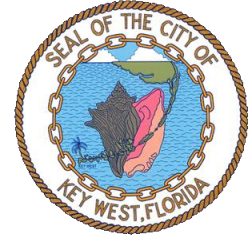


## **Staff Report**

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chair and Planning Board Members

**From:** Melissa Paul-Leto, Planner Analyst

**Through:** Thaddeus Cohen, Planning Director

**Meeting Date:** May 19, 2016

**Agenda Item:** **Variance – 1322 Olivia Street (RE # 00024850-001200, AK # 9103736)**  
Request for variances to maximum building coverage and street side setback requirements in order to construct a second floor balcony and a first floor porch on property located within the Historic Medium Density Residential (HMDR) Zoning District.

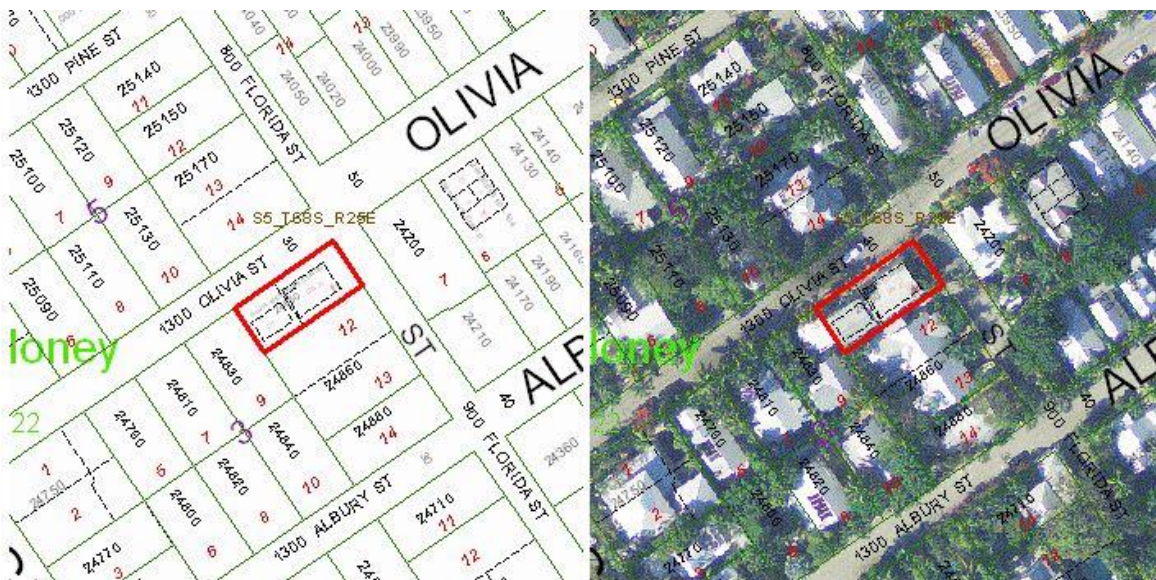
**Request:** Variance to increase the maximum building coverage from 48% (1,775 square feet) to 52% (1,894 square feet) and minimum street side setback requirements from 8 feet to 4 feet 6 inches.

**Applicant:** Lori Thompson, Owen Trepanier & Associates Inc.

**Property Owner:** Peter Williams

**Location:** 1322 Olivia Street (RE # 00024850-001200, AK # 9103736)

**Zoning:** Historic Medium Density Residential (HMDR)



**Background:**

The property is located within the Key West Historic District at the corner of Olivia and Florida Street. It is comprised of two two-story non-contributing structures, used together as a 3 unit condominium. The second structure is a duplex facing Florida Street, which is the subject of this variance request. A 1962 Sanborn map shows a one-story framed structure with a porch, but the 1965 property appraiser's photograph shows a one-story frame structure without a porch. A 1968 Ariel photograph shows the building in its current state: two stories with a jog in one corner.

In 2014 the property was converted into a three unit condominium. The two story structure consists of 2 condominiums, unit 2 on the first floor and unit 3 on the second floor. The Applicant proposes to add a second floor balcony and a first floor porch. The property is nonconforming to the minimum lot size requirements. The existing second structure is nonconforming to the minimum rear setback requirement. The proposed balcony and porch would increase the maximum building coverage and street side setback requirements. The following table summarizes the requested variances and site conditions.

<b>Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Maximum density	16 dwelling units per acre	3 units	No Change	No change
Maximum floor area ratio	1.00	None	None	In Compliance
Minimum lot size	4,000 square feet	3,600 square feet	3,600 square feet	Existing Non-conformity
Maximum height	30 feet	24 feet and 6 inches	24 feet and 6 inches	In Compliance
<b>Maximum building coverage</b>	<b>40% (1,452 square feet)</b>	<b>48% (1,775 square feet)</b>	<b>52% (1,894 square feet)</b>	<b>Variance request -4% (-119 square feet)</b>
Maximum impervious surface	60% (2,178 square feet)	50% (1,815 square feet)	59% (2,141 square feet)	In Compliance
Minimum Open Space	35%	51% (1,840 square feet)	44% (1,598 square feet)	In Compliance
Minimum lot size	4,000 Square feet	3,630 square feet	No change	Existing non conformity
Minimum lot width	40 feet	40.3 feet	No Change	In Compliance
Minimum lot depth	90 feet	90.18 feet	No Change	In Compliance
Minimum front setback	10 feet	8 feet	10 feet	In Compliance
Minimum side setback	5 feet	5 feet	5 feet	In Compliance
Minimum rear setback	15 feet	5 feet	5 feet	Existing Non-conformity
<b>Minimum street</b>	<b>7 feet 6 inches</b>	<b>8 feet</b>	<b>4 feet 6 inches</b>	<b>Variance request</b>

side setback				-3 feet 6 inches
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**Process:**

**Planning Board Meeting:**

May 19, 2016

**Local appeal Period:**

30 days

**DEO Review Period:**

up to 45 days

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The standards for considering variances are set forth in Section 90-395(a) of the City of Key West (the “City”) Land Development Regulations (“LDRs”). Before any variance may be granted, the Planning Board 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 land, structures and buildings involved are located on the property within the HMDR Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, all the existing nonconformities were established prior to the current LDRs. However, many other land, structures and buildings within the HMDR Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

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

The existing nonconformities were not created by the Applicant. However, the Applicant is proposing to add a balcony and front porch, which would thereby increase the nonconforming maximum building coverage on the property. This is a circumstance resulting from the proposed action of the Applicant. Therefore, some of the conditions are created by the Applicant.

- (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 the requested variance would confer special privileges upon the Applicant that are denied by the LDRs to other lands, buildings and structures in the HMDR Zoning District.

- (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 Applicant currently enjoys the use of the property as a duplex, which are common permitted uses within the HMDR Zoning District. The Applicant wishes to add a balcony and front porch, as has been similarly requested and approved at similar two-family residential

dwellings in the same zoning district. However, denial of the requested variances would not deprive the Applicant of rights commonly enjoyed by other properties in the HMDR Zoning District.

- (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 variance requested is the minimum required that will make possible the reasonable use of the land, building, or structure.

- (6) Not injurious to the public welfare. That the granting 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.**

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

- (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 has not used existing nonconforming uses of other property in the HMDR Zoning District or permitted uses of property in other zoning districts as the grounds for approval of the requested variances.

**Concurrency Facilities and Other Utilities or Service (Code Section 108-233):**

It does not appear that the requested variances would trigger any public facility or utility service capacity issues.

**The Planning Board shall make factual findings regarding the following:**

*That the standards established by Code Section 90-395 have been met by the applicant for a variance.*

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variance requested.

*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 comments for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

*The Planning Board shall not grant a variance to permit a use expressly or by implication prohibited by the terms of the ordinance in the zoning district.*

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

*No nonconforming use of neighboring lands, structures or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.*

No such grounds were considered.

*No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.*

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or LDRs.

**Recommendation:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **DENIED**.

## **Application**

# VARIANCE APPLICATION INFORMATION SHEET

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



## **Please read the following carefully before filling out the application**

This application and any required attachments should be submitted to the City Planning Department at 3140 Flagler Avenue. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

## **Application Process**

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

## **PLEASE NOTE:**

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

## **FEE SCHEDULE**

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



**Please include the following with this application:**

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

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

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

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

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



# Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Revision of  
05/23/14  
Submission

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

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

## PROPERTY DESCRIPTION:

Site Address: 1322 Olivia Street

Zoning District: HMDR Real Estate (RE) #: 00024850-1200 ; 00024850-1300

Property located within the Historic District? ☒ Yes ☐ No

**APPLICANT:** ☐ Owner ☒ Authorized Representative

Name: Lori Thompson

Mailing Address: 1421 1st Street Unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: 305-293-8983 Fax: 305-293-8748

Email: lori@owentrepanier.com

## PROPERTY OWNER: (if different than above)

Name: 415 Bahama Key Corporation

Mailing Address: 1331 Duncan Street

City: Key West State: FL Zip: 33040-3446

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## Description of Proposed Construction, Development, and Use:

Addition of 2nd floor balcony & 1st floor porch.

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

Sec. 122-600(4)(a) Max. building coverage from required 40% to 52%

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☐ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback		See Attached		
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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

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

# 1322 Olivia Street

Site Data Table	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR	HMDR	No Change	None
Flood Zone	X	X	No Change	None
Site Size	≥4,000 sq. ft.	3,630 sq. ft.	No Change	None
Height	≤30 ft.	24'-6"	No Change	None
Front Setback	10 ft.	13'-0"	10'-0"	None
Side Setback	5 ft.	5'-6"	No Change	None
Street Side	7.5 ft.	7'-6"	No Change	None
Rear Setback	15 ft.	5'-0"	No Change	None
F.A.R.	1.0	0	No Change	None
Building Coverage	≤40% (1452 sq. ft.)	48% (1775 sq. ft.)	52% (1894 sq. ft.)	Yes
Impervious Surface	≤60% (2178 sq. ft.)	50% (1,815 sq. ft.)	59% (2,141 sq. ft.)	None
Parking	1/unit	0	No Change	None
Handicap Parking	NA	0	No Change	None
Bicycle Parking	NA	NA	No Change	None
Open Space	≥35%	51% (1,840 sq. ft.)	44% (1,598 sq. ft.)	None
No. & type of units	16 du/acre	3	No Change	None
Consumption Area	NA	NA	NA	NA

### 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 non-contributing duplex is one of two structures that sits on this site. Although not the original structures on the site, two residences have existed on this single parcel since 1965 predating the current applicable zoning codes. The structure showing in the 1962 Sanborn map contains a full length porch, however, the structure in the 1965 photograph is a one story structure without a porch. The proposed balcony will allow this structure an architectural feature original to the site and a privilege commonly enjoyed by other homeowners in the neighborhood.

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

The owner did not create the special condition of this site. The owner purchased this property with existing nonconformities. Due to the unusual configuration of the two structures on this single parcel, improving the exterior of the site has been a difficult task, however, the owner's intent is to enhance the existing structure in order to create a residential building that is in harmony with the surrounding architecture.

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

No special privileges conferred. Many properties in the same zoning district struggle with building coverage and impervious surface ratio due to the amount of small parcels. Front porches and balconies are characteristic architectural features in this historic neighborhood. This variance will allow this property to provide the same aesthetic to this structure as its neighbors.

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. The literal interpretation of the code prevents (1) the ability to enhance the exterior of the structure with character defining features that give the historic district distinction (2) architectural consistency thereby disrupting and diminishing the historic value & integrity of the immediate streetscape, and (3) this property from contributing to the neighborhood's "eyes on the street" thereby hindering the potential positive impact of neighborhood residents "watching" their own neighborhood.

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

Only the minimum variance is requested to provide a full length first floor porch and second floor balcony compliant with current building codes.

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 is not injurious to the public welfare. The granting of these variances 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.

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.

Existing nonconforming uses of other properties are not considered as the basis for approval. No other nonconforming use of neighboring lands, structures, or buildings in the same district, and no other permitted use of lands, structures or buildings in other districts are considered grounds for the issuance of a variance.

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

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

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

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

## Verification

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

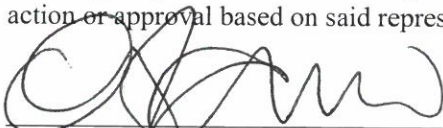
I, OWEN TREPANIER, in my capacity as PRESIDENT  
(print name) (print position; president, managing member)  
of TREPANIER & ASSOC. INC.  
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1322 Olivia St.

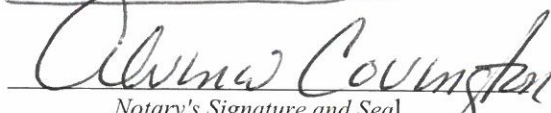
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11<sup>th</sup> JAN 2016 by  
date  
OWEN TREPANIER  
Name of Authorized Representative

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

  
Notary's Signature and Seal

ALVINA COVINGTON  
Name of Acknowledger typed, printed or stamped



Alvina Covington  
COMMISSION #FF913801  
EXPIRES: August 27, 2018  
WWW.AARONNOTARY.COM

913801  
Commission Number, if any



## **Authorization**

City of Key West  
Planning Department



Authorization Form  
(Individual or Joint Owner)

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

I, 415 Bahama Key Corp authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Owen Trepanier & Associates Inc.

*Please Print Name of Representative*

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

  
*Signature of Owner*

*Signature of Joint/Co-owner if applicable*

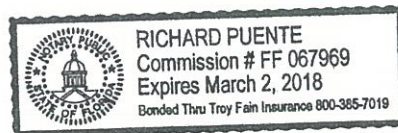
Subscribed and sworn to (or affirmed) before me on this December 3, 2015  
*Date*

by Peter Williams  
*Name of Owner*

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

  
*Notary's Signature and Seal*

Richard Puente  
*Name of Acknowledger typed, printed or stamped*



FF 067969

*Commission Number, if any*

**Deed**

**BARGAIN & SALE DEED WITHOUT COVENANTS**

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

**THIS INDENTURE**, made the 23<sup>rd</sup> day of October , two thousand and thirteen

06/25/2015 9:56AM  
DEED DOC STAMP CL: Krys

\$0.70

**BETWEEN**

**Peter Williams, 695 Washington Street, New York NY(a Single Man)**

party of the first part, and

**415 BAHAMA KEY CORP (a Florida Corporation)**  
**1331 Duncan Street, Key West, Florida**

Doc# 2034766  
Bk# 2747 Pg# 1554

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County Monroe and State of Florida bounded and described more particularly as set forth in the Schedule annexed hereto and made a part hereof

**See SCHEDULE V annexed hereto**

PREMISES being known as \_\_\_\_\_

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center of the lines thereof:

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to the premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year, first above written.

IN PRESENCE OF:

witness:

Marvin Rock

Peter A. Williams

By:

Peter A. Williams

by

witness:

[Signature]

by

**SCHEDULE V**

**Doc# 2034766  
Bk# 2747 Pg# 1556**

**1320-22**

the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

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 Tract 7 but better known and described as Lot 11, In Square 3 of said Tract 7, as recorded In Plat Book 1 Page 22, Monroe County, Florida Records:

Commencing at the corner of Florida and Olivia Streets and running thence along Olivia Street In a Southwesterly direction 90 feet; thence at right angles In a Southeasterly direction 40 feet and 4 Inches; thence at right angles In a Northeasterly direction 90 feet; thence at right angles in a Northwesterly direction 40 feet and 4 inches to the Point of Beginning.

SUBJECT TO taxes for the year 2013 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

**being also know as 1320 & 1322 Olivia Street, Key West, FL**

---

**D2-10**

the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

Lot 2, Block D, Lincoln Gardens No. 2, according to the plat thereof, recorded in Plat Book 5, Page(s) 90, of the Public Records of Monroe County, Florida.

SUBJECT TO taxes for the year 2012 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

**BEING ALSO KNOWN AS D2-10<sup>th</sup> AVE, STOCK ISLAND, FL**

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) ss:

On the \_\_\_\_ day of \_\_\_\_\_ in the year  
before me, the undersigned a notary public  
in and for said state, personally appeared  
\_\_\_\_\_, personally known to me or  
proved to me on the basis of satisfactory evidence  
to be the individual whose name is subscribed to  
the within instrument and acknowledged to me  
that he executed the same in his capacity, and that  
by his signature on the instrument, the individual,  
or the person upon behalf of which the individual  
acted, executed the instrument.

\_\_\_\_\_  
Notary Public

**BARGAIN AND SALE DEED  
WITHOUT COVENANTS  
AGAINST GRANTOR'S ACTS**

**TITLE NO.**  
\_\_\_\_\_

PETER WILLIAMS.

to

415 BAHAMA KEY CORP  
\_\_\_\_\_

STATE OF NEW YORK )  
COUNTY OF NEW YORK ) ss:

On the 23rd day of October in the year  
2013 before me, the undersigned a notary public  
in and for said state, personally appeared  
Peter A. Williams, personally known to me or  
proved to me on the basis of satisfactory evidence  
to be the individual whose name is subscribed to  
the within instrument and acknowledged to me  
that he executed the same in his capacity, and that  
by his signature on the instrument, the individual,  
or the person upon behalf of which the individual  
acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

MARY ALVAREZ  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01AL6079985  
QUALIFIED IN KINGS COUNTY  
COMMISSION EXPIRES SEPTEMBER 3, 2014

return by mail to:

Peter Williams  
695 Washington St  
New York, N.Y. 10014

**MONROE COUNTY  
OFFICIAL RECORDS**

## **Survey**



# MAP OF BOUNDARY SURVEY

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N29°34'11"E ASSUMED  
ALONG THE CENTERLINE OF  
OLIVIA STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
1320 OLIVIA STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: X-SHADED

ELEVATIONS SHOWN HEREON  
ARE IN FEET AND BASED ON  
THE NATIONAL GEODETIC  
VERTICAL DATUM OF 1929  
(NGVD 1929).

## LEGEND

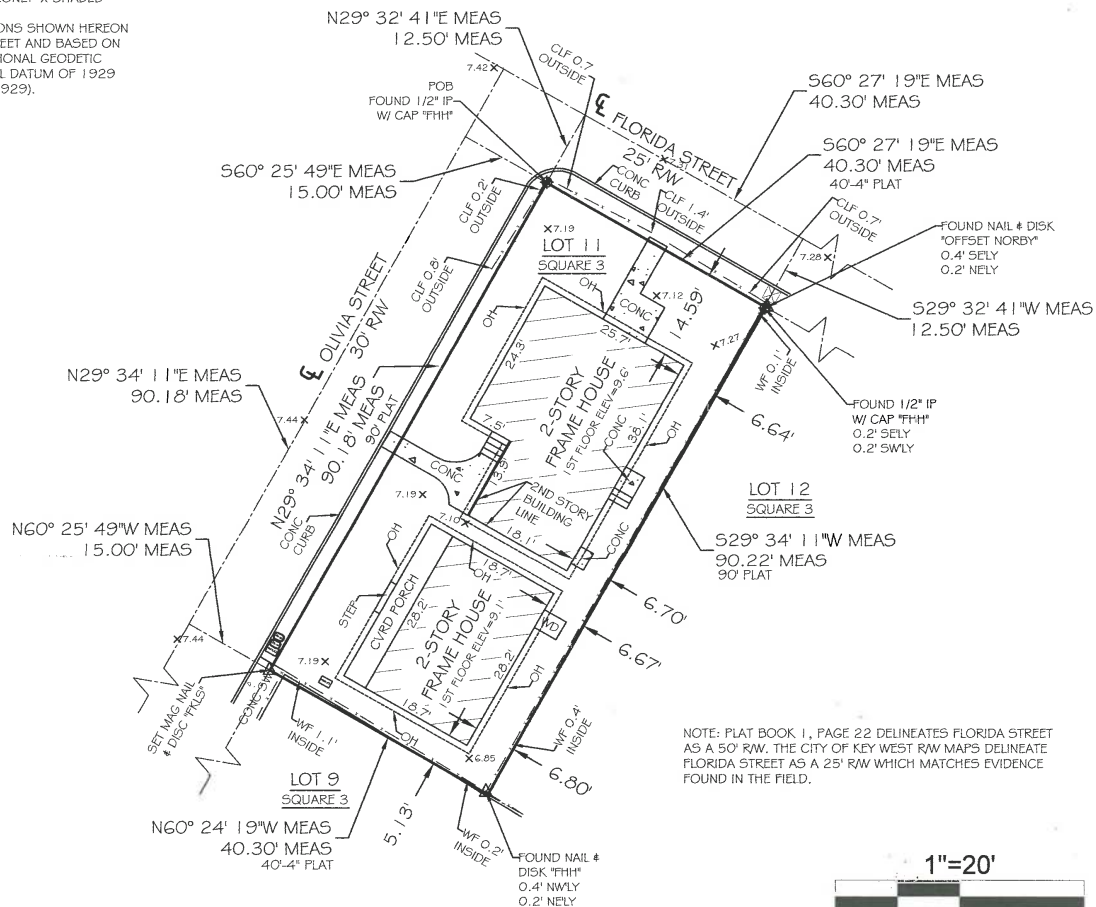
- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- - CONCRETE POWER POLE
- X7.21 - SPOT ELEVATION (TYPICAL)



ASSUMED



LOCATION MAP - NTS  
SEC. 05-T685-R25E



NOTE: PLAT BOOK 1, PAGE 22 DELINEATES FLORIDA STREET AS A 50' RW. THE CITY OF KEY WEST RW MAPS DELINEATE FLORIDA STREET AS A 25' RW WHICH MATCHES EVIDENCE FOUND IN THE FIELD.

TOTAL AREA = 3,635.16 SQFT±

## LEGAL DESCRIPTION -

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 Tract 7 but known and described as Lot 11, in Square 3 of said Tract 7, as recorded in Plat Book 1 Page 22, Monroe County, Florida Records: Commencing at the corner of Florida and Olivia Streets and running thence along Olivia Street in a Southwesterly direction 90 feet; thence at right angles in a Southeasterly direction 40 feet 4 inches; thence at right angles in a Northeasterly direction 90 feet; thence at right angles in a Northwesterly direction 40 feet 4 inches to the Point of Beginning.

## CERTIFIED TO -

Peter Williams

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GLY = GUY WIRE	PSC = POINT OF COMMENCEMENT
BO = BLOW OUT	HD = HOSE DISB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	LS = LANDSCAPING	R = RADIUS
CL = CENTERLINE	MB = MAILBOX	RW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MF = METAL FENCE	SW = SIDE WALK
CP = CONCRETE	MHW = MEAN HIGH WATER LINE	TM = TEMPORARY BENCHMARK
CPW = CONCRETE POWER POLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOD = TOP OF BANK
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
EL = ELEVATION	ORW = OVERHEAD WIRE	TYP = TYPICAL
ENCL = ENCLOSURE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	UNR = UNRELIABLE
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	UE = UTILITY EASEMENT
FP = FINISHED FLOOR ELEVATION	PM = PARKING METER	WD = WOOD DECK
FI = FIRE HYDRANT	PC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FENCE INSIDE	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FND = FOUND	PK = PARKER KALON NAIL	WM = WATER METER
FO = FOUND OUTSIDE	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FO = FENCE ON LINE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
		WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1" = 20'
FIELD WORK DATE	03/04/2014
REVISION DATE	XXXX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	
INVOICE NO.:	

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED:   
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



## FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKLSeMail@Gmail.com

## Site Plan







## **Site Photos**













# **Property Appraiser**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Monday the 18th for Martin Luther King Day.

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 9103736 Parcel ID: 00024850-001200

### Ownership Details

**Mailing Address:**

415 BAHAMA KEY CORP  
1331 DUNCAN ST  
KEY WEST, FL 33040-3446

### Property Details

**PC Code:** 04 - CONDOMINIUM

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 05-68-25

**Property Location:** 1322 OLIVIA ST LOWR: KEY WEST

**Legal Description:** UNIT 2 OLIVIA MEADOWS CONDOMINIUM OR2775-2260/2317DEC

### Click Map Image to open interactive viewer



### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

There is no value history to display for this parcel.



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Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.3 or higher

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 9103737 Parcel ID: 00024850-001300

### Ownership Details

**Mailing Address:**

415 BAHAMA KEY CORP  
1331 DUNCAN ST  
KEY WEST, FL 33040-3446

### Property Details

**PC Code:** 04 - CONDOMINIUM

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 05-68-25

**Property Location:** 1322 OLIVIA ST UPPR: KEY WEST

**Legal Description:** UNIT 3 OLIVIA MEADOWS CONDOMINIUM OR2775-2260/2317DEC

### Click Map Image to open interactive viewer



### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

There is no value history to display for this parcel.