

Key West Planning Board Meeting Agenda
December 17, 2009 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 4.a.2.

Variance - 421 Virginia Street (RE# 00027160-000100) - An application for a variance to a side setback in the Historic Residential Commercial Core district (HRCC-3) zoning district per Section 122-750(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

*The applicant has requested this item be tabled
until the next scheduled meeting*

From: Nicole Malo
Sent: Tuesday, December 15, 2009 9:36 AM
To: Carlene Cowart
Subject: FW: 421 Virginia Street
[Carlene,](#)
[attached below is the applicant for 421 Virginia's request to table.](#)

[Thank you](#)

From: Paul Semmes [mailto:paul@fla-build.com]
Sent: Monday, December 14, 2009 3:20 PM
To: Nicole Malo
Cc: Owen Trepanier; Joel Slingbaum
Subject: RE: 421 Virginia Street

Hi Nicole,

Please postpone our appearance for the 421 Virginia Street until the next meeting after 12/17.

Thank you,

Paul R. Semmes, PE
President, LEED AP

[Florida Building Consultants, Inc](#)

402 Appelrouth Lane, Suite 1-F
Key West, FL 33040
(305) 294-9993

7552 Navarre Parkway, Suite 7
Navarre, FL 32566
(850) 939-3959

Application Form

**VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS
IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD
OF ADJUSTMENT MEMBER ABOUT THE VARIANCE
OUTSIDE THE HEARING**

Variance Application

**City of Key West
Planning Department**



Please print or type a response to the following:

1. Site Address 421 Virginia Street, Key West, FL 33040
2. Name of Applicant Florida Building Consultants
3. Applicant is: Owner _____ Authorized Representative X
(attached Authorization Form must be completed)
4. Address of Applicant 402 Appelrouth Lane
Key West, Florida 33040
5. Phone # of Applicant 294-9993 Mobile _____ Fax# 850-939-3953
6. E-Mail Address Paul@Fla-Build.Com / erika@Fla-Build.com
7. Name of Owner, if different than above Joel Slingbaum
8. Address of Owner C/o 402 Appelrouth Lane
Key West, Florida 33040
9. Phone Number of Owner C/o 294-9993 Fax# C/o 850-939-3953
10. Email Address C/o Paul@Fla-Build.Com
11. Zoning District of Parcel HRCC-3 RE# 00027160-000100
12. Description of Proposed Construction, Development, and Use
Rebuild carport

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	1 ft.	1+ ft.	No Change - Complies
Side Setback	1 ft.	1 ft.	0 ft. - Variance
Side Setback	1 ft.	1+ ft.	No Change - Complies
Rear Setback	1 ft.	1+ ft.	No Change - Complies
Building Coverage	50%	36.3%	44% - Complies
Open Space Requirements	40%	61%	40% - Complies
Impervious Surface	60%	61.8%	60% - Complies

14. 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.

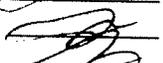
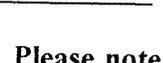
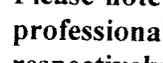
Date 03-27-09 HARC # H09-03-27-323

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

16. 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.

Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
	_____	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
	_____	Application Fee (to be determined according to fee schedule)
	_____	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
	_____	Floor Plans of existing and proposed development (8.5 x 11)
	_____	Copy of the most recent survey of the subject property
	_____	Elevation drawings as measured from crown of road
	_____	Stormwater management plan
	_____	HARC Approval (if applicable)
	_____	Notarized Verification Form
_____	_____	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.

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.

This parcel is less than 70% of the minimum size for this district. The parcel is only 65% the minimum depth for this district. If the lot met the minimum requirements, no variance would be required. However in order to maintain 5ft minimum life-safety clearance area around the residential structure we seek to rebuild the carport approximately 8 inches from the property line.

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

The current owner only recently acquired this parcel. The owner did not create the above mentioned special conditions. The owner seeks to provide the maximum life-safety setback area around the residential structure.

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.

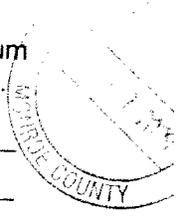
Setback
This height variance does not confer special privileges, it simply allows for the rebuilding of the carport and the maintenance of minimum life-safety requirements.

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.

Hardship conditions exist to both the applicant and the community. If the variance is not granted, the carport would have to be built approximately 1 foot closer to the residential structure. This will in less than the minimal optimum setback distance from the house for life-safety purposes.

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.

We seek only the minimum variance (1ft) to rebuild the carport.



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.

This variance will not be injurious to the public welfare. In fact, this variance will promote public welfare by allowing for the optimal life-safety setback area around the existng residential structure.

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.

Nonconformities of other properties are not considered as the basis for this request.

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

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

FLORIDA BUILDING CONSULTANTS, INC.

402 APPELROUTH LANE, SUITE 1-F
 KEY WEST, FLORIDA
 C.A.#26045

SHEET: 3 OF 9
 DATE: 05-29-09
 BY: EKM
 JOB # _____

JOB TITLE: 421 VIRGINIA STREET, KEY WEST, FLORIDA

SITE DATA TABLE



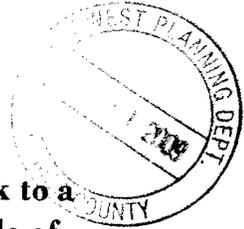
SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONED	COMMENTS
DISTRICT	HRCC-3	HRCC-3	HRCC-3	
LOT SIZE	2795 SF	2795 SF	2795 SF	
BUILDING AREA	1015 SF	1397.5 SF	1230 SF	COMPLIES
BUILDING COVERAGE %	36.3%	50%	44%	COMPLIES
IMPERVIOUS COVERAGE	1727 SF	1677 SF	1677 SF	REDUCED
IMPERVIOUS COVERAGE %	61.8%	60%	60%	REDUCED
BUILDING HEIGHT	22'-11"	35'-0"	22'-11"	
SETBACKS				
FRONT SETBACK	REAR SETBACK	RIGHT SIDE SETBACK	LEFT SIDE SETBACK	
5'-0"	15'-0" VARIANCE REQ.	5'-0" VARIANCE REQ.	5'-0"	

PAUL R. SEMMES, P.E.

#44137 DATE: _____

Verification Form

Verification Form



Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member 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, PAUL SEMMES, 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:

421 VIRGINIA STREET

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.

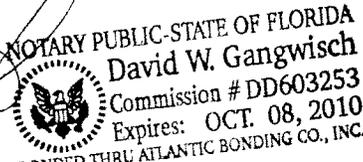
[Signature]
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on June 15th, 2009 (date) by
Paul Semmes (name). He/She is personally known to me or has

presented FL DL 5520-696-63-011-7 as identification.

[Signature]
Notary's Signature and Seal

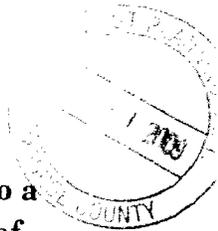


Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)

Authorization Form

Authorization Form



Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

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

I, JOEL SLINGBAUM authorize
Please Print Name(s) of Owner(s)

PAUL SEMMES
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

[Signature]
Signature of Owner

[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 5/30/09 (date) by
~~Charles Young~~ Joel Slingbaum & Paul Semmes
Please Print Name of Affiant

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

[Signature]
Notary's Signature and Seal



Charles Young Name of Acknowledger printed or stamped

Notary Title or Rank

DD 843 799 Commission Number (if any)

Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Carol Mason Ice File Number: 080073
Mason Title Company, Inc.
1499 West Palmetto Park Road Suite 320
Boca Raton, Florida 33486

06/18/2008 3:38PM
DEED DOC STAMP CL: RS \$2,798.60

Property Appraisers Parcel Identification (Folio) Numbers: 1027936

Doc# 1698855
BK# 2365 P# 1956

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made this 6th day of June, 2008 by Dora Martinez Haskins, a married woman and Norma Martinez Renner, a married woman, whose post office address is 8625 SW 54th Court, Miami, Florida 33143 and 1724 Harrogate Court, Grayson, GA 30017, herein called the Grantors, to Joel Slingbaum and Lisa A. Slingbaum, husband and wife, whose post office address is 421 Virginia 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)

WITNESSETH: That the grantors, 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.:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Lot 1, of Square 3, of a subdivision of Tract 11 of Simonton & Wall's Addition to Key West; Commencing at a point on the Northwest side of Virginia Street, a distant 90 feet from the corner of Duval and Virginia Streets and running thence along Virginia Street in a Southwesterly direction, 43 feet; thence at right angles in a Northwesterly direction 65 feet; thence at right angles in a Northeasterly direction 43 feet; thence at right angles in a Southeasterly direction 65 feet, back to the point of beginning on Virginia Street.

Subject to easements, restrictions and reservations of record and taxes for the year 2008 and thereafter.

Grantors hereby warrant and represent that this property being conveyed herein does not constitute their homestead or the homestead of any member of their family. Dora Martinez Haskins makes her homestead and resides at 8625 SW 54th Court, Miami, Florida 33143 and Norma Martinez Renner makes her homestead and resides at 1724 Harrogate Court, Grayson, GA 30017.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2007.

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

Signed, sealed and delivered in the presence of:

Stacy M. Ruffolo
Witness #1 Signature Stacy M. Ruffolo

Dora Martinez Haskins
Dora Martinez Haskins

Carol L. Ice
Witness #2 Signature Carol L. Ice

Norma Martinez Renner
Norma Martinez Renner

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 6th day of June, 2008 by Dora Martinez Haskins and Norma Martinez Renner who are personally known to me or have produced _____ as identification.

Stacy M. Ruffolo
Notary Public

My commission expires:

Printed Name of Notary

MONROE COUNTY
OFFICIAL RECORDS



Survey

On the Island of Key West and known as William A. Whitehead's map of said Island delineated in February, A.D. 1829 as a part of Lot 1, of Square 3, of a subdivision of Tract 11 of SIMONTON & WALL'S ADDITION TO KEY WEST, COMMENCING at a point on the Northwest side of Virginia Street, a distance 90 feet from the corner of Duval and Virginia Streets and running thence along Virginia Street in a Southwesterly direction, 43 feet; thence at right angles in a Northwesterly direction 65 feet, thence at right angles in a Northeasterly direction 43 feet, thence at right angles in a Southeasterly direction 65 feet, back to the POINT OF BEGINNING.

Community Number: 120168 Panel: 01516 Suffix: K Flood Zone: X Field Work: 6/3/2008

Certified To:

JOEL SLINGBAUM AND LISA A. SLINGBAUM, MASON TITLE COMPANY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, LIBERTY MORTGAGE CORPORATION, its successors and/or assigns.

Property Address:

421 VIRGINIA STREET
KEY WEST, FL 33040

Survey Number: 139462



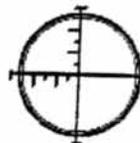
LEGEND:

AC	AIR CONDITIONER	XX	EXISTING ELEVATION	L.M.E.	LAKE MAINTENANCE EASEMENT	R.W.	RIGHT OF WAY
B.R.	BEARING REFERENCE	F.F.	FINISHED FLOOR	O.R.	OFFICIAL RECORDS	S.I.R.	SET IRON ROD & CAP
B.M.	BENCH MARK	F.I.P.	FOUND IRON PIPE	O.R.B.	OFFICIAL RECORDS BOOK	P.P.	POWER POLE
CL	CENTERLINE	FD	FOUND	U.E.	UTILITY EASEMENT	T.O.B.	TOP OF BANK
(C)	CALCULATED	W.C.	WITNESS CORNER	P.C.P.	PERMANENT CONTROL POINT	W.M.	WATER METER
CATV	CABLE RISER	F.P.K.	FOUND PARKER-KALON NAIL	P.R.M.	PERMANENT REFERENCE MONUMENT	P.G.	PAGE
C.B.	CATCH BASIN	F.C.M.	FOUND CONCRETE MONUMENT	T.B.M.	TEMPORARY BENCH MARK	(P)	PLAT
D.H.	DRILL HOLE	F.I.R.	FOUND IRON ROD	TEL	TELEPHONE FACILITIES	P.B.	PLAT BOOK
D.E.	DRAINAGE EASEMENT	L	LENGTH	P.O.B.	POINT OF BEGINNING	U.P.	UTILITY POLE
D.W.	DRIVEWAY	L.A.E.	LIMITED ACCESS EASEMENT	P.O.C.	POINT OF COMMENCEMENT	(M)	FIELD MEASURED
A	CENTRAL ANGLE DELTA	M.E.	MAINTENANCE EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE	A.E.	ANCHOR EASEMENT
C.M.	CONCRETE MONUMENT	M.H.	MANHOLE	P.C.	POINT OF CURVATURE	Q.H.L.	OVERHEAD UTILITY LINES
D.B.	DEED BOOK	F.N.	FOUND NAIL	P.R.C.	POINT OF REVERSE CURVATURE	&	PROPERTY LINE
D.	DESCRIPTION OR DEED	N&D	NAIL & DISC	P.T.	POINT OF TANGENCY	CH	CHORD
ESMT	EASEMENT	N.R.	NON RADIAL	●	PROPERTY CORNER	▭	COVERED AREA
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	R.O.E.	ROOF OVERHANG EASEMENT	▭	CONCRETE
				R.	RADIUS (RADIAL)	- - -	WOOD FENCE
						-X-X	METAL FENCE

GENERAL NOTES:

LEGAL DESCRIPTION AND CERTIFICATION

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1829
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



LB #6135

TARGET
SURVEYING, INC.

SERVING MOST FLORIDA COUNTIES

5801 CORPORATE WAY SUITE 210
WEST PALM BEACH, FL 33407
PHONE (561) 840-4800
FACSIMILE (561) 840-0578
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0678

Site Plans

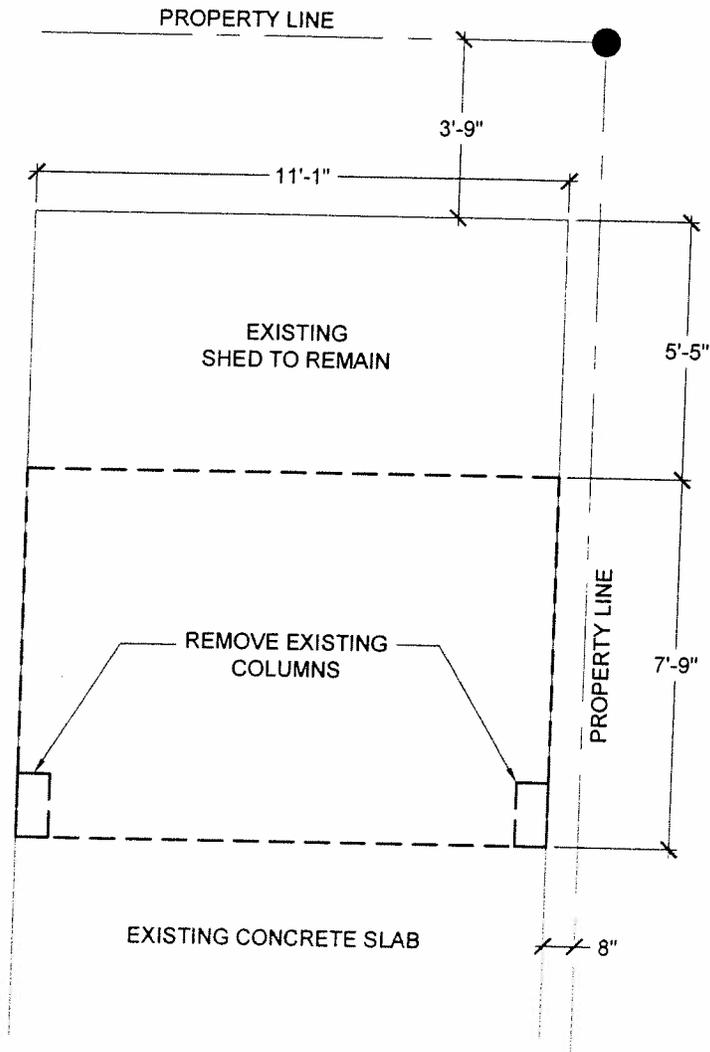
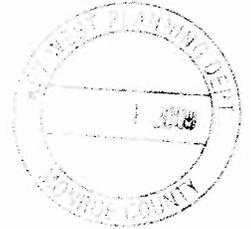
FLORIDA BUILDING CONSULTANTS, INC.

402 APPELROUTH LANE, SUITE 1-F
KEY WEST, FLORIDA
C.A.#26045

SHEET: 4 OF 9
DATE: 05-29-09
BY: EKM
JOB # _____

JOB TITLE: 421 VIRGINIA STREET, KEY WEST, FLORIDA

EXISTING CARPORT PLAN



EXISTING CARPORT PLAN

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

PAUL R. SEMMES, P.E.
#44137 DATE: _____

FLORIDA BUILDING CONSULTANTS, INC.

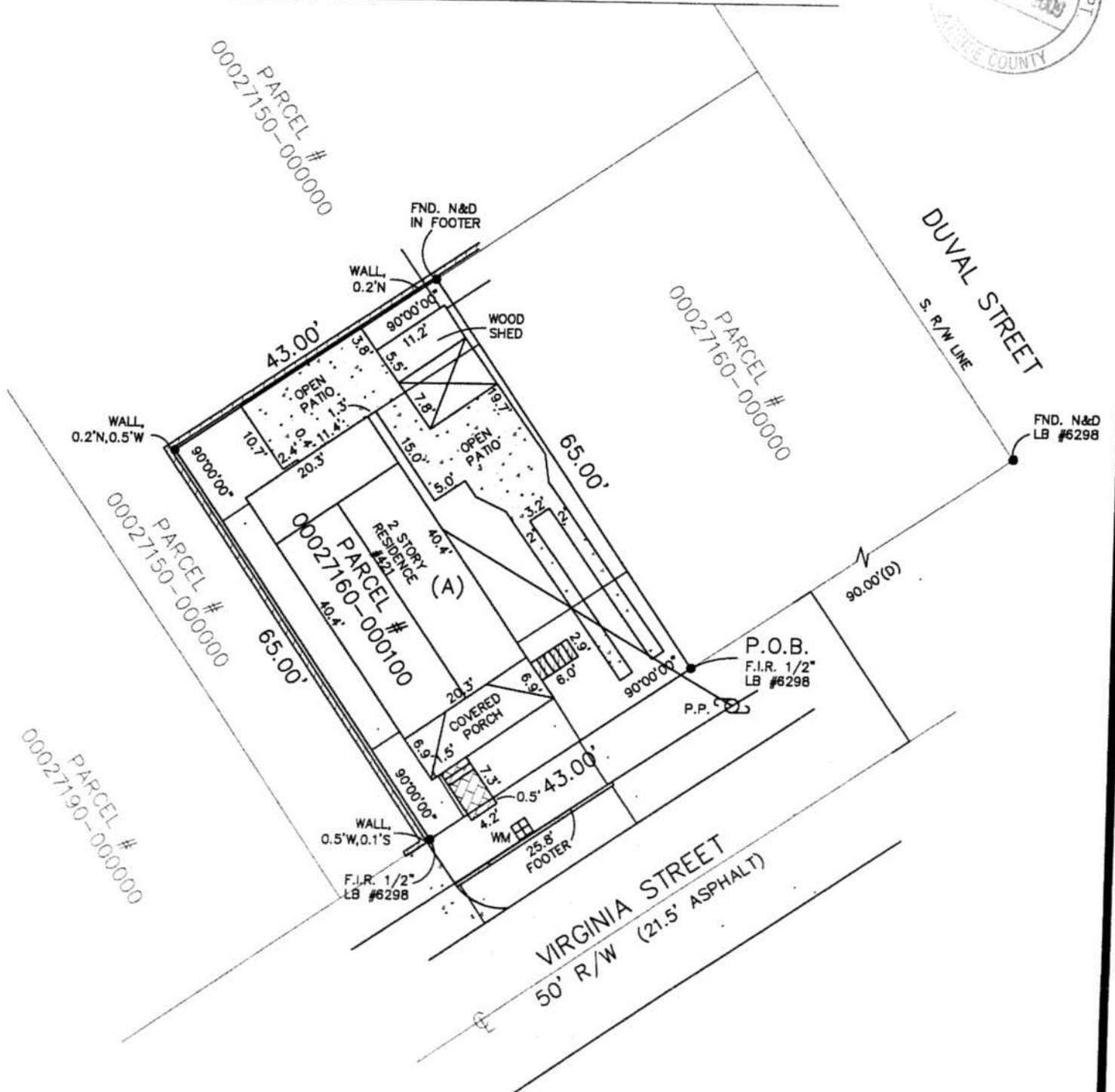
402 APPELROUTH LANE, SUITE 1-F
KEY WEST, FLORIDA
C.A.#26045

JOB TITLE: 421 VIRGINIA STREET, KEY WEST, FLORIDA

SHEET: 1 OF 9
DATE: 05-29-09
BY: EKM
JOB # _____



EXISTING SITE PLAN



EXISTING SITE PLAN

SCALE: 1"=20'-0"

PAUL R. SEMMES, P.E.
#44137 DATE: _____

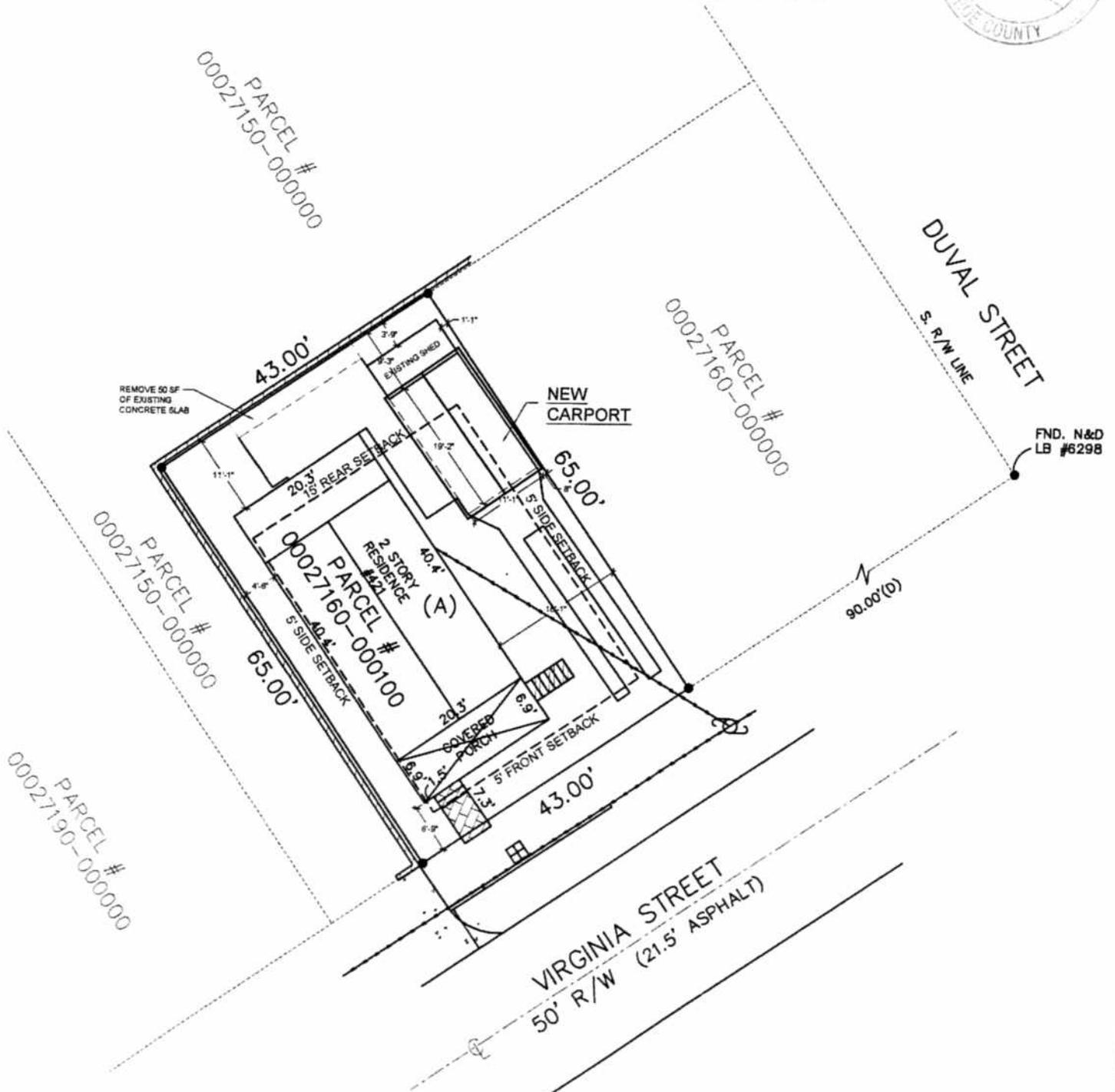
FLORIDA BUILDING CONSULTANTS, INC.

402 APPELROUTH LANE, SUITE 1-F
KEY WEST, FLORIDA
C.A.#26045

SHEET: 2 OF 9
DATE: 05-29-09
BY: EKM
JOB # _____

JOB TITLE: 421 VIRGINIA STREET, KEY WEST, FLORIDA

PROPOSED SITE PLAN



PROPOSED SITE PLAN

SCALE: 1"=20'-0"

PAUL R. SEMMES, P.E.

#44137 DATE: _____

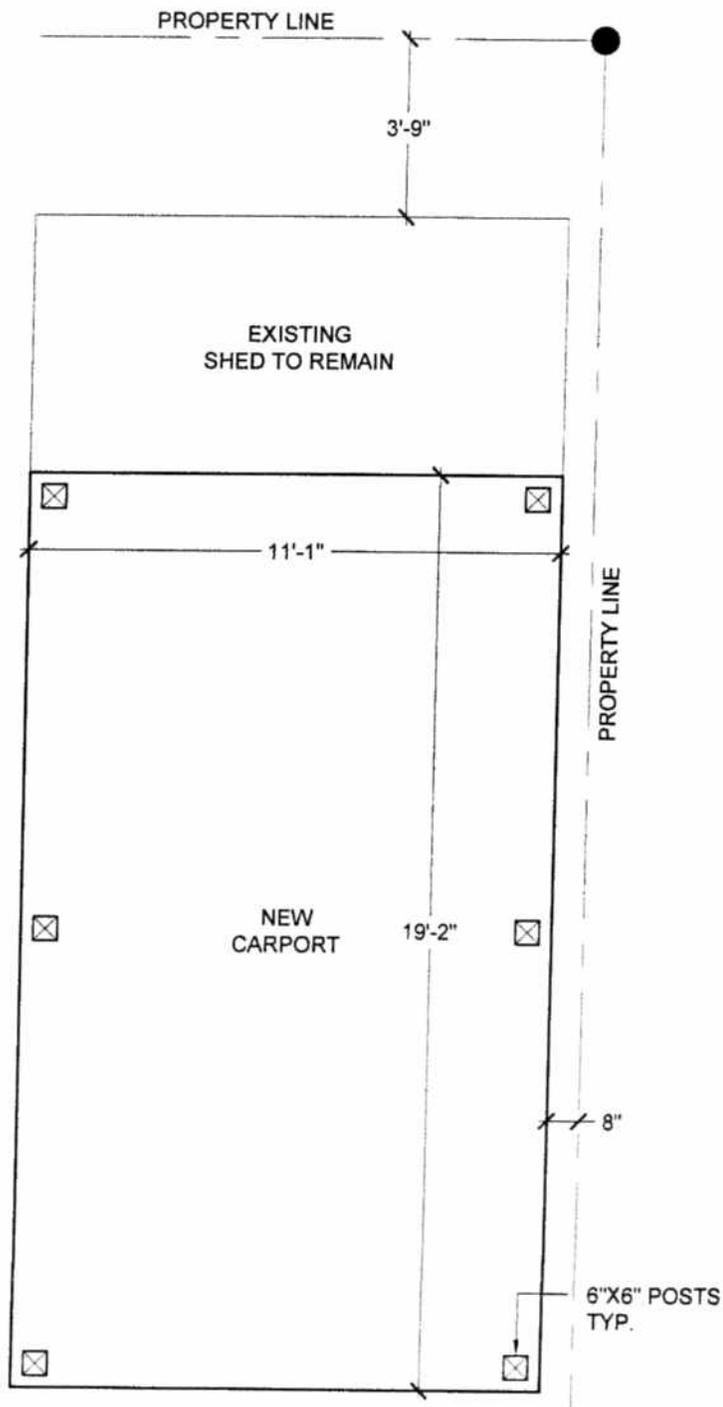
FLORIDA BUILDING CONSULTANTS, INC.

402 APPELROUTH LANE, SUITE 1-F
KEY WEST, FLORIDA
C.A.#26045

SHEET: 5 OF 9
DATE: 05-29-09
BY: EKM
JOB # _____

JOB TITLE: 421 VIRGINIA STREET, KEY WEST, FLORIDA

PROPOSED CARPORT PLAN



PROPOSED CARPORT PLAN

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

PAUL R. SEMMES, P.E.
#44137 DATE: _____

Elevations

FLORIDA BUILDING CONSULTANTS, INC.

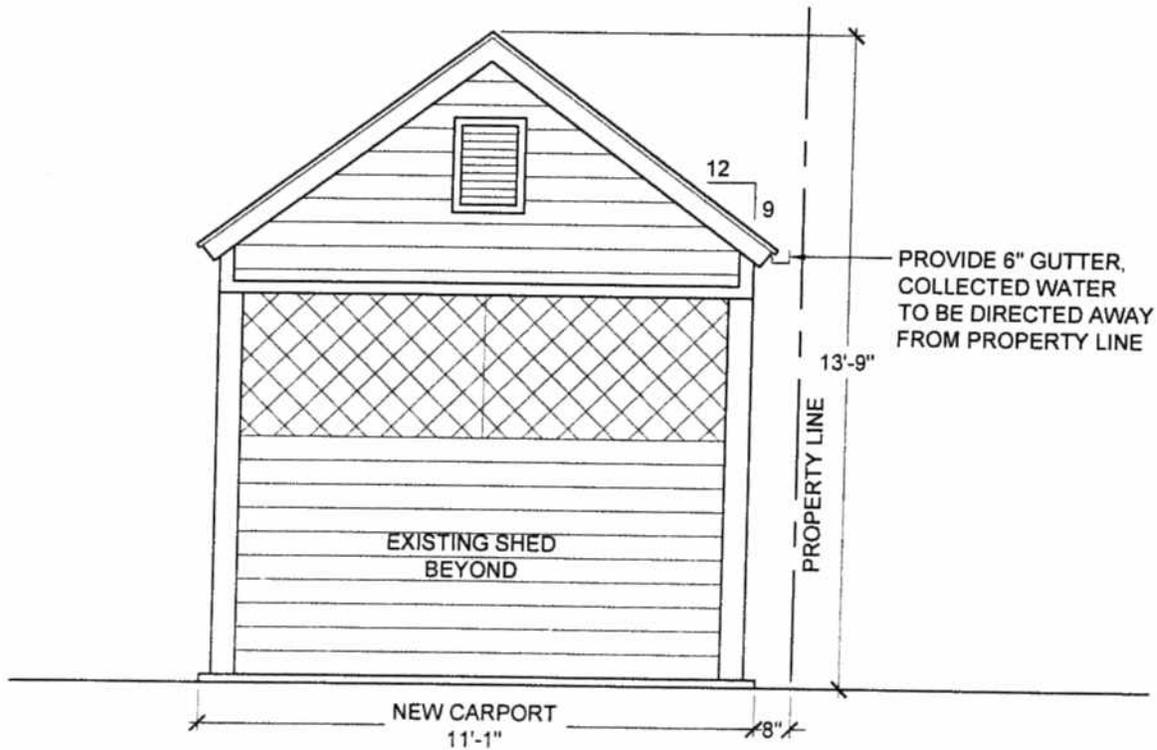
402 APPELROUTH LANE, SUITE 1-F
KEY WEST, FLORIDA
C.A.#26045

JOB TITLE: 421 VIRGINIA STREET, KEY WEST, FLORIDA

SHEET: 6 OF 9
DATE: 05-29-09
BY: EKM
JOB # _____



FRONT ELEVATION



PROPOSED SOUTH ELEVATION

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

PAUL R. SEMMES, P.E.

#44137 DATE: _____

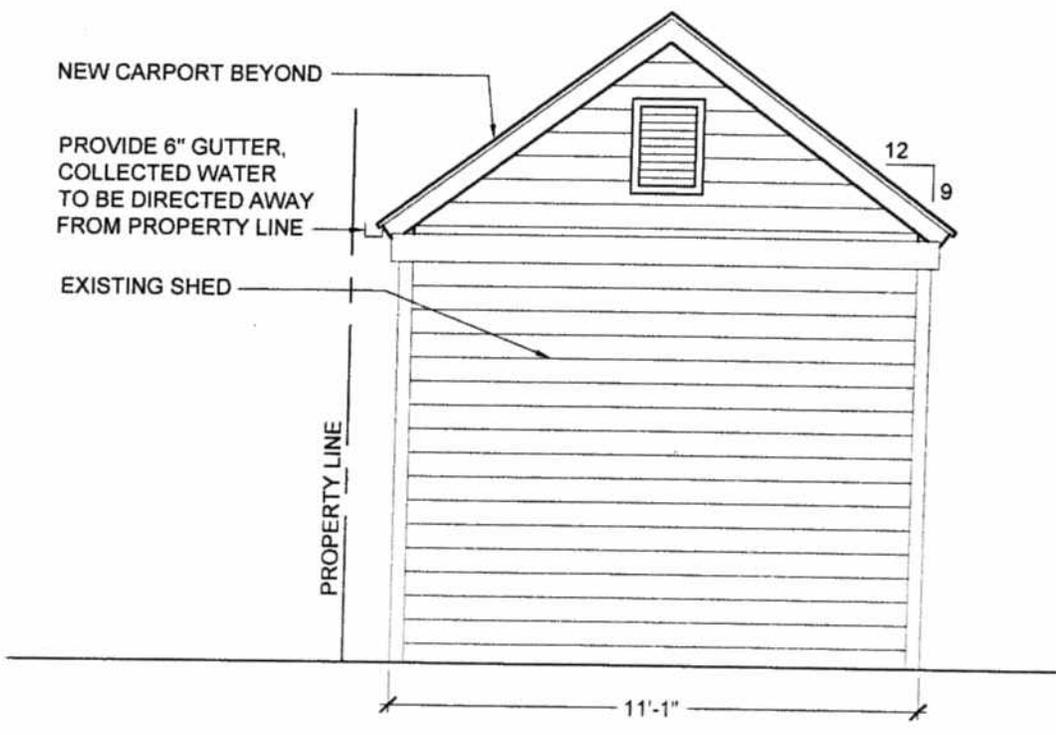
FLORIDA BUILDING CONSULTANTS, INC.

402 APPELROUTH LANE, SUITE 1-F
KEY WEST, FLORIDA
C.A.#26045

SHEET: 7 OF 9
DATE: 05-29-09
BY: EKM
JOB # _____

JOB TITLE: 421 VIRGINIA STREET, KEY WEST, FLORIDA

REAR ELEVATION



PROPOSED NORTH ELEVATION

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

PAUL R. SEMMES, P.E.
#44137 DATE: _____

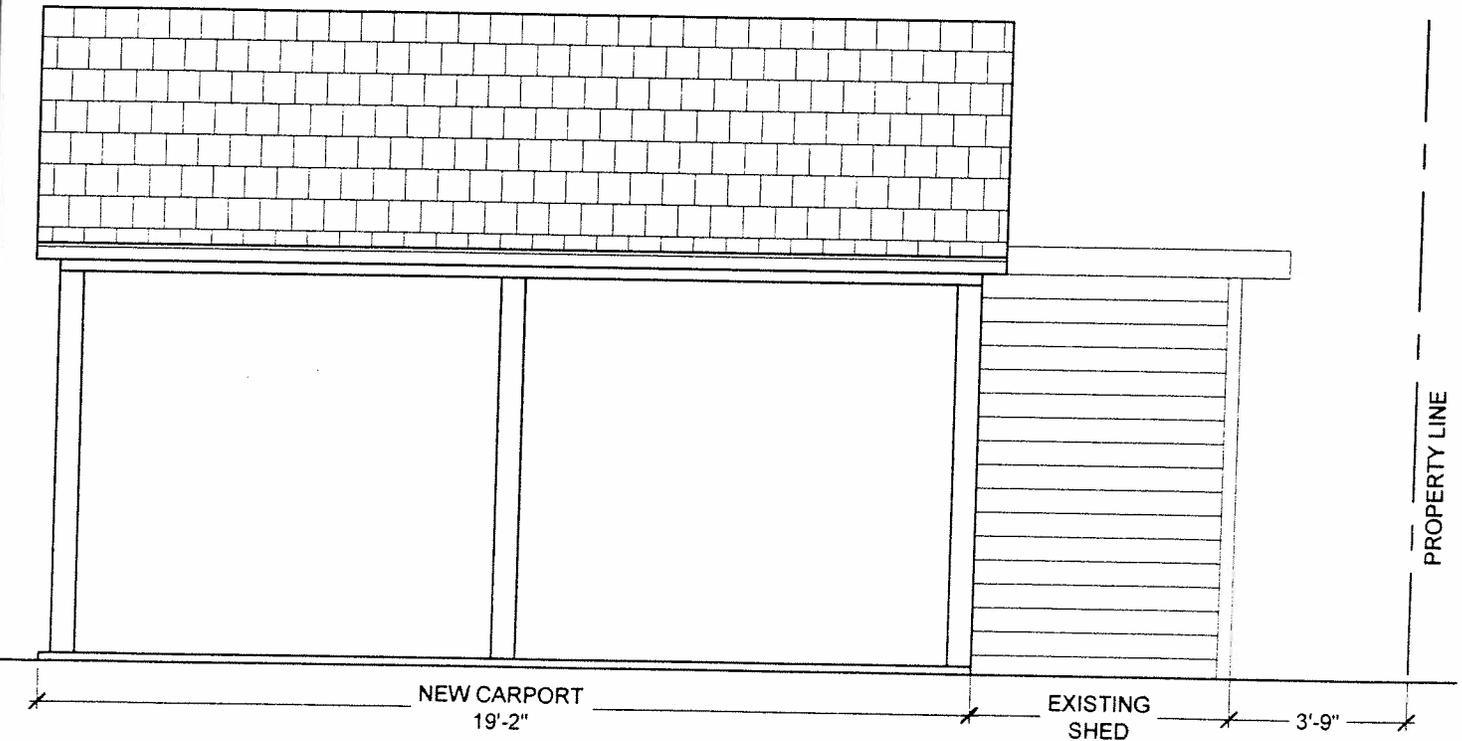
FLORIDA BUILDING CONSULTANTS, INC.

402 APPELROUTH LANE, SUITE 1-F
KEY WEST, FLORIDA
C.A.#26045

SHEET: 8 OF 9
DATE: 05-29-09
BY: EKM
JOB # _____

JOB TITLE: 421 VIRGINIA STREET, KEY WEST, FLORIDA

RIGHT SIDE ELEVATION



PROPOSED EAST ELEVATION

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

PAUL R. SEMMES, P.E.

#44137 DATE: _____

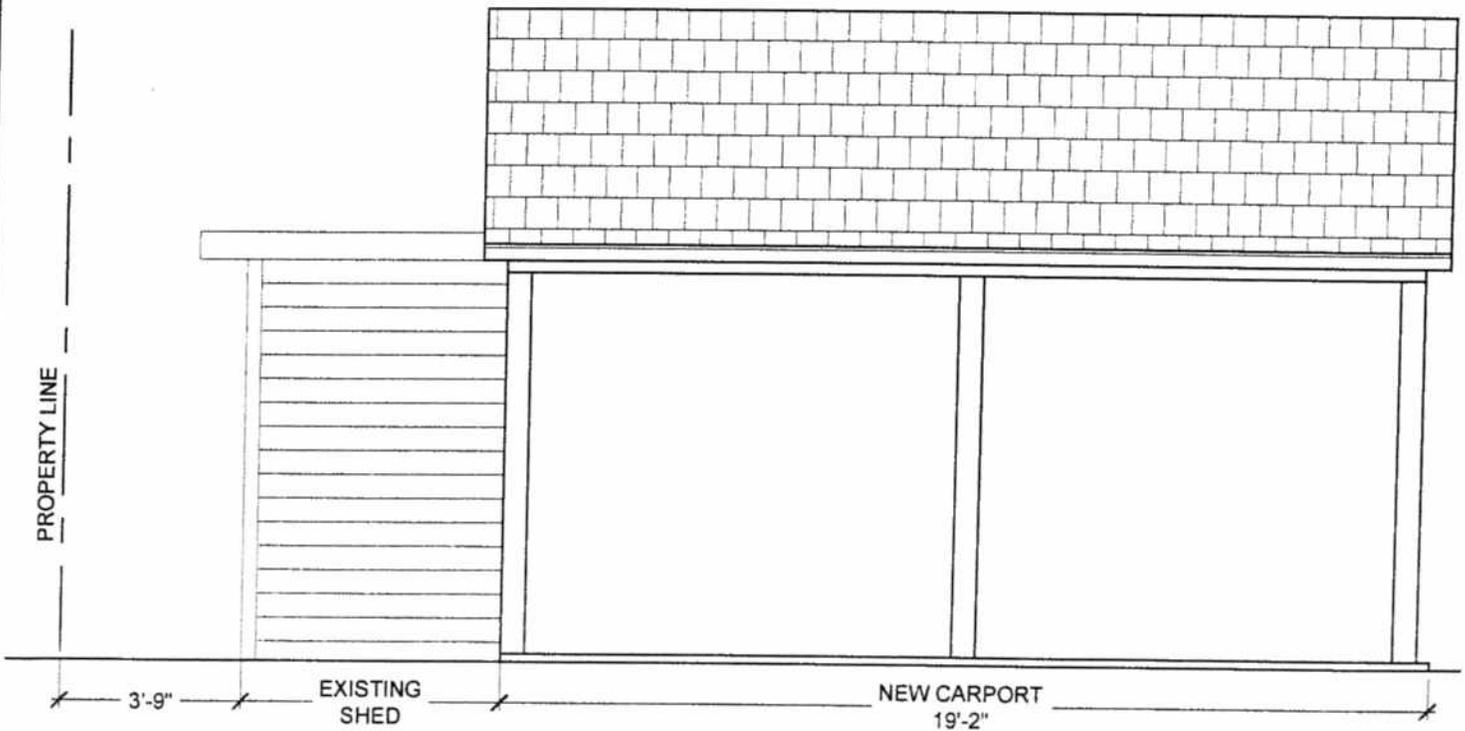
FLORIDA BUILDING CONSULTANTS, INC.

402 APPELROUTH LANE, SUITE 1-F
KEY WEST, FLORIDA
C.A.#26045

SHEET: 9 OF 9
DATE: 05-29-09
BY: EKM
JOB # _____

JOB TITLE: 421 VIRGINIA STREET, KEY WEST, FLORIDA

LEFT SIDE ELEVATION



PROPOSED WEST ELEVATION

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

PAUL R. SEMMES, P.E.

#44137 DATE: _____

Stormwater Management

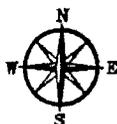
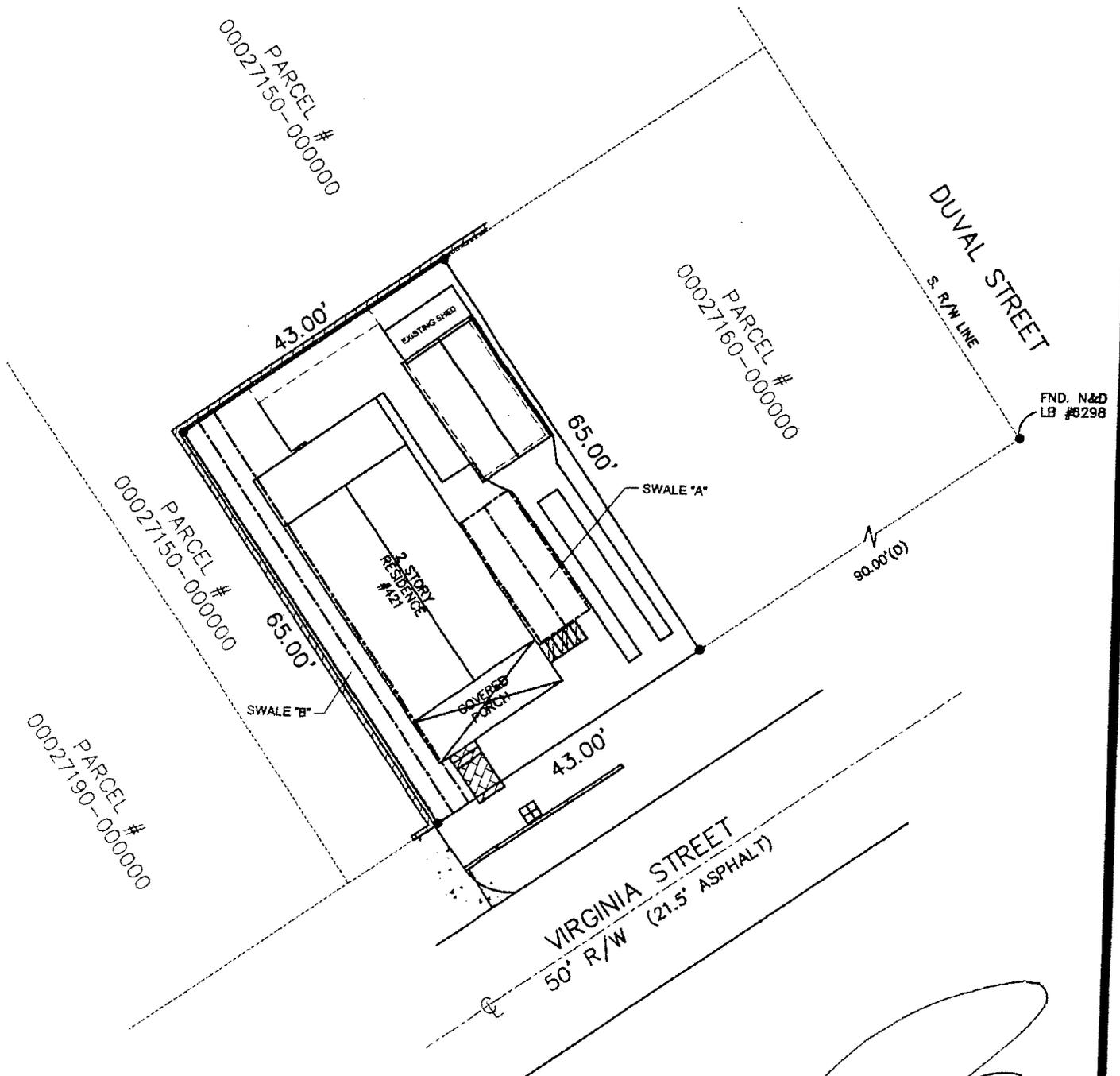
FLORIDA BUILDING CONSULTANTS, INC.

402 APPELROUTH LANE, SUITE 1-F
KEY WEST, FLORIDA
C.A.#26045

SHEET: 1 OF 2
DATE: 06-29-09
BY: EKM
JOB # _____

JOB TITLE: 421 VIRGINIA STREET, KEY WEST, FLORIDA

STORMWATER RETENTION PLAN



PROPOSED SITE PLAN

SCALE: 1"=20'-0"

PAUL R. SEMMES, P.E.
#44137 DATE: 7/9/09

FLORIDA BUILDING CONSULTANTS, INC.

402 APPELROUTH LANE, SUITE 1-F
KEY WEST, FLORIDA
C.A.#26045

SHEET: 2 OF 2
DATE: 06-29-09
BY: EKM
JOB # _____

JOB TITLE: 421 VIRGINIA STREET, KEY WEST, FLORIDA

SWALE CALCULATIONS

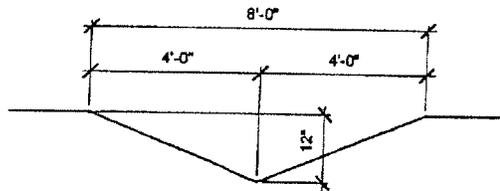
SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....2795 SQ. FT.

IMPERVIOUS COVERAGE: 1677 SF (60%)

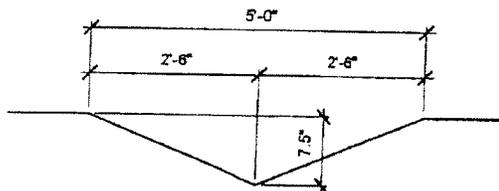
CUBIC FT. REQUIRED (2795SF X .104 X .60) 174.4 CF
CUBIC FT. PROVIDED.....181.4 CF

20 LINEAR FEET OF SWALE PROVIDED
4 CU. FT/FT.
80 TOTAL CF PROVIDED



SWALE "A"

65 LINEAR FEET OF SWALE PROVIDED
1.56 CU. FT/FT.
101.4 TOTAL CF PROVIDED

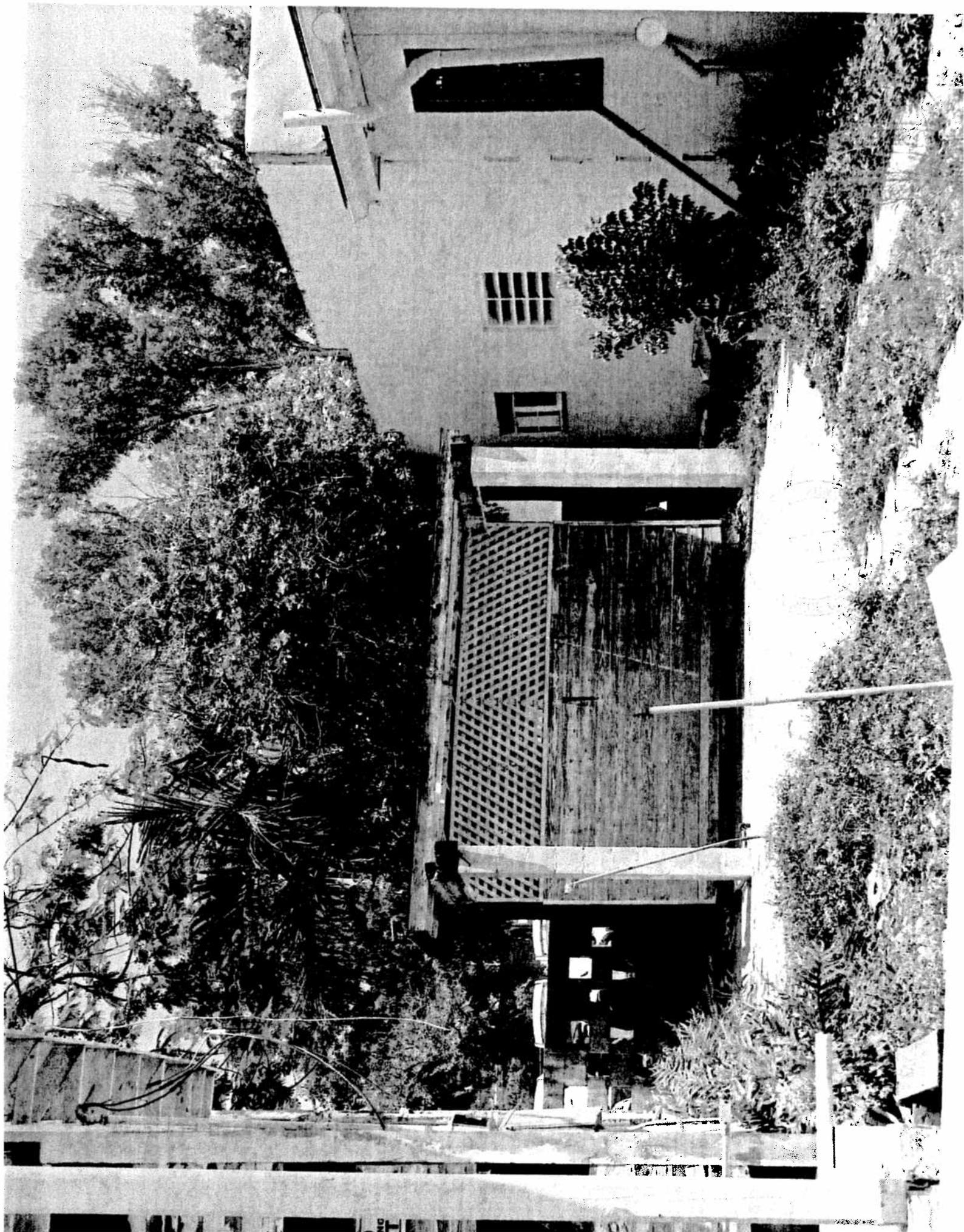


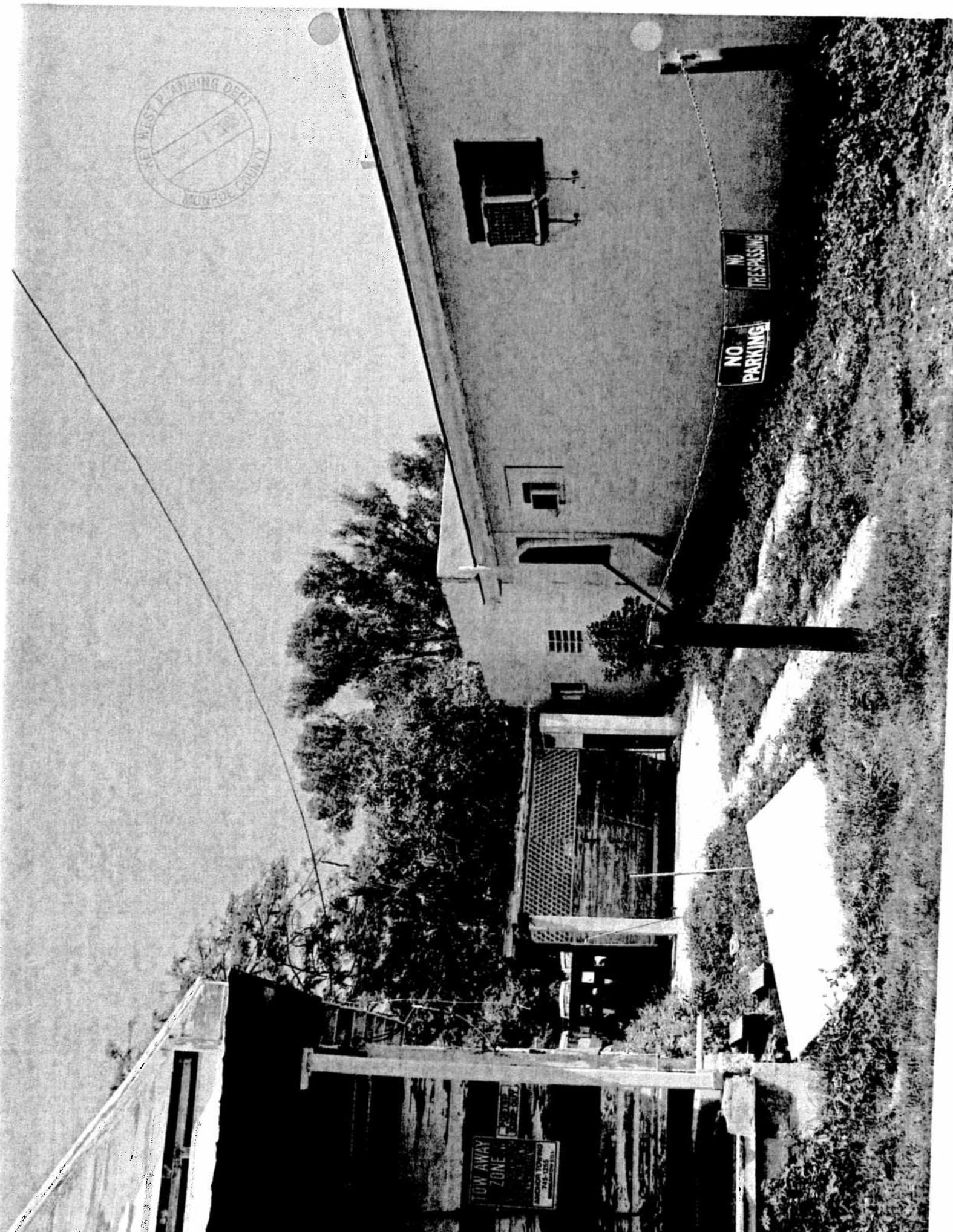
SWALE "B"

SWALE DETAIL
N.T.S.


PAUL R. SEMMES, P.E.
#44137 DATE: 7/9/09

Site Photographs



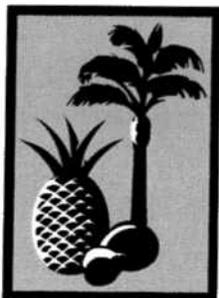


TOW AWAY ZONE
UNLAWFUL TO STOP
24 HOURS A DAY
7-11-78

NO PARKING

NO TRESPASSING

Landscaping



MEMO

TO: Ms. Amy Kimball-Murley
Director of Planning

FROM: Cynthia Domenech-Coogle
Urban Forestry Program Mgr.

DATE: August 25, 2009

SUBJECT: 421 Virginia Street-Variance Request

Landscape and Tree Commission approval is not required, by ordinance, for residential plan approvals.

However, there are 4 palms to the rear, NE corner, of property that will require staff approval for removal or transplant. Also planted is a Sour Orange tree that will require Tree Commission approval for transplant or removal.

Immediately adjacent to the 421 Virginia Street property, rear, is a very large Royal Poinciana tree in the rear yard of a property that fronts Duval Street. The canopy extends over the rear yard of subject property. Plans show concrete slab to be removed. Applicant must demonstrate how work within the trees dripline will be accomplished, as to avoid damaging the root system, to remove slab prior to issuance of Building Department permits.

HARC Approval

City Of Key West
Building Department
Historic Preservation Division
604 Simonton Street
Key West, Florida 33040

April 15, 2009

Mr. Paul Cox
710 White Street
Key West, Florida 33040

RE: RENOVATE COTTAGE TO ORIGINAL STATE- DEMOLITION OF
EXISTING CARPORT AND CONSTRUCTION OF A NEW CARPORT
FOR: 421 VIRGINIA STREET - HARC APPLICATION # H09-03-27-323
KEY WEST HISTORIC DISTRICT

Dear Mr. Cox:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the application for the above mentioned project at the public hearing held on Tuesday, April 14, 2009. This decision was based on the documents submitted and your presentation.

You may now apply for the necessary permits. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely;


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
604 Simonton Street
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

DRC Minutes and Comments

existing parking lot. The commission approved the proposed resurfacing of the existing parking lot with turf block pavers 16" x 24" x 4". The commission also motioned to table the demolition of the existing booth and new design. The applicant withdrew the application on June 22, 2009. A new application for a Certificate of Appropriateness with new proposed materials for the parking lot should be filed. If there is a new proposal for demolition of the booth or improvements to the existing the applicant should submit a Certificate of Appropriateness. If the applicant is proposing new signs, fence, light systems or any other site improvement, all should be submitted for HARC review.

Mrs. Cowart read into the record comments from Landscape Coordinator, Cynthia Domenech-Coogle:

Above said property is void of vegetation. No site or landscape plan was submitted with application. Requirements include buffers, trees, shrubs and ground covers as per Landscape Ordinance Sec 108-381. Landscape and Tree Commission plan approval will be required. Next Tree Commission meeting will be October 19, 2009. Submission deadline is September 23, 2009.

Mr. Cunningham stated that in the past, the parking requirements were handled with a conditional use.

Mrs. Kimball-Murley stated that staff will take a look at change in commercial use to ensure that there are no additional parking requirements.

Mr. Bowman stated that there are vast improvements to stormwater.

Mr. Averette had no comments.

Mrs. Kimball-Murley recommended that applicant meet good neighbor policy and that they follow-up with ADA Coordinator, John Wilkins.

- e. **Variance – 421 Virginia Street (RE 00027160-000100) – A variance for a side setback for a carport and a rear yard setback for an expansion of a non-conforming accessory structure in the Historic Residential Commercial Core (HRCC-3) zoning district per Section 122-1182 and Section 122-1181 and 122-28 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

The Applicant's representative, Owen Trepanier, gave committee members an overview of the variance request.

Mrs. Cowart read into the record comments from Myra Wittenberg:

Concerned about adding square footage to an accessory unit and about lack of parking.

Mrs. Cowart read into the record comments from HARC Planner, Enid Torregrosa:

The Historic Architectural Review Commission approved Certificate of Appropriateness #H09-03-27-323 to renovate cottage to original state and the demolition of existing carport and construction of a new carport. This project was approved on the public hearing held on April 14, 2009.

Mrs. Cowart read into the record comments from Landscape Coordinator, Cynthia Domenech-Coogle:

Landscape and Tree Commission approval is not required, by ordinance, for residential plan approvals. However, there are four palms to the rear, NE corner, of property that will require staff approval for removal or transplant. Also planted is a Sour Orange tree that will require Tree Commission approval for transplant or removal. Immediately adjacent to the 421 Virginia Street property, rear, is a very large Royal Poinciana tree in the rear yard of a property that fronts Duval

Street. The canopy extends over the rear yard of subject property. Plans show concrete slab to be removed. Applicant must demonstrate how work within the trees dripline will be accomplished, as to avoid damaging the root system, to remove slab prior to issuance of Building Department permits.

Mr. Bowman had no comments.

Mr. Averette stated that there are no issues as long as the structure stays open. He then asked applicant for clarification on the number of stories since site photos are not consistent with site plans.

Mrs. Kimball-Murley requested that the applicant follow-up with ADA Coordinator, John Wilkins.

- f. **Variance – 300 Petronia Street (RE 00014230-000000) - A variance request for fifteen (15) vehicle and four (4) bicycle parking spaces from the fifteen (15) and four (4) required parking spaces in the Historic Neighborhood Commercial (HNC-3) zoning district per Section 108-572(9), Section 108-573(c)2, and Section 108-575(5) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

And

- g. **Conditional Use within Historic District – 300 Petronia Street (RE 00014230-000000) - A Conditional Use request for a change of use from retail space to consumption area for an existing restaurant in the Historic Neighborhood Commercial (HNC-3) zoning district per Section 122-868(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

The Applicant, Owen Trepanier, gave committee members an overview of the variance and conditional use request. Mr. Trepanier stated that Mr. Wilkins did a site visit and suggested additional bike parking.

Mrs. Kimball-Murley stated that the owner will have more flexibility if the consumption area is not segregated. She then suggested that the applicant ask for number of seats instead.

Mr. Trepanier voiced his concern with consumption area triggering parking.

Mrs. Cowart read into the record comments from Myra Wittenberg:

Concerned about parking in general when we allow the required spaces to be reduced.
Minimum impact due to existing condition in Bahama Village area.

Mrs. Cowart read into the record comments from HARC Planner, Enid Torregrosa:

New building was approved by HARC. A Certificate of Appropriateness will be required for any signage, new exterior light systems or any changes, additions or alterations to the new building.

Mrs. Cowart read into the record comments from Landscape Coordinator, Cynthia Domenech-Coogle:

Above said property is heavily planted with trees, palms, shrubs, and ground covers to the rear and sides of property well above the requirements for minimal landscape. Site contains buffers, trees, shrubs and ground covers as per Landscape Ordinance Sec. 108-381. Landscape and Tree Commission plan approval will not be required for applicant request.

Mrs. Kimball-Murley requested that the applicant follow-up with ADA Coordinator, John Wilkins.

Mr. Trepanier stated that he spoke with John and that a planter on Petronia will be replaced with a Sable Palm.

Committee members reviewed and discussed the application and made the following recommendations:

1. Applicant is scheduled to present at HARC on Tuesday, July 28th.
2. Applicant will clarify deed restriction.
3. Members recommended that applicant meet good neighbor policy

- f. **Transient License Transfer - 915 Windsor Lane (RE# 00020090-000000) to 918-920 Center Street (RE# 00017830-000000) - An application for a Transient License Transfer from 915 Windsor Lane located in the Historic Medium Density Residential (HMDR) zoning district to 918-920 Center Street located in the Historic Residential Commercial Core (HRCC-1) zoning district per Sections 122-1338 and 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

The applicant, Naomi Van Steelandt, reviewed the transient license transfer request with committee members.

Committee members reviewed and discussed the transient license transfer request and made the following recommendations:

1. Members are in agreement that there are no equivalency issues.
2. Applicant will need to submit drawings showing column placement.
3. Members recommended that applicant meet good neighbor policy

- g. **Transient License Transfer - 915 Windsor Lane (RE# 00020090-000000) to 515 Amelia Street (RE# 00027750-000000) - An application for a Transient License Transfer from 915 Windsor Lane located in the Historic Medium Density Residential (HMDR) zoning district to 515 Amelia Street located in the Historic Residential Commercial Core (HRCC-1) zoning district per Sections 122-1338 and 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

The applicant, Ginny Stones, reviewed the transient license transfer request with committee members.

Committee members reviewed and discussed the transient license transfer request and made the following recommendations:

1. Applicant will submit a unit recognition request.
2. Members recommended that applicant meet good neighbor policy

- h. **Variance - 421 Virginia Street (RE Number 00027160-000100) - A variance for a side setback for a carport and an rear yard setback for an expansion of a non-conforming accessory structure in the Historic Residential Commercial Core (HRCC-3) zoning district per Section 122-1182 and Section 122-1181 and 122-28 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

The applicant was not present; therefore, members were in agreement to table until time certain.

- i. **Variance - 1 Pinder Lane (RE Number 00008400-000000) - A variance for a front setback for an expansion of a non-conforming structure in the Historic High Density Residential (HHDR) zoning district per Sections 122-630(6)a and 122-28 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

AND

Nicole Malo

From: Alan Averette
Sent: Friday, December 04, 2009 11:16 AM
To: Nicole Malo
Subject: Variance- 421 Virginia St.
Attachments: image001.png; oledata.mso



**KEY WEST FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE**

Variance- 421 Virginia St.

The Key West Fire Department has no objection to the variance for a side and rear setback for a carport. The carport must remain open on three sides.

ALAN AVERETTE, Lt. Fire Inspector
Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-292-8179 Office
305-292-8284 Fax
aaverett@keywestcity.com

Serving the Southernmost City

Florida Keys Aqueduct Authority
Key West, Florida
MEMORANDUM

To: Carlene Cowart, Administrative Coordinator
From: Marnie Thrift-Distribution Design Specialist
Subject: Development Review Committee Meeting August 27, 2009
Date: August 20, 2009

A representative of the FKAA will not be able to attend the DRC meeting scheduled for August 27, 2009. Comments on the projects are as follows:

- a. Conditional Use – 1010 Kennedy Drive (RE Number 00065650-000500)** –The FKAA has no objection to the Conditional Use for a wireless telecommunication facility to be located in the Commercial General (CG) zoning district per Section 122-418 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- b. Pre-Application Conference - 1500 Reynolds Avenue (RE Number 00037160-000100)** – The FKAA has no objection to Review plans for a proposed parking lot expansion/reconfiguration at the existing Casa Marina Resort.
- c. Variance – 508-510 South Street (RE 00036280-000000, 0036290-000000, 00036310-000000)** - This site is currently being served by FKAA Location #'s 1760-002854(3" Domestic Meter) and 1760-002733(5/8" Irrigation Meter). The site has a 12" water main located on South Street and 8" water main on Simonton Street, which is currently capable of serving the existing property. A complete set of plans will be required for review to determine meter requirements and System Development Charges.
- d. Minor Development and Conditional Use - 629 Duval Street (RE 00012440-000100)** –The FKAA has no objection for the application for a Minor Development Plan and Conditional Use for the reconfiguration of an existing parking lot for use as an electric car rental operation in the HRCC-1 zoning district per Sections 108-91 A. 1.(c), 122-61, 122-62 and 122-688(17) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- e. Variance – 421 Virginia Street (RE Number 00027160-000100)** – The FKAA has no objection for a variance for a side setback for a carport and a rear yard setback for an expansion of a non-conforming accessory structure in the Historic Residential Commercial Core (HRCC-3) zoning district per Section 122-1182 and Section 122-1181 and 122-28 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- f. Variance – 300 Petronia Street (RE Number 00014230-000000)** – The FKAA has no objection for a variance request for twelve (12) parking spaces from the required fourteen (14) in the Historic Neighborhood Commercial (HNC-3) zoning district per Section 108-573(c) 2 and Section 108-575(5) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- g. Conditional Use within Historic District – 300 Petronia Street (RE Number 00014230-000000)** – The FKAA has no objection to a Conditional Use request for a change of use from retail space to consumption area for an existing restaurant in the Historic Neighborhood Commercial (HNC-3) zoning district per Section 122-868(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

CC: Irma Boveda, Customer Service Manager KW

Development Review Committee
September 17, 2009
ADA Comments

Item 3a – Conditional Use – 1010 Kennedy Drive

- No ADA Issues. Exempt per 11-4.1.3(5)

Item 3b – Pre-Application Conference – 1500 Reynolds Avenue

- Will need to review plans.

Item 3c – Variance – 508-510 South Street

- All public use and common areas are required to be designed and constructed to comply with FBC Section 11-4; particular attention to 11-4.5 Ground and Floor Surfaces:
 1. Stable, firm and slip resistant.
 2. Any change in level ¼” is allowed without edge treatment; ¼” to ½” change of level needs beveled edge no greater than 1:2, greater than ½” needs ramp.
 3. Carpet must be securely attached. Maximum yarn pile thickness of ½”.
 4. Gratings have no space wider than ½” with long openings perpendicular to travel path.

Item 3d – Minor Development and Conditional Use – 629 Duval Street

- There is currently a non-formal cross easement agreement with property adjacent to 629 Duval (RE 00012440-000000) for ADA access to rear. Will this development affect this access?
- Parking vs. merchandise display (electric car)? If parking exists for customers then 1 accessible space minimum is required, 2 accessible spaces per 50 regular spaces; 3 if 75 spaces.
- Kiosk must have counter height of 34” max.
- Bathroom access – 1 required – cross easement with RE 00012440-000000.
- Bike rack.
- Kiosk must be set back from property line. Cannot serve customers standing on City property. Usually 2’ to edge of roof structure (or whatever sticks out farthest) is sufficient.

Item 3e – Variance – 421 Virginia Street

- No ADA issues per FBC 11-11.1

Item 3f – Variance 300 Petronia Street

- Existing parking spaces for residential. If parking is available for commercial use at least 1 space must be accessible.
- City will place 5 loop bike racks in street on Thomas. This is no different from other requests which we have complied. Can be used toward providing required spaces.
- Creative bike rack on property possible – bar or rail mounted on side of building so bikes can be parked parallel to wall of building. Section 108-574 deals with this issue.

Property Appraisers Report

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1027936 Parcel ID: 00027160-000100

Ownership Details

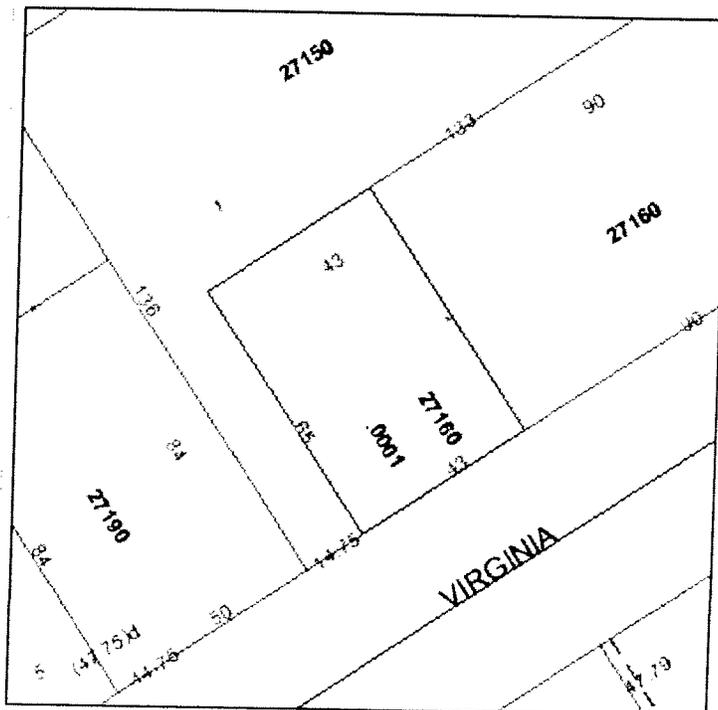
Mailing Address:
SLINGBAUM JOEL AND LISA A

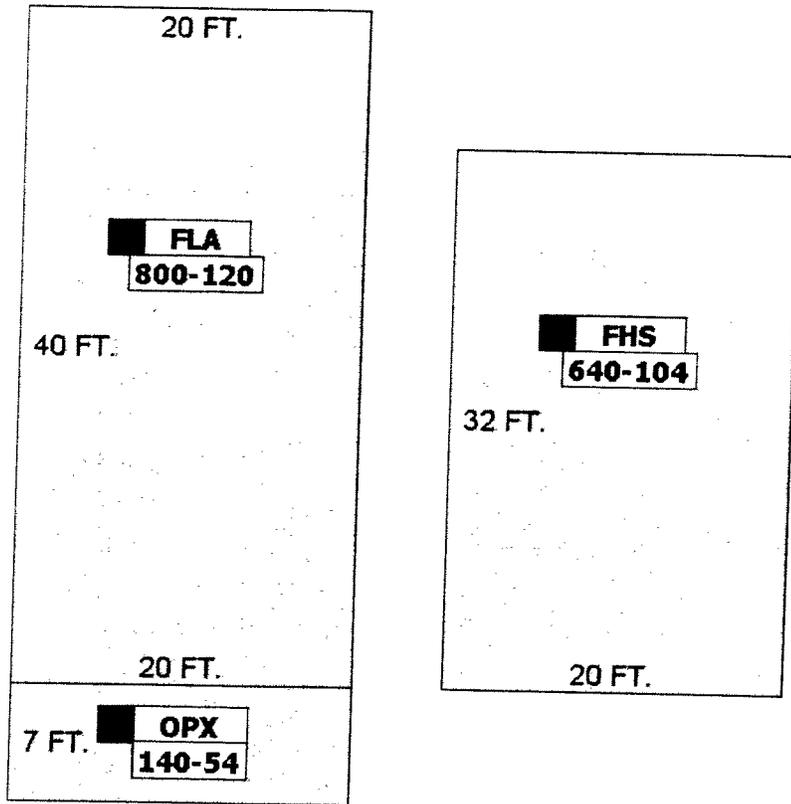
421 VIRGINIA ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 421 VIRGINIA ST KEY WEST
Legal Description: KW PT LOT 1 SQR 3 TR 11 H3-34 OR591-354L/E OR1113-652/653 OR1113-654/655 OR1337-1454DC OR2189-528/33POA OR2189-534 OR2365-1956

Parcel Map





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPX	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	140
2	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	800
3	FHS	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	640

Appraiser Notes

2007-03-12-BEING LISTED FOR \$597,000. 3/1.5 FROM HE KWCITIZEN=SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
8-2198	06/19/2008	12/22/2008	2,450	***ATF***REMOVE CARPET, CABINETS, DRYWALL, VINYL TILES	
8-2398	07/10/2008		2,400	REMOVE 13 WINDOWS, 900SF SIDING & TRIM, PORCH CEILING & SOFFIT FOR EXPLORATORY	
B941897	06/01/1994	12/01/1994	572		PAINT JOUSE

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2008	91,620	990	489,125	581,735	581,735	0	581,735
2007	164,916	715	373,133	538,764	538,764	0	538,764
2006	385,216	715	251,550	637,481	108,767	25,500	83,267
2005	337,356	715	209,625	547,696	105,599	25,500	80,099
2004	201,558	715	218,010	420,283	102,523	25,500	77,023
2003	163,425	715	78,260	242,400	100,612	25,500	75,112
2002	147,053	715	61,490	209,258	98,254	25,500	72,754
2001	119,480	715	61,490	181,685	96,707	25,500	71,207
2000	119,480	1,287	44,720	165,487	93,891	25,500	68,391
1999	74,332	965	44,720	120,017	91,423	25,500	65,923
1998	70,520	916	44,720	116,156	89,984	25,500	64,484
1997	57,179	743	39,130	97,051	88,480	25,500	62,980
1996	46,886	609	39,130	86,625	85,903	25,500	60,403
1995	46,886	609	39,130	86,625	83,808	25,500	58,308
1994	41,931	545	39,130	81,605	81,605	25,000	56,605
1993	41,931	545	39,130	81,605	81,605	25,000	56,605
1992	41,931	545	39,130	81,605	81,605	25,000	56,605
1991	41,931	545	39,130	81,605	81,605	25,000	56,605
1990	41,931	545	31,444	73,919	73,919	25,000	48,919
1989	32,418	0	30,745	63,163	63,163	25,000	38,163
1988	29,067	0	27,251	56,318	56,318	25,000	31,318
1987	23,899	0	15,722	39,621	39,621	25,000	14,621
1986	23,990	0	15,093	39,083	39,083	25,000	14,083
1985	23,539	0	14,758	38,297	38,297	25,000	13,297
1984	22,410	0	14,758	37,168	37,168	25,000	12,168
1983	22,410	0	10,397	32,807	32,807	25,000	7,807
1982	22,733	0	10,397	33,130	33,130	25,000	8,130

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/6/2008	2365 / 1956	399,800	WD	Z
9/1/1974	591 / 354	30	WD	Q

This page has been visited 16,706 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	43	65	2,795.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 800
 Year Built: 1943

Building 1 Details

Building Type R1
 Effective Age 52
 Year Built 1943
 Functional Obs 0

Condition P
 Perimeter 120
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 53
 Grnd Floor Area 800

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

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 3

Extra Features:

2 Fix Bath 1
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0

Public Notices
(mailings & radius map)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., December 17, 2009, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance - 421 Virginia Street (RE# 00027160-000100) - An application for a variance to a side setback in the Historic Residential Commercial Core district (HRCC-3) zoning district per Section 122-750(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 604 Simonton Street, call 809-3720 or visit our website at www.keywestcity.com .

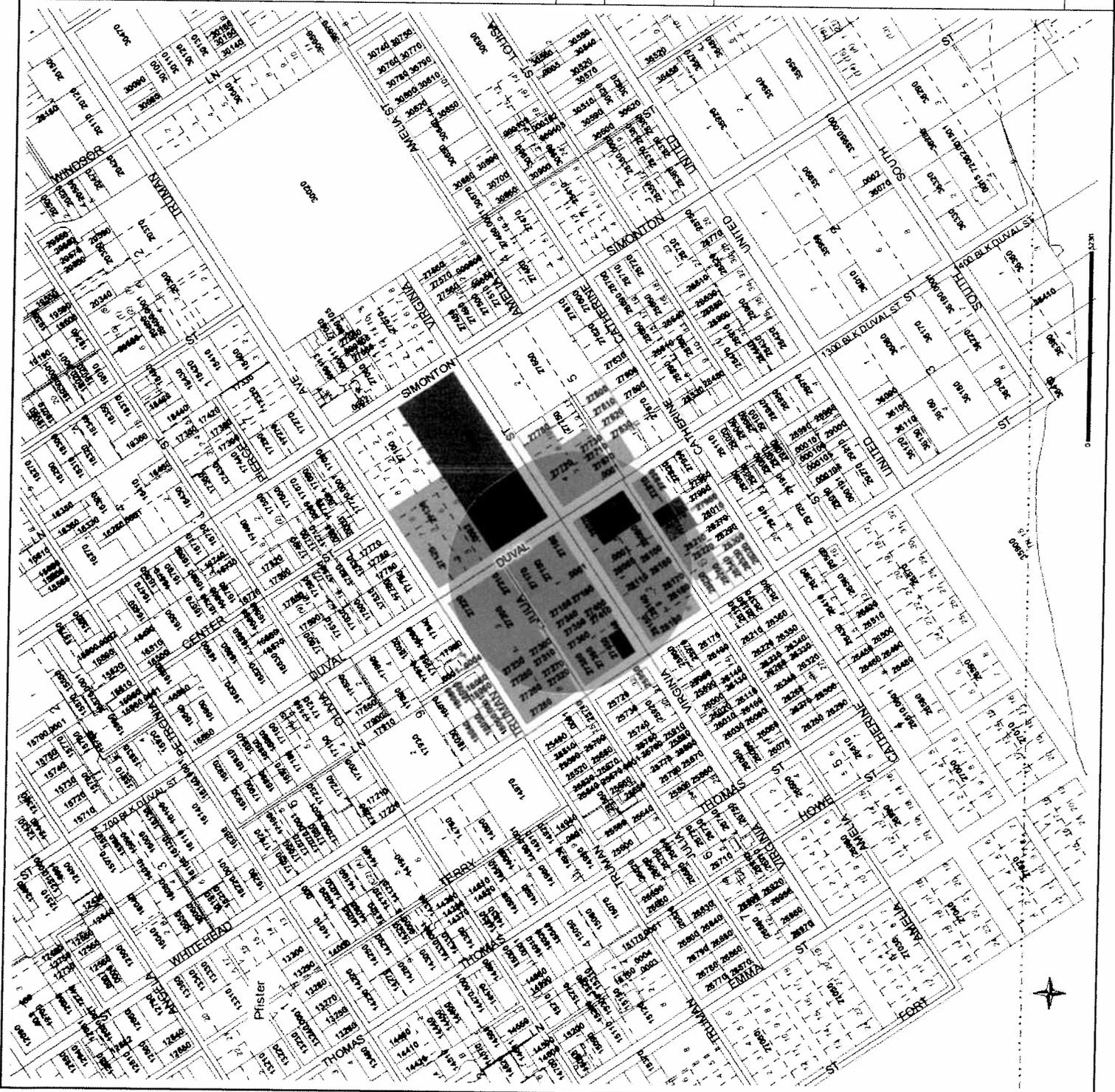
421 Virginia

- Legend**
- the Buffer
 - the Target
 - Real Estate Number
 - Parcel Lot Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.



YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Variance - 421 Virginia Street (RE# 00027160-000100)** - An application for a variance to a side setback in the Historic Residential Commercial Core district (HRCC-3) zoning district per Section 122-750(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Paul Semmes **Project Location:** 421 Virginia Street

Date of Hearing: Thursday, December 17, 2009 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall – City Commission Chambers, 510 Greene Street

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 604 Simonton Street, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Packets can be viewed online at www.keywestcity.com. Click on Department, select Planning, then Planning Board Agenda Packets. Please note that staff reports may not be available for review until the week of the meeting.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3739 or by email ccowart@keywestcity.com .

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

ADA Assistance: Anyone needing special assistance at the Planning Board hearing due to disability should contact the City of Key West at 305.809.3831 at least two days prior thereto.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Variance - 421 Virginia Street (RE# 00027160-000100)** - An application for a variance to a side setback in the Historic Residential Commercial Core district (HRCC-3) zoning district per Section 122-750(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Paul Semmes **Project Location:** 421 Virginia Street

Date of Hearing: Thursday, December 17, 2009 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall – City Commission Chambers, 510 Greene Street

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 604 Simonton Street, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Packets can be viewed online at www.keywestcity.com. Click on Department, select Planning, then Planning Board Agenda Packets. Please note that staff reports may not be available for review until the week of the meeting.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3739 or by email ccowart@keywestcity.com .

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

ADA Assistance: Anyone needing special assistance at the Planning Board hearing due to disability should contact the City of Key West at 305.809.3831 at least two days prior thereto.

421 Virginia

NEW YORK STYLE PIZZA
RESTAURANT INC
1000 DUVAL ST
KEY WEST, FL 33040

INGRAM MICHAEL
1001 WHITEHEAD ST
KEY WEST, FL 33040

KW HOSPITALITY LLC
1007 SIMONTON ST
KEY WEST, FL 33040

COLES WENDY L REV TRUST
02/11/2003
1007 WHITEHEAD ST
KEY WEST, FL 33040

SCHUPP MARK A AND CATHERINE M
10141 SPIRITOAK LN
CINCINNATI, OH 45252

CLARK MATHEW JR
1017 WHITEHEAD ST
KEY WEST, FL 33040

CLARK NANCY J
1019 WHITEHEAD ST
KEY WEST, FL 33040

STONE SUSAN CD
1025 WHITEHEAD ST #2
KEY WEST, FL 33040

HANSEN LOIS R HANSEN REV TRUST
AGR 04/26/01
104 E MASON ST
MILWAUKEE, WI 53202

B & R ENTERPRISES OF KEY WEST,
INC
1075 DUVAL ST C-1
KEY WEST, FL 33040

WADA KIYOTO
1075 DUVAL ST C-3
KEY WEST, FL 33040

HAVANA SQUARE HOLDINGS INC
1075 DUVAL ST C-11
KEY WEST, FL 33040

SQUARE ONE RESTAURANT INC
1075 DUVAL ST C-12
KEY WEST, FL 33040

FINE ROBERTA S
1075 DUVAL ST C-14
KEY WEST, FL 33040

BELFER JILL ADRIANE SHADOW
1075 DUVAL ST R-4
KEY WEST, FL 33040

GREETINGS FROM KEY WEST INC
1075 DUVAL ST C-21
KEY WEST, FL 33040

HENRY S HAMILTON JR AGENCY INC
1075 DUVAL ST C-22
KEY WEST, FL 33040

BOMBARO PETER A JR AND CAROLE
A
1075 DUVAL ST R-17
KEY WEST, FL 33040

DUKE NATALIA
1075 DUVAL ST R-21
KEY WEST, FL 33040

WILSON DAVID C TRUST 12/18/08
1075 DUVAL ST R-24
KEY WEST, FL 33040

BOMBARO PETER A JR AND CAROLE
A
1075 DUVAL ST R-17
KEY WEST, FL 33040

LEE DAVID D
1075 DUVAL STREET #R-13
KEY WEST, FL 33040

CAMPBELL NANCY & GODDARD
DARRELL LEE
1075 DUVAL STREET-#15
KEY WEST, FL 33040

MC CONNELL DANIEL E AND
ELEANOR F
1107 DUVAL ST
KEY WEST, FL 33040

CORAL CITY ELKS LODGE 610 &
CORAL CITY TEMPLE 400
1107 OR 1109 WHITEHEAD ST
KEY WEST, FL 33040

HENSHAW TIMOTHY ROGER
TRUSTEE
1109 DUVAL STREET
KEY WEST, FL 33040

TRUVAL VILLAGE INC
117 KEY HAVEN RD
KEY WEST, FL 33040

FIRST STATE BANK OF THE FLORIDA
KEYS
1201 SIMONTON ST
KEY WEST, FL 33040

WASSYLENKO PETER MARIO
1305 NEWTON ST
KEY WEST, FL 33040

VOGEL CLAUDE AND MARYLENE G
1306 VILLA MILL ALLEY
KEY WEST, FL 33040

HO FENG-JER AND CHEN SHUANG
FENG
13620 FRONT BEACH RD
PANAMA CITY BEACH, FL 32413

WILLIAMS JOHN AND NANCY
137 FOUNDERS POINT
BLOOMINGDALE, IL 60108

DALTON PETER O
1401 KINGSLEY AVE
ORANGE PARK, FL 32073

LEMKAU HENRY L JR
1430 SW 12TH CT
FT LAUDERDALE, FL 33312

FAVELLI THOMAS AND GEORGEANN
1523 PATRICIA ST
KEY WEST, FL 0

REILLY ROBERT
1535 FIFTH ST
KEY WEST, FL 33040

C10 LLC
1601 BAHAMA DR
KEY WEST, FL 33040

BURTON ROBERT LEE DEC OF
TRUST 03/04/98
1616 ATLANTIC BLVD
KEY WEST, FL 33040

GUERIN REYBURN B TRUSTEE
ESTATE
1694 MARKHAM GLEN CIRCLE
LONGWOOD, FL 0

AST BRUNO & GUNDUZ DAGDELEN
1756 N SEDGWICK
CHICAGO, IL 60614

AZUAJE-SMITH FABIOLA M & SMITH
JASON R GUARDIANS
1801 VENETIA ST
KEY WEST, FL 33040

CASTLEBERRY LARRY G &
JACQUELINE LACRONE (WIFE)
1904 MEREDITH RD
VIRGINIA BEACH, VA 0

GADONNIEX JOHN J SR AND RUTH I
2 CROWN HILL RD
WAPPINGERS FALLS, NY 12590

1023 WHITEHEAD LLC
20 DRIFTWOOD DR
KEY WEST, FL 33040

PIENCZKOWSKI ANTHONY
20 SAPHIRE DR
KEY WEST, FL 33040

CALLARMAN KURT AND TAMMY
REV TR DTD 2/24/96
20013 TAMIAMI AVE
TAMPA, FL 33647

SHULTZ DAVID
204 ST CHARLES WAY
YORK, PA 17402

ISLAND HOTEL PROP III LLC
2116 SEIDENBERG AVE
KEY WEST, FL 33040

TATA LIMITED SA
221 SIMONTON ST
KEY WEST, FL 33040

BOMBARO AUSTIN J
230 GLASSBORO RD
WOODBURY HTS, NJ 0

WILLIS TIMBER LIMITED
PARTNERSHIP
2416 WINTHROP AVE
TALLAHASSEE, FL 32312

FIRST STATE BANK OF THE FL KEYS
25 SE SECOND AVE
MIAMI, FL 0

GONZALEZ JOSE A AND ANA J
2519 LINDA AVE
KEY WEST, FL 33040

CAWLEY THOMAS P DEC OF TRUST
03/06/2007
2601 SOUTH ROOSEVELT BLVD
KEY WEST, FL 33040

RUSSIN JOHN & LINDA HAMLIN
(H/W)
2734 POLK STREET
HOLLYWOOD, FL 33020

KENNEDY PETER C AND LORI D
29W715 HAWTHORNE LN
WEST CHICAGO, IL 60185

BEBBINGTON ENID H/W
3 CHARNWOOD AVE
CLONSILLA VILLAGE, DUBLIN 15 0

DUVAL SQUARE R22 LLC
303 OCEAN AVE
AVON, NJ 0

BAHAMA CONCH COMMUNITY
LAND TRUST
305 JULIA ST
KEY WEST, FL 33040

VAN DYKE IDALENE E C ESTATE
313 AMELIA ST #1
KEY WEST, FL 33040

LACRONE RICHARD E AND ERIN G
3153 GARVERS FERRY RD
APOLLO, PA 15613

CENTENNIAL BANK
3158 NORTHSIDE DR
KEY WEST, FL 33040

KOHEN JOY EMANUEL AND
SHLOMO
3200 RIVIERA DR
KEY WEST, FL 33040

KW2R LLC
323 QUAKER HILL RD
PAWLING, NY 12564

BREWER LLOYD P JR AND LETA P
BREWER REV TR 1/25/86
3340 N ROOSEVELT BLVD
KEY WEST, FL 33040

FISHER JAMES B JR AND MARY L
3414 PRAIRIE TRL
JOHNSBURG, IL 60050

SALINERO DENNIS N
356 BOCA CHICA RD
KEY WEST, FL 33040

MARKIEWICZ DANIEL AND
ELEANOR M
36-11 205 ST
BAYSIDE, NY 11361

WILLIAMS RYAN
3625 MORNING MEADOW LN
ORANGE PARK, FL 32073

PITTFIELD JOSEPH & HEDY
BREAKFIELD (H/W)
3691 MORRIE DRIVE
SAN JOSE, CA 95127

BITON YORAM AND COURTNEY
3714 FLAGLER AVE
KEY WEST, FL 33040

ANCHORS AWEIGH CLUB INC
404 VIRGINIA ST
KEY WEST, FL 33040

HASKINS DORA MARTINEZ
TRUSTEE
4056 PHOENICIAN WAY
WINTER HAVEN, FL 33884

ZIELINSKI MICHAEL
407 AMELIA ST
KEY WEST, FL 33040

TEPPER STEVEN
409 AMELIA ST
KEY WEST, FL 33040

TYNES MILDRED S
409 JULIA ST
KEY WEST, FL 33040

TAYLOR DAVID S
409 VIRGINIA ST REAR
KEY WEST, FL 33040

MCGEOUGH PETER
41 SECOND ST
NEWPORT, RI 02840

NEWMAN CHURCH
410 TRUMAN AVE
KEY WEST, FL 33040

THOMPSON BENJAMIN LEROY
412 JULIA ST
KEY WEST, FL 33040

SHEA KEVIN M
413 JULIA ST
KEY WEST, FL 0

SUAREZ CAMELIA L/E
414 AMELIA ST
KEY WEST, FL 33040

BANKS LENORA
414 JULIA ST
KEY WEST, FL 33040

JAMES NORICE Z
414 VIRGINIA ST
KEY WEST, FL 33040

FRANKE LOUI G TRUST AGREEMENT
05/28/04
4140 BONITA AVE
MIAMI, FL 33133

CARILLO VICTORIA
415 AMELIA ST
KEY WEST, FL 33040

PARE CHRISTOPHER
415 JULIA ST
KEY WEST, FL 33040

ROBERTS MERCEDES L/E
416 JULIA STREET
KEY WEST, FL 33040

SMITH IAN L TRUSTEE
417 DEVONSHIRE ROAD
TOWER LAKES, IL 60010

CAHILL RANDALL
418 AMELIA ST
KEY WEST, FL 33040

1103/1105 WHITEHEAD STREET L L C
419 AMELIA ST
KEY WEST, FL 33040

DOUGLAS HOUSE INC
419 AMELIA ST
KEY WEST, FL 33040

LACASA LLC
419 AMELIA ST
KEY WEST, FL 33040

CAREY DONALD G AND ADELL F
419 VIRGINIA ST
KEY WEST, FL 33040

SLINGBAUM JOEL AND LISA A
421 VIRGINIA ST
KEY WEST, FL 33040

ARTISTS OF DUVAL LLC
451 WEST END AVE
NEW YORK, NY 10024

EYE EYE EYE INC
5 CAPT FERGUSON LN
SAVANNAH, GA 31411

KELLNER BARBARA
503 AMELIA ST
KEY WEST, FL 33040

POWELL BARBARA QUALIFIED PERS
RES DTD 2/16/07
508 VIRGINIA ST
KEY WEST, FL 33040

ISLAND HOTEL PROPERTIES II LLC
512 TRUMAN AVE
KEY WEST, FL 33040

GARCIA MANUEL E
515 WHITEHEAD ST
KEY WEST, FL 33040

OB KEYS LLC
5310 E SR 64
BRADENTON, FL 0

BRUCCOLERI DOMINICK AND
ELIZABETH H
56 GREEN WAY WEST
NEW HYDE PARK, NY 11040

POLAKOFF PHILLIP MARC AND
LORIANN VIRGINIA
5626 LONG CORNER RD
WHITE HALL, MD 21161

FRANGIPANI LLC
600 ELIZABETH ST
KEY WEST, FL 33040

HAYWARD SYLVIA L
66 OVERLOOK TERR
NEW YORK, NY 10040

RICHIE MORETTI KEY WEST LLC
7104 BLEDSOE AVE
ORLANDO, FL 32810

ALBURY SAMUEL EST % ALBURY
729 NW 43RD STREET
MIAMI, FL 33127

MURRAY JAMES H
760 HARBOR BEND RD #106
MEMPHIS, TN 0

RODRIGUEZ GEORGINA ESTATE
812 CATHERINE ST
KEY WEST, FL 33040

SMITH THOMAS E AND DEBORAH L
8300 YANKEE ST
DAYTON, OH 45458

KW VACATION RENTALS AND
PROPERTY MGMT LC
915 CENTER ST
KEY WEST, FL 33040

LAMERE RUTH GARDNER
P O BOX 342 SNUG HARBOR
DUXBURY, MA 0

DARNELL DOUGLAS W TR &
LESSITER BARBARA E TR T/C
P O BOX 123
MOUNT PLEASANT, MI 0

O'NEIL BRIAN AND SUZANNE
P O BOX 199
TAVERNIER, FL 33070

RI CS2 LLC
P O BOX 460069
ESCONDIDO, CA 0

CENTER RESORT PROPERTIES LLC
P O BOX 4655
BOULDER, CO 80306

SAVAGE KW PROPERTIES INC
P O BOX 547
PAHOA, HI 96778

RETTIG RICHARD L REVOCABLE
LIVING TRUST DATED
P O BOX 6044
KEY WEST, FL 33041

1016 DUVAL LLC
P O BOX 6568
KEY WEST, FL 33041

KEDLER ROBERT
PO BOX 10
DAYTON, OH 45405

CAD PRODUCTIVITY INC
PO BOX 281195
NASHVILLE, TN 0

CALABRO DANIEL J
PO BOX 3017
SHELTER ISLAND HGTS, NY 0

THOMPSON WILLIAM G
PO BOX 377
JAMESPORT, NY 11947

ORION BANK
PO BOX 500098
MARATHON, FL 0

RETTIG RICHARD L REVOCABLE
LIVING TRUST DATED
PO BOX 6044
KEY WEST, FL 33041

422 AMELIA TRUST
PO BOX 6448
ALEXANDRIA, VA 22306

MUSSER BARBARA L &
RT 3 MAGEE DRIVE
LEONARDTOWN, MD 20650