

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

***Variance Application***

City of Key West  
Planning Department



Please print or type a response to the following:

1. Site Address 2801 Venetian DR.
2. Name of Applicant Joseph D. CLEGHORN JR.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X  
(attached Authorization Form must be completed)
4. Address of Applicant 701 WADDELL ST  
Key West FL 33040
5. Phone # of Applicant 305 292-7729 Mobile# 304 6627 Fax# 292-6240
6. E-Mail Address JCLEGHORN@Bellsouth.net
7. Name of Owner, if different than above STEPHEN FISKE
8. Address of Owner 5821 Hollywood BLVD ST 200  
Hollywood, FL 33021
9. Phone Number of Owner 954-967-6600 Fax# 954 967 6603
10. Email Address SF@CFMMTG.COM
11. Zoning District of Parcel SF RE# 1099
12. Description of Proposed Construction, Development, and Use  
CONSTRUCT A SINGLE FAMILY HOME.

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

	Required	Existing	Requested
Front Setback	30 FT		15 FT
Side Setback	5 FT		5 FT
Side Setback	5 FT		5 FT
Rear Setback	25 FT		4 FT
Building Coverage	35 %		35%
Open Space Requirements	30%		30%
Impervious Surface	50 %	100%	50%
CCCL			± 14 FT

14. Is Subject Property located within the Historic District? Yes \_\_\_\_\_ No X  
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date \_\_\_\_\_ HARC # \_\_\_\_\_

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

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

YES \_\_\_\_\_ NO X

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

### Check List

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

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

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

## Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

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

The existing platted lot does <sup>NOT</sup> currently comply with the current zoning regulations for Venetian Subdivision. The lot shape is peculiar in nature. The required setbacks would create a hardship for the owner with only a two-foot deep buildable area or less.

---

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

The small size and peculiar shape of the lot are the conditions creating the special circumstances. These were created by the developer and City upon platting the subdivision decades ago, not the owner.

---

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.

Other buildings, including odd shapes, in the subdivision were provided permits for construction of large single family homes. Therefore no special privileges will be conferred by providing the variance for a 1,404 SF home.

---

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. Literal interpretation of the LDR's would prohibit construction of any building on the lot. That would cause undue hardship for property owners by denying building rights. This lot has previously had at least one variance requested and approved by the City to construct a single family home with these setbacks.

---

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 requested setbacks are the minimum to require for reasonable use of this lot, including a future porch.

---

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.

Venetian Drive is part of a fully developed subdivision. Currently the lot is used for dumping and the growth of exotic species. The development of the lot will be more in harmony with the Venetian Drive neighborhood and the LDR's and will not be injurious to the public 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.

This variance is being requested due only to the existing conditions on the lot, and not due to any other uses.

---

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

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

# Verification Form

Verification Form

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

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

I, Joseph Cleghorn, 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:

2801 Venetian
Street Address and Commonly Used Name (if any)

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

Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on May 13, 2006 (date) by Joseph Cleghorn (name). He/She is personally known to me or has presented as identification.

Notary's Signature and Seal Wendy S. Gonzalez Name of Acknowledger typed, printed or stamped Notary Public Title or Rank DD849298 Commission Number (if any)

NOTARY PUBLIC-STATE OF FLORIDA Wendy S. Gonzalez Commission # DD849298 Expires: JAN. 17, 2013 BONDED THRU ATLANTIC BONDING CO., INC.



# **Authorization Form**



RECEIVED

May 13, 2011

KW Planning Dpt

Authorization Form

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

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

I, Stephan Fiske manager authorize  
Please Print Name(s) of Owner(s)

Joseph P. Cleyborn Jr  
Please Print Name of Representative

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

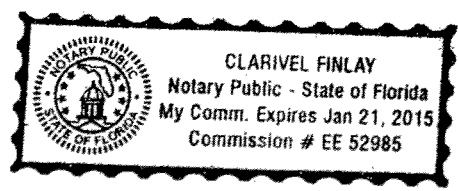
[Signature]  
Signature of Owner

\_\_\_\_\_  
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on JANUARY 27, 2010 (date) by  
Stephan Fiske  
Please Print Name of Affiant

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

[Signature]  
Notary's Signature and Seal



Clarivel Finlay Name of Acknowledger printed or stamped

\_\_\_\_\_  
Title or Rank

EE 52985 Commission Number (if any)



**Deed**

94  
Baker



RECEIVED

May 13, 2011

KW Planning Dpt

Doc# 1819557 01/07/2011 1:31PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:

Eric P. Stein, P.A.

1820 Northeast 163rd Street, Suite 100

North Miami Beach, FL 33162

786-248-1000

Parcel Identification Number: 00070990000000046825

[Space Above This Line For Recording Data]

01/07/2011 1:31PM  
DEED DOC STAMP CL: JD

\$0.70

Doc# 1819557

Bk# 2499 Pg# 1967

## Quit Claim Deed

This Quit Claim Deed made this 28 day of Dec, 2010 between Bonefish Partnership LTD, a Nevada Limited Partnership, and Irwin Anhalt as Trustee of the Irwin Anhalt Trust u/a/d 3/23/92, whose post office address is 5821 Hollywood Blvd., Suite No. 200, Hollywood, FL 33021, grantor, and 2801 Venetian Drive LLC, a Florida limited liability company, whose post office address is 5821 Hollywood Blvd, Suite No. 200, Hollywood, FL 33021, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **MONROE County, Florida** to-wit:

**Lot 88, RIVIERA SHORES, FIRST ADDITION, according to the amended Plat recorded in Plat Book 5, Page 88, MONROE County, Florida.**

**Less:**

**Part of Lot 88, AMENDED PLAT OF RIVIERA SHORE FIRST ADDITION according to the Plat thereof as recorded in Plat Book 5, at Page 88 of the Public Records of Monroe County, Florida, being more particularly described as follows: Begin at the Southeast corner of said Lot 88; thence run N degrees 14'20" W along the E'ly line of said Lot 88, 54.31 feet to the Northwest corner of said Lot 88; thence run S 68 degrees 45'45" W along the N'ly line of said Lot 88, 8.2 feet to a point on the W'ly face of an existing concrete block wall; thence S 14 degrees 18'05" E along the said W'ly face and the SE'ly extension of said W'ly face, 53.00 feet to S'ly line of said Lot 88; thence run N 7 degrees 22'40" E along the S'ly line, 14.7 feet back to the point of beginning.**

**The preparer of this instrument has not been furnished with nor requested to review an abstract of title and therefore expresses no opinion as to condition of title.**

**This is a conveyance between related entities of unencumbered real property; therefore, minimum documentary stamp taxes are affixed hereto.**

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Clarivel Finlay

[Signature]  
Witness Name: Angela M. Tari

Irwin Anhalt Trust u/a/d 3/23/92  
[Signature] (Seal)  
By: Irwin Anhalt, Trustee

STATE OF Florida  
COUNTY OF Broward

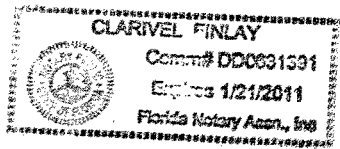
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of December, 2010  
by Irwin Anhalt as Trustee of the Irwin Anhalt Trust u/a/d 3/23/92 who is personally known to me or has  
produced a \_\_\_\_\_ as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Clarivel Finlay

Commission Expires: 1-21-2011



Signed, sealed and delivered in our presence:

Bonefish Partnership LTD,  
a Nevada Limited Partnership

Witness Name: [Signature]

By: MST Inc  
[Signature] AS general partner  
Title: General Partner MST Inc

Witness Name: [Signature]

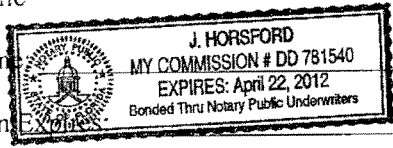
Witness Name: Samantha Luipersbeck

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 28 day of December, 2010 by M. Stephen Jackson, as General Partner of Bonefish Partnership LTD, a Nevada Limited Partnership, who is personally known to me or has produced a \_\_\_\_\_ as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name  
Commission





RECEIVED

May 13, 2011

KW Planning Dpt

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT  
IN AND FOR MONROE COUNTY, FLORIDA  
(General Jurisdiction Division)

CASE NO. 2008 CA 1936 K

Doc# 1762136 10/08/2009 9:13AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

BONEFISH PARTNERSHIP LTD C/O STEVE JACKMAN  
and IRWIN ANHALT TUA 3-23-92 IRWIN ANHALT TTEE,  
as assignee of CITY FIRST MORTGAGE CORP.,

Plaintiff,

-vs-

JAMES W. BAKER, JR.; THOMAS J. SIRECI, JR.;  
MARCIA A. SIRECI; ROSE MARIE BARRETT; JOHN E.  
SCHMINK; TONILYNN B. SCHMINK and UNITED STATES  
OF AMERICA-INTERNAL REVENUE SERVICE

Defendants.

Doc# 1762136  
BK# 2435 Pg# 366

FILED FOR RECORD  
DANNY L. KOLHAGE  
CLK. CIR. CT.  
MONROE COUNTY, FLA.  
OCT -7 PM 4:16

CERTIFICATE OF SALE

The undersigned Clerk of the Court certifies that the Notice of Public Sale of the property described in the Order of Final Judgment was published in the Key West Citizen, a newspaper circulated in Monroe County, in the manner shown by proof of publication attached, and on October 7, 2009, the property was offered for public sale to the highest and best bidder for cash. The highest and best bidder received for the property was submitted by

BONEFISH PARTNERSHIP LTD C/O Steve Jackman and Irwin Anhalt TUA, to  
03-23-92 Irwin Anhalt TTEE as assignee of City First Mortgage Corp.  
whom the property was sold.

WITNESS my hand and seal of this Court on this 7 day of October, 2009.

DANNY L. KOLHAGE  
AS CLERK OF THE COURT

By:   
Deputy Clerk

IN THE COUNTY COURT OF  
THE SIXTEENTH JUDICIAL  
CIRCUIT IN AND FOR MONROE  
COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION

Case No.: 2008-CA-1936-K

BONEFISH PARTNERSHIP  
LTD C/O STEVE JACKMAN  
and IRWIN ANHALT TUA  
3-23-92 IRWIN ANHALT  
TTEE, as assignee of CITY  
FIRST MORTGAGE CORP.,  
Plaintiff

vs.

JAMES W. BAKER, JR. ;  
THOMAS J. SIRECI, JR.  
MARCIA A. SIRECI;  
ROSE MARIE BARRETT;  
JOHN E. SCHMINK;  
TONILYNN B. SCHMINK  
and UNITED STATES OF  
AMERICA-INTERNAL  
REVENUE SERVICE  
Defendant(s).

**NOTICE OF  
FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure dated July 30, 2009, and by further order of this Court entered in Case No. 2008-CA-1936-K of the Circuit Court of the Sixteenth Judicial Circuit in and for Monroe County, Florida, wherein BONEFISH PARTNERSHIP LTD C/O STEVE JACKMAN and IRWIN ANHALT TUA 3-23-92 IRWIN ANHALT TTEE, as assignees of CITY FIRST MORTGAGE CORP, is the Plaintiff and JAMES W. BAKER, JR.; THOMAS J. SIRECI, JR.; MARCIA A. SIRECI, ROSE MARIE BARRETT, JOHN E. SCHMINK; TONILYNN B. SCHMINK and UNITED STATES OF AMERICA-INTERNAL REVENUE SERVICE, are the Defendants, I will sell to the highest and best bidder for cash on the front steps of the Monroe County Courthouse, 500 Whitehead Street, Key West, Florida, 33040, at 11:00 AM on the 7 day of October, 2009, the following described property set forth in said Final Judgment to wit:

Lot 88, RIVIERA SHORES, FIRST ADDITION, according to the amended Plat recorded in Plat Book 5, Page 88, Monroe County, Florida.

LESS:

Part of Lot 88, Amended Plat of Riviera Shore First Addition according to the plat thereof as recorded in Plat Book 5, at page 88 of the Public Records of Monroe County, Florida., being more particularly described as follows: Begin at the Southeast corner of said Lot 88; thence run N 21 degrees 14'20" W along the E'ly line of said Lot 88, 54.31 feet to the Northeast corner of said Lot 88; thence run S 68 degrees 45'45" W along the N'ly line of said Lot 88, 8.2 feet to a point on the W'ly face of an existing concrete block wall; thence S 14 degrees 18'05" E along the said W'ly face and the SE'ly extension of said W'ly face, 53.00 feet to S'ly line of said Lot 88; thence run N 75 degrees 22'40" E along S'ly line, 14.7 feet back to the point beginning.

Any person claiming an interest in the surplus from the sale, if any, other than the property owners of the date of the Lis Pendens must file a claim within sixty(60) days after the sale.

Dated: This 9 day of  
September, 2009.

Danny L. KOLHAGE  
Clerk of the Circuit Court  
Monroe County, Florida  
By: Riza Tabag  
Deputy Clerk

Bruce R. Jacobs, Esq.  
Wedderburn & Jacobs.P.A  
5821 Hollywood Blvd.,  
Suite 201  
Hollywood, Florida 33021  
(954)961-1992  
September 24 & October 1, 2009

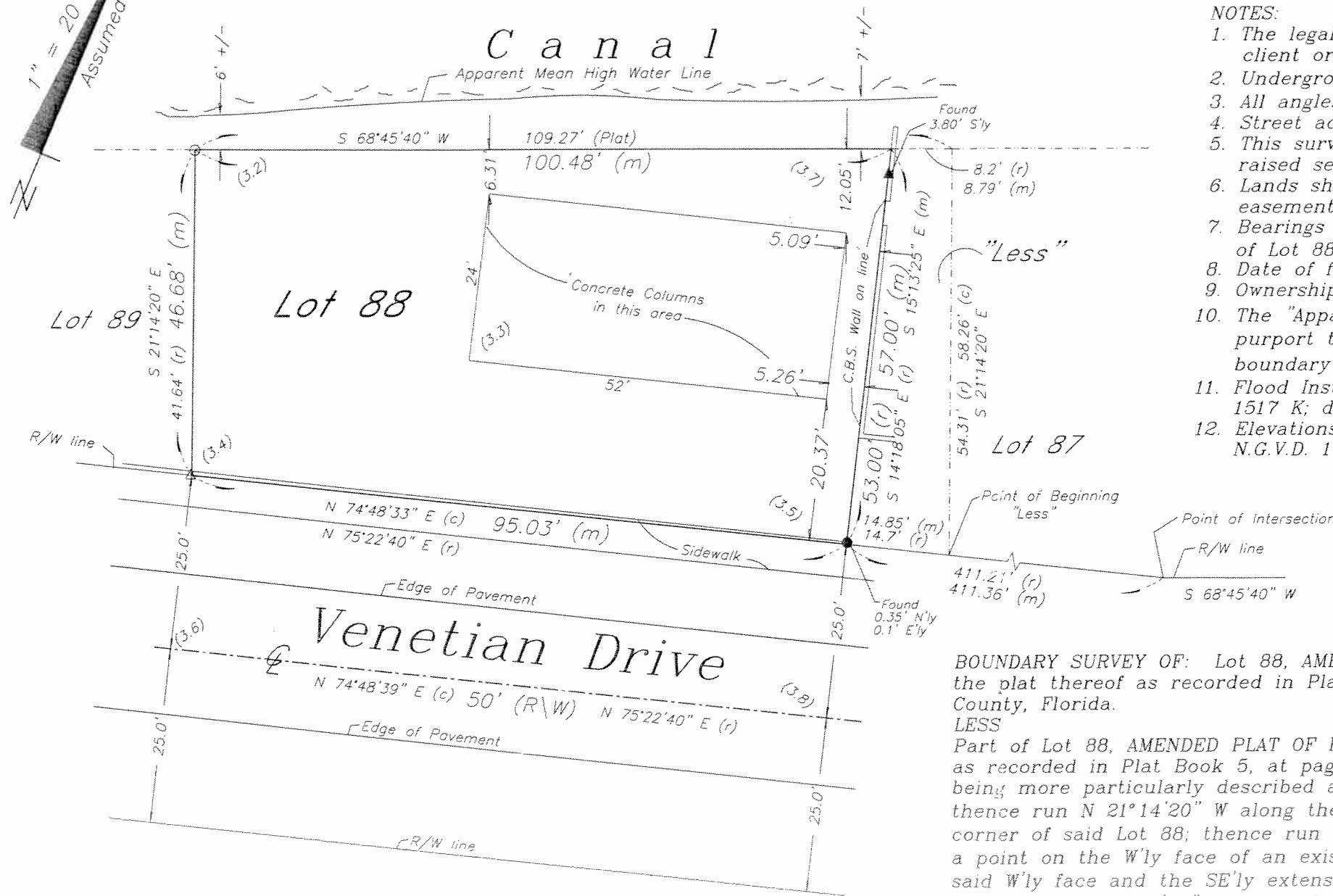
MONROE COUNTY  
OFFICIAL RECORDS

# Survey

# Boundary Survey Map of Part of Lot 88, AMENDED PLAT OF RIVIERA SHORES FIRST ADDITION



**RECEIVED**  
May 13, 2011  
KW Planning Dpt



**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 2801 Venetian Drive, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the NW'ly boundary line of Lot 88 as S 68°45'40" W.
8. Date of field work: January 25, 2011.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.
11. Flood Insurance Rate Map Zone: AE (EL 8); Community Panel #120168; 1517 K; dated 2-18-05.
12. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.

**BOUNDARY SURVEY OF:** Lot 88, AMENDED PLAT OF RIVIERA SHORES FIRST ADDITION according to the plat thereof as recorded in Plat Book 5, at page 88 of the Public Records of Monroe County, Florida.

**LESS**

Part of Lot 88, AMENDED PLAT OF RIVIERA SHORES FIRST ADDITION according to the plat thereof as recorded in Plat Book 5, at page 88 of the Public Records of Monroe County, Florida, being more particularly described as follows: Begin at the Southeast corner of said Lot 88; thence run N 21°14'20" W along the E'ly line of said Lot 88, 54.31 feet to the Northeast corner of said Lot 88; thence run S 68°45'45" W along the N'ly line of said Lot 88, 8.2 feet to a point on the W'ly face of an existing concrete block wall; thence S 14°18'05" E along the said W'ly face and the SE'ly extension of said W'ly face, 53.00 feet to S'ly line of said Lot 88; thence run N 75°22'40" E along the S'ly line, 14.7 feet back to the point of beginning.

**LEGEND**

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| ○ Set 3/4" Iron Pipe w/cap (6298) | C.B.S. Concrete Block Structure |
| ● Found 1/2" Iron Rod (PTS)       | R\W Right of Way                |
| ▲ Found Nail & Disc (PTS)         | CLF Chain Link Fence            |
| △ Set Nail & Disc (6298)          | ⊕ Centerline                    |
| (M) Measured                      | ⊗ Wood Utility Pole             |
| (R) Record                        | ⊠ Concrete Utility Pole         |
| (M/R) Measured & Record           | -P- Overhead Utility Lines      |
|                                   | (3.4) Spot Elevation            |

THIS SURVEY  
IS NOT  
ASSIGNABLE

BOUNDARY SURVEY FOR: Joe Cleghorn Homes;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

January 27, 2011

**J. LYNN O'FLYNN, Inc.**

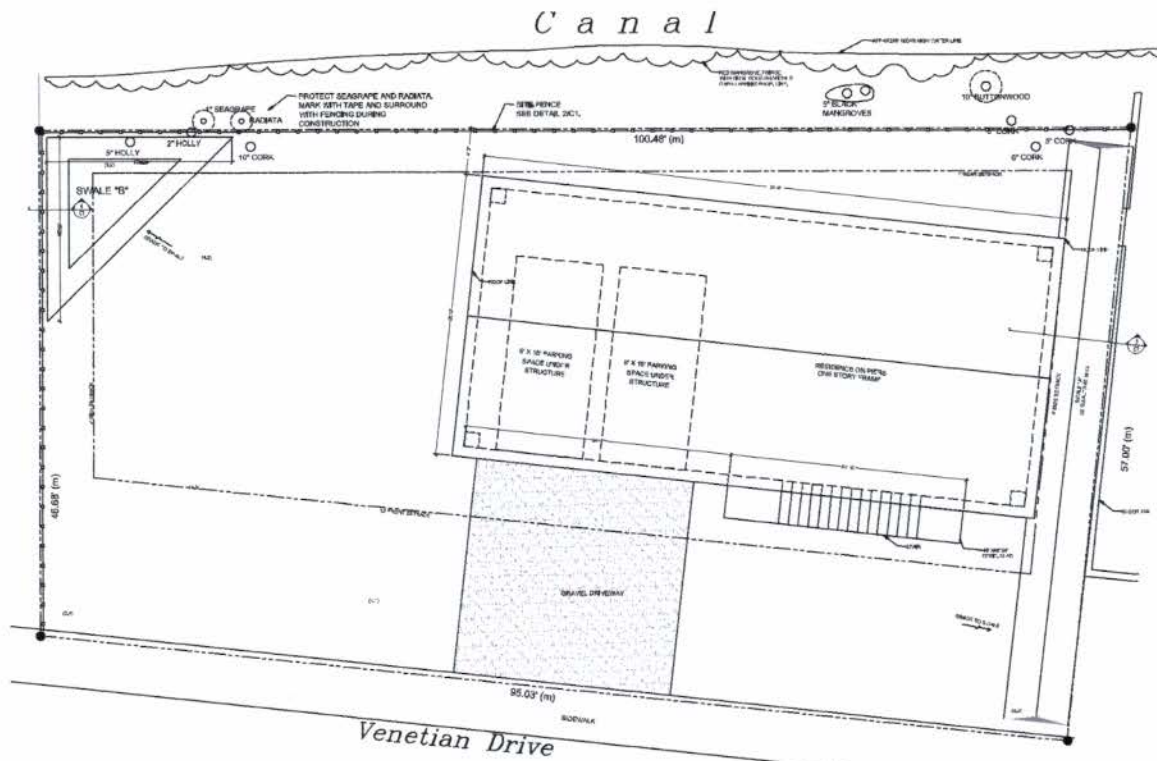


Professional Surveyor & Mapper  
PSM #6298

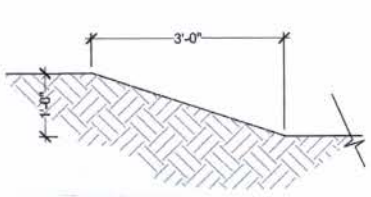
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244



# Site Plans

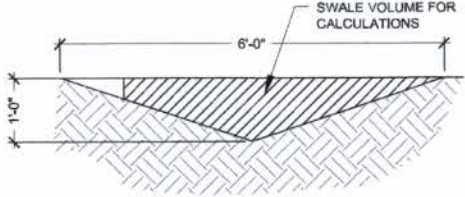


**1** SITE PLAN  
SCALE: 3/16" = 1'-0"

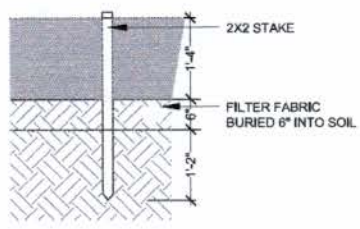


SWALE "B" IS 167.1 CF AS DESIGNED

**4** SWALE "B" SECTION  
SCALE: NTS



**3** SWALE "A" SECTION  
SCALE: NTS



**2** SILT FENCE  
SCALE: NTS

- ### LANDSCAPE NOTES
1. REMOVE ALL HOLLY AND CORK TREES.
  2. PROTECT ALL MANGROVES, SEAGRAPES, AND RADIATA; OBTAIN CITY PERMISSION TO INSTALL PROTECTIVE FENCES.
  3. NO TRIMMING OF MANGROVES WITHOUT DEEP PERMIT AND CITY OF KEY WEST TREE PERMIT.
  4. SEE SURVEY FOR SITE DETAILS.
  5. FLAG ALL MANGROVE BRANCHES OVER HANGING PROPERTY.

### INDEX OF DRAWINGS

SITE PLAN	C-1
FOUNDATION/DETAILS	NA

### DRAINAGE CALCULATIONS

LOT AREA	5,054 SF
IMPERVIOUS AREA	
DRIVEWAY	380 SF
ROOFS	1,404 SF
CONCRETE	25 SF
TOTAL AREA	1,779 SF
% IMPERVIOUS AREA	35.6%
MAX. IMPERVIOUS AREA	50%

### SWALE CALCULATIONS

BY BUILDING AREA -  
LESS THAN 40% IMPERVIOUS COVERAGE  
1779 SF DISTURBED AREA/12 = 149.9

BY FULL LOT -  
5054 SF X 1.5 IN. /12 IN/FT = 631.75 CF  
50% CREDIT FOR DRY RETENTION = 315.88 CF

SWALE DESIGN -  
SWALE "A" VOLUME 2.83 CF PER FOOT  
SWALE "A" LENGTH 52 FT WITH PROFILE 3/8"/10' = 147.18 CF  
SWALE "B" IS REQUIRED TO BE 166.72 CF

### SITE ANALYSIS

ZONING	SF
REQUIRED SITE AREA	8,000 SF
SITE AREA	5,054 SF (0.116 AC)
FLOOD ZONE	AE 5
MAX. BLDG COVERAGE	30%
PROPOSED BLDG COVERAGE	29%
PROPOSED OPEN SPACE RATIO	0.71 (3,561.5 SF)
MAX HEIGHT	PROPOSED 22' PROPOSED 33'
SETBACKS	
FRONT	15' 25'
REAR	4' 30'
SIDES	5/5' 5/5'



**ANNALISE MANNIX  
ENGINEERING  
AND CONSULTING, LLC**  
3739 Paula Avenue  
Key West, Florida 33004  
Tel: 305-797-0463  
Email: amannix@aol.com  
FLORIDA REG. P.E. #57533



Revisions:  
Rev. 1 7/17/11

**JOE CLEGGHORN HOMES**  
**2801 VENETIAN DRIVE**  
Key West, FL 33040

Title:  
**SITE PLAN**

Sheet Number:  
**C-1**

Date: 11 JULY 2011

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

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

**Property Record View**

Alternate Key: 1074829 Parcel ID: 00070990-000000

**Ownership Details**

Mailing Address:  
 BONEFISH PARTNERSHIP LTD  
 C/O WEDDERBURN AND JACOBS PA

5821 HOLLYWOOD BLVD  
 STE 201  
 HOLLYWOOD, FL 33021

**Property Details**

PC Code: 00 - VACANT RESIDENTIAL  
 Millage Group: 10KW  
 Affordable Housing: No  
 Section-Township-Range: 04-68-25  
 Property Location: 2801 VENETIAN DR KEY WEST  
 Subdivision: Amended Plat of Riviera Shores First Addn  
 Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88 PT LOT 88 OR524-321 OR684-646/47 OR848-685 OR900-616/17 OR1022-2468 OR1560-1248/49AMD/TR OR2337-1225/27 OR2416-1211/12C/T OR2436-1834/35C/T

[Show Parcel Map](#)

**Land Details**

Land Use Code	Frontage	Depth	Land Area
01EC - END CANAL	100	47	4,715.00 SF

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
4	07-5320	12/11/2007	17,000	Residential	RENEW PERMIT # 02-2661 AUGER PILES, COLUMNS, & SLAB FOR MODULAR HOME
1	9701087	04/01/1997	1	Residential	CLEAN UP BROKEN CONCRETE
2	02-3363	01/09/2003	2,000	Residential	ATF FILL
3	02-2661	02/27/2003	17,100	Residential	ATF SLAB FOR MODULAR HM

**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
2010	0	0	87,263	87,263	87,263	0	87,263
2009	0	0	130,895	130,895	130,895	0	130,895
2008	0	0	282,900	282,900	282,900	0	282,900
2007	0	0	355,556	355,556	355,556	0	355,556
2006	0	0	298,667	298,667	298,667	0	298,667
2005	294,771	5,986	203,852	504,609	504,609	0	504,609
2004	0	0	128,000	128,000	128,000	0	128,000
2003	0	0	80,593	80,593	80,593	0	80,593
2002	0	0	67,319	67,319	67,319	0	67,319
2001	0	0	67,319	67,319	67,319	0	67,319
2000	0	0	54,519	54,519	54,519	0	54,519

1999	0	0	49,496	49,496	49,496	0	49,496
1998	0	0	49,496	49,496	49,496	0	49,496
1997	0	0	40,888	40,888	40,888	0	40,888
1996	0	0	40,888	40,888	40,888	0	40,888
1995	0	0	40,888	40,888	40,888	0	40,888
1994	0	0	40,888	40,888	40,888	0	40,888
1993	0	0	40,888	40,888	40,888	0	40,888
1992	0	0	46,313	46,313	46,313	0	46,313
1991	0	0	46,313	46,313	46,313	0	46,313
1990	0	0	35,855	35,855	35,855	0	35,855
1989	0	0	34,859	34,859	34,859	0	34,859
1988	0	0	29,509	29,509	29,509	0	29,509
1987	0	0	19,869	19,869	19,869	0	19,869
1986	0	0	18,886	18,886	18,886	0	18,886
1985	0	0	17,811	17,811	17,811	0	17,811
1984	0	0	17,811	17,811	17,811	0	17,811
1983	0	0	17,811	17,811	17,811	0	17,811
1982	0	0	13,593	13,593	13,593	0	13,593

**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
10/19/2009	2436 / 1834	100	CT	12
6/5/2009	2416 / 1211	100	CT	12
8/1/1987	1022 / 2468	150,000	WD	M
1/1/1984	900 / 616	1	WD	M
2/1/1982	848 / 685	45	WD	M

This page has been visited 114,171 times.

Monroe County Property Appraiser  
 Ervin A. Higgs, CFA  
 P.O. Box 1176  
 Key West, FL 33041-1176