

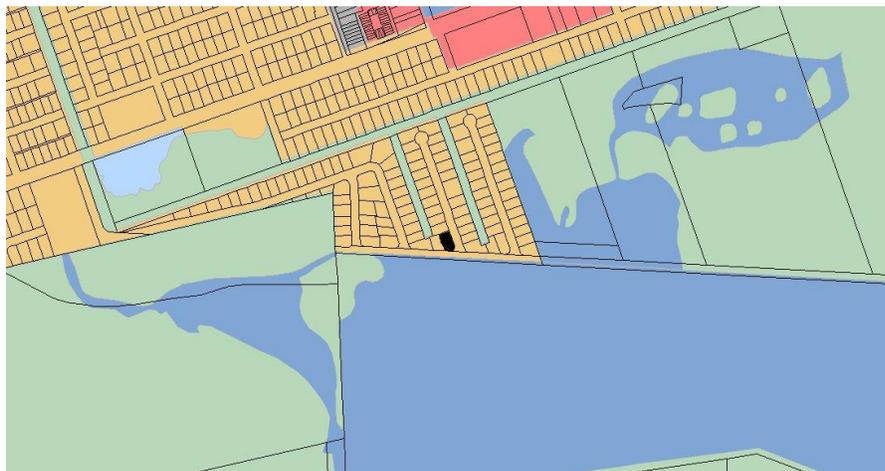
Staff Report

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



To: Chairman and Planning Board Members
Through: Thaddeus Cohen, Planning Director
From: Melissa Paul-Leto, Planner Analyst
Meeting Date: August 20, 2015
Agenda Item: **Variance – 3003 Airport Boulevard (RE # 00070680-000000; AK # 1074519)** – A request for a variance to the street side setback requirements, in order to relocate the HVAC and pool equipment to border the interior street side of fence on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395,122-238(6) a., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is requesting to relocate the HVAC and pool equipment from the back yard into the street side setback fence.
Applicant: Liz Carpentry, LLC.
Owner: Michael & Linda Blatt
Location: 3003 Airport Boulevard (RE # 00070680-000000; AK # 1074519)
Zoning: Single Family (SF) Zoning District



Background and Request:

The property at 3003 Airport Boulevard is an existing single family residential dwelling. The property is located within the Single Family (SF) Zoning District.

The applicant is proposing to relocate the existing HVAC and Pool equipment from the rear yard to the street side setback behind the properties fence. This request has triggered a street side setback variance.

Relevant SF Zoning District Dimensional Requirements: Code Section 122-238				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Detached Habitable (Section 12-1078)				Variance Requested
Minimum lot size	6,000 SF	8,045 SF	8,045 SF	No change In compliance
Maximum density	8 dwelling units per acre	1 du / 0.18 ac= 5.5	1 du / 0.18 ac= 5.5	No change In compliance
Maximum height	25 feet + 5 feet non-habitable	25 feet	25 feet	No change In compliance
Minimum Front setback	20 feet	22 feet 8 inches	22 feet 8 inches	No change In compliance
Minimum Right side setback	5 feet	5 feet	5 feet	No change In compliance
Minimum Street side setback	10 feet	9 feet 9 inches	1 feet 6 inches	(Relocation of HVAC and pool equipment) Variance Request -8 feet 3 inches
Minimum Rear setback	20 feet	16 feet 5 inches	16 feet 5 inches	No change Existing nonconformity
Maximum building coverage	35%	1,748 SF	1,748 SF	No change In compliance
Maximum impervious surface	50%	2,346 SF	2000 SF	In compliance
Open Space/ Landscaping	35%	4,094 SF	4,440 SF	Increase due to HVAC/Pool equipment In compliance

Process:

Planning Board Meeting:

August 20, 2015

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

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 land, structures and buildings involved are located on the property within the SF Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, any and all the existing nonconformities were established prior to the current LDRs. However, many other land, structures and buildings within the SF Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

NOT IN COMPLIANCE.

- 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 are created by the applicant, they result from the action of the applicant. The request to relocate the existing HVAC and pool equipment from the rear yard into the street side setback is generated from specific actions initiated by the applicant.

NOT IN COMPLIANCE.

- 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, relocating the HVAC and Pool equipment and creation of the street side setback issue would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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.**

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the SF Zoning District. The HVAC and Pool equipment can be relocated to an alternative location in the rear property that would not cause a setback issue.

NOT IN COMPLIANCE.

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, it is the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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.

IN COMPLIANCE.

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.

IN COMPLIANCE.

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

It does not appear that the requested variance will trigger any public facility or utility service 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.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **denied**.

Application

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



MAY 01 2015

Variance Application **CITY OF KEY WEST
PLANNING DEPT.**

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

Please print or type a response to the following:

1. Site Address 3003 Airport Blvd. Key West FL 33040
2. Name of Applicant Liz Carpentry, LLC
3. Applicant is: Owner _____ Authorized Representative xx
4. Address of Applicant 5624 3rd Ave
Key West FL 33040
5. Phone # of Applicant 305-294-5861 Mobile# 305-797-6669
6. E-Mail Address Lizcarpentry@gmail.com
7. Name of Owner, if different than above Michael & Linda Blatt
8. Address of Owner 3003 Airport Blvd.
Key West, FL 33040
9. Phone # of Owner 305-393-5675
10. Email Address mikedb4067@aol.com
11. Zoning District of Parcel SF RE# 00070680-000000
12. Description of Proposed Construction, Development, and Use
"Renovation of Back Yard" so request for variance to street side setbacks
requirement to install Pool Equipment & HVAC unit
13. List and describe the specific variance(s) being requested:
Requesting for Pool Equipment and HVAC to be located on the street side of fence on
owners property (as shown in drawing)

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



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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE			
Size of Site	8045 SF			
Height	25Ft	25FT	None	
Front Setback	20Ft	22.8"	None	
Side Setback	5Ft	5Ft	None	
Side Setback	N/A	N/A	N/A	
Street Side Setback	10ft	9.9Ft		Yes
Rear Setback	20Ft	16.5	N/A	
F.A.R	N/A	N/A	N/A	
Building Coverage	22%	1748Sf	1748Sf	No
Impervious Surface		2346Sf	2000Sf	No-Improving
Parking				
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	35%	50% 4094Sf	4440 Sf	
Number and type of units	1			
Consumption Area or Number of seats				

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

Meeting Date _____ HARC Approval # _____

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



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

17. Will the work be within the dripline (canopy) of any tree on or off the property?

YES _____ NO xx

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

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

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

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

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



Standards for Considering Variances

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

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

Property is a Corner Lot and proposed new location Pool Equipment and HVAC
Will Not Affect Life Safety.

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

None

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.

Granting is Variance will not confer upon applicant

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



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

The Lot is a Corner Lot, Therefore the Owner has only one side yard

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.

Yes granting is variance will allow Property Owner to use the reasonable lot coverage

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.

Yes granting the request Variance will not be an injurious to Public Welfare or Interest

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



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

Existing Non-Conforming Uses & Other Property is not a basis for this Variance Request

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

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

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, Miguel Liz, in my capacity as Owner
(print name) *(print position; president, managing member)*
of Liz Carpentry, LLC
(print name of entity serving as Authorized Representative)

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

3003 Airport Blvd Key West Fla 33040
Street Address of subject property

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

Miguel Liz
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 28, 15 by
Miguel Liz
Name of Authorized Representative
date

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

Tina Garcia
Notary's Signature and Seal

Tina Garcia
Name of Acknowledger typed, printed or stamped

FF 032258
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, Michael D & Lina A Blatt authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Liz Carpentry, LLC / Miguel Liz
Please Print Name of Representative

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

Michael Blatt
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this April 30, 15 by
date

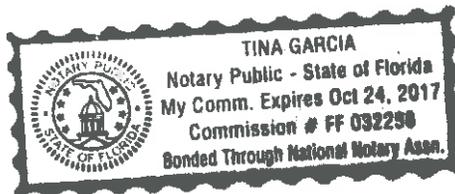
Michael Blatt
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Tina Garcia
Name of Acknowledger typed, printed or stamped

FF032250
Commission Number, if any



Deed

This Indenture,

339099

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereby the use of the singular number shall include the plural, and the plural the singular. The use of any gender shall include all genders and, if used, the term "and" shall include all the uses herein described if more than one.

702.00
5
707.00

Made this 16th day of February A. D. 19 84

Between
DR. ALEX J. PELLINI and MARY ANN LAWRENCE PELLINI, his wife

of the County of Monroe in the State of Florida
party of the first part, and

MICHAEL D. BLATT and LINDA A. BLATT, his wife
whose address is: 1500 Patricia Street, Key West, Florida 33040
of the County of Monroe in the State of Florida
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of ten and no/100 and other valuable consideration Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

Lot 57, AMENDED FLAT OF RIVIERA SHORES, FIRST ADDITION, Key West, Florida, as recorded in Plat Book 5, Page 88, of the Public Records of Monroe County, Florida.

- SUBJECT TO: taxes for the year 1984 and subsequent years.
- SUBJECT TO: limitations, conditions, easements, restrictions of record, if any.
- SUBJECT TO: First Mortgage made by Aurelio Ans and Daisy Ans, his wife to First Federal Savings and Loan Association of the Florida Keys, dated February 7, 1975, filed February 11, 1975, recorded in Official Records Book 604, Page 279, of the Public Records of Monroe County, Florida.
- SUBJECT TO: Second Purchase Mortgage made by Dr. Alex J. Pellini and Mary Ann Lawrence to Aurelio Ans and Daisy Ans, dated June 15, 1983, filed July 7, 1983, recorded in Official Record Book 885, Page 815, of the Public Records of Monroe County, Florida.
- SUBJECT TO: Third Purchase Mortgage made by Michael D. Blatt and Linda A. Blatt, his wife to Dr. Alex J. Pellini and Mary Ann Lawrence Pellini, his wife .

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and Delivered by Our Presence:

Charles E. Lee
2. Charles Shurt

Dr. Alex J. Pellini
Dr. Alex J. Pellini

State of Florida

County of Monroe

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

DR. ALEX J. PELLINI, and MARY ANN LAWRENCE PELLINI, his wife
do me well know and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West
County of Monroe and State of Florida, this 16th
day of February, A. D. 19 84

My Commission Expires July 28, 1987

Charles Shurt
Notary Public State of Florida

Notary Seal:

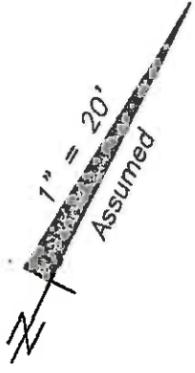
KEYS TITLE & ABSTRACT CO.
This Document Necessary to Fulfill The Conditions
Contained in Our Title Insurance Commitment

Recorded in Official Records Book
in Monroe County, Florida
DANNY L. ROHAGE
Check Serial Count

MOONROE COUNTY
DANNY L. ROHAGE, CLERK CIB. CL.
by Handa
FILED FOR...
FEB 21 1984

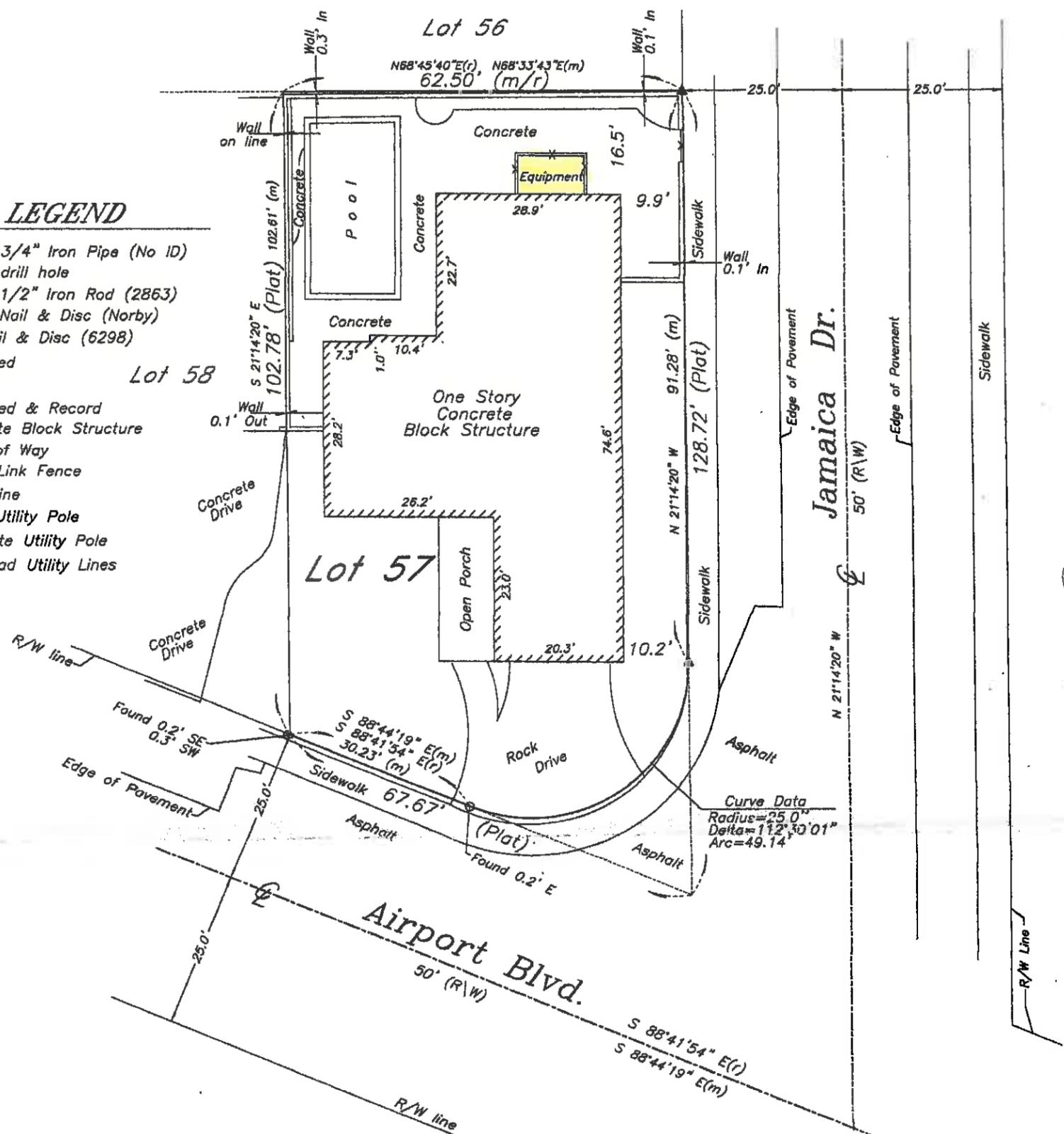
Survey

Boundary Survey Map of 57, RIVIERA SHORES FIRST ADDITION AMENDED PLAT



LEGEND

- Found 3/4" Iron Pipe (No ID)
- Found drill hole
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (Norby)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 3003 Airport Blvd., Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the centerline of Jamaica Dr. as N21°14'20"W .
8. Date of field work: March 24, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Lot 57, RIVIERA SHORES FIRST ADDITION AMENDED PLAT, according to the plat thereof, as recorded in Plat Book 5, Page 88, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Michael & Linda Blatt;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 27, 2015

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

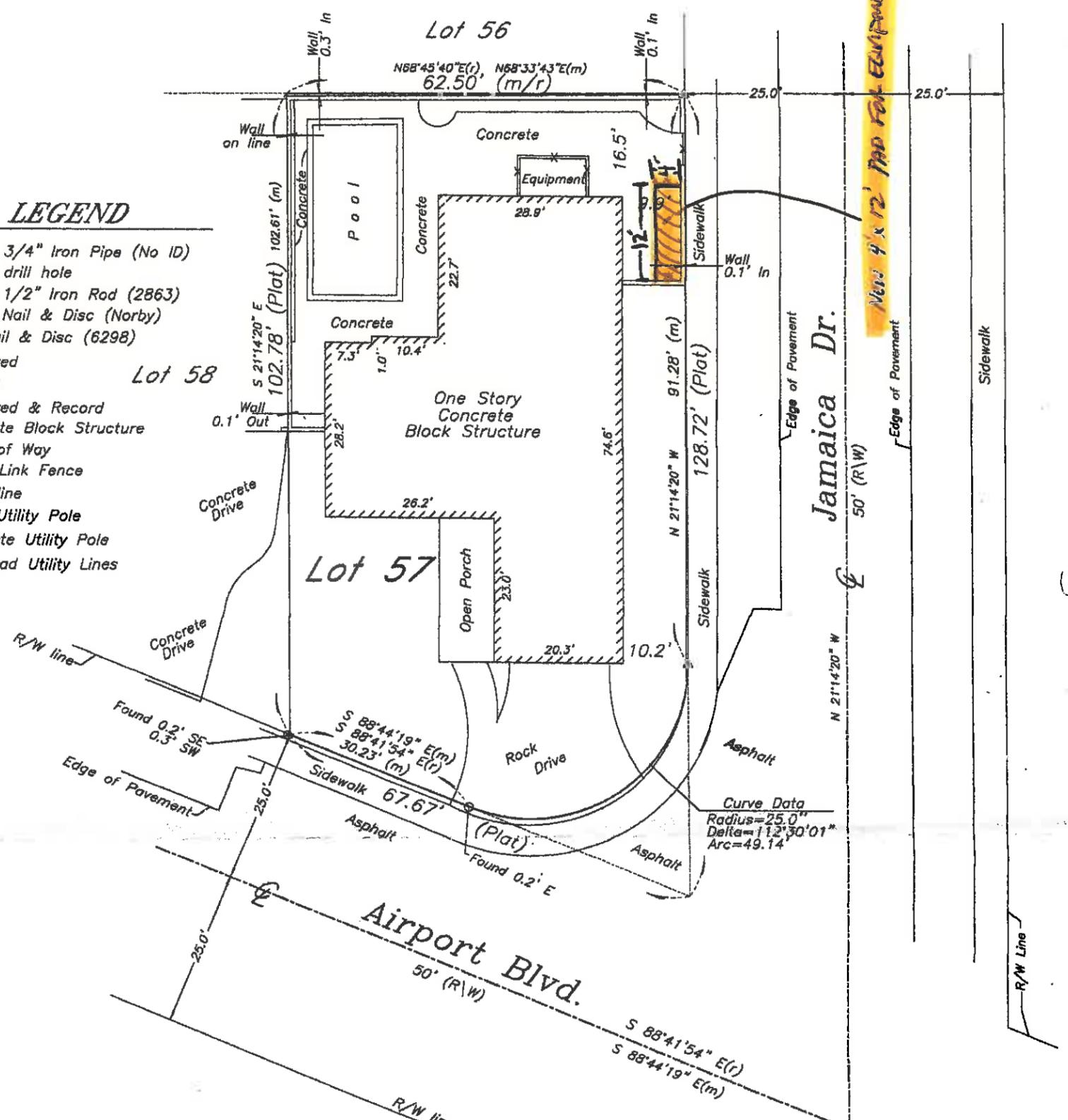
Site Plans

Boundary Survey Map of 57, RIVIERA SHORES FIRST ADDITION AMENDED PLAT



LEGEND

- Found 3/4" Iron Pipe (No ID)
- Found drill hole
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (Norby)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 3003 Airport Blvd., Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the centerline of Jamaica Dr. as N21°14'20"W.
8. Date of field work: March 24, 2015
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Lot 57, RIVIERA SHORES FIRST ADDITION AMENDED PLAT, according to the plat thereof, as recorded in Plat Book 5, Page 88, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Michael & Linda Blatt;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 27, 2016

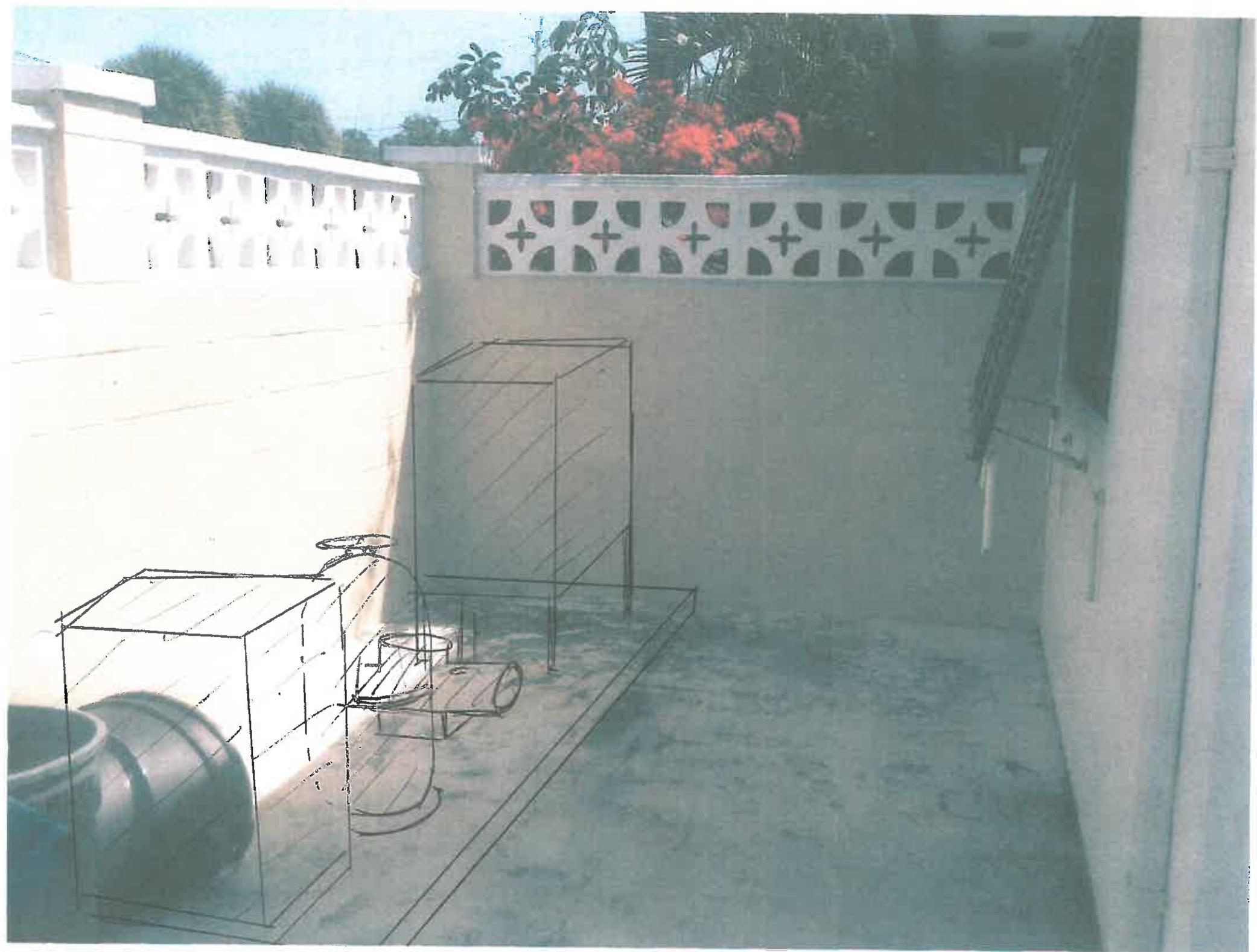
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244



Site Photos



Google earth





Google earth





Google earth



Property Appraiser



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: 1074519 Parcel ID: 00070680-000000

Ownership Details

Mailing Address:
BLATT MICHAEL D AND LINDA A
3003 AIRPORT BLVD
KEY WEST, FL 33040-5215

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 04-68-25
Property Location: 3003 AIRPORT BLVD KEY WEST
Subdivision: Amended Plat of Riviera Shores First Addn
Legal Description: LOT 57 AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88 OR546-335 OR885-814 OR903-2095

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



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

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

010D - RESIDENTIAL DRY	68	103	6,984.00 SF
------------------------	----	-----	-------------

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1748
 Year Built: 1975

Building 1 Details

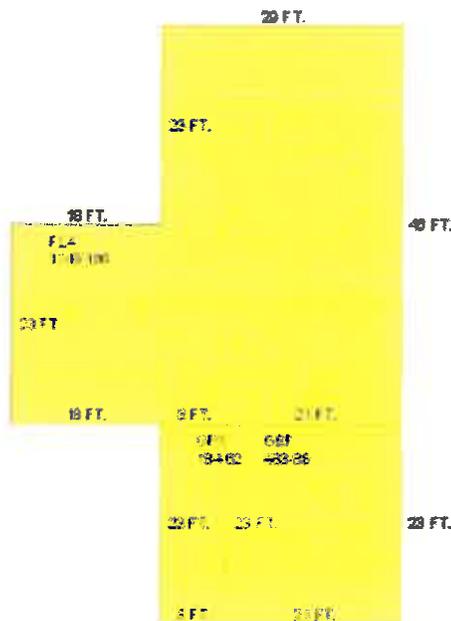
Building Type R1	Condition G	Quality Grade 500
Effective Age 19	Perimeter 186	Depreciation % 26
Year Built 1975	Special Arch 0	Gmd Floor Area 1,748
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover ASPHALT SHINGL	Foundation CONCR FTR
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 3
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-----------	------------	---------------------	------

1	FLA	5:C.B.S.	1	1974	N	Y	0.00	0.00	1,748
2	GBF	5:C.B.S.	1	1974			0.00	0.00	483
3	OPX		1	1974			0.00	0.00	184

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,264 SF	0	0	1974	1975	4	30
2	PT3:PATIO	706 SF	0	0	1974	1975	3	50
3	PO4:RES POOL	450 SF	0	0	1974	1975	3	50

Appraiser Notes

LOCATION IS AFTER # 3005

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
12-1542	07/28/2012		27,000	Residential	Install new cabinets in new wet bar area in ext. closet area in dining room. Appx 5.5 LF of base and upper cabinets. Install vanity in bathroom, replace door, trim, new wet bar counter tops and backsplash.
12-1605	05/03/2012		5,000	Residential	Move 200 amp interior panel, install 40 circuit area. Rewire 150 SF kitchen, new lighting in kitchen and rewire 60 SF bath.
15-0122	01/15/2015		6,000		R & R SLIDING GLASS DOORS
1 9700010	01/01/1997	06/01/1997	6,550	Residential	ROOF
1 9802381	07/30/1998	10/25/1998	500	Residential	EMERGENCY REPAIRS RISER
1 9802501	08/13/1998	10/25/1998	400	Residential	200 AMP INSTALLATION
1 9903280	09/22/1999	10/20/1999	1,300	Residential	REPAIRS
1 B-5388	04/03/1974	08/18/1975	35,000	Residential	SFR-2,679 SF
1 B-5706	02/19/1975	12/16/1975	4,700	Residential	18,000GAL POOL
1 04-2133	07/01/2004	12/02/2004	4,100	Residential	INSTALL 2-TON A/C
05-0280	02/14/2005	10/12/2005	6,000	Residential	REPAIR SPALLING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	171,977	21,235	191,661	384,873	257,668	25,000	232,668
2013	176,326	21,235	146,027	343,588	253,860	25,000	228,860
2012	185,554	21,235	146,027	352,816	249,617	25,000	224,617
2011	187,817	21,235	141,464	350,516	242,347	25,000	217,347

2010	190,080	21,235	97,351	308,666	238,766	25,000	213,766
2009	213,852	21,235	158,196	393,283	232,489	25,000	207,489
2008	196,672	21,235	405,072	622,979	232,257	25,000	207,257
2007	218,139	17,707	384,120	619,956	225,492	25,000	200,492
2006	344,615	17,707	419,040	781,362	207,182	25,000	182,182
2005	371,538	17,707	314,280	703,525	213,584	25,000	188,584
2004	244,999	18,352	209,520	472,871	207,363	25,000	182,363
2003	216,730	18,997	104,760	340,487	203,497	25,000	178,497
2002	210,573	20,933	99,173	330,679	198,728	25,000	173,728
2001	219,493	21,578	99,173	340,244	195,599	25,000	170,599
2000	232,810	21,792	71,586	326,188	189,902	25,000	164,902
1999	181,732	18,354	71,586	271,672	184,910	25,000	159,910
1998	170,373	17,753	71,586	259,712	181,999	25,000	156,999
1997	152,899	16,419	57,618	226,936	178,957	25,000	153,957
1996	107,466	11,884	57,618	176,969	173,745	25,000	148,745
1995	107,466	12,227	57,618	177,312	169,508	25,000	144,508
1994	96,108	11,326	57,618	165,052	165,052	25,000	140,052
1993	94,787	7,382	57,618	159,787	159,787	25,000	134,787
1992	94,787	7,382	57,618	159,787	159,787	25,000	134,787
1991	94,787	7,382	57,618	159,787	159,787	25,000	134,787
1990	94,787	7,382	52,380	154,549	154,549	25,000	129,549
1989	86,170	6,711	50,634	143,515	143,515	25,000	118,515
1988	71,081	6,711	40,040	117,832	117,832	25,000	92,832
1987	70,193	6,711	28,028	104,932	104,932	25,000	79,932
1986	70,495	6,711	26,208	103,414	103,414	25,000	78,414
1985	67,937	6,711	25,480	100,128	100,128	0	100,128
1984	53,984	6,711	25,480	86,175	86,175	0	86,175
1983	53,984	6,711	25,480	86,175	86,175	25,000	61,175
1982	54,905	6,711	23,442	85,058	85,058	25,000	60,058

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
2/1/1984	903 / 2095	156,000	WD	Q
6/1/1983	885 / 814	150,000	WD	Q

This page has been visited 185,858 times.

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

Monroe County Property Appraiser - Radius Report

AK: 1074993	Parcel ID: 00071160-000000	Physical Location	1608 VENETIAN DR	KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN 8 LOT 104 & PT LOTS 103 & 105 OR481-864/865 OR				
Owners Name: BARCZA LARRY AND HELEN				
Address: PO BOX 1510 BRADFORD ON L3Z 2B8 CANADA				
AK: 1074578	Parcel ID: 00070740-000000	Physical Location	1619 VENETIAN DR	KEY WEST
Legal Description: LOT 63 KW AMENDED PLAT OF RIVIERA SHORES-FIRST N PB5-88 OR477-539 OR479-914 OR663-863 OR122C				
Owners Name: PONDELICEK PAUL				
Address: 1619 VENETIAN DR KEY WEST FL 33040				
AK: 1074349	Parcel ID: 00070510-000000	Physical Location	1621 JAMAICA DR	KEY WEST
Legal Description: LOT 40 AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN B5-88 OR466-900/901 OR940-50 OR953-2090Q/C OI				
Owners Name: YOUNG CARTER S REV TRUST 1				
Address: 458 EAST HIGH POINT LN PEORIA IL 61614-3006				
AK: 1074187	Parcel ID: 00070350-000000	Physical Location	1704 BAHAMA DR	KEY WEST
Legal Description: LT 24 RIVIERA SHORES FIRST ADD KW AMENDED PLAT -88 OR514-506 OR1282-1684D/C OR2354-894/95 OR				
Owners Name: HJELMELAND BJARTE				
Address: PILESTREDET PARK 12B N-0176 OSLO NORWAY				
AK: 1074276	Parcel ID: 00070440-000000	Physical Location	1723 JAMAICA DR	KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES FIRST ADDN 8 THE NWLY 45 FT OF LOT 33 AND THE SELY 5.5				
Owners Name: BAUER CHARLES R				
Address: 1723 JAMAICA DR KEY WEST FL 33040				
AK: 1074527	Parcel ID: 00070690-000000	Physical Location	3005 AIRPORT BLVD	KEY WEST
Legal Description: LOT 58 AMENDED PLAT OF RIVIERA SHORES FIRST ADDN B5-88 OR566-525 OR689-174 OR727-260 OR770-72				
Owners Name: GARCIA WAYNE AND ANGELIQUE M				
Address: 3005 AIRPORT BLVD KEY WEST FL 33040				
AK: 1074985	Parcel ID: 00071150-000000	Physical Location	1612 VENETIAN DR	KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN 8 PT LOT 100 & PT LOT 103 OR606-72 CASE #77-10				
Owners Name: LOPEZ JORGE A				
Address: 1612 VENETIAN DR KEY WEST FL 33040				
AK: 1074217	Parcel ID: 00070380-000000	Physical Location	1714 BAHAMA DR	KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN 8 LOT 27 OR618-733 OR791-587 OR822-311 OR856-				
Owners Name: SWEETING HERMAN S III AND JEANETTE T				
Address: 1714 BAHAMA DR KEY WEST FL 33040				
AK: 1074471	Parcel ID: 00070640-000000	Physical Location	1704 JAMAICA DR	KEY WEST
Legal Description: LT 53 KW AMENDED PLAT OF RIVIERA SHORES-FIRST PB5-88 OR515-1066 OR2625-2299/300				
Owners Name: LEWIS DELMAR J				
Address: 79 SEASIDE NORTH CT KEY WEST FL 33040-5292				
AK: 1074586	Parcel ID: 00070750-000000	Physical Location	1615 VENETIAN DR	KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN 8 LOT 64 OR627-446 OR693-714 OR1029-2099 OR11				
Owners Name: ROBERTSON V WHIT AND DORCAS C				
Address: 1615 VENETIAN DR KEY WEST FL 33040				
AK: 1074543	Parcel ID: 00070710-000000	Physical Location	1631 VENETIAN DR	KEY WEST
Legal Description: LT 60 KW AMENDED PLAT OF RIVIERA SHORES-FIRST PB5-88 OR456-91/92 OR722-592/93 OR770-394 OR8-				
Owners Name: SANDS ELDINE REV LIV TRST C/O SANDS TOBIN SUCCESSOR TRUSTEE				
Address: 369 GREENCASTLE DR JACKSONVILLE FL 32225-6510				

AK: 1074233 **Parcel ID:** 00070400-000000 **Physical Location** 1724 BAHAMA DR KEY WEST
Legal Description: LT 29 KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88 OR441-24/25 OR1174-558 OR1174-559 OR1174-560
Owners Name: WILBUR WRIGHT 725 LLC
Address: PO BOX 121 NEW YORK NY 10014-0121

AK: 1074951 **Parcel ID:** 00071120-000000 **Physical Location** 1620 VENETIAN DR KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN 8 PT LT 100 OR489-456/57 OR766-1173/74 OR786-16
Owners Name: YOSHIMOTO MASAFUMI
Address: 1620 VENETIAN DR KEY WEST FL 33040-5222

AK: 1074462 **Parcel ID:** 00070630-000000 **Physical Location** 1700 JAMAICA DR KEY WEST
Legal Description: LOT 52 AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88 OR589-536 OR1126-141D/C OR1126-135
Owners Name: TALLMADGE RICHARD AND CATHY
Address: 1700 JAMAICA DR KEY WEST FL 33040-5232

AK: 1074331 **Parcel ID:** 00070500-000000 **Physical Location** 1701 JAMAICA DR KEY WEST
Legal Description: NLY 51FT LOT 38 AND ALL LOT 39 KW AMENDED PLAT OF RIVIERA SHORES FIRST ADDN PB5-88 OR499-89
Owners Name: ATKINSON ROBERT D AND MICHELE
Address: 1701 JAMAICA DR KEY WEST FL 33040-5218

AK: 1074195 **Parcel ID:** 00070360-000000 **Physical Location** 1710 BAHAMA DR KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN 8 LOT 25 OR501-802 OR1671-599 OR1933-2220(CM)
Owners Name: ROSSO DEBBIE
Address: 1710 BAHAMA DR KEY WEST FL 33040

AK: 1074268 **Parcel ID:** 00070430-000000 **Physical Location** 3013 AIRPORT BLVD KEY WEST
Legal Description: LOT 32 AND THE SELY 11FT OF LOT 33 AMENDED PLAT OF RIVIERA SHORES FIRST ADDN PB5-88 OR487-42
Owners Name: RISPOLI JERRY JAMES
Address: 3013 AIRPORT BLVD KEY WEST FL 33040-5216

AK: 1074225 **Parcel ID:** 00070390-000000 **Physical Location** 1720 BAHAMA DR KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN 8 LOT 28 OR470-809/10 OR1042-2337Q/C OR1253-1
Owners Name: BERVALDI F VINCENT JR
Address: 1720 BAHAMA DR KEY WEST FL 33040-5229

AK: 1074519 **Parcel ID:** 00070680-000000 **Physical Location** 3003 AIRPORT BLVD KEY WEST
Legal Description: LOT 57 AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN B5-88 OR546-335 OR885-814 OR903-2095
Owners Name: BLATT MICHAEL D AND LINDA A
Address: 3003 AIRPORT BLVD KEY WEST FL 33040-5215

AK: 1074250 **Parcel ID:** 00070420-000000 **Physical Location** 3017 AIRPORT BLVD KEY WEST
Legal Description: LOT 31 AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88 OR625-859 OR922-96 OR1308-53/54P/R OR1
Owners Name: SANDS TOBIN AND PAMELA
Address: 3017 AIRPORT BLVD KEY WEST FL 33040-5216

AK: 1074489 **Parcel ID:** 00070650-000000 **Physical Location** 1708 JAMAICA DR KEY WEST
Legal Description: BK LT 54 KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88 OR582-211 OR616-145 OR665-267/71 C
Owners Name: MCCARTHY CHRISTOPHER W
Address: PO BOX 406 SANDOWN NH 03873

AK: 1074314 **Parcel ID:** 00070480-000000 **Physical Location** 1709 JAMAICA DR KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN 8 LOT 37 AND SLY 5FT LOT 38 OR501-412 OR631-1
Owners Name: WEINBERG EVA BARANOVA
Address: 1709 JAMAICA DR KEY WEST FL 33040-5218

AK: 1074241 **Parcel ID:** 00070410-000000 **Physical Location** 1730 BAHAMA DR KEY WEST
Legal Description: LT 30 KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88 OR592-542 OR795-2390 OR833-873 OR985-1
Owners Name: WANG SHI BIN
Address: 1730 BAHAMA DR KEY WEST FL 33040-5229

AK: 1074535 **Parcel ID:** 00070700-000000 **Physical Location** 2937 AIRPORT BLVD KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN 8 LOT 59 OR347-101/02 OR379-100/01 OR1084-1029
Owners Name: WALSH JOE AND CAREN DEMENT
Address: 7 CYPRESS TER KEY WEST FL 33040-6215

AK: 1065315 **Parcel ID:** 00064810-000000 **Physical Location** 3491 S ROOSEVELT KEY WEST
Legal Description: KW PT SALT POND LTS & LAND MARKED P ON THE S SIDE OF FLAGLER AVE OR COUNTY ROAD MEACHAM,
Owners Name: MONROE COUNTY FLORIDA
Address: 500 WHITEHEAD ST KEY WEST FL 33040-6581

AK: 1074306 **Parcel ID:** 00070470-000000 **Physical Location** 1713 JAMAICA DR KEY WEST
Legal Description: LT 36 KW AMENDED PLAT OF RIVIERA SHORES-FIRST PB5-88 OR569-373 OR808-1863/1864 OR824-840 OB
Owners Name: SKOMP CYNTHIA L
Address: 1713 JAMAICA DR KEY WEST FL 33040-5218

AK: 1074594 **Parcel ID:** 00070760-000000 **Physical Location** 1611 VENETIAN DR UNIT 101 KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN 8 LOT 65 OR544-777 OR686-423 OR804-1043 OR852
Owners Name: MILLER DON C
Address: 1611 VENETIAN DR KEY WEST FL 33040

AK: 1074209 **Parcel ID:** 00070370-000000 **Physical Location** 1712 BAHAMA DR KEY WEST
Legal Description: LT 26 KW AMENDED PLAT OF RIVIERA SHORES-FIRST PB5-88 OR606-95 OR1167-332/33WILL OR1181-821
Owners Name: WALL WENDELL
Address: 1613 JAMAICA DR KEY WEST FL 33040-5230

AK: 1074497 **Parcel ID:** 00070660-000000 **Physical Location** 1712 JAMAICA DR KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN 8 LOT 55 OR467-225 OR992-1241R/S OR1408-2177
Owners Name: BAUMGARTEN JOHN MARK AND MICHELLE G
Address: 1712 JAMAICA DR KEY WEST FL 33040

AK: 1074942 **Parcel ID:** 00071110-000000 **Physical Location** 2929 AIRPORT BLVD KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB 88 LOT 99 OR377-148 OR793-50 OR2051-2411/2417
Owners Name: RODRIGUEZ LARRY R ESTATE
Address: 2929 AIRPORT BLVD KEY WEST FL 33040-5214

AK: 1074292 **Parcel ID:** 00070460-000000 **Physical Location** 1717 JAMAICA DR KEY WEST
Legal Description: LT 35 KW AMENDED PLAT OF RIVIERA SHORES FIRST PB5-88 OR412-286/87 OR637-514 OR902-682 OR152
Owners Name: HALPERN MICHELLEN KEEVAN REV TR 5/19/1998
Address: 87 CANNON ROYAL DR KEY WEST FL 33040-7805

AK: 1074560 **Parcel ID:** 00070730-000000 **Physical Location** 1623 VENETIAN DR KEY WEST
Legal Description: LOT 62 AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN B5-88 OR489-903/904 OR635-176 OR637-190 OR1151
Owners Name: MAGOWAN KIL NAM L/E
Address: 1623 VENETIAN DR KEY WEST FL 33040

AK: 1074551 **Parcel ID:** 00070720-000000 **Physical Location** 1627 VENETIAN DR KEY WEST
Legal Description: LT 61 KW AMENDED PLAT OF RIVIERA SHORES-FIRST PB5-88 OR525-386 OR729-235 OR820-1690 OR831-1
Owners Name: BUCKPITT JAMES F AND KIMBERLY P
Address: 1627 VENETIAN DR KEY WEST FL 33040-5221

AK: 1074501 **Parcel ID:** 00070670-000000 **Physical Location** 1716 JAMAICA DR KEY WEST
Legal Description: LT 56 KW AMENDED PLAT OF RIVIERA SHORES-FIRST PB5-88 OR571-1 OR573-556 OR1825-1901/04E OR2-
Owners Name: NORWOOD CHRISTOPHER R AND MICHELLE ANN
Address: 1716 JAMAICA DR KEY WEST FL 33040-5232

AK: 1074284 **Parcel ID:** 00070450-000000 **Physical Location** 1721 JAMAICA DR KEY WEST
Legal Description: KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB 88 THE NWLY 50.5FT OF LOT 34 OR442-367/368 C
Owners Name: WUSSOW ARLINE D
Address: 708 ELAINE RD WEST PALM BEACH FL 33413-3415

AK: 1068161 **Parcel ID:** 00065460-000000 **Physical Location** VACANT LAND KEY WEST
Legal Description: KW A PARCEL OF LAND LYING BETWEEN S ROOSEVELT & FLAGLERAVE PROPOSED ROAD PT PARCEL 6
Owners Name: CITY OF KEY WEST
Address: PO BOX 1409 KEY WEST FL 33041-1409

AK: 1074454 **Parcel ID:** 00070620-000000 **Physical Location** 1620 JAMAICA DR KEY WEST
Legal Description: LT 51 KW AMENDED PLAT OF RIVIERA SHORES-FIRST PB5-88 OR454-733/34 OR685-510 OR699-752 OR225
Owners Name: CARN RUDOLPH H III
Address: 1620 JAMAICA DR KEY WEST FL 33040-5231
