

Staff Report

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



To: Chair and Planning Board Members
From: Kevin Bond, AICP, LEED Green Associate, Planner II
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: May 15, 2014

Agenda Item: **Variance – 1119 Olivia Street (RE # 00022290-000000, AK # 1023078)**
Request for variances to minimum side setback and minimum rear setback in order to construct a new gable end roof structure over an existing deck and new small shed roof structures above existing doors on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(6)b. and 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Request: Variances to reduce the minimum side setback from five (5) feet to 2'-11" and reduce the minimum rear setback from 20 feet to 13'-3".

Applicant: William Shepler, Architect

Property Owner: Lynn and Hope Hallum

Location: 1119 Olivia Street (RE # 00022290-000000, AK # 1023078)

Zoning: Historic High Density Residential (HHDR)



Background:

The property, which is located at the northern corner of Olivia and Ashe Streets, is comprised of a two-story, two-family residential dwelling with accessory structures and uses. The property is located within the Key West Historic District and the building is a contributing structure built circa 1906. The duplex consists of one unit downstairs and one unit upstairs. The Applicant proposes to add three new roof structures to the existing principal structure. One roof would be located over existing exterior steps on the Ashe Street side; the second roof would be located over existing exterior steps on the rear side near an existing driveway; and the third larger roof would be located over an existing wood deck on the interior side of the property. The property is nonconforming to the minimum lot size, width and depth. The existing duplex is nonconforming to the minimum front, side and rear setbacks. The proposed roof structures would increase the three-dimensional building envelope within the minimum setbacks, which would require a variance. The property is within the X FEMA flood zone. The following table summarizes the requested variances and site conditions.

Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum density	22 dwelling units per acre	2 units	2 units	No change
Maximum floor area ratio	1.00	None	None	No change
Maximum height	30 feet	22'-6 ½" feet	22'-6 ½" feet	No change
Maximum building coverage	50%	33%	39%	+6 / in compliance
Maximum impervious surface	60%	51%	58%	+7 / in compliance
Minimum lot size	4,000 SF	2,730 SF	2,730 SF	No change
Minimum lot width	40 feet	35 feet	35 feet	No change
Minimum lot depth	90 feet	78 feet	78 feet	No change
Minimum front setback	10 feet	Less than 10 feet	Less than 10 feet	No change
Minimum side setback	5 feet or 10% of lot width to max 15 feet	2'-11"	2'-11"	Variance required due to increase in 3D envelope
Minimum rear setback	20 feet	15'-3" to existing roof	13'-3" to proposed roof	-2' / Variance required
Minimum street side setback	5 feet	8'-4" to existing roof	6'-4" to proposed roof	-2' / in compliance

Process:

Development Review Committee:

March 27, 2014

Planning Board:

May 15, 2014

Analysis – Evaluation for Compliance With The Land Development Regulations:

The standards for considering variances are set forth in Section 90-395(a) of the City of Key West (the “City”) Land Development Regulations (“LDRs”). Before any variance may be granted, the Planning Board must find all of the following:

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

The land, structures and buildings involved are located on the property within the HHDR Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, all the existing nonconformities were established prior to the current LDRs. However, many other land, structures and buildings within the HHDR Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

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

The existing nonconformities were not created by the Applicant. However, the Applicant is proposing to add the new roof structures, which would thereby increase the nonconforming setbacks on the property. This is a circumstance resulting from the proposed action of the Applicant. Therefore, some of the conditions are created by the Applicant.

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

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

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

The Applicant currently enjoys the use of the property as a two-family residential dwelling with accessory uses and structures, which are common permitted uses within the HHDR Zoning District. The Applicant wishes to add new roof structures in order to cover existing exterior stairs and an existing wood deck, as has been similarly requested and approved at similar two-family residential dwellings in the same zoning district. However, denial of the requested variances would not deprive the Applicant of rights commonly enjoyed by other properties in the 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 proposed development could be designed in a way so as to reduce or eliminate the requested variances. Furthermore, the Applicant currently has reasonable use of the land, building and structures prior to the proposed development.

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

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

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

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

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

Based on comments received at the DRC, it does not appear that the requested variances would trigger any public facility capacity issues.

Pursuant to Code Section 90-395(b), the Planning Board shall make factual findings regarding the following:

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

The standards for the granting of variances established by Code Section 90-395 have not all been met by the Applicant.

- (2) 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.**

As of the writing of this report, public notices were not yet required. Staff is not aware of any objections at this time.

Recommendation:

Based on the above analysis of the standards for considering variances established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the requested variances be **DENIED**.

However, if the Planning Board approves the requested variances, the Planning Department recommends the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed on May 2, 2014 by William B. Shepler, Registered Architect.

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

2. The owner shall obtain a Certificate of Appropriateness for the proposed development.
3. The owner shall obtain a Revocable License for the portion of the existing wood fence adjacent to the property located within City right-of-way. Alternatively, the owner shall obtain a building permit to remove or relocate the existing wood fence from the City right-of-way.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM SIDE AND REAR SETBACKS ON PROPERTY LOCATED AT 1119 OLIVIA STREET (RE # 00022290-000000, AK # 1023078) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-630(6)B. AND 122-630(6)C. 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 gable end roof structure over an existing wood deck and two new small shed roof structures over existing exterior stairs for the existing residential structure on property located at 1119 Olivia Street (RE # 00022290-000000, AK # 1023078); and

WHEREAS, the existing structure is currently nonconforming to the minimum front, side and rear setbacks within the Historic High Density Residential (HHDR) Zoning District; and

WHEREAS, Section 122-630 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 minimum side yard setback is five (5) feet (or 10 percent of lot width to a maximum of 15 feet, whichever is greater) and the minimum rear yard setback is 20 feet; and

WHEREAS, the proposed side yard setback is 2’-11” and the proposed rear yard setback is 13’-3”; and

WHEREAS, the applicant requests a variance to the minimum side and rear setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing

on May 15, 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 variances 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 variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; 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 variances; 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 variances to allow the construction of a new gable end roof structure over an existing wood deck and two new small shed roof structures over existing exterior stairs for the existing residential structure per the attached plans signed and sealed on May 2, 2014 by William B. Shepler, Registered Architect, on property located at 1119 Olivia Street (RE # 00022290-000000, AK # 1023078) in the HHDR Zoning District pursuant to Sections 90-395, 122-630(6)b. and 122-630(6)c. of the City of Key West Land Development Regulations with the following conditions:

1. The proposed development shall be consistent with the plans signed and sealed on May 2, 2014 by William B. Shepler, Registered Architect.

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

2. The owner shall obtain a Certificate of Appropriateness for the proposed development.

3. The owner shall obtain a Revocable License for the portion of the existing wood fence adjacent to the property located within City right-of-way. Alternatively, the

owner shall obtain a building permit to remove or relocate the existing wood fence from the City right-of-way.

Section 3. It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances 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 these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do 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 ____ day of _____, 2014.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

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: 1119 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 ARCHITECT

Mailing Address: 513 FLEMING ST., ~~KEY WEST~~ SUITE 14

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 305-890-6191 Office: 305-890-6191 Fax: _____

Email: WILL @ WSHEPLER.COM

PROPERTY OWNER: (if different than above)

Name: LYNN HALLUM

Mailing Address: 1119 OLIVIA STREET

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 615-975-0455 Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: NEW SHED ROOF OVER EXISTING DECK. NEW SMALL SHED ROOF OVER DOOR FOR WEATHER PROTECTION.

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

1) SIDE SETBACK, MIN. 5', REQUEST IS FOR 2'-11" FROM EDGE OF ROOF/ DECK TO PROPERTY LINE.

2.) SMALL CANOPY ROOF OVER REAR DOOR - (HOUSE IS CURRENTLY NON-CONFORMING)

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				
Size of Site	2,730s.f.			
Height	30'	N/A	NO CHANGE	NO
Front Setback	10'	N/A	NO CHANGE	NO
Side Setback	5'	N/A	2'-11"	YES
Side Setback	N/A	N/A	N/A	N/A
Street Side Setback	5'	N/A	6'-4"	NO
Rear Setback	20'	N/A	13'-3"	YES
F.A.R				
Building Coverage	50%	895s.f.(33%)	1,073s.f.(39%)	NO
Impervious Surface	60%	1,395s.f.(51%)	1,573s.f.(58%)	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 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.

THERE ARE NO 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.

THERE ARE NO SPECIAL CONDITIONS OR CIRCUMSTANCES THAT ARE RESULTING FROM THE ACTIONS OR NEGLIGENCE OF THE APPLICANT.

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

THE MINOR VARIANCE REQUEST IS NOT SEEN AS A SPECIAL PRIVILEGE. ALL PROPERTIES IN THE SAME ZONING DISTRICT COULD BE GRANTED VARIANCES AT THE DISCRETION OF THE PLANNING BOARD.

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.

GRANTING THE VARIANCE WOULD INCREASE THE LIFE EXPECTANCY OF CERTAIN COMPONENTS OF THE PROPERTY THROUGH WEATHER PROTECTION. IT WOULD LESSON THE HARDSHIP / BURDEN OF LONG TERM MAINTANENCE.

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

ONLY THE MINIMUM VARIANCE IS REQUESTED TO COVER AN EXISTING DECK, NO EXPANSION IS INVOLVED.

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 GRANTING OF THE VARIANCE SHALL NOT BE INJURIOUS TO THE PUBLIC WELFARE AND SHALL BE IN HARMONY WITH THE GENERAL INTENT OF THE L.D.R.

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

THIS PROJECT SHALL BE JUDGED ON ITS OWN MERIT & NEED. NO OTHER LANDS, STRUCTURES, ETC. SHOULD BE USED AS GROUNDS FOR ISSUANCE.

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:

1119 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 3/17/14 by _____
date

William Shepler
Name of Authorized Representative

He/She is personally known to me or has presented 5146 922 700450 as identification.

Carlene Smith
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

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, Lynn and Hope Hallum 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.

[Signature]
Signature of Owner

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

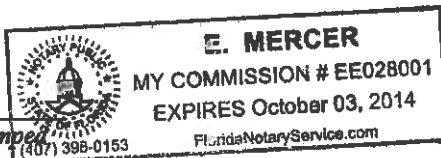
Subscribed and sworn to (or affirmed) before me on this 2/10/2014 by
date

WILLIAM SHEPLER
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

E. Mercer
Name of Acknowledger typed, printed or stamped



EE028001
Commission Number, if any

Deed

Prepared by and return to:
Erica N. Hughes-Sterling
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 08-104-EB

04/28/2008 1:37PM
DEED DOC STAMP CL: RS \$3,850.00

Doc# 1692536
Bk# 2358 P# 153

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Warranty Deed

This Warranty Deed made this 28th day of April, 2008 between JASON BARROSO ENTERPRISES, LLC, a Florida limited liability company whose post office address is 33 Coral Way, Key West, FL 33040, grantor, and LYNN HALLUM and HOPE HALLUM, husband and wife whose post office address is 195 Sturbridge Drive, Franklin, TN 37064, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

ON THE ISLAND OF KEY WEST, COUNTY OF MONROE, STATE OF FLORIDA, AND BEING PART OF TRACT 6, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CORNER OF THE INTERSECTION OF ASHE AND OLIVIA STREETS AND RUNNING THENCE ALONG THE NORTHWESTERLY SIDE OF OLIVIA STREET IN A NORTHEASTERLY DIRECTION 35 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 78 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 35 FEET TO ASHE STREET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ALONG ASHE STREET 78 FEET TO THE POINT OR PLACE OF BEGINNING AT HE CORNER OF THE INTERSECTION OF ASHE STREET AND OLIVIA STREET.

Parcel Identification Number: 00022290-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2008 and subsequent years.

The property herein conveyed does NOT constitute the Homestead property of the Grantor, as defined under the Florida Constitution.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

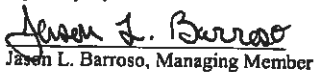
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: ERICA N. HUGHES-STERLING


Witness Name: MARY E. TURSO

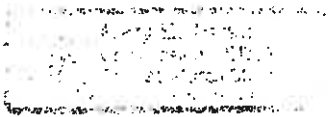
JASON BARROSO ENTERPRISES, LLC, a Florida limited liability company

By: 
Jason L. Barroso, Managing Member

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 28th day of April, 2008 by Jason L. Barroso, Managing Member of JASON BARROSO ENTERPRISES, LLC, a Florida limited liability company, on behalf of said firm. He is personally known or has produced a driver's license as identification.

[Notary Seal]



Mary E. Turso
Notary Public

Printed Name: MARY E. TURSO

My Commission Expires: _____

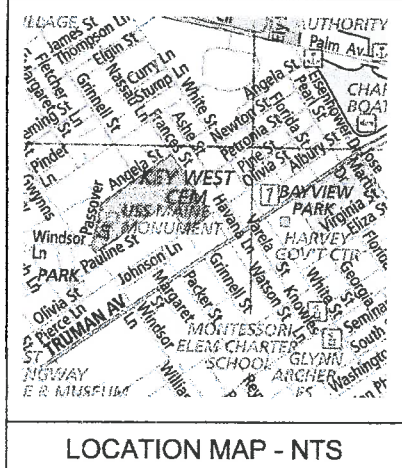
MONROE COUNTY
OFFICIAL RECORDS

Survey

MAP OF BOUNDARY SURVEY
PART OF TRACT 6
WILLIAM A. WHITEHEAD'S MAP
ON THE ISLAND OF KEY WEST

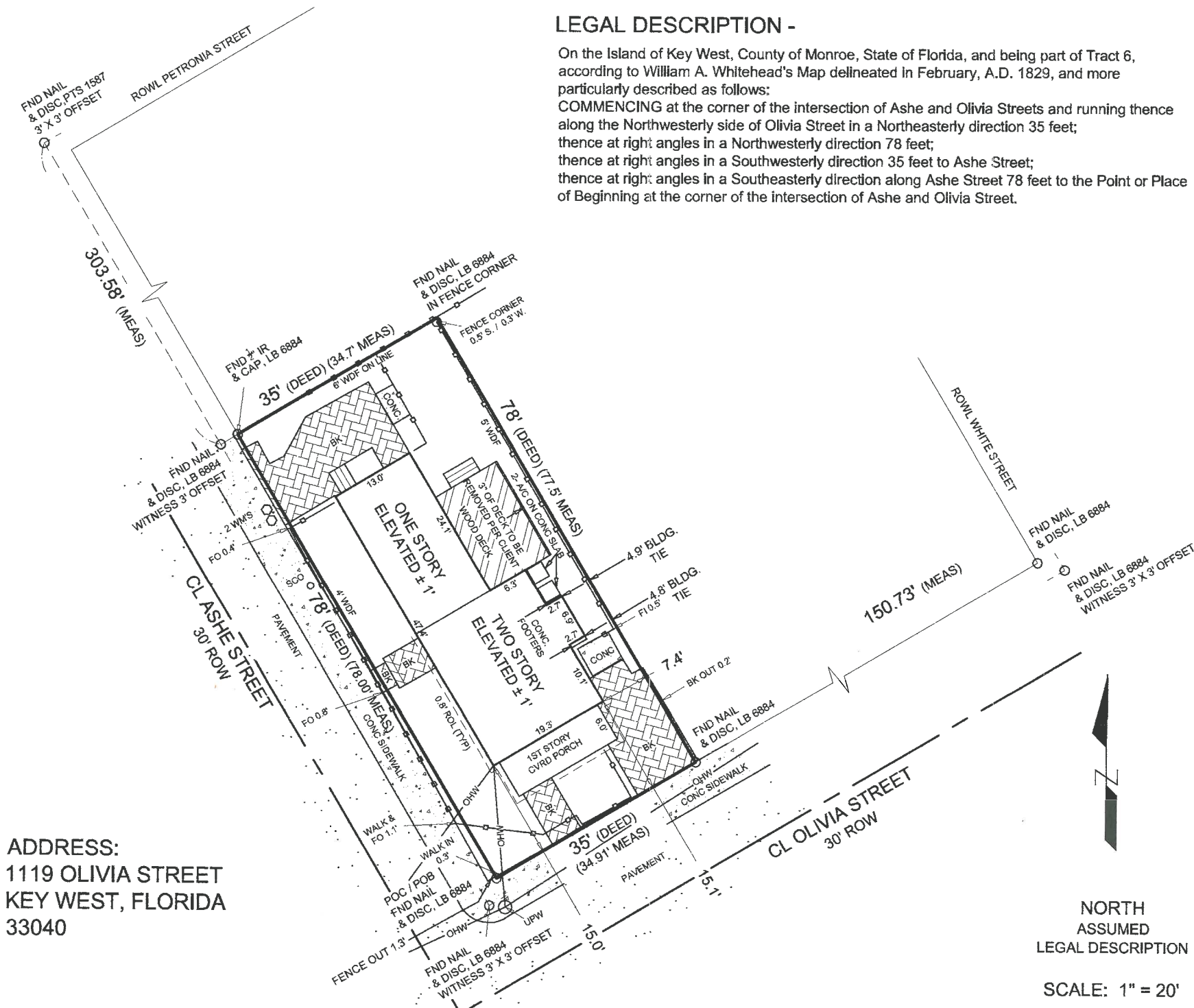
BEARING BASE:
DERIVED FROM
LEGAL DESCRIPTION

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED



LEGAL DESCRIPTION -

On the Island of Key West, County of Monroe, State of Florida, and being part of Tract 6, according to William A. Whitehead's Map delineated in February, A.D. 1829, and more particularly described as follows:
COMMENCING at the corner of the intersection of Ashe and Olivia Streets and running thence along the Northwestern side of Olivia Street in a Northeasterly direction 35 feet;
thence at right angles in a Northwestern direction 78 feet;
thence at right angles in a Southwesterly direction 35 feet to Ashe Street;
thence at right angles in a Southeasterly direction along Ashe Street 78 feet to the Point or Place of Beginning at the corner of the intersection of Ashe and Olivia Street.



ADDRESS:
1119 OLIVIA STREET
KEY WEST, FLORIDA
33040

NORTH
ASSUMED
LEGAL DESCRIPTION
SCALE: 1" = 20'

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

BFP = BACK-FLOW PREVENTER	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BO = BLOW OUT	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
C = CALCULATED	GW = GUY WIRE	PT = POINT OF TANGENT
C&G = 2" CONCRETE CURB & GUTTER	HB = HOSE BIB	R = RADIUS
CB = CONCRETE BLOCK	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	R/W = RIGHT OF WAY
CBRW = CONCRETE BLOCK RETAINING WALL	L = ARC LENGTH	SCO = SANITARY CLEAN-OUT
CI = CURB INLET	LE = LOWER ENCLOSURE	SMH = SANITARY MANHOLE
CL = CENTERLINE	LP = LIGHT POLE	SPV = SPRINKLER CONTROL VALVE
CLF = CHAINLINK FENCE	LS = LANDSCAPING	SV = SEWER VALVE
CM = CONCRETE MONUMENT	M = MEASURED	TB = TELEPHONE BOX
CONC = CONCRETE	MHWL = MEAN HIGH WATER LINE	TBM = TIDAL BENCHMARK
C/S = CONCRETE SLAB	MTLF = METAL FENCE	TMB = TELEPHONE MANHOLE
COVRD = COVERED	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	TOS = TOP OF BANK
D = DEED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF SLOPE
DELTA = DELTA ANGLE	NTS = NOT TO SCALE	TYP = TYPICAL
DEASE = DRAINAGE EASEMENT	OHW = OVERHEAD WIRES	UEASE = UTILITY EASEMENT
DMH = DRAINAGE MANHOLE	P = PLAT	UPC = CONCRETE UTILITY POLE
EB = ELECTRIC BOX	P&M = PLAT & MEASURED	UPM = METAL UTILITY POLE
EL = ELEVATION	PC = POINT OF CURVE	UPW = WOOD UTILITY POLE
ELEV = ELEVATED	PCC = POINT OF COMPOUND CURVE	VB = VIDEO BOX
EM = ELECTRIC METER	PCP = PERMANENT CONTROL POINT	WD = WOOD DECK
ENCL = ENCLOSURE	PI = POINT OF INTERSECTION	WDF = WOOD FENCE
FFE = FINISHED FLOOR ELEVATION	PK = PARKER KALON NAIL	WL = WOOD LANDING
FH = FIRE HYDRANT	PM = PARKING METER	WM = WATER METER
FI = FENCE INSIDE	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
FND = FOUND	POC = POINT OF COMMENCEMENT	
FO = FENCE OUTSIDE		
FOL = FENCE ON LINE		
GB = GRADE BREAK		

REVISION 03/28/14 - UPDATE


CERTIFIED TO -
LYNN HALLUM and HOPE HALLUM

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

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SCALE:	1"=20'
FIELD WORK DATE	04/25/08
REVISION DATE	03/28/14
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RR
INVOICE #:	14032704

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

SIGNED 
ROBERT E. REECE, PSM #5632, PROFESSIONAL SURVEYOR AND MAPPER

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

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

Plans

SITE CALCULATIONS - HhDR ZONING DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	No Change	N/A
BUILDING COVERAGE	50%	895 s.f. (33%)	1,073 s.f. (39%)	Yes
IMPERVIOUS SURFACE RATIO	60%	1,395 s.f. (51%)	1,573 s.f. (58%)	Yes
LOT SIZE	Min. 4,000 s.f.	2,730 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	27'	N/A	N/A
LOT DEPTH	Min. 90'	98'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	No Change	N/A
SIDE SETBACK (EAST)	Min. 5'	N/A	2'-11"	No
STREET SIDE SETBACK (WEST)	Min. 5'	N/A	6'-4"	Yes
REAR SETBACK	Min. 20'	N/A	13'-3"	No

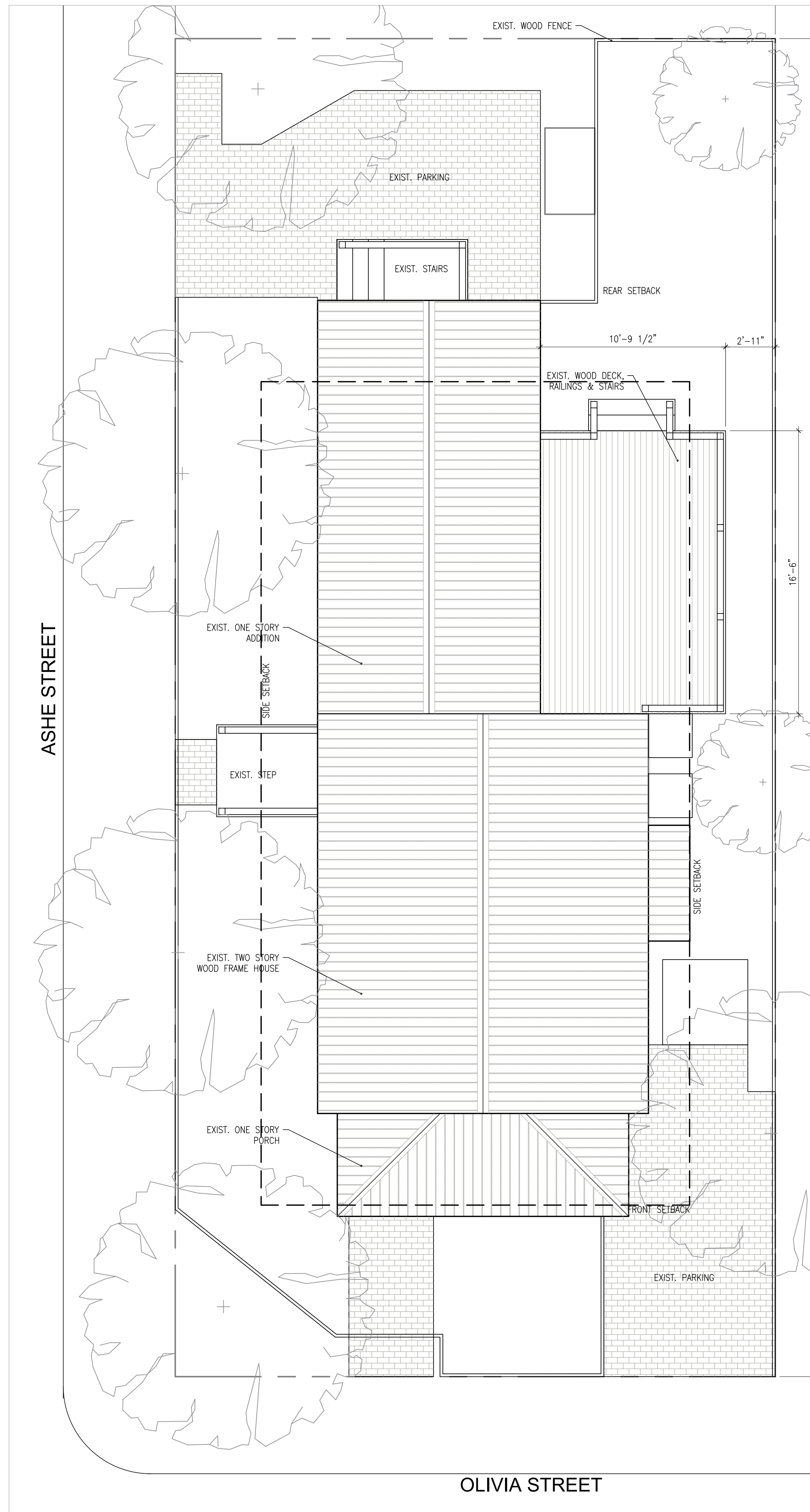
DRAINAGE CALCS

REQUIRED INFORMATION:
 TOTAL LOT AREA = 2,730 S.F.
 INCREASED IMPERVIOUS AREA= ROOF = 178 S.F.
 % IMPERVIOUS = 178 / 2730 = .065%

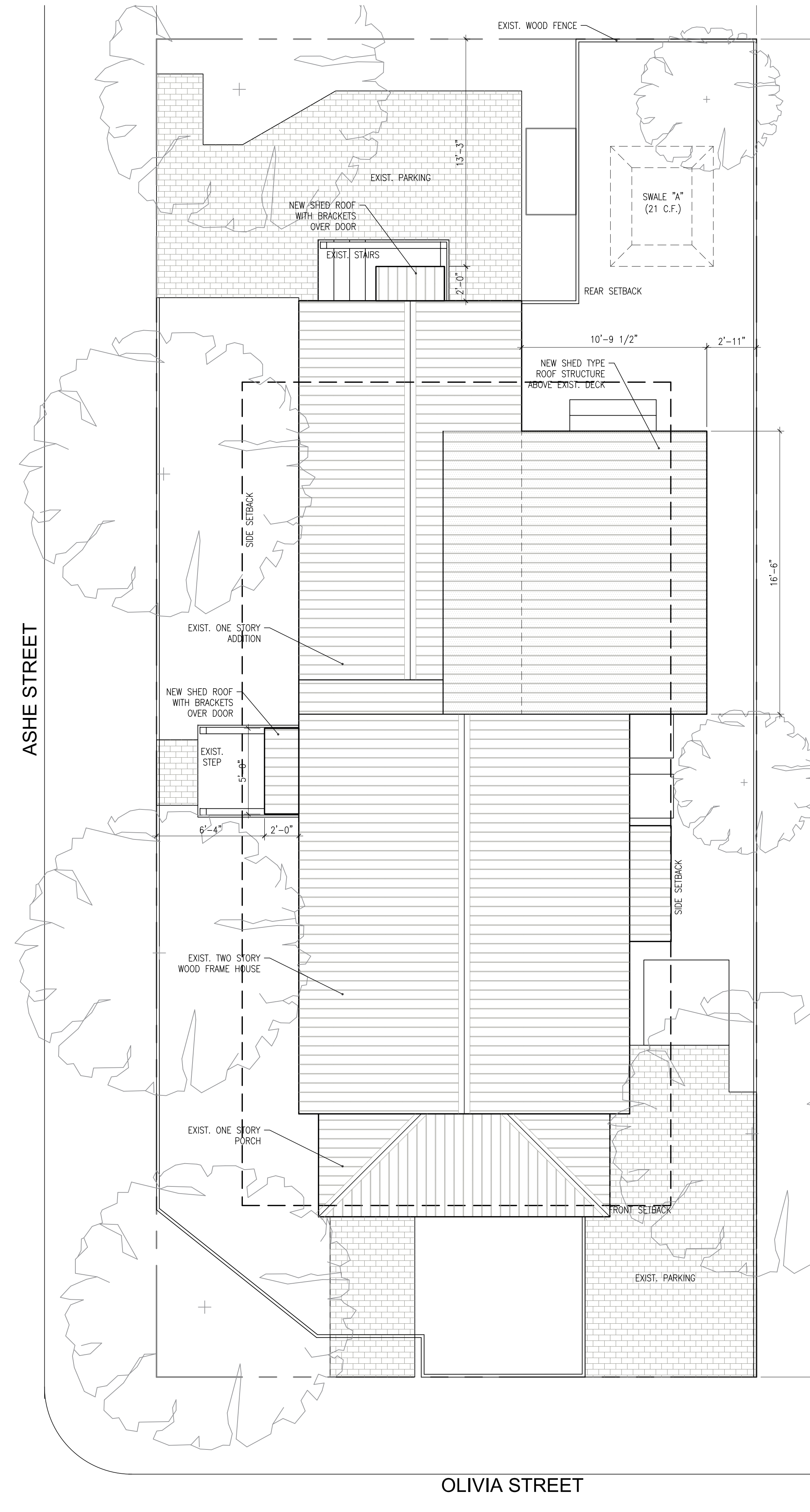
SWALE VOLUME REQUIRED:
 FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE
 LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME
 2730 * 0.104 * .065 = 18.5 C.F.

SWALE PROVIDED:
 SWALE A = (6' X 7' X 0.5') = 21 C.F.

SWALE SIZE IS APPROX. 6% LARGER TO ALLOW FOR LANDSCAPING



1
A1.1 **EXISTING SITE PLAN**
SCALE: 1/4"=1'-0"



2
A1.1 **PROPOSED SITE PLAN**
SCALE: 1/4"=1'-0"

Consultants:

Submissions / Revisions:
 PLANNING SUBMISSION - 2014.3.3
 REV. 1 - CALCS - 2014.3.26
 REV. 2 - ROOF - EIDS - 2014.4.30

1119 OLIVIA STREET
KEY WEST, FL
NEW ROOF STRUCTURE - SIDE DECK

Drawing Size 24x36 Project #: 13032

Title:
EXISTING & PROPOSED SITE PLANS

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

A-1.1

Seal:

Consultants:

Submissions / Revisions:
 PLANNING SUBMISSION - 2014.3.3
 REV. 1 - CALCS - 2014.3.25
 REV. 2 - ROOF-ELEVS - 2014.4.30



4
 AE2 EXISTING STREET SIDE ELEVATION
 SCALE: 1/4"=1'-0"



3
 AE2 EXISTING FRONT ELEVATION
 SCALE: 1/4"=1'-0"



2
 AE2 EXISTING REAR ELEVATION
 SCALE: 1/4"=1'-0"



1
 AE2 EXISTING SIDE ELEVATION
 SCALE: 1/4"=1'-0"

1119 OLIVIA STREET
 KEY WEST, FL
NEW ROOF STRUCTURE - SIDE DECK

Drawing Size: 24x36
 Project #: 13032

Title:
EXISTING ELEVATIONS

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

AE-2

Seal:

Consultants:

Submissions / Revisions:
 PLANNING SUBMISSION - 2014.3.3
 REV. 1 - CALCS - 2014.3.25
 REV. 2 - ROOF-ELEVS - 2014.4.30



4
 A2
PROPOSED STREET SIDE ELEVATION
 SCALE: 1/4"=1'-0"



3
 A2
PROPOSED FRONT ELEVATION
 SCALE: 1/4"=1'-0"



2
 A2
PROPOSED REAR ELEVATION
 SCALE: 1/4"=1'-0"



1
 A2
PROPOSED SIDE ELEVATION
 SCALE: 1/4"=1'-0"

1119 OLIVIA STREET
 KEY WEST, FL
NEW ROOF STRUCTURE - SIDE DECK

Drawing Size: 24x36
 Project #: 13032

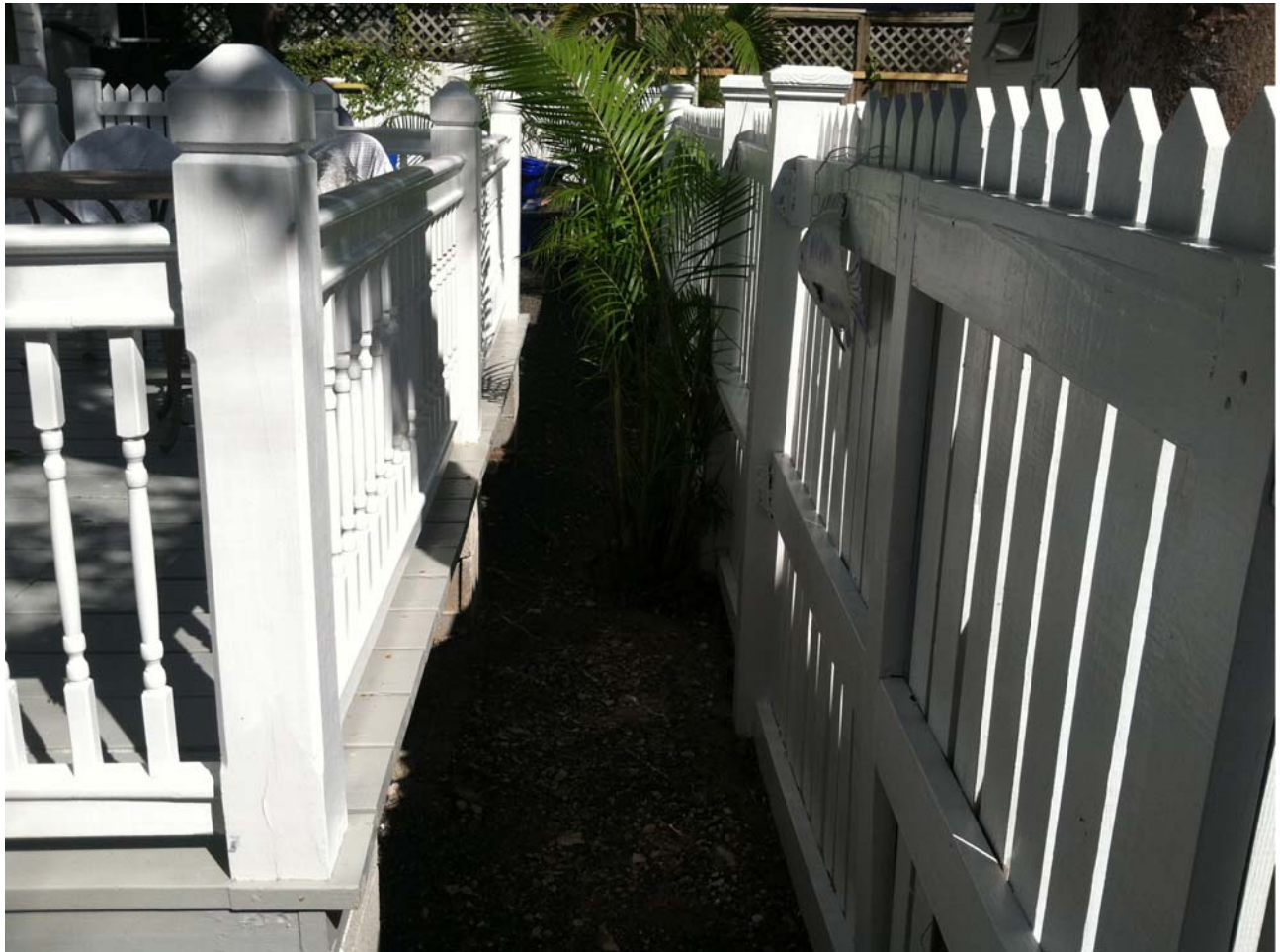
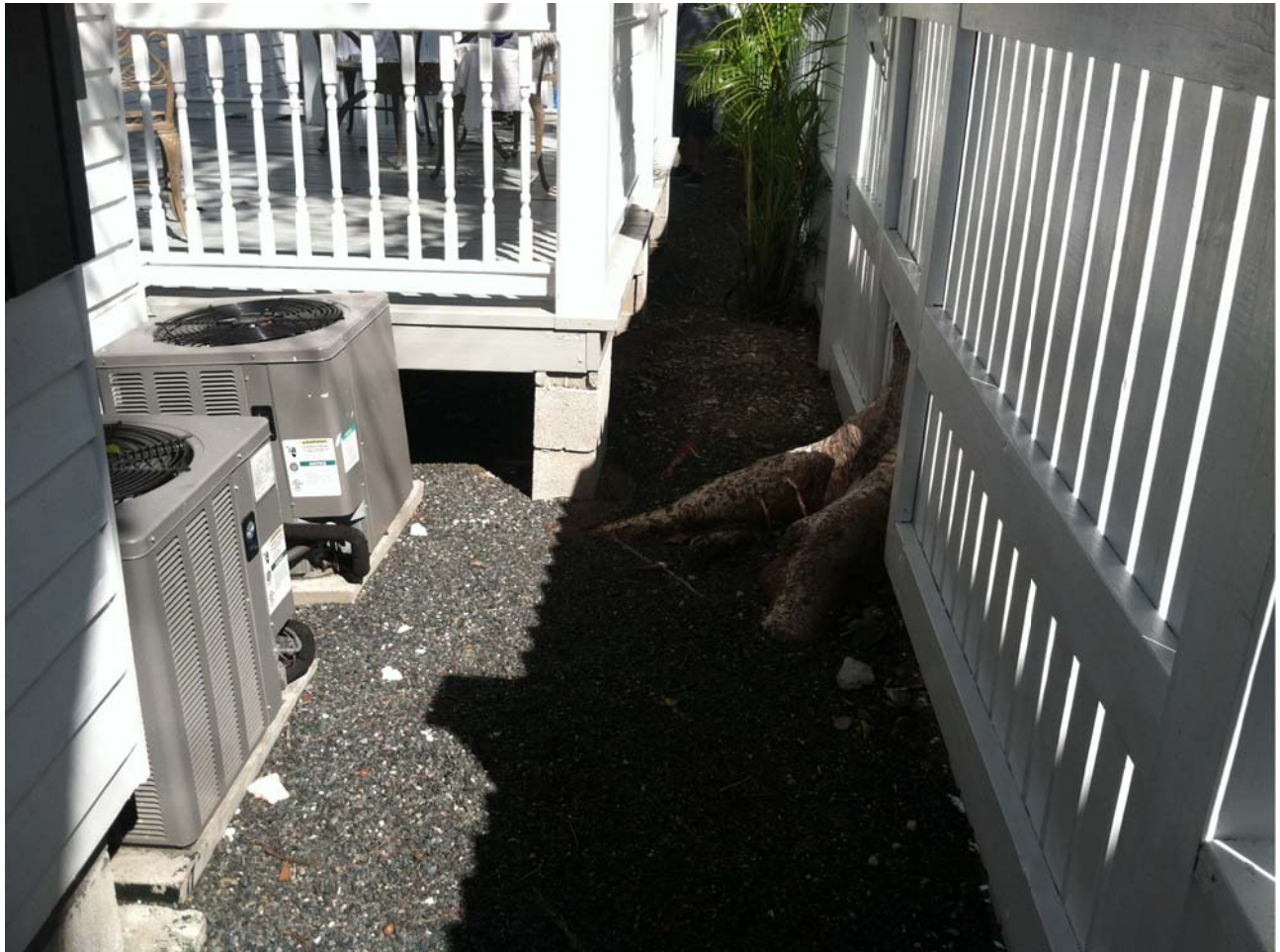
Title:

PROPOSED ELEVATIONS

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

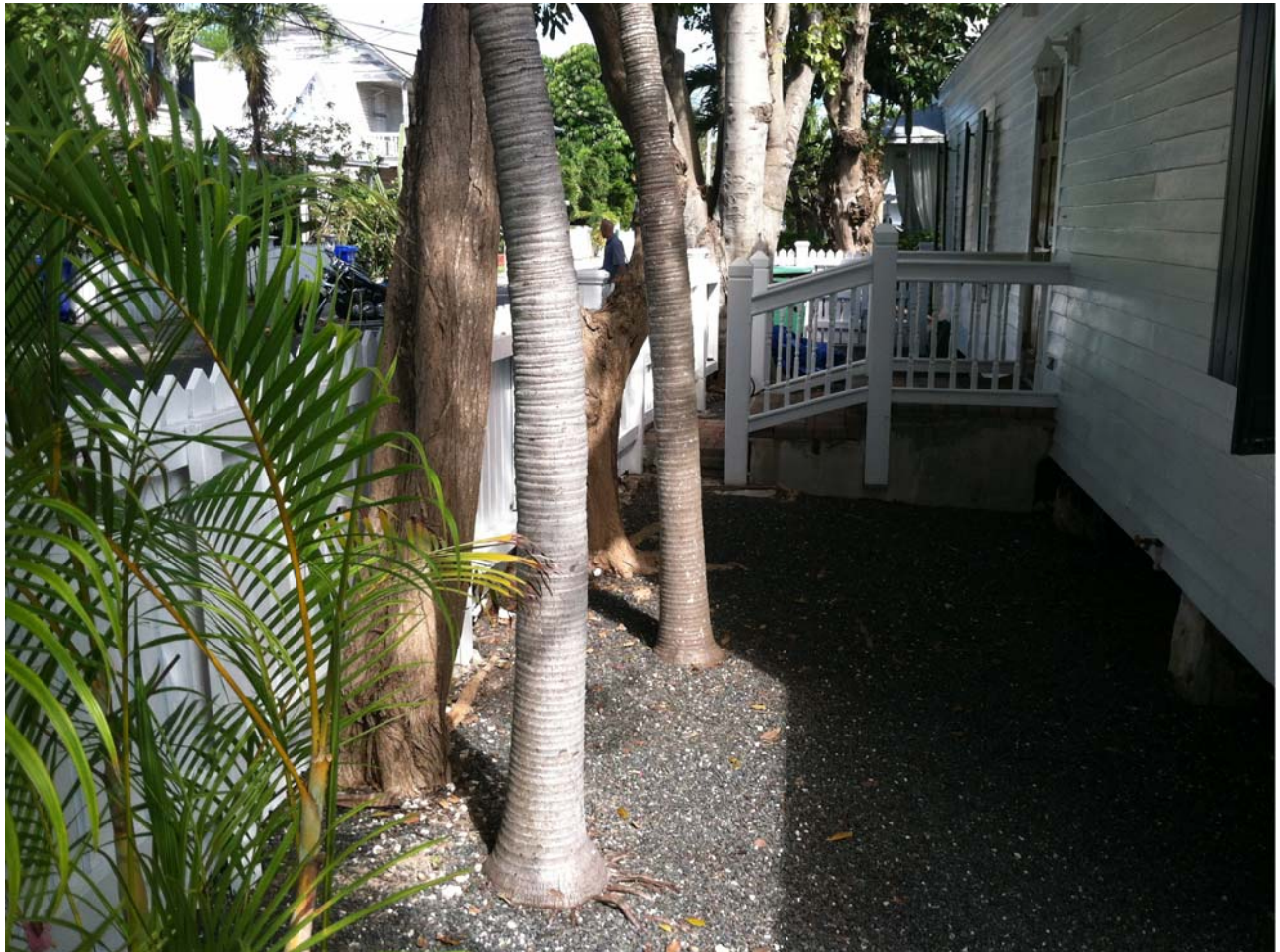
A-2

Site Photos











Minutes of the Development Review Committee
March 27, 2014 DRAFT

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Ms. Torregrosa stated she had no concerns regarding HARC.

PLANNING DIRECTOR:

Mr. Craig stated that the site plan has to have a dimension added regarding the air conditioners to be within the 5' setbacks.

ENGINEERING:

No comments.

FIRE DEPARTMENT:

Mr. Barroso requests a meeting with the applicant to review the site plans and setback variances. At this time there are life safety concerns that will need to be worked thru. There will be additional comments once this information has been received and will need to be done prior to administrative approval.

12. Variance – 1119 Olivia Street (RE # 00022290-000000; AK # 1023078) – A request for administrative variances to minimum side setback, minimum street side setback and minimum rear setback in order to construct a new gable end roof structure over an existing deck and new small shed roof structures above existing doors on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-398, 122-630(6)b., 122-630(6)c. and 122-630(6)d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

The applicant, Mr. William Shepler gave members an overview of the variance request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Ms. Torregrosa stated the survey does not show existing conditions. The survey shows that the fence on Ashe Street is located on City property.

Minutes of the Development Review Committee
March 27, 2014 DRAFT

PLANNING DIRECTOR:

Mr. Craig stated the survey is 6 years old, therefore not valid. A new survey is needed to be able to assess the variance and the fence.

ENGINEERING:

No comments.

FIRE DEPARTMENT:

Mr. Barroso requests a meeting with the applicant to review the site plans and setback variances. At this time there are life safety concerns that will need to be worked thru. There will be additional comments once this information has been received and will need to be done prior to administrative approval.

13. **Administrative Variance – 527 Margaret Street (RE # 00008020-000300; AK # 8743611)** – A request for administrative variance to the minimum rear setback in order to remove and replace a portion of an existing single-family residence on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-398 and 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

The applicant, Mr. William Shepler gave members an overview of the variance request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Ms. Torregrosa stated she would rather meet with the applicant to try to understand the project.

PLANNING DIRECTOR:

Mr. Craig stated the survey is very old, therefore not valid. A new survey is needed to be able to assess the variance. Mr. Craig stated that onsite photos would be helpful to be in the packet prior to Planning Board.

ENGINEERING:

No comments.

FIRE DEPARTMENT:

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1023078** Parcel ID: **00022290-000000**

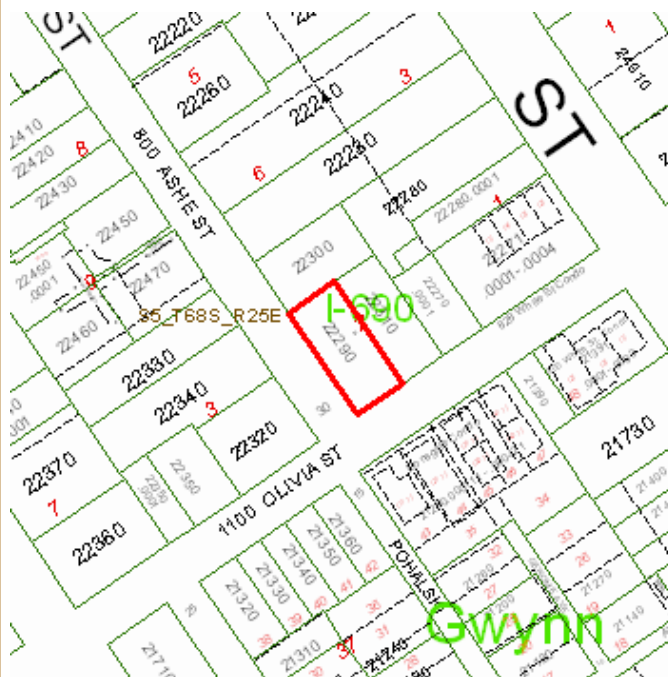
Ownership Details

Mailing Address:
 HALLUM LYNN AND HOPE
 195 STURBRIDGE DR
 FRANKLIN, TN 37064-3294

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1119 OLIVIA ST KEY WEST
Legal Description: KW PT LOT 2 SQR 4 TR 6 OR565-774 PROBATE DOCKET #82-231-CP-12 OR859-2403/2404 WILL OR868-1038/1040P/R OR1436-1584/85R/S OR2099-396/97 OR2358-153/54

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



Land Details

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY

35

78

2,730.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1207
 Year Built: 1934

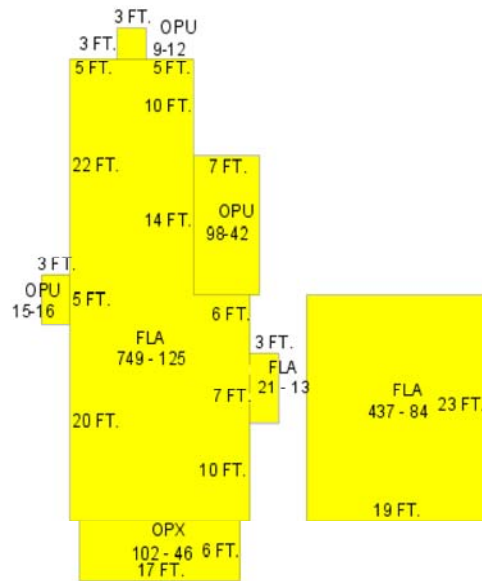
Building 1 Details

Building Type R2 **Condition** G **Quality Grade** 550
Effective Age 8 **Perimeter** 222 **Depreciation %** 6
Year Built 1934 **Special Arch** 0 **Grnd Floor Area** 1,207
Functional Obs 0 **Economic Obs** 0

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.
Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** WD CONC PADS
Heat 1 NONE **Heat 2** NONE **Bedrooms** 3
Heat Src 1 NONE **Heat Src 2** NONE

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	2010	Y			21
1	FLA	12:ABOVE AVERAGE WOOD	1	1933	N Y	0.00	0.00	749
2	OPX		1	1933				102

3	FLA	12:ABOVE AVERAGE WOOD	1	1933	N Y	0.00	0.00	437
4	OPU		1	2001		0.00	0.00	98
5	OPU		1	2001		0.00	0.00	15
6	OPU		1	2001		0.00	0.00	9

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	33 SF	3	11	2006	2007	2	50
2	PT2:BRICK PATIO	12 SF	3	4	2006	2007	2	50
3	PT2:BRICK PATIO	198 SF	22	9	2006	2007	2	50
4	PT2:BRICK PATIO	35 SF	7	5	2006	2007	2	50
5	PT2:BRICK PATIO	171 SF	19	9	2006	2007	2	50
6	FN2:FENCES	380 SF	95	4	2006	2007	2	30
7	FN2:FENCES	426 SF	71	6	2006	2007	2	30

Appraiser Notes

2006-11-17 - LISTED FOR \$1,183,000 ON 2006-10-11, NOW LISTED FOR \$1,179,000. 2 UNITS: 1/1 & 2/1. - JEN

2007-06-01 - LISTED FOR \$1,030,000. 2 UNITS COMPLETELY RENOVATED IN 2005. UNITS RENT FOR \$1,700 (2/1) & \$1,300 (1/1). - JEN

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09-209	01/30/2009	12/02/2009	2,400		BUILD 6'9x2'5 HALF BATH
	09-213	01/30/2009	12/02/2009	1,050		INSTALL PLUMBING FOR ONE TOILET & ONE LAV
	05-1080	04/05/2005	11/16/2005	1,500	Residential	UPGRADE THE PLUMBING
1	05-2399	06/16/2005	11/16/2005	3,700	Residential	REPLACE INSIDE DRTWALL UP & DOWN 60 SHEETS
	05-0991	04/06/2005	11/16/2005	12,000	Residential	EXTENSIVE INTERIOR RENOVATIONS
	05-1070	04/05/2005	11/16/2005	1,700	Residential	REPLACE FUSE PANEL WITH BREAKER PANEL
	05-4799	11/01/2005	11/16/2005	800	Residential	REPLACE FUSE PANEL WITH BREAKER PANEL
	05-5723	12/15/2005	07/25/2006	2,200	Residential	INSTALL BRICK PAVERS, DRIVEWAYS, & WALKWAYS.
	05-5882	12/20/2005	07/25/2006	1,500	Residential	REPLACE 200 AMP SERVICE AND 2 GANG METER CAN.
	06-0330	01/27/2006	07/25/2006	1,450	Residential	BUILD PICKET FENCE & PAINT WHITE.
	06-0244	02/09/2006	07/25/2006	2,000	Residential	REMOVE & REPLACE CONCRETE DRIVEWAY & CURB.

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	202,403	5,235	175,233	382,871	335,333	0	382,871
2012	204,534	5,388	94,927	304,849	304,849	0	304,849
2011	204,534	5,568	131,437	341,539	341,539	0	341,539
2010	206,664	5,721	93,458	305,843	305,843	0	305,843
2009	222,837	5,872	259,061	487,770	487,770	0	487,770

2008	204,646	6,052	273,000	483,698	483,698	0	483,698
2007	268,728	6,206	450,450	725,384	725,384	0	725,384
2006	422,111	58	259,350	681,519	681,519	0	681,519
2005	265,947	58	204,750	470,755	470,755	0	470,755
2004	145,692	58	191,100	336,850	336,850	0	336,850
2003	151,088	58	73,710	224,856	224,856	0	224,856
2002	125,064	58	73,710	198,832	198,832	0	198,832
2001	116,634	0	73,710	190,344	190,344	0	190,344
2000	124,410	0	51,870	176,280	176,280	0	176,280
1999	99,916	0	51,870	151,786	151,786	0	151,786
1998	84,878	0	51,870	136,748	136,748	0	136,748
1997	78,815	0	46,410	125,225	125,225	0	125,225
1996	51,966	0	46,410	98,376	98,376	0	98,376
1995	47,346	0	46,410	93,756	93,756	0	93,756
1994	42,342	0	46,410	88,752	88,752	0	88,752
1993	42,384	0	46,410	88,794	88,794	0	88,794
1992	39,917	0	46,410	86,327	86,327	0	86,327
1991	39,917	0	46,410	86,327	86,327	0	86,327
1990	33,046	0	36,173	69,219	69,219	0	69,219
1989	30,042	0	35,490	65,532	65,532	0	65,532
1988	25,065	0	31,395	56,460	56,460	0	56,460
1987	21,578	0	17,017	38,595	38,595	0	38,595
1986	21,673	0	16,396	38,069	38,069	0	38,069
1985	21,168	0	10,784	31,952	31,952	0	31,952
1984	20,103	0	10,784	30,887	30,887	0	30,887
1983	20,103	0	10,784	30,887	30,887	0	30,887
1982	18,967	0	10,784	29,751	29,751	25,000	4,751

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
4/28/2008	2358 / 153	550,000	WD	D
3/22/2005	2099 / 396	785,000	WD	Q
12/1/1982	868 / 1038	144,000	WD	U
2/1/1974	565 / 774	13,000	00	Q

This page has been visited 33,763 times.

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