

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



**To:** Chairman and Planning Board Members  
**From:** Carlene Smith, LEED Green Associate, Planner Analyst  
**Through:** Donald Leland Craig, AICP, Planning Director  
**Meeting Date:** July 24, 2014

**Agenda Item:** **Variance – 808 Olivia Street (RE # 00020080-000000; AK # 1020826)**  
– A request for a variance to maximum impervious surface ratio in order to add a new deck and pool on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Section 90-395 and Section 122-630(4)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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**Request:** The applicant is doing an interior renovation to an existing two-story frame structure and proposing a new deck and pool.

**Applicant:** k2m Design, Inc.

**Property Owner:** Cheri Cooper

**Location:** 808 Olivia Street (RE # 00020080-000000; AK # 1020826)

**Zoning:** Historic High Density Residential (HHDR) Zoning District

**Background:**

The existing nonconforming single-family residence is a contributing structure. The structure is located within the front, side, and rear yard setbacks, and is also nonconforming to building coverage and impervious surface requirements as permitted in the HHDR zoning district. The proposed project is an interior renovation to an existing two-story frame structure. The existing covered area at the rear of the structure will be enclosed to enlarge the living space. A new deck, pool and landscaping are proposed to replace the existing compacted gravel.



<b>Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Maximum density	22 dwelling units per acre	1 unit	1 unit	No change
Maximum floor area ratio	1.00	0.79	0.82	No Variance Required
Maximum height	30 feet	24'1" feet	24'1" feet	No change
Maximum building coverage	50%	59%	59%	No change
Maximum impervious surface	60%	69.1%	73.6%	Variance Required
Minimum lot size	4,000 SF	1,950 SF	-	No change
Minimum front setback	10 feet	7'-6" feet	7'-6" feet	No change
Minimum right side setback	5 feet	0'-5" feet	0'-5" feet	No change
Minimum left side setback	5 feet	2'-2" feet	2'-2" feet	No change
Minimum rear setback	20 feet	17'-11" feet	17'-11" feet	No change

**Process:**

**Development Review Committee Meeting:**

April 24, 2014

**Planning Board Meeting:**

July 24, 2014

**HARC:**

TBD

**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 existing structure is legally nonconforming to front, side, and rear yard setbacks, and is also nonconforming to building coverage and impervious surface requirements. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The nonconforming impervious surface ratio is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, since the applicant is proposing to increase the impervious surface ratio on the site, the request for the variance is generated from specific actions initiated 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.**

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, allowing the proposed pool would confer special privileges upon the applicant.

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 has existing use of the site without the variance approval. Therefore, hardship conditions do not exist. Denial of the requested variance would not deprive the Applicant of rights commonly enjoyed by other properties in the HHDR 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 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.

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.**

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

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.

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

Based on comments received at the DRC, 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 variances 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 for the variance request as of the date of this report.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans dated April 1, 2014.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

**Condition to be completed prior to the issuance of certificate of occupancy:**

4. Roof gutter downspouts shall be directed back onto property.



# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION NO. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO MAXIMUM IMPERVIOUS SURFACE RATIO ON PROPERTY LOCATED AT 808 OLIVIA STREET (RE# 00020080-000000; AK# 1020826) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630(4)B OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to construct a new deck, pool and landscaping on property located at 808 Olivia Street (RE# 00020080-000000; AK# 1020826); and

**WHEREAS**, the existing contributing structure is currently nonconforming to the minimum front, side and rear setbacks, lot coverage and impervious surface ratio within the Historic High Density Residential (HHDR) Zoning District; and

**WHEREAS**, Section 122-630(4)b of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the maximum impervious surface ratio is 60%; and

**WHEREAS**, the proposed impervious surface ratio is 73.6%; and

**WHEREAS**, the applicant requests a variance to the maximum impervious surface ratio; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on July 24, 2014; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land,

structures or buildings in the same district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds 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; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variance; and

**WHEREAS**, the Planning Board finds 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.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for variance to allow the construction of a new deck, pool and landscaping per the attached plans signed and sealed on April 1, 2014 by Anthony Sarno, Registered Architect, on property located at 808 Olivia Street (RE # 00020080-000000; AK # 1020826) in the HHDR Zoning District pursuant to Sections 90-395 and 122-630(4)b. of the City of Key West Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans dated April 1, 2014.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

**Condition to be completed prior to the issuance of certificate of occupancy:**

4. Roof gutter downspouts shall be directed back onto property.

**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45)

day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 24th day of July 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director;

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Richard Klitenick, Planning Board Chairman Date

**Attest:**

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Donald Leland Craig, AICP, Planning Director Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk Date

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

# Application

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



**Variance Application**

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 808 Olivia Street, Key West, Florida 33040
2. Name of Applicant Anthony D. Sarno - k2m Design, Inc.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X
4. Address of Applicant 1001 Whitehead Street, Suite 101  
Key West, Florida 33040
5. Phone # of Applicant 305.292.7722 Mobile# 305.395.2846
6. E-Mail Address asarno@k2mdesign.com
7. Name of Owner, if different than above Cheri Cooper
8. Address of Owner 808 Olivia Street, Key West, FL 33040  
\_\_\_\_\_
9. Phone # of Owner 305.292.7722
10. Email Address CheriCooper@live.com
11. Zoning District of Parcel HHDR RE# 00020080-000000
12. Description of Proposed Construction, Development, and Use  
Interior renovation to existing two-story frame structure enclosing existing covered  
area at rear to enlarge living space; new deck with pool replacing existing compacted  
gravel yard; new landscaping.  
\_\_\_\_\_  
\_\_\_\_\_
13. List and describe the specific variance(s) being requested:  
Existing structure and placement on site result in non-conformance to all required  
setbacks, building coverage, and impervious surface ratios.  
\_\_\_\_\_  
\_\_\_\_\_



**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**




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14. 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.

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

15. Is Subject Property located within the Historic District? Yes  No   
 If Yes, attach HARC approval and approved site plans

Meeting Date N/A HARC Approval # \_\_\_\_\_  
 (To be submitted after Variance approval, per current City of Key West guidelines.)



July 14, 2014

The City of Key West  
 Planning Department  
 3140 Flagler Avenue  
 Key West, Florida 33040  
 Attn: Don Craig, Planning Director

Re: 808 Olivia Street  
 Variance Application  
 Site Data Table

PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HHDR			
FLOOD ZONE	X			
SIZE OF SITE	4,000 SF	1,950 SF		
HEIGHT	30'-0"	24'-1"	24'-1"	NO CHANGE
SETBACK 1: FRONT	10'-0"	7'-6"	7'-6"	NO CHANGE
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	0'-5"	0'-5"	NO CHANGE
SETBACK 3: LEFT SIDE SETBACK	5'-0"	2'-2"	2'-2"	NO CHANGE
SETBACK 4: REAR SETBACK	20'-0"	17'-11"	17'-11"	NO CHANGE
FLOOR AREA RATIO	1.0	0.79 (1,546.08 SF)	0.82 (1,602.5 SF)	NONE
FIRST FLOOR		0.37 (720.83 SF)	0.40 (777.25 SF)	NONE
SECOND FLOOR		0.42 (825.25 SF)	0.42 (825.25 SF)	NO CHANGE
BUILDING COVERAGE	50% (975 SF)	59 % (1,161.42 SF)	59 % (1,161.42 SF)	NO CHANGE
IMPERVIOUS SURFACE	60% (1,170 SF)	69.1% (1,348.80 SF)	73.6% (1,436.25 SF)	VARIANCE REQUESTED

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS.

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



16. 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

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17. 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.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

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

April 1, 2014

The City of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040  
Attn: Don Craig, Planning Director

Re: 808 Olivia Street  
Variance Application  
Standards for Considering Variances

- 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.**  
*Response: Pre-Existing conditions do not conform to requirements for new construction. Proposed construction does not change non-conforming setbacks or building coverage. The floor area ratio is increased and remains compliant. Proposed site work improves the existing non-conforming impervious surface ratio.*
- 2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**  
*Response: Building and Hardscape non-compliance is pre-existing. Proposed design maintains or improves conditions.*
- 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.**  
*Response: HHDR Zone is the oldest area of Key West, and multiple constructions are non-compliant as to lot size, setbacks, FAR, building coverage and impervious surfaces.*
- 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.**  
*Response: The existing home exceeds setbacks and compliance would require demolition of historic structure. Proposed improvements are consistent with neighboring properties.*
- 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.**  
*Response: Existing building coverage and placement on site to remain. Impervious surfaces will be improved.*

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.

*Response: Proposed improvements are consistent with neighboring structures as to: density, mass, scale, and setbacks. Street presence will be improved with wood fencing and landscaping.*

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.

*Response: No single property is utilized as a basis of this request; proposal is consistent with HHDR zone as a whole.*

April 1, 2014

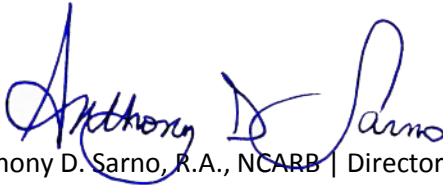
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
Attn: Don Craig, Planning Director

**Re:** 808 Olivia Street  
Variance Application – Photo Documentation

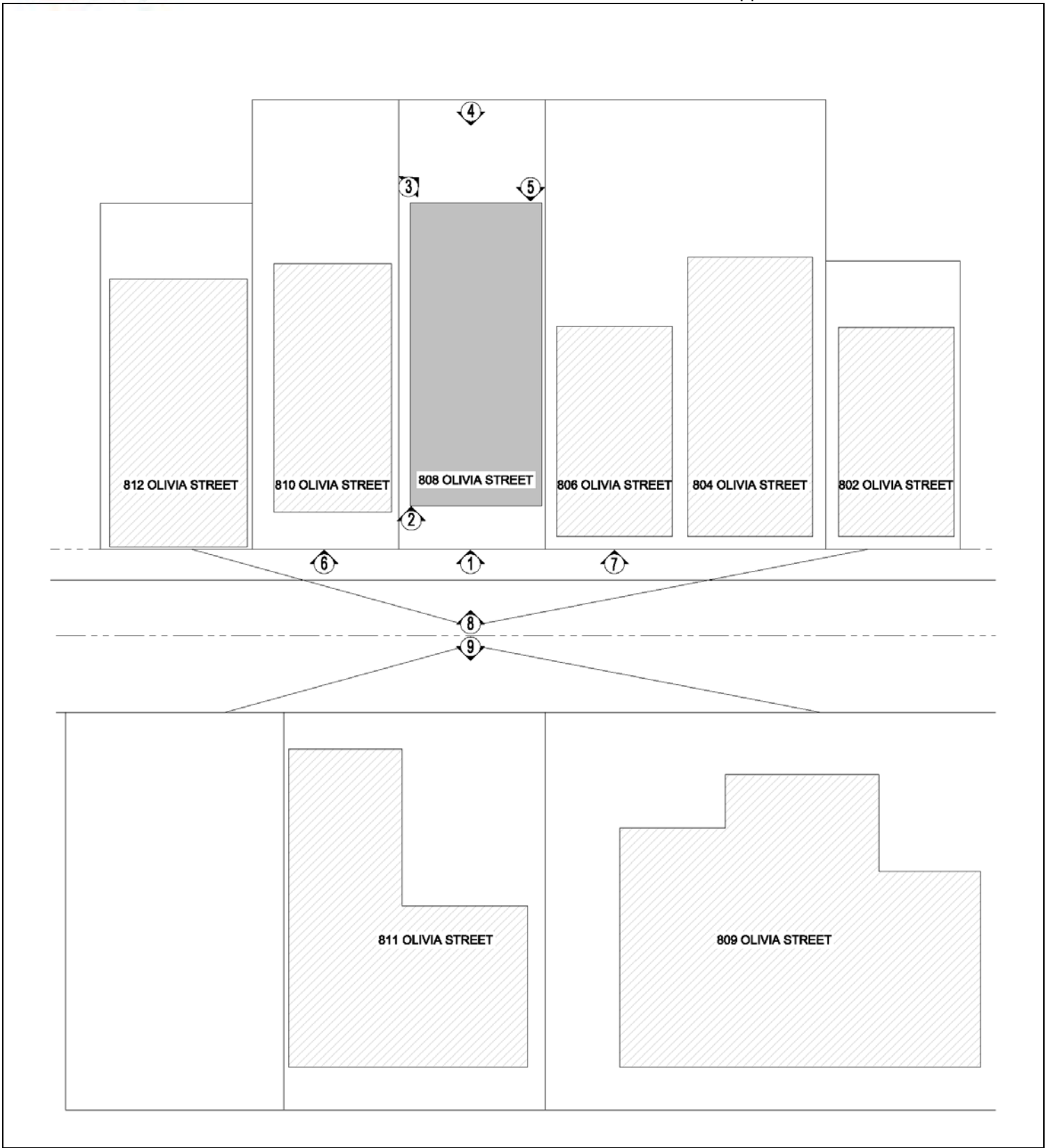
Dear Don Craig,

The following photographs represent the current building and neighborhood conditions at 808 Olivia Street. These are included with our application to clarify the existing conditions during the project review and approval process.

Best regards,



Anthony D. Sarno, R.A., NCARB | Director of Key West



808 Olivia Street- Key Plan

# Verification



**City of Key West  
Planning Department**



**Verification Form**  
*(Where Authorized Representative is an individual)*

I, Anthony D. Sarno, 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:

808 Olivia Street, Key West, Florida 33040  
*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.

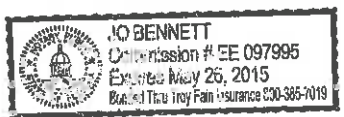
ADJ  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this April 01, 2014 by

Anthony D. Sarno  
*Name of Authorized Representative*

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

Jo Bennett  
*Notary's Signature and Seal*



Jo Bennett  
*Name of Acknowledger typed, printed or stamped*

EE 97995  
*Commission Number, if any*

# **Authorization**

**City of Key West  
Planning Department**



**Authorization Form  
(Individual Owner)**

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

I, Cheryl J. Cooper authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

Anthony D. Sarno of K2M Design, 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.

Cheryl J. Cooper  
*Signature of Owner*

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

Subscribed and sworn to (or affirmed) before me on this April 8, 2014 by  
*date*

Cheryl J. Cooper.  
*Name of Authorized Representative*

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

Stephen F. Hubbard  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

**Deed**

Return to:  
Name THE CLOSING DEPARTMENT, INC.  
Address 3432 DUCK AVENUE  
KEY WEST, FL. 33040

This Instrument Prepared by: DEBORAH CONDELLA  
Address: 3432 DUCK AVENUE  
KEY WEST, FL. 33040

Doc# 1967884 02/06/2014 11:04AM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

\$692,500.00

02/06/2014 11:04AM  
DEED DOC STAMP CL: Krys \$4,847.50

# Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 3rd day of FEBRUARY A. D. 2014,

Between, **KEVIN MCGINTY and GEORGE A. VALANOS**

Whose address is 1228 31<sup>ST</sup> Street NW, Washington DC 20007-3494  
the County of , in the State of Washington, party of the first part, and

**CHERYL J. COOPER**

Doc# 1967884  
Bk# 2670 Pg# 260

Whose address is 7269 St. Rt. 637, Paulding OH 45879  
the County of , in the State of Ohio, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

NUMBER 808 OLIVIA STREET, BEING PART OF TRACT FIVE (5) OF THE CITY OF KEY WEST, FLORIDA, ACCORDING TO A DIAGRAM OF F.W. AND RICHARD W. ROBERTS, RECORDED IN PLAT BOOK 1, PAGE 8, OF MONROE COUNTY, FLORIDA PUBLIC RECORDS, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT DISTANT 100 FEET FROM THE CORNER OF OLIVIA STREET AND WINDSOR LANE AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION ALONG OLIVIA STREET 25 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 78 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 25 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 78 FEET TO THE POINT OF BEGINNING ON OLIVIA STREET.

GRANTOR(S) HEREIN WARRANT AND REPRESENT THAT THE LAND CONVEYED IN THIS WARRANTY DEED IS NOT HIS HOMESTEAD, NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

**SUBJECT TO** taxes for the year 2014 and subsequent years.

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

**Parcel Identification Number: 00020080-000000**


**Alternate Key Number: 1020826**

**Property Address: 808 Olivia Street, Key West, FL 33040**


And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:  
**Witnesses:**

#1   
Printed Wendy S. Gonzalez

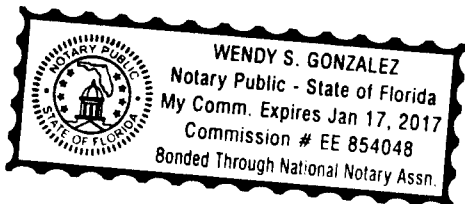
  
KEVIN MCGINTY


#2   
Printed DEBORAH CONNER

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this Feb. 3 ~~January~~, 2014, by KEVIN MCGINTY who is/are personally known to me or who has/have produced n/a as identification and who did (did not) take an oath.



  
NOTARY PUBLIC  
SEAL:

#1 [Signature]

Printed Wendy Gonzalez

#2 Deborah Condella

Printed DEBORAH CONDELLA

[Signature]

GEORGE A. VALANOS

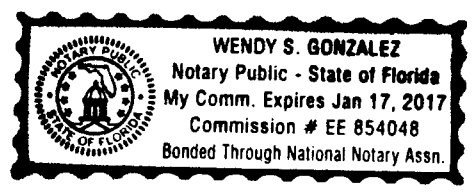
State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this January 29, 2014, by GEORGE A. VALANOS, who is/are personally known to me or who has/have produced DC Drivers License as identification and who did (did not) take an oath.

[Signature]  
NOTARY PUBLIC  
SEAL:

CD-4673

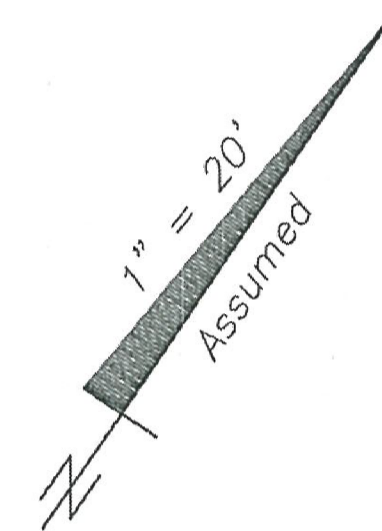


MONROE COUNTY  
OFFICIAL RECORDS

# Survey

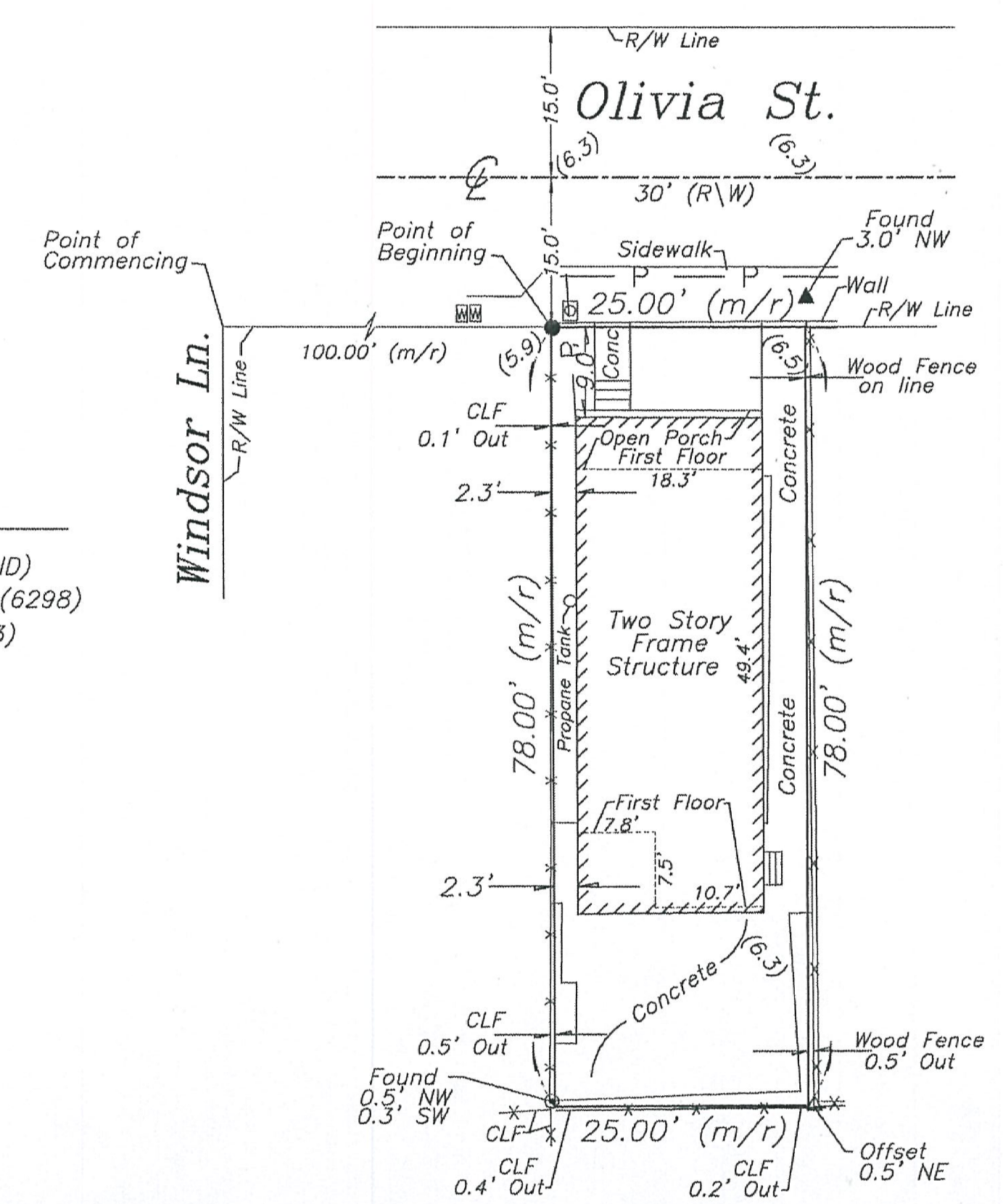


Boundary Survey Map of part of Tract 5,  
Island of Key West, Florida



**LEGEND**

- ⊙ Found 3/4" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (Norby)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (6.3) Spot Elevation (Typical)
- ⊠ Sewer Cleanout
- ⊠ Water Meter



**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 808 Olivia Street, 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. North Arrow is assumed and based on the legal description.
8. Date of field work: July 30, 2013 and September 23, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: V 267

BOUNDARY SURVEY OF: 808 OLIVIA STREET, BEING PART OF TRACT FIVE (5) OF THE CITY OF KEY WEST, FLORIDA, ACCORDING TO A DIAGRAM OF F. W. AND RICHARD W. ROBERTS, RECORDED IN PLAT BOOK ONE (1), PAGE 8, OF MONROE COUNTY, FLORIDA PUBLIC RECORDS.

COMMENCING AT A POINT DISTANT ONE HUNDRED (100) FEET FROM THE CORNER OF OLIVIA STREET AND WINDSOR LANE AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION ALONG OLIVIA STREET TWENTY-FIVE (25) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION SEVENTY-EIGHT (78) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION TWENTY-FIVE (25) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION SEVENTY-EIGHT (78) FEET TO THE POINT OF BEGINNING ON OLIVIA STREET.

BOUNDARY SURVEY FOR: Kevin McGinty & George Valanos;  
Richard M. Klitenick, PA;  
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

August 5, 2013  
Revised to add elevations 9/23/13

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
PSM #6298  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

ARCHITECT:  
**K2M DESIGN**  
Architecture, Interior Design,  
Procurement,  
Owner Representation,  
Specialty Consulting  
1001 Whitehead St., Unit 101  
Key West, Florida 33040  
Tel: 305-294-4011  
Fax: 305-292-2162  
Email: infokw@k2mdesign.com  
URL: www.k2m.com  
URM: www.k2m.com  
Building Relationships  
Based on Trust and Results  
Created | Key West | Charles | Software

Seal:

Anthony G. Serna, License #  
Expiration Date

Consultants:

Revisions:

COOPER RESIDENCE  
808 OLIVIA STREET  
KEY WEST, FLORIDA, 33040  
RESIDENTIAL RENOVATION

PLOTTED: 4/12/2014 8:53 AM	
Drawing Size 24x36	Project # 14 021
Drawn By: KMA	Checked By: ADS

Title:  
SURVEY COPY

Sheet Number:

**AE1.0.1**  
Date: April 1, 2014  
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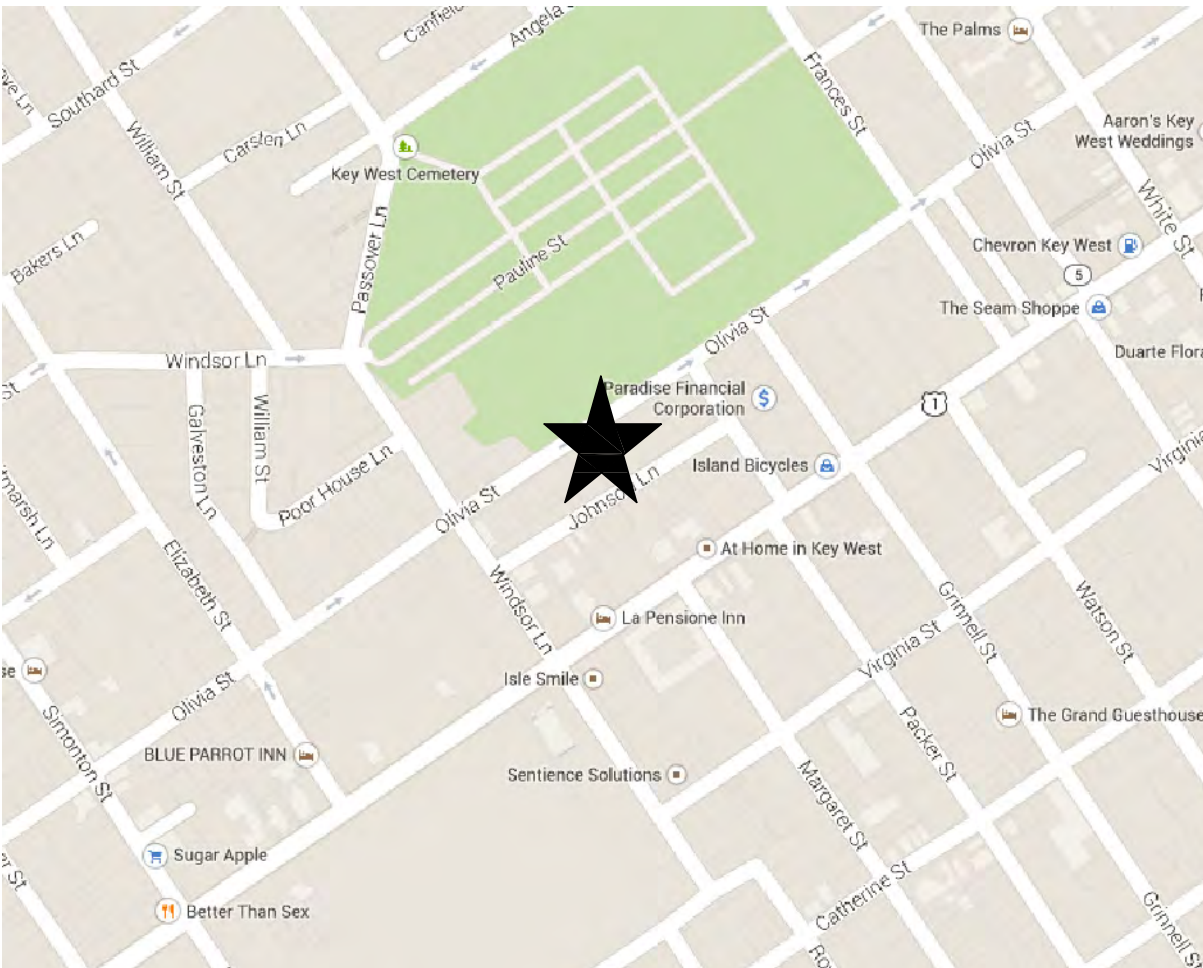
# Site Plans

# COOPER RESIDENCE RESIDENTIAL RENOVATION

808 OLIVIA STREET , KEY WEST, FLORIDA 33040

## VARIANCE APPLICATION

### APRIL 1, 2014

<p><b>DESIGN TEAM</b></p> <p>ARCHITECT: k2m Design, Inc. Anthony D. Sarno, R.A., NCARB 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p>	<p><b>DRAWING INDEX</b></p> <p><u>GENERAL</u></p> <p>A0.1.1 COVER SHEET</p> <p><u>EXISTING</u></p> <p>AE1.0.1 SURVEY - COPY AE1.1.1 EXISTING SITE PLAN AE2.1.1 EXISTING FLOOR PLANS AE3.1.1 EXISTING EXTERIOR ELEVATIONS AE3.1.2 EXISTING EXTERIOR ELEVATIONS</p> <p><u>ARCHITECTURAL</u></p> <p>A1.1.1 SITE PLAN A2.1.1 FLOOR PLANS A3.1.1 EXTERIOR ELEVATIONS A3.1.2 EXTERIOR ELEVATIONS</p>	
<p><b>LOCATION MAP</b></p>  <p><b>PROJECT LOCATION</b> ★</p>	<p><b>CODE INFORMATION</b></p> <p><u>APPLICABLE CODES</u> 2010 FLORIDA BUILDING CODE RESIDENTIAL</p> <p><u>FEMA REQUIREMENTS</u> FLOOD ZONE: AE - 6'-0"</p> <p><u>GENERAL BUILDING HEIGHTS AND AREAS</u> MAX HEIGHT - 30'-0" EXISTING TO REMAIN - NO CHANGE</p> <p>*REFER TO SITE DATA TABLES AE1.1.1 AND A1.1.1.</p>	<p><b>SCOPE OF WORK</b></p> <p>INTERIOR RENOVATION TO EXISTING TWO-STORY FRAME STRUCTURE ENCLOSING EXISTING COVERED AREA AT REAR TO ENLARGE LIVING AREA; NEW DECK WITH POOL REPLACING EXISTING COMPACTED GRAVEL YARD; NEW LANDSCAPING.</p>

**COOPER RESIDENCE  
808 OLIVIA STREET  
VARIANCE APPLICATION**



1001 Whitehead St., Suite 101, Key West, Florida 33040  
Tel: 305-292-7722 | Fax: 305-292-2162  
Email: info@k2mdesign.com  
URL: www.k2mdesign.com  
PROF. REG. AA26001059

**SUBMISSIONS**  
April 1, 2014 - Variance Submission

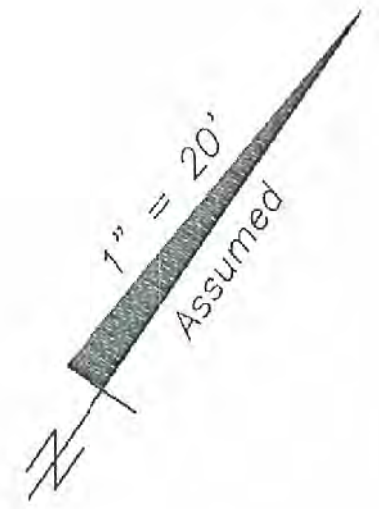
Project No. 14 021	Phase: VARIANCE APPLICATION
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**COVER SHEET**

# A0.1.1

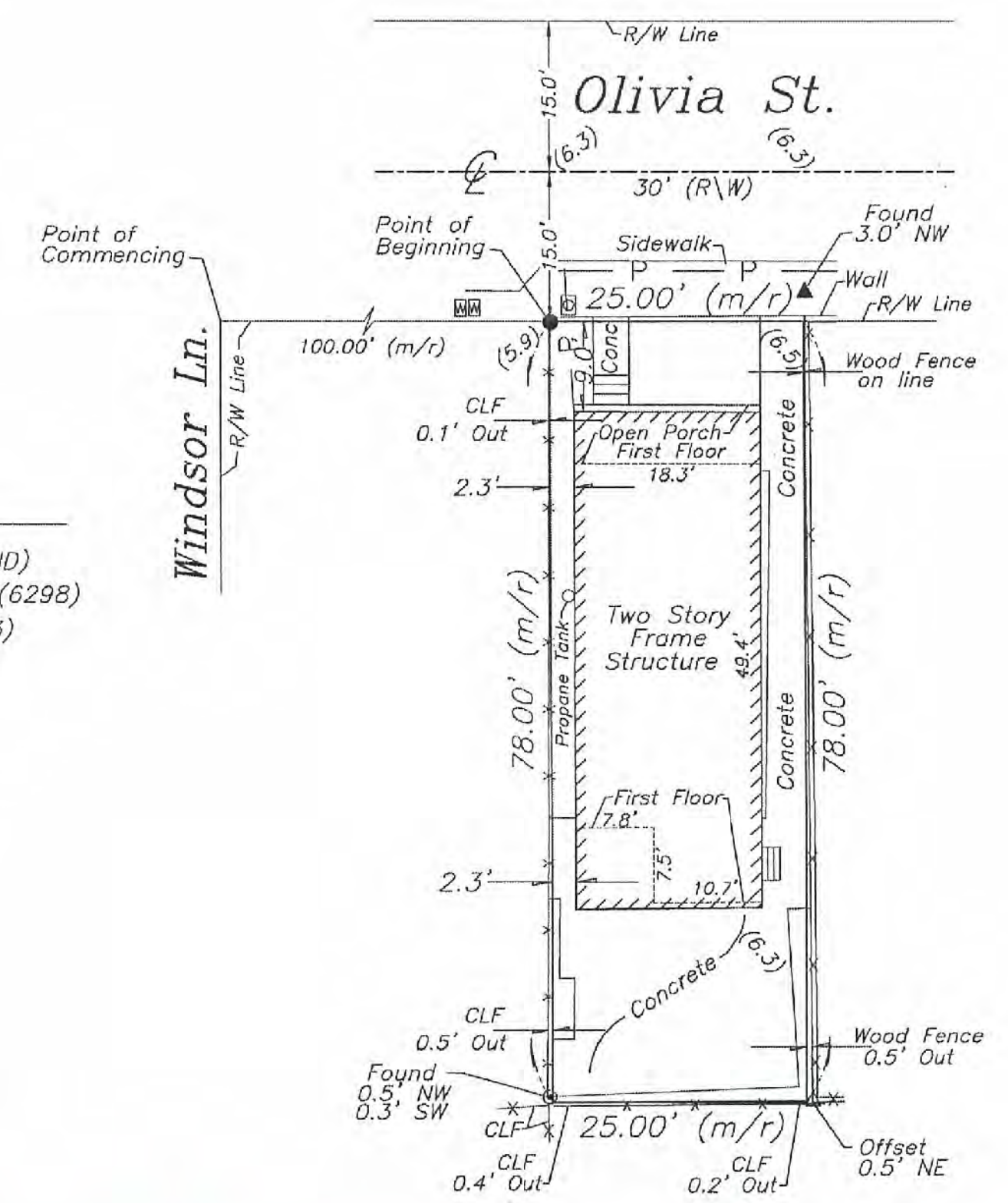


Boundary Survey Map of part of Tract 5,  
Island of Key West, Florida



**LEGEND**

- Found 3/4" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
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**NOTES:**

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BOUNDARY SURVEY FOR: Kevin McGinty & George Valanos;  
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J. LYNN O'FLYNN, INC.

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

August 5, 2013  
Revised to add elevations 9/23/13

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
PSM #6298  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

Seal:

Anthony G. Serna, License #  
Expiration Date

Consultants:

Revisions:

COOPER RESIDENCE  
808 OLIVIA STREET  
KEY WEST, FLORIDA, 33040  
RESIDENTIAL RENOVATION

PLOTTED: 4/1/2014 11:16 AM

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Drawn By: KMA	Checked By: ADS

Title:  
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Sheet Number:

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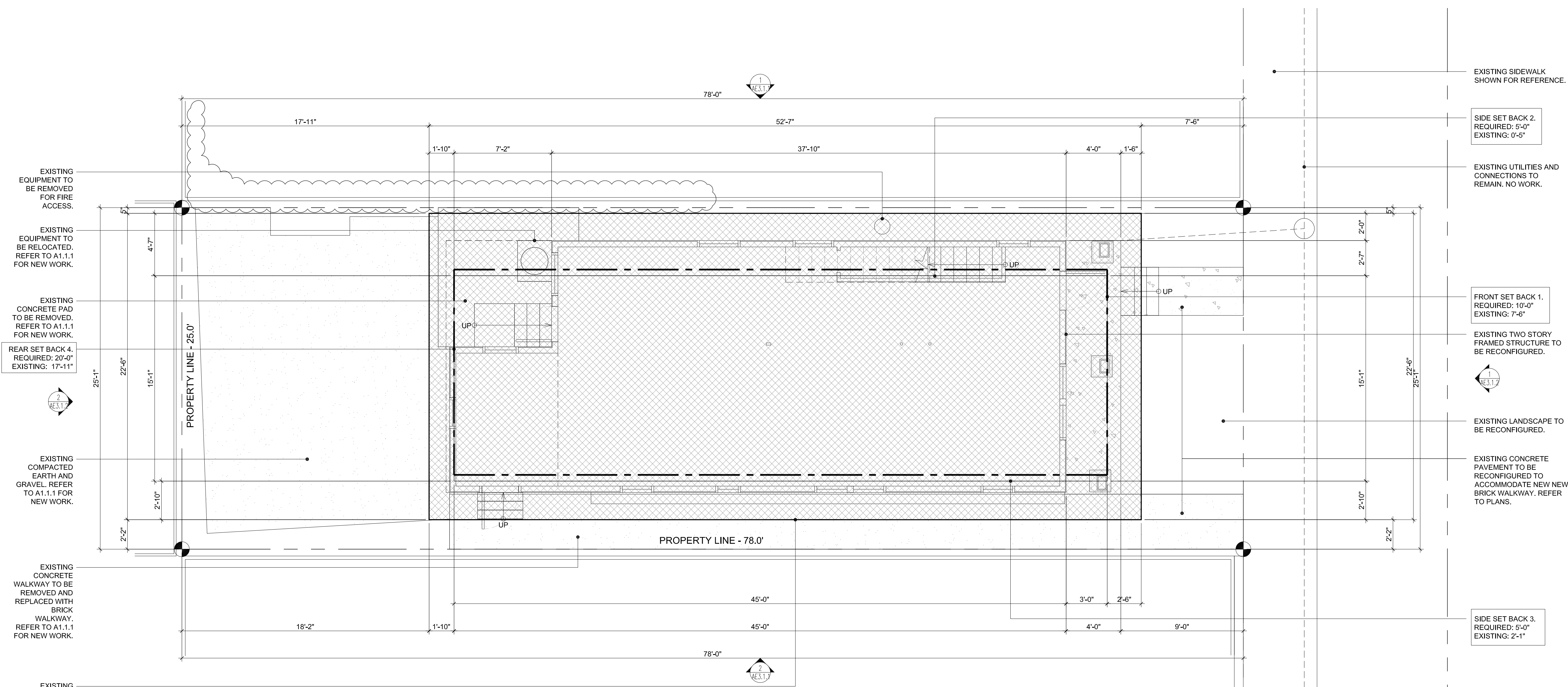
Date: April 1, 2014

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PROJECT STATISTICS:		
	CODE REQUIREMENT	EXISTING
ZONING	HHDR	
FLOOD ZONE	X	
SIZE OF SITE	1950 SF	
HEIGHT	30'-0"	24'-1"
SETBACK 1: FRONT	10'-0"	7'-6"
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	0'-5"
SETBACK 3: LEFT SIDE SETBACK	5'-0"	2'-2"
SETBACK 4: REAR SETBACK	20'-0"	17'-11"
FLOOR AREA RATIO	1.0 MAX	.79 (1546.08 SF)
FIRST FLOOR		.37 (720.83 SF)
SECOND FLOOR		.42 (825.25 SF)
BUILDING COVERAGE	50% ( 975 SF)	59% (1161.42 SF)
IMPERVIOUS SURFACE	60% ( 1170 SF)	69.1% (1348.80 SF)

SITE PLAN LEGEND	
	BUILDING COVERAGE
	EXISTING CONCRETE
	EXISTING COMPACTED EARTH



Seal:  
  
 Anthony D. Sarno, License #  
 Expiration Date  
 Consultants:  
  
 Revisions:

OLIVIA STREET  
**COOPER RESIDENCE**  
 808 OLIVIA STREET  
 KEY WEST, FLORIDA, 33040  
**RESIDENTIAL RENOVATION**

PLOTTED: 7/14/2014 12:59 PM  
 Drawing Size: 24x36 Project #: 14 021  
 Drawn By: KMA Checked By: MBI

Title:  
**EXISTING SITE PLAN**

Sheet Number:  
**AE1.1.1**  
 Date: April 1, 2014  
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**01**  
**AE1.1.1**  
**EXISTING SITE PLAN**  
 SCALE: 1/4" = 1'-0"



Seal:  
 Anthony D. Sarno, License #  
 Expiration Date

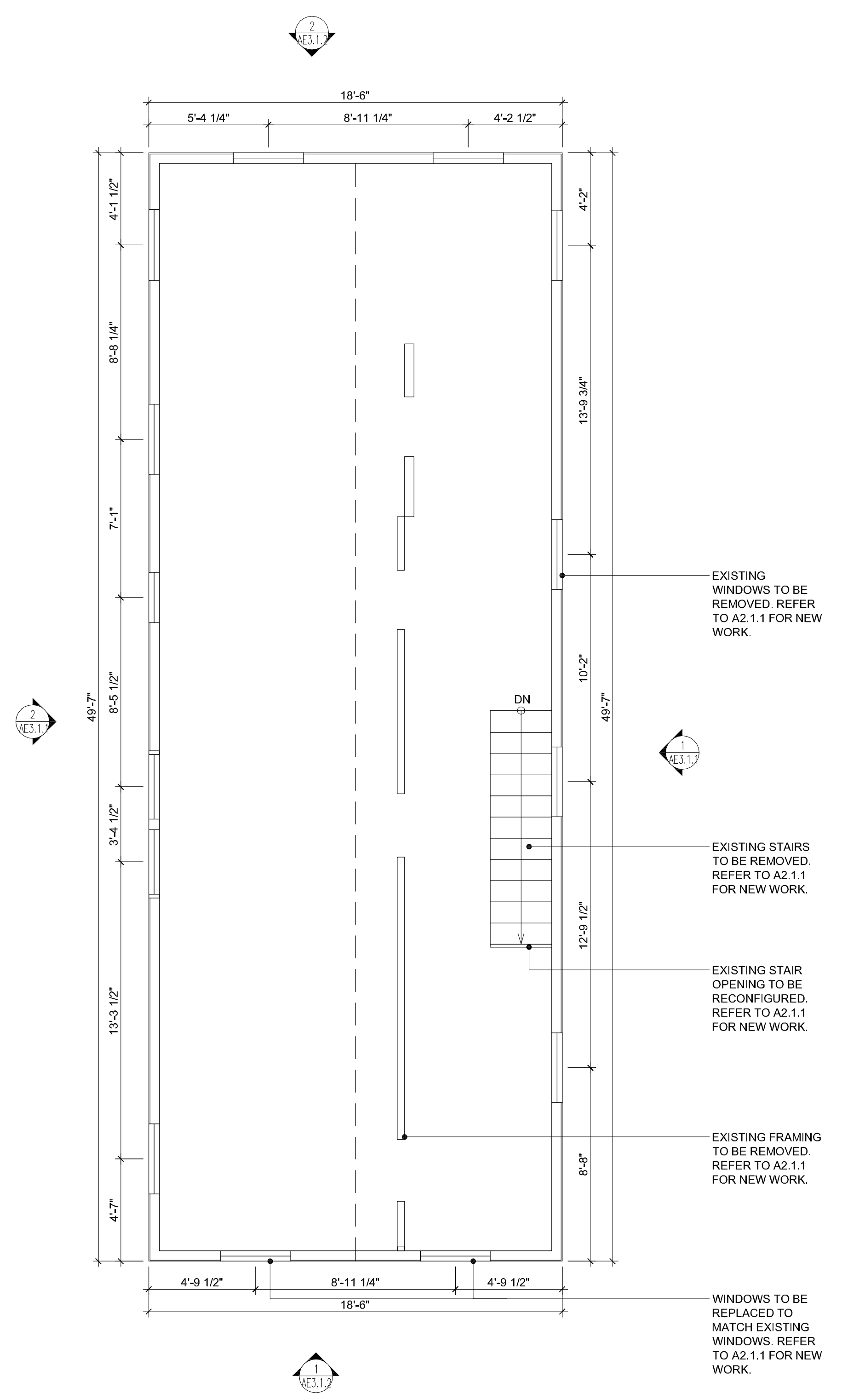
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**COOPER RESIDENCE**  
 808 OLIVIA STREET  
 KEY WEST, FLORIDA, 33040  
**RESIDENTIAL RENOVATION**

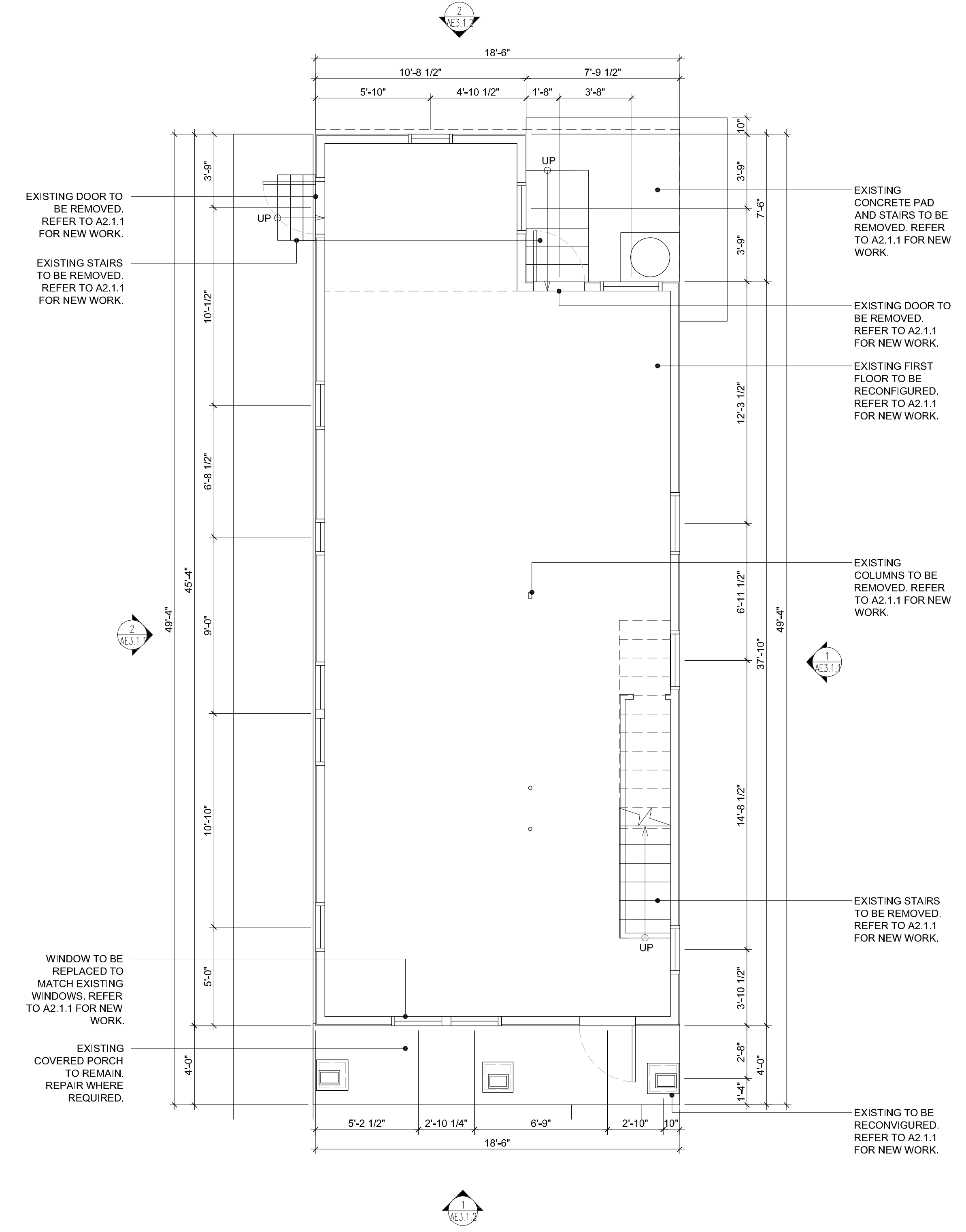
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Title:  
**EXISTING FLOOR PLANS**

Sheet Number:  
**AE2.1.1**  
 Date: April 1, 2014  
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**2**  
 EXISTING SECOND FLOOR PLAN  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



**1**  
 EXISTING FIRST FLOOR PLAN  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

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02  
AE3.1.1

**EXISTING EXTERIOR EAST ELEVATION**

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



01  
AE3.1.1

**EXISTING EXTERIOR WEST ELEVATION**

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



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**COOPER RESIDENCE**  
 808 OLIVIA STREET  
 KEY WEST, FLORIDA, 33040  
**RESIDENTIAL RENOVATION**

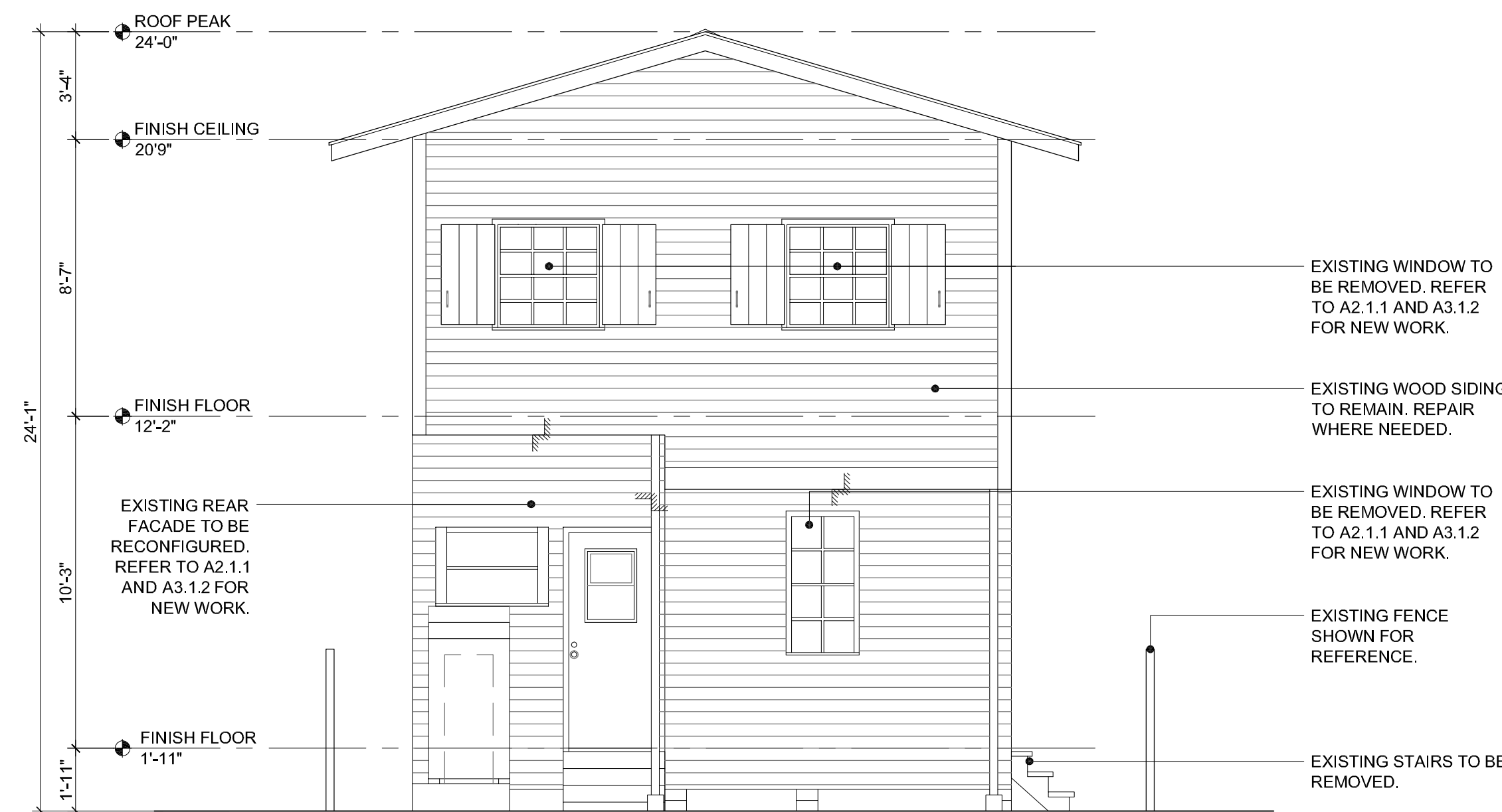
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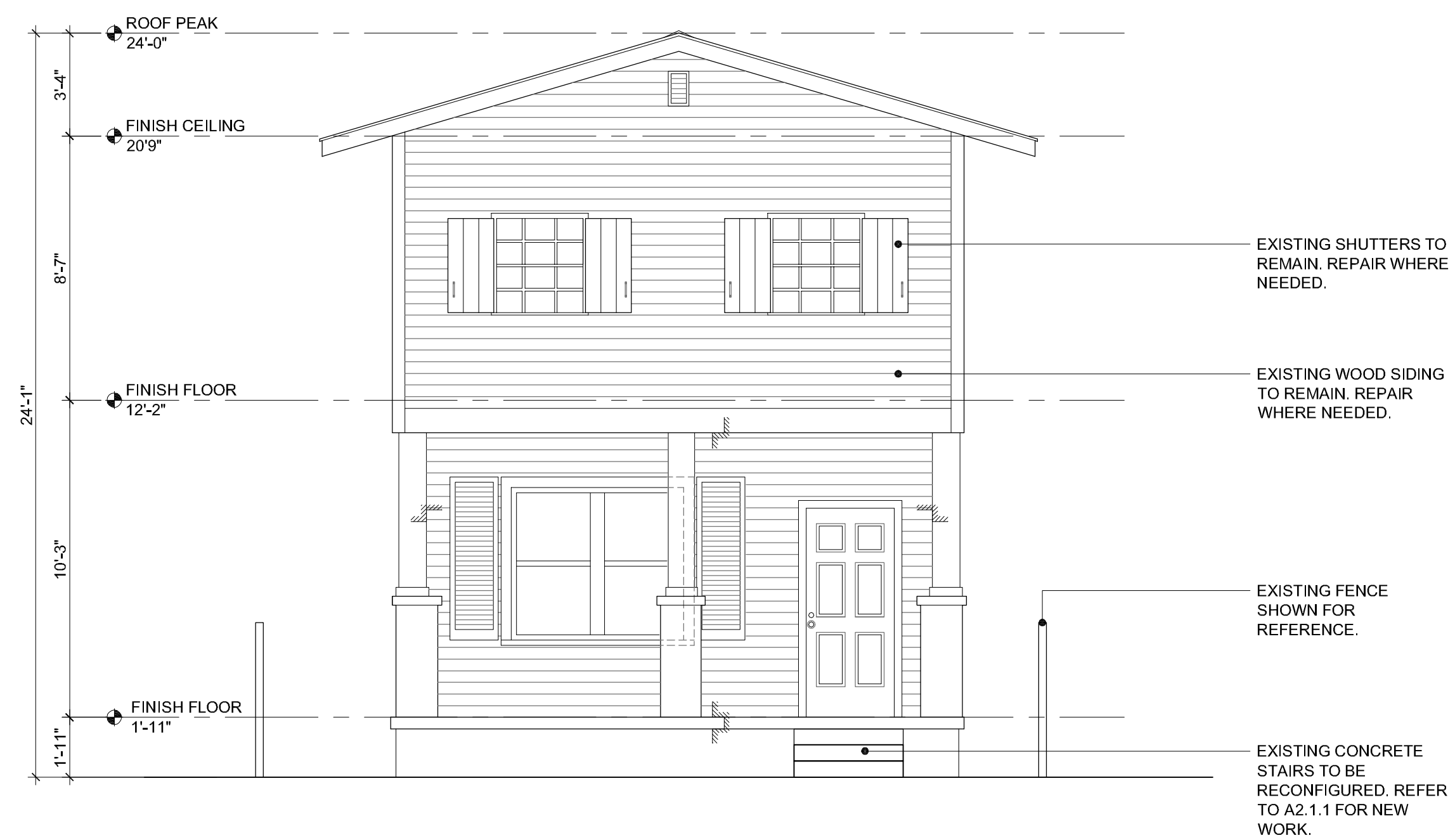
Anthony D. Sarno, License #  
Expiration Date

Consultants:

Revisions:



**02**  
AE3.1.1 **EXISTING EXTERIOR SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0" GRAPHIC SCALE: 1/4" = 1'-0"



**01**  
AE3.1.1 **EXISTING EXTERIOR NORTH ELEVATION**  
SCALE: 1/4" = 1'-0" GRAPHIC SCALE: 1/4" = 1'-0"

**COOPER RESIDENCE**  
808 OLIVIA STREET  
KEY WEST, FLORIDA, 33040  
**RESIDENTIAL RENOVATION**

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Drawn By: KMA	Checked By: MBI

Title:  
**EXISTING EXTERIOR ELEVATIONS**

Sheet Number:

**AE3.1.2**

Date: April 1, 2014

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Revisions:

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 808 OLIVIA STREET  
 KEY WEST, FLORIDA, 33040  
**RESIDENTIAL RENOVATION**

PLOTTED: 7/14/2014 12:56 PM

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Drawn By:	Checked By:
KMA	ADS

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Sheet Number:

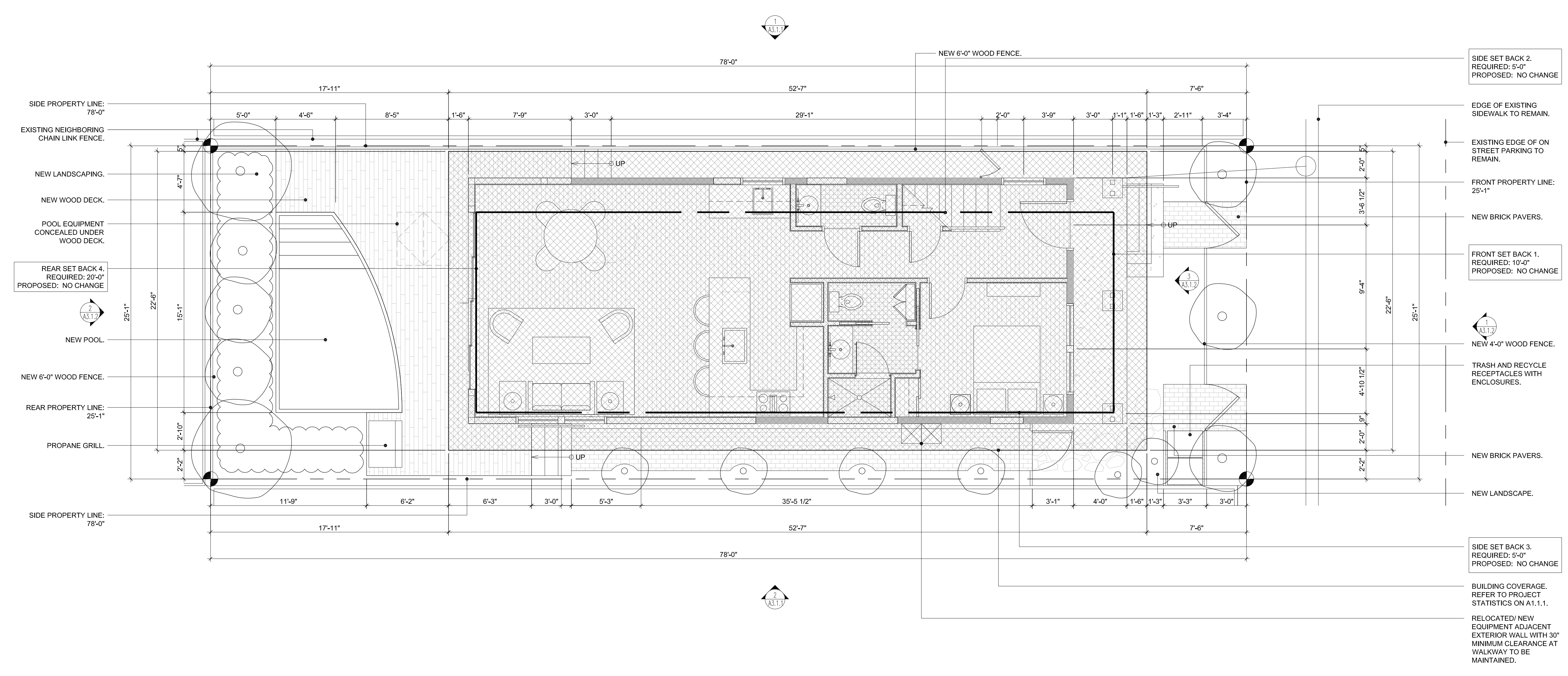
**A1.1.1**

Date: April 1, 2014

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PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HHDR			
FLOOD ZONE	ZONE X			
SIZE OF SITE	4000 SF	1950 SF	1950 SF	
HEIGHT	30'-0"	24'-1"	24'-1"	NO CHANGE
SETBACK 1: FRONT	10'-0"	7'-6"	7'-6"	NO CHANGE
SETBACK 2: SIDE SETBACK	5'-0"	0'-5"	0'-5"	NO CHANGE
SETBACK 3: SIDE SETBACK	5'-0"	2'-2"	2'-2"	NO CHANGE
SETBACK 4: REAR SETBACK	20'-0"	17'-11"	17'-11"	NO CHANGE
FLOOR AREA RATIO	1.0	.79 (1546.08 SF)	.82 (1602.5 SF)	NONE
FIRST FLOOR		.37 (720.83 SF)	.40 (777.25 SF)	NONE
SECOND FLOOR		.42 (825.25 SF)	.42 (825.25 SF)	NO CHANGE
BUILDING COVERAGE	50% (975 SF)	59% (1161.42 SF)	59% (1161.42 SF)	NO CHANGE
IMPERVIOUS SURFACE	60% (1170 SF)	69.1% (1348.80 SF)	83.1% (1622.25 SF)	VARIANCE REQUESTED

SITE PLAN LEGEND	
	BUILDING COVERAGE
	WOOD DECK
	BRICK PAVERS
	CONCRETE

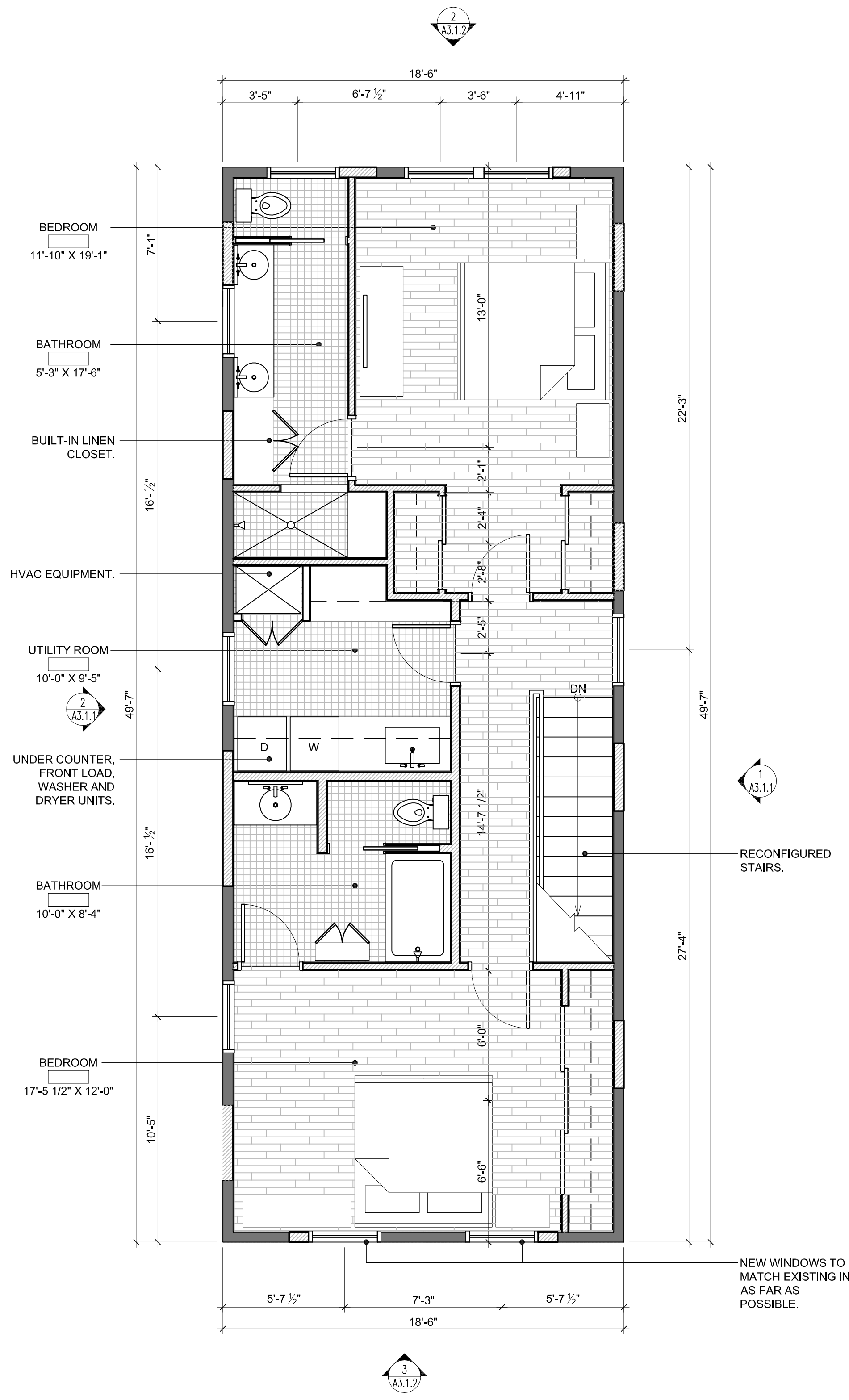


**SITE PLAN**  
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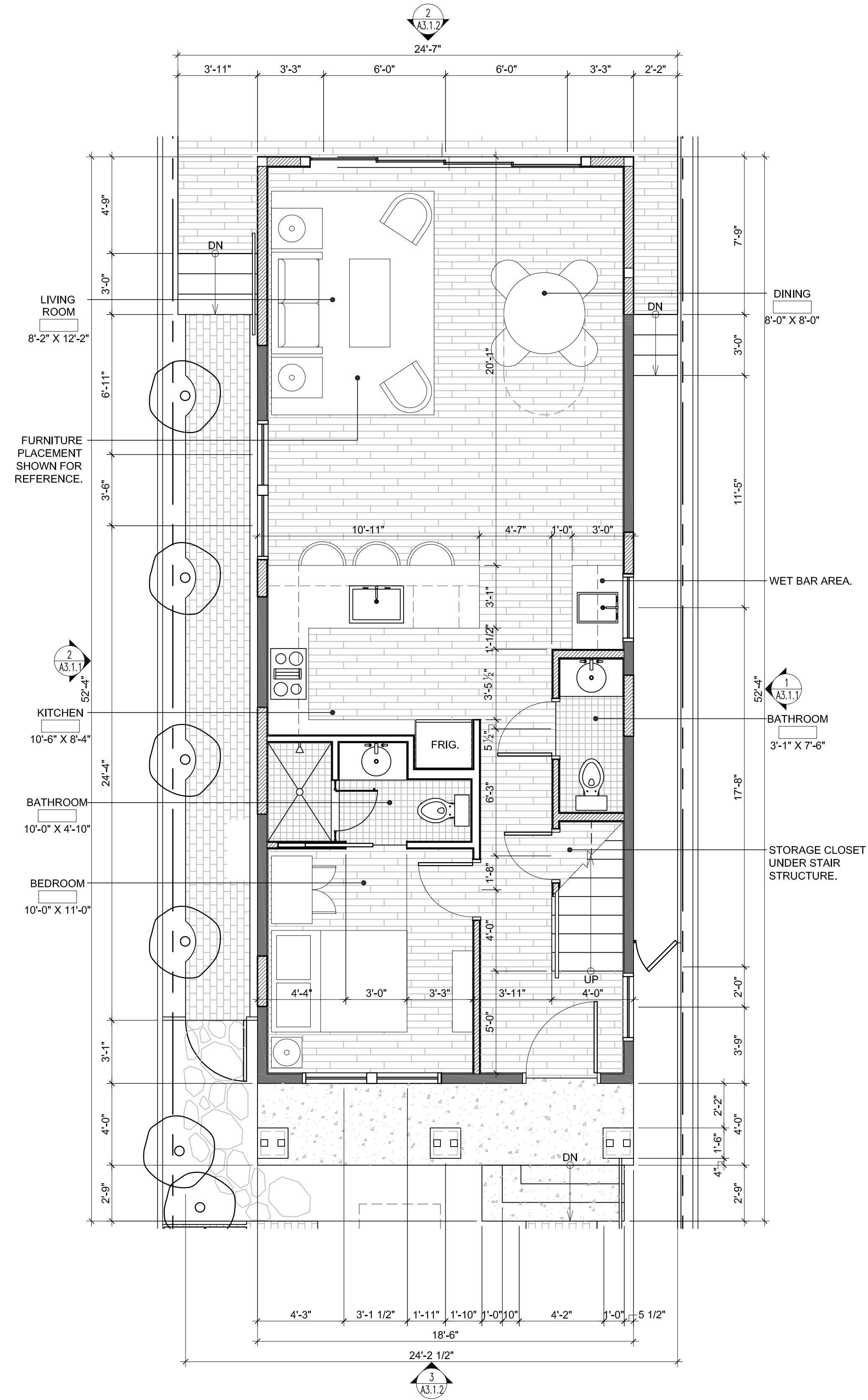
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FLOOR PLAN LEGEND:	
XXXX	ROOM NAME
	EXISTING TO REMAIN.
	DOOR.
	EXISTING WALL TO REMAIN.
	NEW FRAME WALL.



**2**  
**A2.1.1**  
**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**1**  
**A2.1.1**  
**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



Seal:  
 Anthony D. Sarno, License #  
 Expiration Date  
 Consultants:  
 Revisions:

**COOPER RESIDENCE**  
 808 OLIVIA STREET  
 KEY WEST, FLORIDA, 33040  
**RESIDENTIAL RENOVATION**

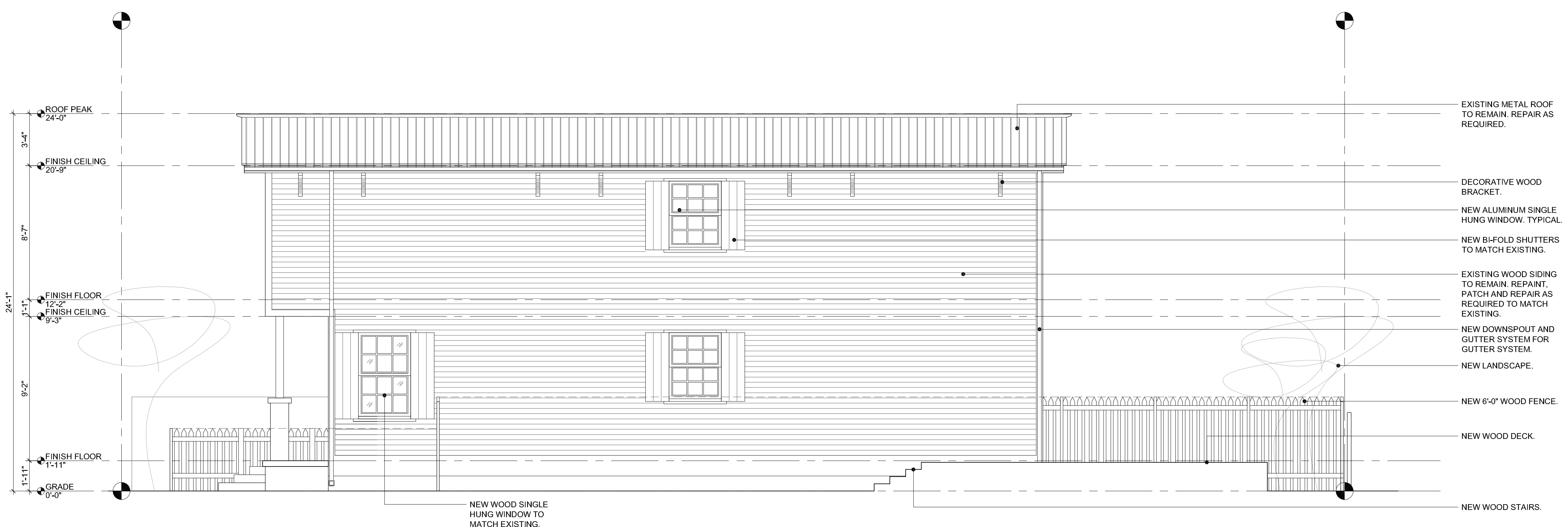
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 KMA | ADS  
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**FLOOR PLANS**

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 Date: April 1, 2014  
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2  
 A3.1.1  
**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



1  
 A3.1.1  
**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



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 Expiration Date

Consultants:

Revisions:

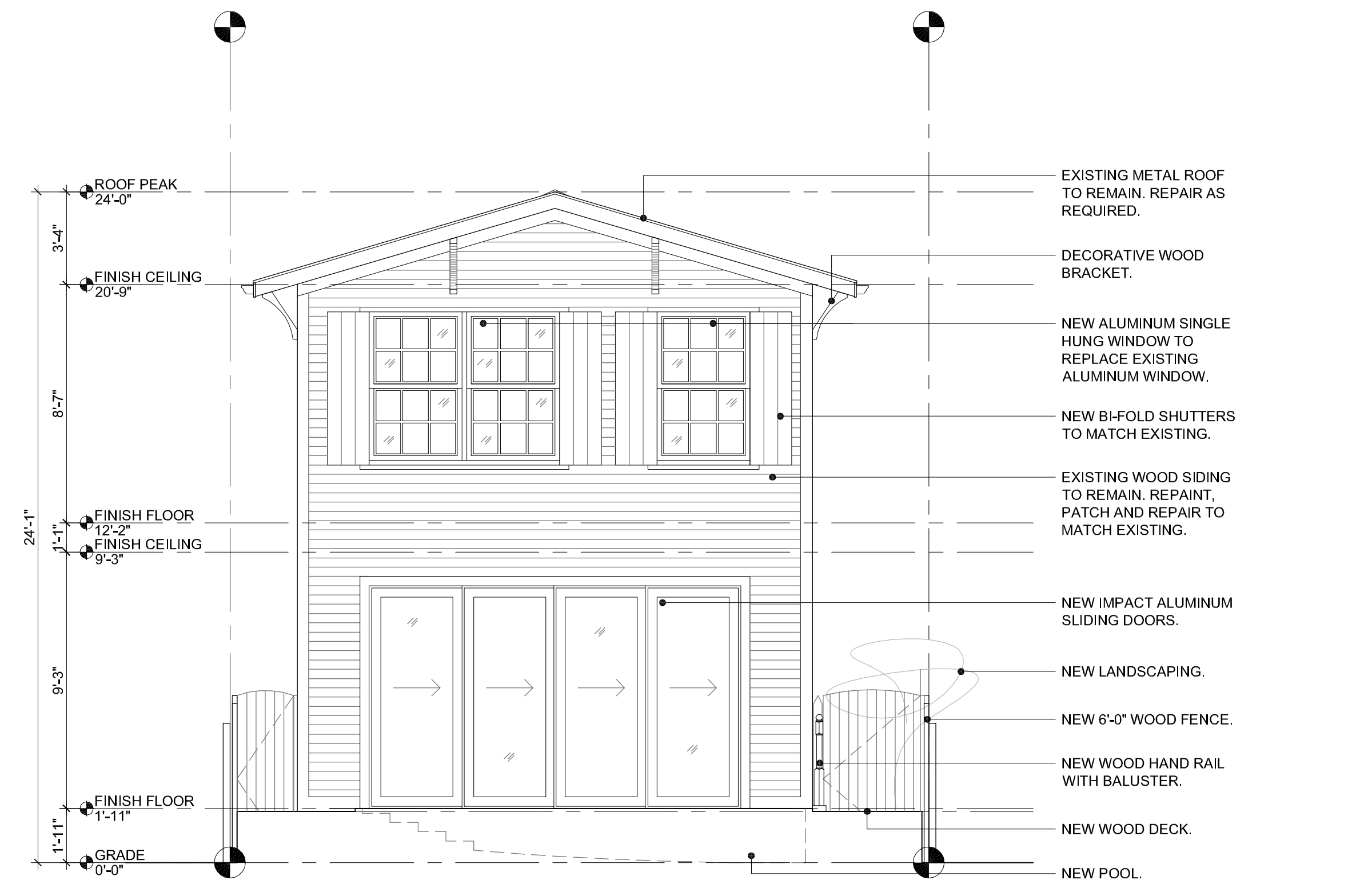
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**RESIDENTIAL RENOVATION**

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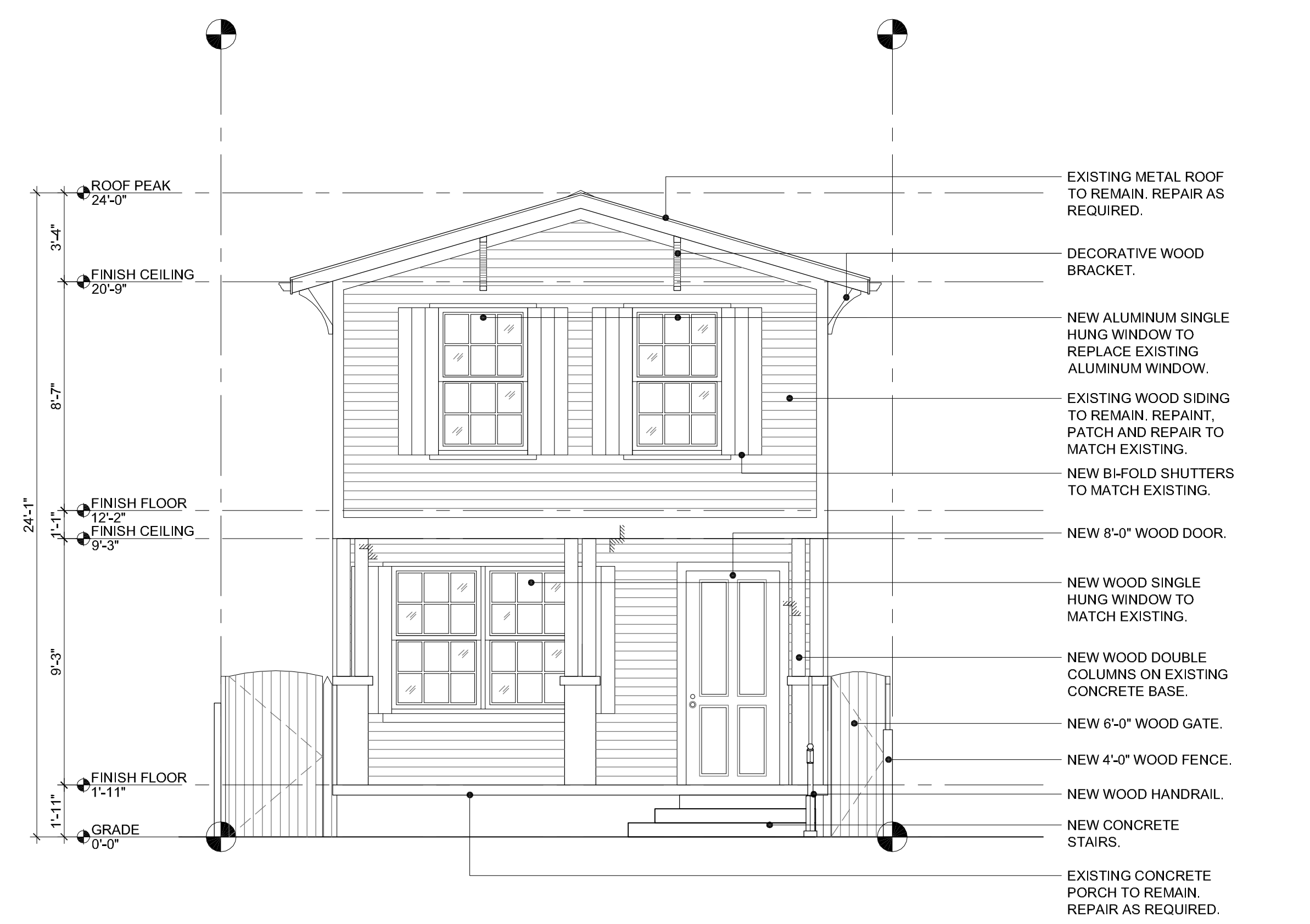
Drawing Size 24x36	Project #: 14 021
Drawn By: KMA	Checked By: ADS

Title:  
**EXTERIOR ELEVATIONS**

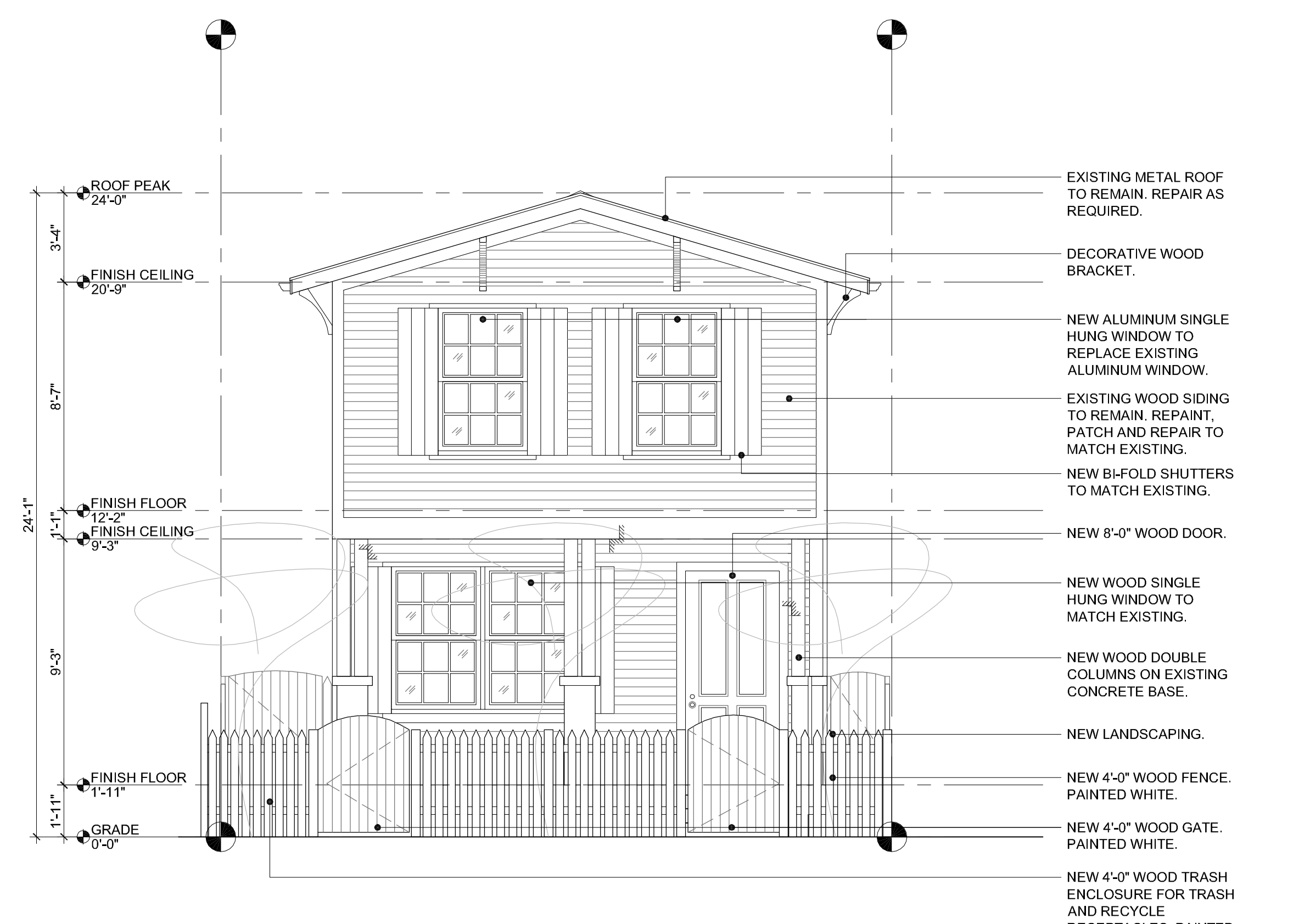
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**A3.1.1**  
 Date: April 1, 2014  
 ©2014 by k2m Design, Inc.



**2 SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



**3 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



**1 STREET ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

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 Anthony D. Sarno, License #  
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**COOPER RESIDENCE**  
 808 OLIVIA STREET  
 KEY WEST, FLORIDA, 33040  
**RESIDENTIAL RENOVATION**

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 Drawn By: KMA Checked By: ADS  
 Title: EXTERIOR ELEVATIONS  
 Sheet Number: **A3.1.2**  
 Date: April 1, 2014  
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# **Site Photos**





1. 808 Olivia Street- View from the Street





2. 808 Olivia Street- Left Side View





3. 808 Olivia Street- Backyard View



4. 808 Olivia Street- Rear Elevation View





5. 808 Olivia Street- Right Side View





6. 810 Olivia Street- Neighbor to the Left





7. 806 Olivia Street- Neighbor to the Right





8 Olivia Street Panorama- Street View Looking at 808 Olivia.





9. 808 Olivia Street Panorama- Street view opposite of 808 Olivia Street.



**DRC**  
**Minutes & Comments**

# Development Review Committee Minutes

## April 24, 2014 **FINAL**

### **ART IN PUBLIC PLACES:**

No comments.

### **POLICE DEPARTMENT:**

No comments.

### **HARC PLANNER:**

Ms. Torregrosa stated that the existing house was contributing. The mass scale is very important. Asked for clarification on what was being demolished and built back.

### **PLANNING DIRECTOR:**

Mr. Craig asked about the existing attic on plan level two, why was a skylight needed? He stated to make sure that this space was not going to be used for a living space.

### **ENGINEERING:**

Ms. Ignaffo stated to direct roof gutter downspouts back into swale.

### **TRANSPORTATION:**

No comments.

### **FIRE DEPARTMENT:**

Mr. Barroso asked that the applicant please make an appointment with the Fire department to discuss life safety issues and accessibility.

### **URBAN FORESTRY MANAGER:**

Ms. DeMaria would like to remind property owners of the requirement to protect any trees near and within the project area during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

### **KEYS ENERGY:**

No objections.

3. **Variance – 808 Olivia Street** (RE # 00020080-000000; AK # 1020826) – A request for a variance to minimum impervious surface ratio in order to renovate an existing building on property located within the HHDR zoning district pursuant to Section 122-630(4)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the variance request.

The applicant, Anthony Sarno of k2m Design gave members an overview of the variance request.

### **DRC Member Comments:**

### **ART IN PUBLIC PLACES:**

No comments.

### **BUILDING OFFICIAL:**

# Development Review Committee Minutes

## April 24, 2014 **FINAL**

No comments.

### **POLICE DEPARTMENT:**

No comments.

### **HARC PLANNER:**

Ms. Torregrosa stated that the survey shows a wall but the property does not have a wall. She had concerns with the proposed brackets on the eaves.

### **PLANNING DIRECTOR:**

No comments.

### **ENGINEERING:**

Ms. Ignaffo stated to install and direct roof gutter downspouts back onto property.

### **TRANSPORTATION:**

Mr. Whitaker stated to pay attention to accessibility, especially to the pool in the rear of the house.

### **FIRE DEPARTMENT:**

Mr. Barroso had issues with accessibility and life safety concerns..

### **URBAN FORESTRY MANAGER:**

Ms. DeMaria would like to remind property owners of the requirement to protect any trees near and within the project area during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

### **KEYS ENERGY:**

No objections.

- 4. Variance – 900 Packer Street (RE # 00021490-000000; AK # 1022233)** – A request for variances to maximum building coverage, impervious surface ratio and minimum front and street side-yard setbacks in order to construct a porch on an existing building on property located within the HHDR zoning district pursuant to Section 122-630(4)a. & b. and 122-630(6)a. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the variance request.

The applicant, James Hoffman, of One Call Construction gave members an overview of the variance request.

### **DRC Member Comments:**

### **ART IN PUBLIC PLACES:**

No comments.

### **BUILDING OFFICIAL:**

Mr. Wampler stated that the roof is intruding into the clear sight triangle as well as the porch.





THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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Engineering Services Comments  
Development Review Committee  
April 24, 2014

**2323 Staples Avenue**  
**Detached Habitable Space Variance**

No comments.

**1112 Southard Street**  
**Rear and Side-yard Setback Variance**

Direct roof gutter downspouts back onto property.  
Solid waste and recycle storage area shall be provided and/or maintained.

**1404 Olivia Street**  
**Impervious Surface, Rear and Side-yard Setback Variance**

Direct roof gutter downspouts back into swale.

**808 Olivia Street**  
**Impervious Surface Variance**

Install and direct roof gutter downspouts back onto property.

**900 Packer Street**  
**Impervious Surface, Front and Side-yard Setback Variance**

1. Property record card lists two addresses for this property; 846 Olivia Street and 900 Packer Street. Pursuant to Sec. 66-87, business tax is required for rental property. Please contact the Building Department to make an appointment to confirm second unit has been removed.
2. Pursuant to Sec. 108-452, clear zone sight distances at the intersection of right-of-ways shall be measured 30ft along each property line. Existing landscaping, located in the Packer Street right-of-way conflicts with Sec. 108-452.

**500 Duval Street**  
**Side-yard Setback Variance**

No comments.

**716-718 South Street**  
**Major Development Plan and Maximum Height Variance**

1. Please indicate how roof drains will be connected to stormwater management system.
2. Please indicate how garage pump will operate, considering the depth of the water table in the exfiltration trench catchbasin.
3. Please estimate the volume of trash and recycle material to be produced for this proposed project, and provide dimensions for the quantity of solid waste material to be produced. Ensure trash and recycling area will be sufficient to meet the demands of this proposed development.
4. Please show the clear zone sight distance at the intersection of South Street and William Street, noting unobstructed cross visibility shall be between 30 inches and six feet above the sidewalk grade.

**1516 Dennis Street to 1124 Duval Street**  
**Transient License Transfer rev. 04.10.2014**

No comments.

# **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**

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

**Alternate Key: 1020826 Parcel ID: 00020080-000000**

**Ownership Details**

**Mailing Address:**  
COOPER CHERYL J  
11741 ROAD 191  
OAKWOOD, OH 45873-9346

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 808 OLIVIA ST KEY WEST  
**Legal Description:** KW PT OF TR 5 G72-417/418 OR474-674 OR2543-524F/J OR2546-1610D/C OR2546-1613/14 OR2620-2477F/J OR2644-800/02 OR2670-260/62

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	25	78	1,950.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 1730  
Year Built: 1953

### Building 1 Details

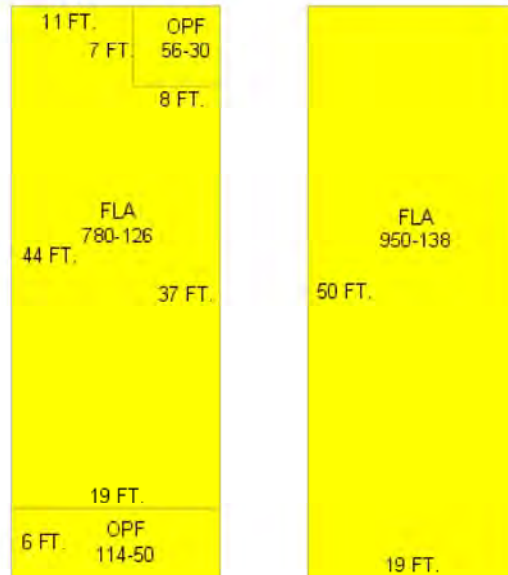
<b>Building Type</b> R1	<b>Condition</b> A	<b>Quality Grade</b> 550
<b>Effective Age</b> 40	<b>Perimeter</b> 264	<b>Depreciation %</b> 39
<b>Year Built</b> 1953	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 1,730
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 3
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 1	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF		1	1992	N N	0.00	0.00	114
2	FLA	12:ABOVE AVERAGE WOOD	1	1992	N N	0.00	0.00	780
3	OPF		1	1992	N N	0.00	0.00	56
4	FLA	12:ABOVE AVERAGE WOOD	1	1992	N N	0.00	0.00	950

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
4	CL2:CH LINK FENCE	100 SF	0	0	1964	1965	1	30

## Appraiser Notes

2014-03-04 SALES FIELD CHECK CONFIRMS INTERIOR IS UNDER TOTAL REHAB. STUDS EXPOSED NOT FIXTURES IST FLOOR. ADJUSTED EFF AGE FOR 2014.DKRAUSE

2013-11-25 MLS \$629,000 5/2 FANTASTIC 2 STORY IN THE HEART OF OLD TOWN. THE HOUSE IS BEING PREPARED FOR A FULL RENOVATION AND IS HAVING PLANS PRODUCED BY MICHAEL INGRAM. NOW IS YOUR CHANCE TO HAVE THE PLANS REFLECT YOUR INDIVIDUAL STYLE TO MAKE THIS GREAT HOUSE YOUR HOME.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13-3553	07/01/2013	02/03/2014	0		INTERIOR REHAB, DRYWALL ETC
03-4061	12/12/2003	12/18/2003	5,500		NEW WINDOWS & SHUTTERS

## 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
2013	193,379	1,006	235,349	429,734	152,286	25,500	126,786
2012	203,295	1,006	181,656	385,957	149,740	25,500	124,240
2011	205,775	1,006	167,622	374,403	145,379	25,500	119,879
2010	208,254	1,006	211,341	420,601	143,231	25,500	117,731
2009	234,299	1,006	321,238	556,543	139,465	25,500	113,965
2008	217,631	1,006	380,250	598,887	139,326	25,500	113,826
2007	337,827	998	344,663	683,488	135,268	25,500	109,768
2006	485,372	998	185,250	671,620	131,969	25,500	106,469
2005	485,372	998	146,250	632,620	128,125	25,000	103,125
2004	275,990	998	136,500	413,488	124,393	25,000	99,393
2003	306,656	1,043	42,510	350,209	122,074	25,000	97,074
2002	254,087	1,088	42,510	297,685	119,213	25,000	94,213
2001	217,129	1,133	42,510	260,772	117,336	25,000	92,336
2000	175,968	2,225	33,150	211,343	113,919	25,000	88,919
1999	147,888	1,977	33,150	183,015	110,925	25,000	85,925
1998	137,280	1,934	33,150	172,364	109,179	25,000	84,179
1997	124,800	1,848	29,250	155,898	107,354	25,000	82,354
1996	84,240	1,308	29,250	114,798	104,228	25,000	79,228
1995	76,752	1,200	29,250	107,202	101,686	25,000	76,686

1994	68,640	1,123	29,250	99,013	99,013	25,000	74,013
1993	68,640	0	29,250	97,890	97,890	25,000	72,890
1992	67,450	0	29,250	96,700	96,700	25,000	71,700
1991	67,450	0	29,250	96,700	96,700	25,000	71,700
1990	54,377	0	20,963	75,340	75,340	25,000	50,340
1989	45,631	0	20,475	66,106	66,106	25,000	41,106
1988	32,727	0	16,088	48,815	48,815	25,000	23,815
1987	32,327	0	10,530	42,857	42,857	25,000	17,857
1986	32,511	0	10,530	43,041	43,041	25,000	18,041
1985	31,509	0	7,020	38,529	38,529	25,000	13,529
1984	29,311	0	7,020	36,331	36,331	25,000	11,331
1983	29,311	0	7,020	36,331	36,331	25,000	11,331
1982	29,928	0	6,279	36,207	36,207	25,000	11,207

## 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
2/3/2014	2670 / 260	692,500	WD	02
8/8/2013	2644 / 800	530,000	WD	02
11/30/2011	2546 / 1613	100	QC	11
2/1/1971	474 / 674	9,000	00	Q

This page has been visited 51,054 times.

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

**Public Notices**  
**(radius map & mailing list)**



# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., July 24, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Variance – 808 Olivia Street (RE # 00020080-000000; AK # 1020826)** – A request for a variance to maximum impervious surface ratio in order to add a new deck and pool on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Section 90-395 and Section 122-630(4)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).**

**YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY**

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**Applicant:** Anthony D. Sarno

**Owner:** Cheri Cooper

**Locations:** 808 Olivia Street **Date of Hearing:** July 24, 2014 **Time of Hearing:** 6:00 PM

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

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to:** Carlene Smith, Planner Analyst

E-mail: [cesmith@keywestcity.com](mailto:cesmith@keywestcity.com); Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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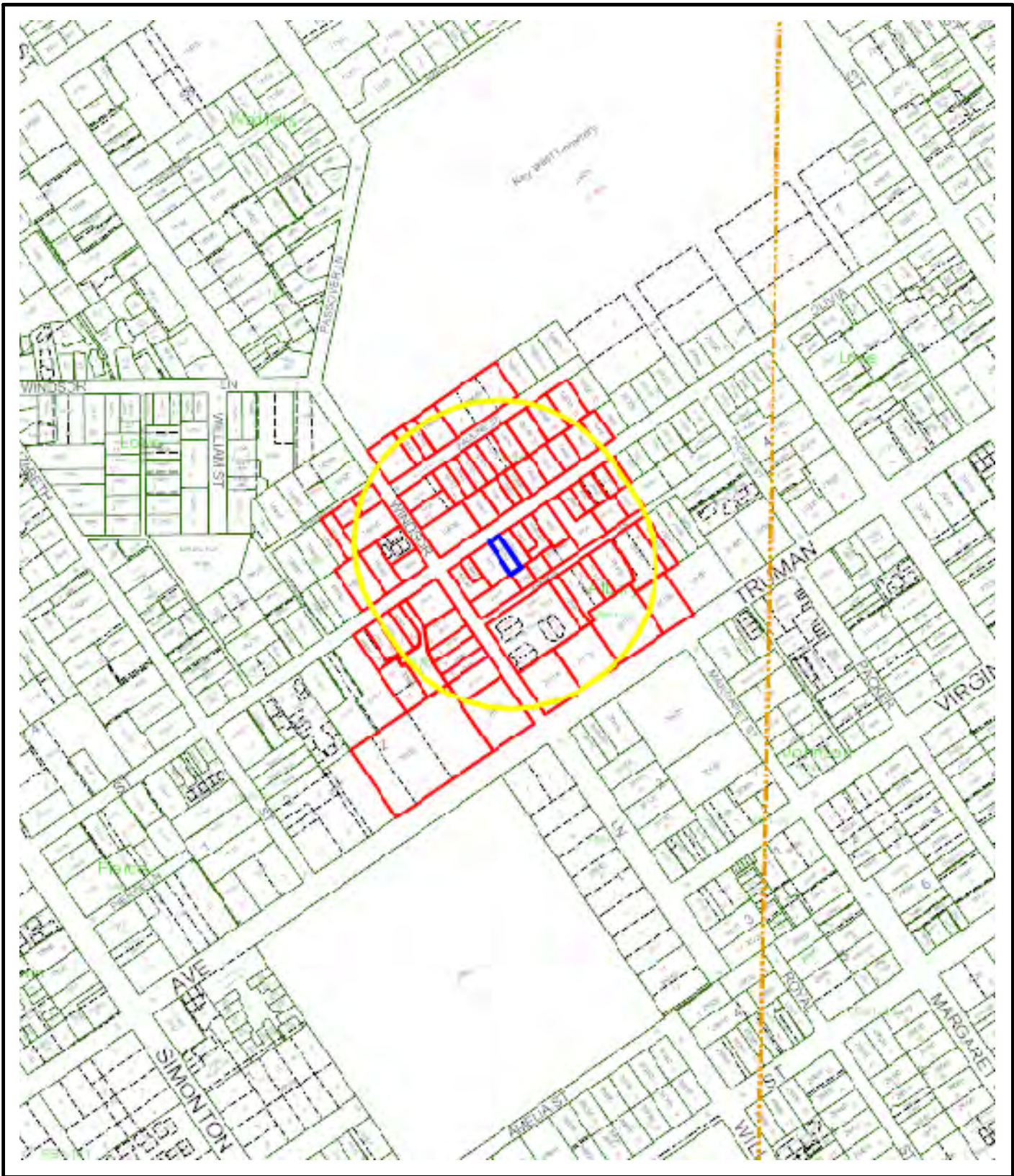
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# Monroe County, Florida

## MCPA GIS Public Portal

Printed: Jul 09, 2014

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



Owner Name	Address1	Address2	City	State	Zip	Country
WELCH ROGER L AND CYNTHIA A		902 OLIVIA ST	KEY WEST	FL	33040-6420	
DE LA PAZ REINALDO JR		518 ONE CENTER BLV	ALTAMONTE SPRING	FL	32701-2256	
SAWNOMEGA LLC		1419 ATLANTIC BLVD	KEY WEST	FL	33040-5003	
LEWIS DARYL EUGENE		42E 12TH AVE	KEY WEST	FL	33040-5871	
BYE ARTHUR E III REVOCABLE TRUST 8/30/2010		624 CLEMS RUN	MULLICA HILL	NJ	08062-2839	
GOVUS DAVID		3709 BIG CREEK RD	ELLIJAY	GA	30540-9160	
MONZON JOSEPH MARIO		725 OLIVIA ST	KEY WEST	FL	33040-6444	
625 TRUMAN LLC		625 TRUMAN AVE	KEY WEST	FL	33040-3233	
DEAN CYNTHIA VINSON		1327 DUNCAN ST	KEY WEST	FL	33040-3446	
JONES DAVID D		726 POOR HOUSE LN	KEY WEST	FL	33040-6411	
KILPATRICK STEPHEN L		910 ELIZABETH ST	AP KEY WEST	FL	33040-6406	
PASSOVER INVESTMENTS LLC		1200 4TH ST #138	KEY WEST	FL	33040-3763	
CAREY THEODORE		736 POOR HOUSE LN	KEY WEST	FL	33040-6411	
VALESKI LIBBY AND THEODORE		880 MARION RD	INDIANA	PA	15701-1434	
KEY LIME INN INC		725 TRUMAN AVE	KEY WEST	FL	33040-6423	
BAYNE STEPHEN		732 POOR HOUSE LN	KEY WEST	FL	33040-6411	
LACHAT AMY		PO BOX 4062	KEY WEST	FL	33041-4062	
TRUJILLO DAVID LEE JR		1415 FLAGLER AVE	KEY WEST	FL	33040-4921	
HURLEY BRIAN AND PATRICIA		PO BOX 638	SOUTHAMPTON	NY	11969-0638	
KNOWLES PATRICIA L L/E		723 OLIVIA ST	KEY WEST	FL	33040-6446	
JOHNSON JEANETTE A		7725 PENCE POND LN	CHARLOTTE	NC	28227-2451	
MONROE COUNTY FLA		500 WHITEHEAD ST	KEY WEST	FL	33040-6581	
KIPP GRACE F		373 BLEECKER ST	APT NEW YORK	NY	10014-3275	
HANKE LEE R		PO BOX 5401	KEY WEST	FL	33045-5401	
TEJAS LLC		830 TRUMAN AVE	KEY WEST	FL	33040-6426	
BULLOCK MICHAEL M		3718 FLAGLER AVE	KEY WEST	FL	33040-4529	
MOSHER MARINA S REV TR AGR 6/11/2003		1701 ASHBY ST	KEY WEST	FL	33040-5366	
HENSHAW TIMOTHY ROGER DEC TRUS C/O HENSHAW TIMO		1109 DUVAL ST	KEY WEST	FL	33040-3127	
CLARKS GLADYS		828 JOHNSON LN	KEY WEST	FL	33040-6417	
ANTONOWICH FRANK J AND RUTH		737 OLIVIA ST	UNIT A KEY WEST	FL	33040-6444	
BUNTAIN WILLIAM C		8400 DE LONGPRE A\	WEST HOLLYWOOD	CA	90069-2659	
TOWNSEND DEAN		826 OLIVIA ST	KEY WEST	FL	33040-6419	
SADECA REALTY LLC	C/O RENNERT IRWIN	1880 CENTURY PARK	LOS ANGELES	CA	90067-1699	



WEECH MARY LOUISE	211 TRUMAN AVE	KEY WEST	FL	33040-7340	
MCGREGOR RONALD C	1604 VONPHISTER ST	KEY WEST	FL	33040-4941	
CORNING HOWARD BURT DEC TR 01/10/01 C/O CORNING ELIZABETH	41 TRASK RD	VIENNA	ME	04360-3108	
BARNETT WILLIAM M	PO BOX 177	CAMPBELLSBURG	KY	40011-0177	
SCHANKER STEVEN M AND CAROL L	99 E NECK RD	HUNTINGTON	NY	11743-1567	
HAYES PAUL N	914 WINDSOR LN	KEY WEST	FL	33040-6453	
YACCARINO CLAUDINA L/E	1011 WINDSOR LN	KEY WEST	FL	33040-3269	
SONI AND SONS LIMITED PARTNERSHIP AGREEMENT	830 TRUMAN AVE	KEY WEST	FL	33040-6426	
DEMARC FRANK	908 ELIZABETH ST	KEY WEST	FL	33040-6406	
HOOD LUCILE O'CONNOR	12317 OAKWOOD DR	WOODBIDGE	VA	22192-1911	
BROCKWAY GAIL	1514 SOUTH ST	KEY WEST	FL	33040-3513	
WASILEWSKI SUSAN	23944 N PORTERS CR	SAINT MICHAELS	MD	21663-2478	
LEWIS DARYL E	42E 12TH AVE	KEY WEST	FL	33040-5871	
MCGINTY KEVIN P	715 OLIVIA ST	KEY WEST	FL	33040-6446	
FROELICH DONNA M	738 POOR HOUSE LN	KEY WEST	FL	33040-6411	
INSITE KEY WEST (OLIVIA II) LLC	1400 16TH ST STE 300	OAK BROOK	IL	60523-8854	
QUINN CARYN	905 ELIZABETH ST	KEY WEST	FL	33040-6405	
BLACKSHEAR OVEDIA	4831 NW 12TH ST	LAUDERHILL	FL	33313-6521	
BROMM HAROLD J JR L/E	727 POOR HOUSE LN	KEY WEST	FL	33040-6457	
HASKELL ARLO B	716 LOVE LN	KEY WEST	FL	33040-6830	
BARRETT MARJORIE GWYNN	914 ELIZABETH ST	KEY WEST	FL	33040-6406	
PIEDRAHITA JOHN	812 WINDSOR LN	KEY WEST	FL	33040-6447	
KIPP GRACE F	373 BLEECKER ST	APT NEW YORK	NY	10014-3275	
WHYMS MATTIE PEARL ESTATE	820 OLIVIA ST	KEY WEST	FL	33040-6419	
FREISTAK FRANK R	823 JOHNSON LN	KEY WEST	FL	33040-6416	
SMITH ANDREA L	917 HILLSIDE AVE	EASTON	PA	18042-1302	
SIEGERT MECHTHILD AND MARKUS JP	718 OLIVIA ST	KEY WEST	FL	33040-6413	
MERRILL CHRISTOPHER ALLAN	2144 N PEPPER ST	BURBANK	CA	91505-1538	
DEBAUN GARY G	908 ELIZABETH ST	APT KEY WEST	FL	33040-6406	
GUGLEOTTI GEORGE	709 OLIVIA ST	KEY WEST	FL	33040-6412	
RHOADES SHIRREL AND DIANE	830 OLIVIA ST	KEY WEST	FL	33040-6419	
WIEMER I FAMILY LTD PARTNERSHIP	5705 ARCHER CT	DALLAS	TX	75252-4972	
DEEGAN MICHAEL R REV TR 4/20/2010	729 OLIVIA ST	KEY WEST	FL	33040-6444	
YEOMAN INVESTMENTS LTD	C/O WILLIS GUY A	2432 FLAGLER AVE	KEY WEST	FL	33040-3844

LYZWINSKI DAREK	PO BOX 4231	KEY WEST	FL	33041-4231
AZUL KEY WEST INC	79 SHORELAND DR	KEY LARGO	FL	33037-4752
SELKA STEPHEN L REVOCABLE TRUST 1/15/1996	744 WINDSOR LN	KEY WEST	FL	33040-6441
GOLDFARB JASON H	735 POOR HOUSE LN	KEY WEST	FL	33040-6457
KENT SUSAN D	821 WINDSOR LN	KEY WEST	FL	33040-6449
BIDDLE JOEL C H AND ERIKA E	824 OLIVIA ST	KEY WEST	FL	33040-6419
PLOWMAN CATHERINE A L/E	901 ELIZABETH ST	KEY WEST	FL	33040-6405
LAUGHLIN MICHAEL L	PO BOX 323	AIKEN	SC	29802-0323
SABER JOHN C	3620 SAUL RD	KENSINGTON	MD	20895-3436
MILLER GAIL ANN TRUST 1/8/1993	728 POOR HOUSE LN	KEY WEST	FL	33040-6411
WIEMER I FAMILY LIMITED PTNSHP	809 TRUMAN AVE	KEY WEST	FL	33040-6425
BOLLONG CHRISTINE B	914 ELIZABETH ST	KEY WEST	FL	33040-6406
MURPHY EVELYN DIANE	845 GALVESTON LN	KEY WEST	FL	33040-6409
GLEICK JAMES	808 WINDSOR LN	KEY WEST	FL	33040-6447
MCGINTY KEVIN	715 OLIVIA ST	KEY WEST	FL	33040-6446
MAGEE SIDNEY TRUST AGR 7/18/2008	31526 FOX HOLLOW	EUGENE	OR	97405-9506
COOPER CHERYL J	11741 ROAD 191	OAKWOOD	OH	45873-9346
TUPINO JAMES	6 STEVENS PL	HAZLET	NJ	07730-1205
HANAGAN CHRISTOPHER B	903 PACKER ST	KEY WEST	FL	33040-6421
D-D PROPERTY HOLDINGS LLC	5200 KRAUS RD	CLARENCE	NY	14031-1568
ROUX CINDY S	908 ELIZABETH ST UN	KEY WEST	FL	33040-6406
HORN JACQUELINE A	827 ELIZABETH ST	KEY WEST	FL	33040-6403
ROBERTSON JOANNE C	PO BOX 4303	KEY WEST	FL	33041-4303
LAUGHLIN MICHAEL L	PO BOX 323	AIKEN	SC	29802-0323
DONALD WENDY L AND SCOTT D	738 OLIVIA ST	KEY WEST	FL	33040-6413
COULTER DAVID WILLIAM LIVING TRUST 02/12/2008	708 WILLIAM ST	KEY WEST	FL	33040-6429
BROWNING MICHAEL L TRUST 6/28/19 C/O TRUMAN AVE PR	402 APPLEROUT LN	KEY WEST	FL	33040
PARKER MOLLY	813 JOHNSON LN	KEY WEST	FL	33040-6416
HENSLEY LAURIE	914 PACKER ST APT 4	KEY WEST	FL	33040-6435
DEHART JACOB G AND LORIE M	938 N MARION ST	OAKPARK	IL	60302
909 WINDSOR LANE LLC	522 ROUTE 9 UNIT 19	ENGLISHTOWN	NJ	07726-8241
HOWE STEPHANIE	1419 ATLANTIC BLVD	KEY WEST	FL	33040-5003
HACE GERALD J AND FRANCIE	132 LAKEFRONT BLVD	BUFFALO	NY	14202-4348
TRUJILLO DAVID LEE AND PATSY A	1415 FLAGER AVE	KEY WEST	FL	33040

WENSKI THOMAS G ARCHBISHOP OF ARCHDIOCESE OF MIAM	9401 BISCAYNE BLVD MIAMI SHORES	FL	33138-2970	
FERNANDEZ IRENE	1207 WATSON ST KEY WEST	FL		33040
DUNN TIMOTHY WILLIAM RANDALL	906 TRUMAN AVE AP KEY WEST	FL	33040-6436	
LACY CAROLYN H	815 JOHNSON LN KEY WEST	FL		33040
MARKIEWICZ DANIEL AND ELEANOR	3611 205TH ST BAYSIDE	NY	11361-1235	
HARRIS GERALD L AND LAURA A	2613 LAKEVALE DR VIENNA	VA	22181-4032	
MAZZORANA MICHAEL AND TINA	730 PASSOVER LN KEY WEST	FL	33040-7104	
TRUJILLO DAVID L SR AND PATSY	1415 FLAGLER AVE KEY WEST	FL	33040-4921	
SINCOCK MORGAN J	411 E WILLOW GROV PHILADELPHIA	PA	19118-2915	
RUPP WILLIAM R TRUST 10/3/1991 C/O RUPP TRACEY	3154 GOMER ST YORKTOWN HEIGHTS	NY	10598-2502	
VAN MATER ROBIN	905 TRUMAN AVE KEY WEST	FL	33040-6427	
STEWART DAVID E AND RUTH	505 PROSPECT AVE PRINCETON	NJ	08540-4032	
THIEL JOHN W	900 PACKER ST KEY WEST	FL	33040-6422	
806 TRUMAN LLC	3810 W ALABAMA ST HOUSTON	TX	77027-5294	
SCHORR DIANE F	906 PACKER ST KEY WEST	FL	33040-6422	
KAHN PAUL S	9 ISLAND AVE APT 22 MIAMI BEACH	FL	33139-1343	
SKOGLUND MICHAEL	522 ELIZABETH ST KEY WEST	FL	33040-6821	
BOBO LESA LOIS	W12035 COUNTY RO. ETTRICK	WI	54627-9118	
BLUMENKRANZ 2000 FAMILY TRUST 9/ C/O BLUMENKRANZ J	PO BOX 4172 KEY WEST	FL	33041-4172	
1018 TRUMAN LLC	521 SIMONTON ST KEY WEST	FL	33040-6872	
TURNER NORMAN AND KRISTINA	564 OSPREY RD CARDINAL	VA	23025-2012	
911 WINDSOR LANE KEY WEST LLC	522 ROUTE 9 UNIT 15 MANALAPAN	NJ	07726-8937	
SAVAGE THOMAS AND ZITA	2700 BAYSHORE BLVD DUNEDIN	FL	34698-1626	
MERICLE ROBERT D	2333 E FRITTS LN SPRINGFIELD	MO		65804
MERICLE ROBERT	2333 EAST FRITTS LN SPRINGFIELD	MO		65804
HUMBERT JACOB M JR AND MARGIE COOK	907 PACKER ST KEY WEST	FL	33040-6421	
MURPHY JOHN AND JEAN	102 BOOTH ST APT 3 GAITHERSBURG	MD	20878-5443	
MACDONALD WILLIAM G AND SHARON A	72 CHURCH ST CHARLESTON	SC		29401
SEA ISLE TOWNHOMES ON WINDSOR LANE CONDOMINIUM				
VALANOS GEORGE AND FREDERICA	3038 DUMBARTON S WASHINGTON	DC	20007-3305	
TWO SISTER 2 LLC	136 BAY AVENUE HUNTINGTON	NY		11743
MITCHELL SARA	88 KELLY DR CENTRAL SQUARE	NY	13036-3492	
TWO SISTERS 9 LLC	136 BAY AVENUE HUNTINGTON	NY		11743
SORG JEFFREY AND KELLY CROCE	2001 STONERIDGE LN VILLANOVA	PA	19085-1723	

PIROZEK LINDA A	1013 MARGARET ST	KEY WEST	FL	33040
HEELS MARK J AND JOYCE F	732 PASSOVER LN	KEY WEST	FL	33040
VANORE JOSEPH A JR AND AMY L	200 SHIVERS RUN CT	MULLICA HILL	NJ	8062
JONES KIMBERLEY L H/W	912 TRUMAN AVE UN	KEY WEST	FL	33040-6428
SCRIMSHAW SUSAN G REVOCABLE TRUST 5/27/2005	1008 PACKER ST UN	KEY WEST	FL	33040-3261
CURTIS CHARLES H AND SANDRA J	1160 WRAYSWOOD F	WATKINSVILLE	GA	30677-4338
SUGAR SUSAN BETH	178 5TH AVE APT 10E	NEW YORK	NY	10010-5922
CURTIS CHARLES H AND SANDRA J	1160 WRAYSWOOD F	WATKINSVILLE	GA	30677-4338
COLEMAN F CARROLL ARCH-BISHOP OF ARCHDIOCESE	9401 BISCAYNE BLVD	MIAMI SHORES	FL	33138
INSITE KEY WEST (OLIVIA) LLC	1400 16TH ST STE 30	OAK BROOK	IL	60523-8854
ANTHONY PAUL M	1231 WEST BLVD	CLEVELAND	OH	44102
CRH-YLM 900 LLC	13301 SW 204 ST	MIAMI	FL	33177
SCLAROW EDWARD T AND BARBARA H H/W	P O BOX 1223	GLENSIDE	PA	19038
WEHMEYER KENNETH E AND PENNY J	1012 PACKER ST	KEY WEST	FL	33040-3261
PALLINI ROMOLO AND SUSAN	6 CARR HILL RD	WINDHAM	NH	03087-1166
HORN DAVID D	827 ELIZABETH ST	KEY WEST	FL	33040
FIELDS ROBERT	828 WINDSOR LN UN	KEY WEST	FL	33040-6448
HEWETT CHARLES AND JACQUELINE	109 VALLEY VIEW RD	EAST HOLDEN	ME	4429
TORJUSEN HOWARD T	1316 NEWCASTLE DR	ORLANDO	FL	32806-1730
HANKE LEE R AND LYNDA J	906 TRUMAN AVE	KEY WEST	FL	33040
GARDNER WILLIAM HOWARD JR	832 JOHNSON LN	KEY WEST	FL	33040-6417
LARSEN WAYNE E AND DEBRA J	12650 WRAYBURN RI	ELM GROVE	WI	53122-1453
POLLMAN ROBERT P AND NOREEN M TRUST 1999	PO BOX 87	EGG HARBOR	WI	54209-0087
GROTH CONSTANCE J	833 ELIZABETH ST	KEY WEST	FL	33040-6403
HENKEL ROBERT K	910 GRINNELL ST	KEY WEST	FL	33040-6438
FULLER NORMAN C	P O BOX 5282	KEY WEST	FL	33045-5282
DUNN DAVID E	2550 M ST NW	WASHINGTON	DC	20037-1301
GRADL DAVID M AND BRENDA	6148 PALOMINO CIR	BRADENTON	FL	34201-2384
MAHLE W STEPHEN AND LYNNE M	188 GWYNEDD MAN	N WALES	PA	19454
WEAVER RICHARD A AND MARCIA G	19 FIFE RD	WELLESLEY HILLS	MA	02481-5416
VALEGA JANIS H TRUST AGR DATED 5/11/04	4488 STONE CREEK R	BRUNSWICK	OH	44212
DEJA VIEW LLC	9524 W 146TH ST	OVERLAND PARK	KS	66221-2522
INSITE KEY WEST (OLIVIA) LLC	1400 16TH ST STE 30	OAK BROOK	IL	60523-8854
KEY WEST BANK FSB	C/O CENTENNIAL BAN	970 RINEHART RD	LAKE MARY	FL 32746-1555



INSITE KEY WEST (OLIVIA) LLC		1400 16TH ST STE 301	OAK BROOK	IL	60523-8854	
KING KENNETH AND LINDA		1602 LAIRD ST	KEY WEST	FL	33040-5312	
PAINCHAUD SOPHIE		PO BOX 4750	KEY WEST	FL	33041-4750	
MOTON-BUTLER AELIA		813 GALVESTON LN	KEY WEST	FL	33040-6409	
GEIKE ONEIDA L/E		PO BOX 2583	KEY WEST	FL	33045-2583	
DEMILLY WALTER A III		739 OLIVIA ST	KEY WEST	FL	33040-6444	
MINEROFF BRUCE S AND SHARON		20 MOLLY PITCHER D	MANALAPAN	NJ	07726-8937	
BUCK RANDALL W		919 PACKER ST	KEY WEST	FL	33040-6440	
709 TRUMAN INC		725 TRUMAN AVE	KEY WEST	FL	33040-6423	
CHAMBERLIN BREWSTER S		PO BOX 490	KEY WEST	FL		33041
BIERWILER KAY L		16 ORANGE ST	NEWBURYPORT	MA	01950-2806	
GARCIA MICHAEL A		912 PACKER ST	KEY WEST	FL	33040-6450	
STAFFORD FAMILY TRUST	C/O STAFFORD WILLI	36D 11TH AVE	KEY WEST	FL	33040-5869	
MILLER GAIL ANN TRUST 1/8/1993		728 POOR HOUSE LN	KEY WEST	FL	33040-6411	
RUSSELL BENJAMIN AND CAROLINE	C/O KNOWLES WILLIS	PO BOX 229	BRONX	NY	10467-0229	
HARLEY TANGELA L/E		823 WINDSOR LN	KEY WEST	FL	33040-6449	
HOBSON INVESTMENTS LTD	C/O WILLIS GUY A	2432 FLAGLER AVE	KEY WEST	FL	33040-3844	
SAWYER LLOYD		809 JOHNSON LN	KEY WEST	FL	33040-6416	
PETRICK JOSEPH S		61 BALSAM RD	WAYNE	NJ	07470-5046	
FERNANDEZ IRENE		1207 WATSON ST	KEY WEST	FL	33040-3321	
CHIPS LORI A		127 NEWTOWN AVE	NORWALK	CT	06851-2324	
PFEFFER SOREN		47 LIBERTY ST	MONTPELIER	VT	05602-2532	
ZOLOTOW DAVID M AND DIANE W		708 WILLIAM ST	KEY WEST	FL	33040-6429	
CHARVET PONY		814 WINDSOR LN	KEY WEST	FL	33040-6447	
CBG PROPERTY MANAGEMENT LLC		124 HARBOR VIEW LN	BELLEAIR BLUFFS	FL	33770-2605	
BENFIELD MICHAEL S AND LISA D		PO BOX 5824	KEY WEST	FL	33040-5824	
HOBGOOD JARED ESTATE	C/O USINA SAMANTH	908 WINDSOR LN	KEY WEST	FL	33040-6453	
POLLEY CHARLES		726 OLIVIA ST	KEY WEST	FL	33040-6413	
MATTER MARY ANN		1221 N OLSEN AVE	TUCSON	AZ	85719-4720	