

**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:** April 17, 2014

**Agenda Item:** **Variance – 1501 White Street (RE # 00059620-000000, AK # 1060097)**  
– A request for variances to minimum rear setback and detached habitable space in order to renovate an existing accessory structure into a living room with a full bathroom on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395, 122-238(6)a.3. and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

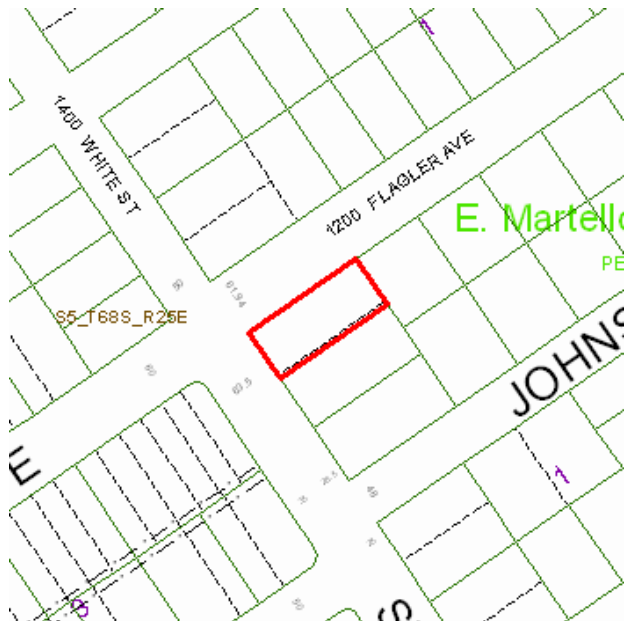
**Request:** Variances to the minimum rear setback and detached habitable space in order to renovate an existing accessory structure into a living room with a full bathroom.

**Applicant:** Ron Kaisen

**Property Owner:** Cama Sdira LLC FBO Alex Model IRA

**Location:** 1501 White Street (RE # 00059620-000000, AK # 1060097)

**Zoning:** Single-Family Residential (SF)



**Background:**

The property, which is located at the eastern corner of White Street and Flagler Avenue, is comprised of a one-story, single-family residence with accessory structures and uses. The subject existing 283-square-foot detached accessory structure is indicated as a “1-story wood frame cottage” on the submitted survey. The structure is called a “shed” in the application. The Applicant proposes to convert the structure into detached living space with a full bathroom, but no kitchen or wet bar. Pursuant to Code Section 122-1078, all habitable space shall be accessible from the interior of exterior walls. The existing structure is nonconforming to the interior side yard and rear yard setbacks. The Applicant proposes to remove an existing roof overhang to bring the interior side setback into compliance. The Applicant proposes to elevate the building to +1 foot above the base flood elevation to bring the structure into compliance with the City’s floodplain regulations and allow the proposed habitable space. The existing nonconforming rear setback would be maintained, but the proposed elevation of the structure would increase the three-dimensional envelope within the rear setback, which requires a variance. The property is within the AE-6 FEMA flood zone. The property is not located within the Key West Historic District. The following table summarizes the requested variances and site conditions.

<b>Relevant SF Zoning District Dimensional Requirements: Code Section 122-238</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Maximum density	8 dwelling units per acre	1 unit	1 unit	No change
Maximum floor area ratio	N/A	None	None	No change
Maximum height (of shed)	25 feet + 5 feet non-habitable for pitched roofs	9'-11 1/8" feet	16'-9 5/16"	+6.85 feet
Maximum building coverage	35%	29%	30%	+1%
Maximum impervious surface	50%	43%	43%	No change
Minimum lot size	6,000 SF	7,370 SF	7,370 SF	No change
Minimum lot width	50 feet	61.67 feet	61.67 feet	No change
Minimum lot depth	100 feet	119.5 feet	119.5 feet	No change
Minimum front setback	30 feet	~17.5 feet (to principal structure)	~17.5 feet (to principal structure)	No change
Minimum side setback	5 feet	~1.5 feet (to shed)	8'-1 3/8" (to shed)	+7'-7/8"
Minimum rear setback	25 feet	4'-8 5/16" (to shed)	4'-8 5/16" (to shed)	Variance required for increase in 3D footprint.
Minimum street side setback	10 feet	36'-1 15/16" (to shed)	36'-1 15/16" (to shed)	No change

**Process:**

Development Review Committee:  
Planning Board:

February 27, 2014  
April 17, 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 SF 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 SF 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 Applicant is proposing to renovate the existing accessory structure, which involves elevating the building to +1 foot above base flood elevation and would thereby increase the nonconforming rear yard setback on the property. This is a circumstance resulting from the proposed action of the applicant. However, the existing nonconformities were not created by 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 variances would confer special privileges upon the Applicant that are denied by the LDRs to other lands, buildings and structures in the SF 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 single-family residence with accessory uses and structures, which are common permitted uses within the SF Zoning District. The Applicant wishes to convert the existing accessory structure to detached living space for an additional bedroom and full bathroom, as has been similarly requested and approved at other single-family residences 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 SF 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 SF 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 “area of work” indicated on plans signed and sealed on March 12, 2014 by Richard J. Milelli, Professional Engineer, of Meridian Engineering LLC.
2. No approval granted for an accessory unit, an additional principal dwelling unit or any transient use of the property.
3. No approval granted for any other work or improvements shown on the plans.
4. No kitchen, no wet bar and no 220-volt electric service shall be allowed in the proposed detached habitable space.

**Conditions required to be completed prior to a Certificate of Occupancy and/or final inspection:**

5. The existing wood fence separating the main house from the detached habitable space shall be removed.
6. Unless and until the owner received City approval for an accessory unit or an additional principal dwelling unit, a deed restriction in a form acceptable to the city attorney shall be placed on the property such that the property as a whole shall be used and occupied as a single-family residence. Entrances to all bedrooms and the detached habitable space shall share the same key or means of controlling access so that the bedrooms are not divisible into separately rentable units. The owner shall bear any expense of recording the deed restriction.
7. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above conditions.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION NO. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM REAR SETBACK AND DETACHED HABITABLE SPACE ON PROPERTY LOCATED AT 1501 WHITE STREET (RE # 00059620-000000, AK # 1060097) IN THE SINGLE-FAMILY RESIDENTIAL (SF) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-238(6)A.3. AND 122-1078 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA**

**WHEREAS**, the applicant proposes to renovate an existing accessory structure into a detached living space with a full bathroom for the existing non-transient residential dwelling unit on property located at 1501 White Street (RE # 00059620-000000, AK # 1060097); and

**WHEREAS**, the existing accessory structure is currently nonconforming to the minimum side yard and minimum rear yard setbacks within the Single-Family Residential (SF) Zoning District; and

**WHEREAS**, Section 122-238 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 and the minimum rear yard setback is 25 feet; and

**WHEREAS**, the proposed side yard setback is 8’-1 3/8” and the proposed rear yard setback is 4’-8 5/16”; and

**WHEREAS**, the applicant requests a variance to the minimum rear setback; and

**WHEREAS**, Code Section 122-1078 requires that all habitable space be accessible from the

interior of the exterior walls; and

**WHEREAS**, the applicant requests a variance to detached habitable space; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on April 17, 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 renovation of an existing accessory structure into detached living space with a full bathroom per the attached plans signed and sealed on March 12, 2014 by Richard J. Milelli, Professional Engineer, of Meridian Engineering LLC, on property located at 1501 White Street (RE # 00059620-000000, AK # 1060097) in the SF Zoning District pursuant to Sections 90-395, 122-238(6)a.3. and 122-1078 of the City of Key West Land Development Regulations with the following conditions:

1. The proposed development shall be consistent with the “area of work” indicated on plans signed and sealed on March 12, 2014 by Richard J. Milelli, Professional Engineer, of Meridian Engineering LLC.

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

2. No approval granted for an accessory unit, an additional principal dwelling unit or any transient use of the property.

3. No approval granted for any other work or improvements shown on the plans.

4. No kitchen, no wet bar and no 220-volt electric service shall be allowed in the proposed detached habitable space.

**Conditions required to be completed prior to a Certificate of Occupancy and/or final inspection:**

5. The existing wood fence separating the main house from the detached habitable space shall be removed.

6. Unless and until the owner received City approval for an accessory unit or an additional principal dwelling unit, a deed restriction in a form acceptable to the city attorney shall be placed on the property such that the property as a whole shall be used and occupied as a single-family residence. Entrances to all bedrooms and the detached habitable space shall share the same key or means of controlling access so that the bedrooms are not divisible into separately rentable units. The owner shall bear any expense of recording the deed restriction.

7. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above conditions.

**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

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

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;

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Richard Klitenick, Planning Board Chairman

Date

**Attest:**

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Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman

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

# Application

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



Variance Application

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

Please print or type a response to the following:

1. Site Address 1501 White Street
2. Name of Applicant ~~CAMA SDIRA LLC FBO ALEX MODEL~~ RONALD KAISU
3. Applicant is: Owner  Authorized Representative
4. Address of Applicant 512 E. Township Line Road Ste 200  
Blue Bell, PA 19422
5. Phone # of Applicant \_\_\_\_\_ Mobile# \_\_\_\_\_
6. E-Mail Address \_\_\_\_\_
7. Name of Owner, if different than above CAMA SDIRA LLC FBO ALEX MODEL
8. Address of Owner 512 E TOWNSHIP LINE RD STE 200  
BLUE BELL, PA 19422
9. Phone # of Owner (215)266-2575
10. Email Address Kaisen@capitalsystemsinc.com
11. Zoning District of Parcel SF RE# 00659620-000000
12. Description of Proposed Construction, Development, and Use  
RAISE EXISTING SHED FLOOR TO ABOVE FEMA 100-YR  
FLOOD ELEVATION PLUS 1' FT EXTEND WALLS AND CONSTRUCT  
NEW ROOF
13. List and describe the specific variance(s) being requested:  
DETACHED HABITABLE SPACE FOR SHED; REAR SETBACK  
(CURRENTLY NON-CONFORMING)

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



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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE6			
Size of Site	7370			
Height	25	12±	20±	
Front Setback	30	36'		
Side Setback	5			
Side Setback	5	<del>4'-8" 1.5'</del>	<del>4'-8" 8'-1 7/8"</del>	YES NO
Street Side Setback	10	-		
Rear Setback	25	4'-6"	4'-6"	YES
F.A.R				
Building Coverage	0.35	0.29	0.30	
Impervious Surface	0.50	0.43	0.43	
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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

Meeting Date \_\_\_\_\_ HARC Approval # \_\_\_\_\_

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



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

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17. Will the work be within the dripline (canopy) of any tree on or off the property?  
YES \_\_\_\_\_ NO

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

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

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

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



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



Standards for Considering Variances

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

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

The utility shed is existing. The structure is currently below flood elevation. The owner would like to bring the structure into compliance w/ FEMA regulations and make it habitable.

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

The utility shed was existing when the owner purchased the property.

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 shall be conferred

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



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 owner would like to improve property value and convert utility to cabana like other properties in the area have done in the past.

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 Minimum variance will be granted.

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.

Project is not injurious to public welfare. There is sufficient space for

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



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

*Existing nonconforming uses of other property were not used.*

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

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

**Limited Power  
of Attorney**

Prepared by:

CAMA Self Directed IRA LLC

Return to:

CAMA Self Directed IRA LLC

512 East Township Line Road

5 Valley Square Suite 200

Blue Bell, PA 19422

215-283-2868

## **CAMA Self Directed IRA LLC**

### **LIMITED POWER OF ATTORNEY**

**STATE OF Pennsylvania**

**COUNTY OF Montgomery**

**BE IT KNOWN**, that **Carl Fischer**, as manager for **CAMA Self Directed IRA**, an LLC, dba CamaPlan, fka EntrustCama, on this date, September 30, 2013, has made and appointed, and by these presents does make and appoint **Donna Iannuzzi** true and lawful attorney for the LLC and in her name, place and stead, for the following specific and limited purposes only:

Executing LLC client settlement documentation including selling and purchase documents including notes, mortgages, private placements, and other documents customarily included in CAMA Self Directed IRA LLC transactions to all intents and purposes, as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done by virtue hereof.

This LPOA will expire September 30, 2014.

[Signature]

9/30/13

Carl Fischer, CAMA Self Directed IRA LLC Manager

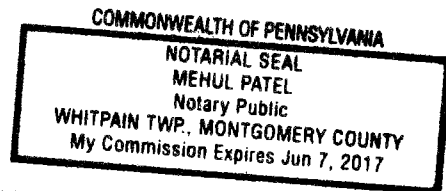
Date

State of Pennsylvania

County of Montgomery

On this the 30th day of September, 2013, before me Carl Fischer, personally appeared, know to me (or satisfactorily proven) to be the person whose name Carl Fischer subscribed to the within instrument and acknowledged that Carl Fischer executed the same for the purposes therein continued.

In witness whereof I hereunto set my hand and official seal.



[Signature]

(SEAL) Notary

Approved: [Signature]  
Maggie Polisano, CAMA Self Directed IRA LLC Manager

9-30-13  
Date

Prepared by:

CAMA Self Directed IRA LLC

Return to:

CAMA Self Directed IRA LLC

512 East Township Line Road

5 Valley Square Suite 200

Blue Bell, PA 19422

215-283-2868

**CAMA Self Directed IRA LLC**  
**LIMITED POWER OF ATTORNEY**

**STATE OF Pennsylvania**

**COUNTY OF Montgomery**

**BE IT KNOWN**, that **Maggie Polisano**, as manager for **CAMA Self Directed IRA**, an **LLC**, dba CamaPlan, fka EntrustCama, on this date, September 30, 2013, has made and appointed, and by these presents does make and appoint **Donna Iannuzzi** true and lawful attorney for the LLC and in her name, place and stead, for the following specific and limited purposes only:

Executing LLC client settlement documentation including selling and purchase documents including notes, mortgages, private placements, and other documents customarily included in CAMA Self Directed IRA LLC transactions to all intents and purposes, as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done by virtue hereof.

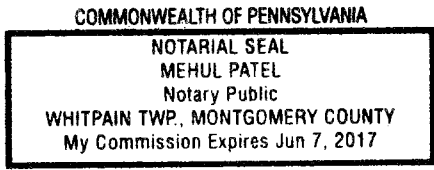
This LPOA will expire September 30, 2014.

M. Polisano 9-30-13  
Maggie Polisano, CAMA Self Directed IRA LLC Manager Date

State of Pennsylvania  
County of Montgomery

On this the 30th day of September, 2013, before me  
Maggie Polisano, personally appeared, know to me (or satisfactorily proven) to be the  
person whose name Maggie Polisano subscribed to the within instrument and  
acknowledged that Maggie Polisano executed the same for the purposes therein  
continued.

In witness whereof I hereunto set my hand and official seal.



Mehul Patel  
\_\_\_\_\_  
(SEAL) Notary

Approved: [Signature] 9/30/13  
Carl Fischer, CAMA Self Directed IRA LLC Manager Date



# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, RONALD KAISEN, 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:

1501 WHITE 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.

[Signature]  
Signature of Authorized Representative

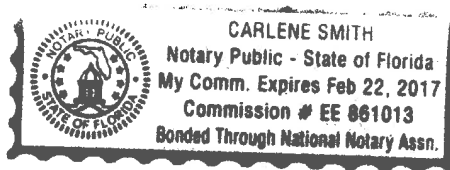
Subscribed and sworn to (or affirmed) before me on this 4/16/14 by \_\_\_\_\_ date

Ronald Kaisen  
Name of Authorized Representative

He/She is personally known to me or has presented Pennsylvania DL 21 313 719 as identification.

[Signature]  
Notary's Signature and Seal

Carlene Smith  
Name of Acknowledger typed, printed or stamped



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

# **Authorization Form**



City of Key West  
Planning Department



Authorization Form  
(Where Owner is a Business Entity)

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

I, DONNA IANNUZZI as  
Please Print Name of person with authority to execute documents on behalf of entity

TPA of CAMA SDIRA LLC, FBO Alex Model IRA  
Name of office (President, Managing Member) Name of owner from deed

authorize Ron Kaisen  
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 person with authority to execute documents on behalf on entity owner

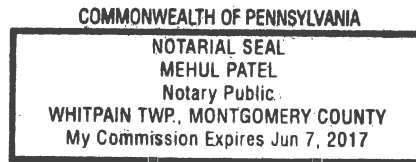
Subscribed and sworn to (or affirmed) before me on this Feb 20, 2014 by  
date

DONNA IANNUZZI  
Name of Authorized Representative

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

[Signature]  
Notary's Signature and Seal

MEHUL PATEL  
Name of Acknowledger typed, printed or stamped



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

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Foreign Limited Liability Company

CAMA SELF DIRECTED IRA LLC

### Filing Information

**Document Number** M13000005695  
**FEI/EIN Number** 201307809  
**Date Filed** 09/10/2013  
**State** PA  
**Status** ACTIVE

### Principal Address

FIVE VALLEY SQUARE STE 200  
BLUE BELL, PA 19422

### Mailing Address

FIVE VALLEY SQUARE STE 200  
BLUE BELL, PA 19422

### Registered Agent Name & Address

FISCHER, CARL  
8010 N ATLANTIC AVE UNIT 7  
CAPE CANAVERAL, FL 32920

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

POLISANO, MAGDALENE  
1104 GREYSTONE DR  
AMBLER, PA 19002

Title MGR

FISCHER, CARL  
PO BOX 271  
CAPE CANAVERAL, FL 32920

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2014	01/14/2014

**Document Images**

[01/14/2014 -- ANNUAL REPORT](#)

View image in PDF format

[09/10/2013 -- Foreign Limited](#)

View image in PDF format

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[Frs|wkwE #lqg#Subdf|#Srdflny](#)

Vwlvh#:##|crulgd/#G hsdwq hqwh#i#|wlvh



Corporations

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- By Business Entity ID
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- Verify Certification
- Online Orders
- Register for Online Orders
- Order Good Standing
- Order Certified Documents
- Order Business List
- My Images
- Search for Images

**Business Entity Filing History**

**Date:** 2/18/2014 (Select the link above to view the Business Entity's Filing History)

**Business Name History**

Name	Name Type
CAMA PLAN	Current Name
ENTRUSTCAMA	Prior Name

**Fictitious Names - Domestic - Information**

<b>Entity Number:</b>	3255657
<b>Status:</b>	Active
<b>Entity Creation Date:</b>	12/10/2004
<b>State of Business.:</b>	PA
<b>Principal Place of Business:</b>	No Address
<b>Mailing Address:</b>	No Address

**Owner Information**

<b>Owner(s) for:</b>	CAMA PLAN
----------------------	-----------

**Owners**

<b>Name:</b>	<b>CAMA SELF DIRECTED IRA LLC</b>
<b>Mailing Address:</b>	[Address Not Available]
<b>Name:</b>	<b>CAMA SELF DIRECTED IRA LLC</b>
<b>Mailing Address:</b>	[Address Not Available]

**Deed**



Requested by:  
LSI Title Agency, Inc.  
3220 El Camino Real  
Irvine, CA 92602  
714-247-7000

Doc# 1955799 10/29/2013 2:24PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:  
Jessica Davis  
Platinum Title of South Florida, Inc.  
7344 SW 48 Street Suite 203  
Miami, FL 33155  
305-667-5919  
File Number: 13-07-3637

10/29/2013 2:24PM  
DEED DOC STAMP CL: Krys \$3,955.00

Doc# 1955799  
Bk# 2656 Pg# 1047

## Special Warranty Deed

This Special Warranty Deed made this 9th day of Oct, 2013 between US Bank National Association, As Trustee for GreenPoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR5 whose post office address is 1525 S. Belt Line Road, Coppell, TX 75019, grantor, and CAMA SDIRA LLC FBO Alex Model IRA whose post office address is c/o CamaPlan, 512 E. Township Line Road, 5 Valley Square, Suite 200, Blue Bell, PA 19422, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable 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:

**LOT 1 AND THE NORTHWESTERLY 3 FEET OF LOT 2, OF EAST MARTELLO TOWERS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 47 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.**

**Parcel Identification Number: 0005962000000056825**

**Commonly known as: 1501 White Street, Key West, FL 33040**

**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.

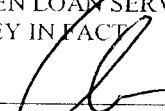
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

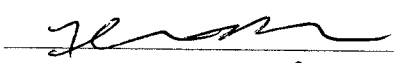
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

US Bank National Association, As Trustee for  
GreenPoint Mortgage Funding Trust Mortgage  
Pass-Through Certificates, Series 2006-AR5  
BY OCWEN LOAN SERVICING, LLC ITS  
ATTORNEY IN FACT

  
Print Name: Alex Peter

  
Print Name: Chad Greenfield

  
Print Name: Fiore Robinson

Title: AB

State of TX

County/city of Dallas

THE FOREGOING INSTRUMENT was acknowledged before me this 9th day of Oct, 2013  
by Chad Green as AO of Ocwen Loan Servicing, LLC as  
attorney in fact for **US Bank National Association, As Trustee for GreenPoint Mortgage Funding  
Trust Mortgage Pass-Through Certificates, Series 2006-AR5** who is personally known to me or has  
WIA as identification.

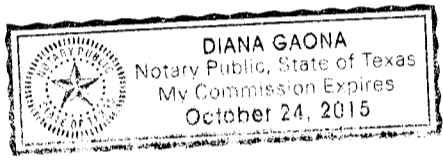
Diana Gaona  
Notary Public

Diana Gaona  
Print Notary Name

My Commission Expires: 10/24/15

Notary Seal

Commonly known as: 1501 White Street, Key West, FL 33040



Exhibit

Doc# 1955799  
Bk# 2656 Pg# 1049

**ACTION BY UNANIMOUS WRITTEN CONSENT  
OF THE MANAGERS OF  
OCWEN LOAN SERVICING, LLC**

As of February 15, 2013

The undersigned, being the managers (the "Managers") of Ocwen Loan Servicing, LLC, a Delaware limited liability company (the "Company"), acting pursuant to the authority granted to it by the Delaware Limited Liability Company Act, do hereby approve and adopt such resolutions with the same force and effect as if they were approved and adopted at a duly constituted meeting of the Managers of the Company:

**WHEREAS**, the Company purchased certain assets of Residential Funding Company, LLC, GMAC Mortgage, LLC and Executive Trustee Services, LLC, (together, "ResCap") effective February 15, 2013 ("Acquisition"):

**NOW, THEREFORE, BE IT RESOLVED**, that solely for the purpose of this resolution and the signing authority granted hereby, the following are classifications of officers.

**"Category 3 officer"** means (i) any employee of the Company, who at the effective date of the Acquisition held the title of "Chief Servicing Officer," "Chief Operating Officer," "Executive Vice President," "Senior Vice President," "Vice President," "Assistant Vice President," "Director," "Senior Treasury Services Officer," "Master Servicing Officer," "Delegated Banking Officer," "Legal Officer," or "Limited Signing Officer" for ResCap or (ii) any person listed as a Category 3 officer on Exhibit A attached hereto and made a part hereof.

**"Category 4 officer"** means (i) any employee of the Company, who at the effective date of the Acquisition held the previous title of "Limited Signing Officer REO Management" for ResCap or (ii) any person listed as a Category 4 officer on Exhibit A attached hereto and made a part hereof.

**"Authorized Signer"** means any Category 3 officer, Category 4 officer or any other person appointed as an Authorized Signer pursuant to applicable resolutions; and

**FURTHER RESOLVED**, that, when executing documents specified herein, the Authorized Signer of the Company may (i) describe his or her title and/or signing capacity as "Authorized Signer" (without designating to which category of Authorized Signer he or she belongs) or (ii) execute documents in any other official capacity he or she has with respect to the Company; and

**FURTHER RESOLVED**, that the Category 3 officers be, and each of them hereby is, authorized, effective February 15, 2013, to execute, acknowledge, seal, deliver, endorse, file, record and process the following documents, on behalf of the Company as necessary or desirable and appropriately completed, in the ordinary course of servicing one-to-four family residential


assignments, satisfactions, full and partial releases; and reconveyances of deeds, mortgages, subordinations, modifications, assumptions and other recorded documents; checks or other instruments received by the Company and made payable to a prior servicer; hazard claims; tax authority notifications and declarations; bills of sale and other instruments of sale, conveyance, and transfer; all documents that a Category 4 officer is authorized to execute; and all ordinary, appropriate or necessary endorsements, acknowledgements, affidavits and other supporting documents relating to the foregoing documents; and

**FURTHER RESOLVED**, that the Category 4 officers be, and each of them hereby is, authorized, effective February 15, 2013, among other things to execute, acknowledge, seal, deliver, endorse, file, record and process the documents listed below, on behalf of the Company as necessary or desirable and appropriately completed, in the ordinary course of servicing one-to-four family residential mortgage loans, including real estate owned listing agreements: State Purchase Agreements, REP riders, amendments or addendums to State Purchase Agreements, disclosures and other similar documents necessary as part of the initial contract process of a REO property on behalf of the Company; and

**FURTHER RESOLVED**, that this Unanimous Written Consent may be executed in one or more counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one document.

**IN WITNESS WHEREOF**, the parties hereto have executed this Action by Unanimous Written Consent effective as of the date first written above and hereby direct that this Action by Unanimous Written Consent be filed with the minutes of the Company.

  
\_\_\_\_\_  
William C. Erbey

  
\_\_\_\_\_  
Ronald M. Faris

Doc# 1955799  
Bk# 2656 Pg# 1051

# Exhibit A

Set forth below is the current list of individuals holding the positions referenced in the foregoing resolutions. Each individual is, as of the date hereof, an employee of the Company authorized as set forth in the foregoing resolutions, holding the office or position set forth opposite his/her name.

**Category 3 officer**

Jenna Evans	Legal Officer
David Face	Vice President
William Finlay	Legal Officer
Russell Fowlie	Senior Vice President
Diane J. Gubran	Vice President
Kwabena D. Gyasi-Twumi	Senior Treasury Services Officer
Susan Hamlin	Vice President
Vickie Hickson	Assistant Vice President
Darsi Meyer	Senior Vice President
Charles R. Hoecker	Senior Vice President
Joseph Hutchison	Vice President
Brooke Jeffress-Roebuck	Delegated Banking Officer
Julie A. Kacher	Vice President
Patricia Kelleher	Assistant Vice President
Jenna Kemp	Senior Vice President
Frances L. Landue	Limited Signing Officer
Jamie Leeper	Assistant Secretary
Trent Littleton	Vice President
Francis Madden	Vice President
Ryan McCollum	Master Servicing Officer
Susan R. Meier	Vice President
Feyera Milkessa	Vice President
John Mongelluzzo	Vice President
Mary Morris	Vice President
Lisa Page	Master Servicing Officer
Kenneth Palmer	Assistant Vice President
Joseph A. Pensabene	Chief Servicing Officer
Martin J. Postel	Vice President
Cheryl L. Hager	Vice President
Sandy Reyelts	Limited Signing Officer
Frank G. Ruhl	Vice President
Curtis Schares	Vice President
Laura Siess	Limited Signing Officer
Joseph Spicer	Limited Signing Officer

Michael Squillante	Senior Vice President
Sharon Tecklenburg	Vice President
Michael Timothy Witten	Vice President
Tracy Zobel	Vice President
Natasha Campbell	Legal Officer
Darsi Meyer	Chief Operating Officer
Jill Bohlken	Vice President
Jami M Beranek	Director
John Almeida	Master Servicing Officer
Jeremy Conyers	Master Servicing Officer
Ed Boland	Master Servicing Senior Officer
Sewit Bocresion	Senior Vice President
Elizabeth DeSilva	Legal Officer
Mary Fahy-Woehr	Legal Officer
Cynthia Berry	Assistant Vice President
Chad Delfs	Assistant Vice President

John Ramer	Category 3 Officer
Judson Farrar	Category 3 Officer
Shelia King	Category 3 Officer
Treava Manuel	Category 3 Officer
Juan Antonio Aguirre	Category 3 Officer
Donald Albers	Category 3 Officer
Amber 'Aplara-Carrier	Category 3 Officer
Evette Arrington	Category 3 Officer
Albert Augustine	Category 3 Officer
Elaine Ball	Category 3 Officer
Cedric Bankston	Category 3 Officer
Boyd Barham	Category 3 Officer
Rebecca D Bates	Category 3 Officer
Michael Sean Batson	Category 3 Officer
Scott Benseid	Category 3 Officer
Geneva Bessellieu	Category 3 Officer
Dwight Blake	Category 3 Officer
Jeffrey Blaschko	Category 3 Officer
Christina Robbins	Category 3 Officer
Dionne Bowie	Category 3 Officer
Yvonne K. Boyd	Category 3 Officer
James J Bramow	Category 3 Officer
Jenny Brouwer	Category 3 Officer
Kimberly Brown	Category 3 Officer
Michelle Brown	Category 3 Officer

Scott Buskirk	Category 3 Officer
Lois K. Caldwell	Category 3 Officer
Russell Calhoun	Category 3 Officer
Alison Cameron	Category 3 Officer
Samantha Campbell	Category 3 Officer
Daniel Catrino	Category 3 Officer
Kristi M. Caya	Category 3 Officer
Lisa Clark	Category 3 Officer
Jason Claunch	Category 3 Officer
Adam Cooper	Category 3 Officer
Yolanda Cropper	Category 3 Officer
Jenna Curran	Category 3 Officer
Eric Czerwin	Category 3 Officer
Lori Ann Dasch	Category 3 Officer
Renaee Davidson	Category 3 Officer
Jody Delfs	Category 3 Officer
Rachel Dellinger	Category 3 Officer
Paul Dickinson	Category 3 Officer
Annyella M. Douglas	Category 3 Officer
Brandy Douglas	Category 3 Officer
Edward Dufner	Category 3 Officer
Lepketia Dukes	Category 3 Officer
Anthony Dunn	Category 3 Officer
Jeffrey Dunn	Category 3 Officer
Kamilah K. Durham	Category 3 Officer
William T. Fant	Category 3 Officer
Sherrell Feagins	Category 3 Officer
Amy Fleitas	Category 3 Officer
Timothy Fricke	Category 3 Officer
Barbara Frost	Category 3 Officer
Laura Furtick	Category 3 Officer
Patricia Gary	Category 3 Officer
Tyler Gent	Category 3 Officer
Alana Gerhart	Category 3 Officer
Wilder Gomez	Category 3 Officer
Rolando Gonzalez	Category 3 Officer
Tyler Gosselin	Category 3 Officer
Rustin Gradke	Category 3 Officer
Faye Graham	Category 3 Officer
Chad Greenfield	Category 3 Officer
Albert Gruber	Category 3 Officer
Lucas Hanson	Category 3 Officer



Freddie Hardy	Category 3 Officer
Heather Petrillo	Category 3 Officer
Davida Stanley	Category 3 Officer
Darryl Harris	Category 3 Officer
Steven L. Harris	Category 3 Officer
Crystal Hartkopp	Category 3 Officer
Ann Renee Heine	Category 3 Officer
Dawn M. Heitmann	Category 3 Officer
Nathan J. Hill	Category 3 Officer
Kenneth Horne	Category 3 Officer
Jason Houle	Category 3 Officer
Patricia S Humpal	Category 3 Officer
Geoffrey R Hynes	Category 3 Officer
Michelle A Hynes	Category 3 Officer
Steven F. Iwanyshyn	Category 3 Officer
Katrina Jordan	Category 3 Officer
Jared Juel	Category 3 Officer
Charlotte E. Julion	Category 3 Officer
Julie A. Kacher	Category 3 Officer
Mark D. Kachhi	Category 3 Officer
Teerayut Kaewpradit	Category 3 Officer
Heidi Karns	Category 3 Officer
Varinderjit Kaur	Category 3 Officer
Jacqueline Keeley	Category 3 Officer
Thomas E Kennedy	Category 3 Officer
Matthew T. King	Category 3 Officer
Ericka Kirkpatrick	Category 3 Officer
Peter Keith Knapp	Category 3 Officer
Andrew Knebel	Category 3 Officer
Tobias Koehn	Category 3 Officer
Lisa Kosik	Category 3 Officer
Renea Krueger	Category 3 Officer
Kari Krull	Category 3 Officer
Krystal Kunkle	Category 3 Officer
Jarrod Kurtright	Category 3 Officer
Brett Larson	Category 3 Officer
Katelyn Ledesma	Category 3 Officer
Derien Lewis	Category 3 Officer
Ashley Marsh	Category 3 Officer
William Long	Category 3 Officer
Kyle Lucas	Category 3 Officer
Joseph Lyons	Category 3 Officer

Robert Lyons	Category 3 Officer
Craig Markley	Category 3 Officer
Melissa Matthias	Category 3 Officer
Stephen Tige Maxwell	Category 3 Officer
Katelyn McCauley	Category 3 Officer
John McDermott	Category 3 Officer
Matt McFee	Category 3 Officer
John McLaughlin	Category 3 Officer
Wendy McLaughlin	Category 3 Officer
Andrea Mease	Category 3 Officer
Heather Mechas	Category 3 Officer
Susan R. Meier	Category 3 Officer
Eddie Mendez	Category 3 Officer
Brian Miscisin	Category 3 Officer
Christi Mishler	Category 3 Officer
Lacey A. Montgomery	Category 3 Officer
Roberto Montoya	Category 3 Officer
Rachel Moore	Category 3 Officer
Charles Moreno	Category 3 Officer
Robert G. Moreno	Category 3 Officer
Nancy Morphis	Category 3 Officer
William Morrow	Category 3 Officer
Jessica Mrzlak	Category 3 Officer
Jane Mullen	Category 3 Officer
Ernesto Munoz	Category 3 Officer
Ricky Narramore	Category 3 Officer
Heidi Navarro	Category 3 Officer
Sally Nelson	Category 3 Officer
Ginny Niedert	Category 3 Officer
Dana Nieman	Category 3 Officer
Johnathan D. Nitkiewicz	Category 3 Officer
Peter Nocero	Category 3 Officer
Jill O'Connor	Category 3 Officer
Sharon Oldfield	Category 3 Officer
Andrea Olson	Category 3 Officer
Teresa Olson	Category 3 Officer
Ann-Marie A. Owens	Category 3 Officer
Marcell G. Pace	Category 3 Officer
Megan Paolucci	Category 3 Officer
Michelle Pasky-Forgacic	Category 3 Officer
Amy Penrod	Category 3 Officer
Mary Ann Perales	Category 3 Officer

Alexander Peters	Category 3 Officer
Amber Pett	Category 3 Officer
Jeanette Piccone	Category 3 Officer
Vicki Pospisil	Category 3 Officer
Alicia Prather	Category 3 Officer
Vadim Preysman	Category 3 Officer
Jacob Randell	Category 3 Officer
Michael Rapp	Category 3 Officer
Tanya Renee Rayson- Winstead	Category 3 Officer
Florinda Robinson	Category 3 Officer
Jhana M. Rogers	Category 3 Officer
Shirley Roney	Category 3 Officer
Kathy Santin	Category 3 Officer
Kelly Scanlan	Category 3 Officer
Markus Schaefer	Category 3 Officer
Andrew Seeba	Category 3 Officer
Barbara Seiberlich	Category 3 Officer
Danielle Shea	Category 3 Officer
Janey Shivers	Category 3 Officer
Chamonique Short	Category 3 Officer
Sarah Short	Category 3 Officer
Jenee Simon	Category 3 Officer
Keli D. Smith	Category 3 Officer
Mira Smoot	Category 3 Officer
James L. Soldo	Category 3 Officer
Jaime M Sperbeck	Category 3 Officer
Joseph Spicer	Category 3 Officer
Rachael A Stammer	Category 3 Officer
John Stoltenberg	Category 3 Officer
Amanda Swenson	Category 3 Officer
Lindsey Taylor	Category 3 Officer
Meribel Telles	Category 3 Officer
Duane Thompson	Category 3 Officer
Tyrone Thorogood	Category 3 Officer
Victor Torres	Category 3 Officer
Michelle Treloar	Category 3 Officer
Amy Jo Trueg	Category 3 Officer
Trinh T. Truong	Category 3 Officer
Susan Turner	Category 3 Officer
Shelby Turner	Category 3 Officer
Helen Tyson	Category 3 Officer

Lynette Uhlenhopp	Category 3 Officer
Natasha Upson	Category 3 Officer
Elizabeth K. Van Osten	Category 3 Officer
Cynthia Venables	Category 3 Officer
Pei-i Vernitsky	Category 3 Officer
Kisha Walker	Category 3 Officer
Julie Lisa Wessely	Category 3 Officer
Candice Williams	Category 3 Officer
Douglass Wilson	Category 3 Officer
Kristine K. Wilson	Category 3 Officer
Colleen Zak	Category 3 Officer
Cassie Osborne	Category 3 Officer
Cager Bradley	Category 3 Officer
Laura Furtick	Category 3 Officer
Steven Green	Category 3 Officer
Vickie Hickson	Category 3 Officer
Rhonda Renee Kastli	Category 3 Officer
Patricia Kelleher	Category 3 Officer
Frank G. Ruhl	Category 3 Officer
Lemeita Smith	Category 3 Officer
Dona Marlee Storey	Category 3 Officer
Karilee Allison	Category 3 Officer
Karen Hostetler	Category 3 Officer
Amber Swanger	Category 3 Officer
Tera Brown	Category 3 Officer
Sandra Broughton	Category 3 Officer
Cheryl Young	Category 3 Officer
Sharyn Fleischer	Category 3 Officer
James Broome	Category 3 Officer
Bryan Hartnett	Category 3 Officer
Jennifer Meester	Category 3 Officer
Doug Earles	Category 3 Officer
Renee Carpenter	Category 3 Officer
Yesenia Carrillo	Category 3 Officer
Alice Decker	Category 3 Officer
Lisa Howard	Category 3 Officer
Barb Arndt	Category 3 Officer
Ashley Arnold	Category 3 Officer
Ginamarie Herman	Category 3 Officer
Erin Jensen	Category 3 Officer
William Jensen	Category 3 Officer
Tina Cronbaugh	Category 3 Officer

Laura Hoodjer	Category 3 Officer
Jennifer Love	Category 3 Officer
Caroline Cochran	Category 3 Officer
Justin Cunningham	Category 3 Officer
Sean Flannery	Category 3 Officer
Michael C. Johnston	Category 3 Officer
Stephanie Rhoads	Category 3 Officer
Carolyn Slay	Category 3 Officer
Wanda Manchester	Category 3 Officer
Taylor Volker	Category 3 Officer
Tamika Johnson	Category 3 Officer
Cathy Kuhrt	Category 3 Officer
Mary A. Miller	Category 3 Officer
Stephanie J. Miller	Category 3 Officer
Michelle R. Moore	Category 3 Officer
Dacari Palmer	Category 3 Officer
Michele Schmidt	Category 3 Officer
Karen Smith	Category 3 Officer
Linda Anders	Category 3 Officer
Rebecca Wirtz	Category 3 Officer
Michael Pio	Category 3 Officer
Shaneeza Deendayal	Category 3 Officer

**Category 4 officer**

Consolation Aguayo	Category 4 Officer
Robert Allen	Category 4 Officer
Lauren Balderach	Category 4 Officer
Natoma Bates	Category 4 Officer
Colleen Bonifaz	Category 4 Officer
Rachael Brock	Category 4 Officer
Molly Brown	Category 4 Officer
Jacob Bustos	Category 4 Officer
Scott Corcoran	Category 4 Officer
Lark Demler	Category 4 Officer
Paul Dickinson	Category 4 Officer
Patrick Dickson	Category 4 Officer
Courtney Green	Category 4 Officer
Albert Gruber	Category 4 Officer
William M. Hayward	Category 4 Officer
Craig Hounsel	Category 4 Officer

Anna Camille Baker	Category 4 Officer
Kelly King	Category 4 Officer
Jarrod Kurtright	Category 4 Officer
Ricky Kyser	Category 4 Officer
Yvishia M McCoy	Category 4 Officer
Carol Miramontes-Bernal	Category 4 Officer
Sara Mundell	Category 4 Officer
Monica (Salazar) Sage	Category 4 Officer
Rosita Sosa	Category 4 Officer
Alexander Winfrey	Category 4 Officer
Nicole Bain	Category 4 Officer
Tanya Renee Raysor Winstead	Category 4 Officer
Markus Schaefer	Category 4 Officer
Chamonique Short	Category 4 Officer
Paul Smith	Category 4 Officer

# Survey

# MAP OF BOUNDARY SURVEY

## LEGEND

- WATER METER
- MAILBOX
- SANITARY SEWER CLEANOUT
- WOOD POWER POLE
- CONCRETE POWER POLE

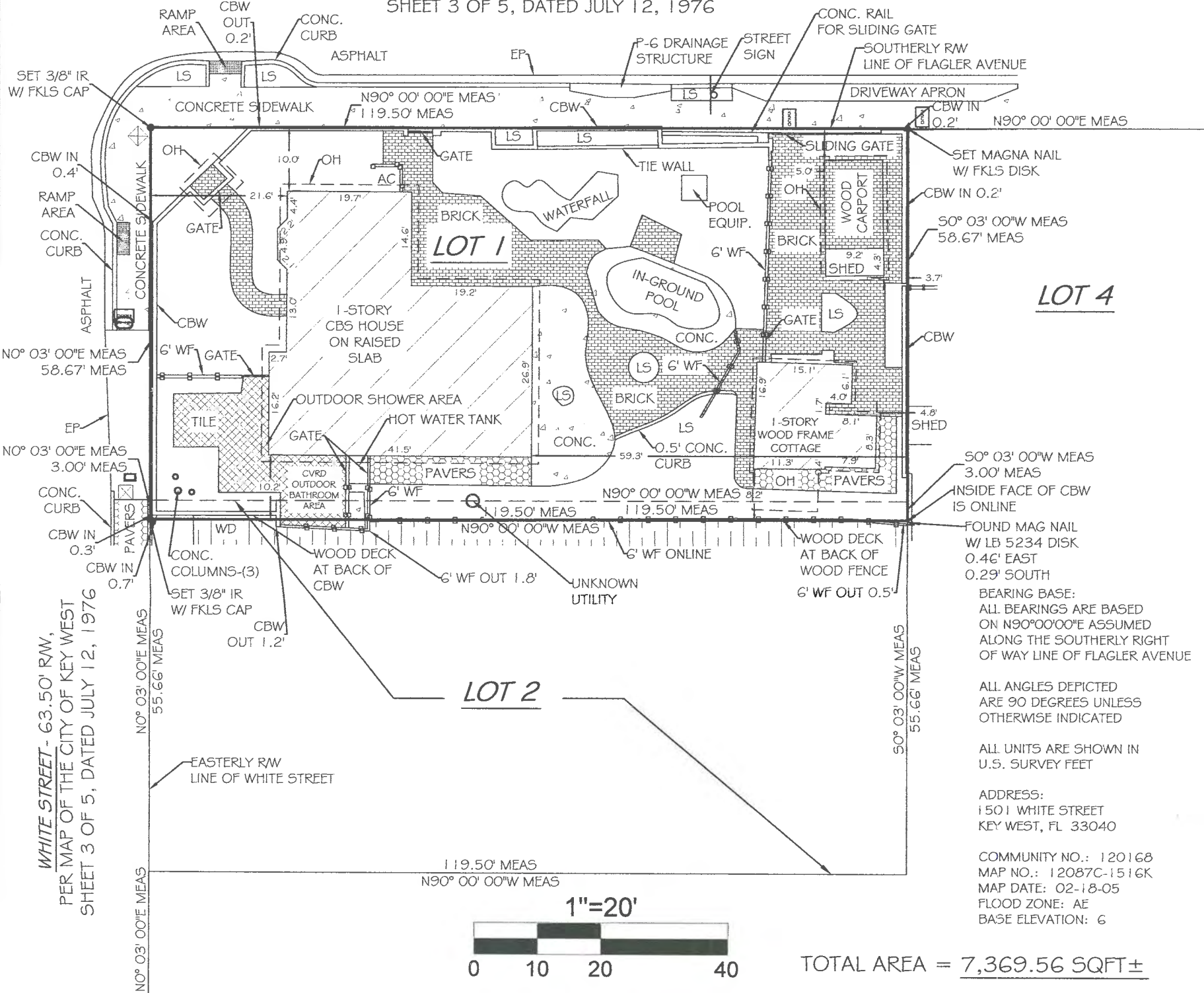


ASSUMED



LOCATION MAP - NTS  
SEC. 5-T685-R25E

**ELEANOR STREET or FLAGLER AVENUE - 61.94' RW,**  
PER MAP OF THE CITY OF KEY WEST  
SHEET 3 OF 5, DATED JULY 12, 1976



**LOT 4**

**LOT 2**

119.50' MEAS  
N90° 00' 00"W MEAS

1"=20'



TOTAL AREA = 7,369.56 SQFT ±

FOUND MAG NAIL  
W/ LB 5234 DISK  
0.46' EAST  
0.29' SOUTH  
BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N90°00'00"E ASSUMED  
ALONG THE SOUTHERLY RIGHT  
OF WAY LINE OF FLAGLER AVENUE

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
1501 WHITE STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION: 6

### LEGAL DESCRIPTION -

Lot 1 and the Northwesternly 3 feet of Lot 2, of EAST MARTELLO TOWERS, according to the Plat thereof recorded in Plat Book 2, at Page 47, of the Public Records of Monroe County, Florida.

### CERTIFIED TO -

CAMA SDIRA LLC FBO Alex Model IRA

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         | GUY = GUY WIRE                                 | POC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HB = HOSE BID                                  | PRC = POINT OF REVERSE CURVE         |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                  | PT = POINT OF TANGENT                |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                 | R = RADIUS                           |
| CL = CENTERLINE                   | LS = LANDSCAPING                               | RAW = RIGHT OF WAY LINE              |
| CLF = CHAINLINK FENCE             | MB = MAILBOX                                   | SSCO = SANITARY SEWER CLEAN-OUT      |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED                                | SW = SIDE WALK                       |
| CONC = CONCRETE                   | MF = METAL FENCE                               | TBM = TEMPORARY BENCHMARK            |
| CPP = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE                    | TOB = TOP OF BANK                    |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE                   |
| DLTA = DRAINAGE ANGLE             | NTS = NOT TO SCALE                             | TS = TRAFFIC SIGN                    |
| DEASE = DRAINAGE EASEMENT         | OH = ROOF OVERHANG                             | TYP = TYPICAL                        |
| EL = ELEVATION                    | OHW = OVERHEAD WIRES                           | UNR = UNREADABLE                     |
| ENCL = ENCLOSURE                  | PC = POINT OF CURVE                            | U/E = UTILITY EASEMENT               |
| EP = EDGE OF PAVEMENT             | PM = PARKING METER                             | WD = WOOD DECK                       |
| FF = FINISHED FLOOR ELEVATION     | PCC = POINT OF COMPOUND CURVE                  | WF = WOOD FENCE                      |
| FH = FIRE HYDRANT                 | PCP = PERMANENT CONTROL POINT                  | WL = WOOD LANDING                    |
| FI = FENCE INSIDE                 | PK = PARKER KALON NAIL                         | WM = WATER METER                     |
| FND = FOUND                       | POB = POINT OF BEGINNING                       | WPP = WOOD POWER POLE                |
| FO = FENCE OUTSIDE                | PI = POINT OF INTERSECTION                     | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE               |  | WV = WATER VALVE                     |

NOTE: 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. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	10/30/2013
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	EAI
CHECKED BY:	-----
INVOICE NO.:	-----

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-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



**FLORIDA KEYS  
LAND SURVEYING**  
19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@Gmail.com



# Plans

### SITE DATA

OWNER: MODEL RESIDENCE  
 OWNER'S ADDRESS: 1501 WHITE ST., KEY WEST, FL 33040  
 SITE ADDRESS: 1501 WHITE ST., KEY WEST, FL 33040  
 RE: 00059620-000000  
 ZONING: SF (SINGLE FAMILY RESIDENTIAL DISTRICT)  
 FLOOD ZONE: ZONE AE 6  
 F.I.R.M.: COMMUNITY#12087; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 5/68/25  
 LEGAL DESCRIPTION: LT 1 AND NWLY 3FT LT 2 KW EAST MARTELLO TOWERS PB2-47 SUB  
 OF PT TR 28 G47-36081  
 LOT SIZE: MINIMUM- 6,000 SQ. FT. ACTUAL- 7370 SQ. FT.  
 SETBACKS: FRONT 30 FT OR AVG. NOT LESS THAN 20 FT; SIDE 5 FT; REAR 25 FT OR 20 FT WALLEY;  
 STREET SIDE 10 FT  
 MAXIMUM BUILDING COVERAGE: 35% CURRENT: 29% PROPOSED: 30%  
 IMPERVIOUS SURFACE RATIO: 50% CURRENT: 43% PROPOSED: SAME  
 OCCUPANCY: R-3 SINGLE FAMILY RESIDENTIAL  
 TYPE OF CONSTRUCTION: V-B

### DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
 THE FOLLOWING LOADINGS WERE USED:  
 WIND LOAD: 180 MPH; EXPOSURE C; ASCE 7-10  
 LIVE LOADS: FLOOR 40 PSF; ROOF 20 PSF  
 DEAD LOADS: WALL 10 PSF; ROOF 15 PSF; FLOOR 15 PSF; TANKS 167 PSF W/ WATER

### INDEX OF DRAWINGS

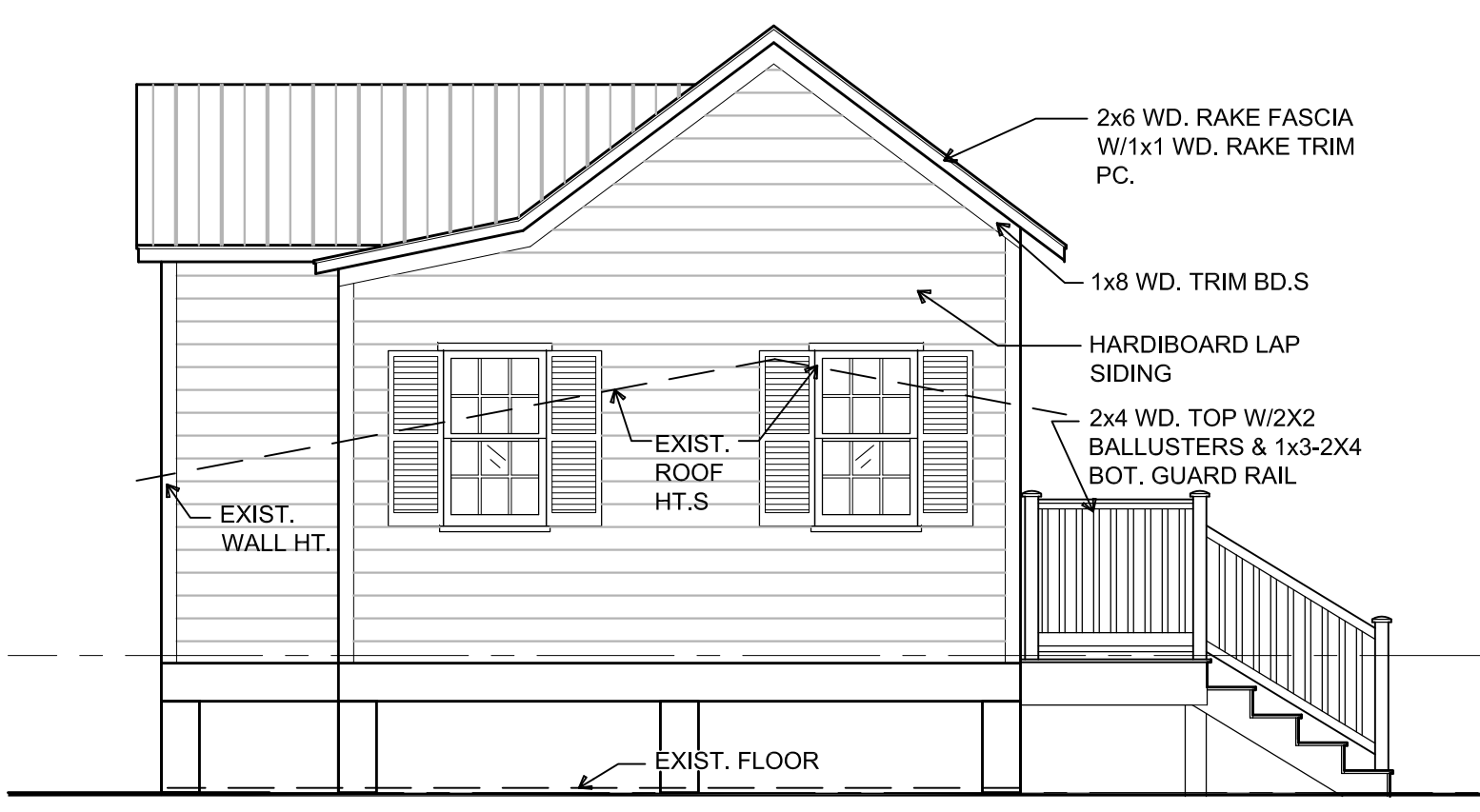
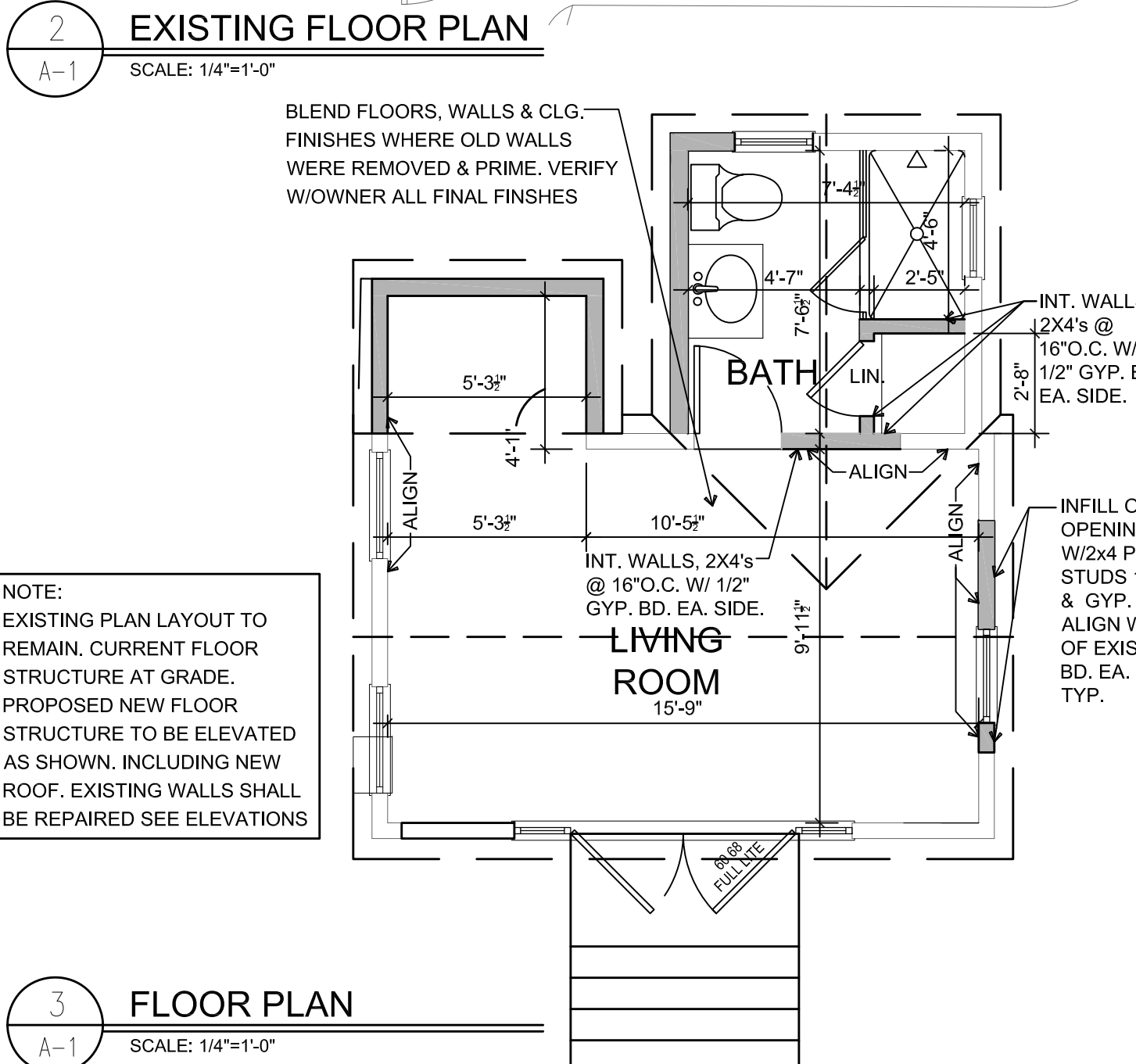
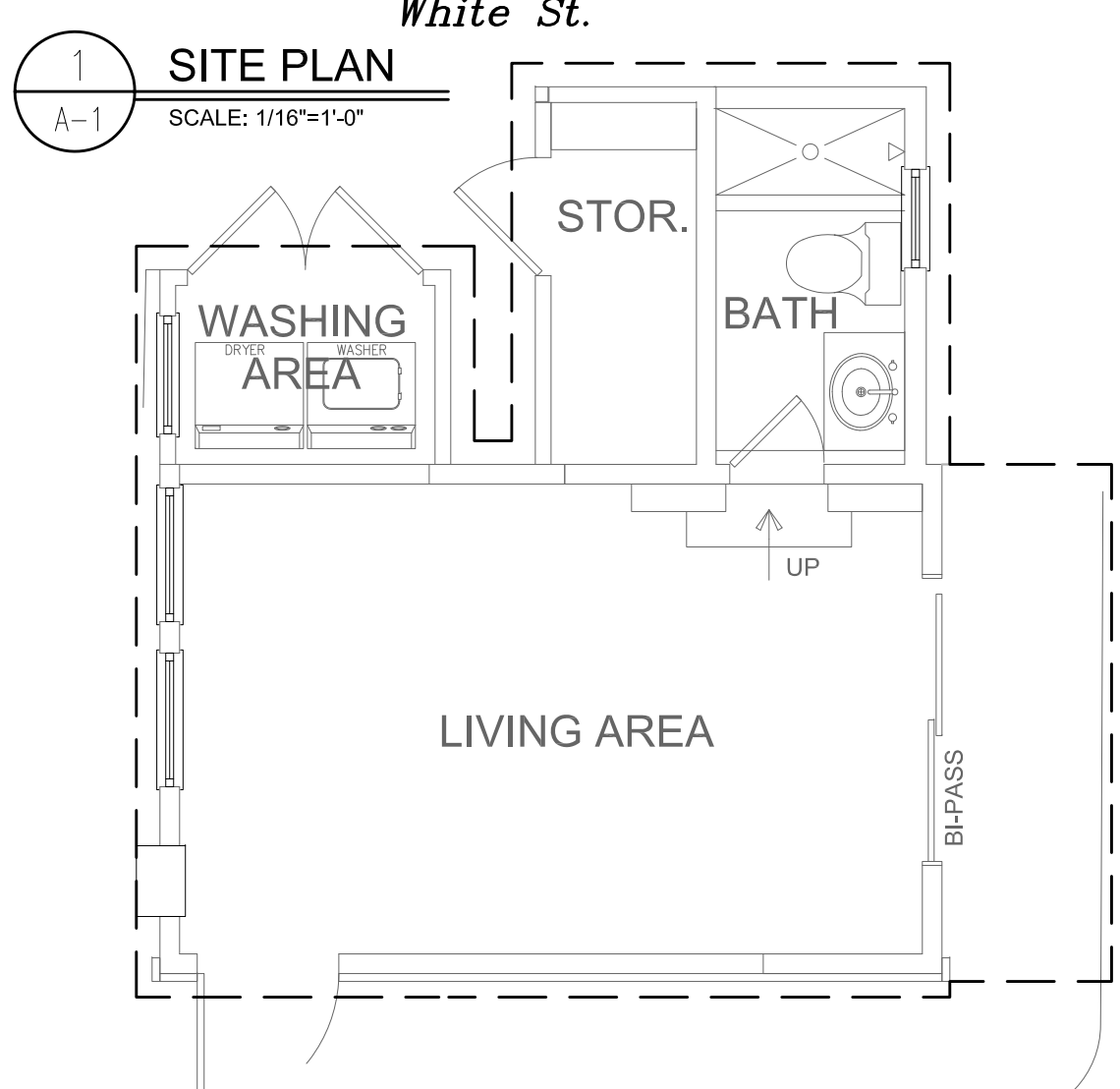
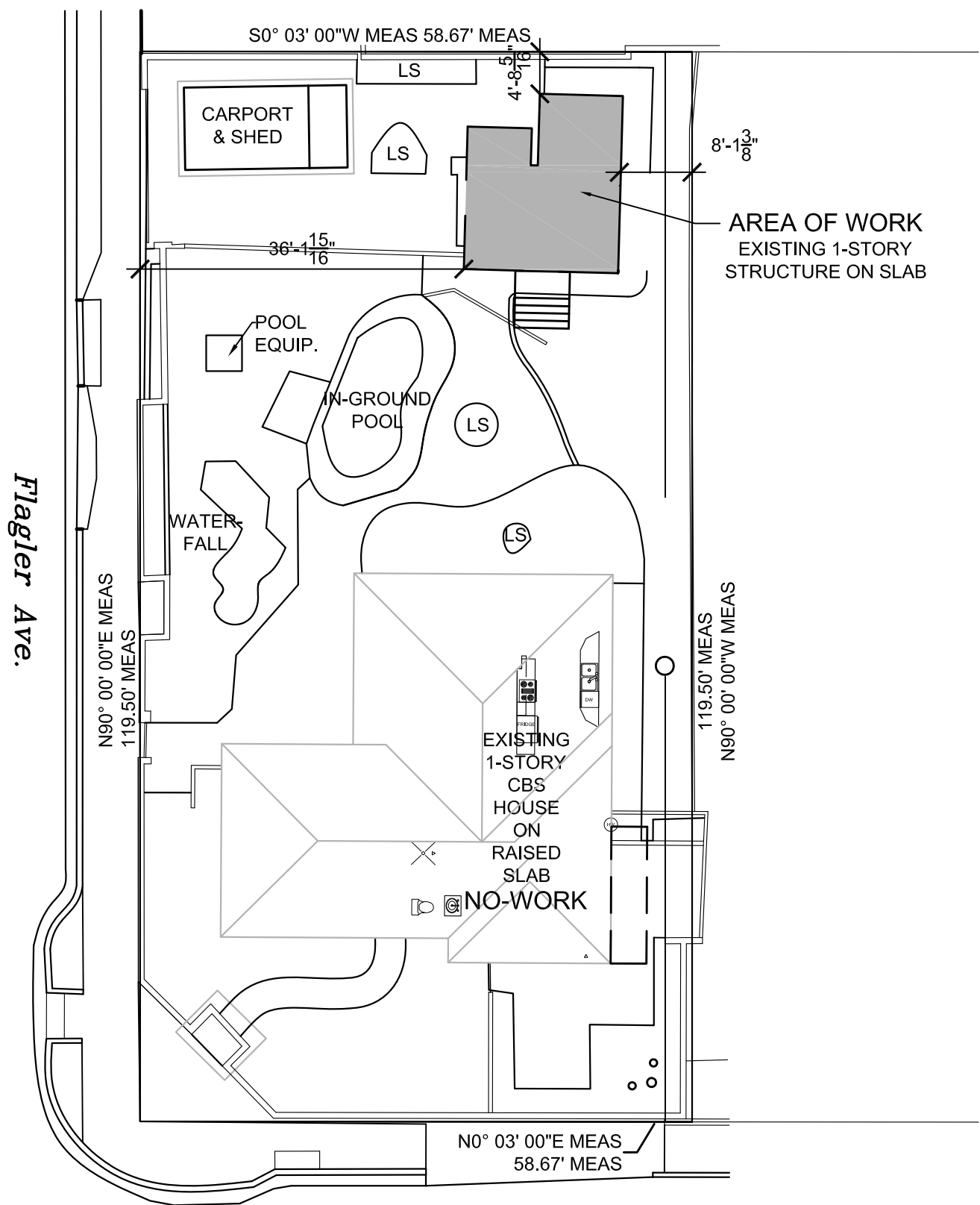
SHEET A-1 -RENOVATION PLAN

### GENERAL NOTES

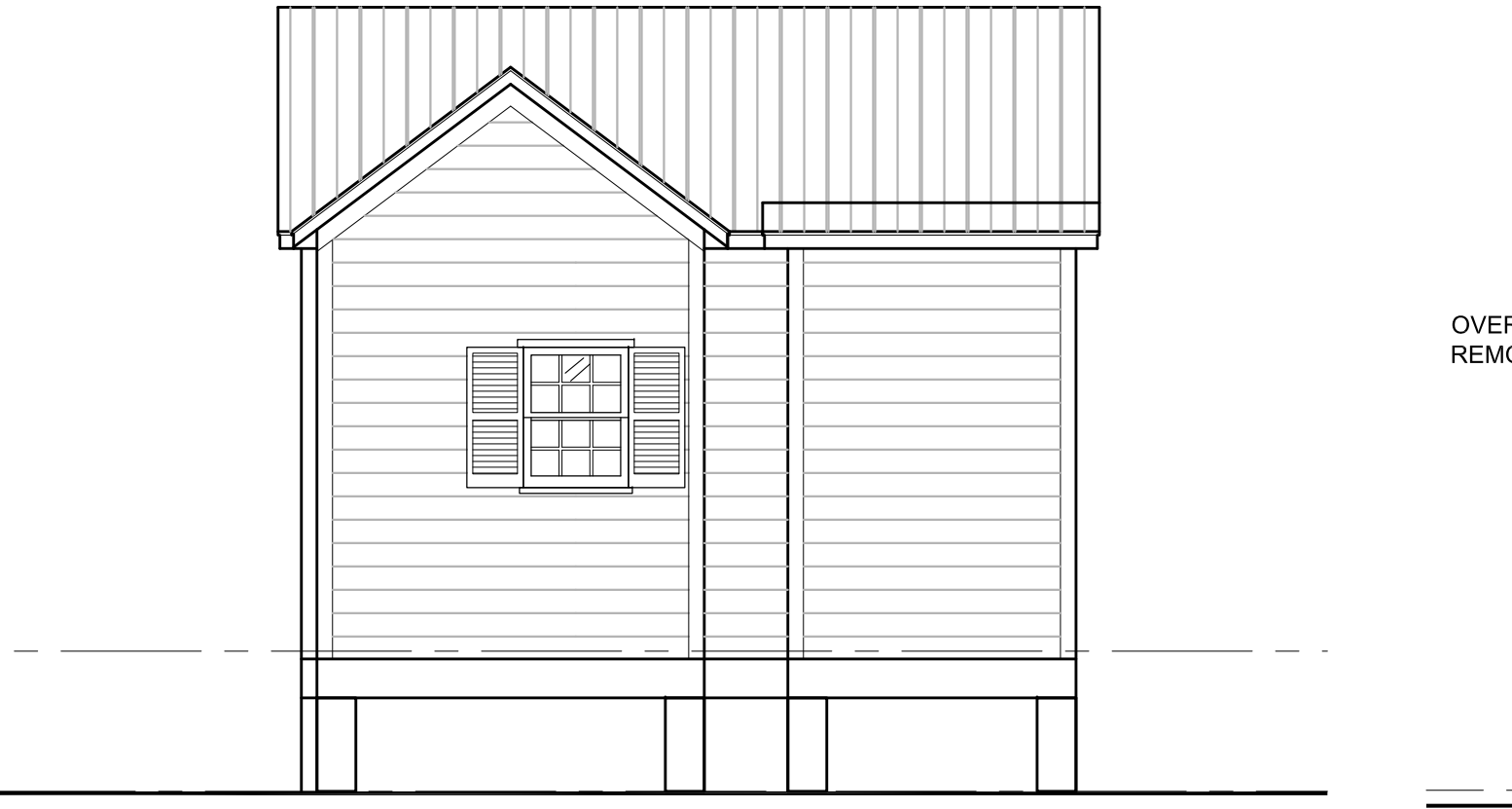
1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID, CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK. PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS, ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
16. ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

### LEGEND

SYMBOLS		MATERIAL INDICATIONS		LIST OF ABBREVIATIONS	
	ELEVATION MARK		CONCRETE	&	AND
	WALL TYPE SYMBOL		COMPACTED EARTH FILL	@	AT
	WINDOW TYPE SYMBOL		STUCCO OR GYPSUM WALL BOARD	APPROX.	APPROXIMATELY
	DOOR NUMBER SYMBOL		CONCRETE MASONRY UNIT	FT.	FOOT/FEET
	ROOM NAME AND NUMBER		BRICK	FFL	FINISH FLOOR LEVEL
	DETAIL OR SECTION AREA		BATT INSULATION	IN.	INCH
	DETAIL OR SECTION NUMBER		RIDGE INSULATION	MAX.	MAXIMUM
	SHEET# WHERE DETAIL IS SHOWN		SAND	MIN.	MINIMUM
	DETAIL OR SECTION NUMBER		GRAVEL	#	NUMBER
	DETAIL		CONTINUOUS WOOD FRAMING	O.C.	ON CENTER
	SCALE: 3/4" = 1'-0"		WOOD BLOCKING	LB.	POUND
	SHEET# WHERE DETAIL IS SHOWN		PLYWOOD	PSI	POUND PER SQUARE INCH
	SHEET# WHERE DETAIL IS TAKEN		FINISH WOOD	PT	PRESSURE TREATED
				SF	SQUARE FOOT/FEET
				T & G	TONGUE AND GROOVE
				WWM	WELDED WIRE MESH



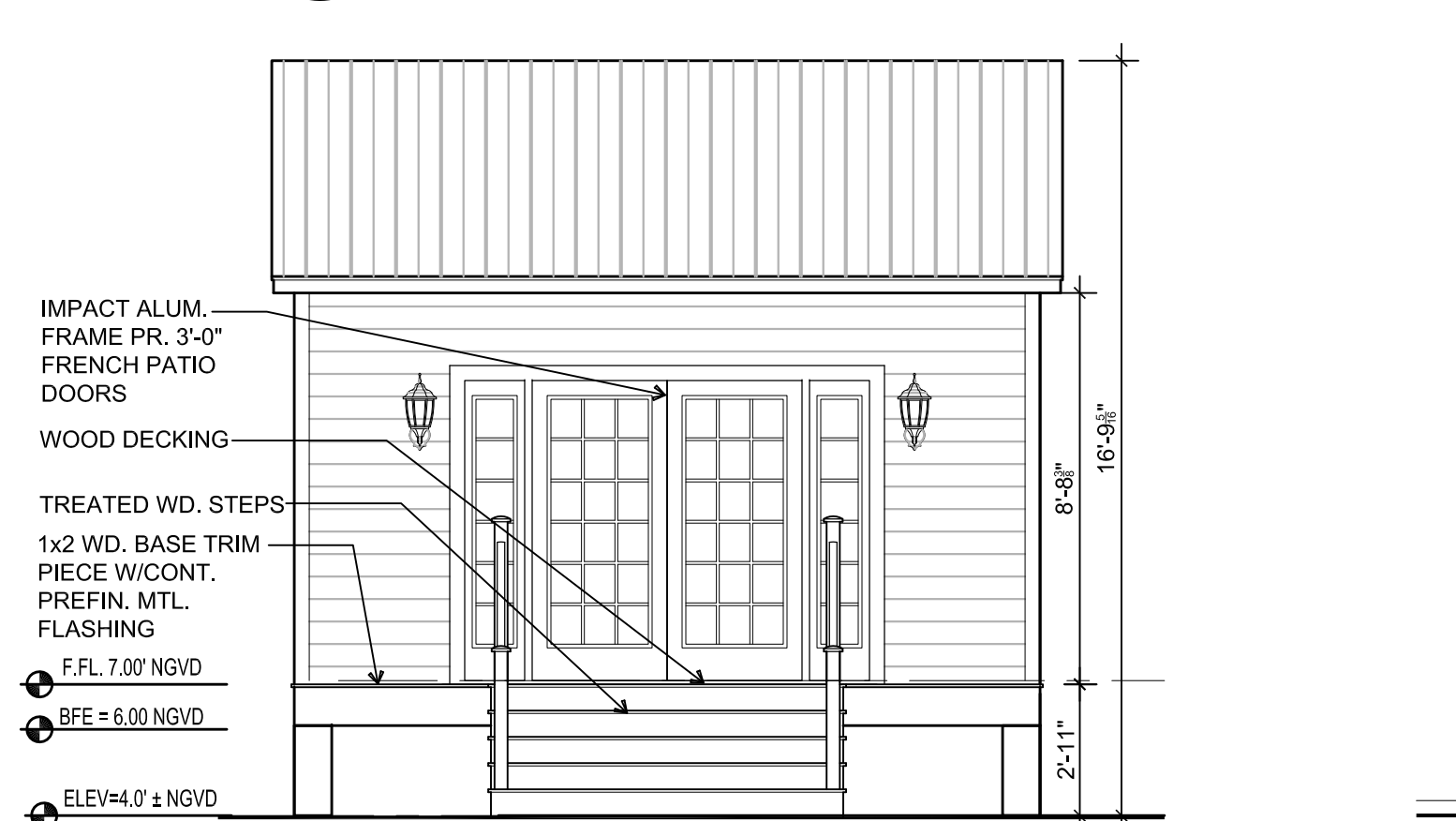
10 SIDE (NORTH) ELEVATION  
SCALE: 1/4"=1'-0"



8 REAR ELEVATION  
SCALE: 1/4"=1'-0"

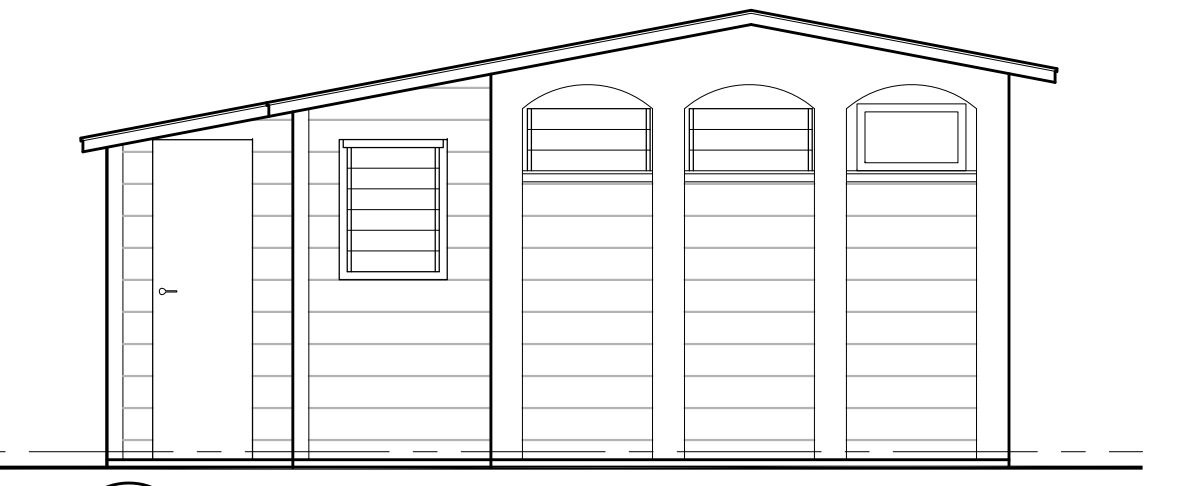


6 SIDE (SOUTH) ELEVATION  
SCALE: 1/4"=1'-0"

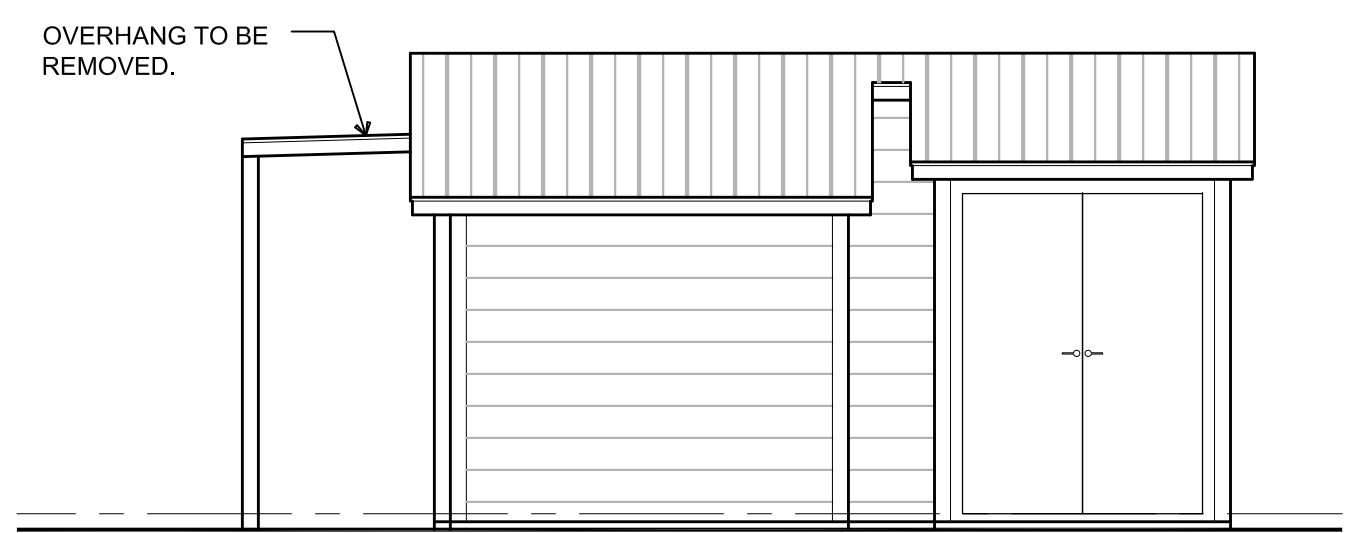


4 FRONT ELEVATION  
SCALE: 1/4"=1'-0"

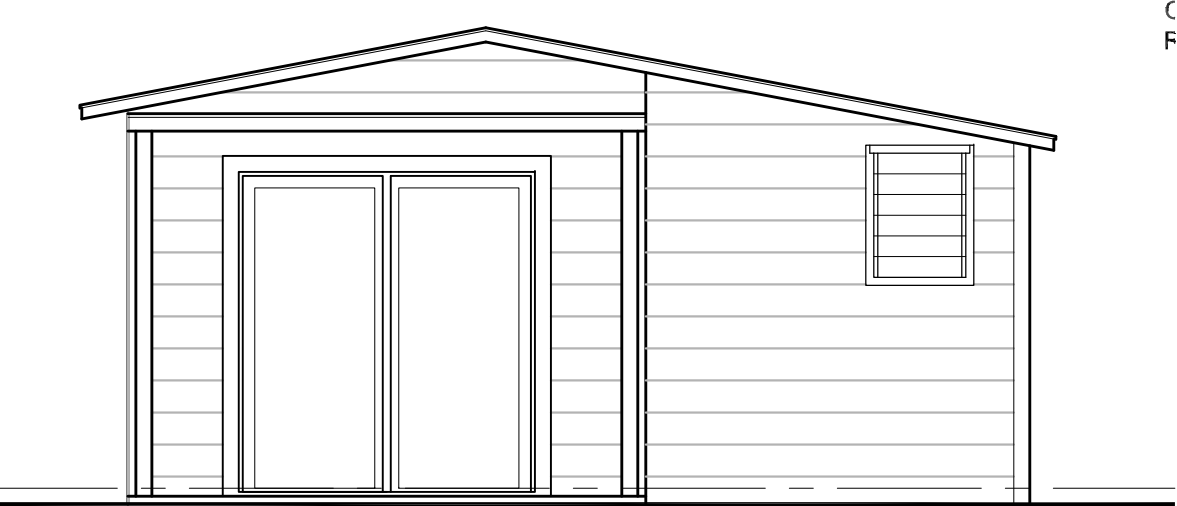
NOTE:  
 DASHED LINES BELOW SHOW EXISTING HT.S OF FLOOR, WALLS & ROOF.  
 PROPOSING TO RAISE EXIST. FLOOR FROM JUST ABV. GRADE TO NEW HT. ABV. FLOOD. INCLUDES NEW WALLS AND ROOF AS SHOWN



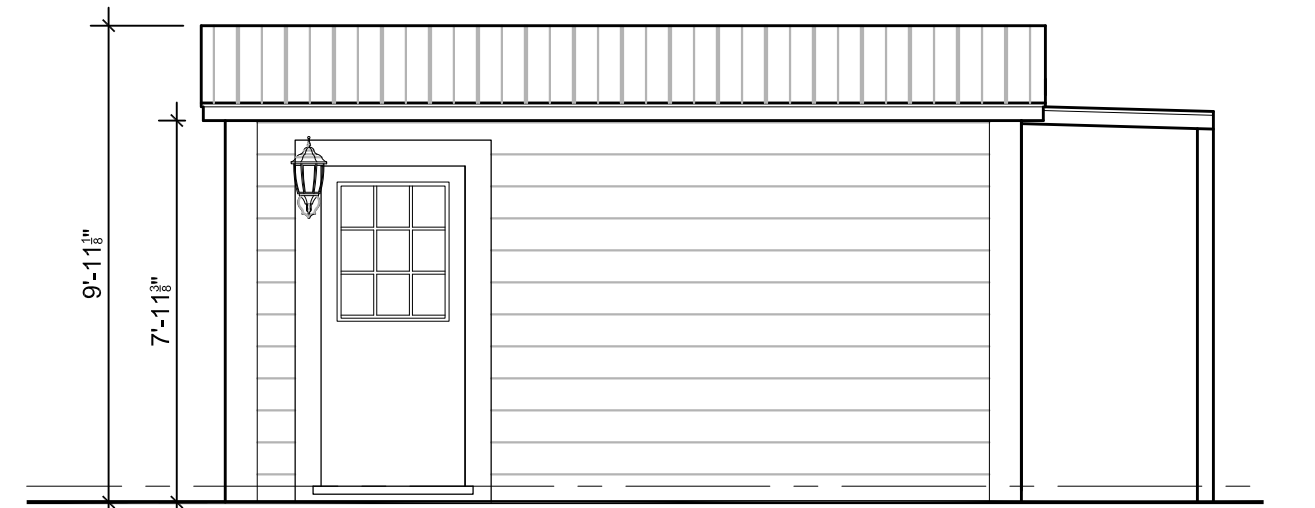
11 EXISTING SIDE (NORTH) ELEVATION  
SCALE: 1/4"=1'-0"



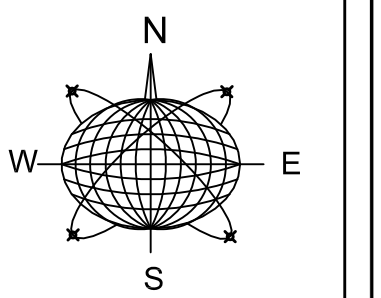
9 EXISTING REAR ELEVATION  
SCALE: 1/4"=1'-0"



7 EXISTING SIDE (SOUTH) ELEVATION  
SCALE: 1/4"=1'-0"



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



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3283 fax:305-4899

Seal:  
 NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED IN THIS BLOCK  
 RICHARD J. MILELLI  
 PE #58315

General Notes:

## RESIDENTIAL RENOVATION

1501 WHITE STREET  
 KEY WEST, FLORIDA

Drawn By: JC  
 Checked By: RJM  
 Project No. Scale:  
 AutoCad File No.

Revisions:

Title:  
 RENOVATION  
 PLANS

Sheet Number:  
**A-1**  
 Date: FEBRUARY 1, 2014

# **DRC Minutes/Comments**

# Minutes of the Development Review Committee

Approved March 27, 2014

**URBAN FORESTRY MANAGER:**

No comments.

**POLICE DEPARTMENT:**

No comments.

**HARC PLANNER:**

No comments.

**PLANNING DIRECTOR:**

No comments.

**ENGINEERING:**

No comments.

**FIRE DEPARTMENT:**

Mr. Barroso stated to schedule a site visit to assess accessibility.

**BUILDING OFFICIAL:**

Mr. Wampler stated concerns of the line of sight. Applicant stated that the request does meet code required for line of sight.

**SUSTAINABILITY COORDINATOR:**

No comments.

**KEYS ENERGY**

KEYS has no objections to the easement request.

6. **Variance – 1501 White Street (RE # 00059620-000000, AK # 1060097) – A request for variances to minimum side setback, minimum rear setback and detached habitable space in order to renovate an existing shed/cottage building on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 122-238(6)a.2., 122-238(6)a.3. And 122-1078 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. Rick Milelli gave members an overview of the variance request.

**DRC Member Comments:**

**ART IN PUBLIC PLACES:**

No comments.

**URBAN FORESTRY MANAGER:**

## Minutes of the Development Review Committee

Approved March 27, 2014

No comments, but would like to remind property owners that trees located within any proposed construction area will have to be protected as per Key West code. Also, if any trees are within the proposed construction area and need to be removed, a permit might be required from the Tree Commission (see Sec 110 of the Code of Ordinances).

### **POLICE DEPARTMENT:**

No comments.

### **HARC PLANNER:**

No comments.

### **PLANNING DIRECTOR:**

No comments.

### **ENGINEERING:**

No comments.

### **FIRE DEPARTMENT:**

Mr. Barroso stated to schedule a site visit with the fire department prior to Planning Board meeting.

### **BUILDING OFFICIAL:**

Mr. Wampler stated, moving forward NOA's will be needed; no other comments.

### **SUSTAINIBILITY COORDINATOR:**

No comments.

### **KEYS ENERGY**

KEYS has no objections to the variance request.

7. **Zoning Map Amendment – 625 South Street (RE # 00038140-000000; AK# 1038890)** – A zoning map amendment for an non-conforming existing hotel property currently zoned Historic Residential Office (HRO) proposed to be rezoned Historic Commercial Tourist (HCT) per Section 90-521 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Ms. Malo gave members an overview of the zoning map amendment request.

The applicant, Ms. Adele V. Stones, of Stones & Cardenas gave members an overview of the zoning map amendment request.

### **DRC Member Comments:**

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

No comments.

**Property Appraiser  
Record Card**



**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: **1060097** Parcel ID: **00059620-000000**

### Ownership Details

**Mailing Address:**

CAMA SDIRA LLC FBO ALEX MODEL IRA  
 C/O CAMAPLAN  
 512 E TOWNSHIP LINE RD STE 200  
 BLUE BELL, PA 19422-2700

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township -Range:** 05-68-25  
**Property Location:** 1501 WHITE ST KEY WEST  
**Legal Description:** LT 1 AND NWLY 3FT LT 2 KW EAST MARTELLO TOWERS PB2-47 SUB OF PT TR 28 G47-360/61 OR1306-1453/54 OR1373-1988/90 OR1441-530/31 OR1443-579/80C OR1992-2091/92 OR2470-1287ORD OR2539-725/27 OR2636-1164/65 OR2656-1047/60

### Click Map Image to open interactive viewer



### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	62	120	7,369.56 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1663  
**Year Built:** 1958

### Building 1 Details

<b>Building Type</b> R1	<b>Condition</b> A	<b>Quality Grade</b> 500
<b>Effective Age</b> 18	<b>Perimeter</b> 328	<b>Depreciation %</b> 24
<b>Year Built</b> 1958	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 1,663
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.  
**Roof Type** GABLE/HIP      **Roof Cover** ASPHALT SHINGL      **Foundation** CONCR FTR  
**Heat 1** FCD/AIR DUCTED      **Heat 2** NONE      **Bedrooms** 5  
**Heat Src 1** ELECTRIC      **Heat Src 2** NONE

**Extra Features:**

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
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	1:WD FRAME/COMPOSITE	1	1958	N			283



1	FLA	5:C.B.S.	1	1958	N	Y	0.00	0.00	1,055
3	PTO		1	1993			0.00	0.00	250
4	PTO		1	1993			0.00	0.00	225
5	PTO		1	2000			0.00	0.00	500
6	FLA	5:C.B.S.	1	1998		Y			325

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT4:PATIO	438 SF	0	0	1974	1975	4	50
2	FN2:FENCES	216 SF	0	0	1974	1975	4	30
3	WF2:WATER FEATURE	1 UT	0	0	1974	1975	1	20
4	AC2:WALL AIR COND	1 UT	0	0	1993	1994	1	20
5	PO2:LOW COST POOL	200 SF	0	0	1997	1998	5	40
6	CA2:CARPORT	144 SF	18	8	1997	1998	4	50
7	PT2:BRICK PATIO	90 SF	30	3	2008	2009	2	50
8	FN2:FENCES	654 SF	109	6	1997	1998	2	30
9	PT5:TILE PATIO	758 SF	0	0	2002	2003	1	50
10	FN2:FENCES	966 SF	161	6	2006	2007	4	30

## Appraiser Notes

2013-11-26 MLS \$1,195,000 5/3 HUGE COMPOUND ON A MASSIVE CORNER LOT WITH COVERED PARKING LOCATED RIGHT DOWN THE STREET FROM THE BEACH AND ATLANTIC OCEAN. CONTRACTORS ARE IN THE PROCESS OF UPDATING THIS ALREADY STUNNING PROPERTY TO HAVE A TOTAL OF 5 BEDROOMS AND 3 BATHROOMS. SPARKLING KIDNEY SHAPED POOL WITH WATERFALLS AND LUSHLY LANDSCAPED SUNBATHING AREA THAT WILL OFFER A POOL/GUEST HOUSE FOR THAT ISLAND LIFESTYLE YOU HAVE ALWAYS DREAMED ABOUT. THIS WILL BE ABSOLUTELY BREATHTAKING WHEN COMPLETE

2012-05-23 MLS \$789,000 2/2 THIS CHARMING 2/2 HOME PLUS DETACHED GUEST COTTAGE IS COMPLETELY WALLED AND GATED FOR PRIVACY. FEATURES INCLUDE A FORMAL LIVING ROOM WITH VAULTED CEILING AND BUILT-IN CABINETRY, NEW KITCHEN WITH GRANITE COUNTERTOPS & NEW APPLIANCES, DINING ROOM WITH MULTIPLE FRENCH DOORS OPENING ONTO THE BEAUTIFUL PRIVATE POOL AND PATIO. OFF-STREET PARKING FOR TWO CARS.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-0114	01/22/2010		2,100	Residential	REPLACE 3 SQUARES SHINGLES WITH INGLE PLY BITUMAN.
A950037	01/01/1995	08/01/1995	800	Residential	5 SQS V-CRIMP ROOFING
E944127	12/01/1994	08/01/1995	1,500	Residential	INSTALL KITCHEN
B950192	01/01/1995	08/01/1995	5,500	Residential	REPLACE KIT CABINETS
E950156	01/01/1995	08/01/1995	800	Residential	200 AMP SERVICE
9602073	05/01/1996	08/01/1996	890	Residential	FENCES
1 9800522	02/22/1998	12/02/1998	2,000	Residential	WOOD FENCE
1 9800648	03/10/1998	12/02/1998	15,494	Residential	FIBERGLAS POOL
1 9800912	03/19/1998	12/02/1998	500	Residential	ELECTRIC FOR POOL
1 9801212	04/15/1998	12/02/1998	3,500	Residential	CENTRAL AC
0202212	08/22/2002	10/10/2002	2,000	Residential	BRICK PAVERS
06-3971	07/25/2006	12/27/2006	7,500	Residential	INSTALL 161 LF OF CONCRETE FENCE.
07-2923	06/19/2007	07/02/2008	250	Residential	REPLACE PAVERS WITH BRICK WALKWAY FROM GATE HOUSE TO FRONT DOOR APPROX. 30 X 3 (90 SF)

## 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	179,146	25,260	590,443	794,849	782,420	0	794,849
2012	181,634	25,966	503,691	711,291	711,291	0	711,291
2011	181,634	26,891	108,204	316,729	316,729	0	316,729
2010	186,611	27,597	96,182	310,390	310,390	0	310,390
2009	210,535	28,408	228,431	467,374	467,373	25,000	442,374
2008	203,351	28,853	294,782	526,986	526,986	25,000	501,986
2007	320,211	17,756	515,869	853,836	853,836	25,000	828,836
2006	362,427	18,113	479,021	859,561	859,561	25,000	834,561
2005	351,766	18,589	368,478	738,833	738,833	0	738,833
2004	210,196	19,054	309,522	538,772	352,010	25,000	327,010
2003	197,183	19,595	137,074	353,852	315,718	25,000	290,718
2002	218,231	14,395	137,074	369,700	307,611	25,000	282,611
2001	195,430	14,822	154,761	365,013	302,959	25,000	277,959
2000	195,430	16,040	130,810	342,280	292,077	25,000	267,077
1999	195,430	16,533	124,269	336,233	284,900	25,000	259,900
1998	113,772	3,944	124,269	241,985	241,985	25,000	216,985
1997	129,970	4,838	110,267	245,075	206,946	25,000	181,946
1996	94,037	3,593	104,902	202,532	189,691	25,000	164,691
1995	77,598	0	104,902	182,500	182,500	25,000	157,500
1994	69,397	0	104,902	174,299	174,299	0	174,299
1993	61,001	0	104,902	165,903	165,903	0	165,903
1992	61,001	0	104,902	165,903	165,903	0	165,903
1991	61,001	0	104,902	165,903	165,903	0	165,903
1990	67,854	0	91,143	158,997	158,997	0	158,997
1989	61,685	0	82,379	144,064	144,064	0	144,064
1988	28,379	0	71,863	100,242	100,242	0	100,242
1987	28,100	0	52,684	80,784	80,784	0	80,784
1986	28,220	0	50,353	78,573	78,573	0	78,573
1985	27,230	0	29,963	57,193	57,193	0	57,193
1984	25,589	0	29,963	55,552	55,552	0	55,552
1983	25,589	0	29,963	55,552	55,552	0	55,552
1982	26,000	0	22,915	48,915	48,915	0	48,915

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/9/2013	2656 / 1047	565,000	WD	12
5/29/2013	2636 / 1164	618,000	WD	12
10/24/2011	2539 / 725	100	WD	18

4/6/2004	1992 / 2091	800,000	WD	Q
1/1/1997	1441 / 0530	285,000	WD	Q
5/1/1994	1306 / 1453	425,000	WD	M

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