

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



To: Chairman and Planning Board Members

From: Carlene Smith, LEED Green Associate, Planner II

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: October 16, 2014

Agenda Item: **Variance – 614 Frances Street (RE # 00010650-000000, AK # 1010944)**
– A request for variances to maximum building coverage and minimum street side and rear yard setbacks for the renovation of a residence and construction of a new covered patio on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(4)a. and 122-630(6)c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Request: The applicant is proposing to renovate and convert a multi-family structure into a single family home.

Applicant: Rick Milelli, Meridian Engineering LLC

Property Owner: Elizabeth Ross

Location: 614 Frances Street (RE # 00010650-000000, AK # 1010944)

Zoning: Historic High Density Residential (HHDR) Zoning District

Background:

The existing non-conforming multi-family residence is a contributing structure. The structure is located within the front, street side and rear yard setback requirements as permitted in the HHDR zoning district. The applicant is proposing to renovate and remodel the existing structure and convert the multi-family into a single family home. A portion of the home currently encroaches onto Cates Lane. An easement was granted for the encroachment via Board of Adjustment Resolution 93-482. The applicant is proposing to remove the encroachment of 209.07 square feet and create a zero street side setback.

The proposed renovation includes the addition of a side gable roof on the rear of the existing structure and a new covered patio over existing pavers. The proposed pool and pool equipment meet setback requirements. The property owner would like to convert the one story frame structure at the rear of the property into a storage area and request the two additional non-transient units be held in unassigned status until such time there is a mechanism in place to either transfer the units or convert the single family back into a multi-family home.



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	3 unit	1 unit	Conforming
Maximum floor area ratio	1.0	.48	.48	Conforming
Maximum height	30 feet	16.8'	16.8'	Conforming
Maximum building coverage	50%	59% (2,100 sf)	61% (2,199 sf)	Variance Required
Maximum impervious surface	60%	66% (2,360 sf)	66% (2,360 sf)	No change
Minimum lot size	4,000 SF	3,627 SF	3,627 SF	n/a
Minimum front setback	10 feet	6'7"	6'7"	No change
Minimum side setback	5 feet	6'	6'	Conforming
Minimum street side setback	5 feet	-2.3' (Encroachment Cates Lane)	0'	Variance Required Increasing building envelope
Minimum rear setback	20 feet	14'3"	14'3"	Variance Required Increasing building envelope

Process:

Development Review Committee Meeting:

July 24, 2014

Planning Board Meeting:

October 16, 2014

HARC:

TBD

Tree Commission:

TBD

Analysis – Evaluation for Compliance with the Land Development Regulations:

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

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

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

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

The nonconforming street side and rear yard setback is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, due to the expansion of the building envelope the request for the variance is generated from specific actions initiated by the applicant.

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

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

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

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

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

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

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

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

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

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

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

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

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

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

The Planning Department has not received any public comment for the variance request as of the date of this report.

RECOMMENDATION:

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

General Conditions:

1. The proposed development shall be consistent with the plans dated July 1, 2014 by Rick Milelli, Professional Engineer. No approval granted for any other work or improvements shown on the plans other than the addition of a side gable roof on the rear of the existing structure, a new covered patio over existing pavers and removal of the 2.3 foot encroachment (209.07 square feet) from Cates Lane.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

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

4. Roof gutter downspouts shall be directed back onto property.
5. The applicant shall acknowledge in writing on forms provided by the Planning Department that the two non-transient units removed from active occupied status on this property will be held in "unassigned" status for this property, with the stipulation that

they cannot be transferred until such time as the City adopts by Ordinance to allow the transfer of such units. In the interim, if the applicant wishes to re-establish the units as non-transient units on this property, they may, with appropriate building permits.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-___**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MAXIMUM BUILDING COVERAGE AND MINIMUM STREET SIDE AND REAR YARD SETBACKS ON PROPERTY LOCATED AT 614 FRANCES STREET (RE # 00010650-000000, AK # 1010944) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-630(4)A AND 122-630(6)C. & D. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to renovate and convert a multi-family structure into a single family home on property located at 614 Frances Street (RE # 00010650-000000, AK # 1010944); and

WHEREAS, the existing structure is currently nonconforming to maximum building coverage and impervious surface ratio, minimum front, street side and rear yard setback requirements 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 maximum building coverage is 50%, minimum street side yard setback is five (5) feet and the rear yard setback is 20 feet; and

WHEREAS, the existing building coverage is 59%, street side setback is -2.3 feet (encroaching onto Cates Lane) and existing rear yard setback is 14'3"; and

WHEREAS, the proposed building coverage is 61%, street side setback is 0 feet and rear

_____ Vice-Chairman

_____ Planning Director

yard setback is 14'3"; and

WHEREAS, the applicant requests variances to the maximum building coverage and minimum street side and rear yard setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on October 16, 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 would 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 would not be injurious to the area involved or otherwise detrimental to the public interest or welfare;

_____ Vice-Chairman

_____ Planning Director

and

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

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

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

Section 2. A variance approval by Resolution of the Key West Planning Board for maximum building coverage and minimum street side and rear yard setbacks in order to renovate and convert a multi-family structure into a single family home per the attached plans dated July 1, 2014 by Rick Milelli, Professional Engineer, on property located at 614 Frances Street (RE # 00010650-000000, AK # 1010944) in the HHDR Zoning District pursuant to Sections 90-395, 122-630(4)a. and 122-630(6)c. & d. of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans dated July 1, 2014 by Rick Milelli, Professional Engineer. No approval granted for any other work or improvements shown on the plans other than the addition of a side gable roof on the rear of the existing structure, a new covered patio over existing pavers and removal of the 2.3 foot encroachment (209.07 square feet) from Cates Lane.

_____ Vice-Chairman

_____ Planning Director

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

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

4. Roof gutter downspouts shall be directed back onto property.
5. The applicant shall acknowledge in writing on forms provided by the Planning Department that the two non-transient units removed from active occupied status on this property will be held in “unassigned” status for this property, with the stipulation that they cannot be transferred until such time as the City adopts by Ordinance to allow the transfer of such units. In the interim, if the applicant wishes to re-establish the units as non-transient units on this property, they may, with appropriate building permits.

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

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

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

Section 6. This Resolution shall go into effect immediately upon its passage and

_____ Vice-Chairman

_____ Planning Director

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 16th day of October 2014.

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

Sam Holland, Jr., Planning Board Vice-Chairman

Date

_____ Vice-Chairman

_____ Planning Director

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

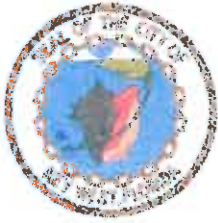
Cheryl Smith, City Clerk

Date

_____ Vice-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.cityofkeywest.com

RECEIVED

JUL 27 2014

CITY OF KEY WEST
PLANNING DEPT.

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: 614 FRANCES STREET

Zoning District: HDR Real Estate (RE) #: 00010650-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: ELIZABETH ROSS

Mailing Address: 1015 FLEMING STREET

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: (305) 509-2670 Office: _____ Fax: _____

Email: _____

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Renovate existing home's interior and exterior. Removing a portion that's over property line, adding a covered patio, and converting home back to single family.

List and describe the specific variance(s) being requested:
Building coverage - Slight increase (currently non-conforming)
Impervious coverage - No change (currently non-conforming)
Front & Rear Setbacks - NO change (currently non-conforming)
Side Setback - Over property line. Removing portion over property line.

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

If yes, please describe and attach relevant documents: _____

City of Key West - Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X			
Size of Site	3,561 FT. SQ.			
Height	30' MAX	16'-8"	No Change	
Front Setback	10'	6.6'	No Change	
Side Setback	5'	-2.4'	0'	YES
Side Setback	5'	1.7'	No Change	
Street Side Setback	5'			
Rear Setback	20'	0'	No Change	
F.A.R.				
Building Coverage	50% MAX	59%	61%	YES
Impervious Surface	60% MAX	66%	No Change	
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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.

The existing building is currently split up into 3 rental units. The owner would like to upgrade the property to a single family home to reflect more the type of homes surrounding the property.

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

The current building configuration existed 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.

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 by converting the home back to single family while keeping the building's size the same, similar to other properties in the area.

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.

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 properties were not used.

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, Elizabeth Ross, 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:

614 Frances St. Key West Fla 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 July 1, 2014 by
Elizabeth Ross
Name of Authorized Representative

He/She is personally known to me or has presented PA R200-22177811 as identification.

[Signature]
Notary's Signature and Seal

Marion Hope Casas
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization

Deed

Doc# 1751879 07/22/2009 12:47PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

07/22/2009 12:47PM
DEED DOC STAMP CL: TRINA \$4,340.00

Prepared by and return to:
Susan Mary Cardenas, Esq.
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 09-148-TTb Bank
Will Call No.:

Doc# 1751879
Bk# 2423 Pg# 2104

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 10th day of July, 2009 between TIB Bank, a Florida Banking Corporation whose post office address is P.O. Box 2808, Key Largo, FL 33037, grantor, and Elizabeth Ross, a single woman whose post office address is 1015 Fleming Street, Key West, FL 33040, 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:

On the Island of Key West, known on the map or plan of said Island delineated by W. A. Whitehead Map in February, A.D. 1829, as a part of Lots Two (2) and Three (3) in Square Fifty-six (56). Commencing at a point distant from the corner of Southard and Frances Streets One Hundred and Fifty-five (155) feet and Six (6) inches, and running thence along Frances Street in a SE'ly direction Forty (40) feet; thence at right angles in a SW'ly direction Ninety (90) feet; thence at right angles in a NW'ly direction Forty (40) feet; thence at right angles in a NE'ly direction Ninety (90) feet to the place of beginning.

AND ALSO

On the Island of Key West, Monroe County, Florida, known on the map of said Island delineated by W. A. Whitehead in February, A.D. 1829, as part of Lots 2 and 3, Square 56, and being more particularly described by the following metes and bounds description: Commence at the intersection of the SE'ly right-of-way line (ROWL) of Southard Street and the SW'ly ROWL of Frances Street; thence run SE'ly along said SW'ly ROWL 155.5 feet; thence run SW'ly at right angles 90.0 feet to the Point of Beginning; thence continue SW'ly along the previously described course 0.9 feet to an existing wood fence; thence run SE'ly along a line deflecting

90°36'08" to the left, 38.05 feet; thence run NE'ly along a line deflected 90°23'52" to the left 0.5 feet; thence run NW'ly at right angles 38.05 feet to the Point of Beginning.

Parcel Identification Number: 00010650-000000

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:

TIB Bank

By:

Alma Shuckhart
Alma Shuckhart, Sr. EVP, Chief Credit Officer

Kimberly Laws
Witness Name: KIMBERLY LAWS

Jean M. Wells
Witness Name: Jean M. Wells

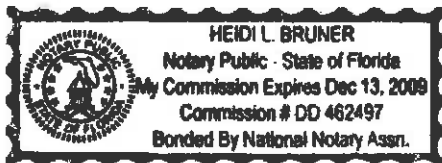
(Corporate Seal)

Doc# 1751879
Bk# 2423 Pg# 2106

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 30th day of June, 2009 by Alma Shuckhart, Sr. EVP, Chief Credit Officer of TIB Bank, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



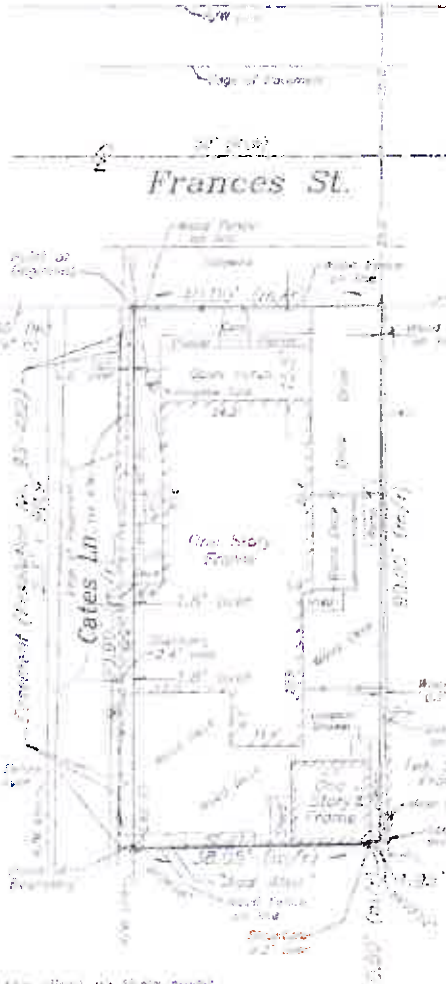
Heidi Bruner
Notary Public

Printed Name: HEIDI Bruner

My Commission Expires: 12-13-09

Survey

Boundary Survey Map of part of Lot 2, Square 56 Island of Key West, Florida



LEGEND

- ▲ Survey 27' 00" (1880) (1880)
- 1st 20' (1880) (1880)
- 1st 1/2" (1880) (1880)
- ▲ 1st 1/2" (1880) (1880)
- ▲ 1st 1/2" (1880) (1880)
- ▲ 1st 1/2" (1880) (1880)
- (M) Measured
- (P) Plan
- (M/P) Measured & Plan
- (C/S) Curved (Circle) (Circle)
- (R) Right of Way
- (L) Leasehold (Lease)
- (V) Vacant
- (E) Easement (Easement)
- (D) Deeded (Deed)
- (W) Deeded (Deed)

NOTES

1. The legal descriptions shown herein are furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (observed & shown unless otherwise noted).
4. Street address: 604 Frances Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Licensed Professional Surveyor and Engineer.
6. Land shown herein were not abstracted for right-of-way, easements, encroachments, or other instruments of record.
7. North arrow is contained and based on the legal description.
8. Encroachments are not furnished.
9. Date of this survey: August 21, 2010.
10. Bearings of fences is unenforceable, unless otherwise noted.

BOUNDARY SURVEY FOR: On the Island of Key West, and known on the map or plan of said Island delineated by W.A. Whitehead in February, A.D. 1825, as a part of Lots Two (2) and Three (3) in Square Fifty-six (56). Commencing at a point distant from the corner of Southard and Frances Streets one hundred and fifty five (155) feet and six (6) inches and running thence along Frances Street in a westerly direction forty (40) feet, thence at right angles in a southerly direction twenty (20) feet, thence at right angles in a southerly direction forty (40) feet, thence at right angles in a southerly direction thirty (30) feet to the point of beginning.

AND ALSO: On the Island of Key West, Monroe County, Florida, and known on the map or plan of said Island delineated by W.A. Whitehead in February, 1825 as part of Lots 2 and 3, Square 56, and being more particularly described by the following notes and course description: COMMENCING at the intersection of the 1/2" right of way line (shown at Statute Street and the 1/2" right of way line of Frances Street) thence run SW by 89° 58' 00" W 150.00 feet, thence run SW by 89° 58' 00" W at right angles 30.0 feet to the point of beginning; thence continue SW by 89° 58' 00" W along the previously described course 0.8 feet to an existing wood fence thence run SW by 89° 58' 00" W along a line deflected 95 degrees 00' 00" to the left 30.0 feet, thence run NW by 89° 58' 00" W along a line deflected 95 degrees 00' 00" to the left 45 feet, thence run NW by 89° 58' 00" W at right angles 30.0 feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Elizabeth Lee Kuhn
Edward Kuhn, Sr.,
Steven A. Karamanos,
Thomas Lee Karamanos Company

J. LYNN O'FLYNN, INC.
1000 S. Duval Street
Key West, Florida 33440
August 22, 2010

THIS SURVEY
IS NOT
ABANDONED

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
P.S. 10054

3625 Duval Ave., Key West, FL 33440
Tel: 305-292-7177 Fax: 305-292-7144

Site Plans

RESIDENTIAL RENOVATION

614 FRANCES STREET
KEY WEST, FLORIDA 33040

SITE DATA

SITE ADDRESS: 614 FRANCES ST. KEY WEST, FL 33040
RE: 00010650-000000
ZONING: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)
FLOOD ZONE: X
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT LOT 2 SQR 56 G22-335/38
SETBACKS: FRONT 10 FT; SIDE 5 FT; REAR 20 FT; STREET SIDE 5 FT
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

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:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.

INDEX OF DRAWINGS

SHEET CS-1 - COVER, SITE PLAN, PROJECT DATA AND LOCATION MAP
SHEET A-1 - EXISTING ELEVATIONS AND DEMO PLAN
SHEET A-2 - PROPOSED ELEVATIONS AND DOOR AND WINDOW SCHEDULE
SHEET A-3 - FLOOR PLAN, ROOF FRAMING PLAN, FOUNDATION PLAN, SECTIONS AND NOTES
SHEET MEP-1 - ELECTRICAL/MECHANICAL AND PLUMBING PLAN

GENERAL NOTES

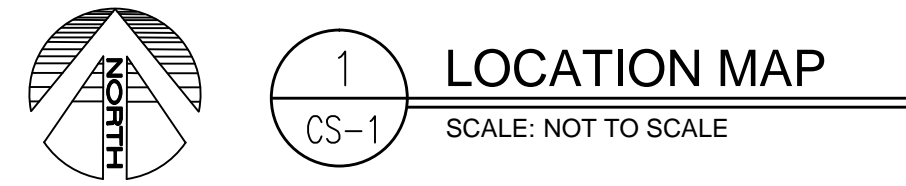
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- 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.
- 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.
- 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.
- 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.)
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- 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.
- 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.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& AT
		APPROX. APPROXIMATE(LY)
		FT. FOOT/FEET
		FFL FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB. POUND
		PSI POUND PER SQUARE INCH
		PT PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

SITE NOTES

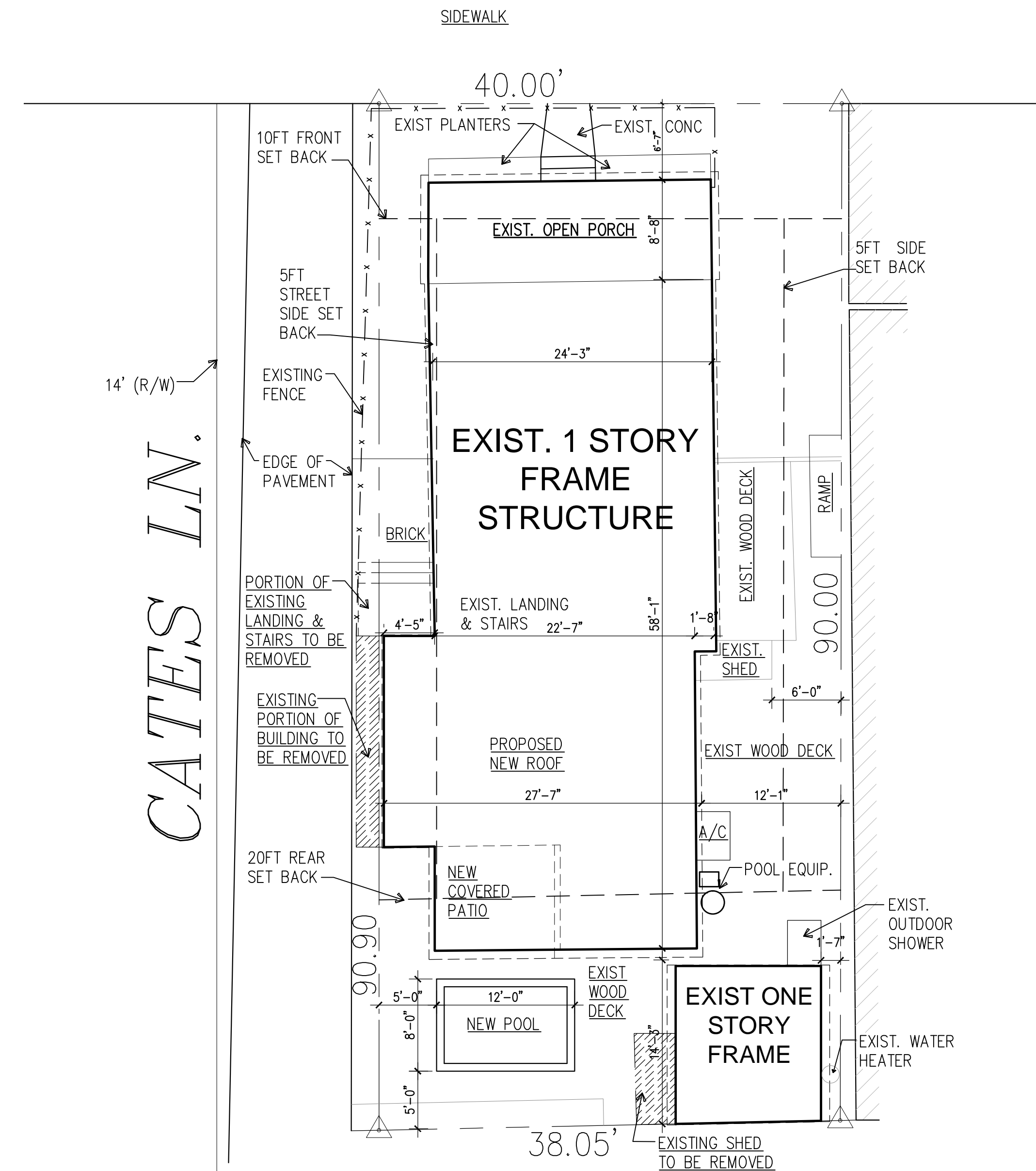
- REMOVE EXISTING TOPSOIL AND ORGANIC MATERIAL WITHIN THE BUILDING AREA. STRUCTURAL FILL SHALL BE SELECT STRUCTURAL FILL AND SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY. SITE FILL SHALL BE CLEAN SAND OR CRUSHED LIMESTONE (LESS THAN 3"). GRADE AS SHOWN AND/OR TO DRAIN AWAY FROM THE PROPOSED BUILDING.
- TREES REQUIRED TO BE REMOVED SHALL BE CUT AND THE STUMP AND ROOT SYSTEM SHALL BE REMOVED COMPLETELY. THE HOLES SHALL BE FILLED COMPACTED AND LEVELED. CARE SHALL BE TAKEN TO AVOID DAMAGE TO ADJACENT TREES AND OTHER FEATURES. PROVIDE CONSTRUCTION BARRIERS FOR TREES TO REMAIN.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE DAILY.
- THE CONTRACTOR SHALL REMOVE ALL ITEMS INDICATED AND ALL OTHER ITEMS REQUIRED FOR THE INSTALLATION OF NEW WORK. FINISH SURFACES SHALL BE REPAIRED TO MATCH ADJACENT SURFACES. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER.



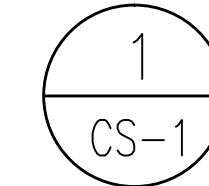
PROJECT DATA

RE NO.	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00010650-000000			
SETBACKS:				
FRONT	NO CHANGE	6'-7"	10'-0"	NONE
STREET SIDE	0'-0"	-1'-11"	5'-0"	YES
SIDE	NO CHANGE	6'-0"	5'-0"	NONE
REAR	SAME	14'-3"	20'-0"	YES
LOT SIZE	NO CHANGE	3,561 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	2,199 SQ. FT. 61%	2,100 SQ. FT. 59%	50% MAX	YES
FLOOR AREA	NO CHANGE	N/A	1,740 SQ. FT. 0.48	NONE
BUILDING HEIGHT	NO CHANGE	16.8'	30' MAX	NONE
IMPERVIOUS AREA	NO CHANGE	N/A	2,360 SQ. FT. 66%	NONE

FRANCES ST.

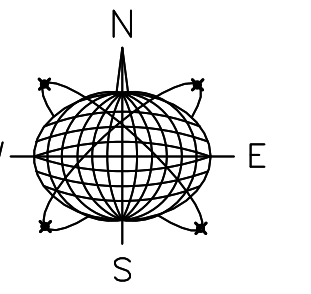


LOT SIZE: 3561 SQ. FT.
IMPERVIOUS COVERAGE 2360 SQ. FT. EXISTING (66%) MAX (60%)
BUILDING COVERAGE 2100 SQ. FT. EXISTING (59%) MAX (50%)
FLOOR AREA 1473 SQ. FT.



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
PR-305-293-3283 FAX-203-4899

Seal:

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

General Notes:

RESIDENTIAL RENOVATION VARIANCE SUBMITTAL

614 FRANCES STREET
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RJM
Project No.:
Scale:

AutoCad File No.

Revisions:

Title:
COVER SHEET
SITE PLAN AND
PROJECT DATA

Sheet Number:
CS-1

Date: JULY 1, 2014

Site Photos







2014/10/07 13:52



2014/08/20 10:17



DRC
Minutes & Comments

Development Review Committee Minutes July 24, 2014 **FINAL**

6. **Variance – 1004 Kennedy Drive (RE # 00065640-000301; AK # 1068446)** – A request for variance to minimum side setbacks for the addition of a pitched roof to an existing bank building on property located within the Commercial General (CG) Zoning District pursuant to Sections 90-395 and 122-420(6)b. 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, Benny Lowe, Conch Construction LLC, gave members an overview of the variance request.

DRC Member Comments:

ART IN PUBLIC PLACES: No comments

POLICE DEPARTMENT: No comments

HARC PLANNER: Ms. Torregrosa was concerned that the wall is on the property line and that might require something from the neighbors, and maybe the gutters are going to be on the neighbors' property.

PLANNING DIRECTOR: Mr. Craig ask for clarification on the attic, specifically, if there is a stairway to the attic area. Attic area can be considered as potential floor area unless it is open. He stated that the application would carry the condition that there be no access or lighting to the attic area if it is closed.

ENGINEERING: Ms. Ignaffo asked that the applicant please install gutters on the roof eaves, and direct downspouts back onto property and into the stormwater drainage system.

FIRE DEPARTMENT: Mr. Barroso asked that the applicant please make an appointment with the Fire department to discuss life safety issues and accessibility and setbacks before going to the Planning Board.

URBAN FORESTRY MANAGER: Ms. DeMaria wanted to ensure that during any demolition and construction the trees must be protected from damage.

KEYS ENERGY: (These comments were submitted but not read into the record.)

No objections. New construction may require meter center/riser to be upgraded. KEYS will need a full set of plans and a completed project review form.

7. **Variance – 614 Frances Street (RE # 00010650-000000, AK # 1010944)** – A request for variances to maximum building coverage and minimum front, side and rear setbacks for the renovation of a residence and construction of a new covered patio on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(4) and 122-630(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Development Review Committee Minutes July 24, 2014 **FINAL**

Mr. Kevin Bond gave members an overview of the variance request and stated that the applicant needs to provide a demolition site plan that shows a 20 ft. setback to the rear porch.

The applicant, Paul Siviski, Meridian Engineering LLC., gave members an overview of the variance request.

DRC Member Comments:

ART IN PUBLIC PLACES: No comments

POLICE DEPARTMENT: No comments

HARC PLANNER: Ms. Torregrosa would like clarification of the existing conditions and proposed design changes listed on the second page of the drawings because the drawing is too small for HARC.

PLANNING DIRECTOR: Mr. Craig would like to see pictures of the shed to insure it is not encroaching into Case Lane.

ENGINEERING: Ms. Ignaffo stated that roof gutters are encouraged. Please direct downspouts back onto property, into landscaped areas.

FIRE DEPARTMENT: Mr. Barroso asked that the applicant please make an appointment with the Fire department to discuss life safety issues and accessibility and to ensure setbacks are met.

URBAN FORESTRY MANAGER: Ms. DeMaria wanted to ensure that during any demolition and construction the trees must be protected from damage.

KEYS ENERGY: No objections

8. **Exception for Outdoor Merchandise Display – 505 Greene Street (RE # 00000520-000000; AK # 1000515)** – A request for exception for outdoor merchandise display on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 106-52 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 outdoor merchandise display request.

The owner applicant, Alisher Artikov, gave members an overview of the exception for outdoor merchandise display request.

DRC Member Comments:

ART IN PUBLIC PLACES: No comments

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 1010944 Parcel ID: 00010650-000000

Ownership Details

Mailing Address:
ROSS ELIZABETH
1015 FLEMING ST
KEY WEST, FL 33040-6962

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 06-68-25
Range:
Property Location: 614 FRANCES ST KEY WEST
Legal Description: KW PT LOT 2 SQR 56 G22-335/38 OR722-656 OR859-959/1708 OR1279-634/635 OR1279-638/43-RESO 93-482 OR1279-634/35Q/C OR1279-636/637Q/C OR1279-644/48AFF OR1284-1804/05C OR1286-2179/85-E OR2185-2036 OR2399-104/107 OR2423-2104/06

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



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	40	90	3,627.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1390
Year Built: 1933

Building 1 Details

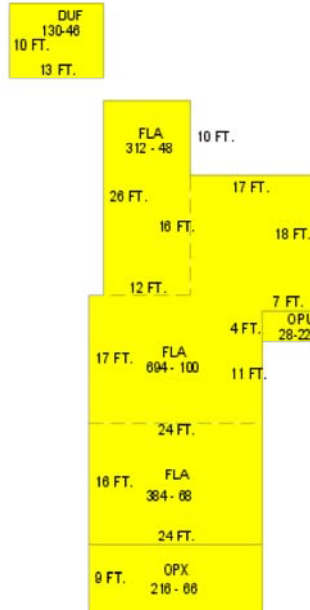
Building Type R3	Condition G	Quality Grade 450
Effective Age 22	Perimeter 216	Depreciation % 30
Year Built 1933	Special Arch 0	Grnd Floor Area 1,390
Functional Obs 0	Economic Obs 0	

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 3
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

2 Fix Bath	0	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	2	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1933	N Y	0.00	0.00	384
2	OPU		1	1992	N Y	0.00	0.00	28
4	DUF	1:WD FRAME/COMPOSITE	1	1992	N Y	0.00	0.00	130
5	OPX		1	1933				216

6	FLA	12:ABOVE AVERAGE WOOD	1	1933	Y	694
7	FLA	12:ABOVE AVERAGE WOOD	1	1933	Y	312

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	156 SF	26	6	1982	1983	2	30
3	WD2:WOOD DECK	1,111 SF	0	0	1982	1983	2	40
5	FN2:FENCES	140 SF	35	4	2000	2001	2	30
6	PT2:BRICK PATIO	275 SF	11	25	2000	2001	2	50

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
12-1219	04/11/2012	10/11/2012	5,500		1200sf OF MAINT & PAINT 5SQRS VCRIMP
M953348	10/01/1995	12/01/1995	3,200		3.5 TON AC
E953776	11/01/1995	12/01/1995	2,000		ELECTRICAL
P953981	11/01/1995	12/01/1995	800		FIXTURES
0004322	12/21/2000	11/02/2001	500		REPAIRS TO PORCH
03-0924	03/18/2003	08/08/2003	1,500		REPAIR SEWER

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	149,189	7,800	237,568	394,557	394,557	0	394,557
2013	153,452	7,857	220,993	382,302	299,767	25,000	310,158
2012	155,583	7,913	119,705	283,201	283,200	25,000	258,201
2011	155,583	7,973	165,745	329,301	321,876	25,000	304,301
2010	159,846	8,158	117,863	285,867	285,867	0	285,867
2009	201,417	8,215	316,249	525,881	525,881	0	525,881
2008	185,236	8,275	362,700	556,211	556,211	0	556,211
2007	218,051	8,317	598,455	824,823	824,823	0	824,823
2006	373,864	5,577	344,565	724,006	724,006	0	724,006
2005	373,864	5,773	272,025	651,662	494,610	25,000	469,610
2004	204,813	6,030	253,890	464,733	360,482	25,000	335,482
2003	197,227	6,220	126,945	330,392	272,071	25,000	247,071
2002	221,360	6,482	97,929	325,771	267,724	25,000	242,724
2001	177,657	6,672	97,929	282,258	238,559	25,000	213,559
2000	185,427	7,261	68,913	261,601	221,048	25,000	196,048

1999	148,921	6,034	68,913	223,869	195,181	25,000	170,181
1998	126,508	5,139	68,913	200,560	179,248	25,000	154,248
1997	117,472	4,922	61,659	184,053	167,701	25,000	142,701
1996	77,454	3,542	61,659	142,655	139,393	25,000	114,393
1995	69,374	3,192	61,659	134,225	132,775	25,000	107,775
1994	62,042	2,962	61,659	126,664	126,664	25,000	101,664
1993	62,042	3,050	61,200	126,293	126,293	25,000	101,293
1992	74,892	2,633	61,200	138,726	138,726	25,000	113,726
1991	74,892	2,701	61,200	138,793	138,793	25,000	113,793
1990	68,542	2,796	54,900	126,238	126,238	25,000	101,238
1989	89,198	2,602	54,000	145,800	145,800	25,000	120,800
1988	39,064	2,289	41,400	82,753	82,753	25,000	57,753
1987	38,570	2,343	24,660	65,573	65,573	25,000	40,573
1986	38,780	2,410	23,760	64,950	64,950	25,000	39,950
1985	37,565	2,459	17,949	57,973	57,973	25,000	32,973
1984	35,000	2,530	17,949	55,479	55,479	25,000	30,479
1983	35,000	359	17,949	53,308	53,308	25,000	28,308
1982	26,243	359	17,949	44,551	44,551	25,000	19,551

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
6/30/2009	2423 / 2104	620,000	WD	02
1/30/2009	2399 / 104	948,000	WD	12
2/8/2006	2185 / 2036	1,185,000	WD	Q
7/1/1982	959 / 1708	70,000	WD	Q
2/1/1977	T) /	25,000	00	Q

This page has been visited 3,770 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on October 16, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 614 Frances Street (RE # 00010650-000000, AK # 1010944) – A request for variances to maximum building coverage and minimum street side, side and rear yard setbacks for the renovation of a residence and construction of a new covered patio on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(4)a and 122-630(6)b., c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

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

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

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

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

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

Variance – A request for variances to maximum building coverage and minimum street side, side and rear yard setbacks for the renovation of a residence and construction of a new covered patio on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(4)a and 122-630(6)b., c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Applicant/Owner: Elizabeth Ross

Location: 614 Frances Street (RE # 00010650-000000, AK # 1010944)

Date of Hearing: October 16, 2014 Time of Hearing: 6:00 PM

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

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

Please provide written comments to: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

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

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

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

Variance – A request for variances to maximum building coverage and minimum street side, side and rear yard setbacks for the renovation of a residence and construction of a new covered patio on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(4)a and 122-630(6)b., c. & d. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Applicant/Owner: Elizabeth Ross

Location: 614 Frances Street (RE # 00010650-000000, AK # 1010944)

Date of Hearing: October 16, 2014 Time of Hearing: 6:00 PM

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

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

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Owner_Name	Address1	Address2	CITY	State	ZIP
1015 ANGELA ST LLC		143 BULL CREEK RD	ASHEVILLE	NC	28805-8701
600 FRANCES STREET LLC		19653 INDIAN MOUN	SUMMERLAND KEY	FL	33042-3134
ANGELA STREET HOLDINGS LLC		887 OAK ST	WINNETKA	IL	60093-2440
ARJUNE ISMAEL		189 STERLING PL APT	BROOKLYN	NY	11238-4946
ATKINSON BROOKE S REVOCABLE TRUST		57 GRAND MERIDIEN	CHESTERFIELD	MO	63005-4974
AVILA BARBARA THERESA		522 WHITE ST	KEY WEST	FL	33040-7170
BALDWIN MAUREEN K TRUST		60 CANNEY RD	DURHAM	NH	03824-3231
BAUMGARTNER EDWARD L		615 ASHE ST	KEY WEST	FL	33040-7110
BERGERY BENJAMIN		29 BIS RUE BOURET	PARIS		F75019
BJORKLUND LAURIE NAN		1006 SOUTHARD ST	KEY WEST	FL	33040-7145
BLINCKMANN HAYS T AND JAN		611 GRINNELL ST APT	KEY WEST	FL	33040-7194
BORCH FREDERIC LOUIS III AND JANET ANN		1647 OXFORD RD	CHARLOTTESVILLE	VA	22903-1329
BRENT MARGARET G		1985 MADISON AVE S	MEMPHIS	TN	38104-2791
BRICKHOUSE JOHNNA J		1111 SOUTHARD ST	KEY WEST	FL	33040-7146
CAMPBELL SUSAN J		1021 ANGELA ST DOM	KEY WEST	FL	33040-7168
CARLSON STEVEN A AND STEPHANIE J		PO BOX 745	CAPTIVA	FL	33924-0745
DESROSIERS DONALD R		392 THAMES ST	NEWPORT	RI	02840-6604
EMMET LUCINDA B TRUST		1020 SOUTHARD ST	KEY WEST	FL	33040-7145
ESPOSITO KENNETH E AND SUSAN		4 CATHOLIC LN	KEY WEST	FL	33040-7116
FERRARA ANNE F		6 PURITAN AVE	MOUNT SINAI	NY	11766-2510
FISHER LIBBY L		608 ROBERTS LN	KEY WEST	FL	33040-7138
FLANIGAN JOHN F AND JANET R		436 OYSTER RD	NORTH PALM BEACH	FL	33408-4326
FRANCES STREET BOTTLE INN LLC		535 FRANCES ST	KEY WEST	FL	33040-7164
GREGORY ANTHONY		614 ROBERTS LN	KEY WEST	FL	33040-7138
GRIBIK SUZANNE J		616 ASHE ST	KEY WEST	FL	33040-7111
GST TRUST 2/11/2000		624 ASHE ST	KEY WEST	FL	33040-7111
GUADAGNO MICHAEL R JR AND SUSAN D		622 ASHE ST	KEY WEST	FL	33040-7111
HARTWELL JOHN G		1017 ANGELA ST	KEY WEST	FL	33040-7168
HEMMEL DAVID L		PO BOX 4255	KEY WEST	FL	33041-4255
HENDRICKSON STEPHEN		1017 SOUTHARD ST	KEY WEST	FL	33040-7144
HIGGINS MARTIN E		24 53RD ST	SEA ISLE CITY	NJ	08243-1644
HYNES JON		PO BOX 70231	NEW ORLEANS	LA	70172-0231
INFANTE ETTORE F		621 GRINNELL ST	KEY WEST	FL	33040-7128

J J JS A PLACE IN THE SUN INC	1029 SOUTHARD ST	KEY WEST	FL	33040-7144	
JACKSON THOMAS A AND DEBORAH ANN	620 ASHE ST	KEY WEST	FL	33040-7111	
KILGORE KATHRYN	C/O C A CHIANESE	72 VAN SANT DR	HAMILTON SQUARE	NJ	08690-2518
KNUTH JEFFREY J	30551 CHARDON RD	WILLOUGHBY HILLS	OH	44094-8329	
KOSTKA MARTYNE A	526 FRANCES ST	KEY WEST	FL	33040-7121	
KRUGLICK BRUCE A	1305 N LAKE SHORE D	SARASOTA	FL	34231-3439	
LASKOW MARK J AND LISA C	161 S PENN RD	STAHLSTOWN	PA	15687-1285	
LEPINE MICHAEL	607 GRINNELL ST UNI'	KEY WEST	FL	33040-7128	
LEVIN JAY J	5516 PUTNAM DR	WEST BLOOMFIELD	MI	48323-3720	
LIGGETT ANNETTE M	606 FRANCES ST	KEY WEST	FL	33040-7123	
LONERGAN MICHAEL	623 GRINNELL ST	KEY WEST	FL	33040-7128	
LOUCHHEIM JEFF AND LINDA	615 FRANCES ST	KEY WEST	FL	33040-7122	
LUMB ELIZABETH HELEN L/E	628 FRANCES ST	KEY WEST	FL	33040-7181	
LYON DAUN E	282 N PINE CREEK RD	FAIRFIELD	CT		6824
MACONAUGHEY KIRK D AND DEBRA A	PO BOX 420243	SUMMERLAND KEY	FL	33042-0243	
MAGGIO JOSEPH S JR	7 CAPTAINS CT	OCEAN VIEW	DE	19970-9104	
MATHEWS HARRY AND MARIE	619 GRINNELL ST	KEY WEST	FL	33040-7128	
MCCULLOCH JAMES B AND MARY ELIZABETH	531 FRANCES ST	KEY WEST	FL	33040-7164	
MIDSON CARL	1014 SOUTHARD ST	KEY WEST	FL	33040-7145	
MILLER HERBERT AND PATRICE	1108 SOUTHARD ST	KEY WEST	FL	33040-7147	
MOSCHEL MICHAEL L REVOCABLE TRUST 8/17/2001	618 CATHOLIC LN	KEY WEST	FL	33040-7116	
MULLIGAN JAMES J	617 FRANCES ST	KEY WEST	FL	33040-7122	
MURRAY GAIL W	1004 SOUTHARD ST	KEY WEST	FL	33040-7145	
NOEL ANNE MARIE	5 CATHOLIC LN	KEY WEST	FL	33040-7116	
PADGET-DEKKER HOLDINGS LTD	611 FRANCES ST	KEY WEST	FL	33040-7122	
PALMER JEFFREY L AND PATRICIA C	1025 ROBERTS LN	KEY WEST	FL	33040-7138	
PENNYMAC MORT INVEST TRUST HOLDINGS I LLC	6101 CONDOR DR	MOORPARK	CA	93021-2602	
PERPALL LEE THOMPSON AND SHIRLEY KAY	624 ASHE ST	KEY WEST	FL	33040-7111	
PINDER FLORIDA ESTATE	C/O JULIAN DAWN D	1200 GOLDEN RD SE	HUNTSVILLE	AL	35802-3808
POOLE MARY FORSYTH	157 EAST RD	WEST STOCKBRIDGE	MA	01266-9729	
REAVES SHIRLEY R	608 FRANCES ST	KEY WEST	FL	33040-7123	
ROMANO DEBORAH J	1012 SOUTHARD ST	KEY WEST	FL	33040-7145	
ROSS ELIZABETH	1015 FLEMING ST	KEY WEST	FL	33040-6962	
RUCHMAN NEAL	1001 SOUTHARD ST	KEY WEST	FL	33040-7144	

SAVINI LEWIS REVOCABLE TRUST	1013 SOUTHARD ST	KEY WEST	FL	33040-7144
SCHETTIG ROBERT C AND CELESTE M	609 FRANCES ST	KEY WEST	FL	33040-7122
SEEMILLER JOSEPH J III	604 FRANCES ST	KEY WEST	FL	33040-7123
SIEMINSKI DAVID THOMAS	616 FRANCES ST	KEY WEST	FL	33040-7181
SIMPSON PATRICIA R	501 SLATERS LN APT 1	ALEXANDRIA	VA	22314-1139
STROH THOMAS N	PO BOX 674	KEY WEST	FL	33041-0674
THE ARTISTS RESIDENCIES AT KEY WEST INC	600 WHITE ST	KEY WEST	FL	33040-7153
THE UTILITY BOARD OF THE CITY OF KEY WEST	1001 JAMES ST	KEY WEST	FL	33040-6935
VELLOFF STEVEN M	611 GRINNELL ST APT	KEY WEST	FL	33040-7194
VETTER JANE A	624 FRANCES ST	KEY WEST	FL	33040-7181
WATTERS ROBERT AND TAMMARA	1239 2ND ST	NEW ORLEANS	LA	70130-5722
WEITZEN ELAINE G	130 1/2 E 65TH ST	NEW YORK	NY	10065-7067
WETZEL JOHN	621 CATHOLIC LN	KEY WEST	FL	33040-7116
WHEELER PHILIP H JR TRUST 10/7/9 C/O WHEELER DONNA	623 FRANCES ST	KEY WEST	FL	33040-7122
WOOD JOHN E REV TRUST 9/30/1999	1617 RIGGS PL NW	WASHINGTON	DC	20009-6418
WUNSCH RICHARD E	3516 17TH TER	KEY WEST	FL	33040-4243