

Application



Chelsea Vanadia, Esq
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Facsimile: (305) 296-8448
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VIA EMAIL

July 10, 2020

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, FL 33040

Re: **ACS Harbour Place 216, LLC – Application for Variance for 1115 Casa Marina Court (RE # 00058550-000000)**

Dear Katie,

Please allow this correspondence to supplement ACS Harbour Place 216, LLC's ("Applicant") Application for Variance originally submitted March 5, 2020. An updated variance application form that adds a request for variance to increase maximum impervious surface is enclosed.

Regarding the impervious surface variance request, the following is provided as written support of the Standards for Considering Variances section of the Application for Variance:

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 property when purchased by Applicant contained impervious surface in excess of the maximum allowed under the Land Development Regulations. Applicant planned renovations and improvements on the property that would result in a net decrease of the nonconforming impervious surface on the property. As part of the planned renovations and improvements, Applicant applied for and has been issued a permit from the Building Department that approves a demolition plan for mostly interior demolition. Because the demolition permit has been issued already, the decrease in impervious surface on the property is considered to have already happened. Therefore, any increase in impervious surface requires variance approval.

The complete renovation of the property will decrease the impervious surface area of the property because existing exterior impervious surfaces will be replaced. The construction of the proposed structure will add 153 square feet of impervious surface, but the 153 square feet will be more than offset by 343 square feet of decreases in impervious surface elsewhere on the property during the renovations.

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

Owner did not create the special conditions or circumstances.

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

No special privileges will be conferred upon Owner that were denied to others in the same 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 literal interpretation of the Land Development Regulations would disallow any increase in nonconforming impervious surface even when the renovations overall would significantly decrease nonconforming impervious surface.

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.

The variance requested is the minimum to make possible the construction of the structure without impeding the walkway by main entrance and exit.

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.

It is a stated goal of the Comprehensive Plan to decrease nonconformities. Disallowing any increase in nonconforming impervious surface when the increase is more than offset by decreases elsewhere would dissuade property owners from decreasing nonconformities. The granting of this variance will not be injurious to the area involved or the public interest.

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.

No other nonconforming uses of neighboring lands, structures, or buildings shall be considered grounds for this variance



Variance Information sheet

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov



Application Fee: \$2,300.00 / After-the-Fact: \$4,300.00

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

Application Process

- After submittal, the application will be reviewed by Staff and additional modifications to the site plan may be necessary at that time.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 30-day appeal period.
- After the 30-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

PLEASE NOTE:

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

Please include the following with this application:

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee. It is best to see a Planner before turning in the application.

3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exists, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. One copy of the most recent survey of the property.
5. Elevation drawings of proposed structures, indicating finished height above established grade as measured from crown of road.
6. Floor Plans of **existing and proposed** development.
7. Stormwater management plan.
8. PDF of entire application on Flash Drive

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,300.00 / After-the-Fact: \$4,300.00

(includes \$200.00 advertising/noticing fee and \$100.00 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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1115 Casa Marina Court, Key West, Florida 33040

Zoning District: Single Family

Real Estate (RE) #: 00058550-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Smith Hawks, PL

Mailing Address: 138 Simonton Street

Zip: 33040

City: Key West

State: Florida

Home/Mobile Phone: N/A

Office: 305-296-7227

Fax: 305-296-8448

Email: Chelsea@smithhawks.com

PROPERTY OWNER: (if different than above)

Name: ACS Harbour Place 216, LLC

Mailing Address: 208 Nutall Road

Zip: 60546

City: Riverside

State: Illinois

Home/Mobile Phone: _____

Office: 312-470-3841

Fax: _____

Email: Alex.smith@cushwake.com

Description of Proposed Construction, Development, and Use:

Construction of a covered bar.

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

Reduce front setback from 30 ft. to 9 ft. and reduce the street side setback from 10 ft. to 8 ft.

Increase impervious surface ratio from 60.2% to 61.9%.

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

If yes, please describe and attach relevant documents: _____

Easement Agreement attached Tab H.

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

Note: the answer is No, there is an issue with the form and cannot uncheck Yes

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	SF			
Flood Zone	AE-7			
Size of Site	9,171 Sq. Ft.			
Height	25'	24' 9.75"		
Front Setback	30'	28' 3"	9'	9'
Side Setback	5'	3' 8"		
Side Setback	N/A	N/A		
Street Side Setback	10'	16' 2'	8'	8'
Rear Setback	25'	31'		
F.A.R	35% = 3,209.7 Sq. Ft.	33.9% = 3,113	34.9% = 3,199	
Building Coverage	35% = 3,209.7 Sq. Ft.	33.9% = 3,113	34.9% = 3,199	
Impervious Surface	50% = 4,585.3 Sq. Ft.	60.2% = 5,521	61.9% = 5,674	1.7% = 153
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	35% = 3,209.7 Sq. Ft.	35% = 3,244	37% = 3,434	
Number and type of units		2		
Consumption Area or Number of seats	N/A			

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

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

Standards for Considering Variances

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

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.

See attached

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

See attached

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.

See attached

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.

See attached

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.

See attached

- 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.

See attached

- 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.

See attached

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 materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.

- Correct application fee. Check may be payable to "City of Key West." Tab A
- Notarized verification form signed by property owner or the authorized representative. Tab B
- Notarized authorization form signed by property owner, if applicant is not the owner. Tab C
- Copy of recorded warranty deed Tab D
- Monroe County Property record card Tab E
- Signed and sealed survey (Survey must be within 10 years from submittal of this application) Tab F
- Site plan (plans **MUST** be signed and sealed by an Engineer or Architect) Tab G
- Floor plans N/A Easement Agreement - Tab H
- Stormwater management plan N/A

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)

I, Alexander C. Smith in my capacity as Manager
(print name) *(print position; president managing member)*

of ACS Harbour place 216, LLC
(print name of entity serving as Authorized Representative)

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:

1115 Casa Marina Ct., 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.

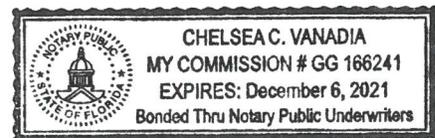
x [Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11/8/19 by
Alexander C Smith
Name of Authorized Representative *date*

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

[Signature]
Notary's Signature and Seal

Chelsea Vanadia
Name of Acknowledger typed, printed or stamped



GG 166241
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, Alexander C. Smith as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of ACS Harbour Place 216, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Barton W. Smith
Please Print Name of Representative

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

x [Signature]
Signature of person with authority to execute documents on behalf on entity owner

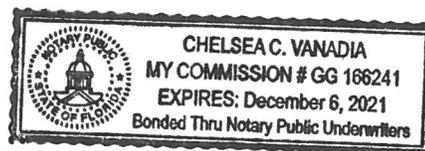
Subscribed and sworn to (or affirmed) before me on this 11/8/19
Date

by Alexander C. Smith
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

Chelsea Vanadia
Name of Acknowledger typed, printed or stamped



GG 166241
Commission Number, if any

Site visit/photos

Lwpg'2: .'4242



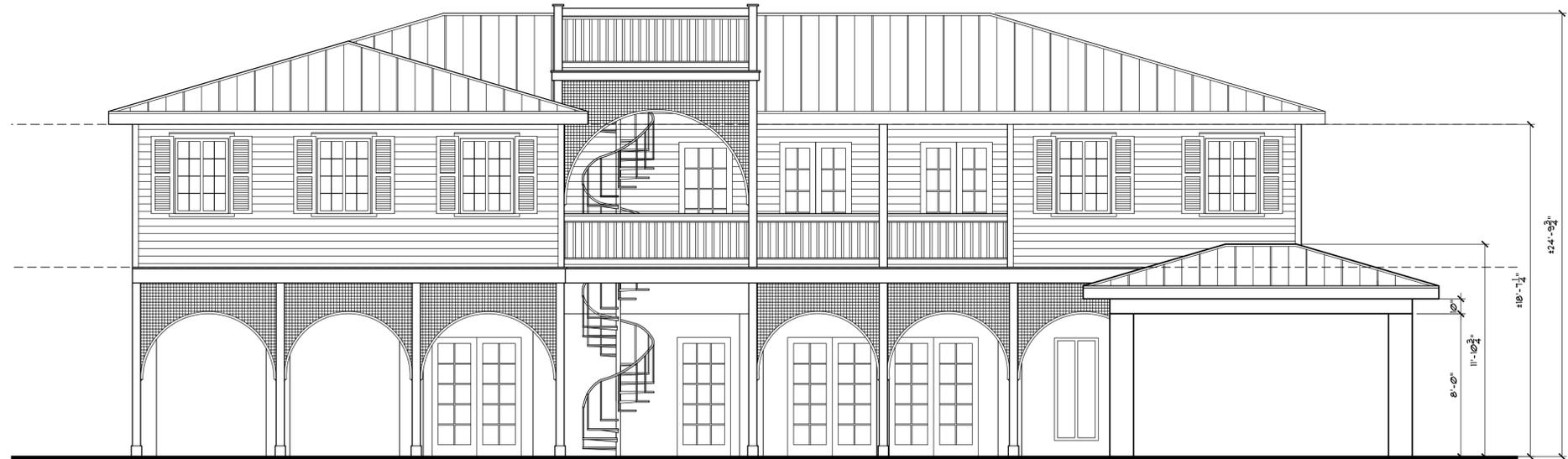
GENERAL DISPOSAL BOBCAT

305
289
5528

CAUTION WARNING
DANGER FOR ACCEPTOR
NO PARKING
DO NOT BLOCK CONTAINER

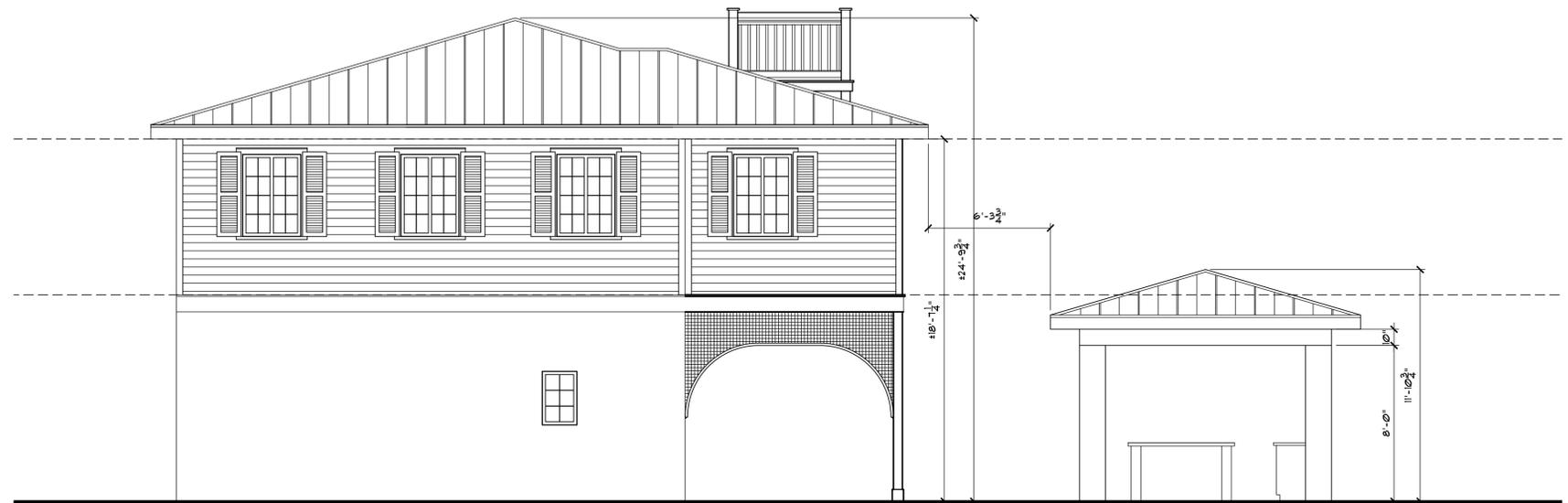
KUBOTA

Ukg' Rnc p



Front Elevation

1/4" = 1' - 0"



Side Elevation

1/4" = 1' - 0"

Smith Residence Phase 1

1115 Casa Marina Court Key West, FL

THOMAS E. POPE, P.A.

POPE-SCARBROUGH-ARCHITECTS

(305) 296 3611 610 White St, Key West FL

date:
01/23/2020
revision:

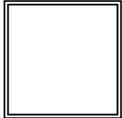
sheet:

A1.1



Street Elevation

1/4" = 1' - 0"



Smith Residence Phase 1
1115 Casa Marina Court Key West, FL

THOMAS E. POPE, P.A.
POPE-SCARBROUGH-ARCHITECTS
(305) 296 3611 610 White St, Key West FL

date:
01/23/2020
revision:

sheet:
A1.2

Warranty Deed

Doc# 2213737 04/02/2019 2:21PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Prepared by and return to:
Bryan Hawks
Attorney at Law
Smith Hawks, PL
138 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2018-074

04/02/2019 2:21PM
DEED DOC STAMP CL: Brit \$17,325.00

Doc# 2213737
Bk# 2956 Pg# 2013

2018-074

Parcel Identification No. 00058550-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this *20th* day of March, 2019 between William Nicholas Owen and Alison D. Mayer, husband and wife whose post office address is 1318 Fairview Road NE, Atlanta, GA 30306 of the County of Fulton, State of Georgia, Grantor*, and ACS Harbour Place 216, LLC, a Florida limited liability company, whose post office address is 208 Nuttall Road, Riverside, IL 60546 of the County of Cook, State of Illinois, Grantee*,

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

Lots 9 and 10, Block 4, MARTELLO TOWERS, a subdivision of part of Tract 27 of the Island of Key West, according to the Plat of subdivision in Plat Book 1, at Page 140, of the Public Records of Monroe County, Florida. Said Lot 9 being situate at the Westerly corner of the intersection of Casa Marina Court and White Street, and having a frontage of 42 feet on Casa Marina Court and frontage of 100 feet on White Street. Said Lot 10 having a frontage of 50 feet on Casa Marina Court and a depth of 100 feet.

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

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

Doc# 2213737
Bk# 2956 Pg# 2014

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:

W. Owen
Witness Name: Valerina Bieu

[Signature] (Seal)
William Nicholas Owen

[Signature]
Witness Name: Barry Gibson

[Signature] (Seal)
Alison D. Mayer

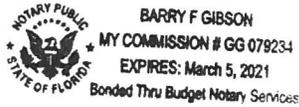
W. Owen
Witness Name: Valerina Bieu

[Signature]
Witness Name: Barry Gibson

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 26th day of March, 2019 by William Nicholas Owen and Alison D. Mayer, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Barry Gibson
My Commission Expires: 3-5-21

MONROE COUNTY
OFFICIAL RECORDS

Property Record Card



Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00058550-000000
 Account# 1059030
 Property ID 1059030
 Millage Group 10KW
 Location 1115 CASA MARINA Ct, KEY WEST
 Address
 Legal KW MARTELLO TOWERS PB1-140 LT 9 AND 10 SQR 4 TR 27 G56-155/58
 Description OR550-1097 OR605-334 OR750-1080D/C OR754-1959/60 OR758-587/92 OR767-564 OR782-114 OR889-1600 OR913-742 OR971-362/63 OR1041-1717R/S OR1082-360/61 OR1582-77/78R/S OR1636-964/66 OR2523-747/49 OR2804-692/94 OR2956-2013
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Martello Towers
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

ACS HARBOUR PLACE 216 LLC
 208 Nuttall Rd
 Riverside IL 60546

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$1,470,563	\$1,071,775	\$1,099,979	\$549,468
+ Market Misc Value	\$70,783	\$39,017	\$40,238	\$42,678
+ Market Land Value	\$788,256	\$606,758	\$543,168	\$957,151
= Just Market Value	\$2,329,602	\$1,717,550	\$1,683,385	\$1,549,297
= Total Assessed Value	\$1,889,305	\$1,717,550	\$1,683,385	\$1,549,297
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,889,305	\$1,717,550	\$1,683,385	\$1,549,297

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	9,200.00	Square Foot	92	100

Buildings

Building ID 4852
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 5214
 Finished Sq Ft 3428
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 380
 Functional Obs 0
 Economic Obs 0
 Depreciation % 4
 Interior Walls WALL BD/WD WAL

Exterior Walls CUSTOM with 47% C.B.S.
 Year Built 1963
 EffectiveYearBuilt 2014
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 5
 Full Bathrooms 4
 Half Bathrooms 0
 Grade 700
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,150	0	0
FLA	FLOOR LIV AREA	3,428	3,428	0
OUU	OP PR UNFIN UL	121	0	0
OPF	OP PRCH FIN LL	21	0	0
PTO	PATIO	473	0	0
SBU	UTIL UNFIN BLK	21	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		5,214	3,428	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1989	1990	1	1953 SF	5
UTILITY BLDG	1990	1991	1	100 SF	3
FENCES	1990	1991	1	306 SF	5
TILE PATIO	1990	1991	1	72 SF	4
WOOD DECK	1990	1991	1	81 SF	1
FENCES	1990	1991	1	90 SF	5
TIKI	2002	2003	1	45 SF	1
CUSTOM POOL	1990	1991	1	480 SF	3
CUSTOM PATIO	1990	1991	1	1176 SF	1

Sales

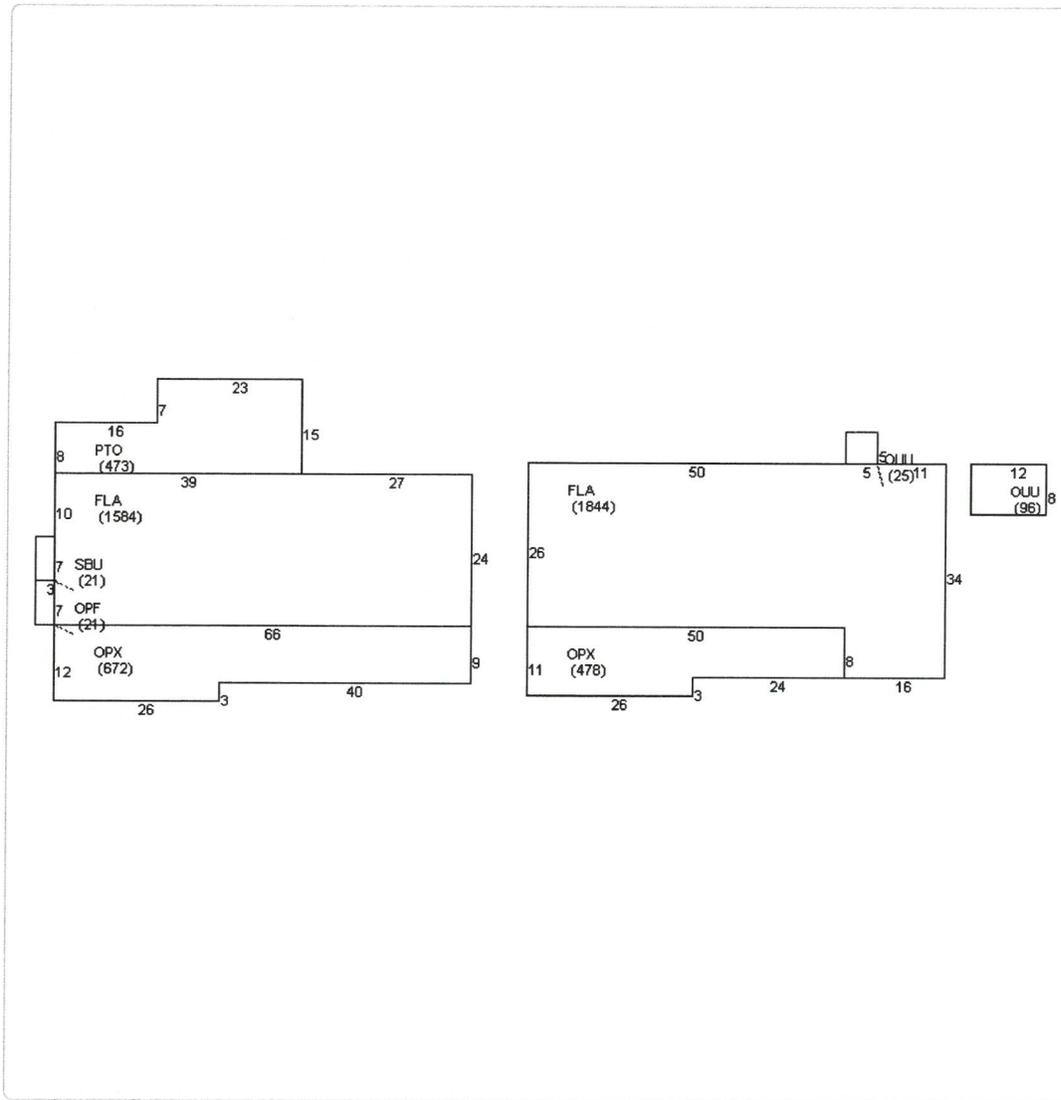
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/26/2019	\$2,475,000	Warranty Deed	2213737	2956	2013	01 - Qualified	Improved
6/22/2016	\$100	Warranty Deed		2804	692	11 - Unqualified	Improved
6/22/2011	\$0	Warranty Deed		2523	747	11 - Unqualified	Improved
6/7/1999	\$1,350,000	Warranty Deed		1582	0077	Q - Qualified	Improved
2/1/1989	\$270,000	Warranty Deed		1082	360	Q - Qualified	Improved
2/1/1988	\$263,636	Warranty Deed		1041	1717	Q - Qualified	Improved
4/1/1986	\$130,000	Warranty Deed		971	362	Q - Qualified	Improved
8/1/1983	\$115,000	Warranty Deed		889	1600	Q - Qualified	Improved
2/1/1979	\$77,500	Conversion Code		782	114	Q - Qualified	Improved

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-1957	5/1/2013	1/10/2014	\$3,728	Residential	CHANGE OUT A 2 TON A/C SYSTEM USING EXISTING ELECTRICAL.
07-4097	11/2/2007	12/31/2007	\$0	Residential	DEMO EXISTING CONCRETE STEPS AND FOUR NEW CONCRETE STEPS WITH KEYSTONE FINISH.
0200394	2/15/2002	8/14/2002	\$3,500		FENCE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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[User Privacy Policy](#)
[GDPR Privacy Notice](#)



Last Data Upload: 12/10/2019, 2:32:26 AM

Version 2.3.26

Boundary Survey

BEARING BASE:
ALL BEARINGS ARE BASED
ON N30°16'50"E ASSUMED
ALONG THE CENTERLINE OF
CASA MARINA COURT.

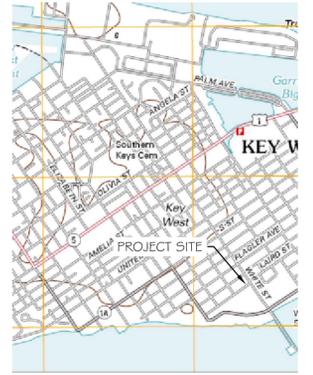
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

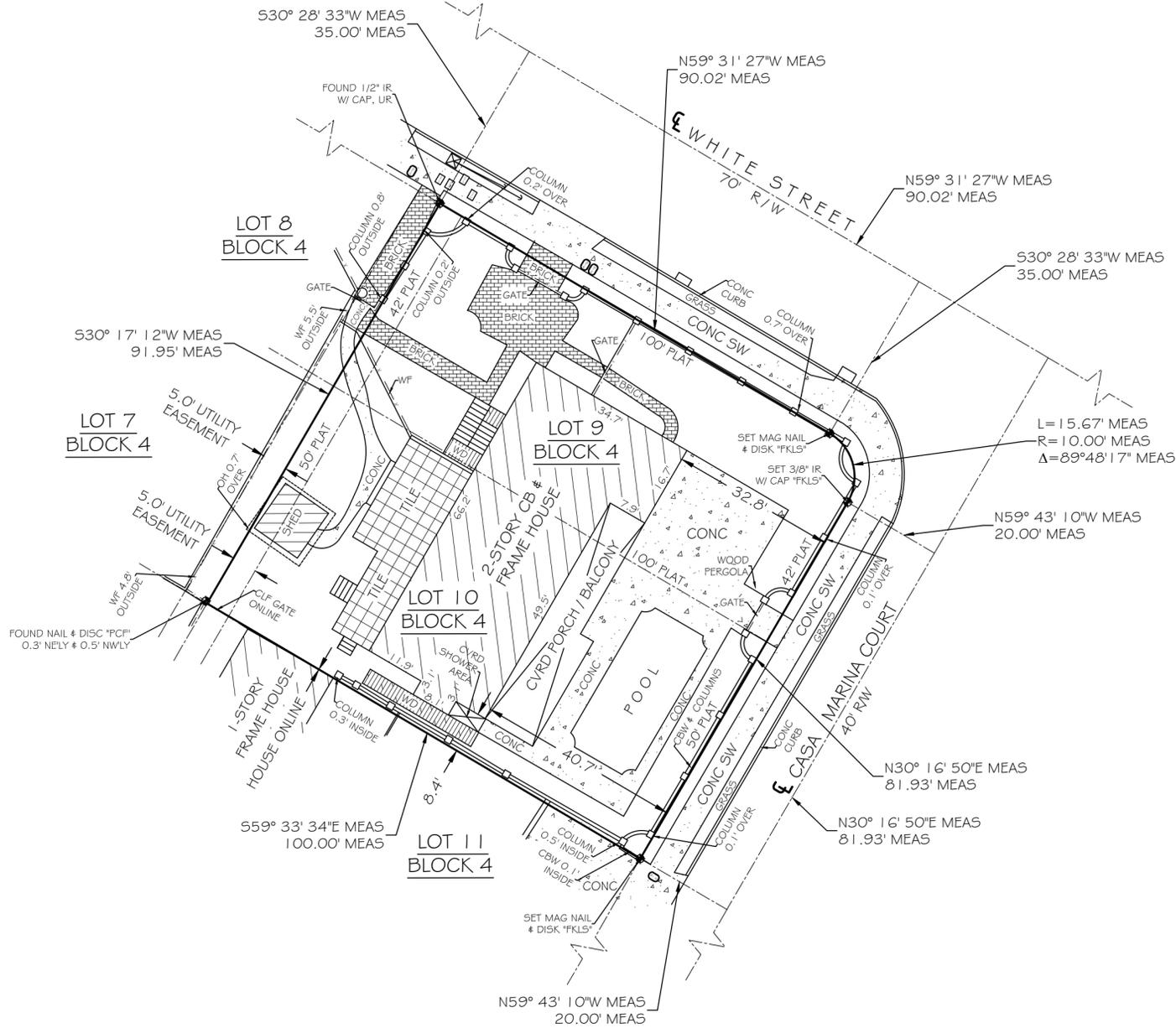
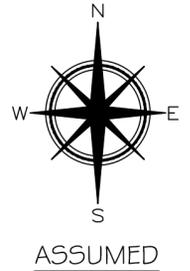
ADDRESS:
1115 CASA MARINA COURT
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 7

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T685-R25E



CERTIFIED TO -

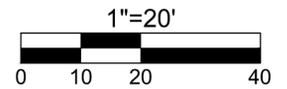
ACS Harbour Place 216, LLC., a Florida
limited liability company;
First American Title Insurance Company;
UBS Bank USA, ISA0A;
Smith Hawks, PL;

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	GVY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HD = HOSE DISB	PRC = POINT OF REVERSE CURVE
C 4 G = 4\"/>		

LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- ⊕ - WATER VALVE
- Δ - DELTA



TOTAL AREA = 9,170.66 SQFT ±

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. 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 SURVEYOR'S 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:	03/12/2019
MAP DATE:	03/21/2019
REVISION DATE:	XXXXXXXXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	19-155

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

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

SIGNED: 
ERIC A. ISAACS, L.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



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

LEGAL DESCRIPTION -

Lots 9 and 10, Block 4, MARTELLO TOWERS, a subdivision of part of Tract 27 of the Island of Key West, according to the Plat of subdivision in Plat Book 1, at page 140, of the Public Records of Monroe County, Florida.

**Public
Notice**

Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, July 16, 2020. THIS MEETING WILL BE VIRTUAL. Instructions on how to comment, watch or listen to the hearing are available online at www.cityofkeywest-fl.gov. Click on Agendas & Minutes. Packets including application materials can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here: donna.phillips@cityofkeywest-fl.gov Phone: (305) 809-3764.

The purpose of the hearing will be to consider a request for:

Variance – 1115 Casa Marina Court (RE # 00058550-000000) – A request for variances to the minimum front-yard setback, minimum street-side setback, and maximum allowable impervious surface ratio in order to construct an accessory structure in the Single-Family (SF) zoning district pursuant to sections 90-395, 122-238 (4) b.1., 122-238 (6) a.1., 122-238(6) a.4., and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

On July 16, 2020, the Key West Planning Board meeting will be conducted via Communications Media Technology (CMT) as authorized by Governor Desantis' Executive Order 20-69 and City of Key West State of Local Emergency Directive 2020-04.

***Representatives on agenda items will need to make their own arrangements to have a notary in their presence to administer the Oath. You will need to provide identification. Please contact the clerk's office at 305-809-3832 if you need further instruction.**

To listen or watch the Planning Board Meeting on July 16, 2020, which begins at 5 p.m., you have the following options:

1. Listen to or join the meeting via phone:

You may listen to the audio only from your phone by dialing 1-312-626-6799 and when the meeting ID is requested, enter 950 5254 5828 and then press the # key.

2. Tune in live to Key West Comcast channel 77 or AT&T channel 99

3. Watch the meeting online:

You may access Key West City TV live by visiting: <https://www.cityofkeywest-fl.gov>, click on meetings/live TV then click on "watch Key West City TV Live" *Note: You may have to adjust your browser settings for optimal streaming. Not all browsers support flash.*

How to provide public comment:

-Comment prior to the meeting: To make an eComment, visit <http://keywest.legistar.com/Calendar.aspx> and click on the eComment link on the right side of the screen for the appropriate meeting. You may also provide written comments by emailing Deputy City Clerk Keri O'Brien by 3:00 p.m. July 16, 2020 at kobrien@cityofkeywest-fl.gov. All written comments received by the deadline will be distributed to the Board Members and the appropriate staff prior to the start of the meeting. Time limits will be enforced so written comments must be limited to 3 minutes.

-Comment during the meeting: To request to speak during the virtual meeting, you may sign up to speak through eComments prior to the start of the meeting to be placed on a list. You may also sign-up to speak by calling the City Clerk's Office at 305-809-3832 before the meeting. You will need to be sworn in prior to your comments. Please make those arrangements with the clerk's office.

You will need to follow the instructions on listening to the meeting via phone, when your name is called, you will be unmuted and you will have 3 minutes to speak.

4. Connecting with Zoom instructions:

For the July 16, 2020 meeting, please use the meeting link <https://zoom.us/j/95052545828> to virtually attend and watch the meeting by computer, tablet, or smartphone. If joining from a tablet or smartphone, you will need to download the free Zoom app from your device's app store. If joining from a computer, your computer will automatically download and install (if needed) the Zoom program. If you currently have Zoom installed on your computer, tablet, or smartphone, you may join the meeting by entering the meeting ID 950 5254 5828.

For additional information or assistance please contact the City Clerk's office kobrien@cityofkeywest-fl.gov prior to the meeting.

For those individuals who may not have access to view the meeting by any of the virtual means provided above, there will be a monitor setup outside of City Hall for live streaming. Please practice social distancing and keep six feet away from those around you. Residents planning to attend who need special assistance please contact the City Clerk's Office at 305-809-3832 no later than 24 hours preceding the meeting.



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

↑
Feed one sheet at a time

↑
Sens d'introduction une feuille à la fois

PUBLIC MEETING NOTICE



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

Front Side

Recto

PUBLIC MEETING NOTICE



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 - 1115 Casa Marina Court (RE# 00058550-000000) - A request for variances to the minimum front-yard setback, minimum street-side setback, and maximum allowable impervious surface ratio in order to construct an accessory structure in the Single-Family (SF) zoning district pursuant to sections 90-395, 122-238 (4) b.1., 122-238 (6) a.1., 122-238 (6) a.4., and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Hearing: July 16, 2020 Time of Hearing: 5:00 PM

Location of Hearing: THIS MEETING WILL BE CONDUCTED VIRTUALLY

Instructions on how to comment, watch or listen to the hearing are available online at www.cityofkeywest-fl.gov. Click on Agendas & Minutes. Packets including application materials can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here: cityclerk@cityofkeywest-fl.gov, Phone (305) 809-3832

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 a testimony and evidence upon which the appeal is 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) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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Back Side

Verso

MONROE COUNTY FLORIDA
500 WHITEHEAD ST
KEY WEST, FL 33040

USA NAVAL AIR STATION
PO BOX 9001
KEY WEST, FL 33040

GAULIN MARK & SHELLEY
651 SEVERN RD
SEVERNA PARK, MD 21146

SANIFELIPPO MICHAEL L
REVOCABLE LIVING TRUST
646 S 2ND ST
MILWAUKEE, WI 53204

CJM/1100 LLC
545 MADISON AVE
NEW YORK, NY 10022

HATCH III RICHARD W
1701 WHITE ST
KEY WEST, FL 33040

HAMILTON JR RICHARD DENNIS
1209 JOHNSON ST
KEY WEST, FL 33040

TALLEY STEPHEN MATTHEW
1209 JOHNSON ST
KEY WEST, FL 33040

KREKEL DIANNA L & WILLIAM
1601 WHITE ST
KEY WEST, FL 33040

COLLIGAN JAMES J
1101 CASA MARINA CT
KEY WEST, FL 33040

HENDRY TIFFANY
1101 CASA MARINA CT
KEY WEST, FL 33040

COBO ANA A & LUIS
1101 JOHNSON ST
KEY WEST, FL 33040

STEEL CITY MOTOTRS LLC
9925 JOURDAN WAY
DALLAS, TX 75230

ACS HARBOUR PLACE 216 LLC
1115 CASA MARINA CT
KEY WEST, FL 33040

BAER ALEXANDER C
3908 N CHARLES ST
BALTIMORE, MD 21218

BLUM CYNTHIA
1111 JOHNSON ST
KEY WEST, FL 33040

ADAMS DAVID R
410 STATION AVE
HADDONFIELD, NJ 08033

MIANO MICHELE A
410 STATION AVE
HADDONFIELD, NJ 08033

FLOYD JULIE ANN
PO BOX 5294
KEY WEST, FL 33045

RONGO CYNTHIA
405 MAYFAIR DR
VENICE, FL 34293

GRUBE JASON W & KELLY
1909 BOULEVARD ST
ROCHESTER, IN 46975

HAYES ELISABETH OWEN
1109 CASA MARINA CT
KEY WEST, FL 33040

ASELIN LINDA K
1500 WHITE ST
KEY WEST, FL 33040

KHIN MICHAEL MIN
REVOCABLE TRUST
1624 SIRUGO AVE
KEY WEST, FL 33040

ELLIS DAVID CHARLES
1531 WHITE ST
KEY WEST, FL 33040

BLUTH PAMELA SUE
1531 WHITE ST
KEY WEST, FL 33040

SNELGROVE DEBORAH ANN MARSHALL
1210 JOHNSON ST
KEY WEST, FL 33040

CRETARA ELIZABETH
1505 WHITE ST
KEY WEST, FL 33040

KEYS KATIE HOLDINGS LLC
526 ANGELA ST
KEY WEST, FL 33040

ABRAMOVITZ CAROL & LAWRENCE
1119 JOHNSON ST
KEY WEST, FL 33040

SIRECI JR THOMAS J & MARCIA
1128 FLAGLER AVE
KEY WEST, FL 33040

ZINTSMaster MATTHEW W & WENDY
1128 JOHNSON ST
KEY WEST, FL 33040

EMMONS ROGER G LIV TR
1131 JOHNSON ST
KEY WEST, FL 33040

EDWARDS KENNETH L LIV TR
1131 JOHNSON ST
KEY WEST, FL 33040

SCHMIDA WALTER G
REV TR AGR
1522 GEORGIA ST
KEY WEST, FL 33040

SCHMIDA JOANNA M
REV TR AGR
1522 GEORGIA ST
KEY WEST, FL 33040

RICHARDS P BARTON
21218 SAINT ANDREWS BLVD
BOCA RATON, FL 33433

GOODRICH ADRIAN I
PO BOX 1269
KEY WEST, FL 33041

GOODRICH TERRI A
PO BOX 1269
KEY WEST, FL 33041

BLUE SKY REAL ESTATE HOLDINGS LLC
18 DRIFTWOOD DR
KEY WEST, FL 33040

HELLIESEN CAROLYN C & DOUGLAS
1221 LAIRD ST
KEY WEST, FL 33040

NEWTON KW LLC
8620 GREEN BRAES NORTH DR
INDIANAPOLIS, IN 46234

FEHR HOLLY A & WILLIAM
1617 WHITE ST
KEY WEST, FL 33040

Public Notice

The Key West Planning Board will hold a public hearing of 5:00 PM, July 26, 2018, 1200 S. Duval Street, Room 200, Key West, Florida, 34240, to receive public comments on the proposed amendments to the Comprehensive Zoning Ordinance (CZO) for the City of Key West, Florida. The amendments are as follows: 1. Amend the CZO to allow for the use of a new zoning district, the Single-Family (S1) zoning district, in the areas of 100,000 sq. ft. and less, and 2. Amend the CZO to allow for the use of a new zoning district, the Single-Family (S2) zoning district, in the areas of 100,000 sq. ft. and less, and 3. Amend the CZO to allow for the use of a new zoning district, the Single-Family (S3) zoning district, in the areas of 100,000 sq. ft. and less. Please call or email your questions regarding the public process here: planning@keywestfla.gov. Phone: (305) 894-2744.

The purpose of the hearing will be to consider a request for:

1. Amend the CZO to allow for the use of a new zoning district, the Single-Family (S1) zoning district, in the areas of 100,000 sq. ft. and less, and 2. Amend the CZO to allow for the use of a new zoning district, the Single-Family (S2) zoning district, in the areas of 100,000 sq. ft. and less, and 3. Amend the CZO to allow for the use of a new zoning district, the Single-Family (S3) zoning district, in the areas of 100,000 sq. ft. and less.

The Key West Planning Board will hold a public hearing of 5:00 PM, July 26, 2018, 1200 S. Duval Street, Room 200, Key West, Florida, 34240, to receive public comments on the proposed amendments to the Comprehensive Zoning Ordinance (CZO) for the City of Key West, Florida. The amendments are as follows: 1. Amend the CZO to allow for the use of a new zoning district, the Single-Family (S1) zoning district, in the areas of 100,000 sq. ft. and less, and 2. Amend the CZO to allow for the use of a new zoning district, the Single-Family (S2) zoning district, in the areas of 100,000 sq. ft. and less, and 3. Amend the CZO to allow for the use of a new zoning district, the Single-Family (S3) zoning district, in the areas of 100,000 sq. ft. and less. Please call or email your questions regarding the public process here: planning@keywestfla.gov. Phone: (305) 894-2744.

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