

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



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Patrick Wright, Planner II

Meeting Date: December 17, 2015

Agenda Item: **Variance – 820 Olivia Street (RE # 00019990-000000; AK # 1020699) -**
A request for a variance to maximum impervious surface, building coverage and minimum open space requirements to construct a single story addition to a single family home on property located within Historic Medium Density Residential (HHDR) zoning district pursuant to Section 90-395, 108-346(b) and 122-630 (4)(a) & (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

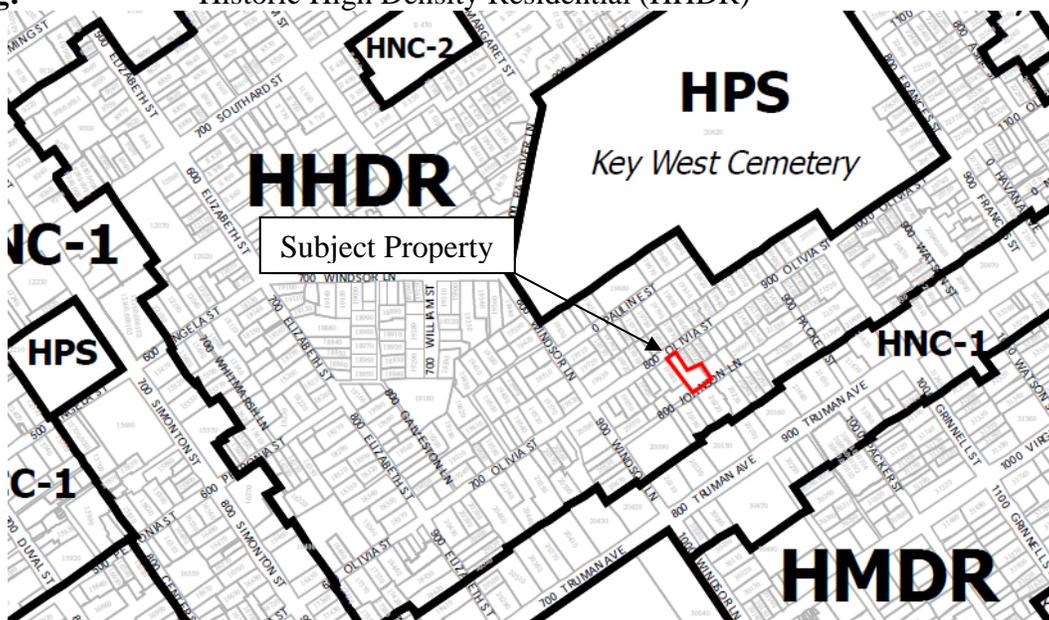
Request: Variance to maximum impervious surface, building coverage and minimum open space requirements to construct a single story addition to a single family home.

Applicant: Michael Ingram, Architect

Owner: Laura and Gerald Harris

Location: 820 Olivia Street (RE # 00019990-000000; AK # 1020699)

Zoning: Historic High Density Residential (HHDR)



Background and Request:

The subject property is located on the 800 block of Olivia Street, the parcel fronts Olivia Street and the rear abuts Johnson Lane. Currently a 924 square foot single family, one story historic contributing structure exists on the property. The lot consist of two historically platted parcels, the rear parcel opens up to a width of 64 linear feet and is largely vacant with the exception of an accessory structure.

The applicant is proposing a one story addition to the rear of the existing historic structure increasing the existing building coverage and impervious surface over the maximum permitted and reducing the required open space below them minimum required.

Relevant HRCC-3 Zoning District Dimensional Requirements: Code Section 122-750				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum lot size	4,000 SF	5,305 SF	5,305 SF	Complies
Maximum building coverage	50% (2,653 SF)	30% (1,582 SF)	57% (3,012 SF)	Variance Requested 7% (359 SF)
Maximum impervious Surface	60% (3,183 SF)	32% (1,683 SF)	68% (3,622 SF)	Variance Requested 8% (439 SF)
Minimum open Space	35% (1,857 SF)	68% (3,622 SF)	31% (1,636 SF)	Variance Requested 4% (221 SF)

Process:

Planning Board Meeting:

December 17, 2015

Local Appeal Period:

30 days

DEO Review Period:

Up to 45 days

Analysis – Evaluation for Compliance with The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

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

The lot is comparatively larger than most lots in this zoning district and over 1,000 square feet above the minimum lot size required for the HHDR. Currently the lot is conforming to almost all dimensional regulations other than existing historic nonconforming setbacks. There are no special conditions or circumstances that are peculiar to land or building. Therefore special conditions or circumstances do not exist.

NOT IN COMPLIANCE.

- 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 conditions are created by the applicant. The applicant is proposing a new addition that is increasing maximum building coverage, impervious surface and minimum open space above what is required by code. Given the lot size staff believes there are design alternatives could limit the amount of overall lot coverages to meet the code requirements.

NOT IN COMPLIANCE.

- 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.***

Sections 108-346(b) and 122-630 (4)(a) & (b) of the Land Development Regulations state the required maximum building coverage, impervious surface and minimum open space requirements. Therefore, granting a variance to the dimensional regulations would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

- 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 decision of the property owner construct additional building coverage, impervious surface and decrease required open space does not create a hardship. The denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HHDR Zoning District. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

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

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

- 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.

NOT IN COMPLIANCE.

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.***

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

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

It does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code 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 comment at the time of this staff report. Any public comment received by the department will be attached to the agenda upon receipt.

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



Application For Variance

City of Key West, Florida • Planning Department

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

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: 870 OLIVIA STREET
Zoning District: HMDR Real Estate (RE) #: 00019990 - 000000
Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: MICHAEL B. INGRAM, ARCHITECT
Mailing Address: 1001 WHITEHEAD STREET # 101
City: KEY WEST, State: FL. Zip: 33040
Home/Mobile Phone: _____ Office: 305.320.0211 Fax: _____
Email: MBINGRAMARCHITECT@GMAIL.COM.

PROPERTY OWNER: (if different than above)

Name: LAURA / GERALD HARRIS
Mailing Address: 23 FLAGLER OAKS FL.
City: SPRING State: TEXAS Zip: 77382
Home/Mobile Phone: _____ Office: _____ Fax: _____
Email: _____

Description of Proposed Construction, Development, and Use: REHABILITATION OF EXISTING HISTORIC STRUCTURE WITH ADDITION (SINGLE STORY) TO ALLOW A SINGLE FAMILY RESIDENCE

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

THE PROPOSED DEVELOPMENT AVOIDS A TWO LEVEL STRUCTURE (RECOMMENDED BY CITY'S HISTORIC PRESERVATION PLANNER. AS SUCH, BUILDING COVERAGE IS EXCEEDED BY 8%, IMPERVIOUS SURFACE BY 7% AND OPEN SPACE BY 2%

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

If yes, please describe and attach relevant documents: _____

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.

EXISTING DIMENSIONS PREDATE CURRENT LDRS & IS LEGALLY NON-CONFORMING TO SOME DIMENSIONAL REQUIREMENTS. THE CITY'S HISTORIC PRESERVATION PLANNER HAS RECOMMENDED A SINGLE LEVEL SOLUTION TO BE CONSISTANT WITH THE EXISTING SCALE & MASSING OF THE HISTORIC DISTRICT. THEREFORE A SPECIAL CIRCUMSTANCE DOES EXIST.

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

RECOMMENDATION TO MAINTAIN SCALE OF STRUCTURE HAS CREATED MINOR VARIANCES TO THE LDRS. SOLUTION PROPOSED RESPECTS THE CITY'S RECOMMENDATION & AS SUCH ARE NOT BY THE ACTIONS OF THE APPLICANT

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.

THE PROPOSED DEVELOPMENT, WHICH INCLUDES 2 OFF STREET PARKING SPACES, FAR EXCEEDS OPEN SPACE, PERMEABLE AREAS & COVERS LESS OF THE AVAILABLE LAND THAN OTHER HISTORIC OR NEW CONSTRUCTION IN THE AREA.

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.

LITERAL INTERPRETATION OF THE LDRS WOULD RESULT IN A STRUCTURE DEEMED TO BE INCONSISTANT WITH THE SCALE & MASSING OF THE RECOMMENDED SINGLE STORY SOLUTION AND DEPRIVE THE APPLICANT OF REQUIRED FLOOR AREA.

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.

THE VARIANCE REQUESTS ARE THE MINIMUM NECESSARY TO ACCOMMODATE THE REQUEST BY THE APPLICANT OF 42% ALLOWABLE FAR WITHOUT RESORTING TO A 2 STORY STRUCTURE AS ALLOWED BUT NOT ENDORSED BY THE PRESERVATION PLANNER.

City of Key West • Application for Variance

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

THE PROPOSED INTEGRATION OF HISTORIC & NEW STRUCTURE IS VITAL TO THE
RETENTION OF THE AREA SCALE & MASS & IS THEREFORE IN THE
PUBLIC INTEREST & NOT DETRIMENTAL TO THE WELFARE OF THE
COMMUNITY.

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 NON-CONFORMING USES OF SIMILAR NATURE, IN THE HISTORIC
DISTRICT, OR OTHER DISTRICTS, ARE NOT 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 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

Verification Form

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, MICHAEL B. INGRAM, being duly sworn, depose and say
Name(s) of Applicant(s)

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

Street Address and Commonly Used Name (if any)

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

Michael B. Ingram _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on August 25 2015 (date) by
MICHAEL B. INGRAM (name). He/She is personally known to me or has
presented _____ as identification.

Stacy L. Gibson
Notary's Signature and Seal



STACY L. GIBSON Name of Acknowledger typed, printed or stamped
EXEC. ASST. Title or Rank #FF 170806 Commission Number (if any)

Authorization

Authorization Form

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

I, Laura Harris Gerald L. Harris authorize
Please Print Name(s) of Owner(s)

MICHAEL B. INGRAM
Please Print Name of Representative

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

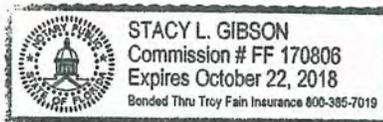
Laura Harris
Signature of Owner

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

Subscribed and sworn to (or affirmed) before me on 8/23/2015 (date) by
Laura A. Harris Gerald L. Harris
Please Print Name of Affiant

He/She is personally known to me or has
presented LAURA: TX DL #14756775 as identification.
GERALD: TX DL #39947714

[Signature]
Notary's Signature and Seal



STACY L. GIBSON

Name of Acknowledger printed or stamped

EXECUTIVE ASSISTANT

Title or Rank

FF 170806

Commission Number (if any)

Deed

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 850,000.00

This Instrument Prepared by and Return to:

Jennifer G. Sanchez, Esq.
Sanchez & Ashby, P.A.
1223 White Street, Unit 104
Key West, FL 33040
(305) 293-0084

Parcel ID Number: 00019990-000000

Warranty Deed

This Indenture, Made this 23rd day of June, 2015 A.D., Between Kristina DeLisa Hicks, a married woman, individually and as personal representative of the Estate of Mattie Pearl Whyms, and Alvin Whyms, a married man and Julia Ann Whyms, a single woman, and Lee Whyms, Jr., a married man of the County of Monroe, State of Florida, grantors, and Gerald L. Harris and Laura A. Harris, his wife, as tenants by the entirety

whose address is: 23 Player Oaks Pl., Spring, TX 77382

of the County of Montgomery, State of Texas, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of ~~TEN DOLLARS (\$10)~~ DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO

****Subject to current taxes, easements and restrictions of record.**

****The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors.**

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

EXHIBIT "A"

Lot 1

On the Island of Key West and being part of Tract five (5) according to William A. Whitehead's map delineated in February A.D., 1829, and more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of Windsor Land and Olivia Street, run along the Southerly right-of-way line of Olivia Street in a Northeasterly direction for a distance of 240.5 feet to the Point of Beginning; thence continue along Olivia Street in a NE'y direction 26.50 feet; thence at right angles in a SE'y direction 72.00 feet; thence at right angles in a SW'y direction 26.50 feet; thence at right angles in a NW'y direction 72.00 feet out to Olivia Street back to the Point of Beginning.

Lot 2

On the Island of Key West and being part of Tract Five (5) according to William A. Whitehead's map delineated in February, A.D., 1829 and more particularly described by metes and bounds as follows;

Commencing at the Southeast corner of Windsor Land and Olivia Street, run along the Southerly right-of-way line of Olivia Street in a Northeasterly direction for a distance of 240.5 feet; thence at right angles in a Southeasterly direction for a distance of 72.00 feet to the Point of Beginning of the property hereinafter described; thence continue in a southeasterly direction for a distance of 46.00 feet to a point on the Northerly Right-of-Way line of Johnson's Alley as constructed; thence at right angles in a Northeasterly direction along said right-of-way line of Johnson's Alley as constructed for a distance of 64.92 feet; thence at right angle in Northwesterly direction for a distance of 57.0 feet; thence at a right angle in a Southwesterly direction for a distance of 38.42 feet; thence at right angle in a Southeasterly direction for a distance of 11.00 feet; thence at right angle in a Southwesterly direction for a distance of 26.50 feet back to the Point of Beginning.

Less and Except

A triangular parcel of land on the Island of Key West and known as William A. Whitehead's map delineated in February, A.D. 1829, as part of Tract 5, said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection on the NE'y right of way line of Windsor Land with the NW'y right of way line of the Johnson Lane and run thence NE'y along the NW'y right of way line of the said Johnson Lane for a distance of 305.42 feet; thence NW'y and at right angles for a distance of 5.50 feet to the SW'y face of an existing frame structure, said point also being the Point of Beginning; thence continue NW'y along the previously mentioned course for a distance of 47.51 feet to the NW'y face of said structure; thence SW'y with a deflection angle on 88 degrees 35 minutes 02 seconds to the left and along the NW'y face of said structure for a distance of 0.46 feet; thence SE'y and at right angles along the said SW'y face of said structure for a distance of 47.53 feet back to the Point of Beginning.

Warranty Deed - Page 2

Parcel ID Number: 00019990-000000

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Kristina DeLisa Hicks, individually and as personal representative of the Estate of Mattie Pearl Whyms

[Signature]
Printed Name: J. Jon Ashby
Witness to Kristina and Julia

By: [Signature] (Seal)
Kristina DeLisa Hicks
P.O. Address: 820 Oliva St., Key West, FL 33040

Brenda Donnelly
Printed Name: Brenda Donnelly
Witness to Kristina and Julia

[Signature] (Seal)
Julia Ann Whyms
P.O. Address:

Leyda Whymms
Printed Name: Leyda Whymms
Witness to Alvin

[Signature] (Seal)
Alvin Whymms
P.O. Address:

Alicia Melendez
Printed Name: Alicia Melendez
Witness to Alvin

[Signature] (Seal)
Lee Whymms
P.O. Address:

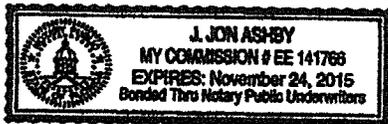
Leyda Whymms
Printed Name: Leyda Whymms
Witness to Lee

Alicia Melendez
Printed Name: Alicia Melendez
Witness to Lee

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this
day of June, 2015 by
Kristina DeLisa Hicks and Julia Ann Whyms

who is personally known to me or who has produced her Florida driver's license as identification.



[Signature]
Printed Name: J. Jon Ashby
Notary Public
My Commission Expires:

STATE OF: FLORIDA
COUNTY OF: MONROE

The foregoing instrument was acknowledged before this 16 day of June, 2015, by ALVIN WHYMS who is/are personally known to me or who has produced FDL W520 000 67 372 0 as identification.

My commission Expires: 9.22.17



A. Melendez
Print: A. Melendez
Notary Public

STATE OF: FLORIDA
COUNTY OF: MONROE

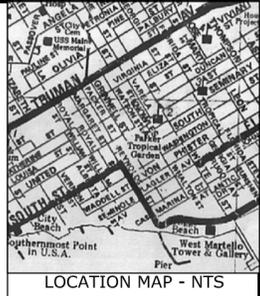
The foregoing instrument was acknowledged before this 16 day of June, 2015, by LEE WHYMS who is/are personally known to me or who has produced FDL W520 520 64 111 0 as identification.

My commission Expires: 9.22.17



A. Melendez
Print: A. Melendez
Notary Public

Survey



LEGAL DESCRIPTIONS - PROVIDED

PARCEL 1 - OFFICIAL RECORDS BOOK 454, PAGE 28

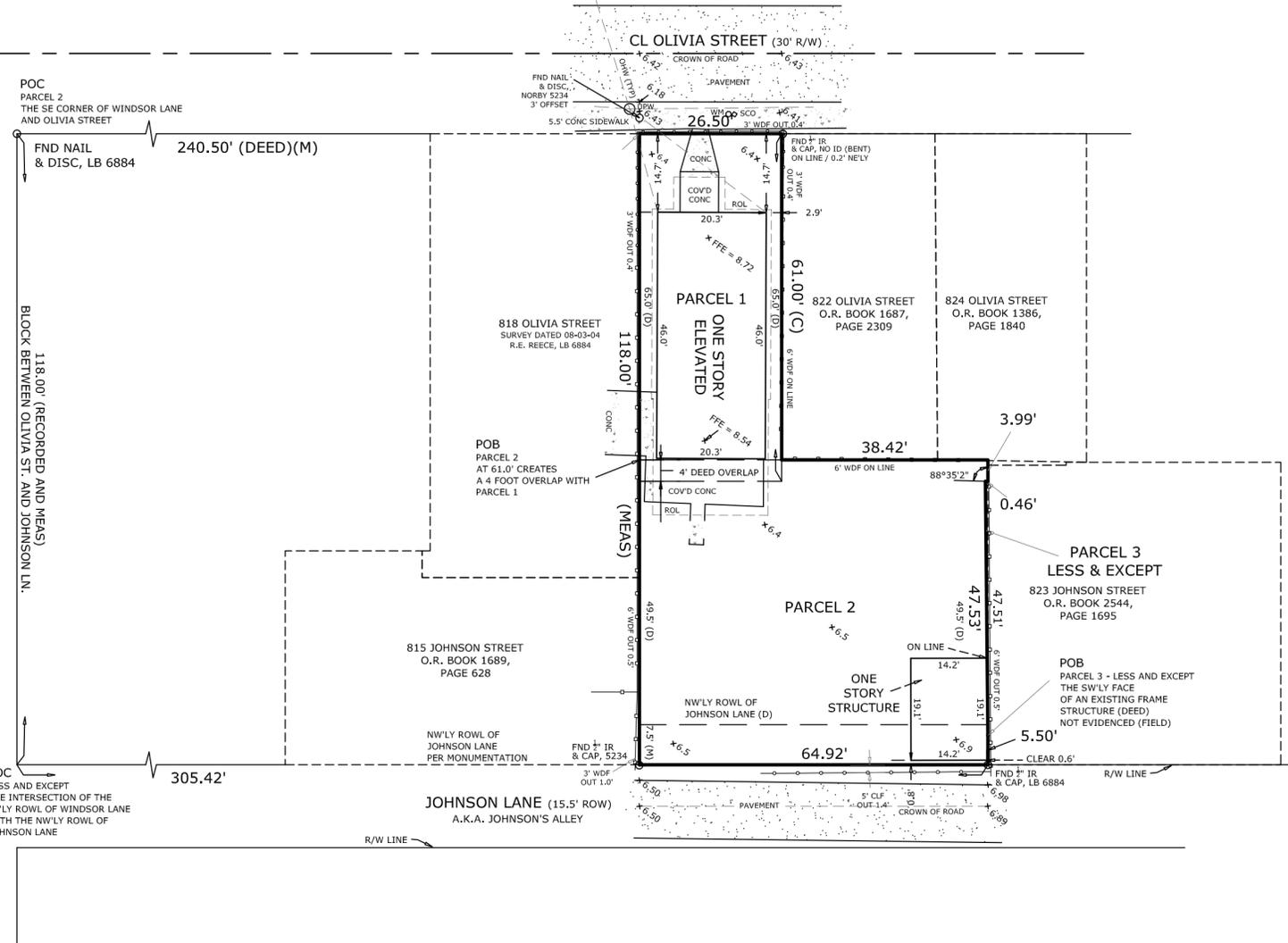
On the Island of Key West and known as part of Tract 5, according to the map or plan of William A. Whitehead delineated in February, AD, 1829, better described on a diagram of part of said Tract 5, drawn by T.J. Ashe, county surveyor, said diagram being recorded in Plat Book 1, Page 8, of Monroe County, Florida records, commencing at a point 240 feet, 6 inches distant from the corner of Windsor Lane and Olivia Street and running thence along Olivia Street in a NE'ly direction 26 feet and 6 inches; thence at right angles in a SE'ly direction 65 feet; thence at right angles in a SW'ly direction 26 feet and 6 inches; thence at right angles in a NW'ly direction 65 feet out to Olivia Street at the point of beginning.

PARCEL 2 - OFFICIAL RECORDS BOOK 676, PAGE 803

On the Island of Key West and being part of Tract Five (5) according to William A. Whitehead's map delineated in February, A.D., 1829, and more particularly described by metes and bounds as follows: COMMENCING at the Southeast corner of Windsor Lane and Olivia Street, run along the Southerly right-of-way line of Olivia Street in a Northeasterly direction for a distance of 240.5 feet; thence at right angles in a Southeasterly direction for a distance of 61 feet to a Point of Beginning of the property hereinafter described; thence continue in a southeasterly direction for a distance of 49.5 feet to a point on the Northerly Right-of-Way Line of Johnson's Alley as constructed; thence at right angles in a Northeasterly direction along said right-of-way Line of Johnson's Alley as constructed for a distance of 64.92 feet; thence at a right angle in Northwesterly direction for a distance of 49.5 feet; thence at a right angle in a Southwesterly direction for a distance of 64.92 feet back to the Point of Beginning.

PARCEL 3 - LESS - OFFICIAL RECORDS BOOK 2051, PAGE 1679

A triangular parcel of land on the Island of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829, as part of Tract 5, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the NE'ly right of way line of Windsor Lane with the NW'ly right of way line of the Johnson Lane and run thence NE'ly along the NW'ly right of way line of the said Johnson Lane for a distance of 305.42 feet; thence NW'ly and at right angles for a distance of 5.50 feet to the SW'ly face of an existing frame structure, said point also being the Point of Beginning; thence continue NW'ly along the previously mentioned course for a distance of 47.51 feet to the NW'ly face of said structure; thence SW'ly with a deflection angle of 88 degrees 35 minutes 02 seconds to the left and along the NW'ly face of said structure for a distance of 0.46 feet; thence SE'ly and at right angles along the said SW'ly face of said structure for a distance of 47.53 feet back to the Point of Beginning.



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM
LEGAL DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
820 OLIVIA STREET
KEY WEST, FL 33040

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM

**MAP OF BOUNDARY SURVEY
PART OF TRACT 5
WILLIAM A. WHITEHEAD'S MAP
ON THE ISLAND OF KEY WEST**

LEGAL DESCRIPTION -

SEE ABOVE

CERTIFIED TO -

Chicago Title Insurance Co.
Sanchez & Ashby, P.A.
Gerald L. Harris and Laura A. Harris

NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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

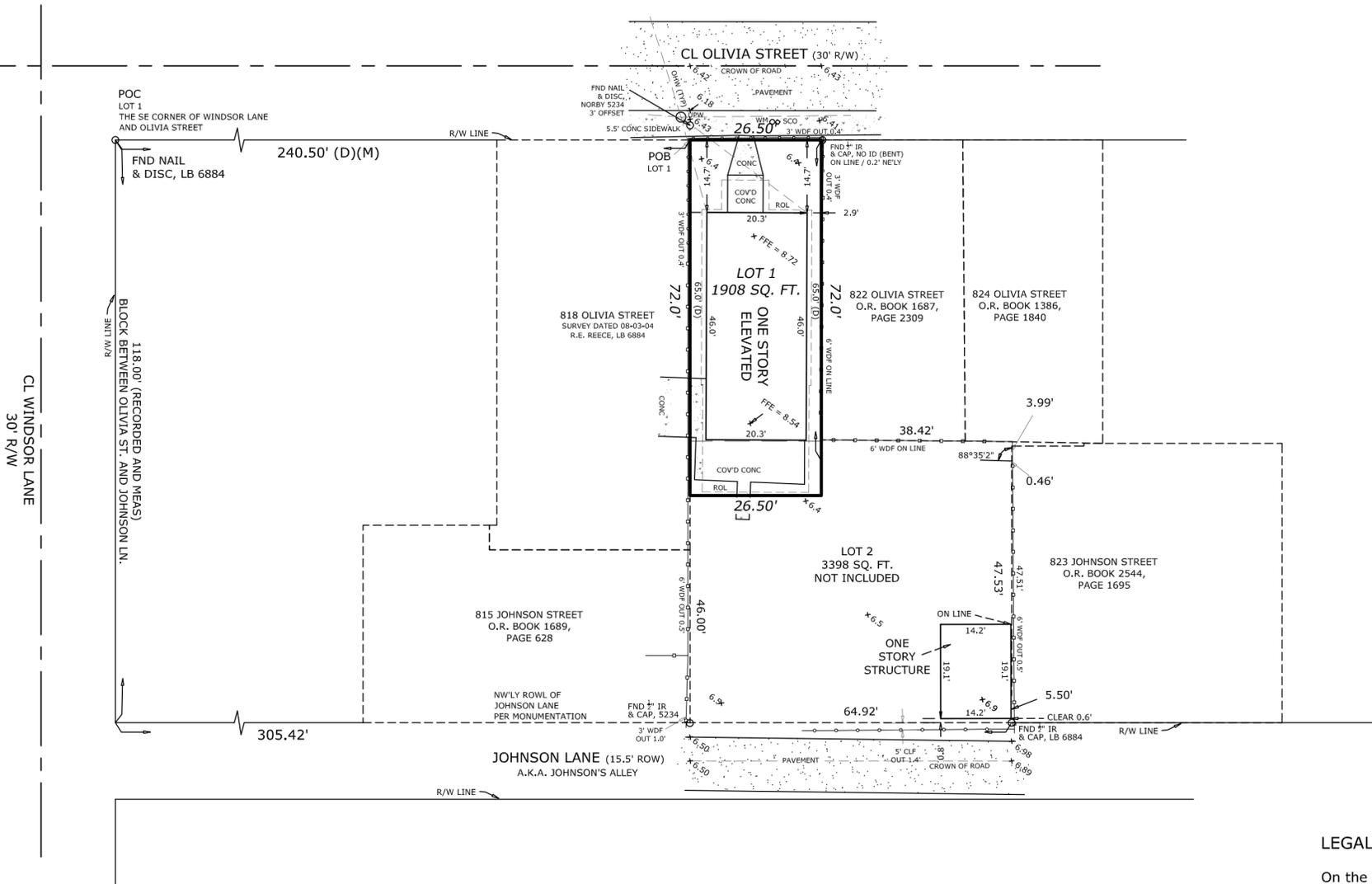
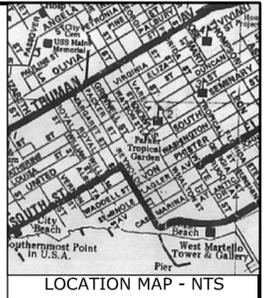
- BFP = BACK-FLOW PREVENTER
- BO = BLOW OUT
- C = CALCULATED
- C&G = 2" CONCRETE CURB & GUTTER
- CB = CONCRETE BLOCK
- CBW = CONCRETE BLOCK WALL
- CBRW = CONCRETE BLOCK RETAINING WALL
- CI = CURB INLET
- CL = CENTERLINE
- CLF = CHAINLINK FENCE
- CM = CONCRETE MONUMENT
- CONC = CONCRETE
- C/S = CONCRETE SLAB
- COVD = COVERED
- D = DEED
- DEASE = DRAINAGE EASEMENT
- DELTA = DELTA ANGLE
- DMH = DRAINAGE MANHOLE
- EB = ELECTRIC BOX
- EL = ELEVATION
- ELEV = ELEVATED
- EM = ELECTRIC METER
- ENCL = ENCLOSURE
- FEE = FINISHED FLOOR ELEVATION
- FH = FIRE HYDRANT
- FI = FENCE INSIDE
- FND = FOUND
- FND&D = FOUND NAIL & DISK (#XXXX)
- FO = FENCE OUTSIDE
- FOL = FENCE ON LINE
- GB = GRADE BREAK
- GI = GRATE INLET
- GL = GROUND LEVEL
- GW = GUY WIRE
- HB = HOSE BIB
- IP = IRON PIPE
- IR = IRON ROD
- L = ARC LENGTH
- LE = LOWER ENCLOSURE
- LS = LANDSCAPING
- M = MEASURED
- MB = MAILBOX
- MHWL = MEAN HIGH WATER LINE
- MTLF = METAL FENCE
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NTS = NOT TO SCALE
- OHV = OVERHEAD WIRES
- P = PLAT
- PC = POINT OF CURVE
- PCC = POINT OF COMPOUND CURVE
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PK = PARKER KALON NAIL
- PM = PARKING METER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENT
- R = RADIUS
- ROL = ROOF OVERHANG LINE
- ROWL = RIGHT OF WAY LINE
- R/W = RIGHT OF WAY
- SCO = SANITARY CLEAN-OUT
- SNBD = SET NAIL & DISK LB 7846
- SIR = SET IRON ROD 1/2" LB 7846
- SMH = SANITARY MANHOLE
- SPV = SPRINKLER CONTROL VALVE
- SV = SEWER VALVE
- TB = TELEPHONE BOX
- TBM = TIDAL BENCHMARK
- TMH = TELEPHONE MANHOLE
- TS = TRAFFIC SIGN
- TP = TYPICAL
- UEASE = UTILITY EASEMENT
- UPC = CONCRETE UTILITY POLE
- UPM = METAL UTILITY POLE
- UPW = WOOD UTILITY POLE
- VB = VIDEO BOX
- WD = WOOD DECK
- WDF = WOOD FENCE
- WL = WOOD LANDING
- WM = WATER METER
- WRAC LINE = LINE OF DEBRIS ON SHORE
- WV = WATER VALVE
- T = TREE
- TBW = BUTTWOOD
- TGL = GUMBO LIMBO
- TMA = MAHOGANY
- TO = OAK
- TPA = PALM
- WVAC = COCONUT PALM
- TPOIN = ROYAL POINCIANA
- TSCH = SCHEFFLERA
- TSG = SEAGRASS
- TUNK = UNKNOWN

1 HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SCALE: 1"=20'
FIELD WORK DATE: 04/28/15
REVISION DATE: -/-/
SHEET 1 OF 1
DRAWN BY: KK
CHECKED BY: RER
INVOICE #: 15041508

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM
LEGAL DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
820 OLIVIA STREET
KEY WEST, FL 33040

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM

SPECIFIC PURPOSE SURVEY TO RESUBDIVIDE PROPERTY IN A PART OF TRACT 5 WILLIAM A. WHITEHEAD'S MAP ON THE ISLAND OF KEY WEST

LEGAL DESCRIPTION - (NEW LOT 1)

On the Island of Key West and being part of Tract Five (5) according to William A. Whitehead's map delineated in February, A.D., 1829, and more particularly described by metes and bounds as follows:
COMMENCING at the Southeast corner of Windsor Lane and Olivia Street, run along the Southerly right-of-way line of Olivia Street in a Northeasterly direction for a distance of 240.5 feet to the Point of Beginning;
thence continue along Olivia Street in a NE'y direction 26.50 feet;
thence at right angles in a SE'y direction 72.00 feet;
thence at right angles in a SW'y direction 26.50 feet;
thence at right angles in a NW'y direction 72.00 feet out to Olivia Street back to the Point of Beginning, containing 1,908 square feet, more or less.

LEGAL DESCRIPTION -
SEE ABOVE FOR NEW'LY AUTHORED DESCRIPTION

CERTIFIED TO -
Chicago Title Insurance Co.
Sanchez & Ashby, P.A.
Gerald L. Harris and Laura A. Harris

NOTES:
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

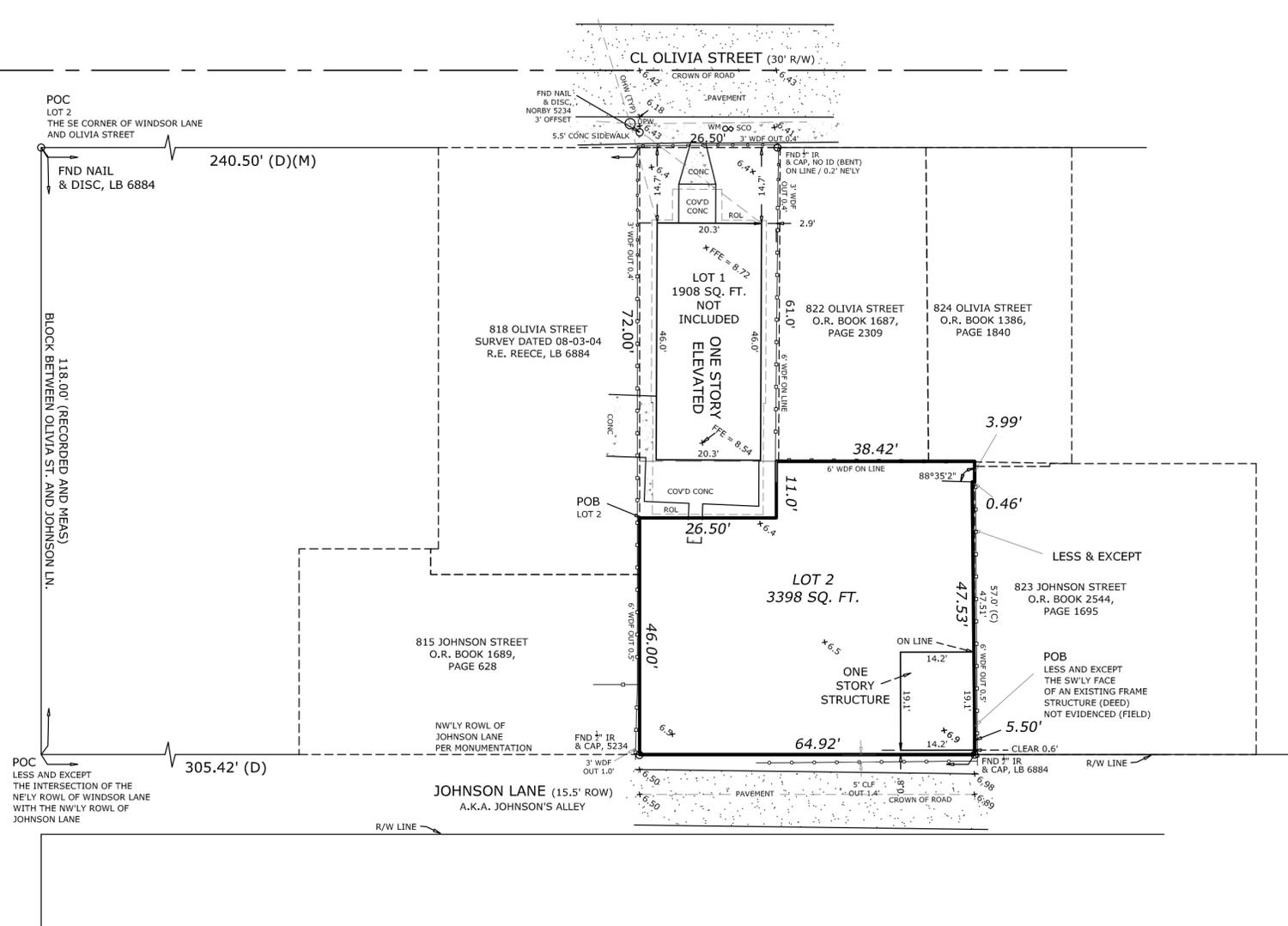
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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

BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	P = PLAT	TOB = TOP OF BANK
BO = BLOW OUT	FND = FOUND	PC = POINT OF CURVE	TOS = TOE OF SLOPE
C = CALCULATED	FND&D = FOUND NAIL & DISK (#XXXX)	PCC = POINT OF COMPOUND CURVE	TS = TRAFFIC SIGN
C&G = 2" CONCRETE CURB & GUTTER	FOL = FENCE ON LINE	PCP = PERMANENT CONTROL POINT	TYP = TYPICAL
CS = CONCRETE BLOCK	GB = GRADE BREAK	PK = PARKER KALON NAIL	UEASE = UTILITY EASEMENT
CBW = CONCRETE BLOCK WALL	GI = GRATE INLET	UPM = METAL UTILITY POLE	UPC = CONCRETE UTILITY POLE
CBRW = CONCRETE BLOCK RETAINING WALL	GL = GROUND LEVEL	UPW = WOOD UTILITY POLE	UR = CONCRETE UTILITY ROD
CI = CURB INLET	GW = GUY WIRE	VB = VIDEO BOX	WD = WOOD DECK
CL = CENTERLINE	HB = HOSE BIB	WM = WATER METER	WDF = WOOD FENCE
CLF = CHAINLINK FENCE	IP = IRON PIPE	WRAC = WATER VALVE	WL = WOOD LANDING
CM = CONCRETE MONUMENT	IR = IRON ROD	WRAC LINE = LINE OF DEBRIS ON SHORE	WV = WATER VALVE
CONC = CONCRETE	L = ARC LENGTH	WV = WATER VALVE	T = TREE
C/S = CONCRETE SLAB	LE = LOWER ENCLOSURE	WV = WATER VALVE	TBW = BUTTWOOD
COVD = COVERED	LS = LANDSCAPING	WV = WATER VALVE	TGL = GUMBO LIMBO
DEASE = DRAINAGE EASEMENT	M = MEASURED	WV = WATER VALVE	TMA = MAHOGANY
DMH = DRAINAGE MANHOLE	MB = MAILBOX	WV = WATER VALVE	TO = OAK
EB = ELECTRIC BOX	MHWL = MEAN HIGH WATER LINE	WV = WATER VALVE	TPA = PALM
EL = ELEVATION	MTLF = METAL FENCE	WV = WATER VALVE	TPN = TROPICAL PALM
ELEV = ELEVATED	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	WV = WATER VALVE	TR = TROPICAL ROSE
EM = ELECTRIC METER	ENCL = ENCLOSURE	WV = WATER VALVE	TR = TROPICAL ROSE
ENCL = ENCLOSURE	FEE = FINISHED FLOOR ELEVATION	WV = WATER VALVE	TR = TROPICAL ROSE
FH = FIRE HYDRANT	FI = FENCE INSIDE	WV = WATER VALVE	TR = TROPICAL ROSE
	FND = FOUND	WV = WATER VALVE	TR = TROPICAL ROSE
	FND&D = FOUND NAIL & DISK (#XXXX)	WV = WATER VALVE	TR = TROPICAL ROSE
	FOL = FENCE ON LINE	WV = WATER VALVE	TR = TROPICAL ROSE
	GB = GRADE BREAK	WV = WATER VALVE	TR = TROPICAL ROSE
	GI = GRATE INLET	WV = WATER VALVE	TR = TROPICAL ROSE
	GL = GROUND LEVEL	WV = WATER VALVE	TR = TROPICAL ROSE
	GW = GUY WIRE	WV = WATER VALVE	TR = TROPICAL ROSE
	HB = HOSE BIB	WV = WATER VALVE	TR = TROPICAL ROSE
	IP = IRON PIPE	WV = WATER VALVE	TR = TROPICAL ROSE
	IR = IRON ROD	WV = WATER VALVE	TR = TROPICAL ROSE
	L = ARC LENGTH	WV = WATER VALVE	TR = TROPICAL ROSE
	LE = LOWER ENCLOSURE	WV = WATER VALVE	TR = TROPICAL ROSE
	LS = LANDSCAPING	WV = WATER VALVE	TR = TROPICAL ROSE
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	HB = HOSE BIB	WV = WATER VALVE	TR = TROPICAL ROSE
	IP = IRON PIPE	WV = WATER VALVE	TR = TROPICAL ROSE
	IR = IRON ROD	WV = WATER VALVE	TR = TROPICAL ROSE



LEGAL DESCRIPTION - (NEW LOT 2)

On the Island of Key West and being part of Tract Five (5) according to William A. Whitehead's map delineated in February, A.D., 1829, and more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Windsor Lane and Olivia Street, run along the Southerly right-of-way line of Olivia Street in a Northeasterly direction for a distance of 240.5 feet;

thence at right angles in a Southeasterly direction for a distance of 72.00 feet to a Point of Beginning of the property hereinafter described;

thence continue in a southeasterly direction for a distance of 46.00 feet to a point on the Northerly Right-of-Way Line of Johnson's Alley as constructed;

thence at right angles in a Northeasterly direction along said right-of-way Line of Johnson's Alley as constructed for a distance of 64.92 feet;

thence at a right angle in Northwesterly direction for a distance of 57.0 feet;

thence at right angle in a Southwesterly direction for a distance of 38.42 feet;

thence at right angle in a Southeasterly direction for a distance of 11.00 feet;

thence at right angle in a Southwesterly direction for a distance of 26.50 feet back to the Point of Beginning.

LESS & EXCEPT - OFFICIAL RECORDS BOOK 2051, PAGE 1679

A triangular parcel of land on the Island of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829, as part of Tract 5, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Windsor Lane with the NW'ly right of way line of the Johnson Lane and run thence NE'ly along the NW'ly right of way line of the said Johnson Lane for a distance of 305.42 feet;

thence NW'ly and at right angles for a distance of 5.50 feet to the SW'ly face of an existing frame structure, said point also being the Point of Beginning;

thence continue NW'ly along the previously mentioned course for a distance of 47.51 feet to the NW'ly face of said structure;

thence SW'ly with a deflection angle of 88 degrees 35 minutes 02 seconds to the left and along the NW'ly face of said structure for a distance of 0.46 feet;

thence SE'ly and at right angles along the said SW'ly face of said structure for a distance of 47.53 feet back to the Point of Beginning.

THE ABOVE DESCRIBED PROPERTY CONTAINS 3,398 SQUARE FEET, MORE OR LESS

SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM
LEGAL DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
TBD JOHNSON LANE
KEY WEST, FL 33040

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM

**SPECIFIC PURPOSE SURVEY
TO RESUBDIVIDE PROPERTY IN A PART OF TRACT 5
WILLIAM A. WHITEHEAD'S MAP
ON THE ISLAND OF KEY WEST**

LEGAL DESCRIPTION -
SEE ABOVE FOR NEW'LY AUTHORED DESCRIPTION

CERTIFIED TO -
Chicago Title Insurance Co.
Sanchez & Ashby, P.A.
Gerald L. Harris and Laura A. Harris

NOTES:
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

- NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- BPF = BACK-FLOW PREVENTER
 - BO = BLOW OUT
 - C = CALCULATED
 - C&G = 2" CONCRETE CURB & GUTTER
 - CS = CONCRETE BLOCK
 - CBW = CONCRETE BLOCK WALL
 - CBRW = CONCRETE BLOCK RETAINING WALL
 - CI = CURB INLET
 - CL = CENTERLINE
 - CLF = CHAINLINK FENCE
 - CM = CONCRETE MONUMENT
 - CONC = CONCRETE
 - C/S = CONCRETE SLAB
 - COVD = COVERED
 - D = DEED
 - DEASE = DRAINAGE EASEMENT
 - DMH = DRAINAGE MANHOLE
 - EB = ELECTRIC BOX
 - EL = ELEVATION
 - ELEV = ELEVATED
 - EM = ELECTRIC METER
 - ENCL = ENCLOSURE
 - FEE = FINISHED FLOOR ELEVATION
 - FH = FIRE HYDRANT
 - FI = FENCE INSIDE
 - FND = FOUND
 - FN&D = FOUND NAIL & DISK (#XXXX)
 - FO = FENCE OUTSIDE
 - FOL = FENCE ON LINE
 - GB = GRADE BREAK
 - GI = GRATE INLET
 - GL = GROUND LEVEL
 - GW = GUY WIRE
 - HB = HOSE BIB
 - IP = IRON PIPE
 - IR = IRON ROD
 - L = ARC LENGTH
 - LE = LOWER ENCLOSURE
 - LS = LANDSCAPING
 - M = MEASURED
 - MB = MAILBOX
 - MHWL = MEAN HIGH WATER LINE
 - MTLF = METAL FENCE
 - NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
 - NTS = NOT TO SCALE
 - OHV = OVERHEAD WIRES
 - P = PLAT
 - PC = POINT OF CURVE
 - PCC = POINT OF COMPOUND CURVE
 - PCP = PERMANENT CONTROL POINT
 - PI = POINT OF INTERSECTION
 - PK = PARKER KALON NAIL
 - PM = PARKING METER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRC = POINT OF REVERSE CURVE
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT OF TANGENT
 - R = RADIUS
 - ROL = ROOF OVERHANG LINE
 - ROWL = RIGHT OF WAY LINE
 - R/W = RIGHT OF WAY
 - SCO = SANITARY CLEAN-OUT
 - SN&D = SET NAIL & DISK LB 7846
 - SIR = SET IRON ROD 1/2" LB 7846
 - SMH = SANITARY MANHOLE
 - SPV = SPRINKLER CONTROL VALVE
 - SV = SEWER VALVE
 - TB = TELEPHONE BOX
 - TBM = TIDAL BENCHMARK
 - TMH = TELEPHONE MANHOLE
 - TOB = TOP OF BANK
 - TOS = TOE OF SLOPE
 - TS = TRAFFIC SIGN
 - TP = TYPICAL
 - UEASE = UTILITY EASEMENT
 - UPC = CONCRETE UTILITY POLE
 - UPM = METAL UTILITY NAIL
 - UPW = WOOD UTILITY POLE
 - VB = VIDEO BOX
 - WD = WOOD DECK
 - WDF = WOOD FENCE
 - WL = WOOD LANDING
 - WM = WATER METER
 - WRACK LINE = LINE OF DEBRIS ON SHORE
 - WV = WATER VALVE
 - T = TREE
 - TBW = BUTTWOOD
 - TGL = GUMBO LIMBO
 - TMA = MAHOGANY
 - TO = OAK
 - TPA = PALM
 - YRAC = COCONUT PALM
 - POIN = ROYAL POINCIANA
 - TSCH = SCHEFFLERA
 - TSG = SEAGRAPE
 - TUNK = UNKNOWN

SCALE: 1"=20'
FIELD WORK DATE: 04/28/15
REVISION DATE: -/-/
SHEET 1 OF 1
DRAWN BY: KK
CHECKED BY: RER
INVOICE #: 15041508

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

SIGNED: *Robert E. Reece*
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

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.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REECE & ASSOCIATES

P.O. BOX 432123, BIG PINE KEY, FLORIDA 33043

PHONE (305) 872-1348

FACSIMILE (305) 872-5622

EMAIL reecea@aol.com

SURVEYOR'S AFFIDAVIT

I, Robert E. Reece of Reece & Associates am a Professional Surveyor and Mapper, licensed and registered under PSM # 5632

I have surveyed certain real property described in Official Records Book 454, page 28, Official Records Book 676, page 803 and Official Records Book 2051, page 1679 and have shown these descriptions on the Map of Boundary Survey, per Invoice No. 15041508.

I have revised said legal descriptions on the Specific Purpose Survey of Lot 1 and on the Specific Purpose Survey of Lot 2 to correct the overlap between Parcel 1 and Parcel 2 of the Map of Boundary Survey and to correct the shortage in Parcel 2 so as to meet the Northerly Right of Way Johnson Lane. These changes do not affect any adjoining properties and are totally contained within Parcel 1, Parcel 2 and Johnson Lane Right-of-Way. These new legal descriptions now create new Lots 1 and 2 and are wholly contained within the original legal descriptions, together with that parcel adjoining Johnson Lane.

The lands as described in Official Records Book 454, page 28, Official Records Book 676, page 803, and Official Records Book 2051, page 1679 together with the land between Parcel 2 and the Northerly Johnson Lane Right-of-Way (a hiatus) are one and the same lands as describe the Resubdivide Property now being described as Lot 1 and Lot 2,

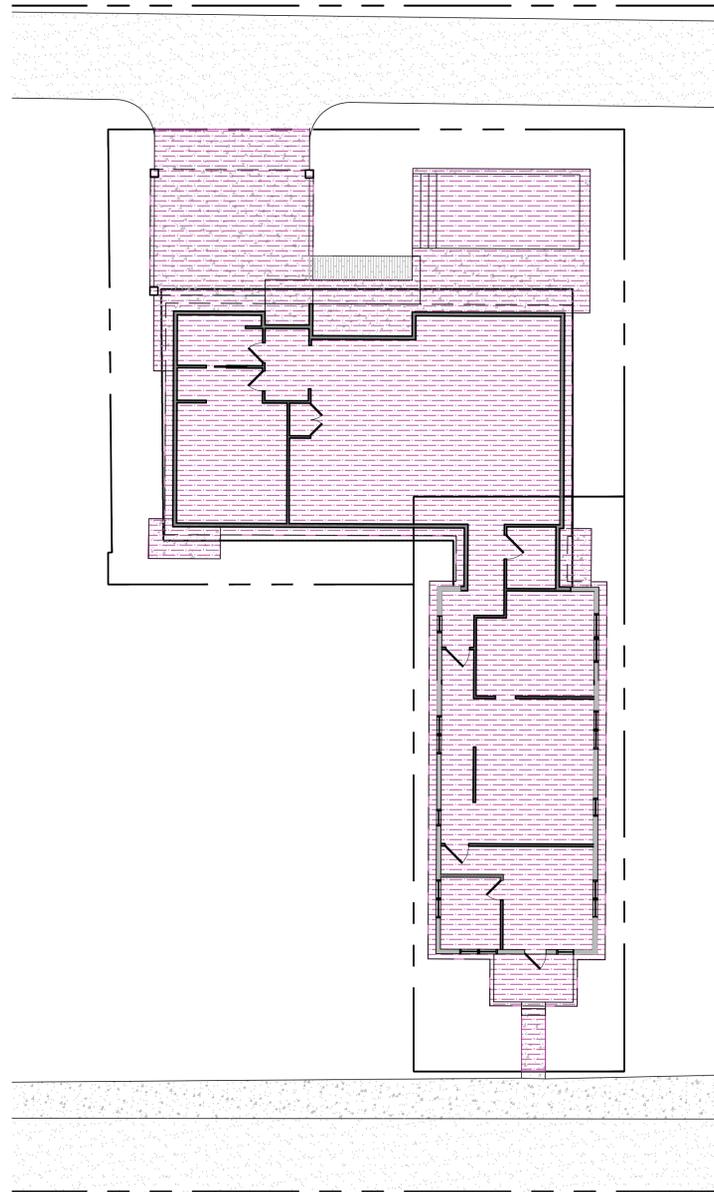


Robert E. Reece, PSM
Professional Surveyor and Mapper, No. 5632

Dated: June 19, 2015

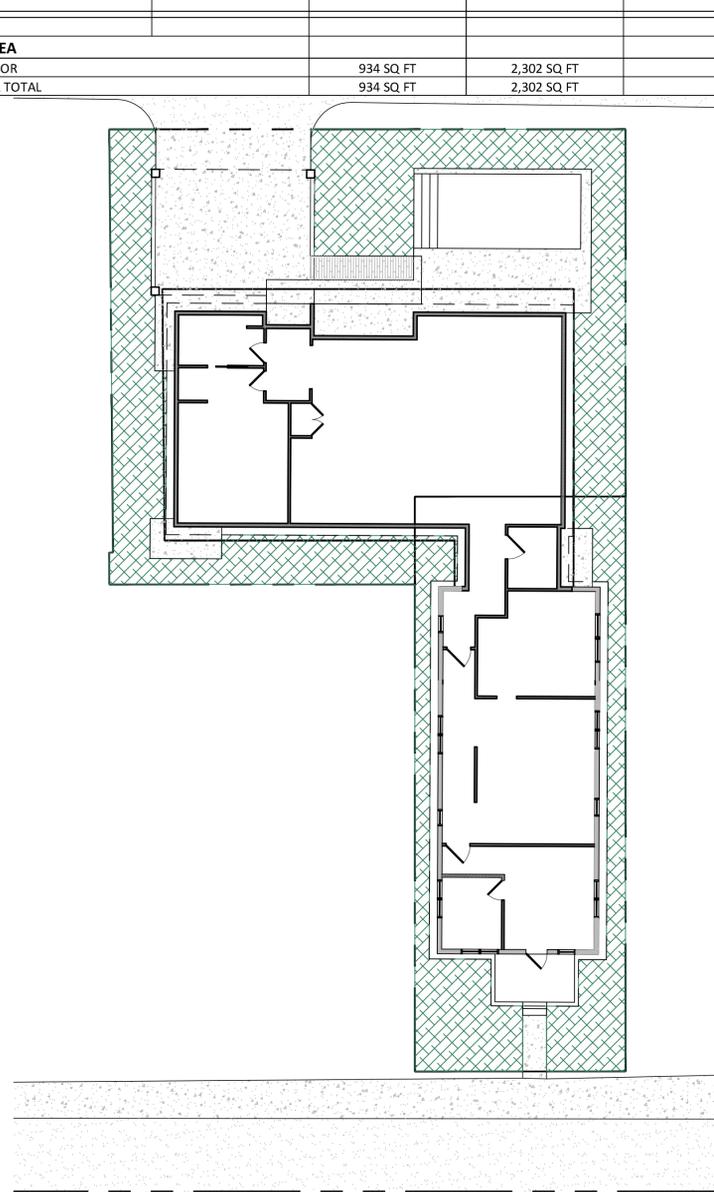
Site Plans

SITE DATA TABLE				
820 Olivia Street				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING				
Historic High Density Residential District (HHDR)				
FLOOD ZONE				
ZONE X				
SIZE OF SITE	4,000 SF MIN	5,305 SF	5,305 SF	NONE
MINIMUM LOT WIDTH	40'-0"	64'-11"	64'-11"	NONE
MINIMUM LOT DEPTH	90'-0"	118'-0"	118'-0"	NONE
HEIGHT	30'-0"	15'-11"	20'-0"	NONE
CARPORT SOUTH SETBACK	5'-0"	-	5'-0"	NONE
CARPORT EAST SETBACK	5'-0"	-	5'-0"	NONE
EXISTING EAST SETBACK	-	1'-9"	EXISTING 1'-9"	NONE
EXISTING WEST SETBACK	-	2'-2"	EXISTING 2'-2"	NONE
EXISTING NORTH SETBACK	-	8'-0"	EXISTING 8'-0"	NONE
ADDITION EAST SETBACK	6'-6"	-	6'-6"	NONE
ADDITION WEST SETBACK	6'-6"	-	6'-6"	NONE
ADDITION SOUTH SETBACK	20'-0"	-	22'-0"	NONE
ADDITION NORTH SETBACK	5'-0"	-	6'-0"	NONE
FLOOR AREA RATIO	1.0 MAX (5,305 SQ FT)	0.18 (934 SQ FT)	43% (2,302 SQ FT)	NONE
BUILDING COVERAGE	50% MAX (2,653 SQ FT)	30% (1,582 SQ FT)	57% (3,012 SQ FT)	7% (359 SQ FT)
IMPERVIOUS SURFACE	60% MAX (3,183 SQ FT)	32% (1,683 SQ FT)	68% (3,622 SQ FT)	8% (439 SQ FT)
OPEN SPACE LANDSCAPING	35% MIN (1,857 SQ FT)	68% (3,622 SQ FT)	31% (1,636 SQ FT)	4% (221 SQ FT)
FLOOR AREA				
FIRST FLOOR		934 SQ FT	2,302 SQ FT	
FLOOR AREA TOTAL		934 SQ FT	2,302 SQ FT	



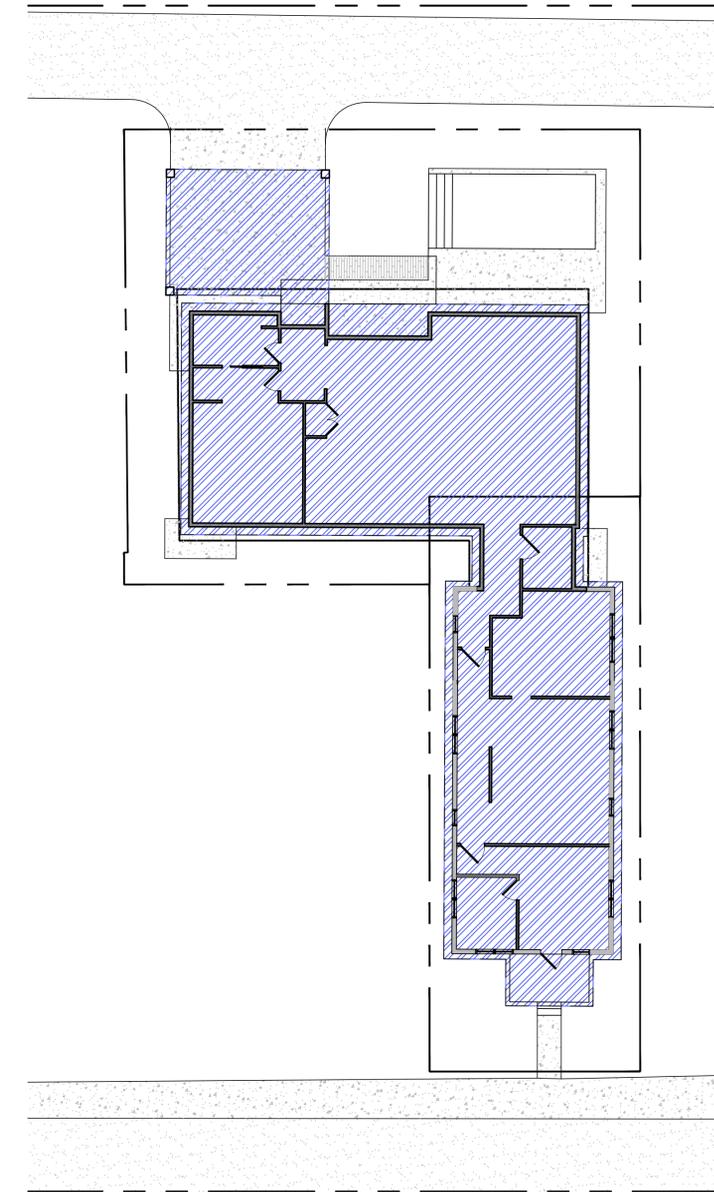
Impervious Surface
3,622 Square Feet (68%)

03 Impervious Surface Plan
3/32" = 1'-0"



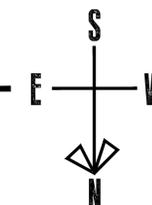
Open Space
1,636 Square Feet (31%)

02 Open Space Plan
3/32" = 1'-0"



Building Coverage
3,012 Square Feet (57%)

01 Building Coverage Plan
3/32" = 1'-0"

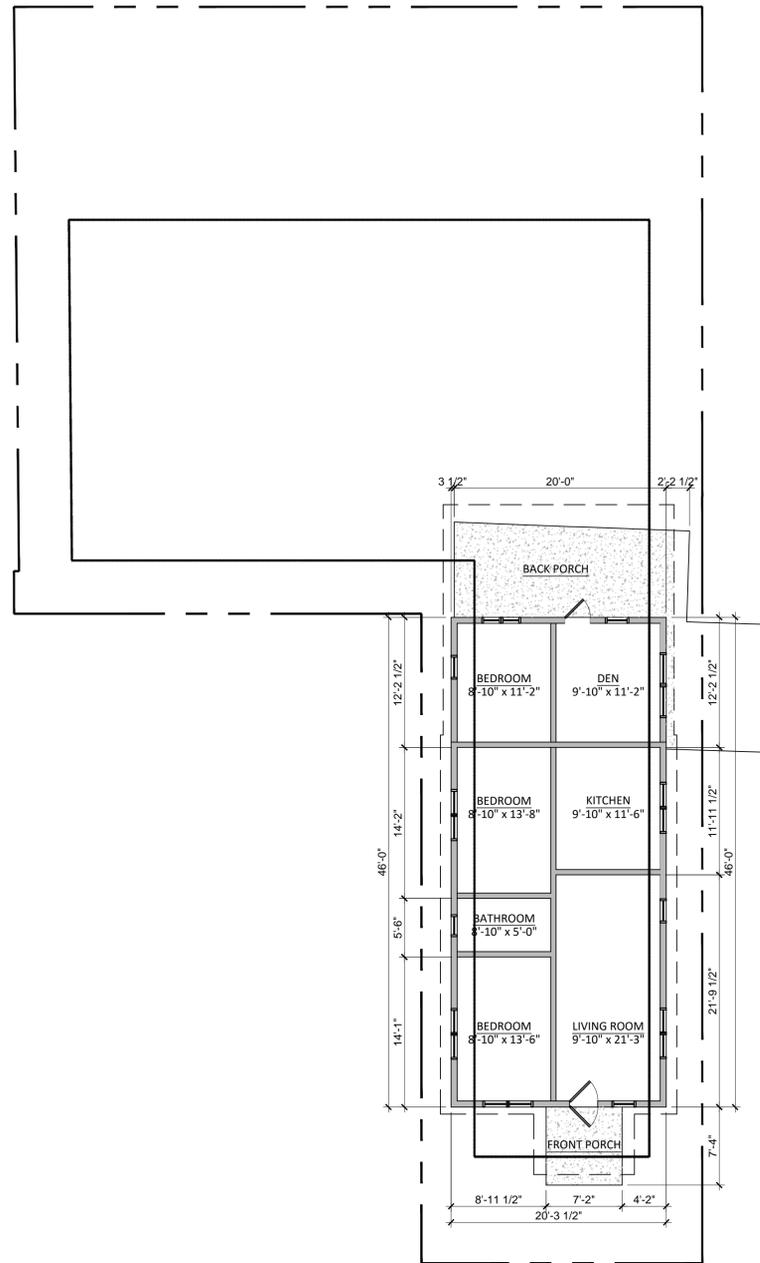


820 Olivia

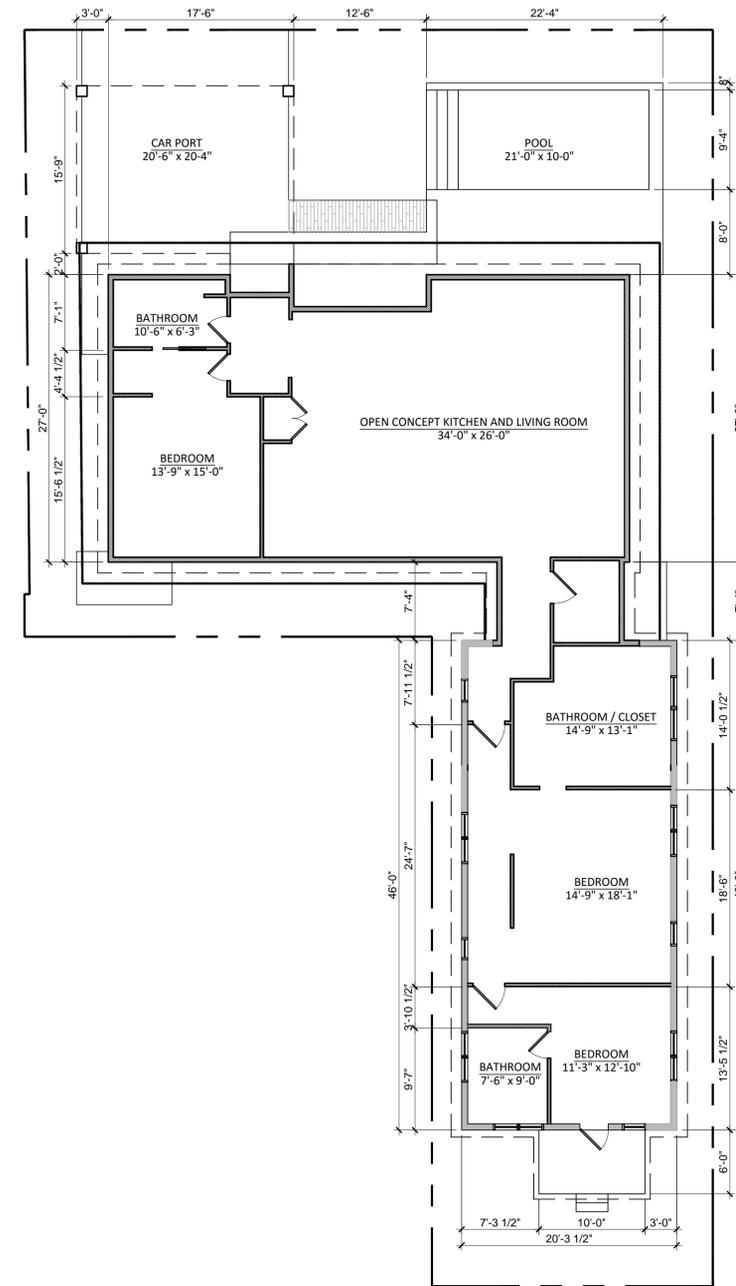
SITE COVERAGE
KEY PLANS

M.B. Ingram
Dec. 4, 2015

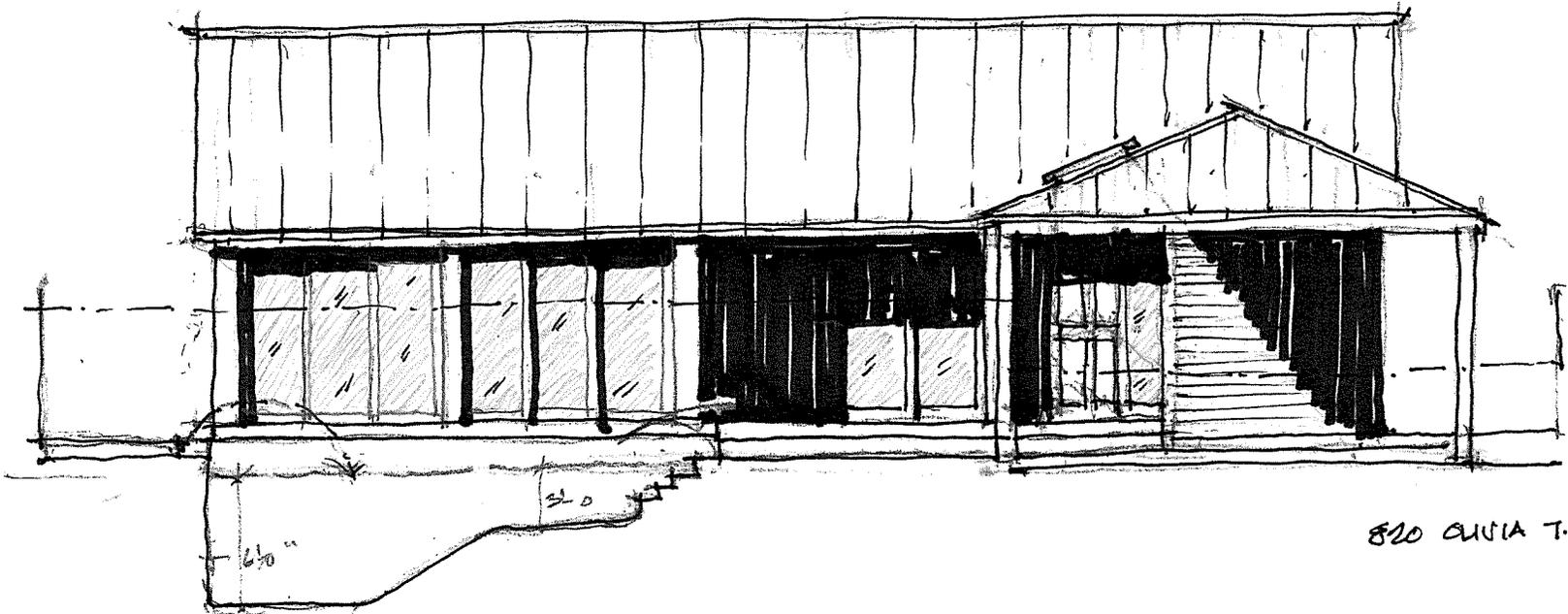
A1.2



02 Existing First Floor Plan
 1/8" = 1'-0"

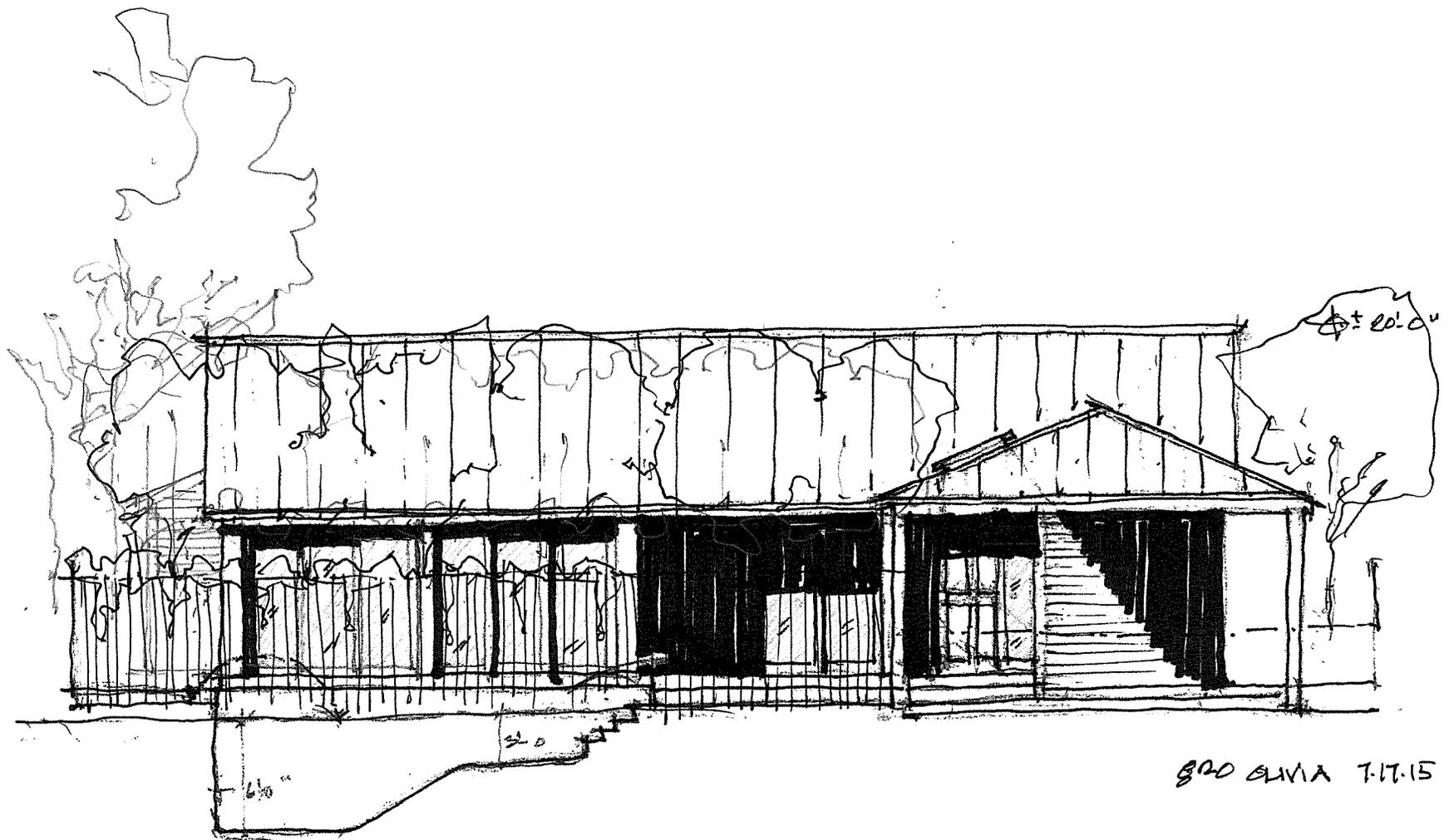


01 Proposed First Floor Plan
 1/8" = 1'-0"



6'0"
3'0"

820 CURIA T.17.15



Site Photos

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
820 Olivia Street

City Key West

State FL ZIP Code 33040

FOR INSURANCE COMPANY USE

Policy Number:

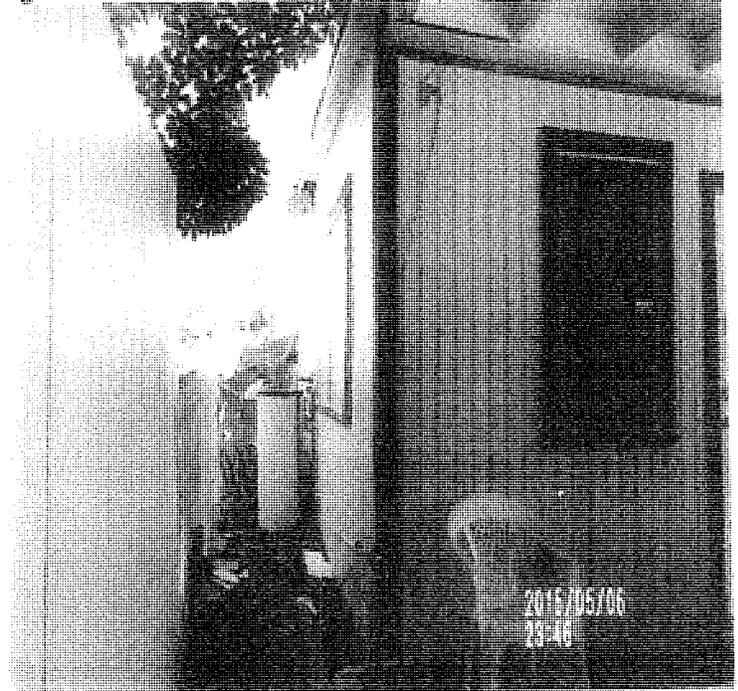
Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken, "Front View" and "Rear View" and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

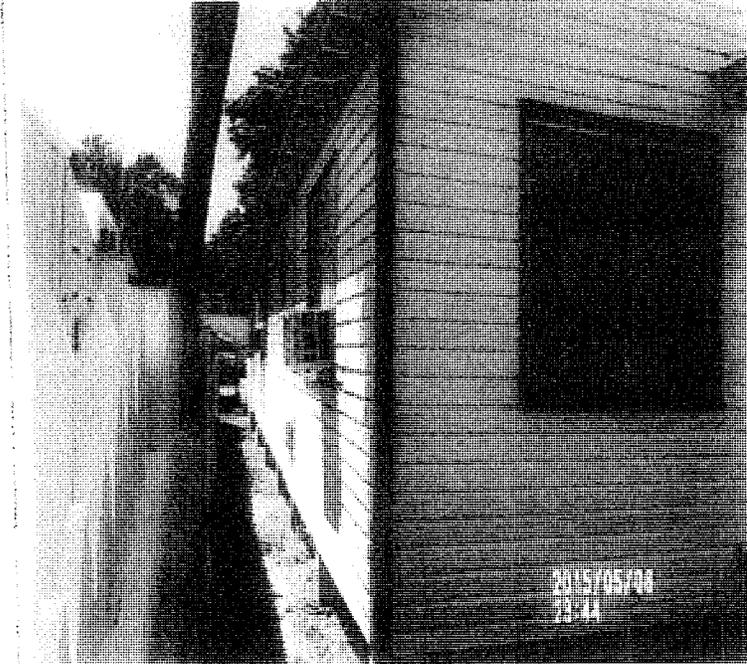
Front View



Right Side View from Rear



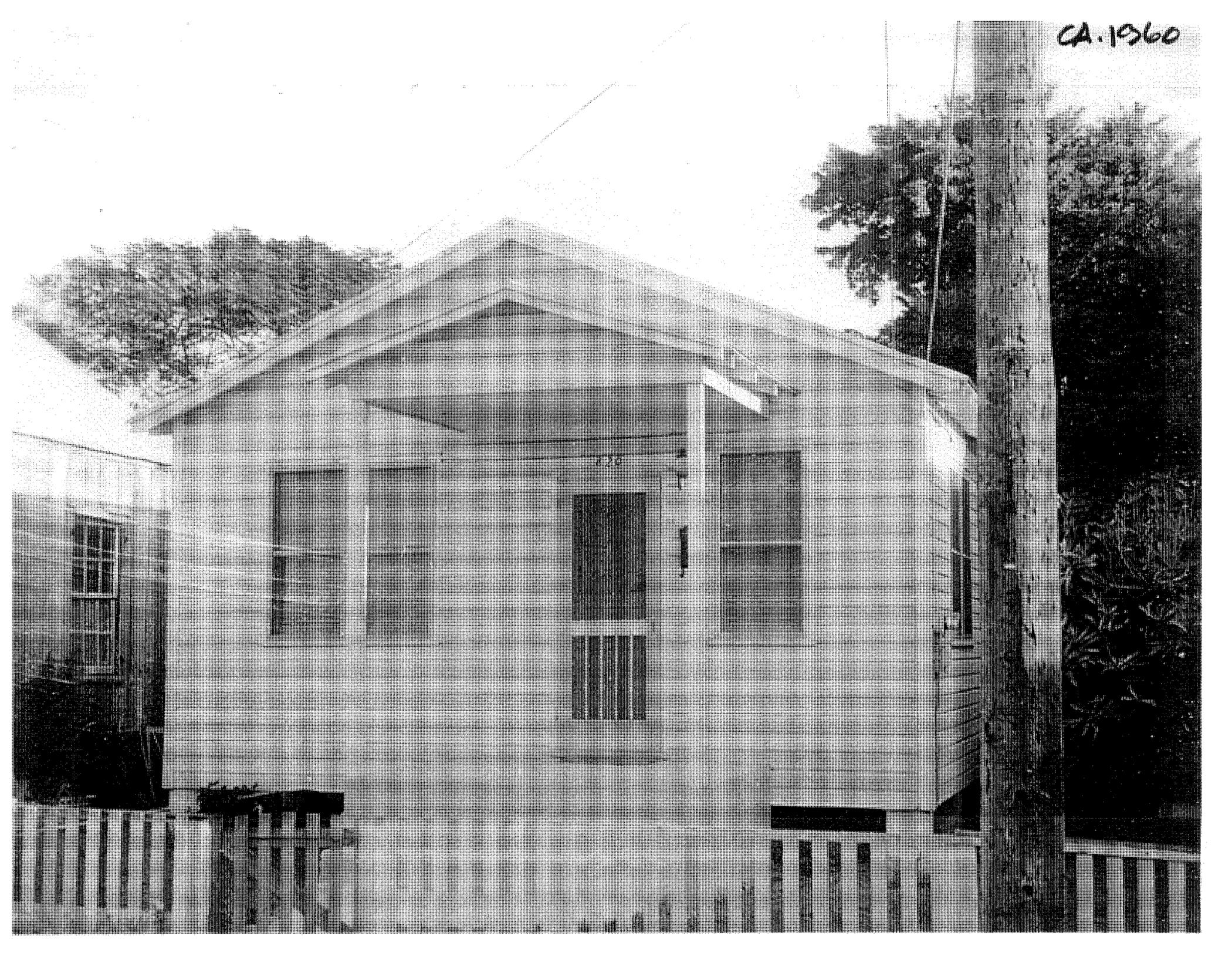
Left Side View

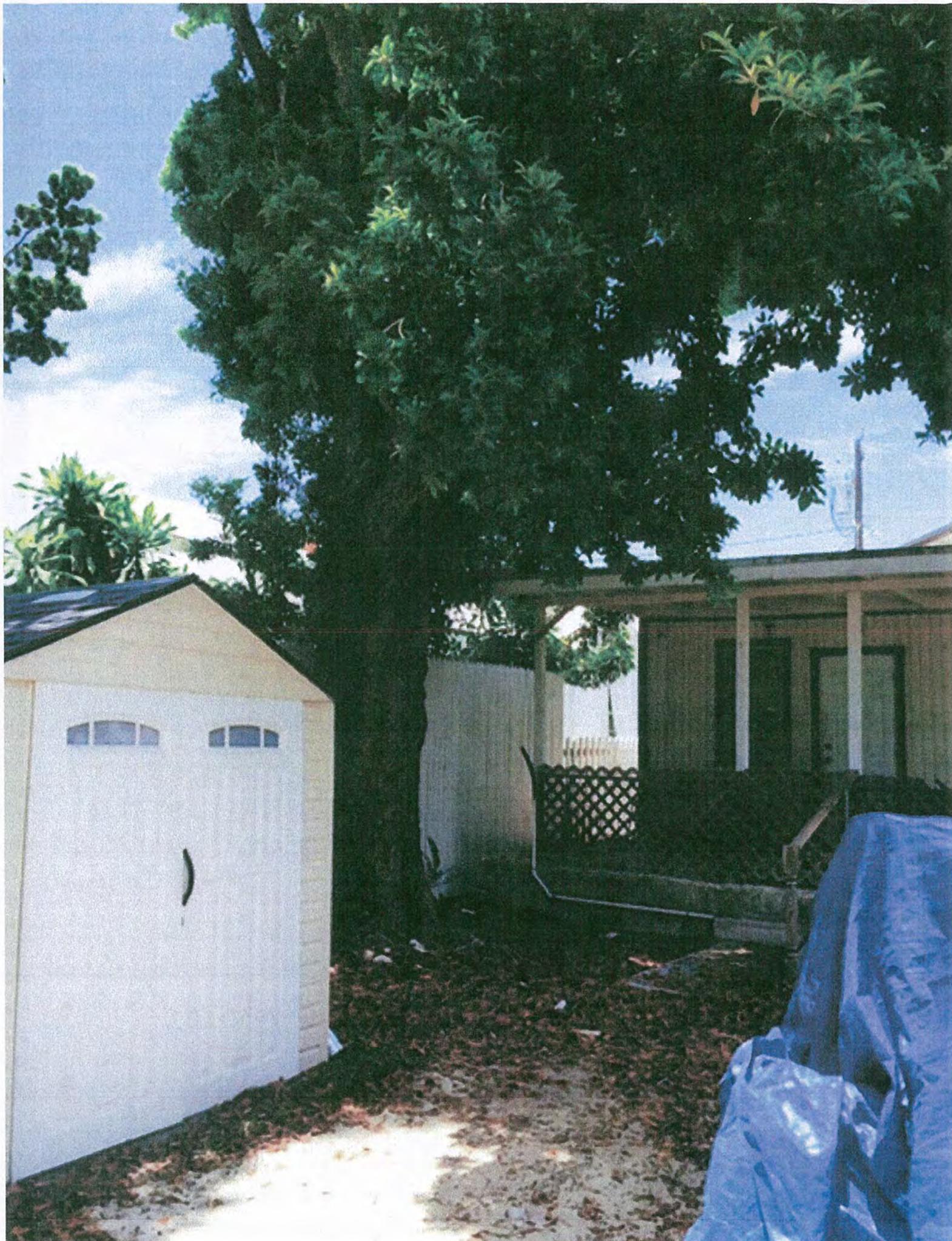


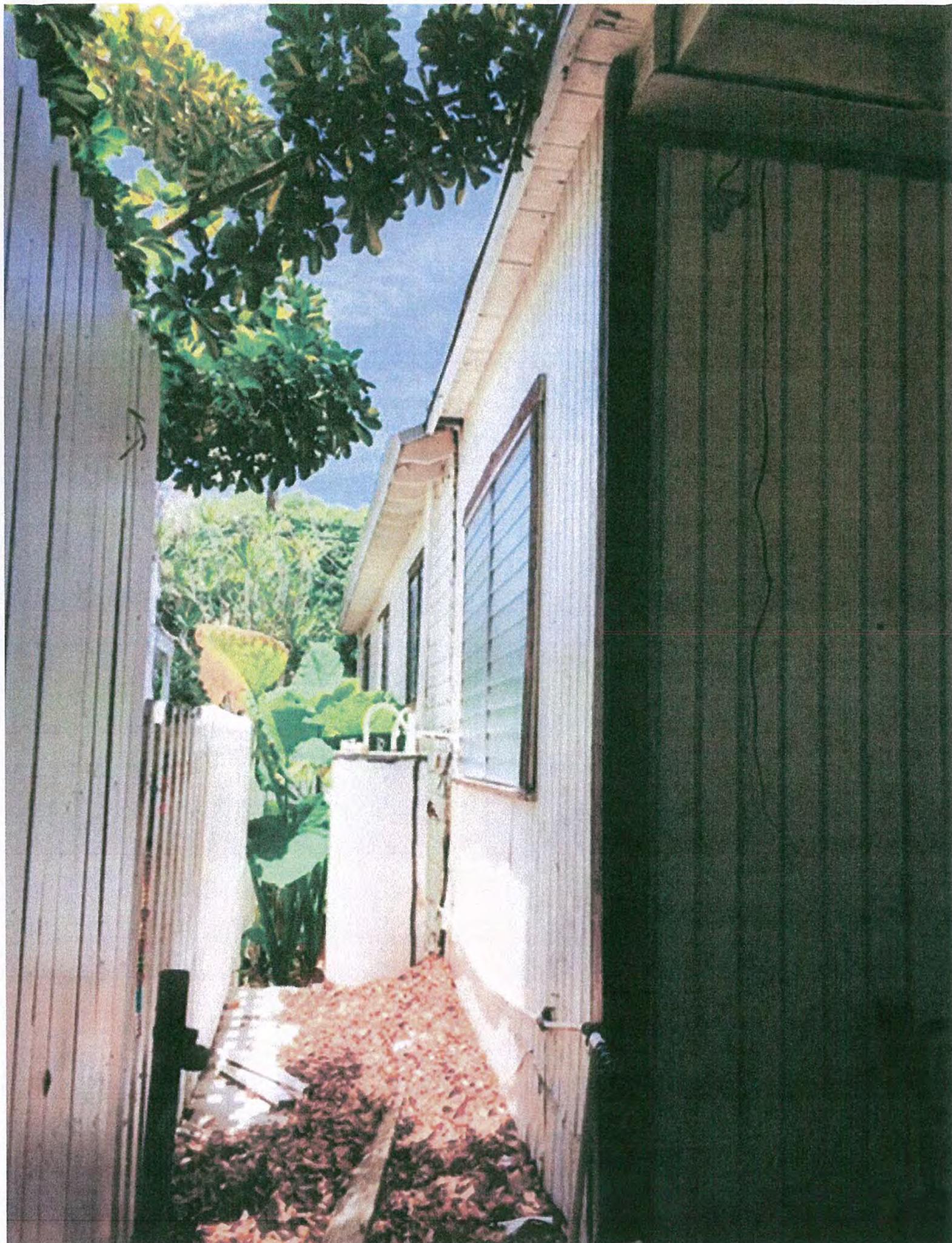
Rear View



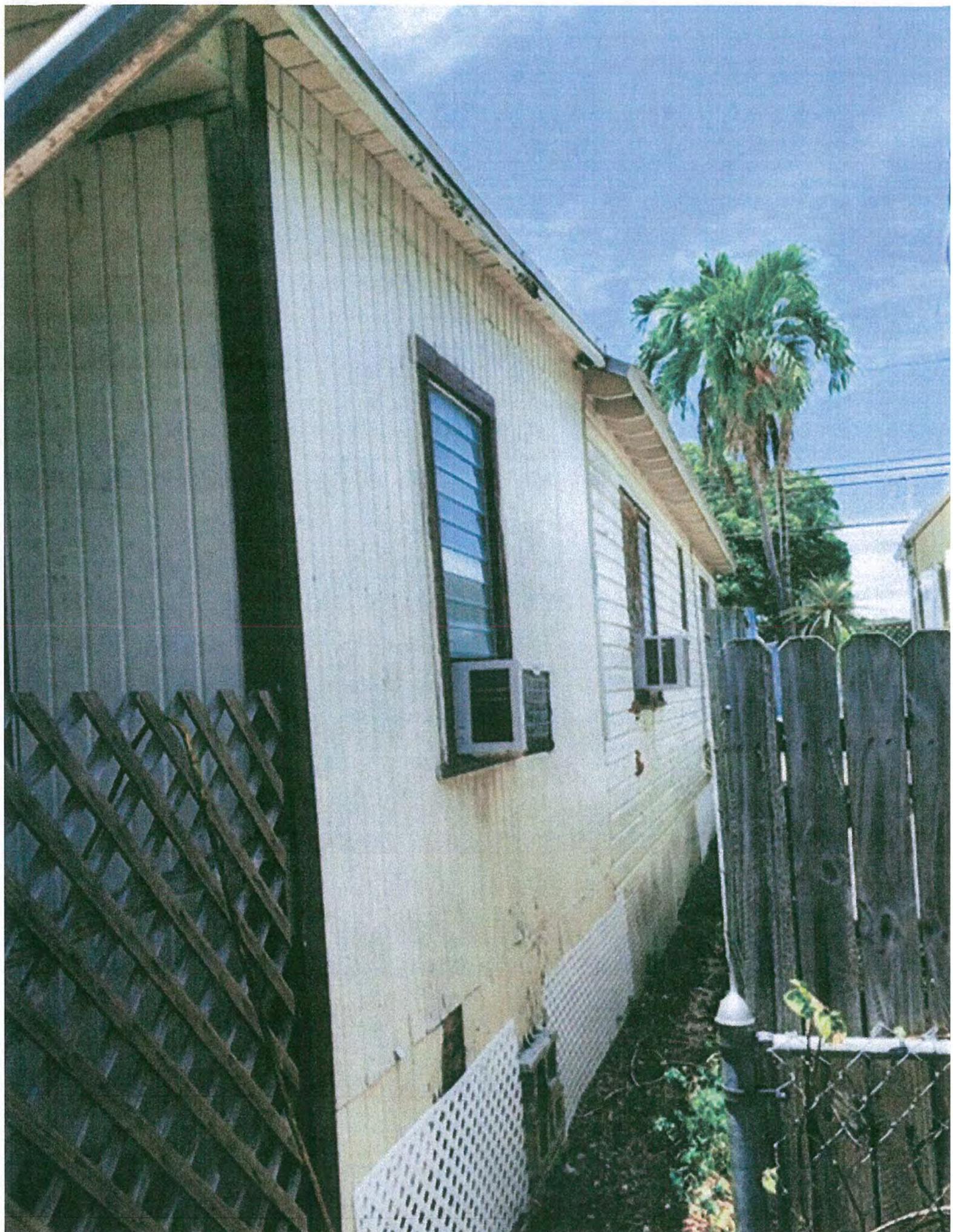
CA. 1960











Property Appraiser Information



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

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

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1020699 Parcel ID: 00019990-000000

Ownership Details

Mailing Address:
HARRIS GERALD L AND LAURA A
23 PLAYER OAKS PL
SPRING, TX 77382-2100

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 06-68-25
Range:
Property Location: 820 OLIVIA ST KEY WEST
Legal KW PT OF TR 5 OR332-325/326 OR454-28/29 OR628-378 OR652-483 OR676-803 OR2695-2257D/C OR2700-
Description: 239LET/ADM OR2703-1187/89ORD OR2749-1754/57

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY			5,307.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 920
 Year Built: 1943

Building 1 Details

Building Type R1
 Effective Age 32
 Year Built 1943
 Functional Obs 0

Condition A
 Perimeter 132
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 35
 Grnd Floor Area 920

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

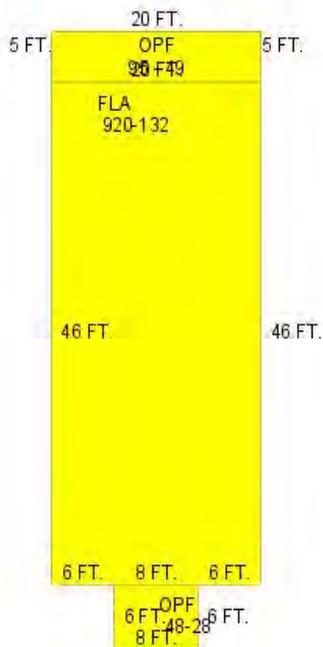
Foundation WD CONC PADS

Bedrooms 1

Extra Features:

2 Fix Bath 0
 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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	<u>OPF</u>		1	1942				95
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1942	N N	0.00	0.00	920
2	<u>OPF</u>		1	1942	N N	0.00	0.00	48

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	266 SF	19	14	1949	1950	2	50
2	FN2:FENCES	84 SF	0	0	1974	1975	2	30

Appraiser Notes

PROPERTY OWNERS GAVE TO NEIGHBORS A VERY SMALL STRIP OF LAND PER OR2051-1679/1680Q/C. THAT DECREASED THE LAND SIZE OF THIS PARCEL FOR THE 2005 TAX ROLL.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 05-3142	07/28/2005	11/16/2005	2,400	Residential	M/B RUBBER ROLL ROOFING 4SQS
2 07-3133	07/02/2007	07/11/2007	7,000	Residential	INSTALL 9 SQS OF V-CRIMP METAL ROOFING

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
2015	81,261	1,943	512,401	595,605	595,605	0	595,605
2014	76,868	1,767	511,416	590,051	193,904	25,500	168,404
2013	76,868	1,767	442,682	521,317	191,038	25,500	165,538
2012	78,051	1,767	341,720	421,538	187,845	25,500	162,345
2011	78,051	1,851	326,393	406,295	182,374	25,500	156,874
2010	79,233	1,851	409,642	490,726	179,679	25,500	154,179
2009	88,369	1,851	622,656	712,876	174,955	25,500	149,455
2008	80,335	1,851	842,062	924,248	174,780	25,000	149,780
2007	125,566	1,842	1,060,150	1,187,558	169,689	25,000	144,689
2006	227,872	1,842	489,184	718,898	164,522	25,000	139,522
2005	116,548	1,842	520,988	639,378	159,730	25,000	134,730
2004	137,927	1,842	364,140	503,909	155,078	25,000	130,078
2003	109,715	1,842	212,415	323,972	152,187	25,000	127,187
2002	143,996	1,842	132,304	278,142	148,621	25,000	123,621
2001	123,051	1,842	132,304	257,197	146,281	25,000	121,281
2000	96,289	2,955	103,173	202,417	142,021	25,000	117,021
1999	67,436	2,484	103,173	173,093	138,288	25,000	113,288
1998	62,599	2,306	103,173	168,077	136,111	25,000	111,111
1997	56,908	2,096	91,035	150,039	133,836	25,000	108,836
1996	38,413	1,415	91,035	130,863	129,938	25,000	104,938
1995	34,998	1,232	91,035	127,266	126,769	25,000	101,769

1994	31,299	1,102	91,035	123,437	123,437	25,000	98,437
1993	31,346	0	91,035	122,381	122,381	25,000	97,381
1992	31,346	0	91,035	122,381	122,381	25,000	97,381
1991	31,346	0	91,035	122,381	122,381	25,000	97,381
1990	19,714	0	65,242	84,956	84,956	25,000	59,956
1989	16,293	0	63,725	80,018	80,018	25,000	55,018
1988	14,208	0	50,069	64,277	64,277	25,000	39,277
1987	14,024	0	32,773	46,797	46,797	25,000	21,797
1986	14,102	0	32,773	46,875	46,875	25,000	21,875
1985	13,651	0	18,018	31,669	31,669	25,000	6,669
1984	12,711	0	6,318	19,029	19,029	19,029	0
1983	12,711	0	6,318	19,029	19,029	19,029	0
1982	12,978	0	5,651	18,629	18,629	18,629	0

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
6/23/2015	2749 / 1754	850,000	<u>WD</u>	<u>37</u>
9/12/2014	2703 / 1187	0	ORDER	<u>11</u>
2/1/1970	652 / 483	8,500	00	<u>Q</u>

This page has been visited 622,090 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176