

**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: July 24, 2014

Agenda Item: **Variance – 1404 Olivia Street (RE # 00024130-000000; AK # 1024937)**
– A request for variances to maximum building coverage, maximum impervious surface ratio, rear and side-yard setbacks in order to construct an addition to an existing residence on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, Section 122-600(4)a.&b. and 122-600(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 expand the rear of an existing structure and construct a deck.

Applicant: Chris Liddle, Architect

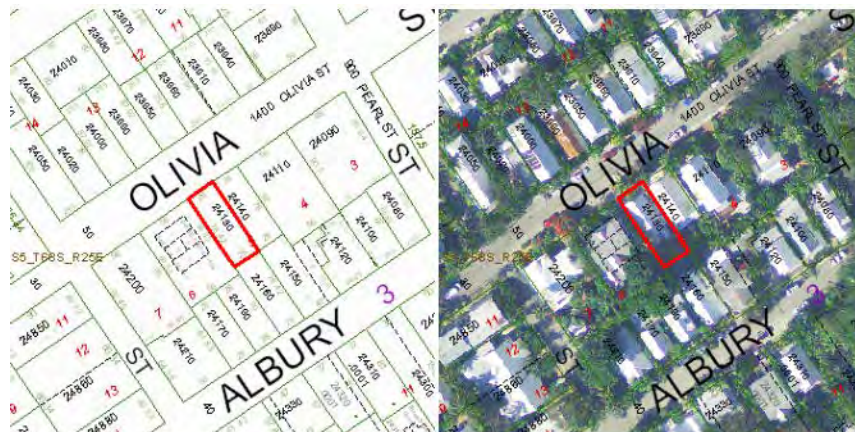
Owner: Colby Fisher and Katharine Leigh

Location: 1404 Olivia Street (RE # 00024130-000000; AK # 1024937)

Zoning: Historic Medium Density Residential (HMDR) Zoning District

Background:

The existing non-conforming single-family residence is a contributing structure. The structure is located within the front and right-side yard setbacks, and is also nonconforming to building coverage and impervious surface ratio requirements permitted in the HMDR zoning district. The applicant proposes to demolish the existing sheds and build a 1 ½ story addition to the rear of the structure, as well as construct a deck and place mechanical equipment at the rear of the property.



Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
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	1.00	.41	.64	No Variance Required
Maximum height	30 feet	18 feet	22'6" feet	No Variance Required
Maximum building coverage	40%	41%	50%	Variance Required
Maximum impervious surface	60%	42%	64%	Variance Required
Minimum lot size	4,000 SF	2,196 SF	2,196 SF	No change
Minimum front setback	10 feet	9'7" feet	9'7" feet	No change
Minimum right side setback	5 feet	2'3" feet	2'3" feet	Variance Required increasing building envelope
Minimum left side setback	5 feet	7'5" feet	5 feet	No Variance Required
Minimum rear setback	15 feet	21'5" feet	10 feet	Variance Required

Process:

Development Review Committee Meeting:

April 24, 2014

Planning Board Meeting:

July 24, 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 and right-side yard setbacks, as well as building coverage and impervious surface ratio requirements. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The nonconforming right-side yard setback is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, the request to increase the building envelope is generated from specific actions initiated by the applicant since the applicant is proposing to demolish the existing sheds and build a 1 ½

story addition while maintaining the non-conforming right-side yard setback and creating the need to increase the building coverage and impervious surface ratio requirements.

- 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 street-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 HMDR 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 May 1, 2014.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.
4. The attic space will not be used as habitable space.

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

5. A fire sprinkler system shall be installed and maintained throughout the entire structure as approved by the City Fire Marshall.
6. Roof gutter downspouts shall be directed back onto property.
7. All swales shall be maintained.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS SURFACE RATIO, REAR AND RIGHT-SIDE YARD SETBACKS ON PROPERTY LOCATED AT 1404 OLIVIA STREET (RE # 00024130-000000; AK # 1024937) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-600(4)A&B and 122-600(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 demolish the existing sheds and build a 1 ½ story addition to the rear of the structure, as well as construct a deck and place mechanical equipment at the rear of the property located at 1404 Olivia Street (RE # 00024130-000000; AK # 1024937); and

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

WHEREAS, the structure is located within the front and right-side yard setbacks, and is also nonconforming to building coverage and impervious surface ratio requirements as permitted in the HMDR zoning district; and

WHEREAS, Section 122-600 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the maximum building coverage is 40%, maximum impervious surface ratio of 60%, minimum rear yard setback is 15 feet and minimum side yard setback is 5 feet; and

WHEREAS, the proposed building coverage is 50%, impervious surface ratio is 64%, rear yard setback is 10 feet and proposed right-side yard setback is 2 feet 3 inches; and

WHEREAS, the applicant requests variances to maximum building coverage, maximum impervious surface ratio, rear and side-yard setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 24, 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 interior renovation and construction of a 1 ½ room addition per the attached plans signed and sealed on May 1, 2014 by Chris Liddle, Registered Architect, on property located at 1404 Olivia Street (RE # 00024130-000000; AK # 1024937) in the HMDR Zoning District pursuant to Sections 90-395, 122-600(4)a&b and 122-600(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 May 1, 2014.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.
4. The attic space will not be used as habitable space.

Condition to be completed prior to the issuance of building permits:

5. A fire sprinkler system shall be installed and maintained throughout the entire structure as approved by the City Fire Marshall.
6. Roof gutter downspouts shall be directed back onto property.
7. All swales shall be maintained.

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 24th day of July 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: 1404 OLIVIA ST. KEY WEST FL.

Zoning District: HMPD Real Estate (RE) #: _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: CHRIS LIDDLE, ARCHITECT

Mailing Address: 311 JOHNSON RD #2

City: SUNGARD KEY FL State: FL Zip: 33042

Home/Mobile Phone: 305 797-4162 Office: _____ Fax: _____

Email: cliddlekw@yahoo.com

PROPERTY OWNER: (if different than above)

Name: COBY FISHER & KATHARINE LEIGH

Mailing Address: 1404 OLIVIA ST.

City: KEY WEST State: FL Zip: 33040

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

Email: _____

Description of Proposed Construction, Development, and Use: REBUILD EXISTING

SHEDS W 1/2 STORY CAPE ADDITION: WOOD FRAME
28' x 20'-10" STRUCTURE FOLLOWS EXISTING SETBACKS

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

~~CONTINUE EXISTING SIDE YARD SETBACK < 5'~~
~~CONTINUE EXISTING REAR YARD SETBACK < 15'~~
~~CONTINUE EXISTING FRONT YARD SETBACK @ 10'~~
~~VARIANCE TO LOT SIZE AND COVERAGE AREA~~

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

If yes, please describe and attach relevant documents: NA

VARIANCES REQUESTED. SIDE + REAR
BUILDING COVERAGE
IMPERVIOUS SURFACE COVERAGE

City of Key West • Application for Variance

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

Yes No

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

Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X-2DMA			
Size of Site	21,964			
Height	30'	10'	22'-6"	-
Front Setback	10'	9'-7"	9'-7"	-
Side Setback (Left)	5'	7.5'	5.0'	-
Side Setback	5'	2'-3"	2'-3"	YES
Street Side Setback	-	-	-	
Rear Setback	15'	21.5'	10'	YES / MEETS.
F.A.R.	1.0	.41	.64	-
Building Coverage	40%	41%	50%	YES
Impervious Surface	60%	42%	64%	YES
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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

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

Standards for Considering Variances

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

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

PRE-EXISTING LOT CREATED IN 1829
DOES NOT CONFORM TO CURRENT ZONING
REQUIREMENTS

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

BUILDING WAS REBUILT IN 1942 IN
CURRENT CONFIGURATION PRIOR TO
ZONING SETBACKS AND LOT SIZE/COVERAGE RULES

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.

ADJACENT PROPERTY FENCIBLES ON MIN
SETBACK AT ALLY - NON CONFORMING
STRUCTURES WERE BUILT BY PREVIOUS OCCUPANTS

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 OF NON-CONFORMING SETBACKS
CREATED BY PREVIOUS OWNERS - CURRENT
OWNERS SEEK TO REBUILT OLD SHEDS AND
BRING PROPERTY INTO BUILDING CODE COMPLIANCE

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.

PROPOSED ADDITION @ 200SF FOOTPRINT
ADDED AND 1/2 STORY REBUILD IS SMALLEST
BUILDING FENCIBLE THAT IS PRACTICAL

City of Key West • Application for Variance

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.

NEW COE COMPLIANT STRUCTURE - SAFE STAIR
AND EXIT FOR OCCUPANTS - NO INCREASE
IN SETBACK CONFORMANCE - EXISTING BECOMES
1/2 STORIES

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.

ADJACENT HOUSE ENCROACHES ON MLH
SIDE YARD SETBACK - ROOF OVERHANGS PROPERTY
LINE - THIS PROJECT IS NOT AFFECTED BY THIS

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 *Property appraiser website*
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

incr. 500 sq ft.

*elev. improvements
more than 50% value of building*



APPENDIX A

Revised July7, 2014

Site & Structural Design Requirements and Permits:

Property Address: 1404 Olivia Street, Key West FL

Zone: HMDR Historic Medium Density Residential

Setbacks: Required	Actual	Proposed
Front 10'- 0"	@10'	No Change
Side 1: 5'- 0 "	Alley 7.5'	5'-0" with Addition
Side 2: 5'-0"	Side 2.25' (2'-3")	No Change
Rear: 15'-	@21.5	@13.5 with Addition

Max Height 30'		22'-6 Max
Maximum FAR 1.0	OK	New FAR: .64
Total SF: 1409 (Bldg) /2195.76SF (Lot) =.64		

Lot Size: W-28' D 78.42' = 2195.76SF
 Ht.
 Minimum Lot Size 4000SF- Pre-Existing Lot 2195.76SF

Maximum Impervious Surfaces 60%
 Max. Building Coverage 40%

Building Area Existing: 1-774SF
 2-90SF
 3-45SF
 909SF

Total SF: 909 + 200 + 300= 1409SF
 New Addition Area: @700SF
 Proposed: 20'-0" x 20'-10" 1-1/2 Story Cape L1= @400SF L2= @300SF

New Footprint: 9-0"x @16'=144SF
 2'-6"x @22'=55SF

TOTAL NEW FOOTPRINT: @200SF

Existing Lot Coverage: .41 Building Coverage
 New Lot Coverage: 50% (.50)

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Chm, 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:

1004 OLIVIA

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.

Chm

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/9/14 by

Christopher Liddle
Name of Authorized Representative

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

L340-103-56-296.0

CSmith
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Katherine Leigh, 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:

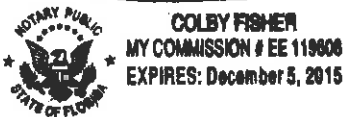
1404 Olivia St., Key West, FL 33040
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Kate Leigh
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 25 March 17 by
Katherine Leigh
Name of Authorized Representative
date

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


Colby Fisher
Notary's Signature and Seal

Colby Fisher
Name of Acknowledger typed, printed or stamped

EE 119606
Commission Number, if any

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

I, Colby D Fisher, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1404 Olivia St. Key West FL 33040

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 25th of March 2014 by

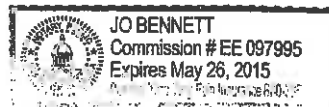
Colby Fisher

Name of Owner

date

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

Notary's Signature and Seal



Jo Bennett

Name of Acknowledger typed, printed or stamped

EE097995

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, Katherine Leigh Colby D. Fisher authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Chris Liddle
Please Print Name of Representative

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

[Signature]
Signature of Owner

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

Subscribed and sworn to (or affirmed) before me on this March 25, 2014 by
date

[Signature]
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Jo Bennett
Name of Acknowledger typed, printed or stamped

EE097995
Commission Number, if any



Deed

Doc# 1781185 03/12/2010 4:12PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:

MARCI L. ROSE
Attorney at Law
MARCI L. ROSE
818 WHITE STREET STE. 5
Key West, FL 33040
305-293-1881
File Number: 10-003
Will Call No.:

03/12/2010 4:12PM
DEED DOC STAMP CL: TRINA \$2,478.00

Doc# 1781185
Bk# 2456 Pg# 1425

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of March, 2010 between JEANNE MARIE THOMAS, a Single Woman whose post office address is 316 SOUTH STREET, New Castle, DE 19720, grantor, and COLBY D. FISHER and KATHERINE E. LEIGH, as Joint Tenants with Right of Survivorship whose post office address is P.O. BOX 2023, Key West, FL 33045-2023, grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.

Parcel Identification Number: 00024130-000000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

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

Signed, sealed and delivered in our presence:

Witness Name: [Signature]

Witness Name: MARGARET J. OWENS

[Signature]
JEANNE MARIE THOMAS

State of Delaware

County of New Castle

The foregoing instrument was acknowledged before me this 10th day of March, 2010, by JEANNE MARIE THOMAS, Grantor, and COLBY D. FISHER and KATHERINE E. LEIGH, Grantees.

Warranty Deed

This Warranty Deed made this 10th day of March, 2010 between JEANNE MARIE THOMAS, a Single Woman whose post office address is 316 SOUTH STREET, New Castle, DE 19720, grantor, and COLBY D. FISHER and KATHERINE E. LEIGH, as Joint Tenants with Right of Survivorship whose post office address is P.O. BOX 2023, Key West, FL 33045-2023, grantee:

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.

Parcel Identification Number: 00024130-000000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**.

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

Signed, sealed and delivered in our presence:

Witness Name: _____

Jeanne Marie Thomas (Seal)
JEANNE MARIE THOMAS

Witness Name: _____

State of Delaware

County of New Castle

The foregoing instrument was acknowledged before me this 10th day of March, 2010 by JEANNE MARIE THOMAS, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Margaret J. Owens
Notary Public

Printed Name: MARGARET J. OWENS

My Commission Expires: DECEMBER 14, 2012

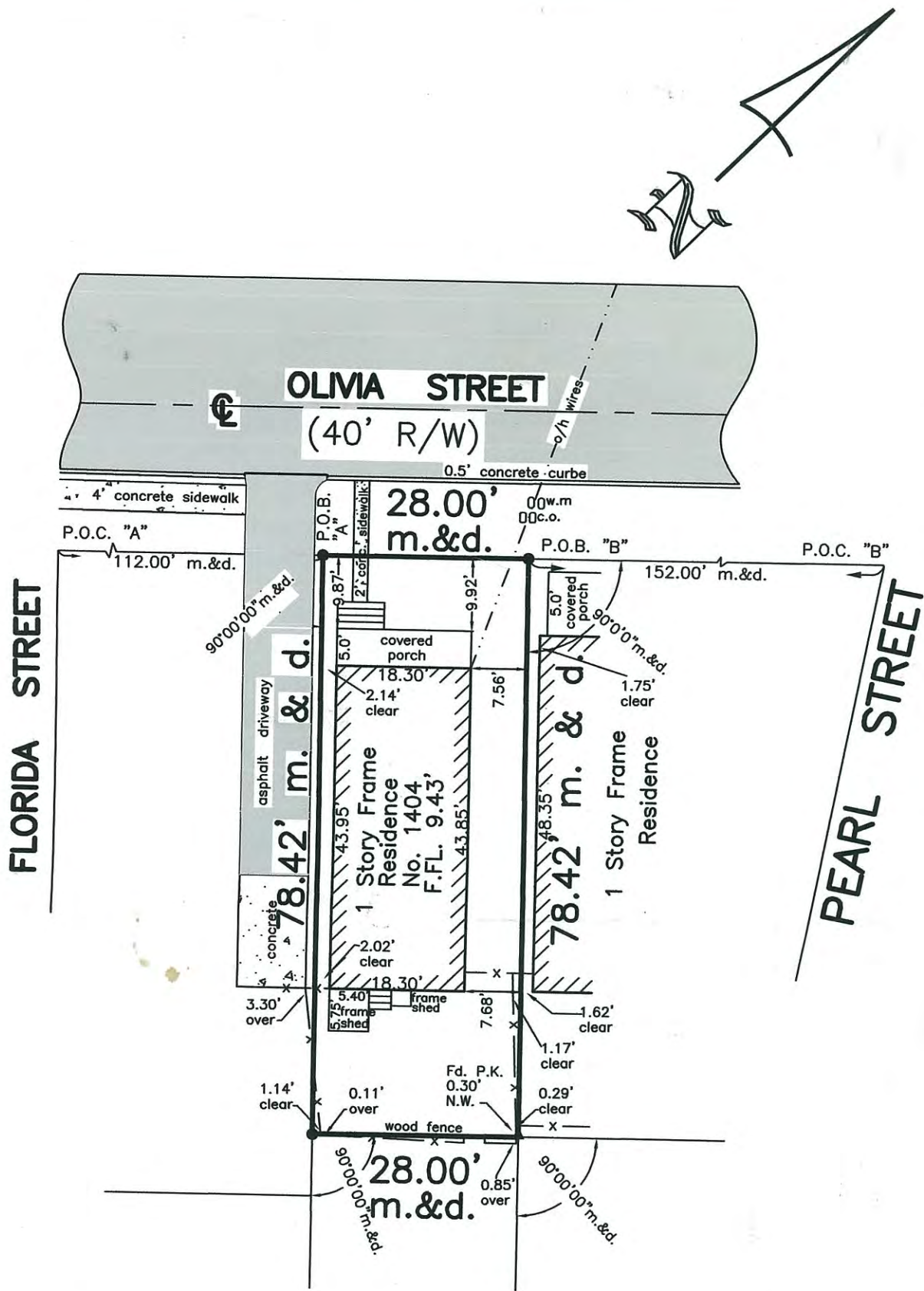
EXHIBIT "A"

Doc# 1781185
Bk# 2456 Pg# 1426

On the Island of Key West and known on William Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Tract Seven, and designated according to Benjamin Albury's subdivision of part of said Tract Seven (7) and duly recorded in Deed Book I at Page 389 of the Public Records of Monroe County, Florida, and is part of Lot No. Five (5), of Square Three (3) of said Subdivision of said Tract Seven (7): Begin at a point on the Southeast side of Olivia Street, distant 152 feet from the corner of Pearl and Olivia Streets and running thence in a Southwesterly direction along Olivia Street 28 feet; thence at right angles in a Southeasterly direction 78 feet, 5 inches; thence at right angles in a Northeasterly direction 28 feet; thence at right angles in a Northwesterly direction 78 feet 5 inches, out to the Point of Beginning on Olivia Street, a/k/a 1404 Olivia Street, Key West, Florida, 33040.

ALSO KNOWN AS: On the Island of Key West and known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Lot Five, of Square Three, of Tract Seven, according to Benjamin Albury's subdivision of part of said Tract Seven: Commencing at a point on Olivia Street, distant one hundred and twelve feet from the corner of Olivia and Florida Streets; and running thence along Olivia Street in a Northeasterly direction twenty eight (28) feet; thence at right angles in a Southeasterly direction, seventy eight (78) feet and five (5) inches; thence at right angles in a Southwesterly direction, twenty eight (28) feet; thence at right angles in a Northwesterly direction seventy eight (78) feet and five (5) inches to the point of beginning on Olivia Street. a/k/a 1404 Olivia Street, Key West, Florida 33040.

Survey



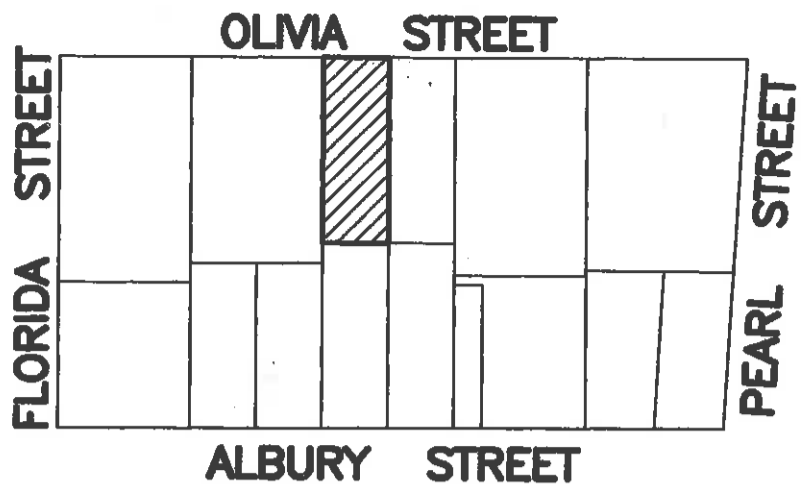
CERTIFICATION made to:

Marci L. Rose, Esq.
 Old Republic National Title Insurance Company, its successors
 and/or assigns, as their interest may appear
 First State Bank of the Florida Keys, its successors and/or
 assigns, as their interest may appear
 Monroe County, a political subdivision of the State of Florida
 SHIP Program
 Colby D. Fisher & Katherine E. Leigh

Colby D. Fisher and Katherine Leigh 1404 Olivia Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 10-133	
Scale: 1"=20'	Ref. 200-23	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 3/2/10		Flood Zone: X	Flood Elev.
REVISIONS AND/OR ADDITIONS			
FILE:data fred/key west/block 95/1404 olivia			

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



LOCATION MAP

A Portion of Benjamin Albury's Sub.

LEGAL DESCRIPTION:

Parcel "B":

On the Island of Key West and known on William Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Tract Seven, and designated according to Benjamin Albury's subdivision of a part of said Tract Seven (7) and duly recorded in Deed Book I at Page 389 of the public Records of Monroe County, Florida, and is part of Lot No. Five (5) of Square Three (3) of said Subdivision of said Tract Seven (7): Begin at a point on the Southeast side of Olivia Street, distant 152 feet from the corner of Pearl and Olivia Street and running thence in a Southwesterly direction along Olivia Street 28 feet; thence at right angles in a Southeasterly direction 78 feet, 5 inches; thence at right angles in a Northeasterly direction 28 feet; thence at right angles in a Northwesterly direction 78 feet 5 inches, out to the Point of Beginning on Olivia Street, Key West, Florida.

Parcel "A":

ALSO KNOWN AS: On the Island of Key West and known on William A. Whitehead's map, delineated February A.D. 1829, as part of Lot Five, of Square Three, of Tract Seven, according to Benjamin Albury's subdivision of part of said Tract Seven: Commencing at a point on Olivia Street, distant one hundred and twelve feet from the corner of Olivia and Florida Streets; and running thence along Olivia Street in a Northeasterly direction twenty eight (28) feet; thence at right angles in a Southeasterly direction, seventy eight (78) feet and five (5) inches; thence at right angles in a Southwesterly direction, twenty eight (28) feet; thence at right angles in a Northwesterly direction seventy eight (78) feet and five inches to the Point of Beginning on Olivia Street, a/k/a 1404 Olivia Street, Key West, Florida 33040

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing R/W Olivia Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: D-121 Elevation: 3.914

Monumentation:

▲ = Found P.K. Nail
 ● = Found 1/2" I.B.

Abbreviations:

Sty. = Story	o/h = Overhead
R/W = Right-of-Way	F.F.L. = Finish Floor Elevation
fd. = Found	conc. = concrete
p. = Plat	C.B.S. = Concrete Block Stucco
m. = Measured	cov'd. = Covered
N.T.S. = Not to Scale	wd. = Wood
Ⓢ = Centerline	w.m. = Water Meter
Elev. = Elevation	Pl. = Planter
B.M. = Bench Mark	
P.B. = Plat Book	
pg. = page	

Field Work performed on: 3/1/10

CERTIFICATION:

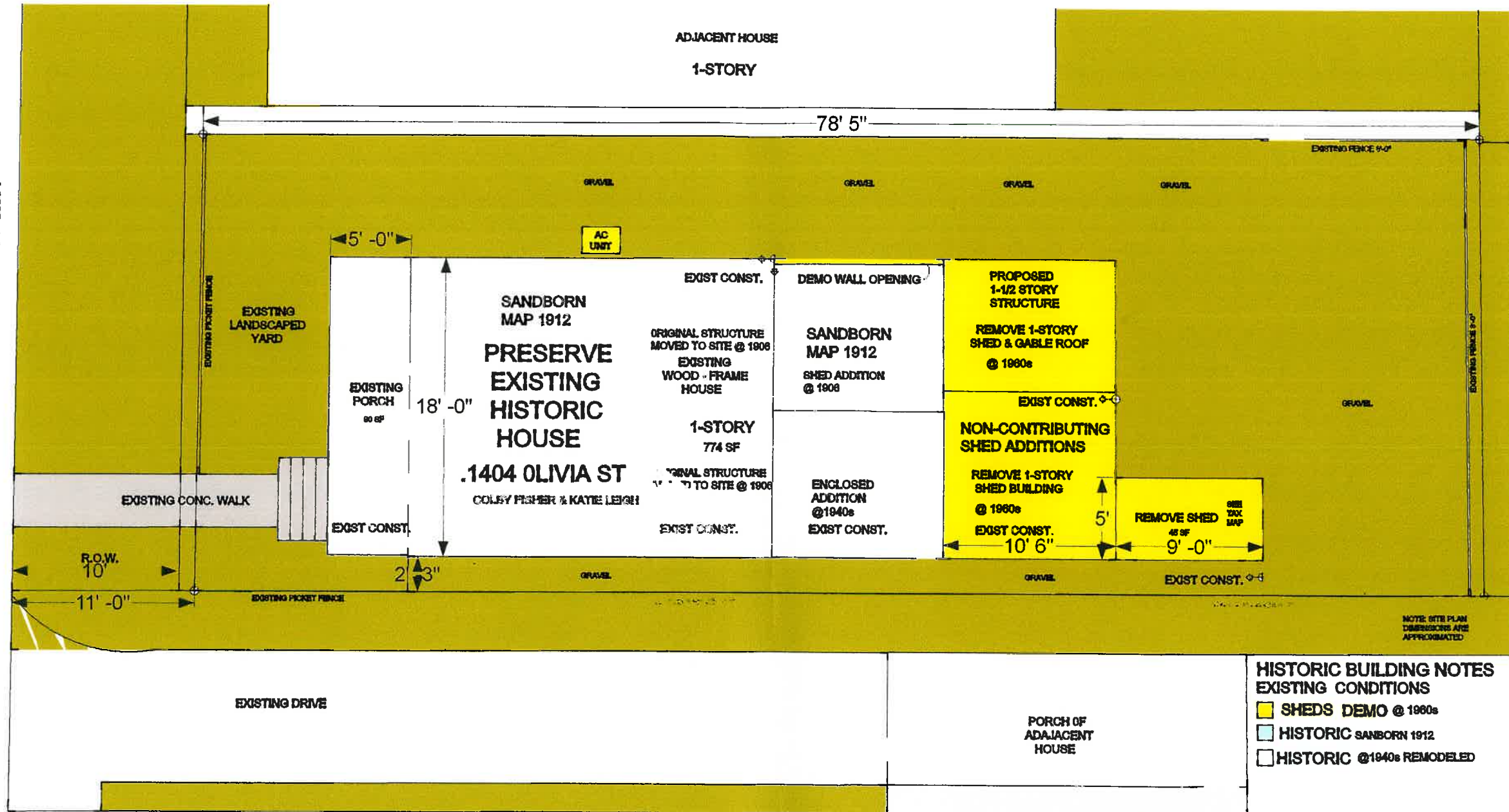
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Site Plans

OLIVIA STREET



Chris Liddle
 CHRIS LIDDLE
 FL - AR 88860

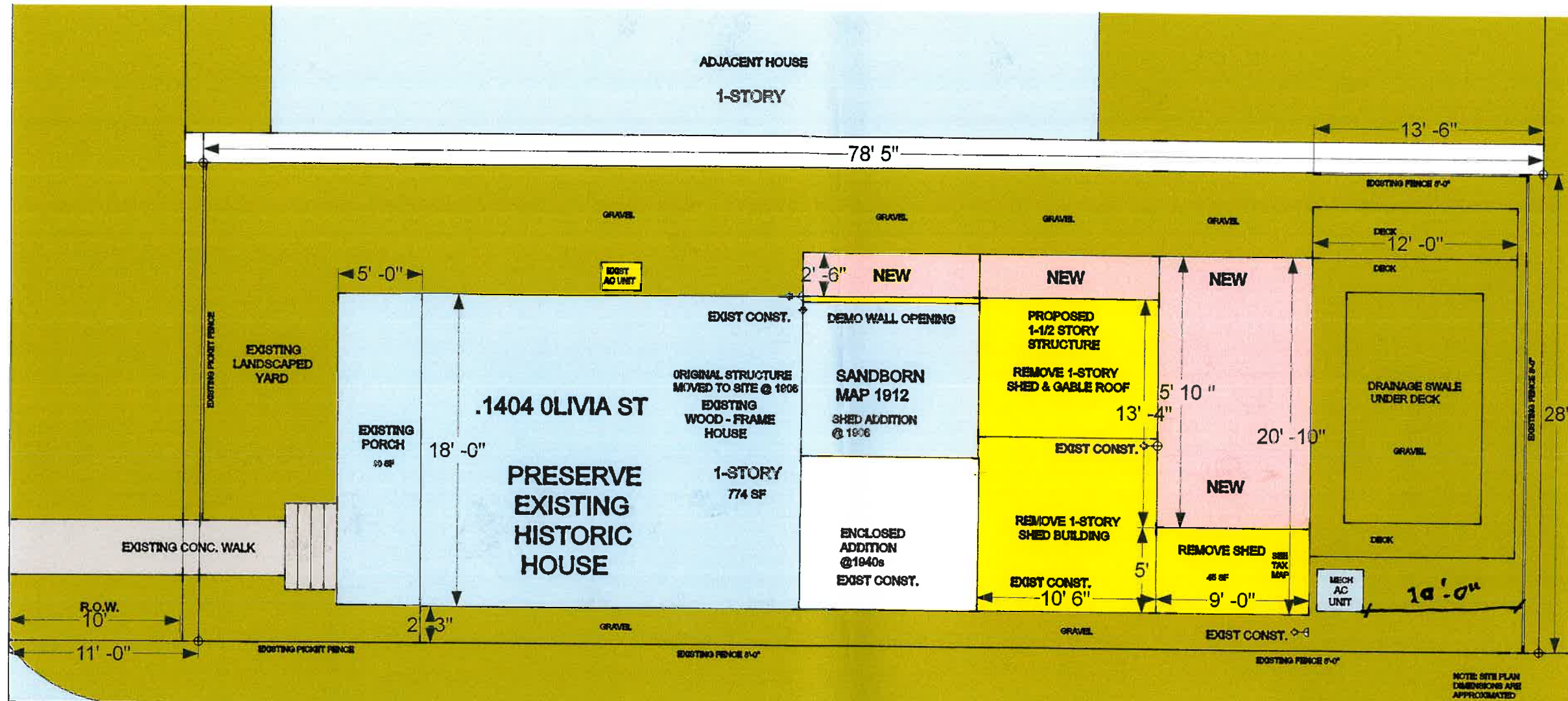
1404 OLIVIA-KEY WEST FL
 COLBY FISHER & KATIE LEIGH

DEVELOPMENT HISTORY
 KEYS ARCHITECT- CHRIS LIDDLE 305-797-4162

PLAN LEVEL 1 EXISTING CONDITIONS
 MAY 1, 2014
 RSN: 7774

S-3
 EXISTING
 CONDITIONS

OLIVIA STREET



NOTE: SITE PLAN DIMENSIONS ARE APPROXIMATED

BUILDING NOTES: SITE & PLANNING SPECS.
 FIRE SUPPRESSION: SPRINKLER - ENTIRE BUILDING
 REMOVE EXISTING SHEDS-REPLACE WITH NEW STRUCTURE
 EXISTING HISTORIC HOUSE TO REMAIN
 NEW DECK 12' X 20' NON COMBUSTIBLE
 EXISTING FENCES TO REMAIN
 EXISTING LANDSCAPE TO REMAIN
 EXISTING PAVING TO REMAIN
 DRAINAGE SWALE: BELOW DECK, MIN. 300 CUBIC FT.
 GEO-FABRIC 16' GABRIEL FABRICATED 4" 3M STONE

Chris Liddle
 CHRIS LIDDLE
 FL - AR 93860

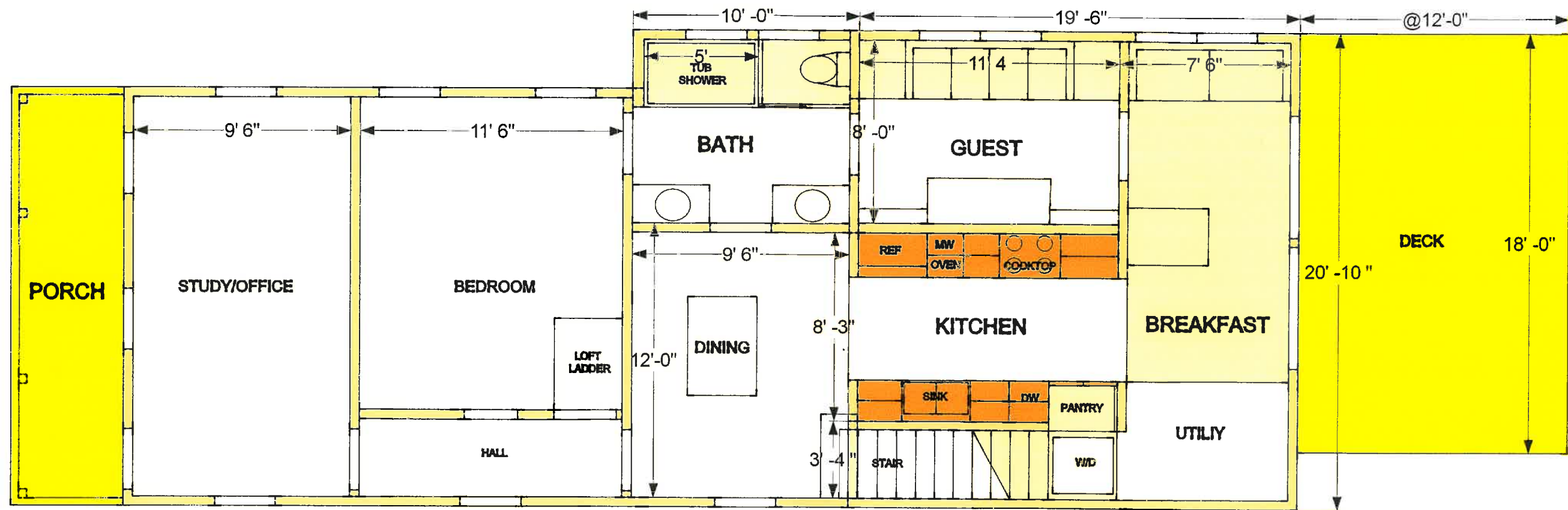
1404 OLIVIA ST, KEY WEST
 COLBY FISHER & KATIE LEIGH

PROPOSED PLAN & DEMO
 KEYS ARCHITECT- CHRIS LIDDLE 305-797-4162

PLAN LEVEL 1
 MAY 1, 2014
 REV: 7/2/14

PROPOSED DEMOLITION
 DEMO
 NEW
 HISTORIC

S-2
 DEMO PLAN



PLAN LEVEL 1

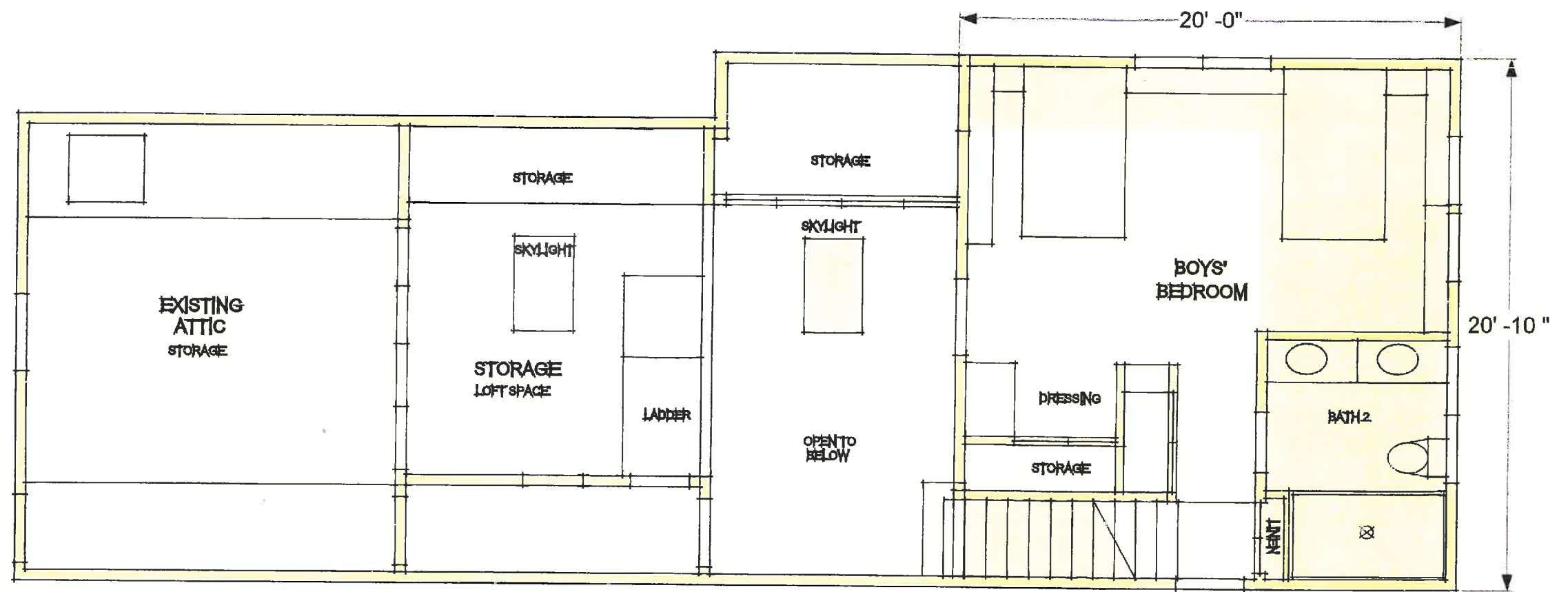
CHRIS LIDDLE
FL - AR 93880

1404 OLIVIA-KEY WEST FL
COLBY FISHER & KATIE LEIGH


PRELIMINARY PLAN
KEYS ARCHITECT- CHRIS LIDDLE 305-797-4162

PLAN LEVEL 1
 EXISTING
PROPOSED

A101
PLAN L1



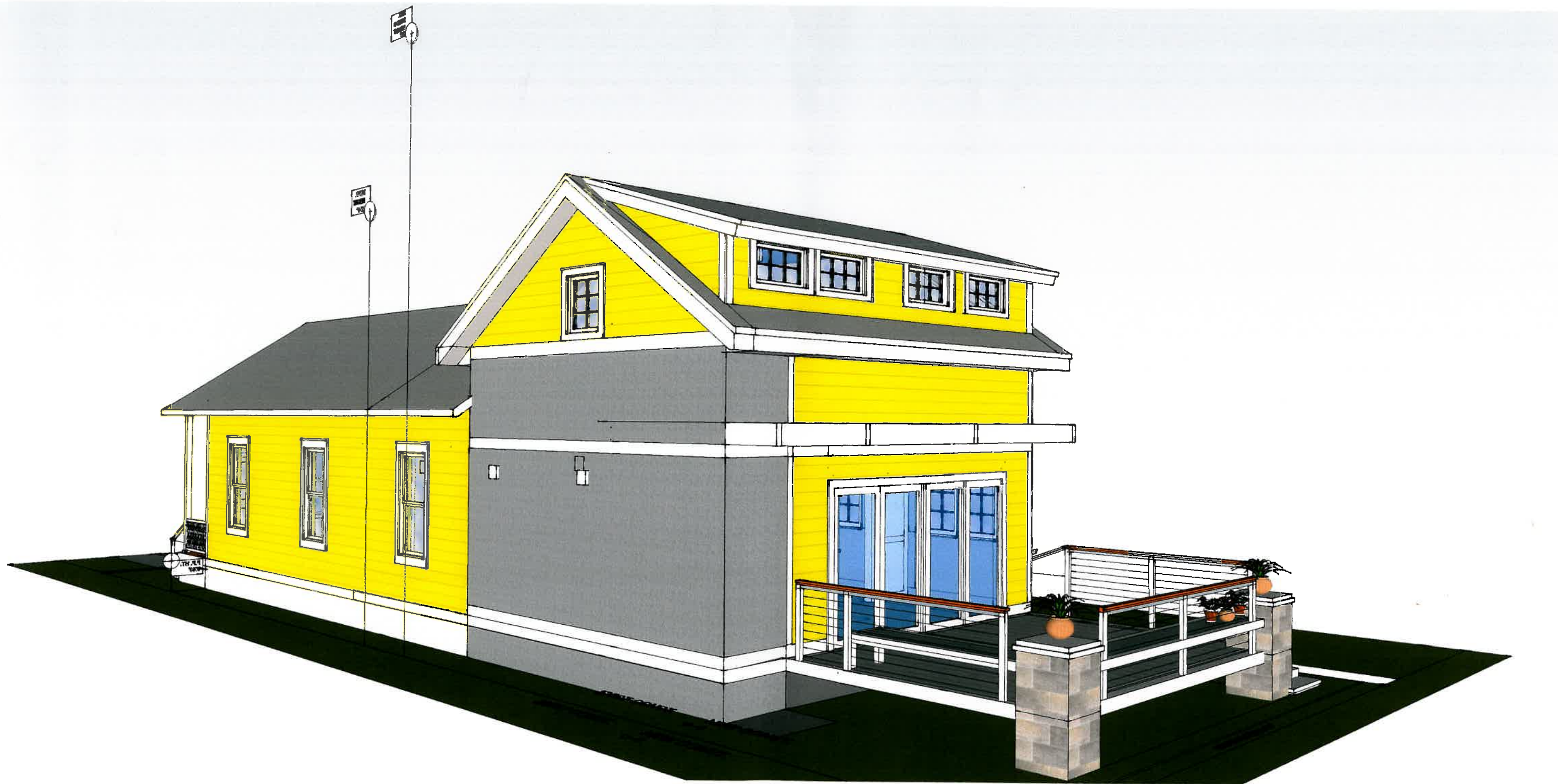
PLAN LEVEL 2 

<p>CHRIS LIDDLE FL-AR 93860</p>	<p>1404 OLIVIA-KEY WEST FL COLBY FISHER & KATIE LEIGH</p>	<p>PRELIMINARY PLAN KEYS ARCHITECT-CHRIS LIDDLE 305-797-4182</p>	<p>PLAN LEVEL 2  EXISTING PROPOSED</p>	<p>A102 PLAN L2</p>
-------------------------------------	---	---	---	--------------------------------









Site Photos

CHRIS LIDDLE ARCHITECT

Key West and the Florida Keys
305 797 4162 cliddlekw@yahoo.com

1404 Olivia House Addition: Existing Condition Photos



PHOTO 1- 1404 Olivia House: View from St NW



PHOTO 2- 1404 Olivia House: View from Street NE



PHOTO 3- 1404 Olivia House: View from side yard



PHOTO 4- 1404 Olivia House: View from Rear –Existing



PHOTO 5- 1404 Olivia House: Sheds to be Replaced



PHOTO 6- 1404 Olivia House: Sheds to be Rebuilt



PHOTO 7- 1404 Olivia House: View from Street - Gable



PHOTO 8 - 1404 Olivia House: Decorative Trim



PHOTO 9 - Olivia Street View from Across Street

DRC
Minutes & Comments

Development Review Committee Minutes

April 24, 2014 FINAL

ART IN PUBLIC PLACES:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Ms. Torregrosa disclosed that she had a meeting with Mr. Michael Ingram, of k2m Design concerning this project. The survey showed the fence is on city property on both sides. She had concerns with mass and scale.

PLANNING DIRECTOR:

Mr. Craig is familiar with this site. In regards to the fences, move them back to the property line or apply for an easement.

ENGINEERING:

Ms. Ignaffo stated to direct roof gutter downspouts back onto property. The solid waste and recycle storage area shall be provided and/or maintained.

TRANSPORTATION:

No comments.

FIRE DEPARTMENT:

Mr. Barroso had issues with accessibility.

URBAN FORESTRY MANAGER:

Ms. DeMaria would like to remind property owners of the requirement to protect any trees near and within the project area during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

KEYS ENERGY:

No objections to the variance request; however, the customer will need to get in contact with KEYS about upgrading their riser to avoid possible code violations.

2. **Variance – 1404 Olivia Street** (RE # 00024130-000000; AK # 1024937) – A request for variances to minimum building, impervious surface ratio, rear and side-yard setbacks in order to renovate and reconstruct an existing building on property located within the HMDR zoning district pursuant to Section 122-600(4)a.&b. and 122-600(6)b.&c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

The applicant, Chris Little, Architect gave members an overview of the variance request.

DRC Member Comments:

Development Review Committee Minutes

April 24, 2014 **FINAL**

ART IN PUBLIC PLACES:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Ms. Torregrosa stated that the existing house was contributing. The mass scale is very important. Asked for clarification on what was being demolished and built back.

PLANNING DIRECTOR:

Mr. Craig asked about the existing attic on plan level two, why was a skylight needed? He stated to make sure that this space was not going to be used for a living space.

ENGINEERING:

Ms. Ignaffo stated to direct roof gutter downspouts back into swale.

TRANSPORTATION:

No comments.

FIRE DEPARTMENT:

Mr. Barroso asked that the applicant please make an appointment with the Fire department to discuss life safety issues and accessibility.

URBAN FORESTRY MANAGER:

Ms. DeMaria would like to remind property owners of the requirement to protect any trees near and within the project area during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

KEYS ENERGY:

No objections.

- 3. Variance – 808 Olivia Street (RE # 00020080-000000; AK # 1020826) –** A request for a variance to minimum impervious surface ratio in order to renovate an existing building on property located within the HHDR zoning district pursuant to Section 122-630(4)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

The applicant, Anthony Sarno of k2m Design gave members an overview of the variance request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

BUILDING OFFICIAL:

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: 1024937 Parcel ID: 00024130-000000

Ownership Details

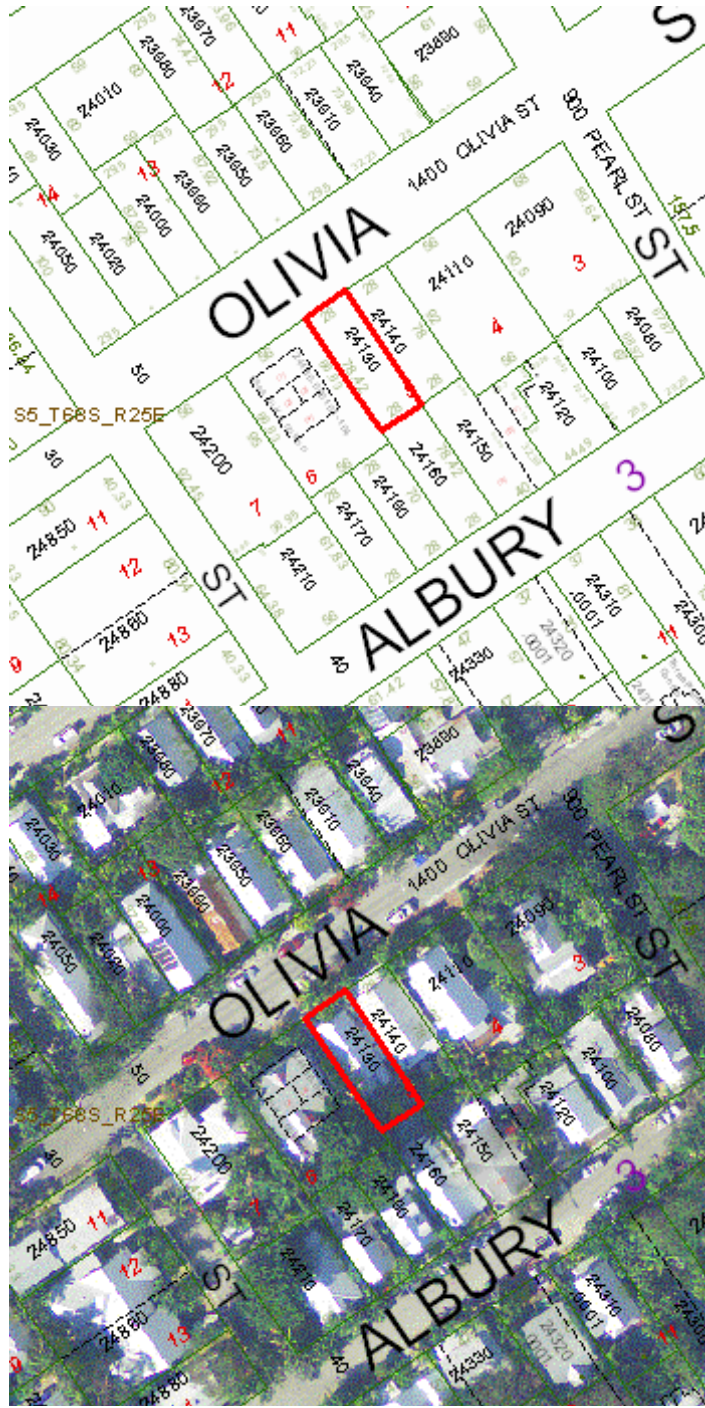
Mailing Address:
FISHER COLBY D
1404 OLIVIA ST
KEY WEST, FL 33040-7225

All Owners:
FISHER COLBY D, LEIGH KATHERINE E R/S

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1404 OLIVIA ST KEY WEST
Legal Description: KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 5 SQR 3 TR 7 B2-71 OR662-87 OR662-88 OR660-219D/C OR1116-1541/42R/S OR1122-230/31 OR1122-367/68 OR1247-173/74 OR1247-175/6 OR1502-2233/34 OR1525-255/257C OR1992-918/920R/S OR2137-1815/17 OR2456-1425/26

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



Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

010D - RESIDENTIAL DRY	0	0	2,196.00 SF
------------------------	---	---	-------------

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 774
Year Built: 1943

Building 1 Details

Building Type R1	Condition G	Quality Grade 450
Effective Age 17	Perimeter 122	Depreciation % 22
Year Built 1943	Special Arch 0	Grnd Floor Area 774
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	Attic A/C	Area
-----	------	----------	-----------	------

			# Stories	Year Built			Basement %	Finished Basement %	
1	FLA	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	774
2	OPX	12:ABOVE AVERAGE WOOD	1	1942	N	N	0.00	0.00	90
3	SBF		1	1999	N	N	0.00	0.00	45

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	160 SF	40	4	2011	2012	2	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-4003	12/28/2010	07/13/2011	1,600	Residential	40' WHITE PICKET FENCE 3 FT HIGH IN FRONT AND SIDE YARD. 6 X 6 POSTS. THREE GATES IN FRONT YARD.
10-4088	01/18/2011	07/13/2011	2,900	Residential	REMOVE EXISTING METAL JALOUSIE WINDOWS 4 FROM FRONT SIDE OF HOUSE. REPLACE WITH HISTORIC 6/6 DOUBLE HUNG SASH WINDOWS (WOOD).
11-1141	04/21/2011	07/13/2011	3,500		INSTALL MITSU DUCTLESS AC
11-1426	04/28/2011	07/13/2011	400		COMPLETE ELECTRICAL INSTALLATION MINI SPLIT
9803369	12/02/1998	08/12/1999	12,000		RENOVATIONS/NEW KIT

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	87,011	543	247,925	335,479	273,557	25,000	248,557
2012	89,133	560	200,050	289,743	268,984	25,000	243,984
2011	76,400	70	184,136	260,606	260,606	25,000	235,606
2010	77,461	70	232,271	309,802	309,802	0	309,802
2009	87,454	70	353,052	440,576	440,576	0	440,576
2008	98,691	70	340,380	439,141	439,141	0	439,141
2007	103,355	70	373,320	476,745	476,745	0	476,745
2006	247,380	70	219,600	467,050	467,050	0	467,050
2005	263,567	70	153,720	417,357	417,357	0	417,357
2004	141,921	70	153,720	295,711	295,711	0	295,711
2003	141,921	70	69,440	211,431	211,431	0	211,431
2002	127,074	70	59,360	186,504	186,504	0	186,504
2001	108,813	70	59,360	168,243	168,243	0	168,243
2000	108,813	56	42,560	151,429	151,429	0	151,429

1999	89,672	50	42,560	132,282	132,282	0	132,282
1998	56,843	0	42,560	99,403	99,403	0	99,403
1997	51,827	0	38,080	89,907	89,907	0	89,907
1996	43,468	0	38,080	81,548	81,548	0	81,548
1995	41,128	0	38,080	79,208	79,208	0	79,208
1994	36,781	0	38,080	74,861	74,861	0	74,861
1993	36,191	0	38,080	74,271	74,271	0	74,271
1992	36,191	0	38,080	74,271	74,271	0	74,271
1991	36,191	0	38,080	74,271	74,271	0	74,271
1990	22,956	0	29,680	52,636	52,636	25,000	27,636
1989	20,869	0	29,120	49,989	49,989	25,000	24,989
1988	17,059	0	25,760	42,819	42,819	25,000	17,819
1987	16,844	0	15,344	32,188	32,188	25,000	7,188
1986	16,938	0	14,784	31,722	31,722	25,000	6,722
1985	16,418	0	9,915	26,333	26,333	25,000	1,333
1984	15,336	0	9,915	25,251	25,251	25,000	251
1983	15,336	0	9,915	25,251	25,251	25,000	251
1982	15,637	0	9,915	25,552	25,552	25,000	552

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
3/10/2010	2456 / 1425	354,000	WD	02
3/1/1998	1502 / 2233	180,000	WD	Q
3/1/1993	1247 / 173	107,400	WD	Q

This page has been visited 64,008 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., July 24, 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 – 1404 Olivia Street (RE # 00024130-000000; AK # 1024937) – A request for variances to maximum building coverage, maximum impervious surface ratio, rear and side-yard setbacks in order to construct an addition to an existing residence on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, Section 122-600(4)a.&b. and 122-600(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 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 – 1404 Olivia Street (RE # 00024130-000000; AK # 1024937) – A request for variances to maximum building coverage, maximum impervious surface ratio, rear and side-yard setbacks in order to construct an addition to an existing residence on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, Section 122-600(4)a.&b. and 122-600(6)b.&c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Chris Liddle Owner: Colby Fisher and Katherine Leigh

Locations: 1404 Olivia Street Date of Hearing: July 24, 2014 Time of Hearing: 6:00 PM

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

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

Please provide written comments to: Carlene Smith, Planner Analyst

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 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 – 1404 Olivia Street (RE # 00024130-000000; AK # 1024937) – A request for variances to maximum building coverage, maximum impervious surface ratio, rear and side-yard setbacks in order to construct an addition to an existing residence on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, Section 122-600(4)a.&b. and 122-600(6)b.&c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Chris Liddle Owner: Colby Fisher and Katherine Leigh

Locations: 1404 Olivia Street Date of Hearing: July 24, 2014 Time of Hearing: 6:00 PM

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

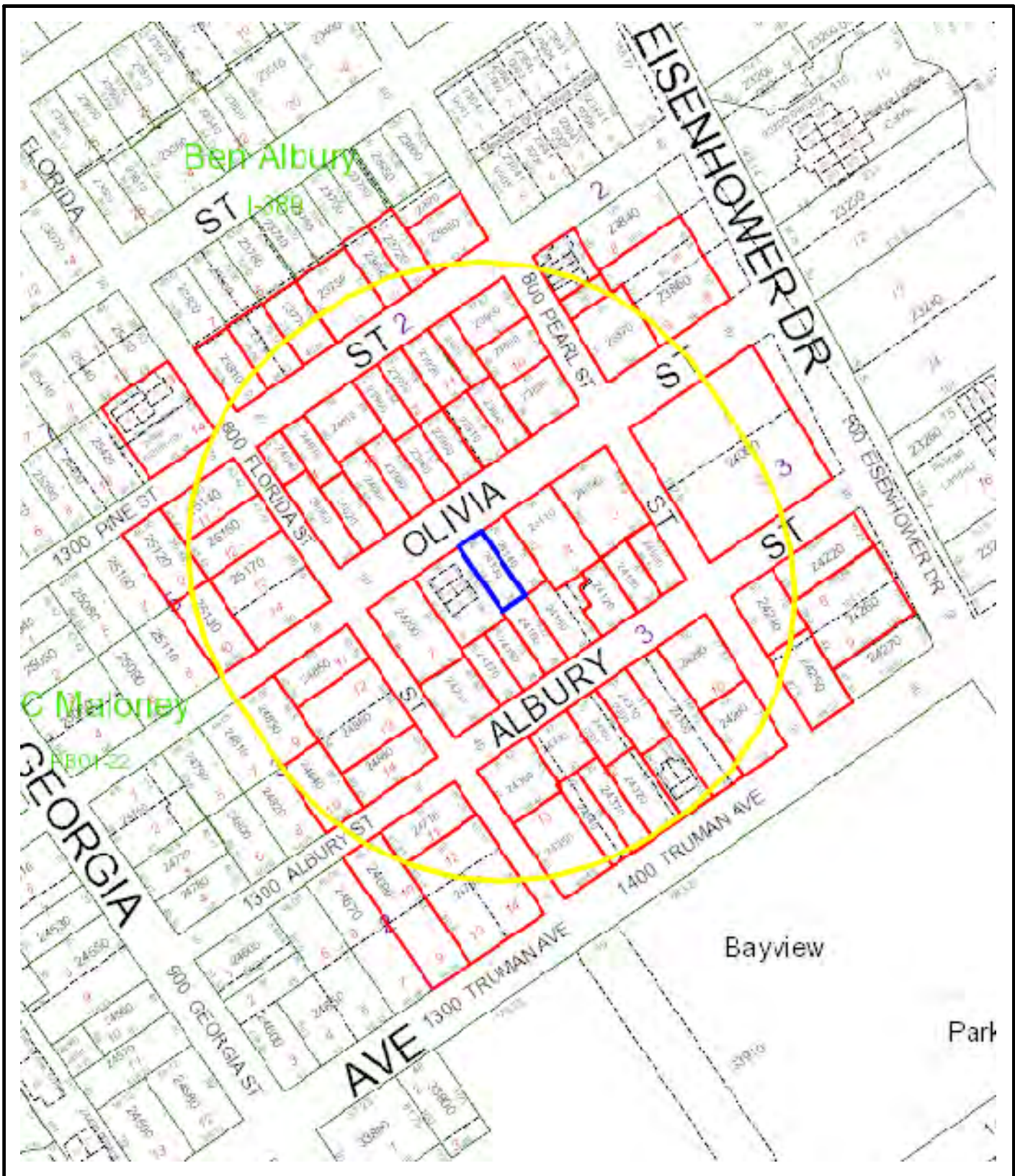
Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West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

Please provide written comments to: Carlene Smith, Planner Analyst

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.



Monroe County, Florida

MCPA GIS Public Portal

Printed: Jul 09, 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.



Owner Name	Address1	Address2	City	State	Zip	Country
KEISER SUSAN		PO BOX 2540	TAOS	NM	87571-2540	
FISHER COLBY D		1404 OLIVIA ST	KEY WEST	FL	33040-7225	
TRUMAN AVENUE MINREALTY LLC		20 MOLLY PITCHER DR	MANALAP/	NJ	07726-8937	
MACK THOMAS D		1402 PINE ST	KEY WEST	FL	33040	
FOX WAYNE P AND LARA L		1417 PINE ST	KEY WEST	FL	33040	
THOMPSON STEVEN J		1417 OLIVIA ST	KEY WEST	FL	33040-7224	
MOODY JOSEPH F AND TINA C		9227 S STONE VIEW CV	SANDY	UT	84093-3204	
LACEY ROBIN		PO BOX 5181	KEY WEST	FL	33041-5181	
WALKER MARTIN S		1408 OLIVIA ST	KEY WEST	FL	33040-7225	
HETTINGER JAMES	C/O AT HOME IN KE	905 TRUMAN AVE	KEY WEST	FL	33040	
THE HOUSING AUTHORITY OF THE CITY OF KEY WEST		1400 KENNEDY DR	KEY WEST	FL	33040	
COVAN FREDERICK L AND DIANE TOLBERT		1901 FOGARTY AVE STE 1	KEY WEST	FL	33040-3615	
WILLIAMS PETER		PO BOX 121	NEW YORK	NY	10014-0121	
CHAMBERLAIN ELIZABETH		1418 PINE ST	KEY WEST	FL	33040-7245	
CHASE AUDREE M		1403 OLIVIA ST	KEY WEST	FL	33040	
JOHNSON HENRY J JR L/E T/C		1404 ALBURY ST	KEY WEST	FL	33040	
DEBOER ERIK LIV TR 12-21-94		1411 PINE ST	KEY WEST	FL	33040	
JONES TERRY MARK AND APRIL J		11 CYPRESS AVE	KEY WEST	FL	33040-6236	
DANTONI PAUL A III AND ROBIN E		1416 PINE ST	KEY WEST	FL	33040	
LANCASTER JAMES A		1403 ALBURY ST DOWN	KEY WEST	FL	33040	
GILLETTE WILLIAM R		1415 TRUMAN AVE	KEY WEST	FL	33040	
ESTEP EMILY CANDACE		1411 OLIVIA ST	KEY WEST	FL	33040-7224	
1415 OLIVIA STREET LLC		1621 BAY RD APT 1208	MIAMI BEA	FL	33139-3266	
KOLSON ANN J		108 W 75TH ST APT 4	NEW YORK	NY	10023-1931	
KLEIN FRED C AND JOANNE D		33 THE BIRCHES	ROSLYN ES	NY	11576	
BREADY DANIEL		1717 15TH ST NW	WASHINGTON	DC	20009-3813	
BABCOCK JASON B AND CHRISTINE O MCLELLAN		1415 PINE ST	KEY WEST	FL	33040-7244	
HOGAN JAMES W		1417 ALBURY ST	KEY WEST	FL	33040-7203	
LACEY ROBIN L		PO BOX 5181	KEY WEST	FL	33045-5181	
GRANT W KING JR		1311 TRUMAN AVE	KEY WEST	FL	33040-7250	
EDWARDS CYNTHIA		1402 OLIVIA ST APT 1	KEY WEST	FL	33040-7211	
DRAVES JODY LYNNE		1401 PINE ST	KEY WEST	FL	33040-7244	
1419 TRUMAN AVE LLC		7700 GRIFFIN POND CT	SPRINGFIEL	VA	22153-3915	

GRAY DONALD D	1414 ALBURY ST	KEY WEST	FL	33040-7204
NIGZUS STEVE	26 MADIGAN LN	HARVARD	MA	01451-1305
BROWN JOHN MICHEAL	1410 PINE ST	KEY WEST	FL	33040
TREVOR BENJAMIN D QPRT 09/28/2007	199 LAFAYETTE ST	DENVER	CO	80218
1314-1318 OLIVIA STREET LLC	PO BOX 6568	KEY WEST	FL	33041-6568
LANE WILLIAM T AND KAREN D	1122 ANGELA ST	KEY WEST	FL	33040
CROWLEY DEBBY J AND MICHAEL J	1407 PINE ST	KEY WEST	FL	33040
PRATT CHARLES L II AND ELOISE	814 PEARL ST	KEY WEST	FL	33040-7259
KW ALBURY LLC	75 N BOUNTY LN	KEY LARGO	FL	33037-2304
TRUMAN AVENUE MINREALTY LLC	20 MOLLY PITCHER DR	MANALAP/	NJ	07726-8937
FEUER JEFFREY M	1409 TRUMAN AVE	KEY WEST	FL	33040-7251
WARE JEFFREY C AND ROSEMARY J	1400 OLIVIA ST	KEY WEST	FL	33040
COYLE ELAINE S	810 PERAL ST	KEY WEST	FL	33040
CULLEN THOMAS AND MONICA	12 MILFORD DR	MARLTON	NJ	08053-5409
FENCIL JOHN P	77 W HURON ST	CHICAGO	IL	60610
KEYS ISLAND PROPERTIES LLC	PO BOX 6158	KEY WEST	FL	33041-6158
ATHANAS PAUL	2 PALMER RD	SWAMPSCOT	MA	1907
DALLAIRE LAURENT	35 WYNFORD HEIGHTS CRES	NORTH YORK	ONTARIO	M3C 1K9 CANADA
DOOLEY KENNETH L LIVING TRUST 6/18/2012	1410 ALBURY ST	KEY WEST	FL	33040-7204
MANGINI SCOTT JAMES AND KAREN A	2320 ALFORD WAY	WELLINGTON	FL	33414
SOWERS M BARBARA	826 FLORIDA ST	KEY WEST	FL	33040-7267
FRANSE TED H 2011 LIV TR 9/22/2011	4500 MARTSMITH WAY	FAIR OAKS	CA	95628-6332
DOOLEY KENNETH L LIVING TRUST 6/18/2012	1410 ALBURY ST	KEY WEST	FL	33040-7204
TRUMAN AVENUE MINREALTY LLC	20 MOLLY PITCHER DR	MANALAP/	NJ	07726-8937
CULLEN MICHAEL P AND KAREN L	201 S MAIN ST	ELMER	NJ	08318-2250
DOOLEY KENNETH L LIVING TRUST 6/18/2012	1410 ALBURY ST	KEY WEST	FL	33040-7204
ALBURY STREET LLC	3201 FLAGLER AVE STE 507	KEY WEST	FL	33040-4693
BUTCKO MARJORIE	810 FLORIDA ST	KEY WEST	FL	33040
DEL GAUDIO ROSE 2014 FAMILY TRUST 4/8/2014	5846 HUNTINGTON AVE	RICHMOND	CA	94804-5510
SCHIFF HERMAN S REV TR AGR 11/12/98	5090 COLDSRING LN	WEST BLOC	MI	48322-4204
KERR WILLIAM	1430 ELIZA ST	KEY WEST	FL	33040-3426
HAZEN GEORGE AND SUSAN	913 FOREST TER	ANNAPOLIS	MD	21409-5327
CURRAN ADRIENNE M	3808 EAGLE AVE	KEY WEST	FL	33040-4527
FOSTER RICHARD J	226 POND ST UNIT 7	NATICK	MA	01760-4376

BABICH CARRIE LYNN	1406 PINE ST	KEY WEST	FL	33040-7245
BLOMBERG DOUGLAS B	1408 PINE ST	KEY WEST	FL	33040-7245
WILKERSON JEREMY	1405 OLIVIA ST	KEY WEST	FL	33040
GRANT W KING JR	1311 TRUMAN AVE	KEY WEST	FL	33040-7250
BANANA DREAM LLC	555 NORTHFIELD RD	WARWICK	MA	01378-9353
THOMAS DARLENE	62 SEASIDE NORTH CT	KEY WEST	FL	33040
BURNS JOHN T	1402 OLIVIA ST APT 3	KEY WEST	FL	33040-7211
FIVEHOUSE DERENCE AND TAMARA	723 MCMULLAN AVE UNIT 303	EDENTON	NC	27932-2093
FEDERAL NATIONAL MORTGAGE ASSOCIATION	3900 WISCONSIN AVE NW	WASHINGTON	DC	20016-2892
CARDULLO MARK DAVID	7345 CENTURY DR	NORTH RIC	TX	76182-3453
KEISER M GORDON JR	810 EISENHOWER DR	KEY WEST	FL	33040-7261
FOGG RAYMON B JR REV TR 9/1/2000	981 KEYNOTE CIR STE 15	INDEPENDI	OH	44131-1842
CUMMINGS LEE B AND PATRICIA D	1403 PINE ST	KEY WEST	FL	33040-7244
WATERS BARBARA A	1400 PINE ST	KEY WEST	FL	33040-7245
RETSON DEMETRI J AND LYNN V	2828 LAKEWOOD TRL	CHESTERTC	IN	46304-3400
DOOLEY KENNETH L LIVING TRUST 6/18/2012	1410 ALBURY ST	KEY WEST	FL	33040-7204
CARDENAS SUSAN M	902 FLORIDA ST	KEY WEST	FL	33040
MONROE SHELIA A	1702 N PARK DR APT 75	WILMINGT	DE	19806-2176
MORRIS JAMES E	334 N COLLEGE AVE	INDIANAPC	IN	46202-3613