

THE CITY OF KEY WEST
PLANNING BOARD
Staff Report



To: Chairman and Planning Board Members

From: Carlene Smith, LEED Green Associate, Planner Analyst

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: August 21, 2014

Agenda Item: **Variance – 525 Louisa Street (RE # 00028660-000000; AK # 1029441)**
– A request for variances to rear and side-yard setbacks in order to construct a laundry enclosure and a second floor balcony at the rear of an existing structure on property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 90-395 and 122-810(6)b.&c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is proposing to construct a laundry enclosure and a second floor balcony at the rear of an existing structure.

Applicant: Jennifer Reed / William Rowan Architecture

Owner: Jennifer Stephens

Location: 525 Louisa Street (RE # 00028660-000000; AK # 1029441)

Zoning: Historic Neighborhood Commercial (HNC-1) Zoning District

Background:

The existing non-conforming single-family residence is a contributing structure. The structure is located within the front, rear and left side yard setback in the HNC-1 zoning district. The applicant proposes to construct a 3' x 5' laundry enclosure at the rear corner of the non-historic portion of the structure, as well as add a second story balcony off of the master bedroom.



Relevant HNC-1 Zoning District Dimensional Requirements: Code Section 122-810				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum density	16 dwelling units per acre	1 unit	1 unit	No change
Maximum floor area ratio	n/a	n/a	n/a	n/a
Maximum height	35 feet	22 feet	22 feet	No change
Maximum building coverage	50%	40% (1402 sf)	44% (1562 sf)	Conforming
Maximum impervious surface	60%	52% (1836 sf)	52% (1825 sf)	Conforming
Minimum lot size	4,000 SF	3,390 SF	3,390 SF	No change
Minimum front setback	5 feet	0.9"	0.9"	No change
Minimum right side setback	5 feet	15.4' feet	15.4' feet	Conforming
Minimum left side setback	5 feet	1.6' feet	1.6' feet	Variance Required increasing building envelope
Minimum rear setback	15 feet	14'8" feet	7'10" feet	Variance Required

Process:

Development Review Committee Meeting:

June 5, 2014

Planning Board Meeting:

August 21, 2014

HARC:

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 front, rear and left side yard setbacks. 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 setbacks are not conditions created by the applicant, nor do they result from the action or negligence of the applicant. However, the need for variances are generated from specific actions initiated by the applicant since the proposed laundry enclosure would be constructed within the non-conforming left side yard setback and the second story balcony increases the non-conforming rear yard setback.

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, expanding into the rear and side yard setback 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 HNC-1 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 August 20, 2014 by William Rowan, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the laundry enclosure and a second floor balcony at the rear of the existing structure.
2. No approval granted for an additional dwelling unit.
3. The applicant shall obtain a Certificate of Appropriateness for the proposed development.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO REAR AND LEFT SIDE YARD SETBACKS ON PROPERTY LOCATED AT 525 LOUISA STREET (RE # 00028660-000000; AK # 1029441) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL (HNC-1) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-810(6)B&C OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a laundry enclosure and a second floor balcony at the rear of an existing structure located at 525 Louisa Street (RE # 00028660-000000; AK # 1029441); and

WHEREAS, the existing single-family residence is a contributing structure; and

WHEREAS, the structure is located within the front, rear and left side yard setbacks in the HNC-1 zoning district; and

WHEREAS, Section 122-810 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum rear yard setback is 15 feet and minimum side yard setback is 5 feet; and

WHEREAS, the proposed rear yard setback is 7.5' feet and proposed left side yard setback is 1.6' feet; and

WHEREAS, the applicant requests variances to rear and left side yard setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 21, 2014; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

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

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor

policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

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

Section 2. An approval by Resolution of the Key West Planning Board for variances to allow the construction of a laundry enclosure and a second floor balcony at the rear of an existing structure per the attached plans dated on August 20, 2014 by William Rowan, Registered Architect, on property located at 525 Louisa Street (RE # 00028660-000000; AK # 1029441) in the HNC-1 Zoning District pursuant to Sections 90-395 and 122-810(6)b.&c. 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 August 20, 2014 by William Rowan, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the laundry enclosure and a second floor balcony at the rear of the existing structure.
2. No approval granted for an additional dwelling unit.
3. The applicant shall obtain a Certificate of Appropriateness for the proposed development.

Section 3. It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the

applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

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

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of

August 2014.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application



Application For Variance

City of Key West, Florida • Planning Department

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

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

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

PROPERTY DESCRIPTION:

Site Address: 525 Louisa Street

Zoning District: HNC-1 Real Estate (RE) #: 00028660-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Jennifer Reed / William Rowan Architecture

Mailing Address: 321 Peacon Ln

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-509-3435 Office: _____ Fax: 305-768-0628

Email: theannexkw@gmail.com

PROPERTY OWNER: (if different than above)

Name: Jennifer Stephens

Mailing Address: 2531 NE 8th St

City: Ft. Lauderdale State: FL Zip: 33304-3521

Home/Mobile Phone: 954-803-1820 Office: _____ Fax: _____

Email: photoofthearts@aol.com

Description of Proposed Construction, Development, and Use: ¹¹⁵ Applicant proposes to add a 278sqft 2nd floor balcony and 3'x5' laundry enclosure

at rear of non-historic portion of a structure located in the historic district. The original structure is circa 1928, and has been changed over time; the proposed plans do not affect the historic historic portions of the structure, but fully conform to historic design guidelines. The laundry room does not further impede on setbacks; the 2nd floor balcony will reduce the rear setback from 14'4" to 7'6".

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

Rear setback: 14.4 (existing); 7.5' (proposed) Right Side setback: 1.6' (existing); 1.6' (proposed) - no change

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

If yes, please describe and attach relevant documents: _____

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

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HNC-1			
Flood Zone	AE-6			
Size of Site	4000 SF			
Height	35'	22'	22'	No Change
Front Setback	5'	0.9"	0.9"	No Change
Side Setback	5'	1.6'	1.6'	No Change*
Side Setback	5'	15.4'	15.4'	No Change
Street Side Setback	7.5' NA	-	-	-
Rear Setback	15'	14.4'	7.5'	Reduced*
F.A.R	N/A	-	-	-
Building Coverage	50%	40% 1402sf	44% 1562sf	-
Impervious Surface	80%	52% 1836 sf	52% 1825sf	-
Parking	N/A	-	-	-
Handicap Parking	N/A	-	-	-
Bicycle Parking	N/A	-	-	-
Open Space/ Landscaping	20% 800FT	29% 1188sf	26% 1046 sf	-
Number and type of units	N/A	-	-	-
Consumption Area or Number of seats	N/A	-	-	-

*Variance Request

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 structure is subject of special conditions and circumstances peculiar to both the land and building, including the location and situation of the existing structure on the lot. The structure cannot be situated, even if moved in it's entirety, in any way, that will result in compliance with current side-yard setbacks.

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

The conditions were not create by the applicant; further the applicant is a new owner . The lot is a historic platted lot of record, located in the historic district. The renovations proposed are in accordance with HARC guidelines and in keeping with the historic district.

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.

There are no special privlges conferred by the granting of the proposed variances. The proposed renovation will allow the applicant use of additional outdoor space in the form of a 2nd floor balcony without encroaching on space at ground level; further, side setbacks will not change with the proposed laundry enclosure.

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.

Hardship conditions exist both to the property owner and the Historic District. The historic platted lot and it's entire existing strucutre predate the property owner's interest in the property. The laundry enclosure is necessary for the quality of life and normal life function of the owner; a 2nd story balcony will afford the property owner access to outdoor space on her relatively small lot, without encroaching on required space at the ground level.

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

This request is for minimal variances only, and in the best possible design, so as to continue to allow ground level access. The variance allow for renovations of the structure to the extent necessary for best use of the existing structure.

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.

These variances will not be injurious to the public welfare. Approval of this variance will not impede access to any part of the structure; and will add to significantly basic and enhanced quality of life on this property.

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 is not considered as the basis of this request. The renovation has been designed to conform as much as possible.

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 (n/a)

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Jennifer Reed, 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:

525 Louisa St., Key West
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.

Jennifer Reed
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 1 MAY 2014 by
date

Jennifer Reed
Name of Authorized Representative

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

Notary's Signature and Seal



BRIAN OLSON
Name of Acknowledger typed, printed or stamped

EE062502
Commission Number, if any

**City of Key West
Planning Department**



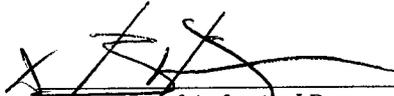
Verification Form

(Where Authorized Representative is an individual)

I, Brian Dunn, 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:

525 Louisa, Key West, FL
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 of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 6/2/2014 by
date

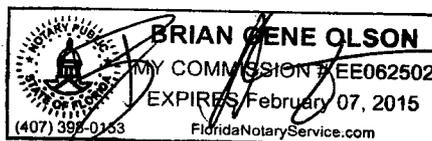
Brian Dunn
Name of Authorized Representative

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

Notary's Signature and Seal

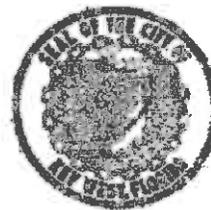
BRIAN OLSON
Name of Acknowledger typed, printed or stamped

EE062502
Commission Number, if any



Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, Jennifer Stephens authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Jennifer Reed / William Rowan Architecture
Please Print Name of Representative

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

Jennifer Stephens
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 1st May 2014 by
date

Jennifer Stephens.
Name of Authorized Representative

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

Kimberly J. Simon
Notary's Signature and Seal

Kimberly J. Simon
Name of Acknowledger typed, printed or stamped

Commission Number, if any



KIMBERLY J. SIMON
MY COMMISSION # FF 000040
EXPIRES: May 6, 2017
Rendez Vous Budgetary Services

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, Jennifer Stephens authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Jennifer Reed OR Brian Dunning
Please Print Name of Representative

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

Jennifer Stephens
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 1st May 2014 by
date

Jennifer Stephens.
Name of Authorized Representative

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

Kimberly J. Simon
Notary's Signature and Seal

Kimberly J. Simon
Name of Acknowledger typed, printed or stamped

Commission Number, if any



KIMBERLY J. SIMON
MY COMMISSION # FF 000049
EXPIRES: May 5, 2017
Banded thru Budget History Services

Deed

JOHN P. WILKES, P.A.
901 S. FEDERAL AVE. Y.
SUITE 101A
FORT LAUDERDALE, FL 33316

Doc# 1 851 08/13/2013 3:48PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
Jerry Coleman, Esq.
JERRY COLEMAN, P.L.
1430 Flagler Avenue
Key West, FL 33040
(305) 292-3095

08/13/2013 3:48PM
DEED DOC STAMP CL: Krys \$4,865.00

Doc# 1945851
Bk# 2644 Pg# 1989

Parcel Identification No. 00028660-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 12th day of August, 2013 between REBECCA L. KEAR, a single woman, whose post office address is 5 Hilldale Court, Milford, CT 06460, grantor*, and JENNIFER STEPHENS, a single woman, whose post office address is 2531 N.E. 8th Street, Fort Lauderdale, FL 33304, 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:

On the Island of Key West and is part of Tract Eleven (11), according to W.A. Whitehead's map of said Island delineated in February, 1829, better known according to D.T. Sweeny's Subdivision of Lots One (1), Two (2), Three (3) and Four (4) of Square Eight (8) of Tract Eleven (11) recorded in Book "L" Deeds, Page 215, of Monroe County, Florida records as Lot Sixteen (16).

Also known as 525 Louisa Street, Key West, Florida 33040

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

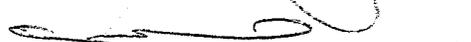
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

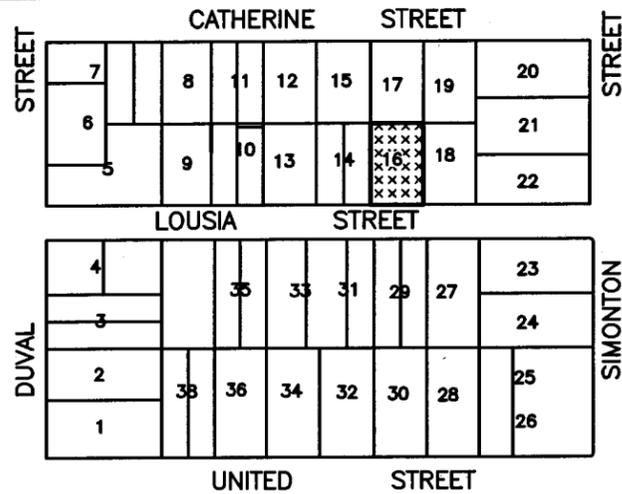
Signed, sealed and delivered in our presence:

Witness: 
JERRY COLEMAN


REBECCA L. KEAR

Witness: 
SHANNON MCDONALD

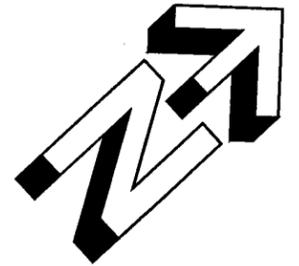
Survey



LOCATION MAP

Square 8, Tract 11, City of Key West

CERTIFICATION MADE TO:
 Jennifer Stephens;
 John P. Wilkes, P.A.;
 John P. Wilkes, as Trustee;
 Old Republic National Title Insurance Company



LEGAL DESCRIPTION:

On the Island of Key West and is part of Tract Eleven (11), according to W.A. Whiteheads map of said Island delineated in February 1829, better known according to D.T. Sweeney's Subdivision of Lots One (1), and Two (2), Three (3) and Four (4), of Square Eight (8) of Tract Eleven (11), as recorded in Deed Book "L", at page 215 of the Public records of Monroe County, Florida.

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing: R/W Louisa Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.234

Monumentation:

- ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- △ = Found P.K. Nail
- △ = Found Nail

Abbreviations:

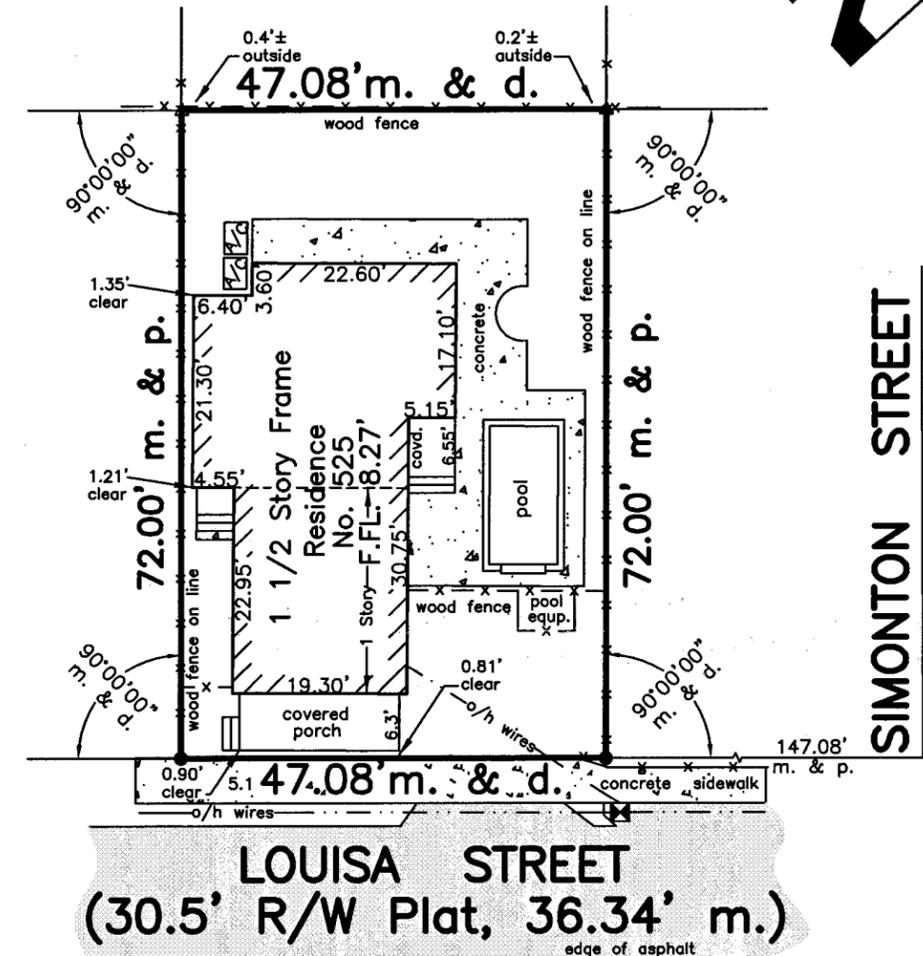
- | | | |
|-----------------------------|---------------------------------|---------------------------|
| Sty. = Story | P.B. = Plat Book | ☒ = Concrete Utility Pole |
| R/W = Right-of-Way | pg. = page | ⊗ = Wood utility Pole |
| fd. = Found | o/h = Overhead | ⊕ F.W. = Fire Well |
| p. = Plat | u/g = Underground | ○ = Water Meter |
| m. = Measured | F.F.L. = Finish Floor Elevation | ⊗ = Water Valve |
| d. = Deed | L.B. = Low Beam | A/C = Air Conditioner |
| O.R. = Official Records | conc. = concrete | Bal. = Balcony |
| N.T.S. = Not to Scale | I.P. = Iron Pipe | Pl. = Planter |
| ⊕ = Centerline | I.B. = Iron Bar | wd. = Wood |
| Elev. = Elevation | ⊕ = Baseline | w.m. = Water Meter |
| B.M. = Bench Mark | C.B. = Concrete Block | |
| P.O.C. = Point of Commence | C.B.S. = Concrete Block Stucco | |
| P.O.B. = Point of Beginning | cov'd. = Covered | |

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

Field Work performed on: 8/1/13

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810 NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE
 State of Florida



Jennifer Stephens 525 Louisa Street, Key West, Fl. 33040				Dwg. No. 13-302	
BOUNDARY SURVEY		Ref. 211-76		Flood Panel No. 1516 K	
Scale 1" = 20'		File		Dwn. By F.H.H.	
Date: 8/2/13		Flood Zone AE		Flood Elev. 6'	
REVISIONS AND/OR ADDITIONS				Block No. 117	
ISLAND SURVEYING INC.					
ENGINEERS PLANNERS SURVEYORS					
3152 Northside Drive Suite 201 Key West, Fl. 33040			(305) 293-0466 Fax. (305) 293-0237 fhildeb1@bellsouth.net L.B. No. 7700		
fred/dwg/kw/Block 117/525louisa					

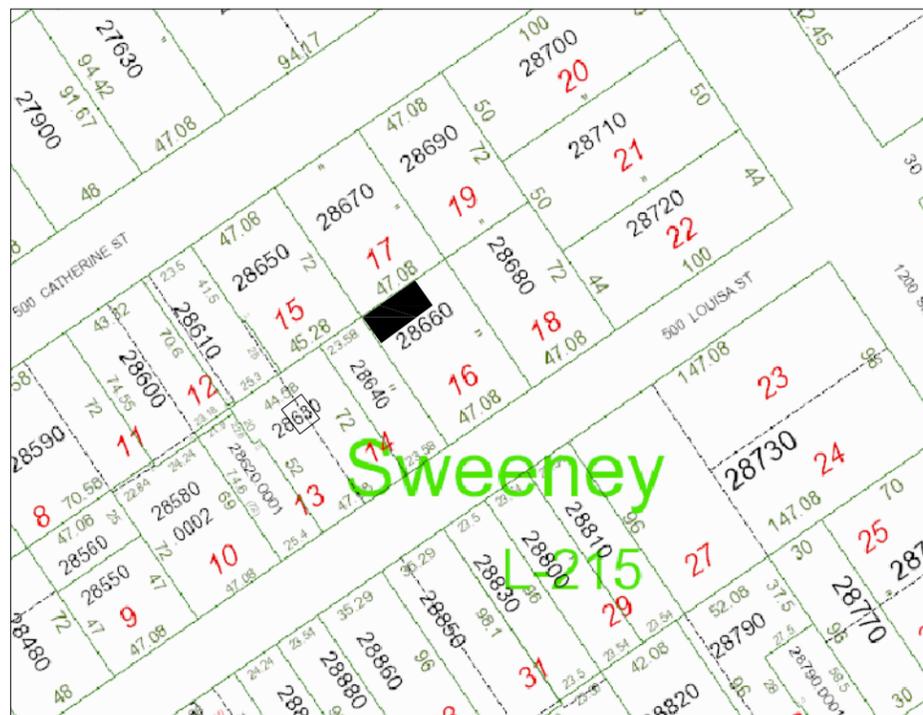
Site Plans

STEPHENS RESIDENCE LAUNDRY AND DECK ADDITION

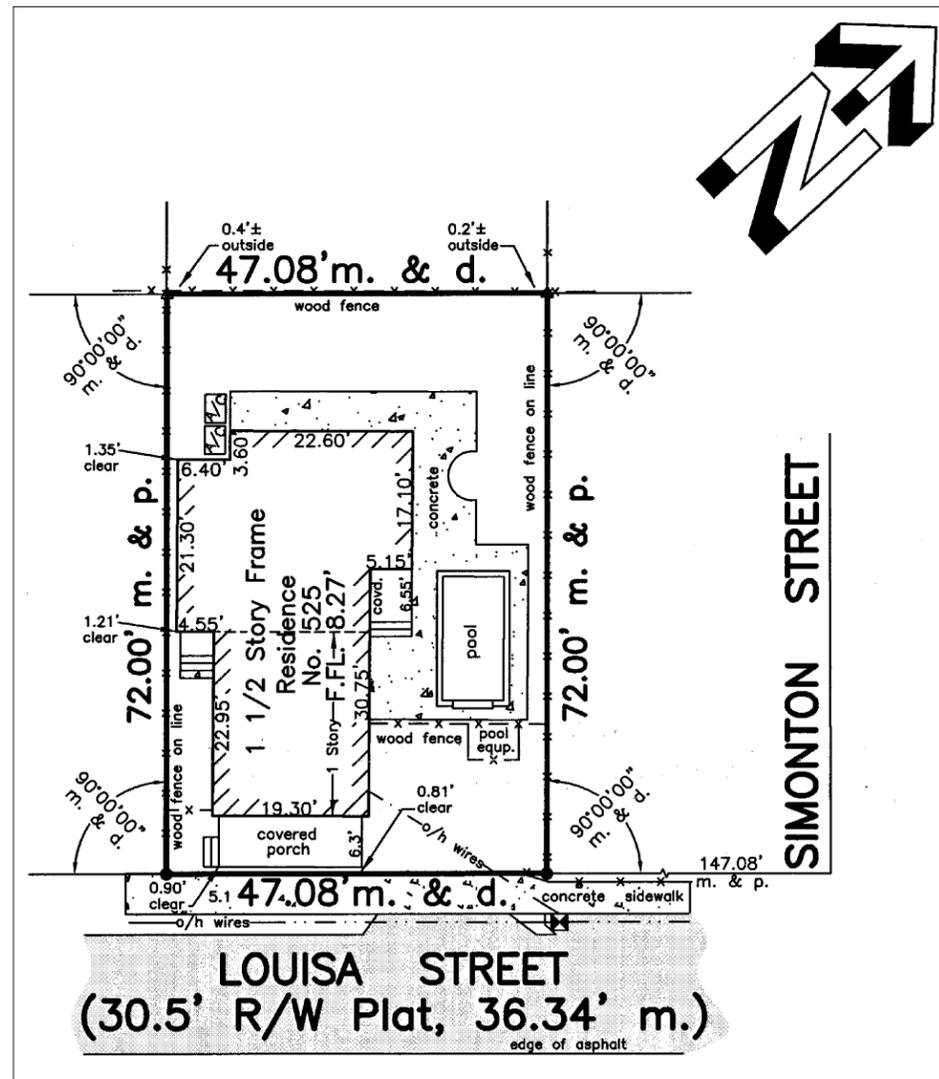
525 LOUISA STREET, KEY WEST, FLORIDA 33040



STREET VIEW



LOCATION MAP



SURVEY

SHEET INDEX	
NO.	DESCRIPTION
1	C COVER, LOCATION, SITE PLAN, GENERAL NOTES
2	A-1 SITE PLAN, FLOOR PLAN (EXISTING)
3	A-2 SECOND FLOOR PLAN (EXISTING)
4	A-3 ELEVATION (EXISTING)
5	A-4 ELEVATION (PROPOSED)
6	A-5 SITE PLAN, FLOOR PLAN (PROPOSED)
7	A-6 SECOND FLOOR PLAN (PROPOSED)

Site Data			
	Allowed	Existing	Proposed
Zoning	HNC-1		
Flood	AE-G		
Lot Size	4,000 S.F.	3507 S.F.	
Building Coverage	50% (1754 S.F.)	40% (1402 S.F.)	44% (1562 S.F.)
Impervisions	60% (2104 S.F.)	52% (1836 S.F.)	52% (1825 S.F.)
Setbacks			
Front	5'	0.9'	0.9' NC.
Side	7.5'	12'	12' NC.
Side	5'	15.4'	15.4' NC.
Rear	15'	14.8'	7.8'

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this:

- BUILDING: Florida Building Code, 2010
- ELECTRICAL: National Electrical Code, 2010
- PLUMBING: Florida Building Code (Plumbing), 2010
- MECHANICAL: Florida Building Code (Mech.), 2010
- GAS: LP Gas Code, 2010 edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads 180 mph (gusts) (Exposure C)

Florida Administrative Code

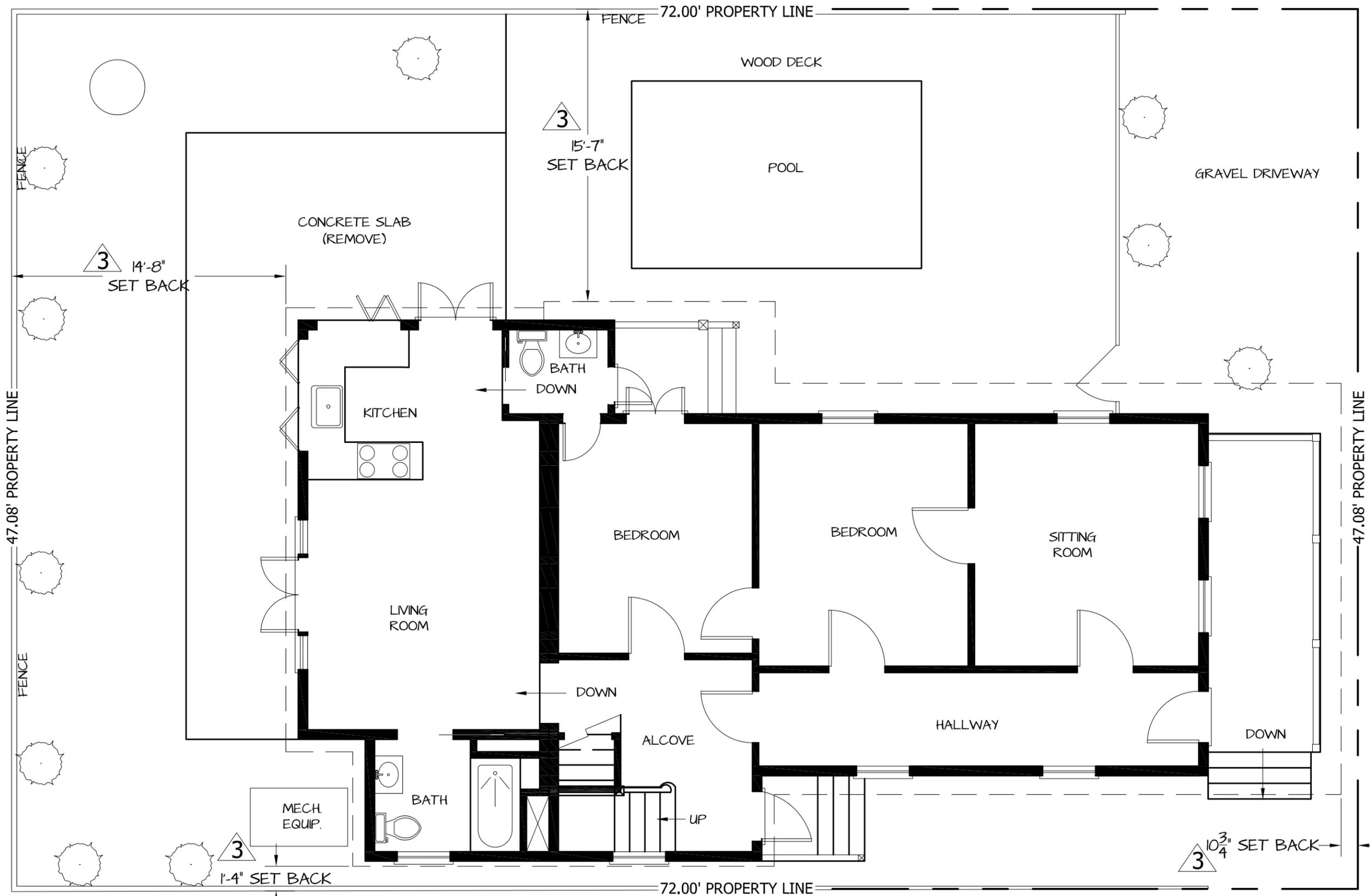
61G1-16.003 WHEN SEAL MAY BE AFFIXED. The personal seal, signature and date of the architect shall appear on all architectural documents to be filed for public record and shall be construed to obligate his partners of his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the index sheet or sheets (if it identifies all parts) of drawings and specifications shall be considered adequate. Without such index, all sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in rule 61G1-23,FAC. An architect or interior designer shall not use his seal or do an other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.

STEPHENS RESIDENCE
LAUNDRY AND DECK ADDITION
525 LOUISA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
ARCHITECTURE
331 PELICAN LANE
KEY WEST, FLORIDA
33040
FLORIDA LICENSE #AR001751

PROJECT NO:
rev1 8/20/2014
rev3 7/26/2014
rev2 5/26/2014
5/23/2014
4/20/2013
DATE:

C
1 OF 7



EXISTING FLOOR PLAN (FIRST FLOOR)

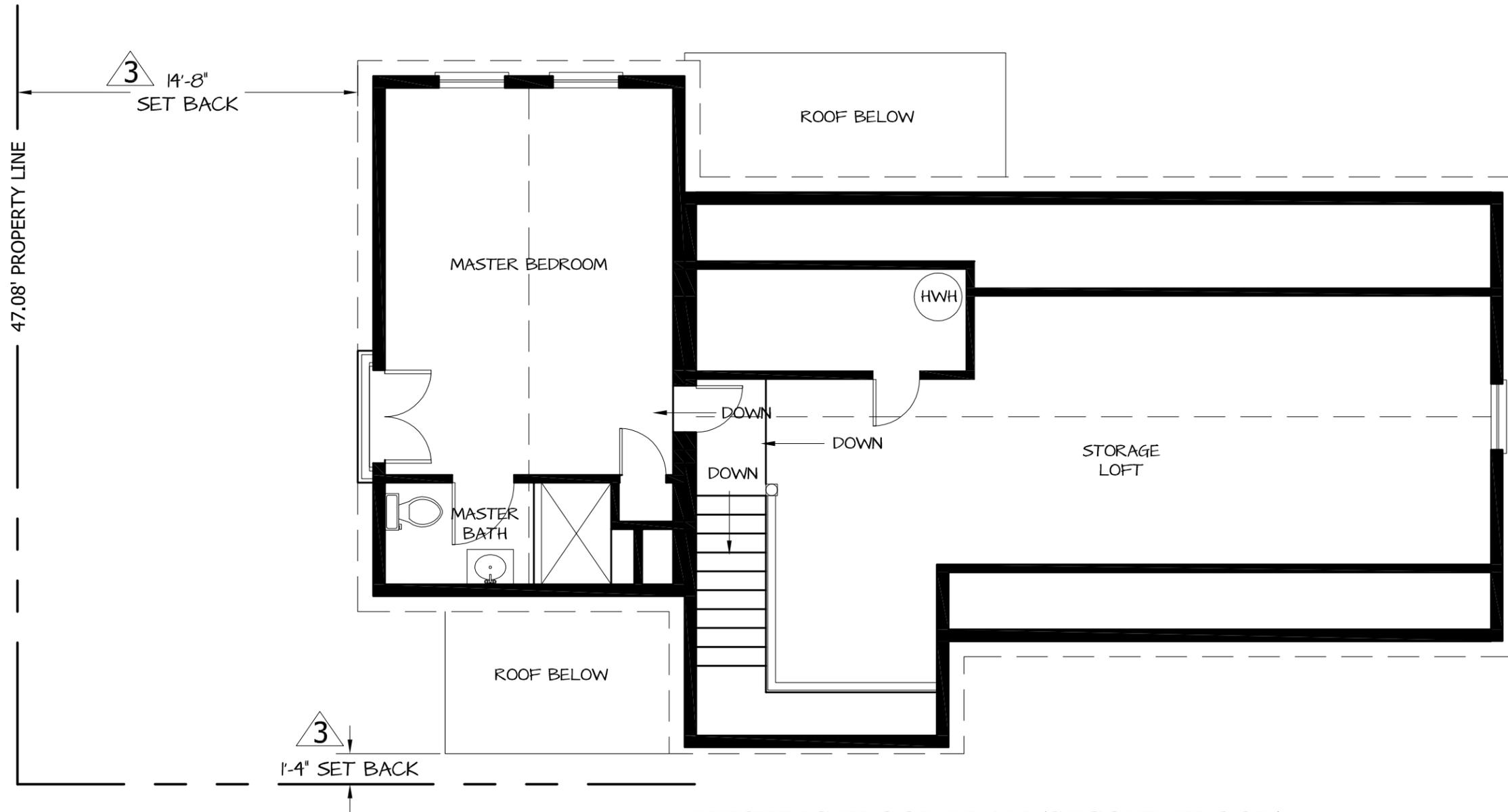
SCALE 3/16" = 1'-0"

STEPHENS RESIDENCE
LAUNDRY AND DECK ADDITION
525 LOUISA STREET
KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
ARCHITECTURE
331 PEACOCK LANE
305 296 3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

PROJECT NO:
rev4 8/20/2014
rev3 7/26/2014
rev2 5/26/2014
5/23/2014
4/20/2013
DATE:

A-1
2 OF 7



EXISTING FLOOR PLAN (SECOND FLOOR)

SCALE 3/16" = 1'-0"

STEPHENS RESIDENCE
LAUNDRY AND DECK ADDITION
525 LOUISA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
ARCHITECTURE
351 PEA SON LANE
305 296 3754
KEY WEST, FLORIDA
FLORIDA LICENSE AR001751

PROJECT NO :
rev4 8/20/2014
rev3 7/26/2014
rev2 5/26/2014
5/23/2014
4/20/2013
DATE :

A-2
3 OF 7



EAST ELEVATION (EXISTING)

3/16" = 1'-0"



NORTH ELEVATION (EXISTING)

3/16" = 1'-0"



SOUTH ELEVATION (EXISTING)

3/16" = 1'-0"

STEPHENS RESIDENCE
LAUNDRY AND DECK ADDITION
525 LOUISA STREET
KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
ARCHITECTURE
321 PEACOCK LANE
305 296 3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

PROJECT NO:
rev4 8/20/2014
rev3 7/26/2014
rev2 5/26/2014
5/23/2014
4/20/2013
DATE:



EAST ELEVATION (PROPOSED)

3/16" = 1'-0"



NORTH ELEVATION (PROPOSED)

3/16" = 1'-0"



SOUTH ELEVATION (PROPOSED)

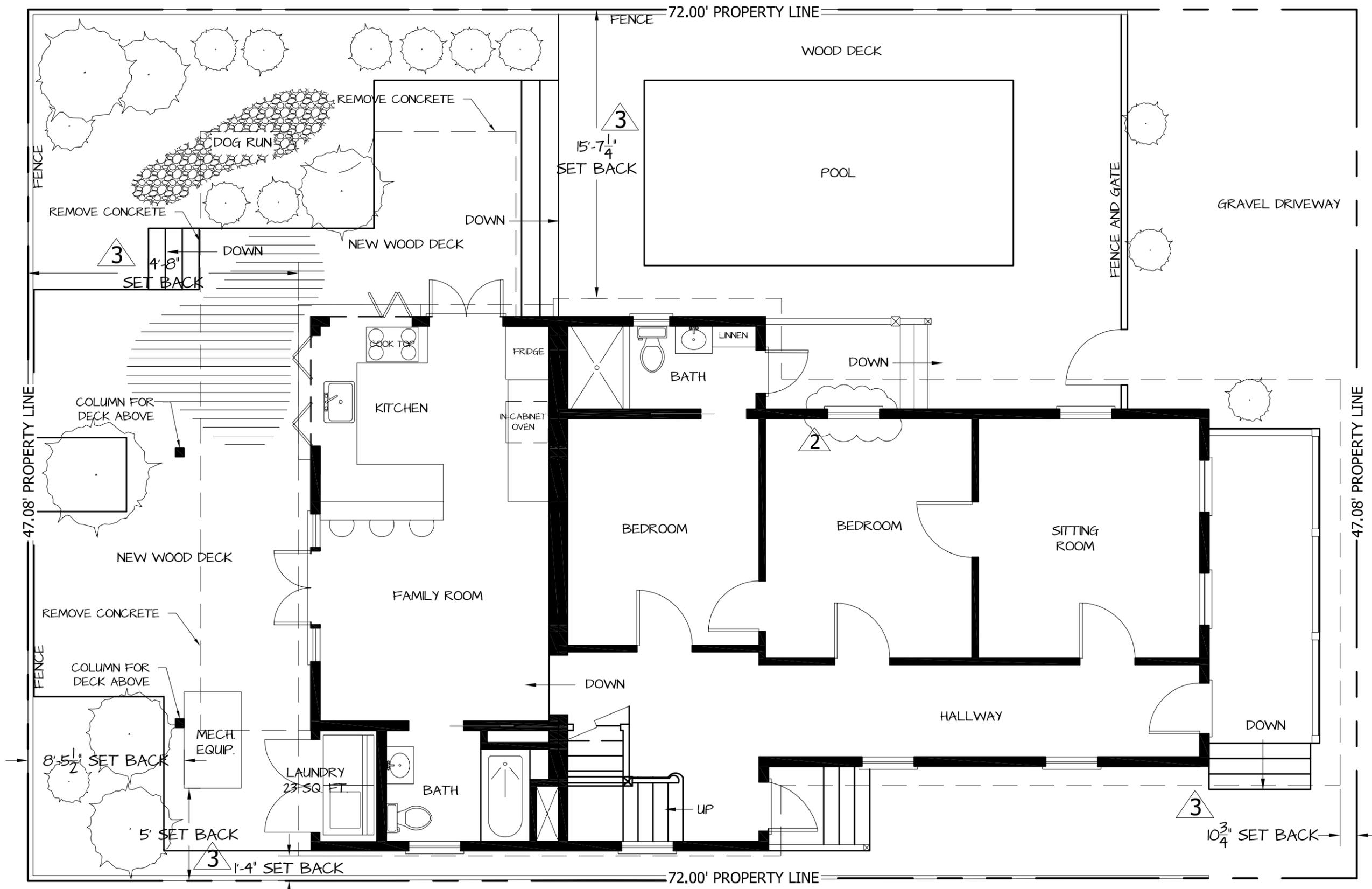
3/16" = 1'-0"

STEPHENS RESIDENCE
LAUNDRY AND DECK ADDITION
525 LOUISA STREET KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
305.296.5784
KEY WEST, FLORIDA
FLORIDA LICENSE AR0601751

PROJECT NO :
rev4 8/20/2014
rev3 7/26/2014
rev2 5/26/2014
5/23/2014
4/20/2013
DATE :

A-4
5 OF 7



FLOOR PLAN (FIRST FLOOR)

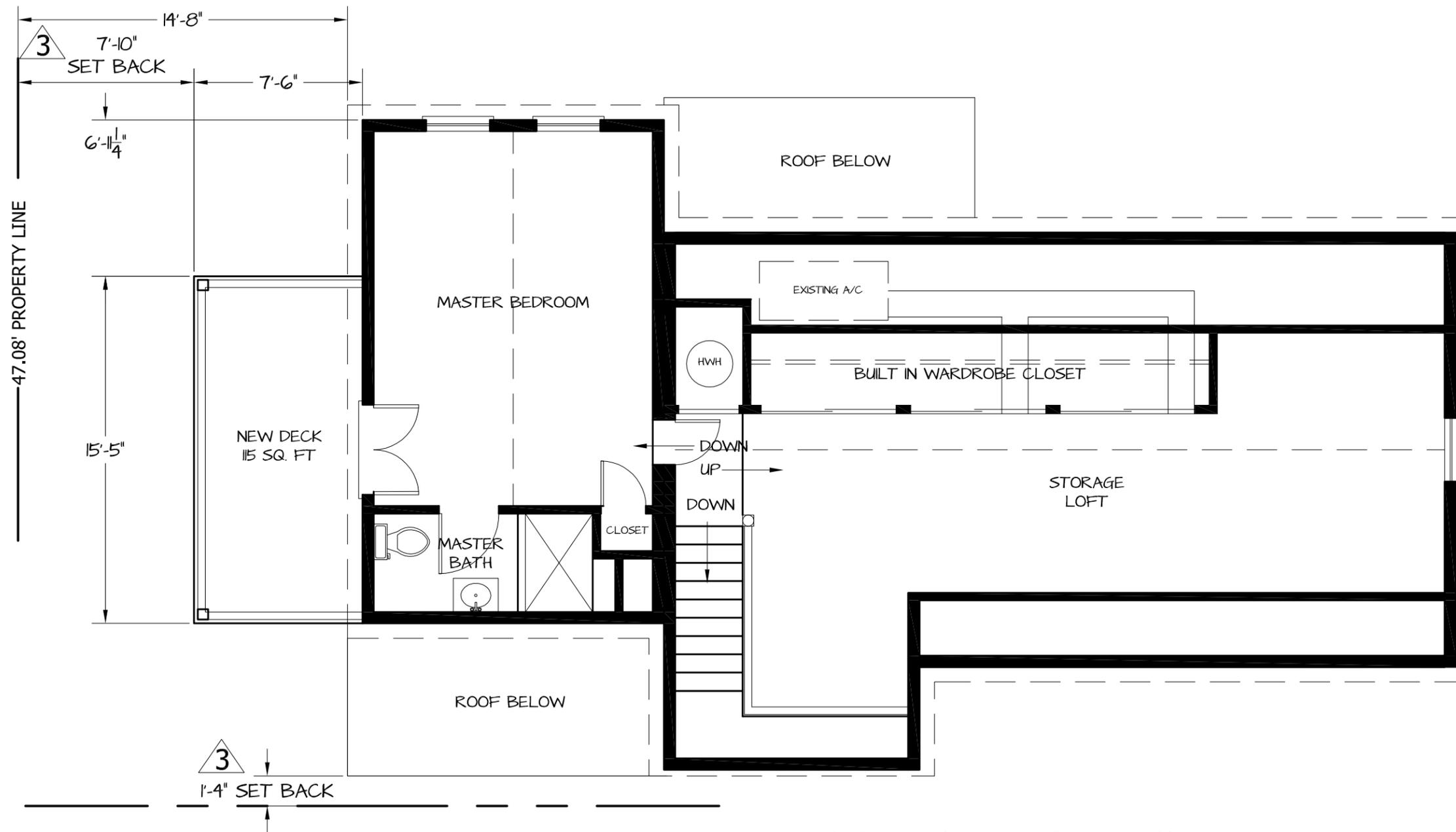
SCALE 3/16" = 1'-0"

STEPHENS RESIDENCE
LAUNDRY AND DECK ADDITION
575 LOUISA STREET
KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
ARCHITECTURE
321 PEACOCK LANE
305 296 3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

PROJECT NO :
rev4 8/20/2014
rev3 7/26/2014
rev2 5/26/2014
5/23/2014
4/20/2013
DATE :

A-5
6 OF 7



FLOOR PLAN (SECOND FLOOR)

SCALE 3/16" = 1'-0"



STEPHENS RESIDENCE
 LAUNDRY AND DECK ADDITION
 525 LOUISA STREET
 KEY WEST, FLORIDA 33040

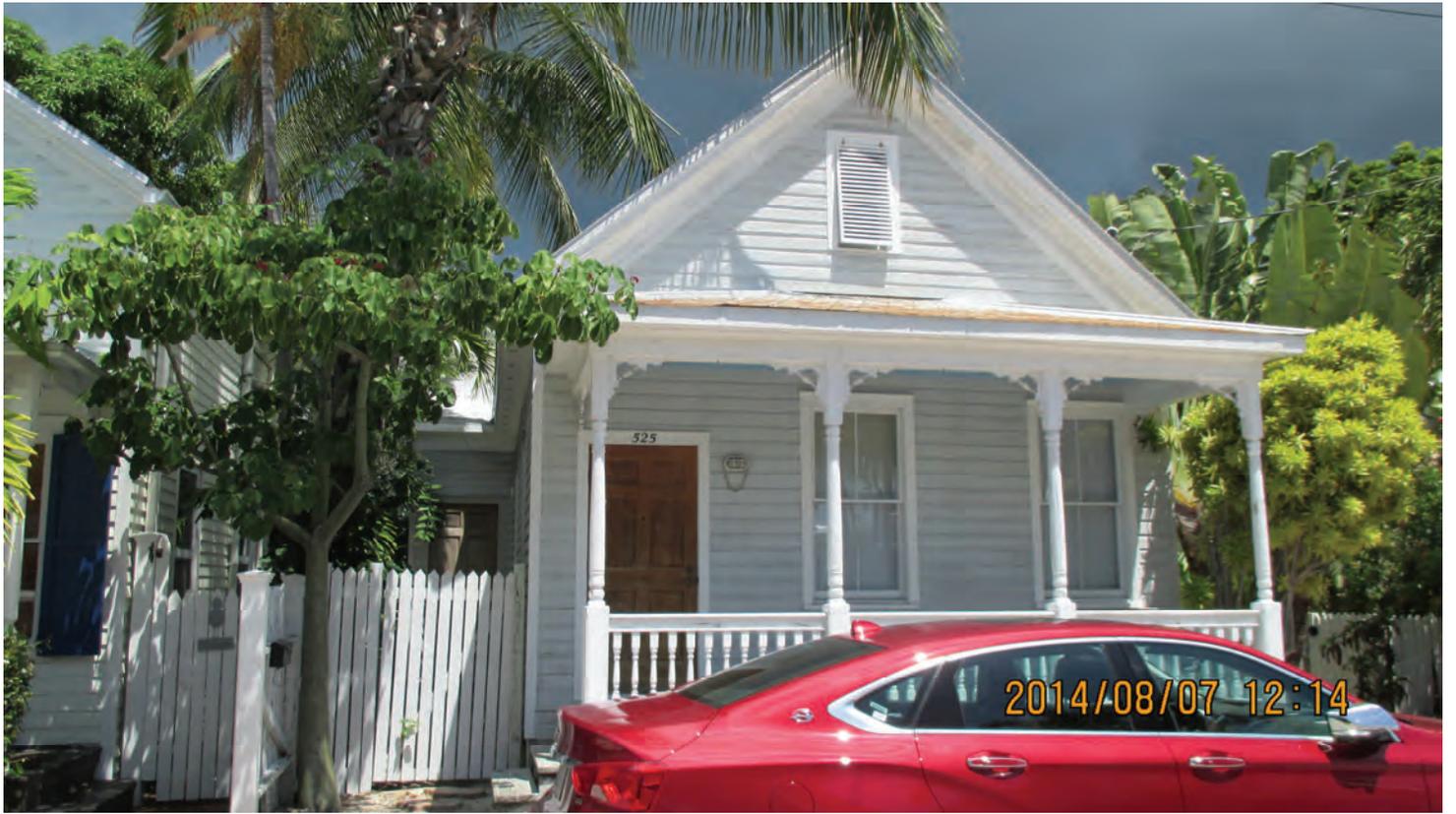


WILLIAM ROWAN N
 ARCHITECTURE
 321 PEACOCK LANE
 305 296 3784
 KEY WEST, FLORIDA
 FLORIDA LICENSE AR-001751

PROJECT NO:
 rev4 8/20/2014
 rev3 7/26/2014
 rev2 5/26/2014
 5/23/2014
 4/20/2013
 DATE:

A-6
 7 OF 7

Site Photos



DRC
Minutes & Comments

From: [Jason Barroso](#)
To: [Carlene Smith](#)
Cc: [Danny Blanco](#)
Subject: RE: 525 Louisa - Variance
Date: Wednesday, August 06, 2014 9:32:23 AM

No objections at this time.

Thank You,

Jason Barroso Lt. FIRE INSPECTOR

Key West Fire Department

1600 N. Roosevelt Blvd.

Key West, Florida 33040

305-809-3933 Office

305-293-8399 Fax

jbarroso@keywestcity.com

Serving the Southernmost City

From: Carlene Smith [mailto:cesmith@keywestcity.com]

Sent: Wednesday, August 06, 2014 9:31 AM

To: Jason Barroso

Subject: 525 Louisa - Variance

Good morning Jason.

Any objections to the variance request at 525 Louisa?

Carlene Smith, LEED Green Associate, Planner Analyst

City of Key West Planning Department

3140 Flagler Avenue | Key West, FL 33040

Ph. 305.809.3722 | Fax 305.809.3978

cesmith@keywestcity.com | www.keywestcity.com

Under Florida law, e-mail addresses are public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, you may contact this office by phone or in writing.

June 5, 2014 Minutes of the Development Review Committee

FIRE DEPARTMENT:

Mr. Barroso advised the Air Conditioning units adhere to the setbacks and there are concerns with life safety and accessibility. Mr. Barroso requested they contact the Fire office to set up a meeting for review of the project.

KEYS ENERGY:

No objection.

12. **Variance - 525 Louisa Street** (RE # 00028660-000000; AK # 1029441) - A request for variances to maximum building coverage, impervious surface ratio and minimum side & rear-yard setbacks in order to construct additions and porches on an existing building on property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Section 122-810(4)a.&b. and 122-810(6)b.& c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Planner Brendon Cunningham gave members an overview of the Variance request.

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

No comment.

HARC PLANNER:

No comment.

PLANNING DIRECTOR:

Maintain off street parking space, applicant said yes.

ENGINEERING:

Ms. Ignaffo asked if the pervious Sq. footage was being increased and the applicant said no. Asked if gutters were going to be installed on the 2nd story and the applicant said no plans for gutters. Ms. Ignaffo had no further comments.

FIRE DEPARTMENT:

Mr. Barroso advised the 2nd balcony encroaches on the setback. Mr. Barroso stated there are concerns with life safety and accessibility and requested they contact the Fire office to set up a meeting for review of the project.

KEYS ENERGY:

No objection.

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: 1029441 Parcel ID: 00028660-000000

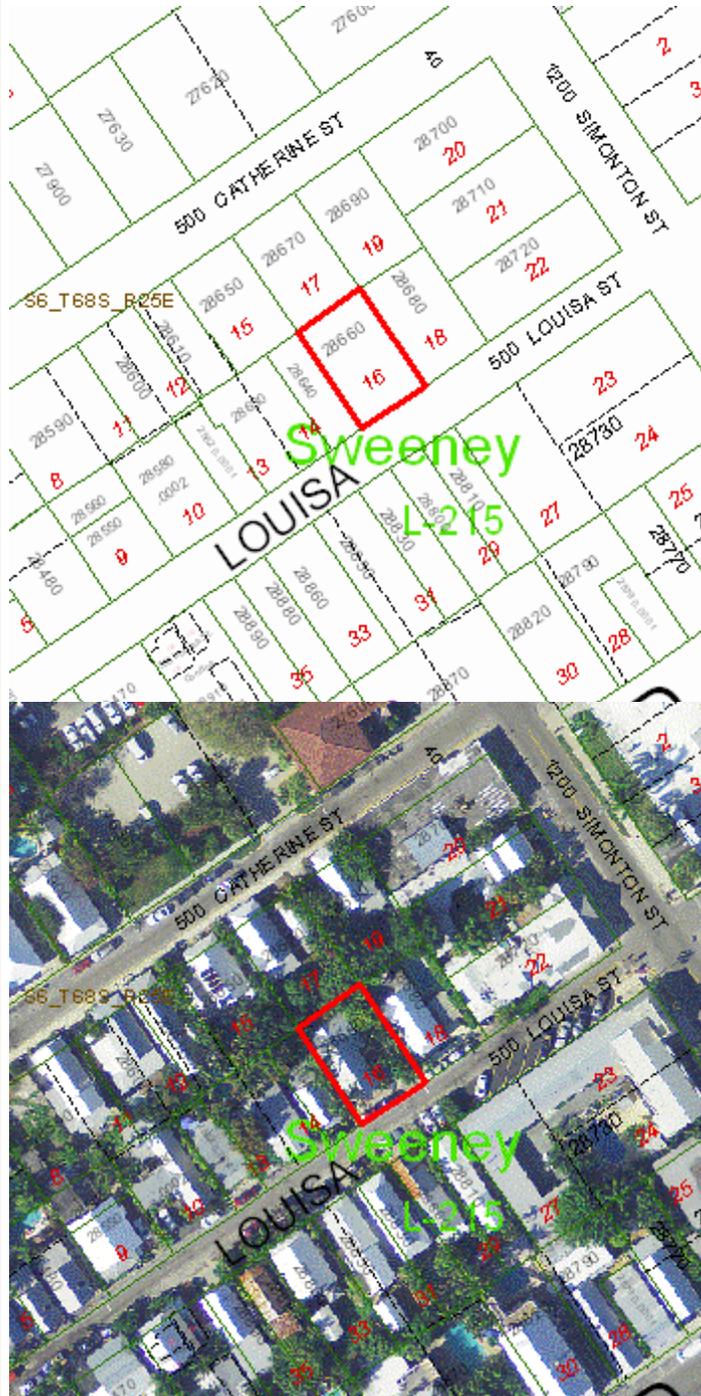
Ownership Details

Mailing Address:
STEPHENS JENNIFER
2531 NE 8TH ST
FORT LAUDERDALE, FL 33304-3521

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 525 LOUISA ST KEY WEST
Legal Description: KW LOT 16 SQR 8 TR 11 G35-465/66 OR471-792 OR919-610D/C OR1064-516D/C OR1064-517/18 OR1064-519 OR1068-1444L/E OR1213-533/34 OR1490-1432 OR1801-534/36R/SOR2003-1744D/C OR2644-1989/90

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



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	48	72	3,390.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1412
Year Built: 1928

Building 1 Details

Building Type R1
Effective Age 10
Year Built 1928
Functional Obs 0

Condition A
Perimeter 288
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 8
Grnd Floor Area 1,412

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

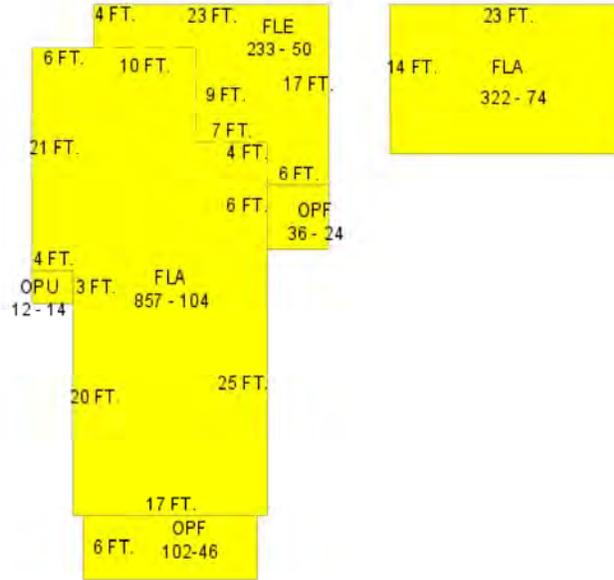
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 3

Extra Features:

2 Fix Bath 1
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	857
1	OPF		1	1990		0.00	0.00	102
2	FLE	12:ABOVE AVERAGE WOOD	1	2004	N Y			233
3	OPU		1	2004				12

4	OPF		1	2004				36
5	FLA	12:ABOVE AVERAGE WOOD	1	2004	Y	Y		322

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT3:PATIO	391 SF	0	0	2004	2005	2	50
0	WD2:WOOD DECK	230 SF	0	0	2004	2005	2	40
1	PO4:RES POOL	120 SF	15	8	2004	2005	5	50
2	WF2:WATER FEATURE	1 UT	0	0	2004	2005	1	20
3	FN2:FENCES	152 SF	38	4	2004	2005	2	30
4	FN2:FENCES	720 SF	120	6	2004	2005	2	30

Appraiser Notes

2012-03-26 MLS \$775,000 3/2.5 BEAUTIFUL HOME CLOSE TO DUVAL STREET. THIS HOME WAS RENOVATED WITHIN THE LAST 7 YEARS, NEW ROOF- METAL, WINDOWS, FLOORING, SILLS, PIERS, DOORS,JOISTS,PLUMBING,CENTRAL AIR, ELECTRIC, POOL, ADDITION ADDED, ATTIC SPACE REFINISHED. DOWNSTAIRS ROOMS HAVE HAD WALLS BROUGHT BACK TO ORIGINAL DADE PINE- THEY ARE BEAUTIFUL. OFF STREET PARKING

2009-03-11 MLS \$850,000 3/2.5 NO TEXT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	02-3189	11/26/2002	03/10/2003	200		INSTALL TEMP.
	02-2994	11/12/2002	03/10/2003	2,000		PARTIAL DEMO
	03-0637	03/11/2003	06/10/2004	267,360	Residential	RENOVATIONS & ADDITION
	03-2369	07/03/2003	06/10/2004	20,000		POOL & WATERFALL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	188,171	19,554	340,235	547,960	519,350	0	547,960
2012	192,353	20,246	259,538	472,137	472,137	0	472,137
2011	190,262	20,879	252,598	463,739	463,739	0	463,739
2010	194,444	21,540	316,253	532,237	532,237	0	532,237
2009	215,972	22,202	480,705	718,879	718,879	0	718,879
2008	185,876	17,143	593,250	796,269	796,269	0	796,269
2007	272,294	14,629	452,565	739,488	739,488	0	739,488
2006	374,187	15,105	271,200	660,492	660,492	0	660,492
2005	327,414	15,552	203,400	546,366	546,366	0	546,366

2004	186,937	257	210,180	397,374	397,374	0	397,374
2003	205,850	257	77,970	284,077	284,077	0	284,077
2002	74,038	257	77,970	152,265	152,265	0	152,265
2001	64,071	257	77,970	142,298	142,298	0	142,298
2000	71,659	363	54,240	126,263	126,263	0	126,263
1999	38,040	296	54,240	92,576	92,576	0	92,576
1998	40,042	312	54,240	94,594	94,594	0	94,594
1997	32,034	250	47,460	79,743	79,743	0	79,743
1996	24,626	192	47,460	72,278	72,278	0	72,278
1995	24,626	0	47,460	72,086	72,086	0	72,086
1994	22,023	0	47,460	69,483	69,483	0	69,483
1993	22,023	0	47,460	69,483	69,483	0	69,483
1992	22,023	0	47,460	69,483	69,483	0	69,483
1991	22,023	0	47,460	69,483	69,483	22,929	46,554
1990	29,323	0	39,833	69,156	69,156	22,821	46,335
1989	21,649	0	38,985	60,634	60,634	15,158	45,476
1988	17,749	0	33,900	51,649	51,649	12,912	38,737
1987	17,520	0	21,188	38,708	38,708	9,677	29,031
1986	17,617	0	20,340	37,957	37,957	9,489	28,468
1985	17,052	0	17,868	34,920	34,920	0	34,920
1984	15,859	0	17,868	33,727	33,727	25,500	8,227
1983	15,859	0	12,208	28,067	28,067	25,500	2,567
1982	16,199	0	10,547	26,746	26,746	25,500	1,246

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
8/5/2013	2644 / 1989	695,000	WD	02
7/9/2002	1801 / 0534	390,000	WD	0

This page has been visited 52,346 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 p.m., August 21, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 525 Louisa Street (RE # 00028660-000000; AK # 1029441) – A request for variances to rear and side yard setbacks in order to construct a laundry enclosure and a second floor balcony at the rear of an existing structure on property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 90-395 and 122-810(6)b.&c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing:

Variance -- A request for variances to rear and side yard setbacks in order to construct a laundry enclosure and a second floor balcony at the rear of an existing structure on property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 90-395 and 122-810(6)b.&c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Jennifer Reed / William Rowan Architecture **Owners:** Jennifer Stephens
Project Locations: 525 Louisa Street (RE # 00028660-000000; AK # 1029441)
Date of Hearing: Thursday, August 21, 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 applications. 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: City Planning Department
E-mail: cesmith@keywestcity.com; 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 WITHIN 300 FEET OF THE SUBJECT PROPERTY

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Variance -- A request for variances to rear and side yard setbacks in order to construct a laundry enclosure and a second floor balcony at the rear of an existing structure on property located within the Historic Neighborhood Commercial (HNC-1) zoning district pursuant to Sections 90-395 and 122-810(6)b.&c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

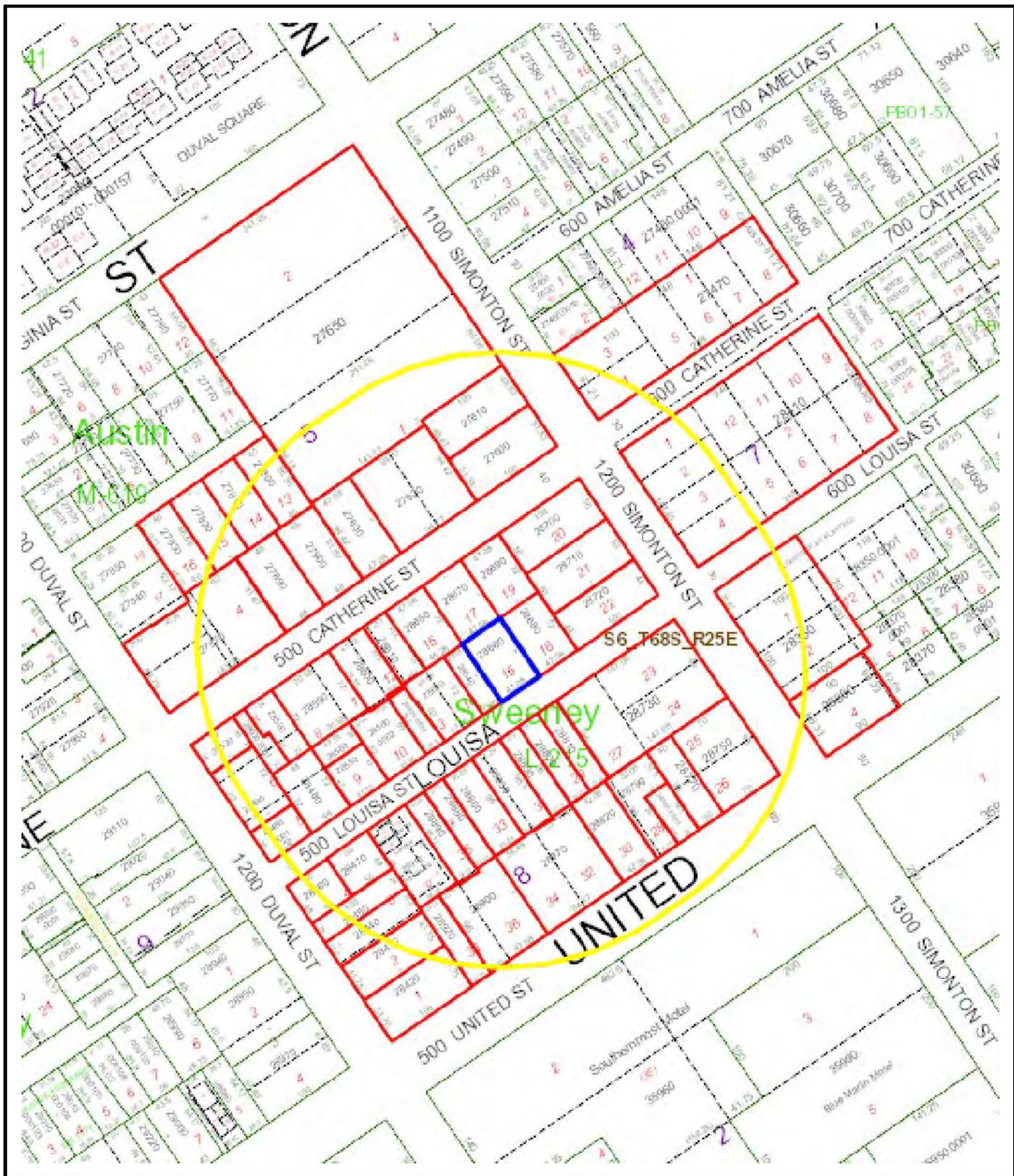
Applicant: Jennifer Reed / William Rowan Architecture **Owners:** Jennifer Stephens
Project Locations: 525 Louisa Street (RE # 00028660-000000; AK # 1029441)
Date of Hearing: Thursday, August 21, 2014 **Time of Hearing:** 6:00 PM
Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

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Monroe County, Florida

MCPA GIS Public Portal

Printed: Aug 06, 2014



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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 1122 SIMONTON RESIDENCES LLC	C/O CATALFOMO & FARRELLY	506	LOUIS KEY WEST	FL	33040	
2 1201 DUVAL LLC		33830	RIVI FRASER	MI	48026	
3 1227 DUVAL STREET LLC	C/O SKAHEN DANIEL PA	520	SOUTI KEY WEST	FL	33040-6895	
4 515 LOUISA STREET LLC	C/O FRASER JIM	4412	HICK GLEN ALLEN	VA	23059-2606	
5 516 AMELIA STREET LLC		1008	SEMI KEY WEST	FL	33040-4803	
6 517 LOUISA TRUST	C/O MUHA DENISE TRUSTEE	PO BOX 6	ALEXANDRIA	VA	22306	
7 522 CATHERINE ST LLC	C/O FRASER TRUST	4412	HICK GLEN ALLEN	VA	23059-2606	
8 ABBONDANZA INC		1007	SIMC KEY WEST	FL	33040	
9 ANDREWS JERRY AND YULIYA		8311	BRIE RALEIGH	NC	27617-7328	
10 BELLIN XAVIER		529	UNITE KEY WEST	FL	33040-3144	
11 BENAVIDES JAMIE M REV TRUST		1205	CALA KEY WEST	FL	33040	
12 BROWN JAMES F AND KATHERINE H		603A	MAIC ANNAPOLIS	MD	21405	
13 BUCCELLO DAVID AND PATRICIA		87	MILL BF BAR HARBOR	ME	04609-7375	
14 CANALEJO ELBA CECILIA		510	AMELI KEY WEST	FL	33040	
15 CATALFOMO ANTHONY J		506	LOUIS KEY WEST	FL	33040	
16 CATHERINE SIMONTON CORPORATION		1128	SIMC KEY WEST	FL	33040	
17 CENTENNIAL BANK		PO BOX 9	CONWAY	AR	72033-0966	
18 CLARISSA JANICE		508	LOUIS KEY WEST	FL	33040-3179	
19 CORAL HEAD PROPERTIES LLC		530	CATHI KEY WEST	FL	33040-3104	
20 DEMIER MILAGROS		825	DUVAI KEY WEST	FL	33040-7624	
21 DEUTSCH FAMILY LOUISA LLC		6712	VENI BETHESDA	MD	20817-4027	
22 ELWELL CHRISTOPHER R		508	LOUIS KEY WEST	FL	33040	
23 GUEST SERVICES INC		1007	SIMC KEY WEST	FL	33040	
24 HARBORSIDE MOTEL AND MARINA INC		903	EISEN KEY WEST	FL	33040	
25 HARTFIEL JACQUELINE L		4172	EMEIRICHFIELD	OH	44286-9588	
26 HAYES PAUL N		1075	DUV/KEY WEST	FL	33040-3195	
27 HEGARTY PATRICK T		1125	DUV/KEY WEST	FL	33040-3156	
28 HERNANDEZ RIGOBERTO AND TOMASA		515	CATHI KEY WEST	FL	33040-3103	
29 HILLS AMY L		526	LOUSI KEY WEST	FL	33040	
30 HUKWEEM LLC		2231	SAIN JACKSONVILLE	FL	32204-4621	
31 ILANE LLC		1215	DUV/KEY WEST	FL	33040	
32 KEY HUGH		1616	ATLA KEY WEST	FL	33040-5350	
33 KEY WEST STATE BANK	C/O ACCOUNTS PAYABLE	3406	N RC KEY WEST	FL	33040-4266	
34 KIRKMAN C G JR		521	LOUIS KEY WEST	FL	33040-3105	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 LARSEN VICTOR O JR		514	LOUIS KEY WEST	FL	33040	
36 MARIGOLD INC		1202	SIMC KEY WEST	FL	33040	
37 MARTINEZ AMPARO L		509	LOUIS KEY WEST	FL	33040-3105	
38 MONROE COUNTY FLORIDA		500	WHITE KEY WEST	FL	33040	
39 MORGAN HUGH J		404	SOUTI KEY WEST	FL	33040	
40 POU E LYNNE	C/O CABANA REALTY	302	SOUTI KEY WEST	FL	33040-8404	
41 PRADAS-BERGNES ZULEMA AND FELIX		512	AMELI KEY WEST	FL	33040-3123	
42 RIVET ENTERPRISES INC		17188	FLY SUMMERLAND KI	FL	33042-3630	
43 RIZZO ANTHONY		508	LOUIS KEY WEST	FL	33040-3179	
44 ROGERS MICHAEL L AND MADELINE J		1932	OAK BELMONT	CA	94002-1755	
45 SANCHEZ PEDRO ESTATE	C/O MARTINEZ AMPARO P/R	509	LOUIS KEY WEST	FL	33040	
46 SHIREY EDMA I		1007	WILL GOOSE CREEK	SC	29445	
47 STEPHENS JENNIFER		2531	NE 8' FORT LAUDERDA	FL	33304-3521	
48 TAY BIN INC		1215	SIMC KEY WEST	FL	33040	
49 TWO CRAZIES VENTURE LLC		516	CATHI KEY WEST	FL	33040-3104	
50 UNITED STREET TRUST LLC		307	NE 1S MIAMI	FL	33132-2505	
51 WAGNER PETER F		1207	DUVI KEY WEST	FL	33040	
52 WEBB WILLIAM AND LINDA		2995	FRIE ANNAPOLIS	MD	21401-7221	
53 YOUNG LORI A		1508	JUNC NORTH PALM BE.	FL	33408-2415	
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