

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:** Wendy Tucker, Development Review Administrator

A handwritten signature in black ink that reads "Wendy Tucker".

**Through:** Gail Kenson, AICP, Planning Director

**Meeting Date:** 4 October 2006

**Application:** A **Variance** from the provisions of Section 122-630(6) of the City Land Development Regulations regulating the required minimum setbacks to permit a rear yard setback reduction of 17 feet from 20 feet to 3 feet (5 feet existing); and a variance from the provisions of Section 122-1078, regulating restrictions on buildings and structures, including entryways, to permit detached habitable space, in the HHDR (Historic High Density Residential) zoning district for property located at 728 Petronia Lane (also known as Poorhouse Lane) RE#00019480-000000.

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**APPLICATION DATA**

Property Owner: Gail Ann Miller, Trustee  
Applicant/Agent: Adele V. Stones, Attorney, Stones & Cardenas  
Address: 728 Petronia Lane (aka Poorhouse Lane) - RE#00019480-000000.  
Zoning: SF (Single Family) District

**REQUEST**

The applicant is requesting the following variances:

1. To permit a rear yard setback reduction of 17 feet from 20 feet to 3 feet
2. To permit detached habitable space that is not accessible from the interior of exterior walls.

**PURPOSE**

Convert an existing tool shed/workshop/potting area to a detached bedroom/bathroom and loft.

**BACKGROUND**

The applicant wishes to convert an existing tool shed/workshop/potting area to a combined one-and-a-half 12 feet by 20 feet bedroom/bathroom/loft structure with a 3 feet by 12 feet one-story porch and a one-story 6 feet by 12 feet attached storage building. The applicant/owner request the variances to permit detached bedroom/bathroom occupancy by an employee of the owner who has been residing in the principal dwelling. The kitchen in the main house would continue to serve the employee as well as the owner. The property on Petronia Lane, also known as

Poorhouse Lane, is 100 feet in depth and 48.33 feet in width. The area of 4,833 square feet exceeds the 4,000 s.f. required minimum area. The proposed habitable space structure would be in the same basic footprint but larger than what is existing. The existing structure is 5 feet from the rear property line; the proposed structure including overhang would be at 3 feet from the line. A site visit indicated a storage structure is on the other side of the fence along the rear property line. The applicant's architect indicates the proposed building coverage would increase from 1,716 s.f. existing by an additional 354 s.f. to a total of 2,070 s.f., or 42.65 percent, which is 7.35 percent lower than the maximum allowed. The impervious surface ratio is proposed to increase to 59.05 percent (60 percent allowed). At the Development Review Committee (DRC) Meeting Aug. 31, concern was voiced about the existing and potential coverages, especially with existing brick surfaces as well as the size of the existing structure and covered rear deck.

### **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 convert an existing tool shed/workshop/potting area to a detached one and a half story bedroom/bathroom with a one-story porch and attached one-story storage area. The drawing shows the loft to also be storage area. The existing structure at the rear that would be replaced meets only accessory structure but not residential structure requirements. The parcel size is not substandard. One possible special circumstance was cited by the owner during a Planning Dept. site visit, when she indicated there were one or more additional units previously existing on the site before she converted the property to a single-family residence. Located in the HHDR Zone, which allows a maximum density of 22 units per acre, the property at 4,833 s.f. would have a allowable density of 2.4 units. However, request is not being made for a second living unit, and any approval should have limiting conditions.

- 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 convert an existing tool shed/workshop/potting area to a detached one and a half story bedroom/bathroom with a one-story porch and attached one-story storage area. The conversion would not occur without approval of requested variances by the Board of Adjustment.

- 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 requested variances will not confer a special privilege to the applicant only if it does not become a second unit on the property without authorization under the City's Building Permit Allocation Ordinance (ROGO).

**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 Planning Department does not find in the application any hardship sufficient to recommend approval of a one-and-a-half story habitable space structure of size and capability to become an unrecognized residential unit. Assertion that the upper floor/loft would be storage was discussed at the DRC meeting as questionable for a number of reasons including the provision of multiple windows. A literal interpretation of the regulations would prevent the construction of the proposed detached habitable space.

**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 variances do not appear to be the minimum needed to provide additional detached habitable space—bedroom/bathroom—for an unrelated resident. The request is for a one-and-a-half story structure plus a porch and additional storage area.

**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. However, input from the immediately-affected neighbor may be important to the Board of Adjustment.

**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 not met the standards established by the City Code for the setback and detached habitable space 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, based on the criteria established by the City Code, recommends the requests for setback and detached habitable space variances be **denied**.



**OFFICE OF THE FIRE MARSHAL  
MEMORANDUM**

**DATE:** 9/22/06  
**TO:** Gail Kenson  
**FROM:** Gerald Smith, Fire Inspector  
**SUBJECT:** BOA-October 2006 Summary

- ❖ Re: 728 Petronia Lane
- ❖ Comments: Incomplete. Not enough information to make a decision on project.

RESOLUTION NO. \_\_\_\_\_

VARIANCE: 728 PETRONIA LANE (POORHOUSE LANE)

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE CONVERSION OF AN EXISTING TOOL SHED/WORKSHOP TO A DETACHED BEDROOM/BATH/LOFT BY GRANTING VARIANCES TO THE BUILDING SETBACK AND HABITABLE SPACE REGULATIONS FOR PROPERTY IN THE HHDR, HISTORIC HIGH DENSITY RESIDENTIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR PROPERTY LOCATED AT 728 PETRONIA STREET, KEY WEST, FLORIDA (RE# 00019480-000000)

**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 **BUILDING SETBACK AND HABITABLE SPACE** regulations for property in the **HHDR, HISTORIC HIGH DENSITY RESIDENTIAL Zoning District,** under the Code of Ordinances of the City of Key West, Florida, are hereby granted as follows to: SECTION 122-630(6), OF 17 FEET, FROM THE 20 FEET REAR YARD SETBACK REQUIRED TO THE 3 FEET PROPOSED (5 FEET EXISTING), AND TO SECTION 122-1078, RESTRICTIONS ON BUILDINGS AND STRUCTURES, INCLUDING ENTRYWAYS, TO PERMIT DETACHED HABITABLE SPACE. **THE PURPOSE OF THE REQUEST IS TO ALLOW THE CONVERSION OF AN EXISTING TOOL SHED/WORKSHOP TO A DETACHED BEDROOM/BATH/LOFT, FOR PROPERTY LOCATED AT 728 PETRONIA STREET, KEY WEST, FLORIDA (RE# 00019480-000000).**

**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.**

AUG 03 2006

**Variance Application  
City of Key West  
Planning Department**

**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 728 Petronia Lane
2. Name of Applicant Adele V. Stones, Stones & Cardenas
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative x  
(attached Authorization Form must be completed)
4. Address of Applicant 221 Simonton Street  
Key West, FL 33040
5. Phone # of Applicant (305) 294-0252 Mobile# \_\_\_\_\_ Fax# (305) 292-5442
6. Name of Owner, if different than above Gail Ann Miller, Trustee
7. Address of Owner 728 Petronia Lane  
Key West, FL 33040
8. Phone Number of Owner (305) 294-4939 Fax# \_\_\_\_\_
9. Zoning District of Parcel HHDR RE# 00019480-000000
10. Description of Proposed Construction, Development, and Use Property owner would like to convert an existing tool shed and workshop and potting area to a detached bedroom and bathroom for the immediate purpose of providing housing for current and future property manager/assistant.

11. Description of Variances Being Requested:

|                   | Standard Allowed/Required       | Standard Requested              | Existing Condition              |
|-------------------|---------------------------------|---------------------------------|---------------------------------|
| Rear yard setback | <u>20.0'</u>                    | <u>5.0'</u>                     | <u>5.0'</u>                     |
|                   | <u>Attached habitable space</u> | <u>detached habitable space</u> | <u>detached accessory space</u> |
| Lot coverage      | <u><del>40.0</del> 50% WT</u>   | <u><del>42.65</del></u>         | <u><del>40.0</del></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 06/27/06 HARC # H06-06-14-902

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

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STANDARDS FOR CONSIDERING VARIANCES

Before any variance may be granted, the board of adjustment 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.

Applicant desires to convert existing building from accessory space to habitable space to provide bedroom and bathroom for housing of her property manager/assistant

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

Applicant cannot meet the 20.00 foot rear setback if utilizing the existing accessory structure in part or whole.

(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.

Many single family residences in this zoning district enjoy detached habitable space utilizing nonconforming setbacks especially when converting accessory space to habitable space

(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.

Many single family residences in this zoning district enjoy detached habitable space utilizing nonconforming setbacks. The property owner desires to provide affordable accommodations to her assistance while maintaining personal privacy.

(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.

A structure already exists in the location of the proposed new construction. The new structure will be minimally larger without creating additional nonconformities.

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(6) Nor 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.

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The proposed grant of variance will provide a bedroom and bathroom to owner's property manager or assistant. This poses no threat to health, safety, or welfare of the public and provides housing for applicant's employee.

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(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, structure or buildings in other districts shall be considered grounds for the issuance of a variance.

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(b) The board of adjustment shall make factual findings regarding the following:

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

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This Instrument Prepared by and Return to:

752566

OFF REC 1227 PAGE 1913

Michael L. Browning, Esq.  
Browning, Gutter and Associate, P.A.  
402 Appelcouth Lane  
Key West, Florida 33040

Property Appraisers Parcel Identification (Folio) Numbers:  
00019480-000000

Grantee SS #: 093242289

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 22nd day of September, A.D. 1992 by Terry H. Thompson, an unmarried widow herein called the grantor, to Gail Ann Miller, a single woman whose post office address is: 320 William Street, Key West, Florida 33040, hereinafter called the Grantee:

(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)

920  
100  
80500

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, renises, releases, conveys and confirms unto the grantee all that certain land situate in Monroe County, State of Florida, viz:

On the Island of Key West and known as Part of Tract 5, more particularly described as follows:

COMMENCING at a point on a 12 foot alleyway on the South side of Windsor Lane distant from the corner of Windsor Lane and said alleyway 148 and 4/12 feet and running thence in a Southwesterly direction along said alleyway 48 feet and 4 inches; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 48 feet and 4 inches; thence at right angles in a Northwesterly direction 100 feet to the Point of Beginning of said alleyway.

Subject to that certain mortgage given by GAIL ANN MILLER, a single woman, in favor of BANKERS SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A. encumbering subject property in the original principal amount of \$93,750.00.

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/are 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, 1891.

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: Charlene G Gower  
Printed Signature: CHARLENE G GOWER  
Signature: Michael L. Browning  
Printed Signature: Michael L. Browning

Signature: Terry H. Thompson Sr L.S.  
Terry H. Thompson  
728 Poorhouse Lane, Key West, Florida 33040

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FILED IN 92-087  
SEP 28 10:14  
NONPROFIT CORPORATION

STATE OF FLORIDA  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 22nd day of September, 1992, by Terry H Thompson who is/are personally known to me or has produced Driver's License as identification and did (did not) take an oath.

SEAL



[Handwritten Signature]  
Notary Signature  
Michael L. Browning  
Printed Notary Signature  
My Commission Expires:

81500 / 9-24-92  
[Handwritten Signature]

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*[Faint, illegible text]*

**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, Adele V. Stones, being duly sworn, depose and say  
Name(s) of Applicant(s)

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

728 Petronia Lane  
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.

*Adele V. Stones* \_\_\_\_\_  
Signature of Owner/Legal Representative      Signature of Joint/Co-owner  
FBN#331880

Subscribed and sworn to (or affirmed) before me on 8/3/06 (date) by  
Adele V. Stones (name). He/She is personally known to me or has  
presented personally known as  
identification.

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*Cindy Sawyer*  
Notary's Signature and Seal

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
CINDY SAWYER  
MY COMMISSION EXPIRES  
January 6, 2008  
#DD 262283  
Notary Public Underwriters  
Bonded thru  
NOTARY PUBLIC, STATE OF FLORIDA

Name of Acknowledger typed, printed or stamped  
Title or Rank  
Commission Number, if any

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Jul 6, 2006 2:41 PM

[Contact the MCPA office.](#)



## ONLINE DATA CENTER

### RECORDS SEARCH

**PROPERTY INFORMATION FOR:**

**RECEIVED**

Alternate Key: 1020168  
RE Number: 00019480-000000

AUG 03 2006

[Print](#) [Search Again](#) [Search Results](#)

CITY OF KEY WEST  
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[Email office about AK: 1020168](#)

**Property Details**

**OWNER OF RECORD**

MILLER GAIL ANN TRUSTEE  
(TRUST DATED 01-08-93) - % GAIL ANN MILLER (Q)  
728 POORHOUSE LANE  
KEY WEST FL 33040

**PHYSICAL LOCATION**

728 PETRONIA LN KEY WEST

**LEGAL DESCRIPTION**

KW PT OF TR 5 B3-286 OR415-534/37 OR1152-2366(ORDER)  
PROB #90-283-CP-15(LG) OR1227-1913/14(LG) OR1241-55-/51  
(CMS)OR1278-608/09AMD/TR(CMS) OR1287-999/1000M/T  
(JB)

**SECTION, TOWNSHIP, RANGE**

We do not have this information on file.

**MILLAGE GROUP**

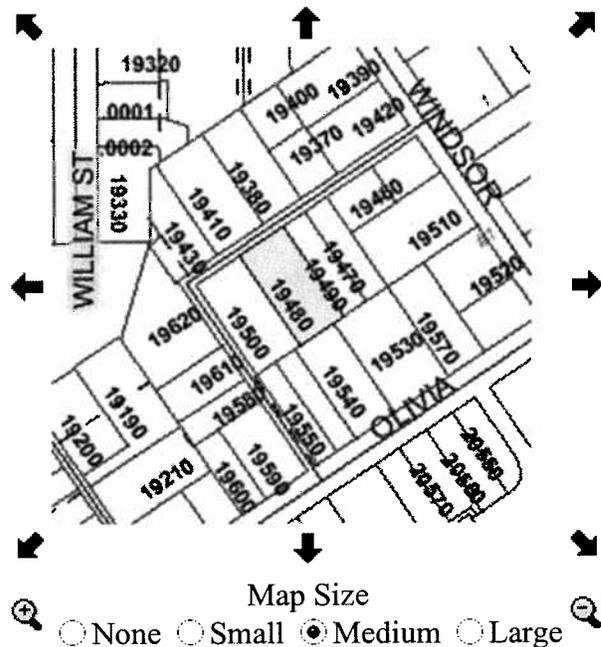
10KW

[Estimate Taxes](#)

**PC CODE**

01 - SINGLE FAMILY

**PROPERTY MAP**



**Building Details**

**NUMBER OF BUILDINGS**

1

**NUMBER OF COMMERCIAL BUILDINGS**

0

**TOTAL LIVING AREA**

1782

**YEAR BUILT**

1933

**Land Details**

**LAND USE CODE**

010D - RESIDENTIAL DRY

**LAND AREA**

4833 SF

**Parcel Value History**

| TAX ROLL YEAR | BUILDING | MISCELLANEOUS | LAND | JUST | EXEMPTIONS (NOT | TAXABLE |
|---------------|----------|---------------|------|------|-----------------|---------|
|---------------|----------|---------------|------|------|-----------------|---------|

|      | IMPROVEMENTS |       |         |         | INCLUDING SENIORS) |         |
|------|--------------|-------|---------|---------|--------------------|---------|
| 2005 | 476,976      | 7,966 | 362,475 | 847,417 | 25,000             | 231,317 |
| 2004 | 311,396      | 8,229 | 338,310 | 657,935 | 25,000             | 223,851 |
| 2003 | 299,863      | 8,498 | 169,155 | 477,516 | 25,000             | 219,211 |

**Parcel Sales History**

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.

| SALE DATE | OFFICIAL RECORDS<br>BOOK/PAGE | PRICE   | INSTRUMENT |
|-----------|-------------------------------|---------|------------|
| 09/1992   | 1227/1913                     | 125,000 | WD         |
| 02/1968   | 415/534                       | 6,500   | 00         |

[View Tax Collector Record](#)

This page has been visited 2,462 times.

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CL4. H06-06-14-902 **728 Poorhouse Lane, Guillermo Orozco**

Guesthouse 9' storage addition demolition of exist storage building. Relocation of equipment & new well pump. New wood gate.



Guillermo Orozco, 2026 Seidenberg Avenue. presented the project. The 1948 Sanborn Map shows only the main structure. The rear structure is not shown.

Barbara Bowers asked if the new rear structure was going to be in the same footprint.

Nils Muench said you are replacing the shed with a 2 story structure.

Mr. Orozco said it will be 1 1/2 stories structure.

Mr. Muench said there is only a 3' setback.

Mr. Orozco said he will have to go for a variance.'

Mr. Muench asked if our decision influences the Planning Boards position.

Vincent Mancini said no.

Mr. Orozco said it will not be visible from the right of way.

Barbara Bowers motioned to approve. David Deal seconded the motion. All voted in favor of the motion. Therefore, the motion carried.

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PLANNING DEPT.

APPROVE   X   DISAPPROVE        TABLE       

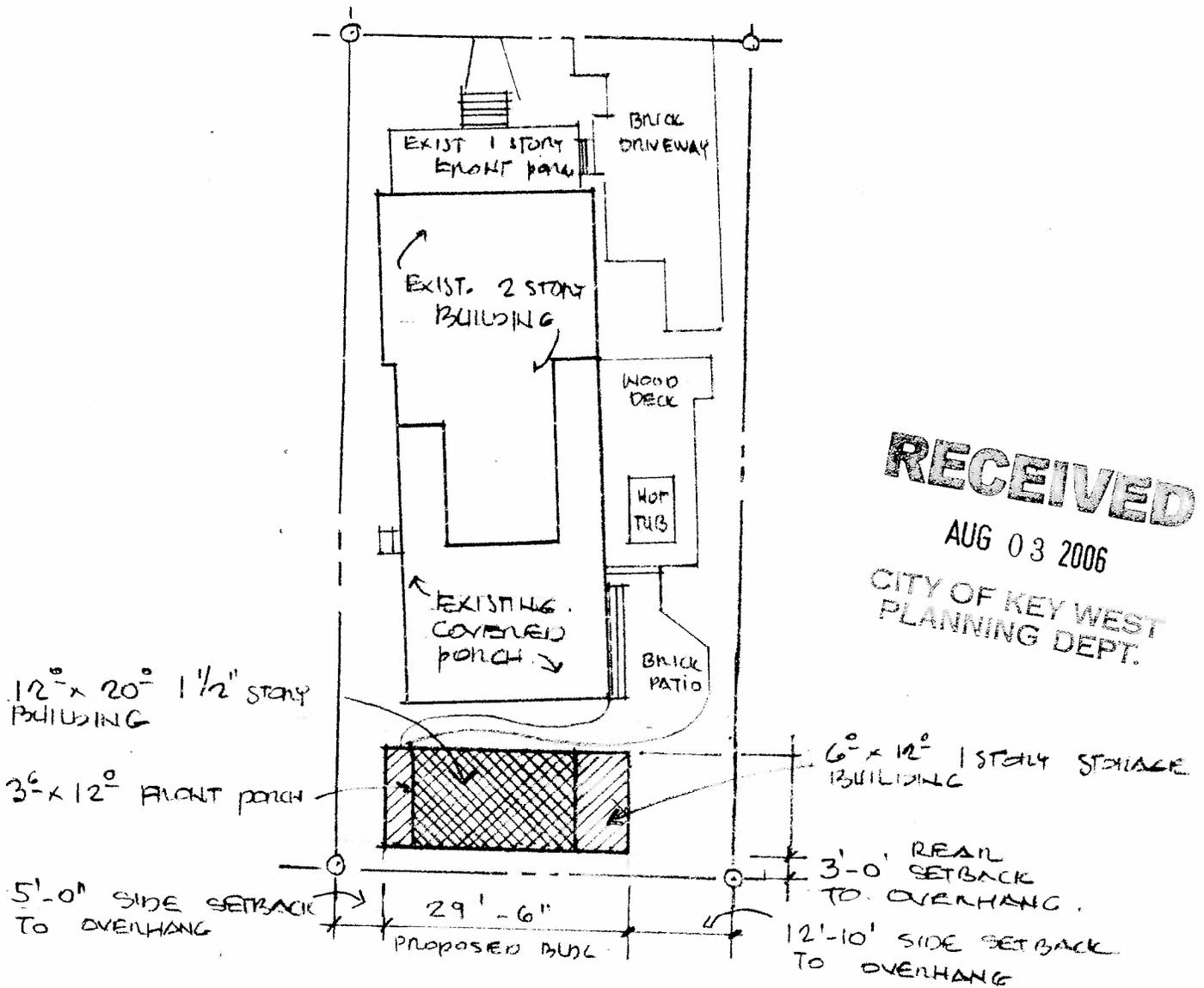
CL5. H06-06-14-907 **#1 Duval Street, The Craig Company**

Renovation of the Pier House Resort and Caribbean Spa. (1) Remove the existing Havana Docks Bar and One Duval Street Restaurant and (2) relocate three hotel suites to Havana Docks Bar and three to the restaurant location from elsewhere on site. The total number of hotel suites (142) will remain the same. This is accomplished by (1) converting two hotel rooms into document and supply storage, (2) converting one hotel room into an office, and (3) the conversion of six hotel rooms into three one bedroom suites. Please note that the Harbor View Meeting room will be reconverted back into the Harbor View Restaurant, a casual eating establishment. The Pier house will continue to offer quality restaurant venue for guests that will better serve their dinning preferences.

Rodney Corriveau, Craig Company and Monica, Gonzalez Architects presented the project. Rodney said there was a previous approval several years ago. This is a revision to



POOLHOUSE LANE



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12' x 20' 1/2" STAMP  
BUILDING

3' x 12' FRONT PORCH

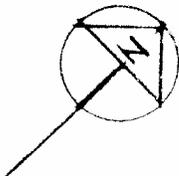
5'-0" SIDE SETBACK  
TO OVERHANG

29'-6"  
PROPOSED BULD

6' x 12' 1 STORY STORAGE  
BUILDING

3'-0' REAR  
SETBACK  
TO OVERHANG

12'-10" SIDE SETBACK  
TO OVERHANG



PROPOSED SITE PLAN

1" = 20'-0"

DATE: 7-3-06

GUEST ROOM ADDITION AT  
**- 728 POORHOUSE LANE -**  
 KEY WEST - FLORIDA

①  
 OF  
 ⑦

(also) Petronia Lane *WT*

## 728 Poorhouse Lane Site Data

HARC approval number: H06-06-14-902

District: HHDR

Lot size: 48.53'x100' = 4,853 sf

Existing building coverage = 1,716 sf = 35.50%

Maximum lot coverage allowed = 40% *50% WT*

Proposed lot coverage = 1,716 (exist.) + 354 (addition) = 2,070 sf = 42.65% (~~2.65% over~~ variance required)

Max. Height allowed = 30'

Proposed Height = 18'-6"

Max. impervious surface ratio = 60%

Proposed impervious surfaces = 2,866 sf = 59.05%

Side setbacks required = 5'-0"

Proposed side setbacks = 5'-0" and 12'-10" (\*to overhang)

Rear setback required = 30' *20' WT*

Proposed rear setback = 3'-0" to overhang (variance required)

GUESTROOM ADDITION AT:

822

POORHOUSE

- 3NSV

KEY WEST - FLORIDA

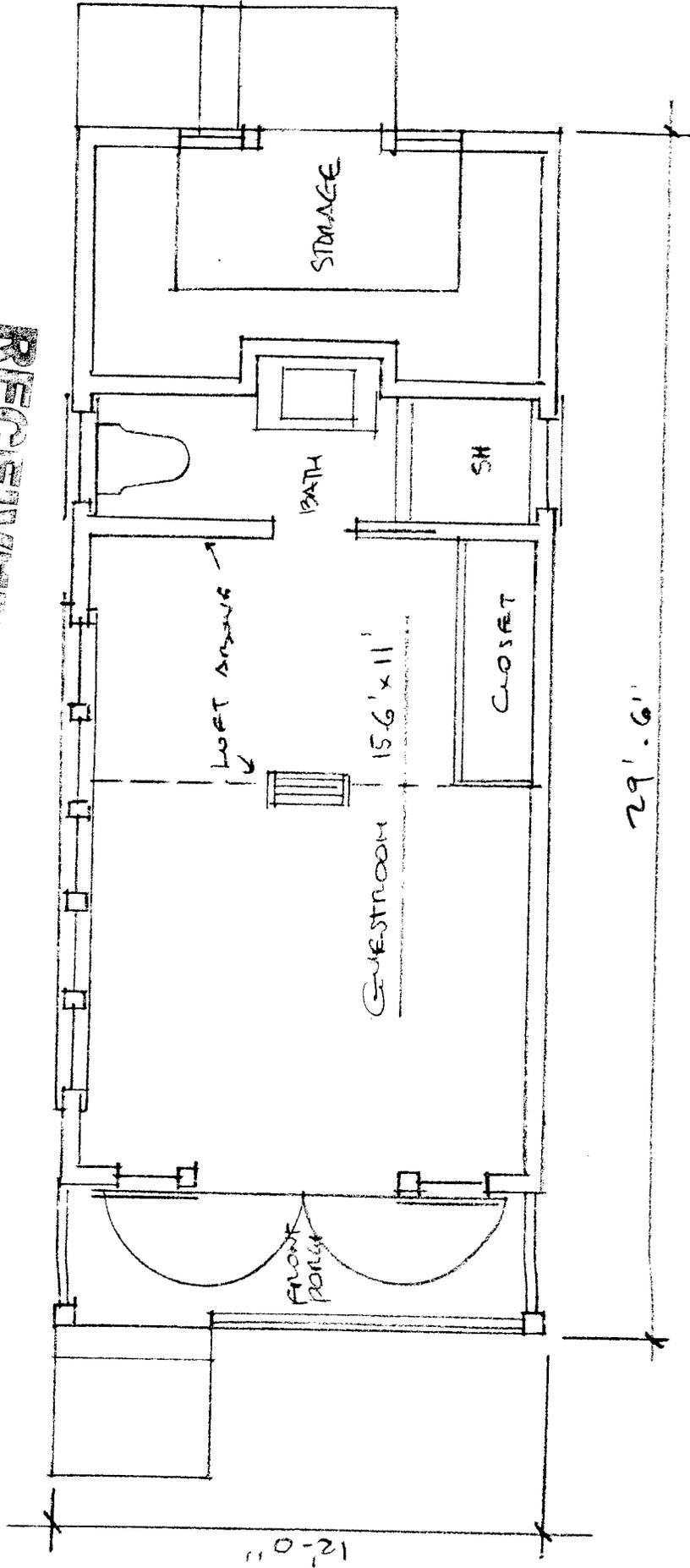
7  
2

DATE 1-3-06

CITY OF KEY WEST  
PLANNING DEPT.

AUG 03 2006

RECEIVED



PROPOSED 1ST FLOOR PLAN - 1/4" = 1'-0"

GUESTROOM ADDITION AT:

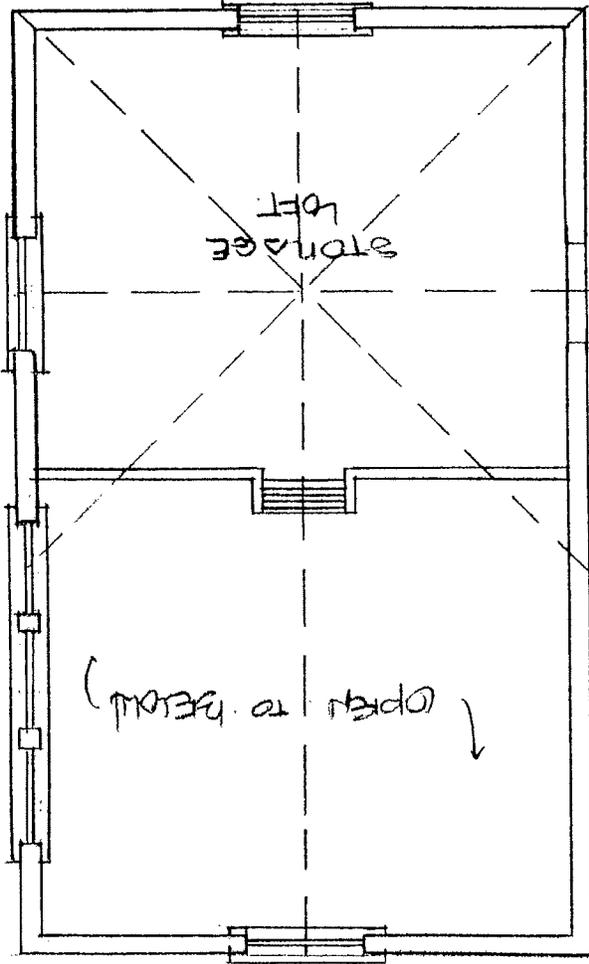
# - 728 POORHOUSE LANE -

KEY WEST, FLORIDA

3 OF 7

DATE: 7-3-06

RECEIVED  
AUG 03 2006  
CITY OF KEY WEST  
PLANNING DEPT.



PROPOSED STORAGE LOFT FLOOR PLAN

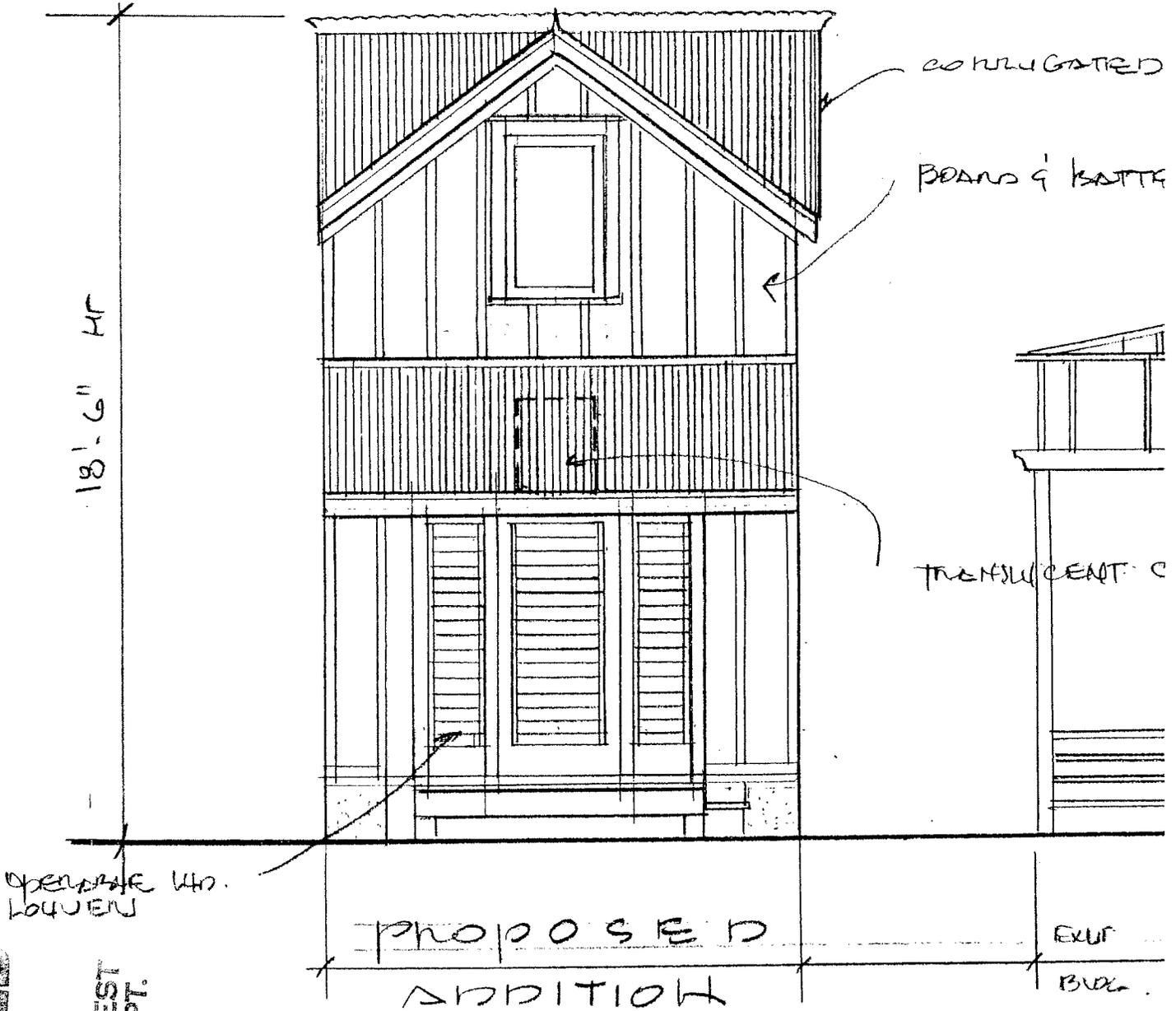
1/4" = 1'-0"

- 728

GUESTROOM ADDITION AT:  
**POORHOUSE LANE**  
KEY WEST - FLORIDA

4  
OF  
7

DATE: 7-3-06



**RECEIVED**

AUG 03 2006

CITY OF KEY WEST  
PLANNING DEPT.

EAST ELEVATION. 1/4" = 1'-0"

- 728 GUESTROOM ADDITION AT:  
POORHOUSE LANE -  
KEY WEST - FLORIDA

5  
OF  
7

DATE: 7-3-06

RECEIVED

AUG 03 2006

CITY OF KEY WEST  
PLANNING DEPT.



WEST ELEVATION - 1/4" = 1'-0"

GUESTROOM ADDITION AT:

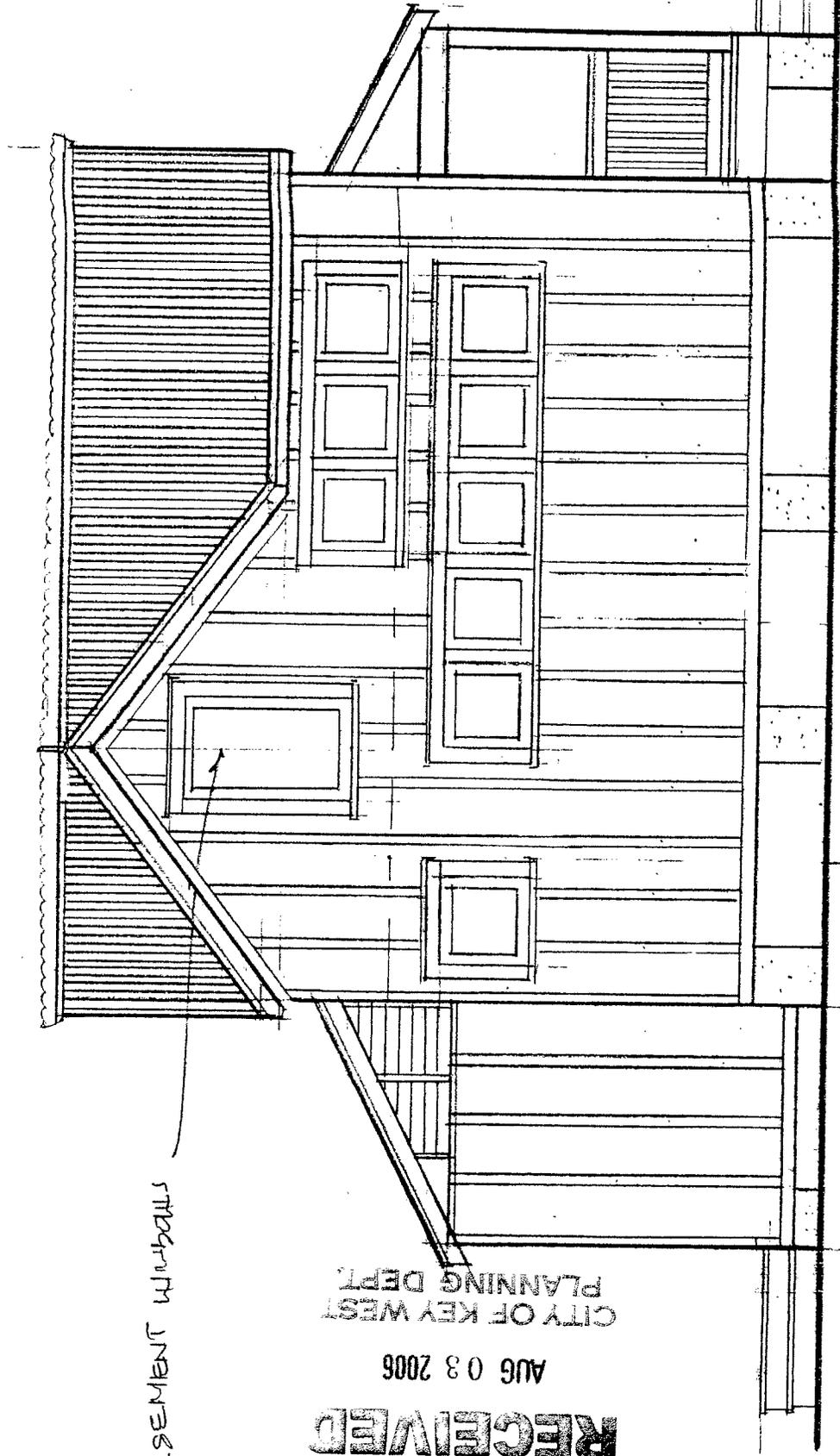
6 OF 7

JANNE -

3228 POORHOUSE

KEY WEST - FLORIDA

DATE: 7-3-06



RETAIN WALLMENT WITH BALLS  
(TYPICAL)

RECEIVED

AUG 03 2006

CITY OF KEY WEST  
PLANNING DEPT.

PROPOSED NORTH RELEVATION - 1/4" = 1'-0"

15

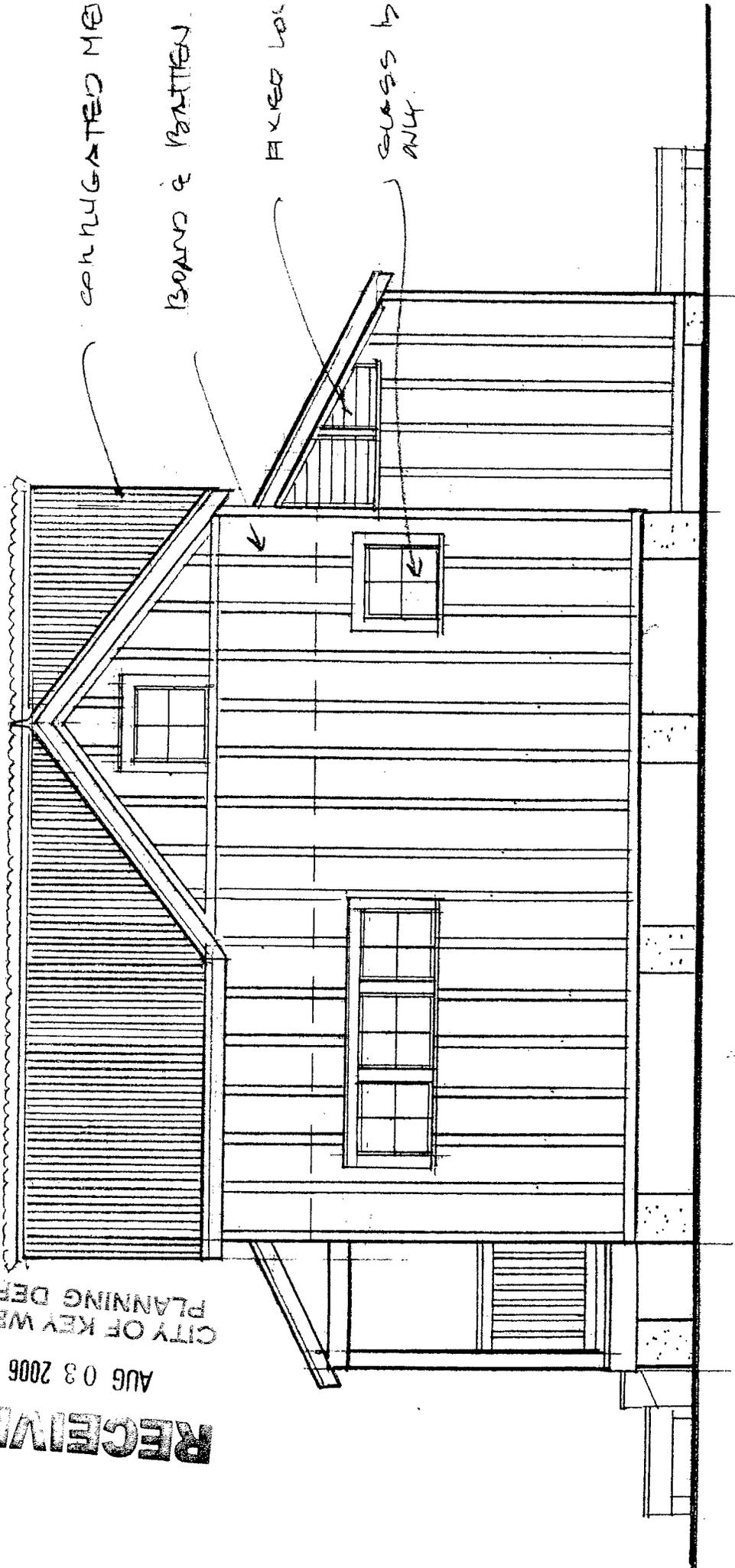
PROPOSED ADDITION ST:  
KEY WEST - FLORIDA

826 POORHOUSE LANE -

17 OF 17

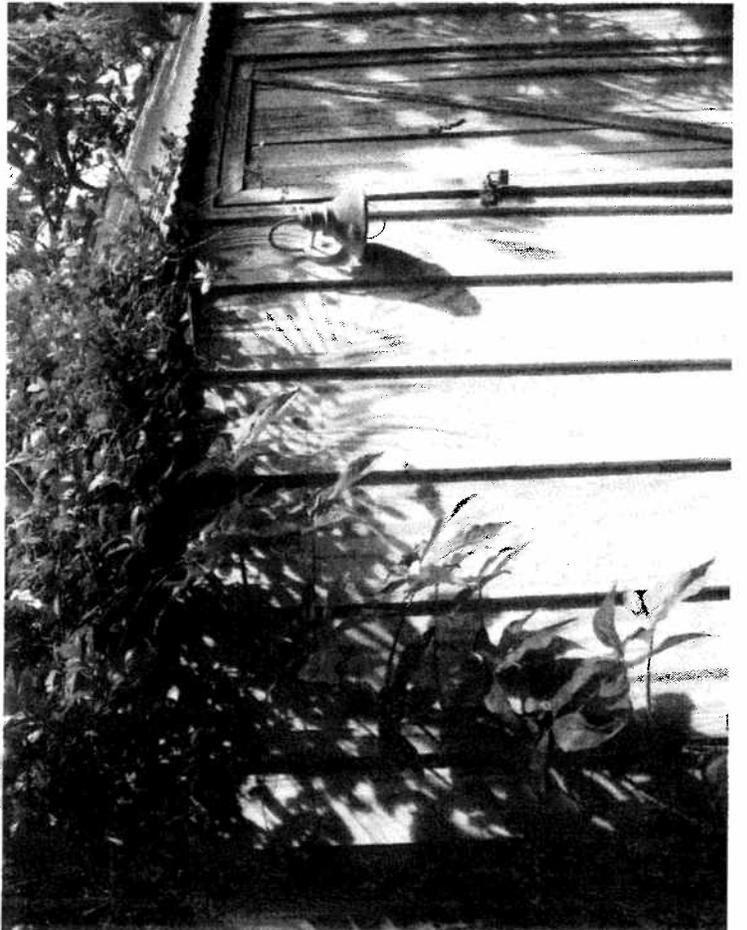
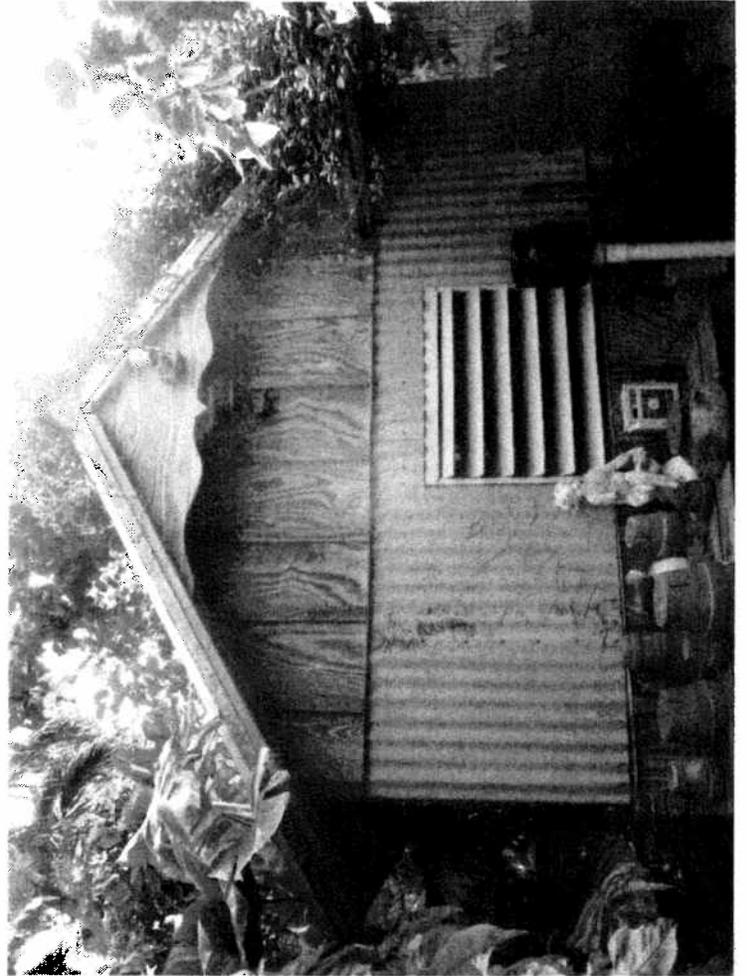
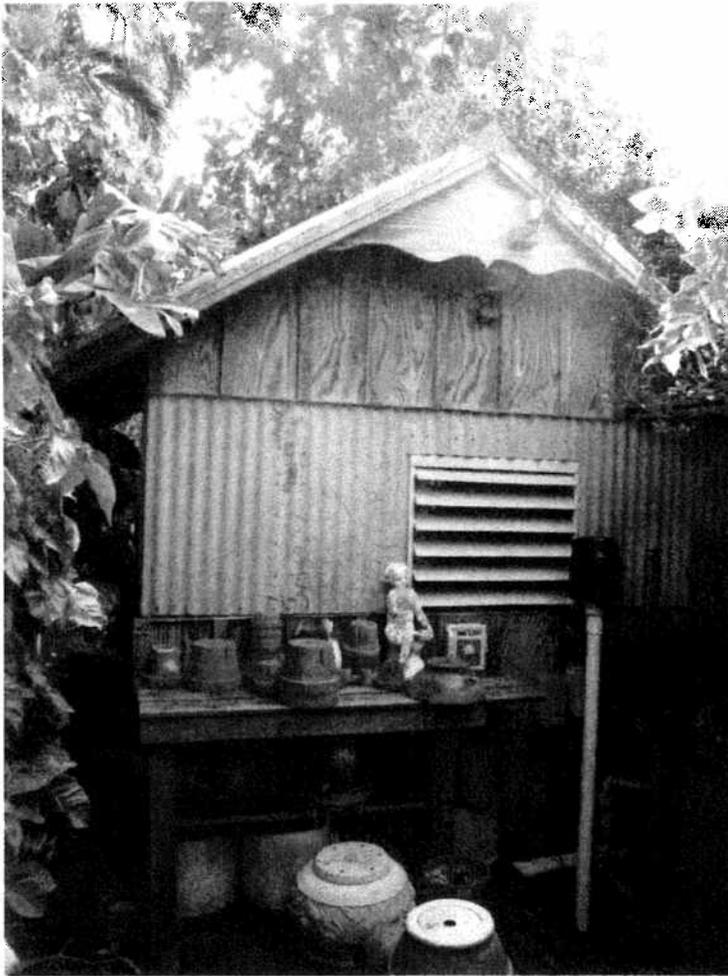
DATE: 7-3-06

RECEIVED  
AUG 03 2006  
CITY OF KEY WEST  
PLANNING DEPT.



PROPOSED SOUTH RENOVATION - 1/4" = 1'-0"

EXISTING STRUCTURE



DEMILLY WALTER A III

P O BOX 6091  
KEY WEST, FL 33041

SAVAGE THOMAS AND ZITA

401 SOUTHARD ST  
KEY WEST, FL 33040

MCCORKINDALE MATHEW M

828 WINDSOR LN UNIT 2  
KEY WEST, FL 33040

ISLAND GENTRIFICATION GROUP LLC T

1717 SOUTH ST  
KEY WEST, FL 33040

ANTONOWICH FRANK J & RUTH

726 POORHOUSE LN  
KEY WEST, FL 33040

WEECH EDWARD R & MARY LOUISE

211 TRUMAN AVENUE  
KEY WEST, FL 33040

DEEGAN MICHAEL

729 OLIVIA STREET  
KEY WEST, FL 33040

ROBERTS CYNTHIA V

727 OLIVIA STREET  
KEY WEST, FL 33040

MONZON ELIZABETH GLADYS

725 OLIVIA ST  
KEY WEST, FL 33040

ANTONOWICH FRANK J & RUTH A

726 POORHOUSE LN  
KEY WEST, FL 33040

MILLER GAIL ANN TRUSTEE  
(TRUST DATED 01-08-93) - % GAIL ANN M  
728 POORHOUSE LANE  
KEY WEST, FL 33040

DAVIS DARWIN M

7925 7TH AVE APT 3L  
NEW YORK, NY 10026

CAREY THEODORE

736 PETRONIA LANE  
KEY WEST, FL 33040

LACHAT AMY

820 WINDSOR LANE  
KEY WEST, FL 33040

LACHAT AMY E

P O BOX 4062  
KEY WEST, FL 33041

FROELICH DONNA M

738 POORHOUSE LANE  
KEY WEST, FL 33040

KNOWLES CHARLES E & PATRICIA I L/E  
(LATREECE M KNOWLES)  
723 OLIVIA STREET  
KEY WEST, FL 33040

MCGINTY KEVIN P

14203 TUNNEL DR  
OCEAN CITY, MD 21842

RUSSELL BENJ ET UX ESTATE  
%WILLIS A KNOWLES  
PO BOX 229  
BRONX, NY 10467

PFEFFER SOREN D

5 WINTER ST  
MONTPELIER, VT 05602

PLANAS JOSE H

711 OLIVIA ST  
KEY WEST, FL 33040

MURPHY EVELYN DIANE

845 GALVESTON LN  
KEY WEST, FL 33040

FARRINGTON ELIZABETH

719 OLIVIA STREET  
KEY WEST, FL 33040

GOVUS DAVID

3709 BIG CREEK ROAD  
ELLIJAY, GA 30540-9160

MOTON-BUTLER AELIA

813 GALVESTON LN  
KEY WEST, FL 33040

GUGLEOTTI GEORGE J

709 OLIVIA STREET  
KEY WEST, FL 33040

GROTH CONSTANCE J

833 ELIZABETH STREET - UNIT A  
KEY WEST, FL 33040

728 Petronia  
1044

HORN JACQUELINE A

PO BOX 24  
NEW VINEYARD, ME 04956

HORN DAVID D

P O BOX 24  
NEW VINEYARD, ME 04956

DYE DONALD R

345 W 13TH ST APT 6-H  
NEW YORK, NY 10014

HARDERS DOUGLAS B

160 ACADEMY ST APT 10-M  
POUGHKEEPSIE, NY 12601

CHURCH OF GOD OF PROPHECY

308 VIRGINIA STREET  
KEY WEST, FL 33040

CAHILL DARENE M

812 GALVESTON LN  
KEY WEST, FL 33040

MARTINI JOHN M & CAHILL DARENE M

P O BOX 1141  
KEY WEST, FL 33040

GOETZ THOMAS

813 ELIZABETH ST  
KEY WEST, FL 33040

MARTINI JOHN M

810 GALVESTON LN  
KEY WEST, FL 33040

CLARK MONA C

809 ELIZABETH STREET  
KEY WEST, FL 33040

CHARVET PONY

814 WINDSOR LANE  
KEY WEST, FL 33040

MORRISON CHARLES AND BEVERLY

PO BOX 6511  
KEY WEST, FL 33041

HITCHCOCK WALTER ANDREW JR REV L  
& HITCHCOCK JOSEPHA GODEFRIEDA R  
PO BOX 1127  
WARRENTON, VA 20188

ANNEN JEAN CLAUDE

ROUTE DES NARCISSES 30  
1833 LES AVANTS,  
SWITZERLAND

SABER JOHN C

3620 SAUL RD  
KENSINGTON, MD 20895

CHAMBERLIN BREWSTER S & SMITH LY

PO BOX 490  
KEY WEST, FL 33041

MACDONALD WILLIAM G & SHARON A

3913 TERRY PL  
ALEXANDRIA, VA 22304

BROMM HAROLD J JR L/E

727 POORHOUSE LN  
KEY WEST, FL 33040

MILLER GAIL ANN TRUST  
(U/A DATED 1/8/93)  
728 POORHOUSE LANE  
KEY WEST, FL 33040

SCHANKER STEVEN M AND CAROL L

99 EAST NECK RD  
HUNTINGTON, NY 11743

Key West City Planner

P O BOX 1409  
KEY WEST, FL 33041

SELKA STEPHEN L REV TRUST 01/15/199  
C/O SELKA STEPHEN L TRUSTEE  
1106 WHITE ST  
KEY WEST, FL 33040

SELKA STEPHEN L REV TRUST 01/15/199  
C/O SELKA STEPHEN L TRUSTEE  
1106 WHITE ST  
KEY WEST, FL 33040

GARY H W ET UX (LIFE ESTATE)  
(MCCARTNEY JAMES M & MARROW JUN  
%OLD ISLAND REALTY - 525 SIMONTON  
KEY WEST, FL 33040

GLEICK JAMES

LONG & WINDING RD  
GARRISON, NY 10524

TFC DEVELOPMENT LLC

P O BOX 1146  
KEY WEST, FL 33041

SALAY DAVID J

709 GALVESTON LN  
KEY WEST, FL 33040

728 Petronia  
2 of 4

|   |   |   |
|---|---|---|
| CURRY ELBRIDGE<br>807 WHITEHEAD ST<br>KEY WEST, FL 33040                        | MURRELL DORETHEA<br>726 WINDSOR LANE<br>KEY WEST, FL 33040  | MURRELL DORETHEA<br>726 WINDSOR LANE<br>KEY WEST, FL 33040                            |
| ZOLOTOW DAVID M & DIANE W<br>708 WILLIAM STREET<br>KEY WEST, FL 33040           | SADECA REALTY LLC<br>%IRWIN RENNERT<br>1880 CENTURY PARK EAST #1600<br>LOS ANGELES, CA 90067                              | MURRELL DORETHEA<br>726 WINDSOR LANE<br>KEY WEST, FL 33040                            |
| HEPBURN WEALTHY<br>2117 GEORGETOWN BLVD<br>CHESAPEAKE, VA 23325                 | Key West City Planner<br>P O BOX 1409<br>KEY WEST, FL 33041   | Key West City Planner<br>FOR: CEMETERY<br>P O BOX 1409<br>KEY WEST, FL 33041          |
| TRUJILLO DAVID L SR AND PATSY<br>1415 FLAGER AVE<br>KEY WEST, FL 33040          | TRUJILLO DAVID LEE JR (Q)<br>1415 FLAGER AVE<br>KEY WEST, FL 33040  | TRUJILLO DAVID LEE AND PATSY A<br>1415 FLAGER AVE<br>KEY WEST, FL 33040               |
| FORTON PAMELA AND RODNEY<br>903 WINDSOR LN<br>KEY WEST, FL 33040                | CURTIS CHARLES H AND SANDRA J<br>43 PEACHTREE AVE NBR B-1<br>ATLANTA, GA 30305  | CURTIS CHARLES H AND SANDRA J<br>43 PEACHTREE AVE #B1<br>ATLANTA, GA 30305            |
| GRAY DONALD D AND JACQUELINE M<br>1405 NEWTON ST<br>KEY WEST, FL 33040          | SCHAFFER JOHN D III<br>912 WINDSOR LANE<br>KEY WEST, FL 33040   | HAYES PAUL N<br>914 WINDSOR LN<br>KEY WEST, FL 33040                                  |
| KING DANNY E AND BARBARA J<br>3943 SW HIDDEN EVE COURT<br>LEES SUMMIT, MO 64082 | BLUMENKRANZ JERALD M & JUDITH A T<br>(THE BLUMENKRANZ 2000 FAMILY TR UD<br>5079 CABRILLO POINT<br>DISCOVERY BAY, CA 94514 | STEWART DAVID E & RUTH<br>505 PROSPECT AVENUE<br>PRINCETON, NJ 08540                  |
| CUTLER CLIFFORD C<br>827 FLEMING ST<br>KEY WEST, FL 33040                       | STAFFORD BURNEY E ET UX<br>724 OLIVIA STREET<br>KEY WEST, FL 33040  | INSITE KEY WEST (OLIVIA II) LLC<br>1603 WEST SIXTEENTH ST<br>OAK BROOK, IL 60523-1303 |
| GROOMES-DAVIS CARRIE E<br>718 OLIVIA ST<br>KEY WEST, FL 33040                   | RASSAT DAVID F<br>722 SAMARITAN LN<br>KEY WEST, FL 33040  | MERICLE ROBERT D<br>2333 E FRITTS LN<br>SPRINGFIELD, MO 65804                         |

728 Petronia  
304

BURKE CARYN

136 BAY AVE  
HUNTINGTON, NY 11743

MERICLE ROBERT

2333 EAST FRITTS LN  
SPRINGFIELD, MO 65804

SCLAROW EDWARD T AND BARBARA H

P O BOX 1223  
GLENSIDE, PA 19038

SEASHELL INVESTMENTS LLC

400 WISCONISN AVE  
RACINE, WI 53401

SEASHELL INVESTMENTS LLC

400 WISCONSIN AVE  
RACINE, WI 53401

SEASHELL INVESTMENTS LLC

400 WISCONSIN AVE  
RACINE, WI 53401

INSITE KEY WEST (OLIVIA) LLC

1603 W SIXTEENTH ST  
OAK BROOK, IL 60523

MOSCHEL MICHAEL L

27692 HICKORY BLVD  
BONITA SPRINGS, FL 34134

INSITE KEY WEST (OLIVIA) LLC

1603 W SIXTEENTH ST  
OAK BROOK, IL 60523

INSITE KEY WEST (OLIVIA) LLC

1603 W SIXTEENTH ST  
OAK BROOK, IL 60523

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P O BOX 1409  
FOR: WINDSOR LANE & PAULINE ST  
KEY WEST, FL 33041

Key West City Planner  
FOR: PAULINE ST  
P O BOX 1409  
KEY WEST, FL 33041

Key West City Planner

P O BOX 1409  
KEY WEST, FL 33041

KENT SUSAN D

821 WINDSOR LN  
KEY WEST, FL 33040

HARLEY TANGELA (Q)

823 WINDSOR LN  
KEY WEST, FL 33040

ESBENSEN GEORGE &  
DUNN KIMBERLY T/C  
17173 W BUTTONWOOD  
SUGARLOAF KEY, FL 33042

MAGEE SIDNEY

31526 FOX HOLLOW ROAD  
EUGENE, OR 97405

Key West City Planner

P O BOX 1409  
KEY WEST, FL 33041

Key West City Planner

P O BOX 1409  
KEY WEST, FL 33041

Monroe County Administrative Office

5800 Junior College Road  
Stock Island, FL 33040

KAHN PAUL S &  
HANLEY RICHARD R/S  
9 ISLAND AVE APT 2204  
MIAMI BEACH, FL 33139

TFC DEVELOPMENT LC

P O BOX 1146  
KEY WEST, FL 33041

WAKE FAMILY LLC

47 RICHMOND DR  
OLD GREENWICH, CT 06870

WAKE FAMILY LLC

47 RICHMOND DR  
OLD GREENWICH, CT 06870

GEIKE ONEIDA L/E (BARDROFF LAURA)  
PUEBLA JOHN N (B/Q)  
P O BOX 2583  
KEY WEST, FL 33040

MOEHRING MARK E

735 PETRONIA LN  
KEY WEST, FL 33040

728 Petronia

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