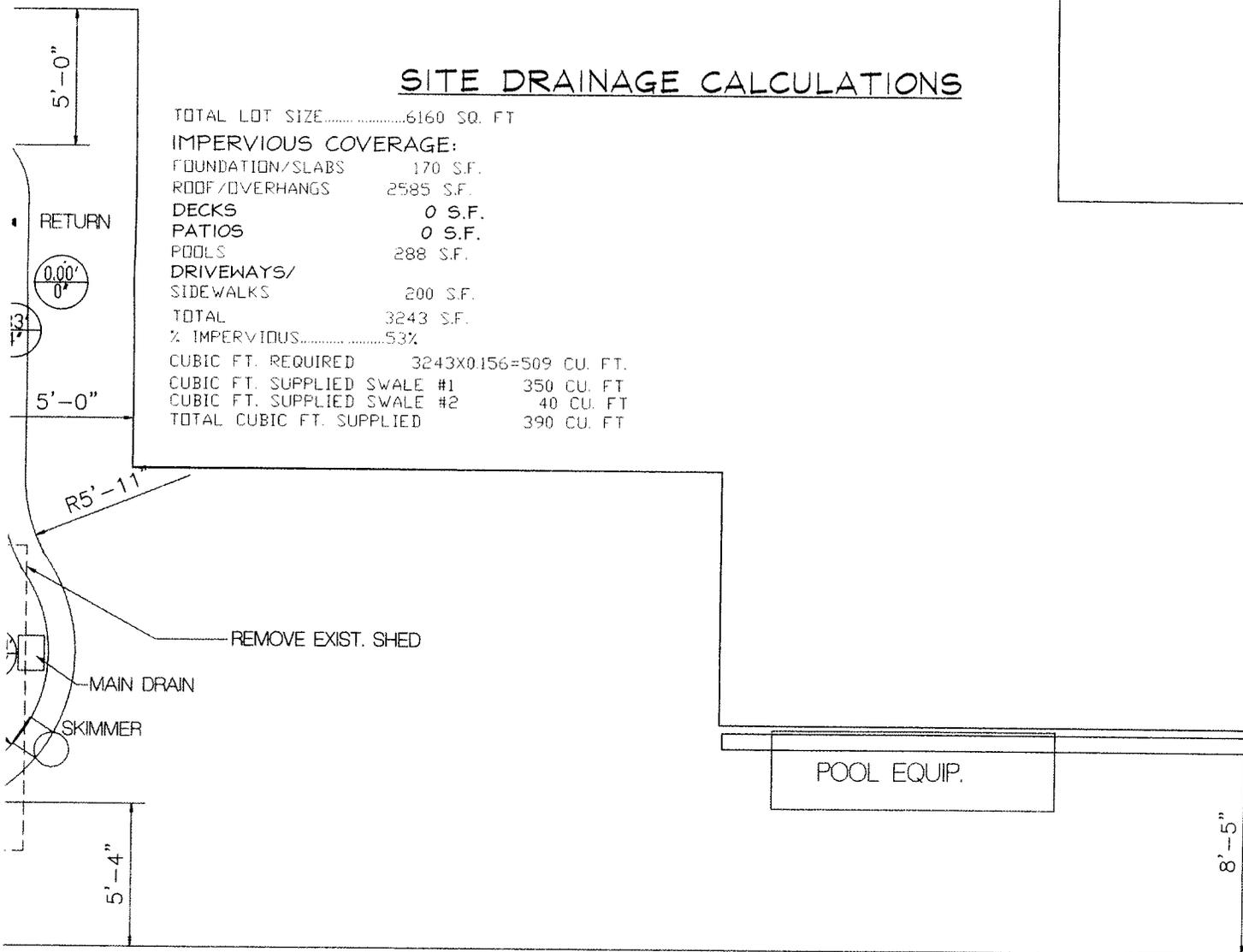
FOUNDATION/SLABS	170 S.F.
ROOF/OVERHANGS	2585 S.F.
DECKS	0 S.F.
PATIOS	0 S.F.
POOLS	288 S.F.
DRIVEWAYS/ SIDEWALKS	200 S.F.
TOTAL	3243 S.F.
% IMPERVIOUS.....	53%

CUBIC FT. REQUIRED 3243X0.156=509 CU. FT.

CUBIC FT. SUPPLIED SWALE #1 350 CU. FT

CUBIC FT. SUPPLIED SWALE #2 40 CU. FT

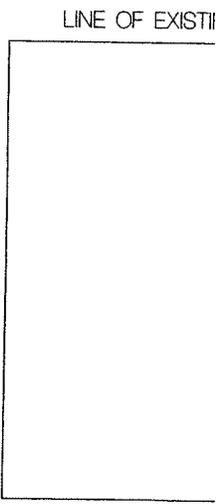
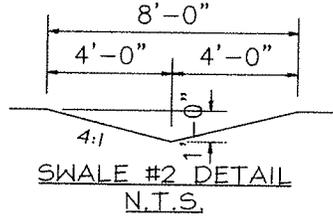
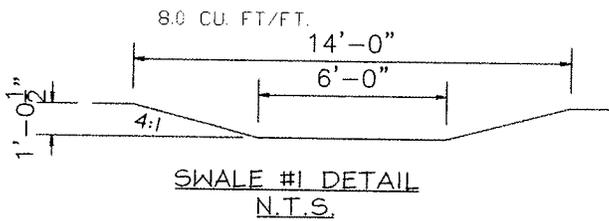
TOTAL CUBIC FT. SUPPLIED 390 CU. FT



EXIST. BUILDING	2585 S.F.	LOT AREA	6160
SHED	25 S.F.	LOT COVERAGE ALLOWED	2158
CONC. PADS AND WALKS	170 S.F.	IMPERVIOUS AREA ALLOWED	3080
DRIVEWAY	200 S.F.	LOT COVERAGE	2810 S.F.
NEW POOL AND EQUIP. PAD	286 S.F.	IMPERVIOUS AREA	2980S.F.

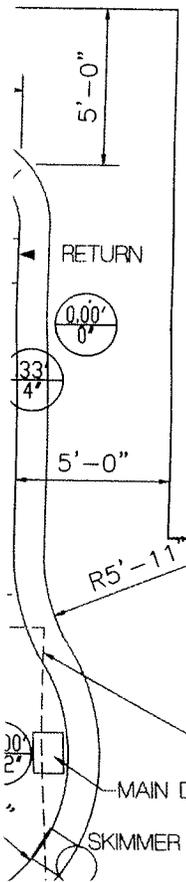
[Signature] THE CONSTRUCTION DEPICTED ON THESE DRAWINGS WAS DESIGNED IN ACCORDANCE WITH ALL APPLICABLE CITY AND STATE CODES AND ORDINANCES INCLUDING THE FLORIDA BUILDING CODE LATEST ADDITION.

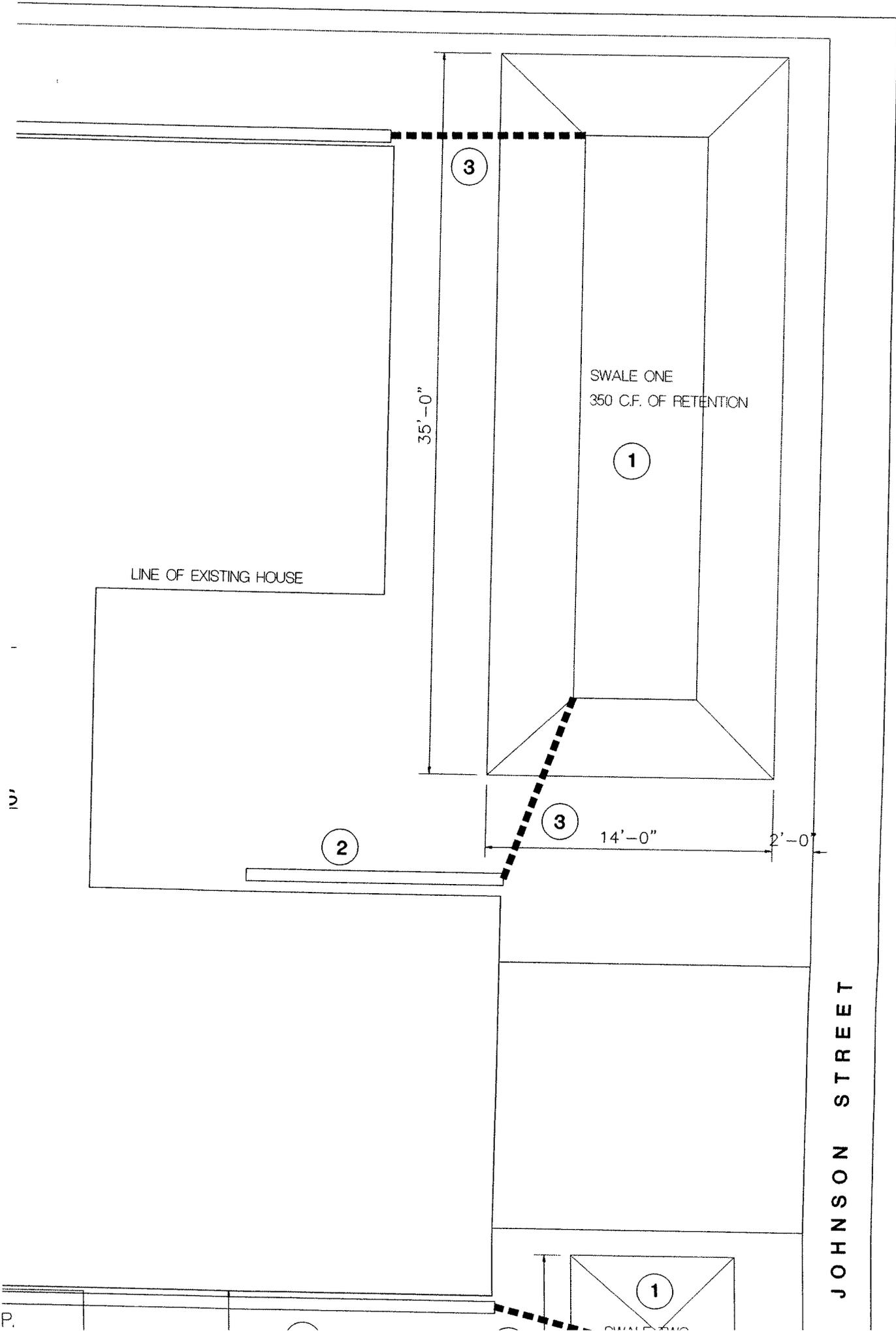
THE DRAWINGS ARE DESIGNED IN ACCORDANCE WITH ASCE 7-98 150MPH, 3 SECOND G

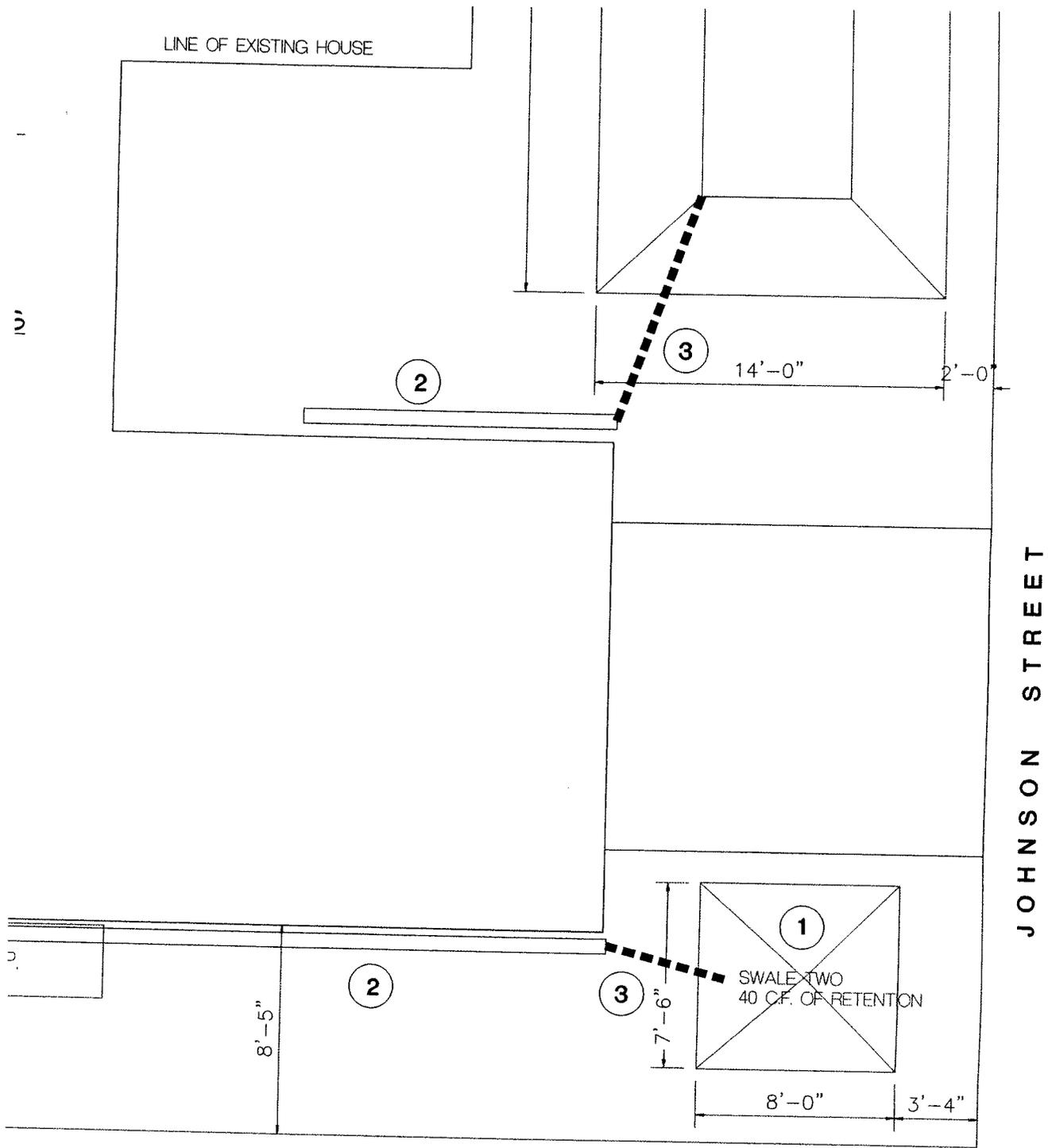


SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....	6160 SQ. FT
IMPERVIOUS COVERAGE:	
FOUNDATION/SLABS	170 S.F.
ROOF/OVERHANGS	2585 S.F.
DECKS	0 S.F.
PATIOS	0 S.F.
POOLS	288 S.F.
DRIVEWAYS/ SIDEWALKS	200 S.F.
TOTAL	3243 S.F.
% IMPERVIOUS.....	53%
CUBIC FT. REQUIRED	3243X0.156=509 CU. FT.
CUBIC FT. SUPPLIED SWALE #1	350 CU. FT
CUBIC FT. SUPPLIED SWALE #2	40 CU. FT
TOTAL CUBIC FT. SUPPLIED	390 CU. FT







SITE PLAN

SCALE: 1/4"=1'-0"

LOWED 6160 S.F.
 ALLOWED 2156 S.F.
 3080 S.F.
 2610 S.F.
 2980S.F.

PROPOSED LOT COVERAGE 2585 S.F.
 PROPOSED IMPERVIOUS 3266 S.F.

AS DESIGNED IN ACCORDANCE WITH
 RULES AND REGULATIONS INCLUDING

ASCE 7-98 150MPH. 3 SECOND GUST

Laird Ueberroth, RA + Assoc., Architects

1729 Seminary St, Key West, FL 33040
 Phone: 235-2926 or 305-849-9076 email Lairdu@bellsouthnet Fax 1-877-402-8854

COOPER POOL



Florida Keys Aqueduct Authority
Key West, Florida
MEMORANDUM

To: Wendy Tucker, Development Review Administrator
From: Ed Nicolle, Distribution Design Manager *EN*
Subject: Development Review Committee Meeting September 21, 2006
Date: September 14, 2006

A representative of the FKAA will not be able to attend the DRC meeting scheduled for September 21, 2006. Comments on the projects are as follows:

Variances Agenda Items 4 thru 10 The FKAA has no objections to the granting of variances for the projects however all projects that will add water using fixtures will require a set of plans for review.

Conditional Use 500 Truman Ave. No objection to the continued use for the operation of a commercial activity.

510 South Street -Atlantic Shores This site has a 12' water main located on South Street and it is adequate to serve this project. A complete set of plans will be required for review in order to determine meter requirements and System Development Fees if applicable.

715 Seminole Ave The units facing Alberta Ave. and Seminole Ave. will require a water main extension of 550 lineal feet of 6" C-900 PVC. The developer will be responsible for the construction of the water main. A complete set of Civil Plans will be required for the water main. A complete set of Architectural Plans will be required for review to determine System Development Fees.

CC: Margaret Gil, Customer Service Manager KW

RECEIVED

SEP 14 2006

CITY OF KEY WEST
PLANNING DEPT.

NORWOOD CHRISTOPHER & ANDREA A 1519 FLORIDA STREET KEY WEST, FL 33040	GOODRICH STEPHEN A 1311 LAIRD ST KEY WEST, FL 33040	JONES SUSAN HENSHAW 1501 GEORGIA ST KEY WEST, FL 33040
SAWYER ROBERT WEBB DEC TR 10/7/97 1314 JOHNSON ST KEY WEST, FL 33040	DYRDA CINDY LEE & PFUND MARY JO TRUSTEES 1231 FLAGLER AVENUE KEY WEST, FL 33040	DYDRA CINDY LEE & PFUND MARY JO TRUSTEES 1231 FLAGLER AVENUE KEY WEST, FL 33040
SAWYER ROBERT WEBB DEC TR 10/7/19 1314 JOHNSON ST KEY WEST, FL 33040	JACKSON BROOKS 1526 FLORIDA STREET KEY WEST, FL 33040	EK ROY ESTATE 1310 JOHNSON ST KEY WEST, FL 33040
WRIGHT WILLIAM C 1307 LAIRD STREET KEY WEST, FL 33040-5021	SNELGROVE SIDNEY CAUGHMAN & DEBORAH ANN MARSHALL (H&W) 1210 JOHNSON STREET KEY WEST, FL 33040	JACK WHITFIELD JR 1209 LAIRD STREET KEY WEST, FL 33040
COBO LUIS ENRIQUE 1501 FLORIDA STREET KEY WEST, FL 33040	MUSMANNO VICTOR H II 1800 ATLANTIC BLVD KEY WEST, FL 33040	RODRIGUEZ MARCOS AND CLAUDINA 1320 FLAGLER AVE KEY WEST, FL 33040
BETHEL HARRY L & JACQUELYN F 1314 FLAGLER AVENUE KEY WEST, FL 33040	EYER DAVID D & IRENE J 1321 JOHNSON STREET KEY WEST, FL 33040	ROLLY ROBERT J 5703 RED BUG RD WINTER SPRINGS, FL 32708
MARBURG JOHN 1300 FLAGLER AVENUE KEY WEST, FL 33040	COOPER JAMES & JOANNE 1309 JOHNSON ST KEY WEST, FL 33040-5015	ROBINSON MARTHA NELL MORRIS DEC 1514 DUNCAN ST KEY WEST, FL 33040
VAZQUEZ MARIA RITA 1310 FLAGLER AVENUE KEY WEST, FL 33040	EYER DAVID D DEC OF TRUST DTD 5/17/ 1321 JOHNSON ST KEY WEST, FL 33040	DYRDA CINDY LEE & PFUND MARY JO TR (PFUND FAM TR 12-31-90) & PFUND EUG 1231 FLAGLER AVENUE KEY WEST, FL 33040
MC CHESNEY KEVIN & LAURA A 1221 JOHNSON STREET KEY WEST, FL 33040	BOYER BARBARA F TRUSTEE (BARBARA F BOYER LIV TR 12/20/95) 906 17TH TERRACE KEY WEST, FL 33040-4529	RUSSO JOSEPH MICHAEL 312 N BLUE LAKE TERR DELAND, FL 32724

DALTON KEVIN & LESLIE & DALTON SIOBHAN R/S 1209 JOHNSON ST KEY WEST, FL 33040	KRAMER CAROL A & BISSON CELESTE F PO BOX 55161 NORFOLK, VA 23505-9140	BROWN GORDON B JR P O BOX 959 KEY WEST, FL 33041
CRETARA ELIZABETH 11288 VENTURA BLVD STUDIO CITY, CA 91604	ATWELL WILLIAM B AND MARY DIANNE 1203 JOHNSON ST KEY WEST, FL 33040	JACKSON RICHARD W & THERESA L IVO 1301 FLAGLER AVENUE KEY WEST, FL 33040
RICHARDS LIVING TRUST C/O RICHARDS DEAN ALLEN JR TRUSTE 1214 VON PHISTER ST KEY WEST, FL 33040	VON PHISTER INC 317 WHITEHEAD STREET KEY WEST, FL 33040	MANFREDINI ROBERT J & MYRNA J CO-T (U/T/D 3-18/82 TR #101) (T/Q) 1222 VON PHISTER STREET KEY WEST, FL 33040
WOLFF JONATHAN & SHEILA %CINDERELLA PROP INC 1759 AVENIDA DEL SOL BOCA RATON, FL 33432	TWEEDELL LISA 1438 TROPICAL AVE KEY WEST, FL 33040	PAXTON C A 1216 VON PHISTER STREET KEY WEST, FL 33040
BROWN J DOUGLAS 1307 FLAGLER AVE KEY WEST, FL 33040	COTILLETTA JOSEPH A & MALLORY 144 05 NEWPORT AVE NEPONSIT, NY 11694	PFUND IRMA K REVOCABLE TRUST & PFUND EUGENE H REVOCABLE TRUST 1227 FLAGLER AVENUE KEY WEST, FL 33040
JOHNSON LESLIE & CHRISTOPHER A 1212 VON PHISTER ST KEY WEST, FL 33040	PFUND MARY JO 1227 FLAGLER AVENUE #B KEY WEST, FL 33040-4919	CARBONELL JOSEPH F & NOELIA 1118 17TH STREET KEY WEST, FL 33040
ACEVEDO DANIEL R & ROBERTA E 571 PARK DRIVE KEY WEST, FL 33040	CASTILLO MARGARITA R L/E (ANGELINA C KING & ALBERTA ANN PER 1217 FLAGLER AVE KEY WEST, FL 33040	DEMCHAK MICHAEL AND LAURA 1425 WHITE ST KEY WEST, FL 33040
TAZEWELL RICHARD W & ANNE E 102 WEBB DR CARRBORO, NC 27510	HELLIESEN DOUGLAS A AND CAROLYN 1221 LAIRD ST KEY WEST, FL 33040	DUPPER MARYEUGENE E 1222-1224 JOHNSON ST KEY WEST, FL 33040
SCHMIDA WALTER G TR (W G SCHMIDA JOANNA M TR (J M SCHMIDA REV TR) T/ JOANNA M SCHMIDA (B/Q) - 1522 GEO KEY WEST, FL 33040	VEGA ANDRES & HILDA 6002 31ST AVE S TAMPA, FL 33619	

1309 Johnson St.
300 Foot Radius
RE# 00059740-000000

