

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



**To:** Chairman and Planning Board Members

**Through:** Thaddeus Cohen, Planning Director

**From:** Carlene Smith, LEED Green Associate, Planner II

**Meeting Date:** July 16, 2015

**Agenda Item:** **Variance - 805 Olivia Street (RE # 00019930-000000; AK # 1020621) -**  
A request for variance to side yard setback in order to construct a 2 ½ story structure on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)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 proposing to construct a 2 ½ story single family residence within the northeasterly side yard setback of the property. The proposed side yard setback is 5 feet from the 10.5 feet minimum required.

**Applicant:** William Shepler, Architect

**Property Owner:** Bruce and Sharon Mineroff

**Location:** 805 Olivia Street (RE # 00019930-000000; AK # 1020621)

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



**Background:**

This item was postponed at the March 19, 2015 Planning Board meeting in order to allow the applicant more time to address neighbor concerns. Staff requested postponement at the May 21, 2015 Planning Board meeting in order to have sufficient time to review last minute conditions proposed by the neighbor’s representative.

Prior to the May 21, 2015 Planning Board meeting, the applicant redesigned the proposed plan and removed the second story rear deck. The removal of the deck, eliminated the variance request for rear yard setback. The applicant has since agreed to additional conditions requested by the neighbor and added three proposed conditions on the site plan. The proposed condition to locate the structure away from the Strangler Fig’s root and canopy system to the maximum extent practicable would trigger a rear yard setback. The applicant is opposed to adding an additional variance request. However, the applicant stated on the site plan that they will work closely with the Urban Forestry Manager before commencing any work that will result in severing the root/roots.

The property at 803-805 Olivia Street is located at the corner of Olivia Street and Windsor Lane and is one lot of record. There are three existing structures on the property: one 2 ½ story dwelling unit, carport and shed. In 2005, the owner received HARC approval for the demolition of a one story single family residence and the reconstruction of a new two story wood frame single family residence. The demolition took place; however, the reconstruction was put on hold. In 2009, the Planning Department acknowledged the existence of a second non-transient dwelling unit through the lawful unit determination process. The applicant is now requesting variances to side yard setback in order to construct the second residential unit.

The applicant is proposing to construct a 2 ½ story structure. A garage is proposed on the first floor of the 2 ½ story structure and the single family unit on the upper 1 ½ stories. An exterior frame staircase, located on the east side of the structure, will serve as the main and only access to the dwelling unit. The applicant received HARC approval for the 2 ½ story structure on April 24, 2014; however, the applicant will need to seek HARC approval for the site plan modification.

The property currently has three curb cuts to accommodate three off street parking spaces (garage facing Windsor Lane, 803 Olivia and 805 Olivia).

<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>
Minimum lot size	4,000 SF	7,350 SF	7,350 SF	Conforming
Maximum height	30 feet	0	30’	Conforming
Maximum density	22 dwelling units per acre	1 du / 0.22 ac= 7.19	2 du / 0.22 ac= 14.38	In compliance 2 du recognized
Maximum building coverage	50%	28.5% (2,095 sf)	40% (2,940 sf)	Increase, conforming
Maximum impervious surface	60%	43% (3,119 sf)	57.9% (4,262 sf)	Increase, conforming
Minimum Open Space	35%	72% (5,249 sf)	60% (4,410 sf)	Decrease, conforming
Minimum front setback	10 feet	0	15’6”	Conforming
Minimum NE side setback	10.5 feet*	2.17’	2.17’	No change, existing

(existing shed)				nonconforming
Minimum NE side setback (new construction)	10.5 feet*	0	5'	<b>Variance Required -5.5 feet</b>
Minimum rear setback (existing shed)	20 feet	2.84'	2.84'	No change, existing nonconforming
Minimum rear setback (new construction)	20 feet	0	20'	Conforming

\*Side yard setback: 5 feet or 10 percent of lot width to a maximum of 15 feet.

**Process:**

**Development Review Committee Meeting:**

January 22, 2015

**Planning Board Meeting:**

July 16, 2015

June 18, 2015 (no quorum)

May 21, 2015 (postponed)

March 19, 2015 (postponed)

**HARC:**

TBD (modification)

April 24, 2014 (2 ½ Story Structure)

**Local Appeal Period:**

30 days

**DEO Review Period:**

up to 45 days

**Analysis – Evaluation for Compliance with the Land Development Regulations:**

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

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

The minimum side yard setback requirement of 10.5 feet makes the request to construct the second non-transient dwelling unit difficult without the need for variances. However, given that the previously existing one story residential dwelling unit was demolished and this would be an entirely new building, it is difficult for staff to find good and sufficient cause that the house cannot be designed in compliance with the minimum required setbacks. Therefore special conditions or circumstances do not exist.

NOT IN COMPLIANCE.

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

The nonconforming northeast side yard setback is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, the request to construct a 2 ½ story structure within the setbacks is generated from specific actions initiated by the applicant.

NOT IN COMPLIANCE.

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

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

NOT IN COMPLIANCE.

4. ***Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.***

The minimum side yard setback requirement makes the request to construct the second non-transient dwelling unit difficult without requesting variances. However, that being said, the new construction should be able to be designed to remain in compliance with the minimum required setbacks. Therefore, denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HHDR Zoning District. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

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

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

NOT IN COMPLIANCE.

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

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

NOT IN COMPLIANCE.

7. ***Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.***

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

IN COMPLIANCE.

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

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.

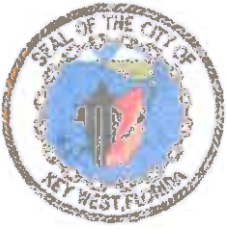
*That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.*

The Planning Department has received one public comment opposed to the variance request.

**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**.

# Application



# Application For Variance

City of Key West, Florida • Planning Department

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

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

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

### PROPERTY DESCRIPTION:

Site Address: 803-805 OLIVIA ST., KEY WEST, FL 33040

Zoning District: HHDR Real Estate (RE) #: \_\_\_\_\_

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: WILLIAM SHEPLER

Mailing Address: 513 FLEMING ST.

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 305-890-6191 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: WILL @ WSHEPLER.COM

### PROPERTY OWNER: (if different than above)

Name: BRUCE & SHARON MINEROFF

Mailing Address: 803 OLIVIA ST.

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 908-97-1711 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: BMINEROFF @ AOL.COM

Description of Proposed Construction, Development, and Use: NEW 2 1/2 STORY RESIDENTIAL BUILDING, UTILIZING EXISTING BUILDING AS SLOPRAZE AT FIRST FLOOR

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

SIDE SETBACK: NEW BUILDING WILL BE 5' FROM SIDE PROPERTY LINE, DUE TO SIZE OF LOT THE SETBACK IS 10'6"

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

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

Will any work be within the dripline (canopy) of any tree on or off the property?  Yes  No  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?  Yes  No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X			
Size of Site	7,350 S.F.			
Height	30' MAX.	33'	30'	NO
Front Setback	10'	10'	15'-6"	NO
Side Setback	10'-6"			
Side Setback	10'-6"	2.17'	5'	YES
Street Side Setback	10'-6"	N/A	N/A	N/A
Rear Setback	20'	N/A	20'	NO
F.A.R	N/A			
Building Coverage	40%	28.5%	40%	NO
Impervious Surface	60%	43%	57.9%	NO
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	N/A			
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

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

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



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.

VARIANCE REQUEST IS TO MODIFY EXISTING ROOF STRUCTURE TO BUILD DECK IN SAME FOOTPRINT, PLUS ADDING 10' OF DECK AT REAR OF HOUSE. EXIST. <sup>BUILDING</sup> ~~FOOTPRINT~~ WILL NOT CHANGE IN FOOTPRINT

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

NO CONDITIONS EXIST AS A RESULT OF NEGLIGENCE.

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

NO SPECIAL PRIVILEGES WILL BE CONFERRED.

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.

VARIANCE REQUEST TO BUILD ONLY TO EXISTING BUILDING LINE WHICH ALREADY ENCROACHES UPON SETBACK, REQUEST IS TO USE PRE-EXISTING NON-CONFORMING SPACE SUCH AS USED BY OTHERS.

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.

THIS IS THE MINIMUM SPACE REQUIRED FOR EXTERIOR DECK USAGE AND FUNCTIONALITY.

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

THE MINIMAL SCOPE OF THIS PROJECT IS SUCH THAT IT SHALL HAVE MINIMUM IMPACT AND THEREFORE SHALL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST OR WELFARE.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

THERE WERE NO NON-CONFORMING USES CONSIDERED FOR BASIS OF THIS APPROVAL

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

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

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

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

# Verification

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, WILLIAM SHEPLER, 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:

805 OLIVIA ST., KEY WEST, FL 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.

*William Shepler*  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 12/12/14 by  
*date*

WILLIAM SHEPLER  
*Name of Authorized Representative*

He/She is personally known to me or has presented Florida Drivers License as identification.

*Becky D. Hernandez-Bauer*  
*Notary's Signature and Seal*

Becky D. Hernandez-Bauer  
*Name of Acknowledger typed, printed or stamped*



10/3/2014  
*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, Bruce Mineriff + Sharon Mineriff authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

William Shepler  
*Please Print Name of Representative*

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

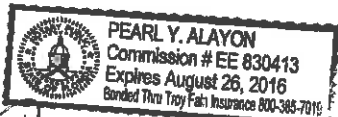
B. Mineriff  
*Signature of Owner*

Sharon Mineriff  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 12/18/14 by  
*date*

WILLIAM SHEPLER  
*Name of Authorized Representative*

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



Pearl Alayon  
*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

Doc# 1818785 12/30/2010 3:12PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

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

12/30/2010 3:12PM  
DEED DOC STAMP CL: RS \$5,320.00

\$760,000.00

# Warranty Deed

Doc# 1818785  
Bk# 2498 Pg# 2029

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 29th day of December A. D. 2010,

Between, **GEORGE ESBENSEN, a married man and KIMBERLY DUNN, a married woman**

Whose address is c/o 17173 W. Buttonwood, Sugarloaf Key, FL 33042  
the County of Monroe, in the State of Florida, party of the first part, and

**BRUCE S. MINEROFF and SHARON MINEROFF, husband and wife**

Whose address is 803 Olivia Street, Key West, FL 33040  
the County of Monroe, in the State of Florida, 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:

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

COMMENCING at the Northerly corner of the intersection of Olivia Steet and Windsor Lane and running thence along Olivia Street in a Northeasterly direction 105 feet, more or less, to the existing fence line; thence at right angles in a Northwesterly direction 70 feet, more or less, to the existing fence line; thence at right angles in a Southwesterly direction 105 feet, more or less, to Windsor Lane; thence at right angles in a Southeasterly direction 70 feet, more or less, to the place of beginning.

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

**SUBJECT TO** taxes for the year 2010 and subsequent years.

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

**SUBJECT TO** Purchase Money First Mortgage in favor of Centennial Bank in the original principal amount of \$494,000.00 to be filed in the Public Records of Monroe County, Florida of even date herewith.

**Parcel Identification Number: 00019930-000000**

**Alternate Key Number: 1020621**



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 Deborah Condella

Printed Deborah Condella

#2 [Signature]

Printed Wendy S. Gonzalez

[Signature] L.S.  
GEORGE ESBENSEN

Doc# 1818785  
Bk# 2498 Pg# 2030

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this December 29, 2010, by **GEORGE ESBENSEN** who is/are personally known to me or who has/have produced Fla. Drivers License as identification and who did (did not) take an oath.

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

[Signature]  
NOTARY PUBLIC  
SEAL:

Witnesses:

#1 \_\_\_\_\_

Printed \_\_\_\_\_

#2 \_\_\_\_\_

Printed \_\_\_\_\_

\_\_\_\_\_ L.S.  
KIMBERLY DUNN

State of \_\_\_\_\_

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this December \_\_\_\_\_, 2010, by **KIMBERLY DUNN** who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
NOTARY PUBLIC  
SEAL:

CD-3655

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 \_\_\_\_\_

\_\_\_\_\_  
GEORGE ESBENSEN L.S.

Printed \_\_\_\_\_

**Doc# 1818785  
Bk# 2498 Pg# 2031**

#2 \_\_\_\_\_

Printed \_\_\_\_\_

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this December \_\_\_\_\_, 2010, by **GEORGE ESBENSEN** who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification and who did (did not) take an oath.

\_\_\_\_\_  
NOTARY PUBLIC  
SEAL:

Witnesses:

#1

*[Signature]*  
Printed Stephanie Taboin

*[Signature]* L.S.  
KIMBERLY DUNN

#2

*[Signature]*  
Printed Robin Marsili

**MONROE COUNTY  
OFFICIAL RECORDS**

State of CT

County of Fairfield

The foregoing instrument was acknowledged before me this December 27, 2010, by **KIMBERLY DUNN** who is/are personally known to me or who has/have produced CTDL as identification and who did (did not) take an oath.

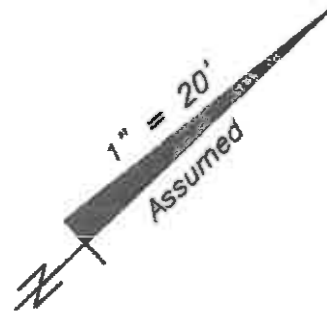
*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC  
SEAL:

CD-3655

**MONNIE NEWMAN  
NOTARY PUBLIC  
My Commission Expires 5/31/2014**

# Survey

# Boundary Survey Map Part of Tract 5 Island of Key West, Florida



## LEGEND

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| ⊙ Found 2" Iron Pipe (Fence Post) | (M/R) Measured & Record         |
| ○ Set 3/4" Iron Pipe w/cap (6298) | C.B.S. Concrete Block Structure |
| ● Found 1/2" Iron Rod (2863)      | R\W Right of Way                |
| ▲ Found Nail & Disc (Norby)       | CLF Chain Link Fence            |
| △ Set Nail & Disc (6298)          | ⊕ Centerline                    |
| (M) Measured                      | ⊗ Wood Utility Pole             |
| (R) Record                        | ⊠ Concrete Utility Pole         |

### 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: 803-805 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: December 21, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West and is known as part of Tract 5 according to William A. Whitehead's map delineated in February A. D. 1829, described by metes and bounds as follows:  
**COMMENCING** at the Northerly corner of the intersection of Olivia Street and Windsor Lane and running thence along Olivia Street in a Northeasterly direction 105 feet, more or less, to the existing fence line; thence at right angles in a Northwesterly direction 70 feet, more or less, to the existing fence line; thence at right angles in a Southwesterly direction 105 feet, more or less, to Windsor Lane; thence at right angles in a Southeasterly direction 70 feet, more or less, to the Place of Beginning.

**BOUNDARY SURVEY FOR:** Bruce Mineroff & Sharon Mineroff;  
 Centennial Bank;  
 The Closing Department;  
 Westcor Land Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

December 22, 2010

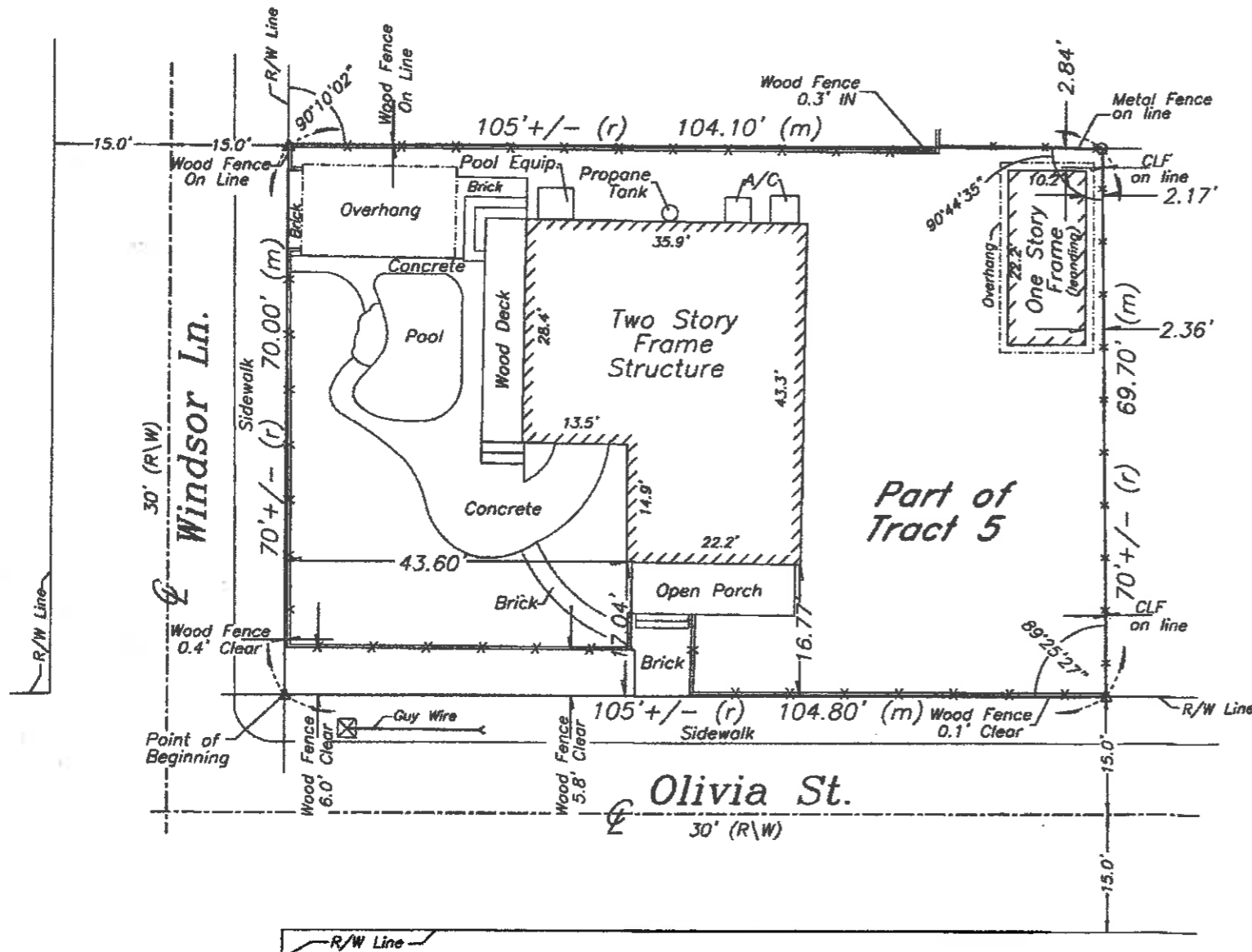
THIS SURVEY  
 IS NOT  
 ASSIGNABLE

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



Professional Surveyor & Mapper  
 PSM #6298

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



# Site Plans

### ZONING CALCULATIONS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	30'	30'	Yes
BUILDING COVERAGE	40%	2,095 s.f. (28.5%)	2,940 s.f. (40%)	Yes
IMPERVIOUS SURFACE RATIO	60%	3,119 s.f. (43%)	3,262 s.f. (57.9%)	Yes
LOT SIZE	Min. 4,000 s.f.	7,350 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	105'	N/A	N/A
LOT DEPTH	Min. 90'	70'	N/A	N/A
FRONT SETBACK	Min. 10'	10'	15'-6" (New)	Yes
SIDE SETBACK (East) Exist. Shed	Min. 10'-6"	2.17'	No Change	N/A
SIDE SETBACK (East) New Construction	Min. 10'-6"	N/A	5'	No
STREET SIDE SETBACK (West)	Min. 10'-6"	N/A	No Change	N/A
REAR SETBACK - Exist. Shed	Min. 20'	2.84'	No Change	N/A
REAR SETBACK - New Construction	Min. 20'	N/A	20'	Yes
OPEN SPACE	35% Min.	5,249 s.f. (72%)	4,410 s.f. (60%)	Yes

### DRAINAGE CALCS

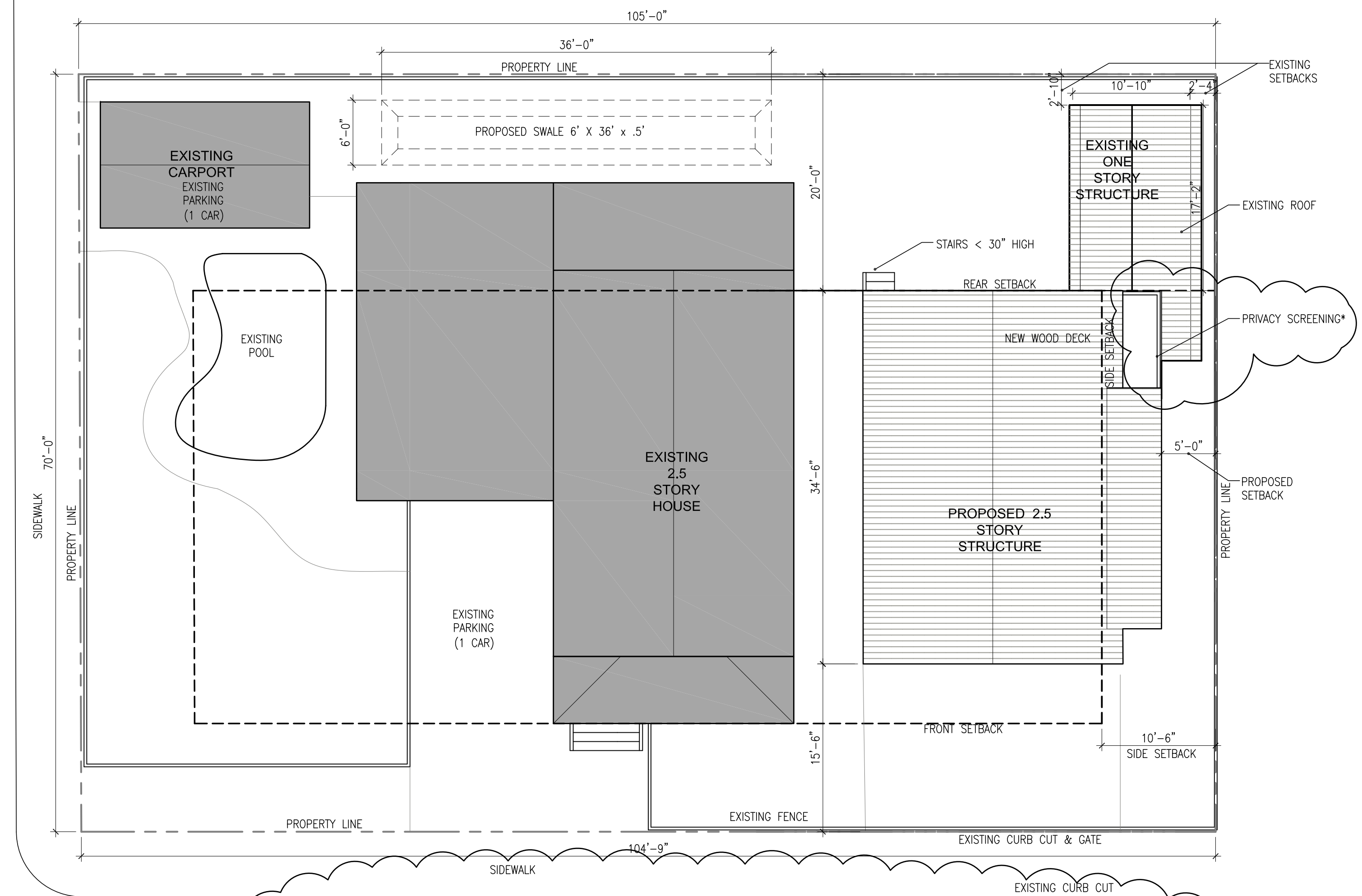
REQUIRED INFORMATION:  
 TOTAL LOT AREA = 7,350 S.F.  
 INCREASED IMPERVIOUS AREA- ROOF = 715 S.F.  
 % IMPERVIOUS = 715 / 7,350 = .097%

SWALE VOLUME REQUIRED:  
 FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE  
 LOT AREA \* 0.104 \* % IMPERVIOUS = SWALE VOLUME  
 7350 \* 0.104 \* .097 = 74.1 C.F.

SWALE PROVIDED:  
 SWALE A = (6' X 36' X 0.5') = 81 C.F.

SWALE SIZE IS APPROX. 7% LARGER TO ALLOW FOR LANDSCAPING

WINDSOR LANE



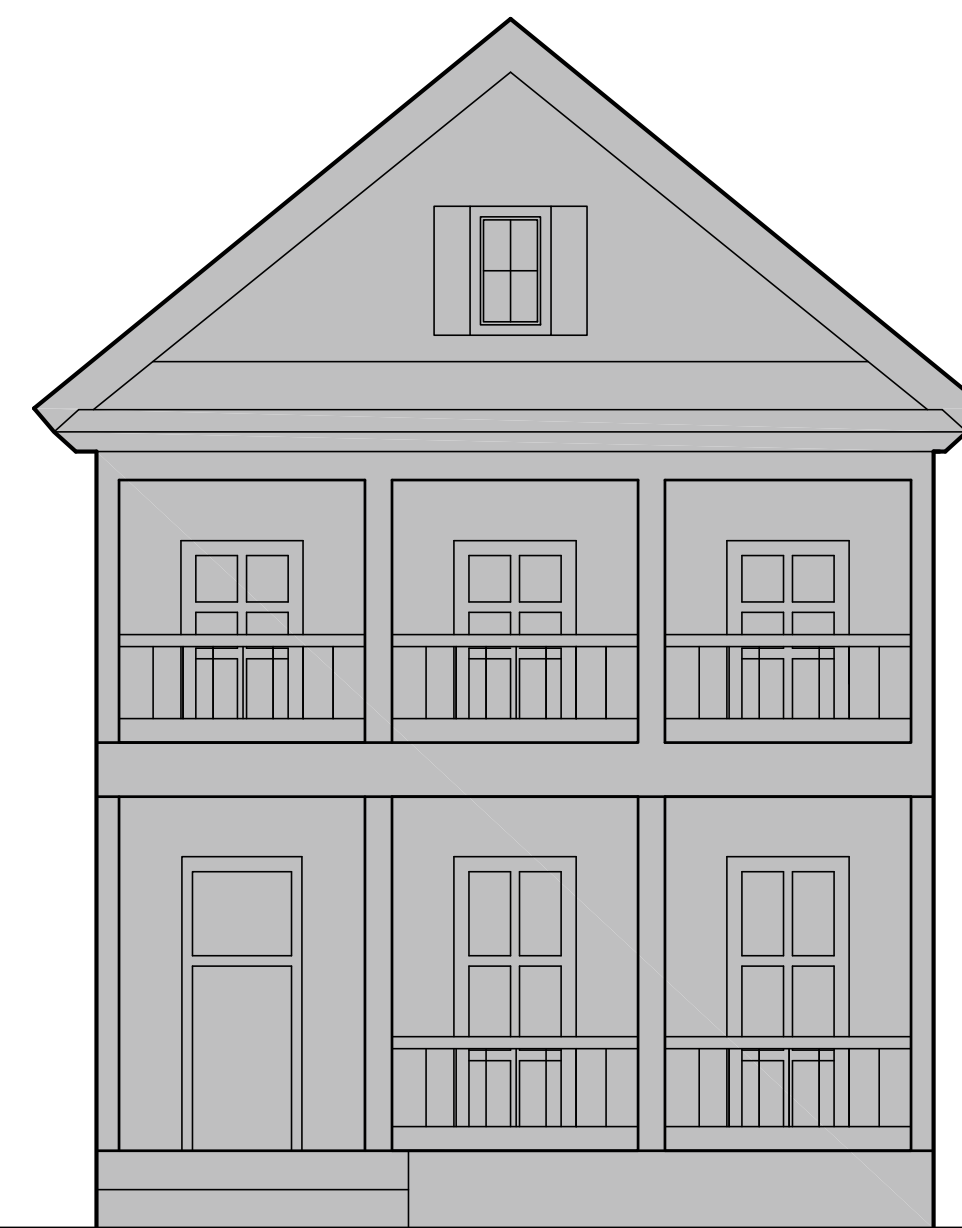
TREE NOTES:  
 TREES NEAR AND WITHIN THE PROJECT AREA (INCLUDING CANOPY IN THE ADJACENT PROPERTY) WILL BE PROTECTED DURING CONSTRUCTION. TREES LOCATED WITHIN THE WORK AREA THAT MAY NEED TO BE REMOVED OR TRIMMED, MAY REQUIRE PERMITS FROM THE TREE COMMISSION. IF A ROOT OR ROOTS OF A NEIGHBORING TREE ARE LOCATED WITHIN THE PROPOSED WORK AREA, THE PROPERTY OWNER / CONTRACTOR WILL CONSULT WITH THE URBAN FORESTRY MANAGER BEFORE COMMENCING ANY WORK THAT WILL RESULT IN SEVERING THE ROOT / ROOTS.

\* SUBJECT TO H.A.R.C. APPROVAL

2

### PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

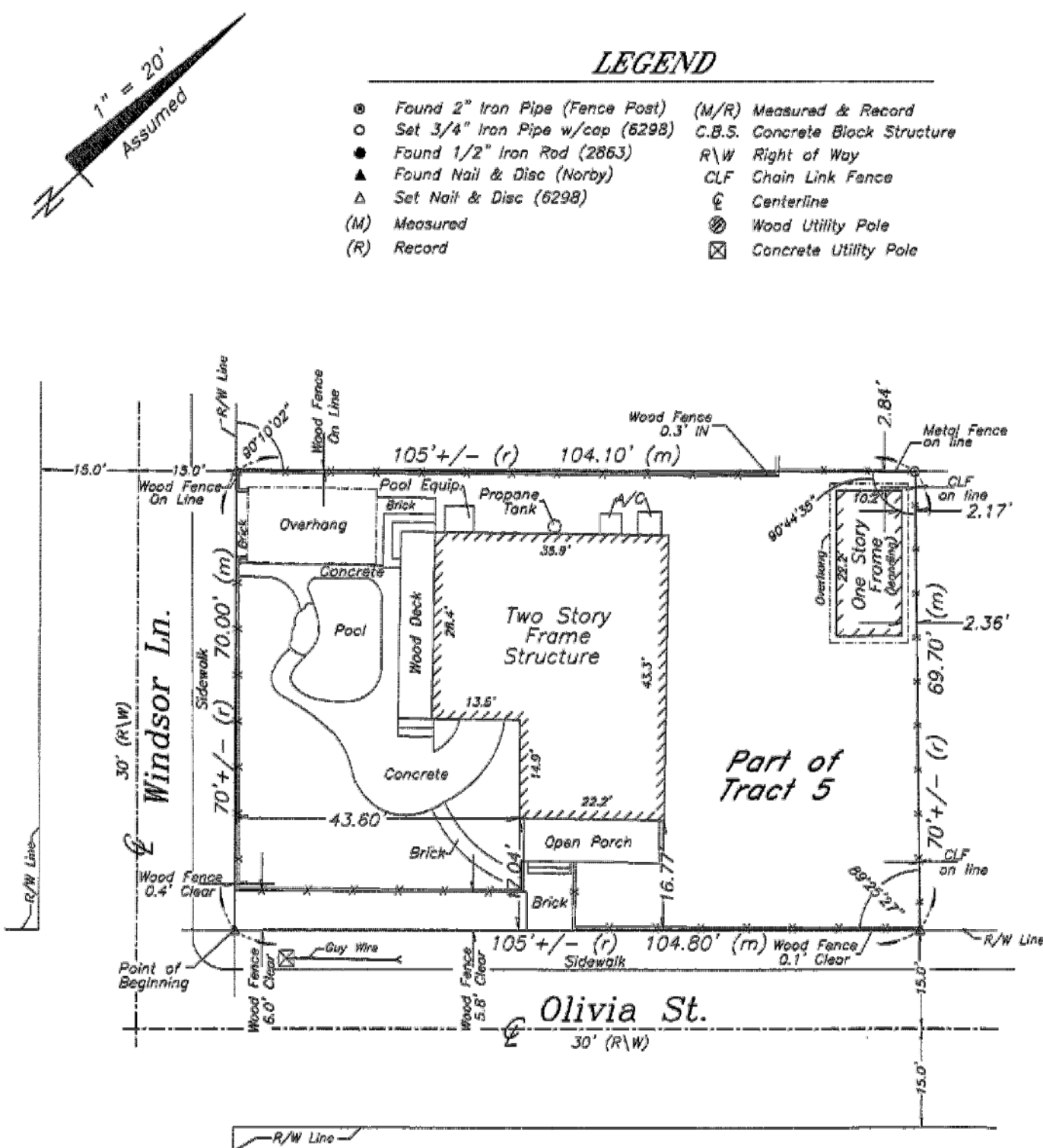


1

### CONTEXTUAL ELEVATION

SCALE: 1/8"=1'-0"

### Boundary Survey Map Part of Tract 5 Island of Key West, Florida



#### NOTES:

- The legal description shown hereon was furnished by the client or their agent.
- Underground foundations and utilities were not located.
- All angles are 90° (Measured & Record) unless otherwise noted.
- Street address: 805-806 Olivia Street, Key West, FL
- This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- North Arrow is assumed and based on the legal description.
- Date of field work: December 21, 2010.
- Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is known as part of Tract 5 according to William A. Whitehead's map delineated in February A. D. 1829, described by metes and bounds as follows:  
 COMMENCING at the Northerly corner of the intersection of Olivia Street and Windsor Lane and running thence along Olivia Street in a Northeasterly direction 105 feet, more or less, to the existing fence line; thence at right angles in a Northwesterly direction 70 feet, more or less, to the existing fence line; thence at right angles in a Southwesterly direction 105 feet, more or less, to Windsor Lane; thence at right angles in a Southeasterly direction 70 feet, more or less, to the Place of Beginning.

BOUNDARY SURVEY FOR: Bruce Mineroff & Sharon Mineroff:  
 Centennial Bank  
 The Closing Department:  
 Westcor Land Title Insurance Company.

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

December 22, 2010

THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.  
 Professional Surveyor & Mapper  
 PSM #2585  
 3430 Duck Ave., Key West, FL 33040  
 (305) 296-7422 FAX (305) 296-2124

3

### COPY OF SURVEY

SCALE: AS NOTED

A11

Seal:

Consultants:

Submissions / Revisions:  
 H.A.R.C. SUBMISSION 1 - 2014.4.1  
 PLANNING SUBMISSION - 2014.12.18  
 PLANNING REV. 1 - 2015.02.04  
 PLANNING REV. 2 - 2015.03.04  
 PLANNING REV. 3 - 2015.5.1  
 PLANNING REV. 4 - 2015.5.27

**805 OLIVIA STREET**  
 KEY WEST, FL  
**NEW RESIDENTIAL PROJECT**

Drawing Size: 24x36 Project #: 13022

Title:

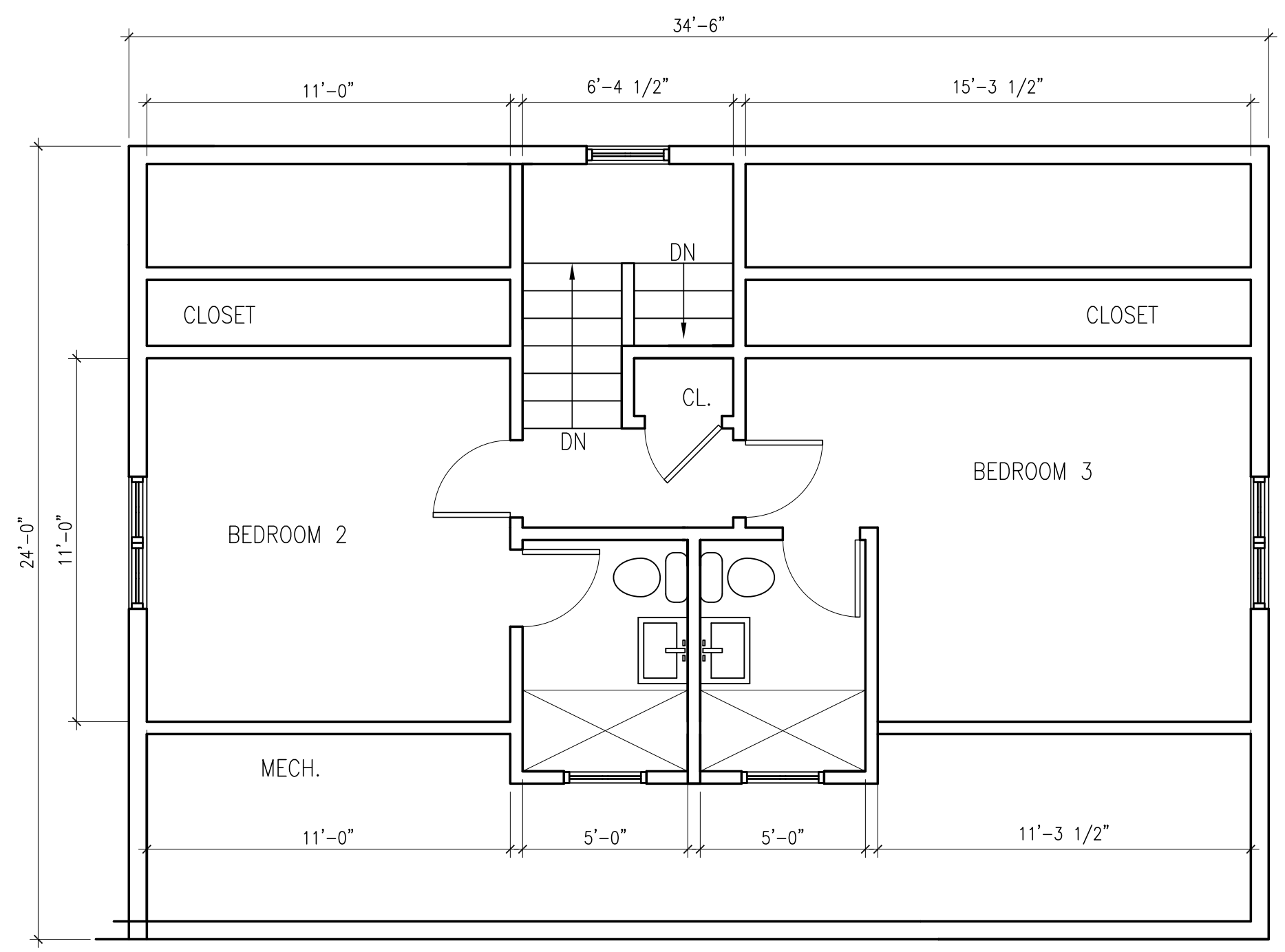
SITE PLANS /  
 CALCS /  
 SURVEY

Sheet Number:

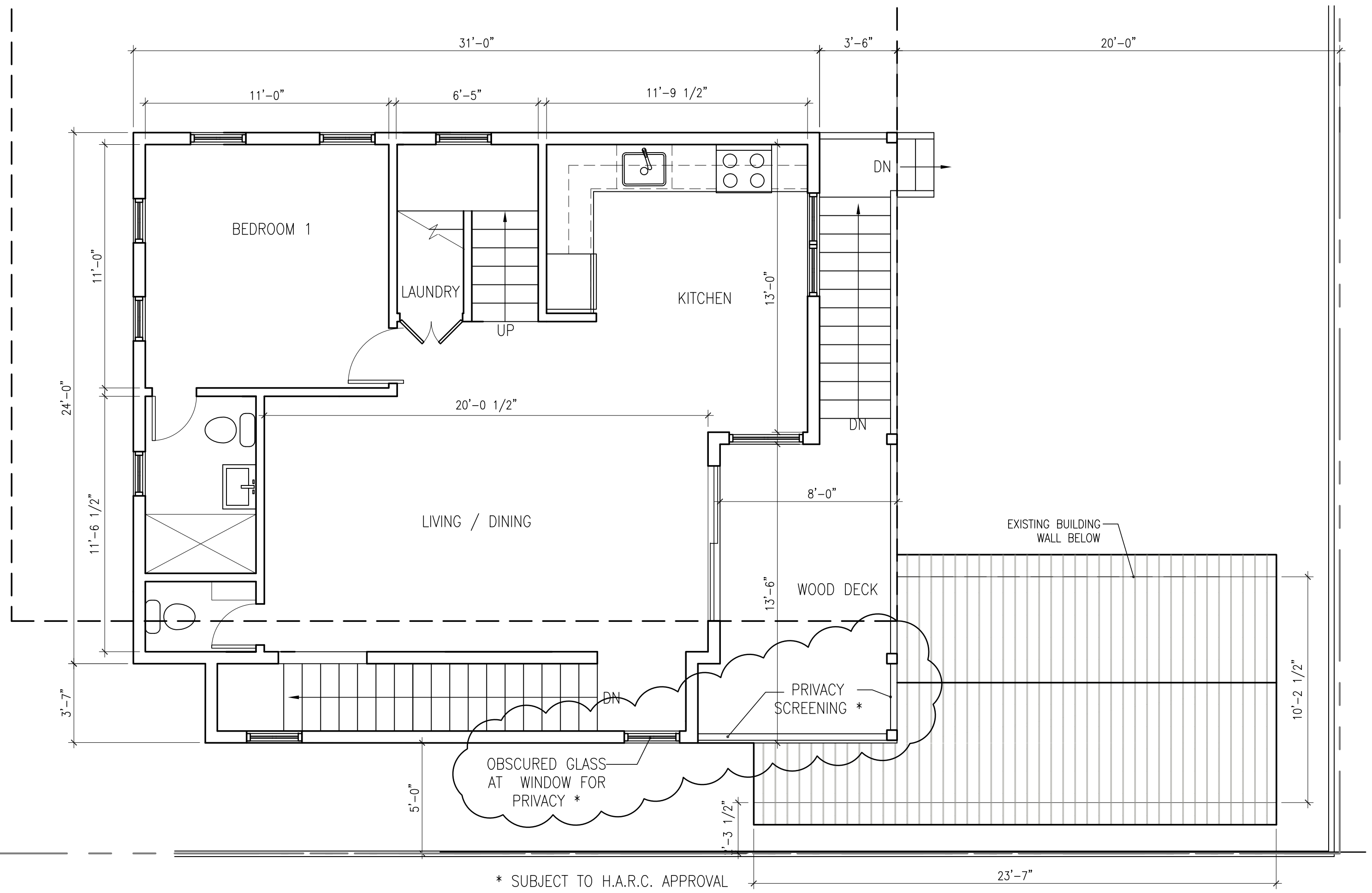
**A-1.1**

Date: - MAY 27, 2015

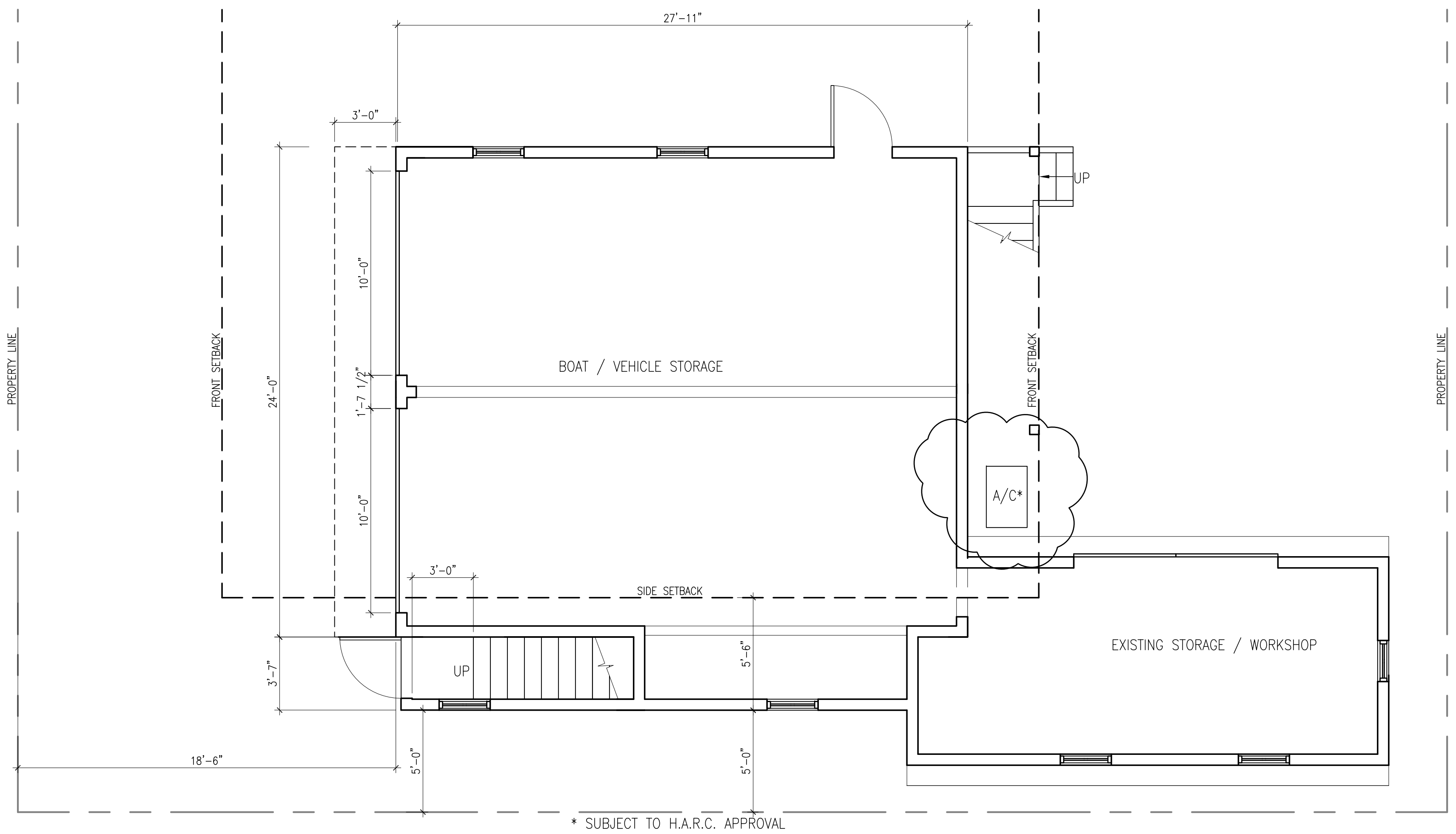
©2015 by William Shepler Architect



**3 LOFT PLAN**  
SCALE: 1/4"=1'-0"  
A2.1



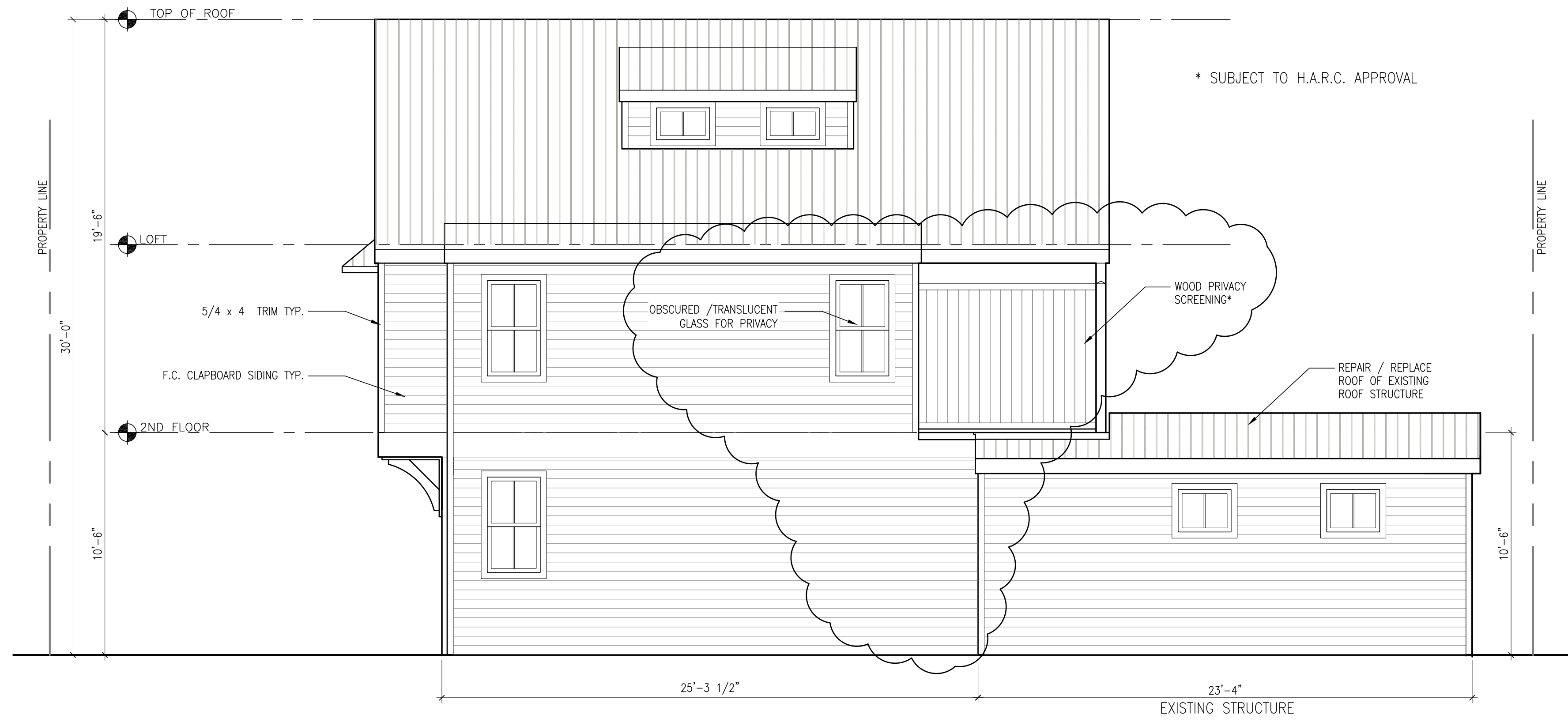
**2 SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
A2.1



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



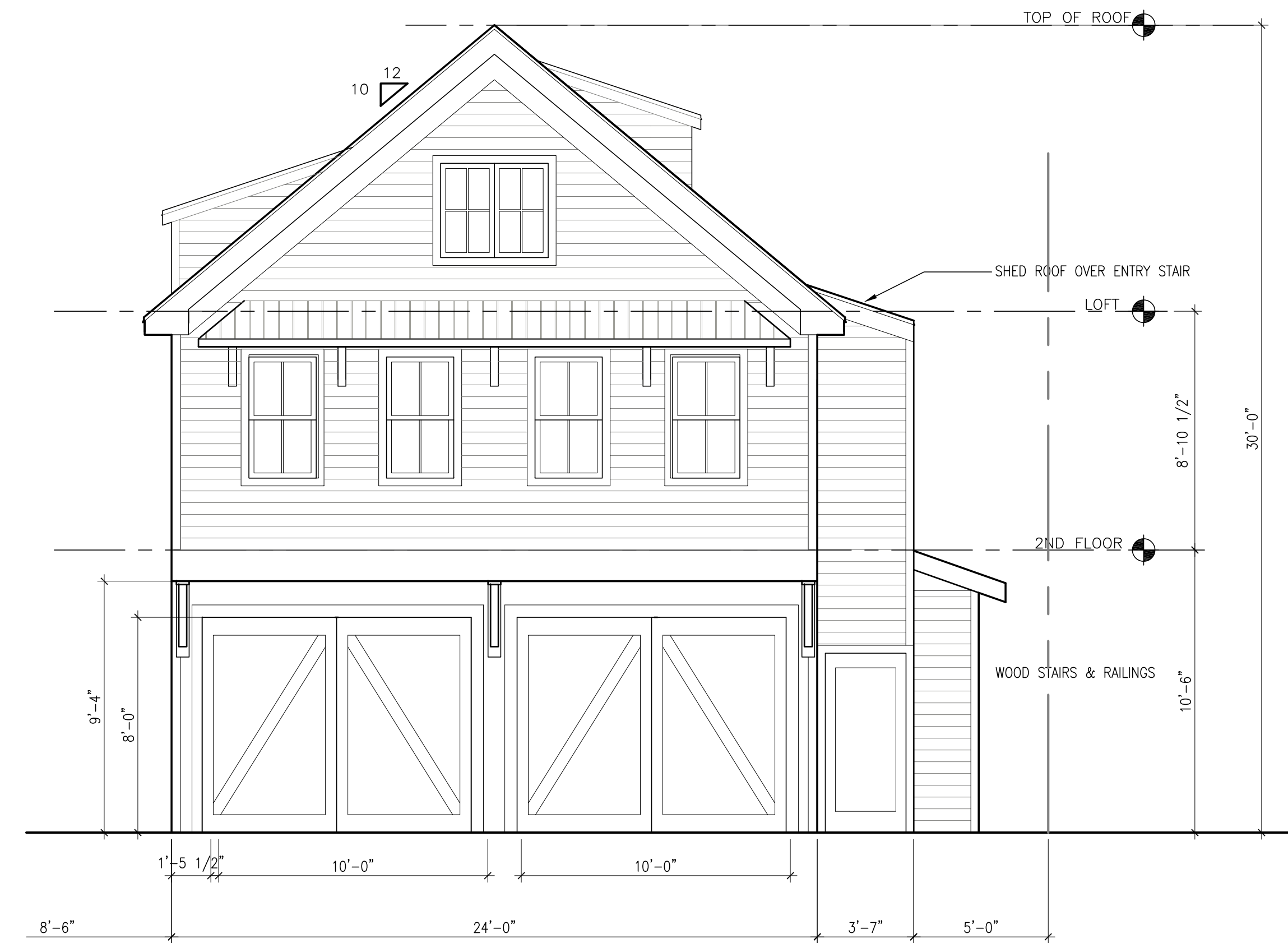
4 NORTH ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



2 EAST ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



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



1 SOUTH ELEVATION  
A3.1 SCALE: 1/4"=1'-0"



# **Site Photos**

# 805 Olivia



# 803 Olivia



Curb cuts  
(Windsor Lane, 803 Olivia & 805 Olivia)



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



THE CITY OF KEY WEST

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

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Development Review Committee  
January 22, 2015  
Utilities Comments

**816 Eaton Street**  
**After-the-Fact Fence Height Variance**

No comments.

**805 Olivia Street**

**Rear and Side Yard Setback Variances**

Please provide a stormwater management plan that encompasses the area for the proposed 2.5 story structure and rear deck, approximately 1680 square feet of project area, denoting a treatment volume equivalent to 1" over the project area.

Please install roof gutters and direct downspouts back onto property, into landscaped areas, to prevent stormwater runoff from impacting adjacent properties.

**1212, 1220 & 1222 Simonton Street**  
**Non-habitable Space Height Variance**

No comments.

**318, 320, 324 Petronia Street**  
**Conditional Use**

Please provide a grease interceptor with connected to all kitchen areas only, sized and installed in accordance with the 2010 FL Building Code-Plumbing, Section 1003.

Site and Floor Plan shows relocation of the trash/recycle handling area to a fenced yard, at the rear of the flexible seating area and CBS building. Please make relocation of the trash/recycling handling area a condition of this application, due to the proximity of the adjacent residential structure.

**723 Olivia Street**  
**Easement**

No comments.

**101 Duval Street**  
**Easement**

No comments.

**2 Go Lane**  
**Lot Split**

Please indicate utility service access is included in the Ingress/Egress Easement.

## Carlene Smith

---

**From:** Scott Fraser  
**Sent:** Monday, January 12, 2015 12:44 PM  
**To:** Venetia A. Flowers  
**Subject:** DRC Comments: 805 Olivia St.

While the existing building rests within a Shaded-X flood zone, the flood zone line appears to transect this lot (it's difficult to say for certain due to vegetation obscuring aerial photographs.)

An abundance of caution is advised, to ensure any protrusions from any building don't extend in to the abutting AE-6 flood zone. A deck, or other attachment has the potential to have the entire building lose its X-zone status, which could trigger mandatory flood insurance coverage and different building construction standards.

A deck, separated from a building by at least one-inch would constitute a separate structure. As a separate structure, such a deck wouldn't administratively drag the nearby building into a regulated flood zone.

It's highly recommended, the survey and site plan be amended to include the boundaries of the flood zone line that passes through this lot. Such may be necessary during the building permit review phase, and will undoubtedly be very useful to counter any future assertions that certain buildings rest within the regulated floodplain.

It's also highly recommended any new buildings on this lot be elevated to at least seven-&-1/2-feet (7.5') above sea level (NGVD); which should roughly equate to about 1.2' above grade. Such an elevation would accommodate an anticipated one-foot (1') increase in Base Flood Elevations when the new flood maps become effective circa 2019, and this property loses its X-zone status. Additionally, the extra six-inches (0.5') would prompt insurance agents to rate this structure to the nearest foot, resulting in a significant credit for full additional foot of elevation and a significant annual savings.

*Scott*

Scott Fraser, CFM - FEMA/CRS Coordinator & Floodplain Administrator  
BUILDING DEPARTMENT – FLOODPLAIN MANAGEMENT | 3140 FLAGLE AVE. | KEY WEST, FLORIDA 33040  
T: 305-809-3810 | [sfraser@cityofkeywest-fl.gov](mailto:sfraser@cityofkeywest-fl.gov) | [www.KeyWestCity.com/Flood](http://www.KeyWestCity.com/Flood)



(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
www.KeysEnergy.com

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UTILITY BOARD OF THE CITY OF KEY WEST

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January 16, 2015

Planning Director  
City of Key West  
PO Box 1409  
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE  
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF January 22, 2015

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for January 22, 2015. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 816 Eaton Street – After-the-Fact Variance  
COMMENT: KEYS has no objections to the after-the-fact variance request.
2. LOCATION: 805 Olivia Street – Variance  
COMMENT: KEYS has no objections to the variance request.
3. LOCATION: 1212, 1220 & 1222 Simonton Street – Height Variance  
COMMENT: KEYS has no objections to the height variance request.
4. LOCATION: 318, 320, 324 Petronia St., 802, 804, 806 Whitehead St., 809, 811 Terry Ln – Conditional Use  
COMMENT: KEYS has no objections to the conditional use request.
5. LOCATION: 723 Olivia Street – Easement  
COMMENT: KEYS has no objections to the easement request.
6. LOCATION: 101 Duval Street – Easement  
COMMENT: KEYS has no objections to the easement request.
7. LOCATION: 2 Go Lane – Lot Split  
COMMENT: KEYS will need to have electrical easements for the two services on the property once it is split.



Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295.1055.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Alfonso". The signature is fluid and cursive, with the first name "Matthew" being larger and more prominent than the last name "Alfonso".

Matthew Alfonso  
Supervisor of Engineering  
[Matthew.Alfonso@KeysEnergy.com](mailto:Matthew.Alfonso@KeysEnergy.com)

MA/mpa

Copied via electronic mail:

L. Tejada, General Manager & CEO  
J. Wetzler, Asst. General Manager & CFO  
D. Finigan, Director of Engineering & Control  
E. Zarate, Director of Customer Services  
File: PLI-132

REVISED COMMENTS 1-20-15  
DRC Meeting – Thursday, January 22, 2015  
Engineering Services – Review Comments

- 1 After-the-Fact Variance - 816 Eaton Street (RE # 00005780-000000; AK # 1006009) - A request for variance to fence height in order to maintain an existing eight foot fence on property located within the Historic Medium Density Residential (HMDR) zoning district

Response: No Comment

- 2 Variance - 805 Olivia Street (RE # 00019930-000000; AK # 1020621) - A request for variances to rear and side yard setbacks in order to add a second story rear deck

Response: The applicant is entitled to two driveway cuts to the property. The proposed site plan indicates two (2) existing driveway cuts - one (1) on Windsor Lane and one (1) to the left of the ex. House entrance stairs. A third driveway cut would be required to accommodate access to the proposed 2.5 story structure; as previously stated this is not allowed. The plans will need to be revised to accommodate only two (2) driveways. Code does not allow a parking area of three (3) cars to back into the City Right-of-Way. The area labeled "PROPOSED PARKING AREA (3 CARS)" is in conflict with this requirement. Note: No additional curb cut proposed, three already exist.

- 3 Height Variance - 1212, 1220 & 1222 Simonton Street (RE # 00028730-000000, 00028750-000000; AK # 1029513, 1029530) - A request for variance to height for non-habitable space in order to construct an elevator shaft on the second floor roof deck on a proposed hotel project

Response: No Comment

- 4 Conditional Use - 318, 320, 324 Petronia St., 802, 804, 806 Whitehead St., 809, 811 Terry Ln. for Cooking School

Response: No Comment

- 5 Easement - 723 Olivia Street

Response: No Comment

- 6 Easement - 101 Duval Street –

Response: No Comment

REVISED COMMENTS 1-20-15

DRC Meeting – Thursday, January 22, 2015

Engineering Services – Review Comments

- 7 Lot Split - 2 Go Lane (RE # 00072000-000000, 00072010-000000; AK # 1075795, 1075809) - A request for a lot split in order to change the lot lines between Lots 2 and 3 of the Amended Plat of Vista Del Mar

Response: No Comment

## Carlene Smith

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**From:** Karen DeMaria  
**Sent:** Thursday, February 05, 2015 3:38 PM  
**To:** Venetia A. Flowers  
**Subject:** RE: DRC Meeting 1-22-15 Comments

803 Olivia St: No comment regarding variance. Watch out for the trees, especially the canopy and the roots of the trees next door to property. Any impacts to the roots or the canopy may requires a permit from the Tree Commission.

1212-1222 Simonton ST: No comment regarding variance. Project still needs Final Landscape plan approval from Tree Commission.

723 Olivia St: No comment.

101 Duval St: No Comment

2 Go Lane: No Comment, approve.

Sincerely,

Karen D.

# **Additional Information**

# MEMORANDUM

TREPANIER

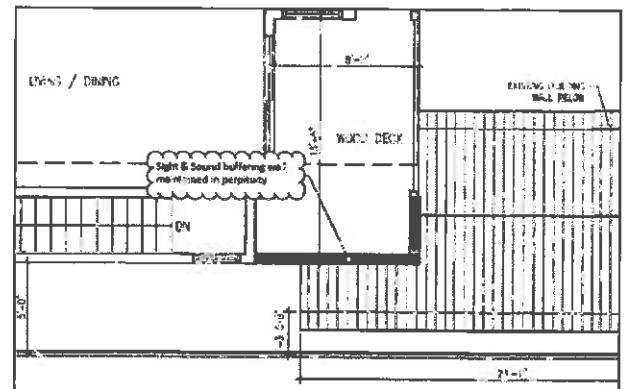


& ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**Date:** 05/21/15  
**To:** Key West Planning Board  
**From:** Owen Trepanier  
**CC:** Key West Planning Department  
Gregory Oropeza, Esq.  
**Re:** **805 Olivia - Variances**

The below conditions, if adopted, will allow the owner 811 Olivia to fully support the request for variances at 805 Olivia.

1. Rear Second-story deck: "Applicant shall, in perpetuity, either enclose the rear deck making it interior space with no non-translucent windows on the side adjacent to 811 Olivia or wall the open side of the porch on the East side of the rear porch similar to the previously proposed design as depicted below. Applicant shall construct a buffer structure to shield both the sight line and buffer sound."



2. Second story windows adjacent to 811 Olivia: "Applicant shall install and maintain in perpetuity a translucent window on the rear of the East Elevation or remove the window entirely. Additionally, applicant may relocate the window with approval from the owner of 811 Olivia Street."

3. Mechanical Equipment: "Applicant shall not locate mechanical equipment on the East side of the house, without written approval from the owner of 811 Olivia."

4. Tree: "Locate the proposed structure away from the Strangler Fig's root and canopy system to the maximum extent practicable, but no less than 24 feet from the front property line as previously proposed and previously approved by HARC; and prior to any further trimming or construction, the City's Urban Forester shall analyze the Strangler Fig, evaluate and make a recommendations on supervised trimming, building footprint location, and excavation extent and technique; and the new foundation shall be designed in a manner that ~~eliminates~~ *reduces* the potential negative impacts on the tree and its root system."

5. "The conditions herein may be enforced pursuant to Sec. 18-615."

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 recommends the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans signed and sealed March 12, 2015, 2015 by Will Shepler, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the construction of a 2 ½ story structure with a second story rear deck.

**Conditions required to be completed prior to issuance of a building permit:**

2. A Certificate of Appropriateness shall be obtained for the proposed second story rear deck.
3. Trees near and within the project area (including tree canopy in the adjacent property) will be protected during construction. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission. If a root or roots of a neighboring tree are located within the proposed work area, the property owner/contractor must consult with the Urban Forestry Manager before commencing any work that will result in severing the root/roots.

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

4. Roof gutters shall be installed and downspouts shall be routed back onto the property, into landscaped areas, to prevent stormwater runoff from impacting adjacent properties.



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

April 28, 2014

Arch. William Shepler  
#513 Fleming Street  
Suite 14  
Key West, Florida 33040

**RE: NEW TWO AND A HALF STORY WOOD FRAME STRUCTURE,  
EXTERIOR WOOD STAIRS.  
FOR: #805 OLIVIA STREET - HARC APPLICATION # H14-01-0604  
KEY WEST HISTORIC DISTRICT**

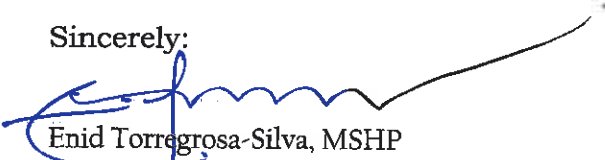
Dear Architect Shepler:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the above mentioned project on the public hearing held on April 24, 2014. The Commission motioned to approve the project based on the submitted documents and your presentation.

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

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

Sincerely:

  
Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregt@keywestcity.com](mailto:etorregt@keywestcity.com)





## THE CITY OF KEY WEST

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

---

April 9, 2009

George Esbensen  
709 Eaton Street  
Key West 33040

Dear Mr. Esbensen,

This letter is in response to your request that the City of Key West verify that there was a residential building on property located at 803 and 805 Olivia Street (RE#00019930-000100). According to our files, variances and a lot split were requested in 2005 (Attachment A). Although this request was withdrawn, the survey in the file (Attachment B) does reflect that at that time there were three existing structures on the property: two dwelling units and what appears to be a garage. A previous variance request (BOA Res 05-069) was granted for the 803 portion of the property for a room addition (Attachment C).

A review of the Building Department files revealed that there were permits issued for demolishing a one story house and constructing a new two-story house. HARC approved the demolition and the proposed construction (Attachment D) and the Building Department issued a demolition permit (Attachment E), which was executed. An aerial photo from the Monroe County Property Appraiser's Office and HARC site visit photos (Attachment F) show that the demolition has been completed. However, no further activity seems to have occurred.

Judging by the information available to me, I understand that there were two dwelling units on this property as of 2005. There was a plan to rebuild one of the existing dwelling units. However, this action did not take place. That the proposed reconstruction of the dwelling unit did not take place does not negate the fact that this was a residential property with two dwelling units on site. Therefore, this property has a legal non-conforming density of two dwelling units, allowed as of right. If this property is to be further redeveloped, all current zoning and dimensional requirements shall be met.

If there are any questions or concerns, please contact me at 809.3724.

Respectfully,

Brendon Cunningham

A handwritten signature in black ink, consisting of a stylized cursive letter 'B' followed by a horizontal line.

Xc: Amy Kimball-Murley, AICP Planning Director  
John Woodson, Building Official  
File

# **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: **1020621** Parcel ID: **00019930-000000**

### Ownership Details

**Mailing Address:**  
MINEROFF BRUCE S AND SHARON  
20 MOLLY PITCHER DR  
MANALAPAN, NJ 07726-8937

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 803 OLIVIA ST KEY WEST  
805 OLIVIA ST KEY WEST  
**Legal Description:** KW PT OF TR 5 G28-454/455 OR775-787 OR1531-2082/84 OR1581-1964/65 OR2023-645/46T/C OR2498-2029/31

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	105	70	7,350.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 2272  
Year Built: 1938

### Building 1 Details

<b>Building Type</b> R1	<b>Condition</b> G	<b>Quality Grade</b> 600
<b>Effective Age</b> 10	<b>Perimeter</b> 288	<b>Depreciation %</b> 8
<b>Year Built</b> 1938	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 2,272
<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> 2	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 2	<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
0	OPX		1	2012				221
0	FAT		1	1938				682
0	FLA	12:ABOVE AVERAGE WOOD	1	2012	Y			78
1	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	0.00	0.00	990

2	OPX		1	1938		0.00	0.00	120
3	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	0.00	0.00	682
4	OPX		1	1938		0.00	0.00	120
7	FLD	12:ABOVE AVERAGE WOOD	1	2005	N Y			522

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT3:PATIO	264 SF	24	11	2012	2013	2	50
2	FN2:FENCES	480 SF	6	80	2001	2002	2	30
3	FN2:FENCES	408 SF	4	102	2012	2013	2	30
4	PT2:BRICK PATIO	54 SF	9	6	2005	2006	4	50
5	PT2:BRICK PATIO	48 SF	16	3	2005	2006	4	50
6	WF2:WATER FEATURE	1 UT	0	0	2005	2006	1	20
9	PO3:RES POOL GNIT	201 SF	0	0	2005	2007	5	40
10	UB2:UTILITY BLDG	297 SF	27	11	1940	1941	3	50
11	PT3:PATIO	738 SF	0	0	2005	2006	2	50

## Appraiser Notes

2007-02-26 - LISTED FOR \$2,275,000. VAULTED CEILINGS & DADE COUNTY PINE. - JEN

2006-12-19 - LISTED FOR \$2.5 MIL. 3/3 W/ POOL. 2 ROGO UNITS. - JEN

2004-08-10 ASKING \$1,850,000 THREE 1 BR/1BA UNITS IN MAIN HOUSE W/GUEST COTTAGE OR CONVERT O A SFR.7,300 SF CORNER PROPERTY, FROM THE KW CITIZEN-SKI

2007-11-01 SALES FLYER \$1,995,000 2 ROGO'S 3/3.DKRAUSE

TPP AK-8582404.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-2752	08/16/2011	03/15/2012	29,000		ENCLOSED EXISTING DECK AREA 175sf ROOF WINDOWS BATH
11-2910	08/16/2011	03/15/2012	10,300		TO CONSTRUCT A BATH INDOORS IN EXISTING BLDG NEW TILE,DOORS,PARTITIONS
11-1415	08/30/2011	03/15/2012	25,000		ADD STARI TO ATTIC, ADD 1.5 BATH IN ATTIC, REPLACE CENTRAL AC ON 2ND FLR WITH SPLIT SYSTEM, ADD SPLIT SYSTEM IN ATTIC, FINISH 288sf PINE FLOORING, 400sf FINISH WALLS, 720sf INSULATION
1 12-0338	08/28/2012	03/15/2012	12,980	Residential	REPLACE EXISTING SWINGING DRIVEWAY GATES WITH SINGLE SLIDING GATE
11-3658	10/25/2011	03/15/2012	4,600		NEW CURB CUT CONCRETE DRIVEWAY 11X24
11-4526	12/14/2011	03/15/2012	9,500		SCRAPE AND PAINT 2 STORY HOUSE. INSTALL NEW FRONT DOOR,REPLACE 20 PCS OF SIDING,
11-3961	10/27/2011	03/15/2012	6,500		INSTALL 2 BATHROOMS,2 LAVS,2 TOILETS

	11-4110	01/09/2011	03/15/2012	1,950			R&R EXISTING DUCT WORK
1	00-214	02/07/2000	10/22/2001	1,200	Residential		FENCE
1	00-966	04/25/2000	10/22/2001	3,000	Residential		FENCE AND PORCH REPAIRS
1	01/3605	05/03/2002	11/26/2002	5,000	Residential		PAINT EXTERIOR
1	04-2545	07/30/2004	11/16/2005	28,000	Residential		GNT POOL, ELEC, DECK
1	05-0061	01/31/2005	11/16/2005	135,500	Residential		REMODEL INTERIOR EXISTING BUILDING
1	05-0624	03/05/2005	11/16/2005	144,500	Residential		CONVERT R-2 TO R-1 BUILD NEW ADDITION & CARPORT
1	05-0922	03/23/2005	11/16/2005	10,000	Residential		REPLACE 12 SQS OF V-CRIMP ROOFING
1	05-1053	04/05/2005	11/16/2005	26,000	Residential		DEMO EXISTING POOL FOR NEW LOCATION
1	05-2270	06/08/2005	11/16/2005	1,000	Residential		HOOK UP SWIMMING POOL PUMP
1	05-3647	08/25/2005	11/16/2005	9,000	Residential		INSTALL TWO A/C SYSTEMS
1	05-3643	09/16/2005	11/16/2005	1,800	Residential		INSTALL 4 SQUARES V-CRIMP ROOFING
1	05-3886	09/23/2005	11/16/2005	2,000	Residential		DEMO EXISTING SINGLE STORY STRUCTURE
1	05-5354	12/06/2005	12/31/2006	2,000	Residential		BUILD PICKET FENCE ALONG FRONT
1	05-4464	01/04/2006	12/31/2006	2,200	Residential		RED TAG - INSTALL BRICK PAVERS

## 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
2014	330,638	28,690	568,348	927,676	856,084	0 927,676	
2013	295,078	27,021	489,933	812,032	778,259	0 812,032	
2012	298,217	27,809	381,483	707,509	707,509	0 707,509	
2011	298,217	28,737	362,093	689,047	689,047	0 689,047	
2010	327,946	30,654	443,957	802,557	802,557	0 802,557	
2009	364,135	31,636	674,815	1,070,586	1,070,586	0 1,070	,586
2008	334,444	32,410	978,282	1,345,136	1,345,136	0 1,345	,136
2007	540,571	28,474	886,788	1,455,833	1,455,833	0 1,455	,833
2006	479,401	8,536	668,610	1,156,547	1,156,547	0 1,156	,547
2005	548,618	6,234	537,540	1,092,392	1,092,392	0 1,092	,392
2004	327,059	7,935	442,680	777,674	777,674	0 777,674	
2003	314,946	8,131	221,340	544,417	544,417	0 544,417	
2002	307,248	8,285	148,614	464,147	464,147	0 464,147	
2001	283,041	3,721	148,614	435,376	435,376	0 435,376	

2000	241,635	6,753	107,508	355,895	355,895	0 355,895
1999	205,130	5,594	107,508	318,231	318,231	0 318,231
1998	197,160	2,378	107,508	307,046	307,046	0 307,046
1997	187,302	2,316	94,860	284,478	284,478	0 284,478
1996	116,684	1,538	94,860	213,081	213,081	0 213,081
1995	116,684	962	94,860	212,506	212,506	0 212,506
1994	104,352	893	94,860	200,105	200,105	0 200,105
1993	112,848	839	94,860	208,547	208,547	0 208,547
1992	133,734	849	94,860	229,443	229,443	0 229,443
1991	133,734	859	94,860	229,453	229,453	0 229,453
1990	104,904	789	74,307	180,000	180,000	0 180,000
1989	106,476	798	72,726	180,000	180,000	0 180,000
1988	70,381	807	63,240	134,428	134,428	0 134,428
1987	63,447	816	34,150	98,413	98,413	0 98,413
1986	63,750	824	34,150	98,724	98,724	0 98,724
1985	62,089	833	22,766	85,688	85,688	0 85,688
1984	58,652	842	22,766	82,260	82,260	0 82,260
1983	58,652	851	22,766	82,269	82,269	0 82,269
1982	59,607	859	20,363	80,829	80,829	0 80,829

## 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
12/29/2010	2498 / 2029	760,000	WD	02
6/30/2004	2023 / 0645	1,150,000	WD	Q
6/14/1999	1581 / 1964	390,000	WD	Q
8/10/1998	1531 / 2082	325,000	WD	Q
11/1/1978	775 / 787	85,000	00	Q

This page has been visited 173,798 times.

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 PM on May 21, 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 – 805 Olivia Street (RE # 00019930-000000; AK # 1020621)** – A request for variance to side yard setback in order to construct a 2 ½ story structure on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov). Written responses must be submitted before the hearing to the contact person below.

**Contact:** Carlene Smith, Planner II; E-mail: [cesmith@cityofkeywest-fl.gov](mailto:cesmith@cityofkeywest-fl.gov); Phone: 305-809-3722; Fax 305-809-3978; **Mail:** PO Box 1409, Key West FL 33041-1409

**THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.**

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

**The City of Key West Planning Board will hold a Public Hearing to consider the following request:**

**Variance** – A request for variance to side yard setback in order to construct a 2 ½ story structure on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395 and 122-630(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Applicant:** William Shepler, Architect                      **Owner:** Bruce and Sharon Mineroff

**Location:** 805 Olivia Street (RE # 00019930-000000; AK # 1020621)

**Date of Hearing:** May 21, 2015                      **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 II; **E-mail:** [cesmith@cityofkeywest-fl.gov](mailto:cesmith@cityofkeywest-fl.gov);  
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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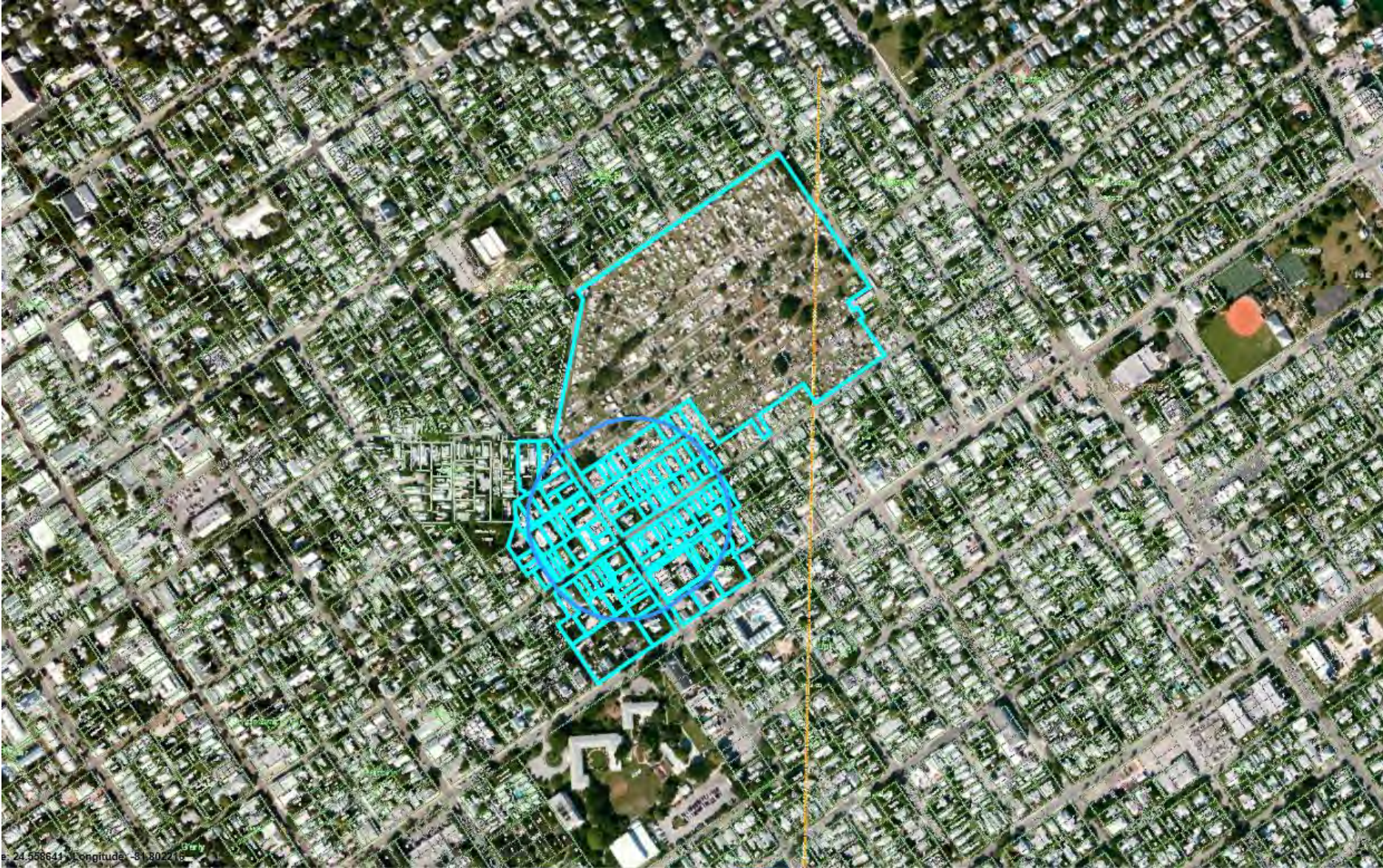
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805 OLIVIA



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 909 WINDSOR LANE LLC		522 ROUT	ENGLISHTOWN	NJ	07726-8241	
2 911 WINDSOR LANE KEY WEST LLC		522 ROUT	MANALAPAN	NJ	07726-8937	
3 ANTONOWICH FRANK J AND RUTH		737 OLIVIA	KEY WEST	FL	33040-6444	
4 BARNETT WILLIAM M		PO BOX 1	CAMPBELLSBURG	KY	40011-0177	
5 BAYNE STEPHEN		1540 NEW ANN	ARBOR	MI	48103-2200	
6 BIDDLE JOEL C H AND ERIKA E		824 OLIVIA	KEY WEST	FL	33040-6419	
7 BLUMENKRANZ 2000 FAMILY TRUST 9/12/00	C/O BLUMENKRANZ JUDITH A TI	PO BOX 4	KEY WEST	FL	33041-4172	
8 BOBO LESA LOIS		W12035 C	ETTRICK	WI	54627-9118	
9 BROCKWAY GAIL		1514 SOU	KEY WEST	FL	33040-3513	
10 BROMM HAROLD J JR L/E		727 POOR	KEY WEST	FL	33040-6457	
11 BUNTAIN WILLIAM C		818 OLIVIA	KEY WEST	FL	33040-6419	
12 CAREY THEODORE		736 POOR	KEY WEST	FL	33040-6411	
13 CHARVET PONY		814 WIND	KEY WEST	FL	33040-6447	
14 COOPER CHERYL J		11741 RO	OAKWOOD	OH	45873-9346	
15 CURTIS CHARLES H AND SANDRA J		1160 WRA	WATKINSVILLE	GA	30677-4338	
16 DEEGAN MICHAEL R REV TR 4/20/2010		729 OLIVIA	KEY WEST	FL	33040-6444	
17 DEMILLY WALTER A III		739 OLIVIA	KEY WEST	FL	33040-6444	
18 DONALD WENDY L AND SCOTT D		738 OLIVIA	KEY WEST	FL	33040-6413	
19 DUNN DAVID E		2550 M ST	WASHINGTON	DC	20037-1301	
20 FIELDS ROBERT		828 WIND	KEY WEST	FL	33040-6448	
21 FREISTAK FRANK R		823 JOHN	KEY WEST	FL	33040-6416	
22 FROELICH DONNA M		738 POOR	KEY WEST	FL	33040-6411	
23 GEIKE ONEIDA L/E		PO BOX 2	KEY WEST	FL	33045-2583	
24 GLEICK JAMES		808 WIND	KEY WEST	FL	33040-6447	
25 GOLDFARB JASON H		735 POOR	KEY WEST	FL	33040-6457	
26 HARLEY TANGELA L/E		823 WIND	KEY WEST	FL	33040-6449	
27 HARRIS GERALD L AND LAURA A		2613 LAKE	VIENNA	VA	22181-4032	
28 HASKELL ARLO B		716 LOVE	KEY WEST	FL	33040-6830	
29 HAYES PAUL N		914 WIND	KEY WEST	FL	33040-6453	
30 HICKS KRISTINA DELISA		912 POHA	KEY WEST	FL	33040-3338	
31 HOBGOOD JARED ESTATE	C/O USINA SAMANTHA	908 WIND	KEY WEST	FL	33040-6453	
32 HOBSON INVESTMENTS LTD	C/O WILLIS GUY A	2432 FLAG	KEY WEST	FL	33040-3844	
33 HURLEY BRIAN AND PATRICIA		PO BOX 6	SOUTHAMPTON	NY	11969-0638	
34 JOHNSON JEANETTE A		7725 PEN	CHARLOTTE	NC	28227-2451	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 JONES DAVID D		726 POOR	KEY WEST	FL	33040-6411	
36 KENT SUSAN D		821 WIND	KEY WEST	FL	33040-6449	
37 KEY LIME INN INC		725 TRUM	KEY WEST	FL	33040-6423	
38 KEY WEST BANK FSB	C/O CENTENNIAL BANK SPECIAL	970 RINE	LAKE MARY	FL	32746-1555	
39 KIPP GRACE F		373 BLEEC	NEW YORK	NY	10014-3275	
40 KNOWLES PATRICIA L L/E		723 OLIVIA	KEY WEST	FL	33040-6446	
41 LACHAT AMY		PO BOX 4	KEY WEST	FL	33041-4062	
42 LACY CAROLYN H		815 JOHN	KEY WEST	FL	33040	
43 LARSEN WAYNE E AND DEBRA J		726 1/2 OL	KEY WEST	FL	33040-6413	
44 LAUGHLIN MICHAEL L		PO BOX 3	AIKEN	SC	29802-0323	
45 LEWIS DARYL E		42E 12TH	KEY WEST	FL	33040-5871	
46 LEWIS DARYL EUGENE		42E 12TH	KEY WEST	FL	33040-5871	
47 LYZWINSKI DAREK		PO BOX 4	KEY WEST	FL	33041-4231	
48 MAGEE SIDNEY TRUST AGR 7/18/2008		5654 MT P	CHARLOTTE	VT	05445-8211	
49 MCGREGOR RONALD C		1604 VONI	KEY WEST	FL	33040-4941	
50 MILLER GAIL ANN TRUST 1/8/1993		728 POOR	KEY WEST	FL	33040-6411	
51 MINEROFF BRUCE S AND SHARON		20 MOLLY	MANALAPAN	NJ	07726-8937	
52 MONROE COUNTY FLA		500 WHITE	KEY WEST	FL	33040-6581	
53 MONZON JOSEPH MARIO		725 OLIVIA	KEY WEST	FL	33040-6444	
54 PALLINI ROMOLO AND SUSAN		6 CARR HI	WINDHAM	NH	03087-1166	
55 PARKER MOLLY		813 JOHN	KEY WEST	FL	33040-6416	
56 PFEFFER SOREN		47 LIBERT	MONTPELIER	VT	05602-2532	
57 PIEDRAHITA JOHN		812 WIND	KEY WEST	FL	33040-6447	
58 POLLEY CHARLES		726 OLIVIA	KEY WEST	FL	33040-6413	
59 RHOADES SHIRREL AND DIANE		830 OLIVIA	KEY WEST	FL	33040-6419	
60 ROBERTSON JOANNE C		PO BOX 4	KEY WEST	FL	33041-4303	
61 RUPP WILLIAM R TRUST 10/3/1991	C/O RUPP TRACEY	3154 GOM	YORKTOWN HEIGHTS	NY	10598-2502	
62 RUSSELL BENJAMIN AND CAROLINE	C/O KNOWLES WILLIS A	PO BOX 2	BRONX	NY	10467-0229	
63 SAVAGE THOMAS AND ZITA		2700 BAY	DUNEDIN	FL	34698-1626	
64 SAWYER LLOYD		809 JOHN	KEY WEST	FL	33040-6416	
65 SELKA STEPHEN L REVOCABLE TRUST 1/15/1996		744 WIND	KEY WEST	FL	33040-6441	
66 SIEGERT MECHTHILD AND MARKUS JP		718 OLIVIA	KEY WEST	FL	33040-6413	
67 SINCOCK MORGAN J		411 E WILI	PHILADELPHIA	PA	19118-2915	
68 SKOGLUND MICHAEL		522 ELIZAI	KEY WEST	FL	33040-6821	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 STAFFORD FAMILY TRUST	C/O STAFFORD WILLIAM E TRUS	36D	11TH KEY WEST	FL	33040-5869	
70 STEWARD DAVID E AND RUTH		505	PROS PRINCETON	NJ	08540-4032	
71 SUGAR SUSAN BETH		178	5TH A NEW YORK	NY	10010-5922	
72 TOWNSEND DEAN		826	OLIVIA KEY WEST	FL	33040-6419	
73 TRUJILLO DAVID L SR AND PATSY		1415	FLAG KEY WEST	FL	33040-4921	
74 VALANOS GEORGE AND FREDERICA		3038	DUM WASHINGTON	DC	20007-3305	
75 VALESKI LIBBY AND THEODORE		880	MARIC INDIANA	PA	15701-1434	
76 WEECH MARY LOUISE		211	TRUM KEY WEST	FL	33040-7340	
77 WIEMER I FAMILY LIMITED PTNSHP		809	TRUM KEY WEST	FL	33040-6425	
78 WIEMER I FAMILY LTD PARTNERSHIP		5705	ARC DALLAS	TX	75252-4972	
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