

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



To: Chairman and Planning Board Members

From: Carlene Smith, LEED Green Associate, Planner II

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: October 16, 2014

Agenda Item: **Variance – 714 Elizabeth St Rear (RE # 00018190-000200, AK # 8497563)** – A request for variance to minimum side and rear yard setbacks in order to renovate and add a second story loft to the existing single-family residential dwelling on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395 and 122-630(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 renovate and add a second story loft to an existing single family residence.

Applicant: William Rowan Architecture / Jennifer Reed

Property Owner: Christine Scarcella

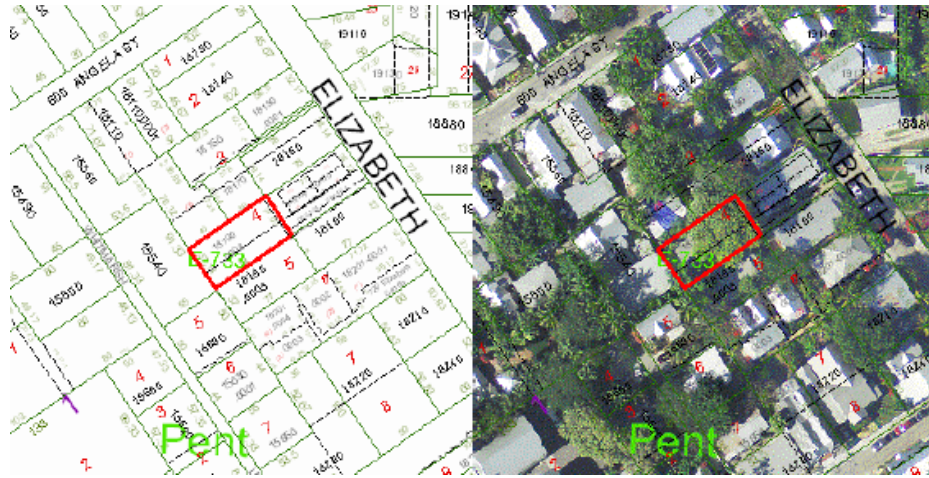
Location: 714 Elizabeth St Rear (RE # 00018190-000200, AK # 8497563)

Zoning: Historic High Density Residential (HHDR) Zoning District

Background:

The existing non-conforming single-family residence is a non-contributing structure. The structure is located within the right side and rear yard setback requirements as permitted in the HHDR zoning district. The applicant is proposing to renovate and remodel the existing structure. No portion of the existing structure will be demolished; however, a second story loft and widow's walk is proposed. The need for the variance for side and rear yard setbacks are triggered due to the expansion of the building envelope with the proposed second story loft addition. The addition of the widow's walk does not exceed the building height requirement.

The applicant is also proposing the front portion of the home be extended five feet to the edge of the existing covered porch. The extension, addition of two small porch covers, and the proposed pool and pool equipment all meet setback requirements.



Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum density	22 dwelling units per acre	1 unit	1 unit	No change
Maximum floor area ratio	n/a	n/a	n/a	n/a
Maximum height	30 feet	14.1'	24.6'	Conforming
Maximum building coverage	50%	40% (1,119 sf)	43% (1,211 sf)	Conforming
Maximum impervious surface	60%	47% (1,302 sf)	56% (1,564 sf)	Conforming
Minimum lot size	4,000 SF	2,766 SF	2,766 SF	n/a
Minimum front setback	10 feet	23.4'	18.7'	Conforming
Minimum right side setback	5 feet	4.8'	4.8'	Variance Required Increasing building envelope
Minimum left side setback	5 feet	8.3'	8.3'	Conforming
Minimum rear setback	20 feet	11.1'	11.1'	Variance Required Increasing building envelope

Process:

Development Review Committee Meeting:

August 28, 2014

Planning Board Meeting:

October 16, 2014

HARC:

TBD

Tree Commission:

TBD

Analysis – Evaluation for Compliance with the Land Development Regulations:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Planning Board shall make factual findings regarding the following:

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

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

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

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

RECOMMENDATION:

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

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed September 27, 2014 by William Rowan, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the second story loft addition.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

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

4. Roof gutter downspouts shall be directed back onto property.

Draft Resolution

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

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MINIMUM RIGHT SIDE AND REAR YARD SETBACKS ON PROPERTY LOCATED AT 714 ELIZABETH ST REAR (RE # 00018190-000200, AK # 8497563) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630 (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 renovate and add a second story loft to an existing single family residence on property located at 714 Elizabeth St Rear (RE # 00018190-000200, AK # 8497563); and

WHEREAS, the existing structure is currently nonconforming to the minimum right side and rear yard setbacks within the Historic High Density Residential (HHDR) Zoning District; and

WHEREAS, Section 122-630 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum side yard setback is five (5) feet (or 10 percent of lot width to a maximum of 15 feet, whichever is greater) and the rear yard setback is 20 feet; and

WHEREAS, the existing right side yard setback is 4.8 feet and existing rear yard setback is 11.1’; and

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

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing

_____ Vice-Chairman

_____ Planning Director

on October 16, 2014; and

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

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

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

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

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

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

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

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

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

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

Section 2. An approval by Resolution of the Key West Planning Board for right side and rear yard setback variances in order to construct a second story loft addition per the attached plans signed and sealed September 27, 2014 by William Rowan, Registered Architect, on property located at 714 Elizabeth St Rear (RE # 00018190-000200, AK # 8497563) in the HHDR Zoning District pursuant to Sections 90-395 and 122-630(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 signed and sealed September 27, 2014 by William Rowan, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the second story loft addition.
2. The applicant shall obtain a Certificate of Appropriateness for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

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

4. Roof gutter downspouts shall be directed back onto property.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly

necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

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

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

_____ Vice-Chairman
_____ Planning Director

the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of October 2014.

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

Sam Holland, Jr., Planning Board Vice-Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

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: 714 Elizabeth Street (Rear)

Zoning District: HHDR Real Estate (RE) #: 00018190-000200

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: William Rowan Architecture / Jennifer Reed

Mailing Address: 321 Peacon Ln.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-509-3435 Office: 305-394-5537 Fax: _____

Email: theannexkw@gmail.com

PROPERTY OWNER: (if different than above)

Name: Christine Scarcella

Mailing Address: c/o Art at 830, 830 Caroline Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-295-9595 Fax: _____

Email: artkeywest@gmail.com

Description of Proposed Construction, Development, and Use: See attached page

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

SEE ATTACHED for description. Right side setback: 4.8' (existing); 4.8' (proposed) Rear setback: 11.1' (existing); 11.1' (proposed)

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

If yes, please describe and attach relevant documents: _____

ATTACHMENT TO Page 1.

Description of Proposed Construction, Development, Use:

Applicant proposes to renovate and remodel an existing non-contributing structure, located within the historic district. Proposed plans will renovate the original circa 1977 structure; no portion of the existing structure will be demolished.

The Owner proposes to add a second story loft (approx. 656 sqft), to have a gable roof and shed dormers on each side. Further, the Owner proposes to extend the front portion of the home forward 5 feet, to the edge of the existing covered porch (using existing footers—no additional digging required; roots shall not be disturbed.) The footprint of the house will not change with this addition, with the exception of the addition of two small porch covers at the front entry, which are well within acceptable setbacks. The covered porches increase building coverage by approximately 92sqft; even with this change, building coverage remains well within allowable setbacks. The Owner also proposes to add a small pool in the rear, within allowable setbacks.

List and describe the specific variance being requested pursuant to code Section 90-398:

Right side setback: 4.8' (existing); 4.8' (proposed) Rear setback: 11.1' (existing); 11.1' (proposed)

The existing structure is already beyond standard setbacks in these two areas and the owner would like to place a second story addition symmetrically over the existing structure. The extension of the front of the house forward will lengthen the *enclosed portion* of the right side of the home by 5 feet, albeit within the existing setback. Other modifications are within allowable limits, including front setback, left side setback, building coverage, and impervious ratio.

The setbacks that are the subject of this variance will not increase or decrease from existing. Both setbacks will gain height to accommodate the second story loft.

City of Key West • Application for Variance

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

Yes No

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

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

Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X			
Size of Site	2677 SF			
Height	35'	14.1'	24.6'	
Front Setback	10'	23.4'	18.7'	
Side Setback	5'	4.8'	4.8'	*
Side Setback	5'	8.3'	8.3'	
Street Side Setback	N/A			
Rear Setback	20'	11.1'	11.1'	*
F.A.R				
Building Coverage	50%	40% (1119 SF)	43% (1211 SF)	
Impervious Surface	60%	47% (1302 SF)	56% (1564 SF)	
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping				
Number and type of units	1, Residential			
Consumption Area or Number of seats	N/A			

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

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

Standards for Considering Variances

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

(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.

Special conditions exist that are unique to the land parcel, the existing structure, and the way the existing structure it is positioned on the parcel. The land parcel is quite small (approx. 2766 sqft), and the existing structure, which currently offers 816 sqft of living space, is already positioned outside of code-specified setbacks on the right side and in the rear.

Were these unique circumstances not present, there would not be need for the variance request.

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

The conditions present where not created by the Owner. These conditions pre-date the Owner's interest in the property.

(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.

There are no special privileges conferred by the granting of the proposed variance. The proposed renovation will allow the applicant additional space in which to perform activities regularly afforded to others, via a second story--something that is common in neighboring structures. Further, the proposed renovation does not alter existing setbacks in question.

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

Hardship conditions exist. The lot is a historic platted lot of record, and the existing structure with it's positioning on the property predates the Owner's interest in the property. Compliance with current regulations is not financially or physically feasible. The proposed addition is a serious quality of life and financial issue that will allow the Owner storage space within her home and a studio for the creation of her art, a space that does not exist currently because of the limited size of the home.

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

This request is for minimal variances. The variances allow for renovations of the structure to the extent necessary for best utilization of the existing structure. All renovations proposed are within existing or allowable setbacks.

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

These variances will not be injurious to the public welfare. Approval of this variance will not impede access to any part of the structure, nor will it interfere with trees or landscape.

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

Existing nonconforming use of other properties is not a basis for this application. The existing structure is subject of special conditions and circumstances peculiar to both the land and building, including the lot size, the existing building, and the way the existing structure is positioned on the lot, which are not present with other neighboring structures.

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." (\$900 submitted 8/1)
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Bal of \$250 on 10/7/14

In original app

Verification

**City of Key West
Planning Department**




Verification Form
(Where Authorized Representative is an individual)

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

714 Elizabeth Street (Rear)
Street address of subject property

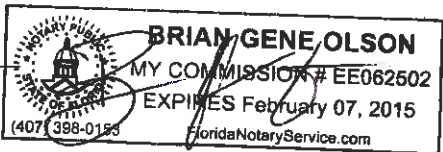
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 7/29/14 by
Jennifer Reed
Name of Authorized Representative
date

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

Notary's Signature and Seal



The notary seal is rectangular with a double border. On the left side, there is a circular emblem containing a scale of justice and a book, with the text "NOTARY PUBLIC" and "STATE OF FLORIDA" around it. To the right of the emblem, the text reads: "BRIAN GENE OLSON", "MY COMMISSION # EE062602", "EXPIRES February 07, 2015", and "FloridaNotaryService.com". At the bottom left of the seal, the phone number "(407) 398-0153" is printed.

BRIAN OLSON
Name of Acknowledger typed, printed or stamped

EE062602
Commission Number, if any

Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual or Joint Owner)**

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

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

Jennifer Reed / William Rowan Architecture
Please Print Name of Representative

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

Christine Scarsella
Signature of Owner

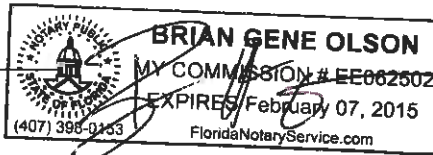
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 7/30/14
Date

by Christine Scarsella
Name of Owner

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

Notary's Signature and Seal



BRIAN OLSON
Name of Acknowledger typed, printed or stamped

EE062502
Commission Number, if any

Deed

Return to: (enclose self addressed stamped envelope)
Name: TROPICAL LAND TITLE COMPANY
1075 Duval Street
Address: Key West, Florida 33040

This Instrument Prepared by: Faye Callahan
Address: TROPICAL LAND TITLE COMPANY
1075 DUVAL STREET
Key West, Florida 33040
Grantee Name and S.S. #:
FOR PURPOSES OF ISSUANCE OF TITLE
INSURANCE TLT FILE # 94082546
Grantee Name and S.S. #:

DS Paid \$8900 9.894
DANNY L. ...
By: *[Signature]* ...

REF 1322 PHE0773
856899

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; 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 "here" shall include all the notes herein described if more than one

Made this 6th ~~SHAWHNESSY~~ ^{SHAWHNESSY} day of September A. D. 19 94
Between VICKI T. SHAWHNESSY and FRANK J. SHAWHNESSY, her husband
4890 NW 102nd Avenue, Miami, Florida 33178 SHAWHNESSY
Unit 103
of the County of Dade in the State of Florida
party of the first part, and

CHRISTINE SCARSELLA, a single woman
whose address is: 6 Montague Terrace, Apartment E-3, Brooklyn Heights
of the County of New York in the State of New York
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 (\$10.00) 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:

SEE ATTACHED EXHIBIT "A" FOR LENGTHY LEGAL

SUBJECT TO: TAXES FOR THE 1994 AND SUBSEQUENT YEARS.
SUBJECT TO: LIMITATIONS, CONDITIONS, EASEMENTS, RESTRICTIONS OF RECORD, IF ANY.
SUBJECT TO: MORTGAGE MADE BY CHRISTINE SCARSELLA, a single woman to CHASE HOME MORTGAGE CORPORATION, filed even date herewith, securing a principal sum of \$100,000.

Property Appraiser's Parcel Identification Number: 00018190-000200-0101
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 in Our Presence:
TWO WITNESSES REQUIRED

Witness (1) *[Signature]*
ROSE D. ROSEN

[Signature] ...
VICKI T. SHAWHNESSY
SHAWHNESSY

Witness (2) *[Signature]*
PETER V. TALLEY

[Signature] ...
FRANK J. SHAWHNESSY
SHAWHNESSY

L.S.
L.S.
L.S.

FILED
PA
P351

REF 1322 PRE0774

8568009

State of Florida

County of DADE

The foregoing instrument was acknowledged before me this 24th AS 6th day of September, 19 94, by Vicki T. Shaughnessy and Frank J. Shaughnessy AS DTB

who is personally known to me or who has produced drivers licences

as identification and who did (did not) take an oath.

Janice Johnson
Signature

JANICE JOHNSON
Printed Name

Notary Public
Title

Serial #, if Any

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 17, 1995
CORDED THRU GENERAL INS. UND.

TITLEBLANK REGISTERED U. S. PATENT OFFICE
TITLEBLANK PRINT. PUBLISHED BY THE STATE OF FLORIDA
FORM 1104 (Summary Form) REV 11/95

Warranty Deed

SHUGHNESSY
Vicki T. Shaughnessy and
Frank J. Shaughnessy, SHUGHNESSY AS
her husband

Christine Scarsella, a single woman

Date September 1994

ABSTRACT OF DESCRIPTION
lengthy legal



856800

OFF
REC 1322 PAGE 775

EXHIBIT "A"

BOUNDARY SURVEY OF: On the island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829 as a part of "Tract 5, but now better known as part of Tract 5, according to Deed Book "E" at Page 733 of the Public Records of Monroe County, Florida and being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street and the Southeasterly right of way line of Angela Street; thence in a Southeasterly direction along the said Southwesterly right of way line of Elizabeth Street for 186.04 feet; thence at an angle to the left of 90 degrees, 22 minutes, 19 seconds and in a Southwesterly direction for 80.00 feet to the Point of Beginning; thence continue in a Southwesterly direction for 74.00 feet; thence at an angle of 90 degrees, 22 minutes, 19 seconds to the left and in a Northwesterly direction for 37.13 feet; thence at an angle of 90 degrees, 44 minutes, 39 seconds to the left and in a Northeasterly direction for 74.00 feet; thence at an angle of 89 degrees, 15 minutes, 21 seconds to the left and in a Southeasterly direction for 37.65 feet to the Point of Beginning. Containing 2,766.86 feet, more or less.

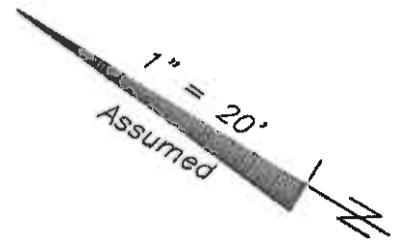
INGRESS AND EGRESS EASEMENT:

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829 as part of Tract Five, but now better known as part of Tract Five according to Deed Book "E" at Page 733 of the Public Records of Monroe County, Florida, and being more particularly described as follows: COMMENCE at the intersection of the Southeasterly right of way line of Angela Street and the Southwesterly right of way line of Elizabeth Street; thence in a Southeasterly direction along the said Southwesterly right of way line of Elizabeth Street for 183.04 feet to the Point of Beginning of the following Ingress and Egress Easement; thence continue in a Southeasterly direction along the said Southwesterly right of way line of Elizabeth Street for 7.00 feet; thence at a deflection angle of 89 degrees, 37 minutes, 41 seconds to the right and in a Southwesterly direction for 87.00 feet; thence in a deflection angle of 90 degrees, 22 minutes, 19 seconds to the right and in a Northwesterly direction for 7.00 feet; thence at a deflection angle of 89 degrees, 37 minutes, 41 seconds to the right and in a Northeasterly direction for 87.00 feet to the said Southwesterly right of way line of Elizabeth Street and the Point of Beginning.

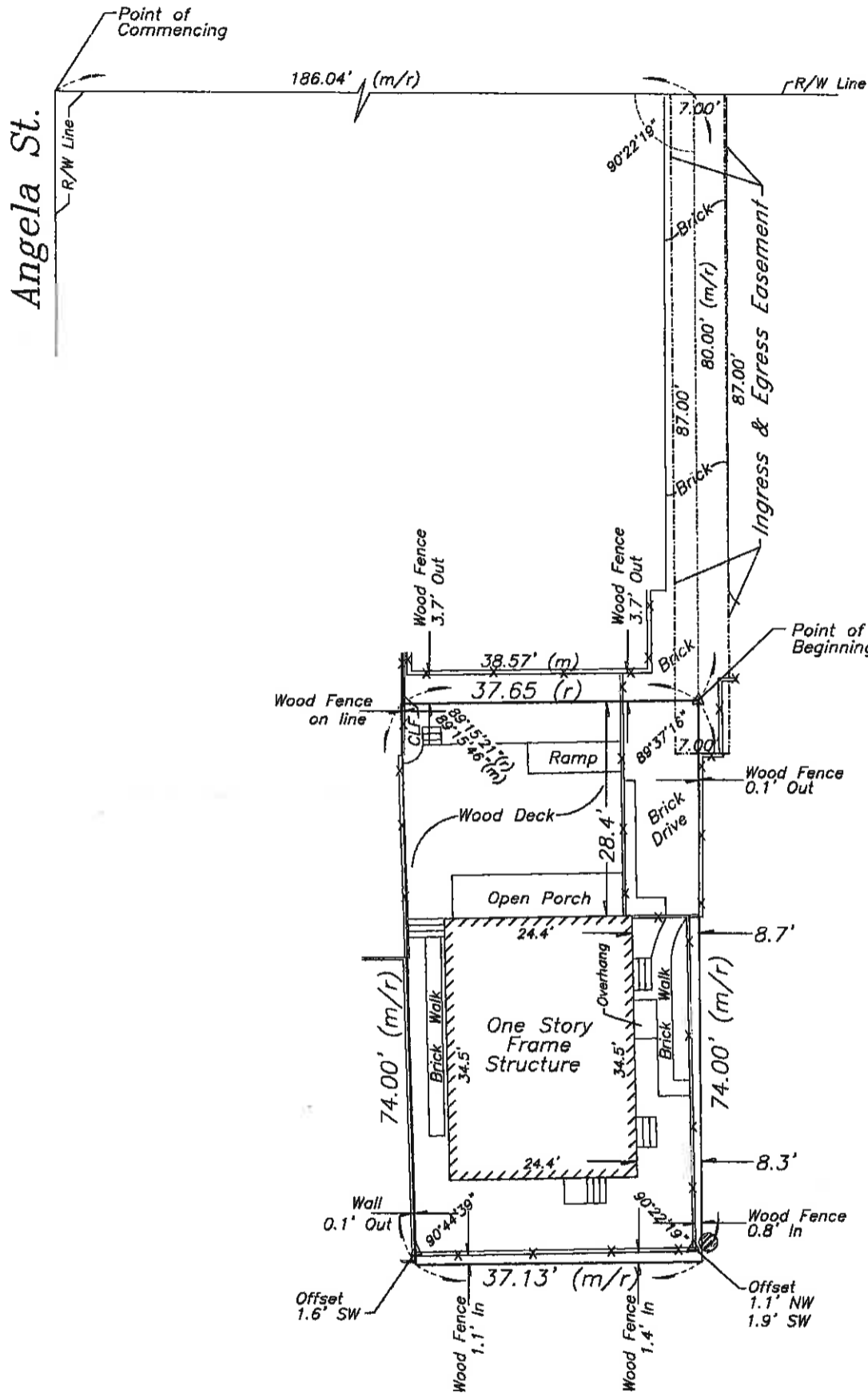
Recorded in Official Records
Monroe County, Florida
on this 1st day of
December 1906
DORIS E. HOLMES
Clerk Circuit Court

Survey

Boundary Survey Map of Part of Tract 5 Island of Key West, Florida



Elizabeth St.



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (6298)
- △ 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

Sheet One of Two Sheets

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
P&M #8298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Map of Part of Tract 5
Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 714 Elizabeth Street (Rear), 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. North Arrow is assumed and based on the legal description.
8. Date of field work: May 28, 2014.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.
12. All bricking is not shown.

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829 as a part of Tract 5, but now better known as part of Tract 5, according to Deed Book "E" at Page 733 of the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street and the Southeasterly right of way line of Angela Street; thence in a Southeasterly direction along the said Southwesterly right of way line of Elizabeth Street for 186.04 feet; thence at an angle to the left of 90 degrees, 22 minutes, 19 seconds and in a Southwesterly direction for 80.00 feet to the Point of Beginning; thence continue in a Southwesterly direction for 74.00 feet; thence at an angle of 90 degrees, 22 minutes, 19 seconds to the left and in a Northwesterly direction for 37.13 feet; thence at an angle of 90 degrees, 44 minutes, 39 seconds to the left and in a Northeasterly direction for 74.00 feet; thence at an angle of 89 degrees, 15 minutes, 21 seconds to the left and in a Southeasterly direction for 37.65 feet to the Point of Beginning.

Containing 2,766.86 feet, more or less.

Ingress and Egress Easement: (Not Surveyed - shown for graphical purposes only)

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829 as part of Tract Five, but now better known as part of Tract Five according to Deed Book "E" at Page 733 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right of way line of Angela Street and the Southwesterly right of way line of Elizabeth Street; thence in a Southeasterly direction along the said Southwesterly right of way line of Elizabeth Street for 183.04 feet to the Point of Beginning of the following Ingress and Egress Easement; thence continue in a Southeasterly direction along the said Southwesterly right of way line of Elizabeth Street for 7.00 feet; thence at a deflection angle of 89 degrees, 37 minutes, 41 seconds to the right and in a Southwesterly direction for 87.00 feet; thence in a deflection angle of 90 degrees, 22 minutes, 19 seconds to the right and in a Northwesterly direction for 7.00 feet; thence at a deflection angle of 89 degrees, 37 minutes, 41 seconds to the right and in a Northeasterly direction for 87.00 feet to the said Southwesterly right of way line of Elizabeth Street and the Point of Beginning.

BOUNDARY SURVEY FOR: Christine Scarsella;

J. LYNN O'FLYNN, INC.

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

May 29, 2014

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



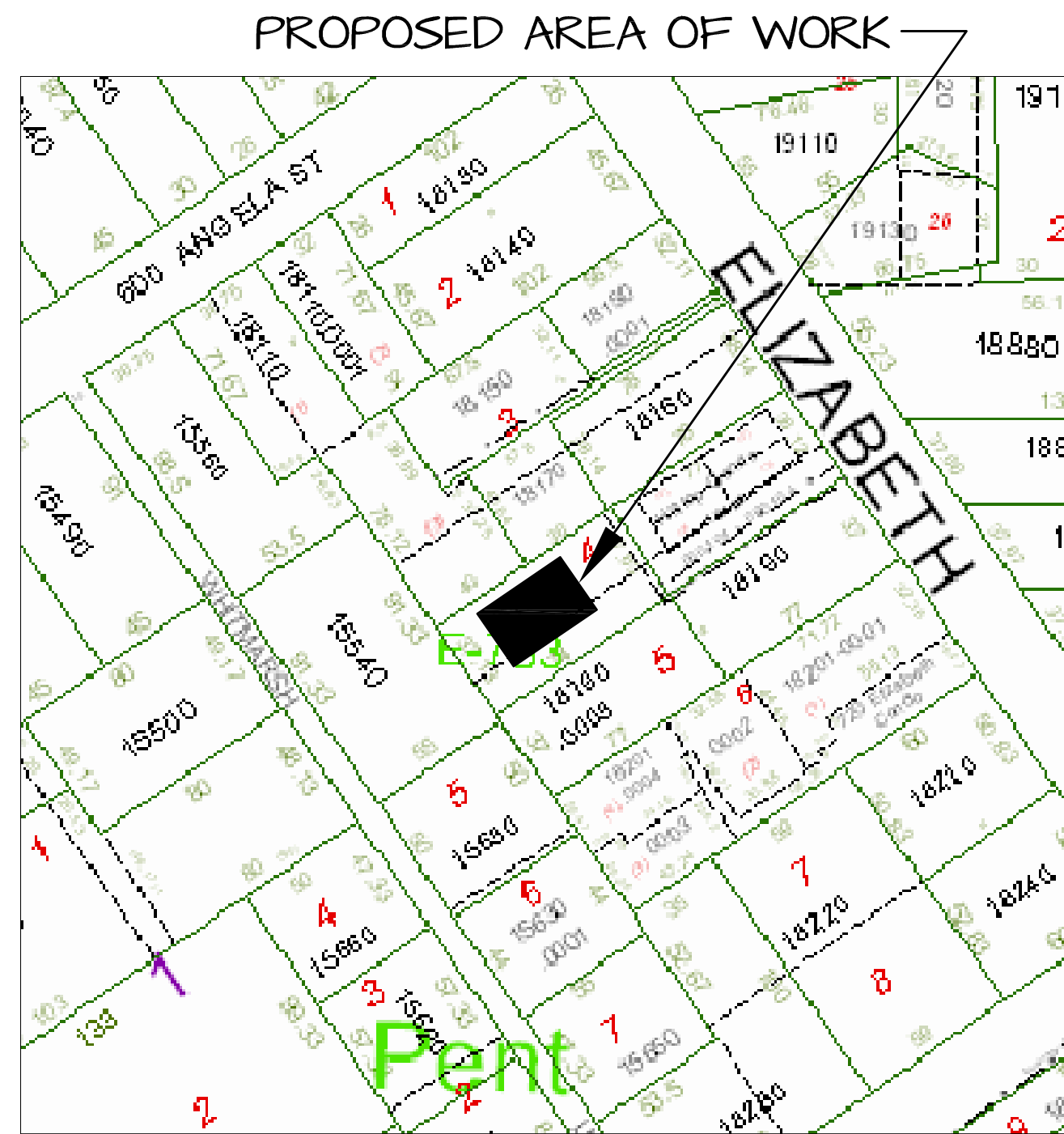
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Site Plans

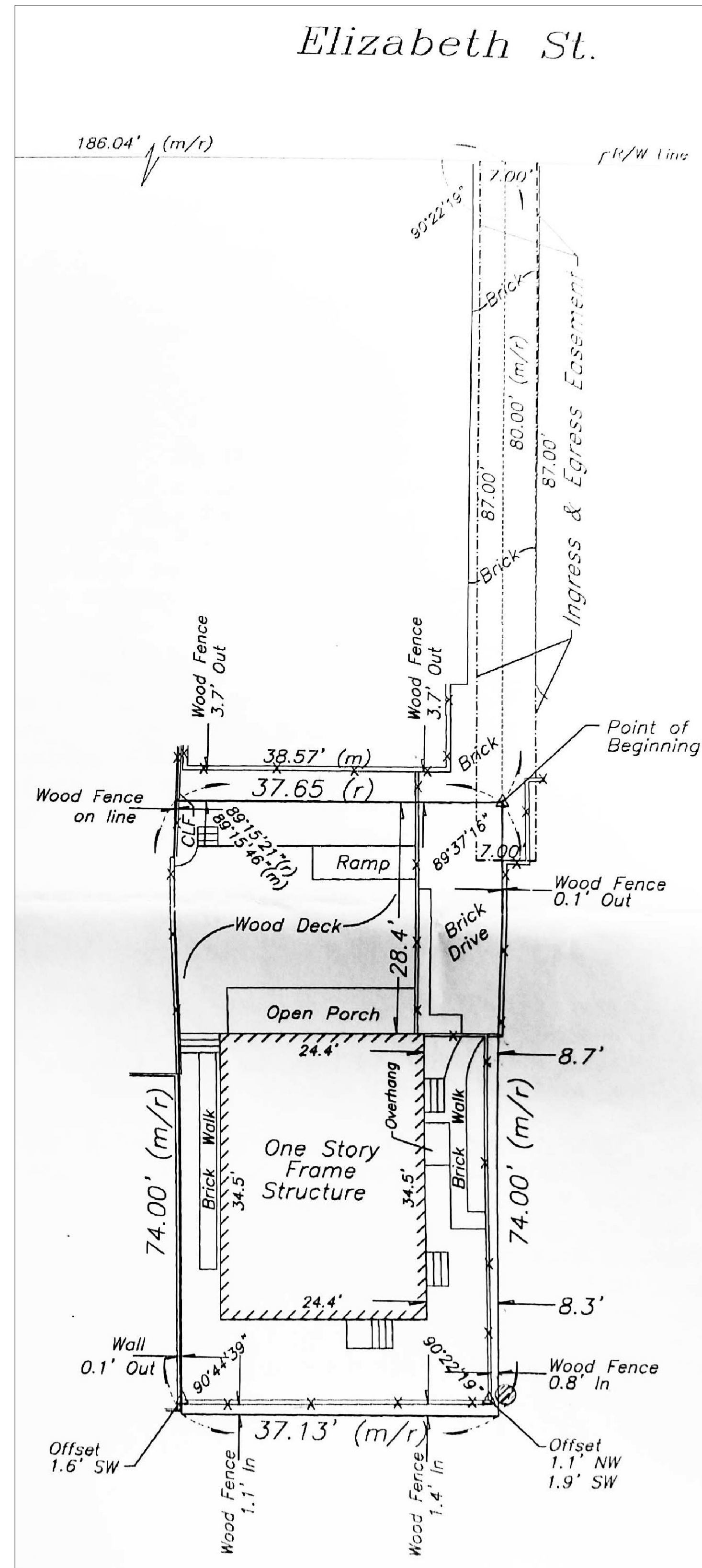
RESIDENTIAL ADDITION & UPGRADES SCARSELLA RESIDENCE

714 R ELIZABETH STREET KEY WEST, FLORIDA 33040



SITE LOCATION

SITE DATA			
Zoning	HHDR		
FEMA Flood Zone	X		
Lot Size Overall	2,766 SF.		
Building Coverage			
Allowed:	50% (1383 SF.)		
Existing:	40% (1119 SF.)		
Proposed:	43% (1211 SF.)		
Impervious Ratio			
Allowed:	60% (1660 SF.)		
Existing:	47% (1302 SF.)		
Proposed:	56% (1564 SF.)		
Setbacks			
Front	Allowed 10'	Existing 23.4'	Proposed 18.7'
Side	5'	4.8'	4.8' NC.
Side	5'	8.3'	8.3' NC.
Rear	20'	11'	11' NC.
Building Height			
Existing:	14'		
Proposed:	24.6'		
Pool			
Additional	120 sq. ft.		
Storm Drainage			
Existing Coverage	119 SF.		
Proposed Coverage	1331 SF.		
Add of 212 SF.	212 / 12 = 17.6 cubic feet of swale req.		



SURVEY

N.T.S.

SHEET INDEX		
NO.		DESCRIPTION
1	C	COVER - LOCATION, GENERAL NOTES, SURVEY
2	A1	SITE PLAN (EXISTING / PROPOSED)
3	A2	FLOOR PLAN, ELEVATIONS EXISTING
4	A3	FLOOR PLAN ~ FIRST & SECOND PROPOSED
5	A4	ELEVATIONS SCHEDULES ~ DOOR, WINDOW, FINISH
6	A5	FOUNDATION PLAN, DETAILS
7	A6	FRAMING PLAN ~ FIRST, SECOND, ROOF
8	M1	BUILDING SECTION, DETAILS
9	P1	MECHANICAL PLAN, SCHEDULES
10	E1	PLUMBING PLAN, SCHEDULES, RISER DIAGRAM, NOTES
11	SPI	ELECTRICAL PLAN, SCHEDULES, RISER DIAGRAM, PANEL

GENERAL NOTES

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

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

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

Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. Dimensions shall take precedence over scale. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.

After completion of construction remove all debris and construction equipment. Restore site to original condition. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. Comply with all requirements for selective demolition as specified, shown on the demolition plan, or called for in the selective demolition notes.

Florida Administrative Code

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

RESIDENTIAL ADDITION & UPGRADES
SCARSELLA RESIDENCE
714 R ELIZABETH STREET KEY WEST, FLORIDA 33040

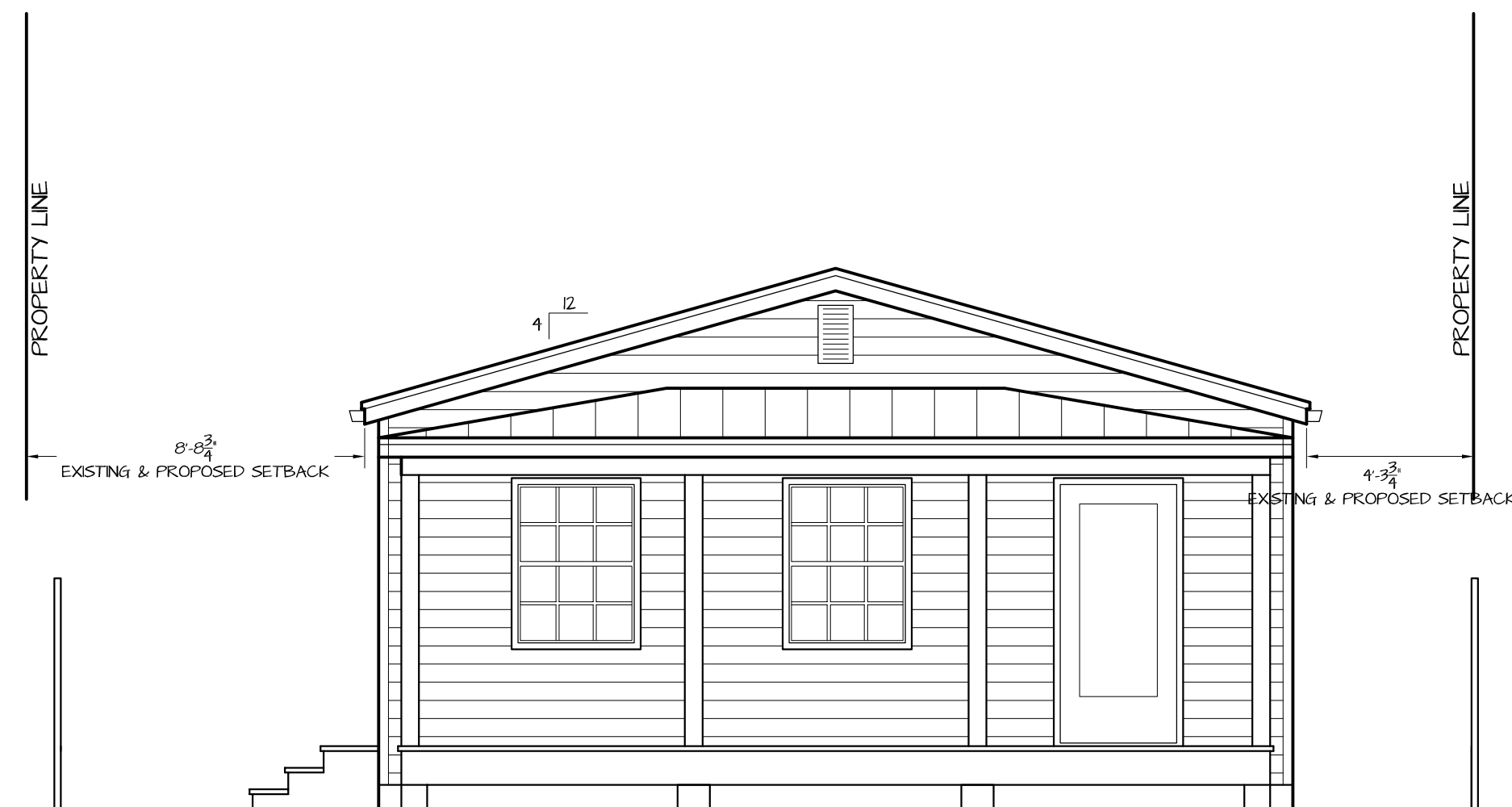
WILLIAM ROWAN N
ARCHITECTURE
321 PEACOCK LANE
KEY WEST, FLORIDA
FLORIDA LICENSE: AR001751

PROJECT NO :
REV 9/27/2014
REV 8/6/2014
REV 7/31/2014
DATE : 6/25/2014

C
1 OF 11



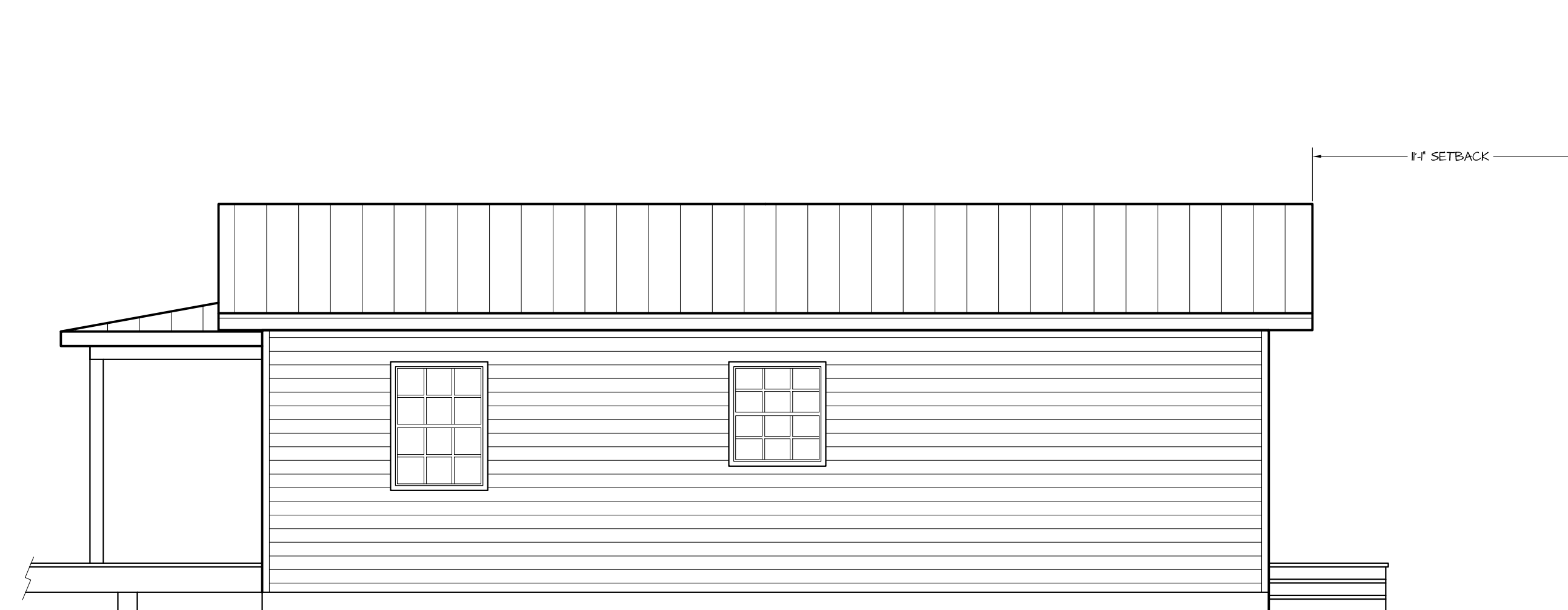
WEST ELEVATION
1/4" = 1'-0" EXISTING



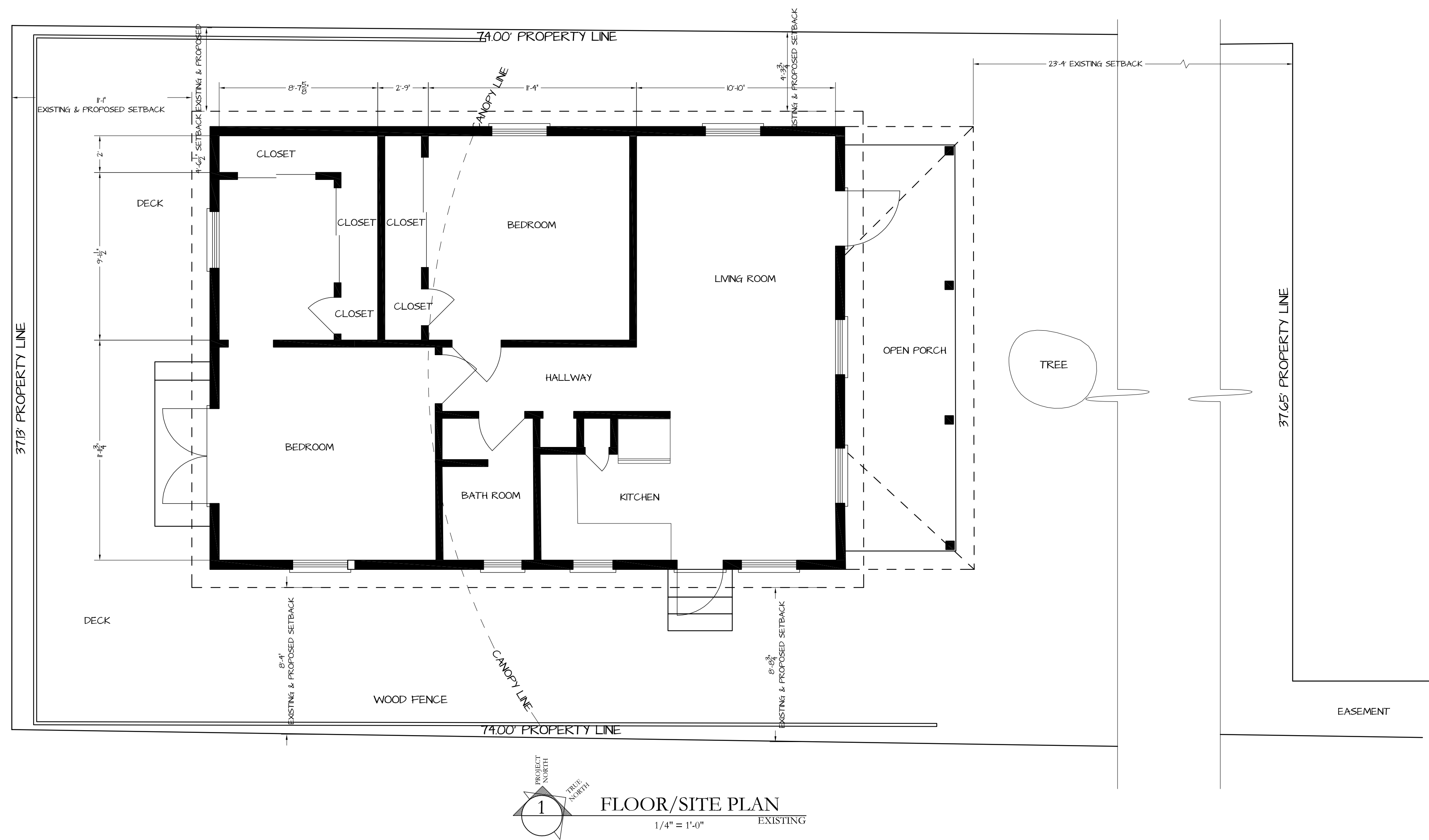
EAST ELEVATION
1/4" = 1'-0" EXISTING



SOUTH ELEVATION
1/4" = 1'-0" EXISTING



NORTH ELEVATION
1/4" = 1'-0" EXISTING



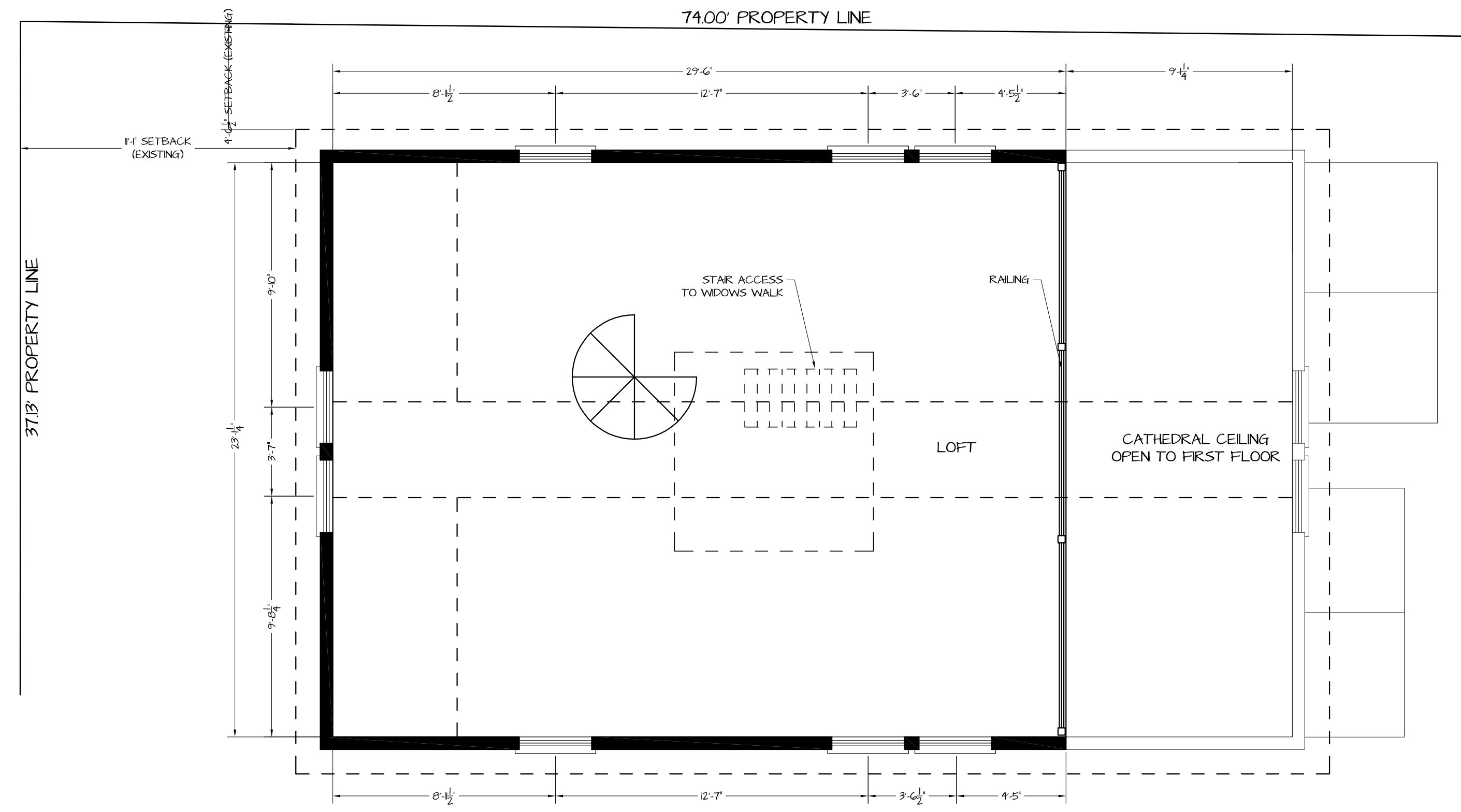
FLOOR/SITE PLAN
1/4" = 1'-0" EXISTING

RESIDENTIAL ADDITION & UPGRADES
SCARSELLA RESIDENCE
714 R ELIZABETH STREET KEY WEST, FLORIDA 33040

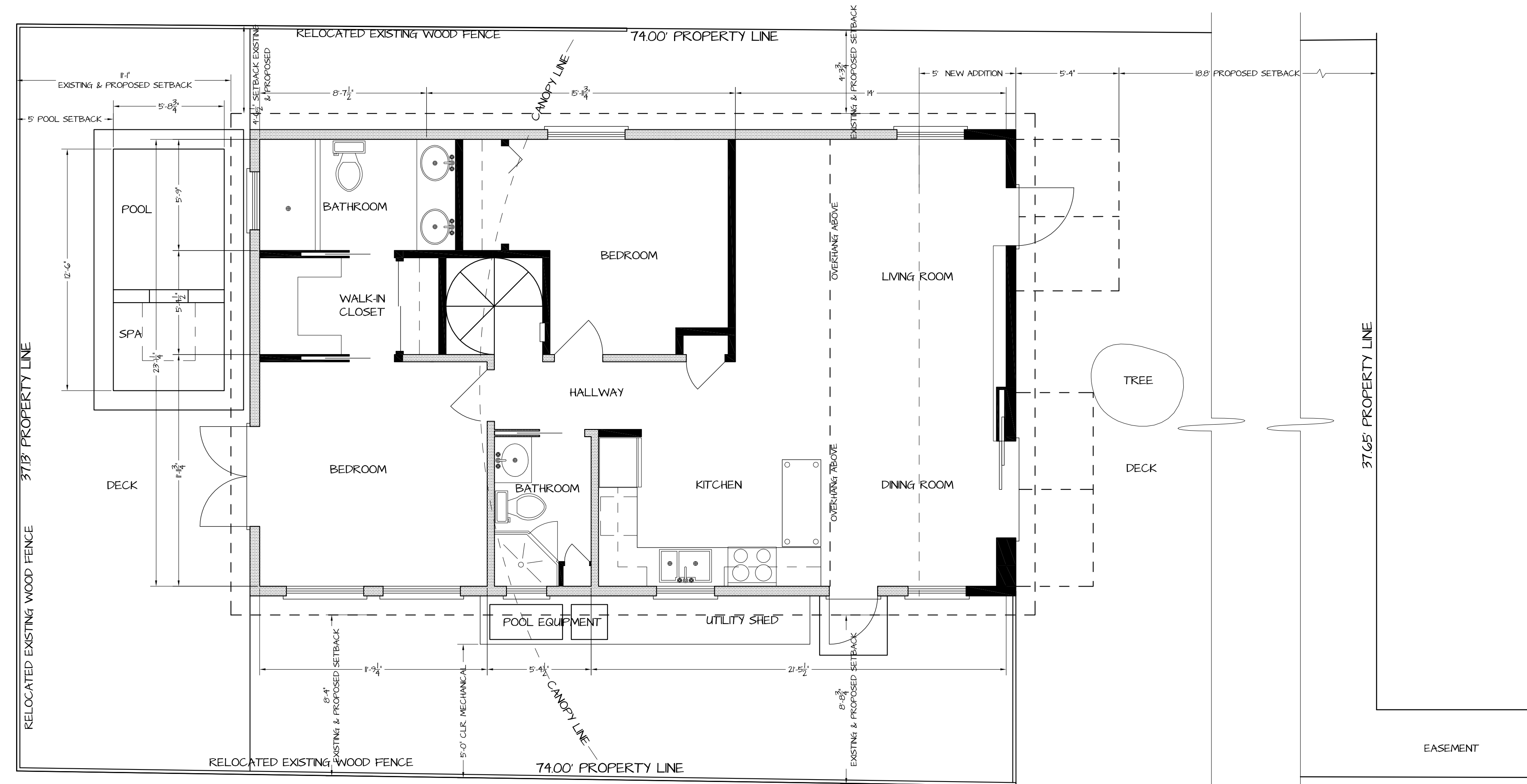
WILLIAM ROWAN N
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751
321 PEACOCK LANE
305 296 3784

PROJECT NO :
REV 9/27/2014
REV 8/6/2014
REV 7/31/2014
DATE : 6/25/2014

A-1
2 OF 11



PROJECT SOUTH THE ARCHITECT
1 FLOOR PLAN (SECOND)
 1/4" = 1'-0" PROPOSED



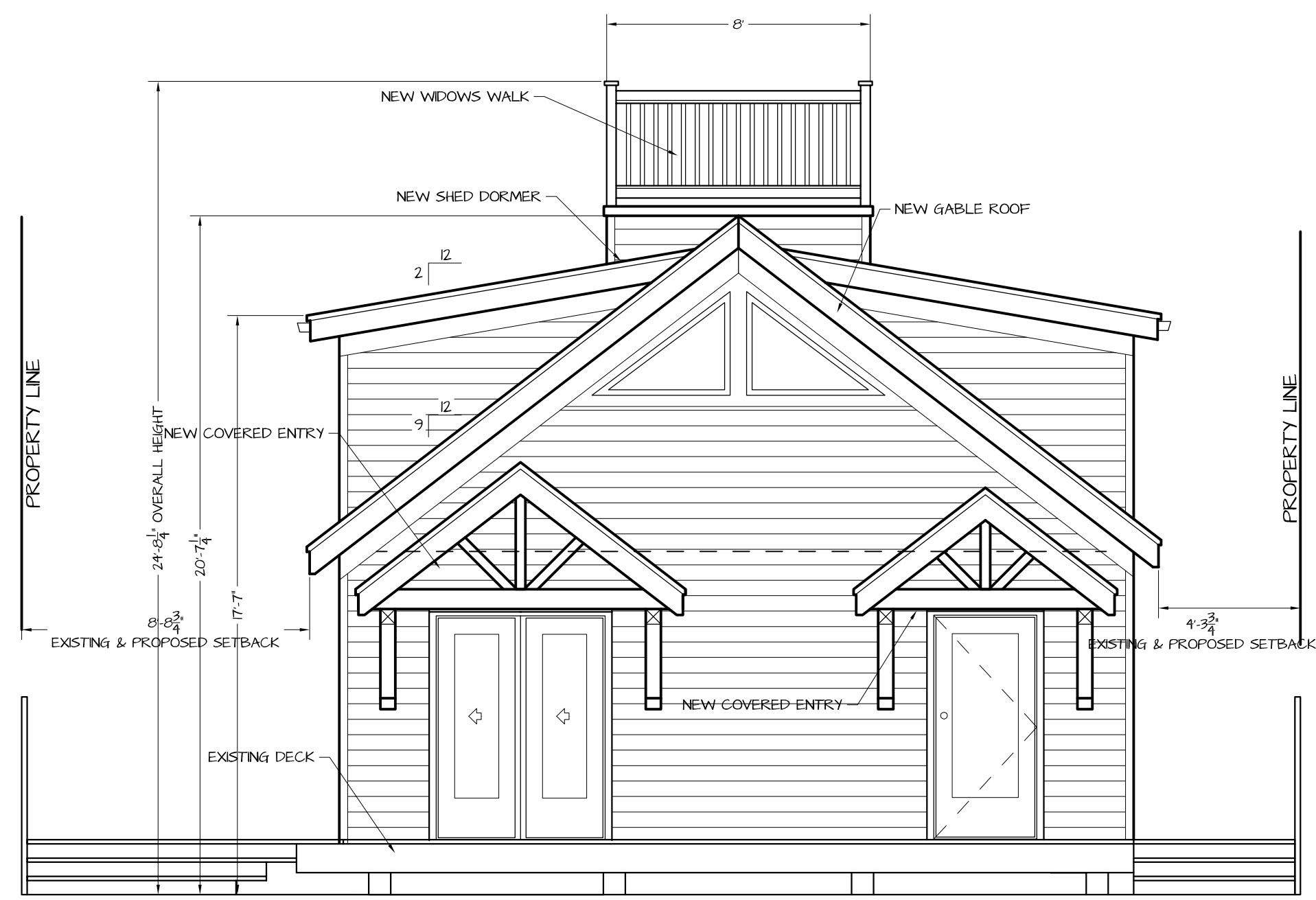
PROJECT SOUTH THE ARCHITECT
1 FLOOR/SITE PLAN
 1/4" = 1'-0" PROPOSED

RESIDENTIAL ADDITION & UPGRADES
 SCARSELLA RESIDENCE
 714 R ELIZABETH STREET KEY WEST, FLORIDA 33040

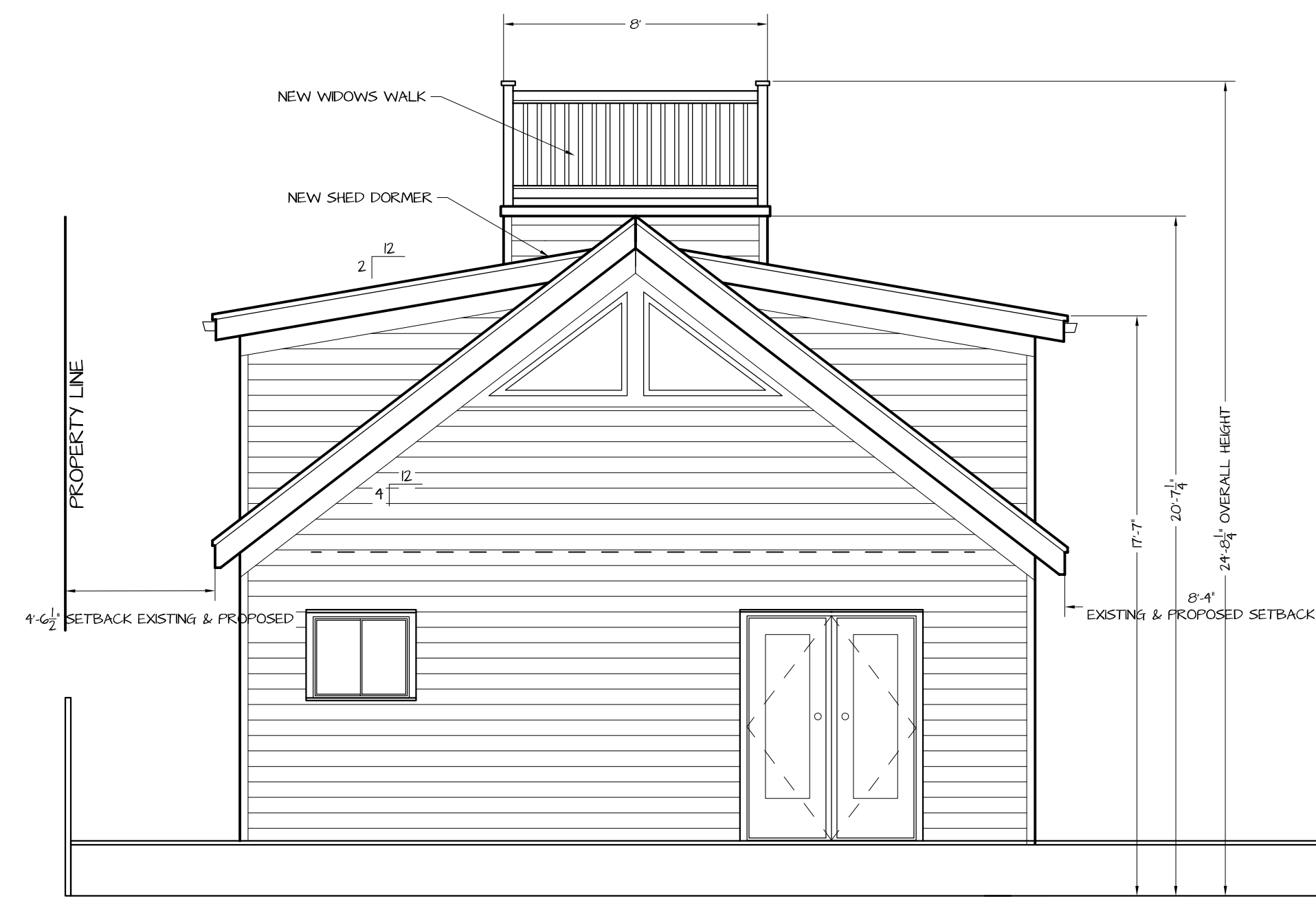
WILLIAM ROWAN N
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE AR-001751
 321 PEACOCK LANE
 305 286 3784

PROJECT NO :
 REV 9/27/2014
 REV 8/6/2014
 REV 7/31/2014
 DATE : 6/25/2014

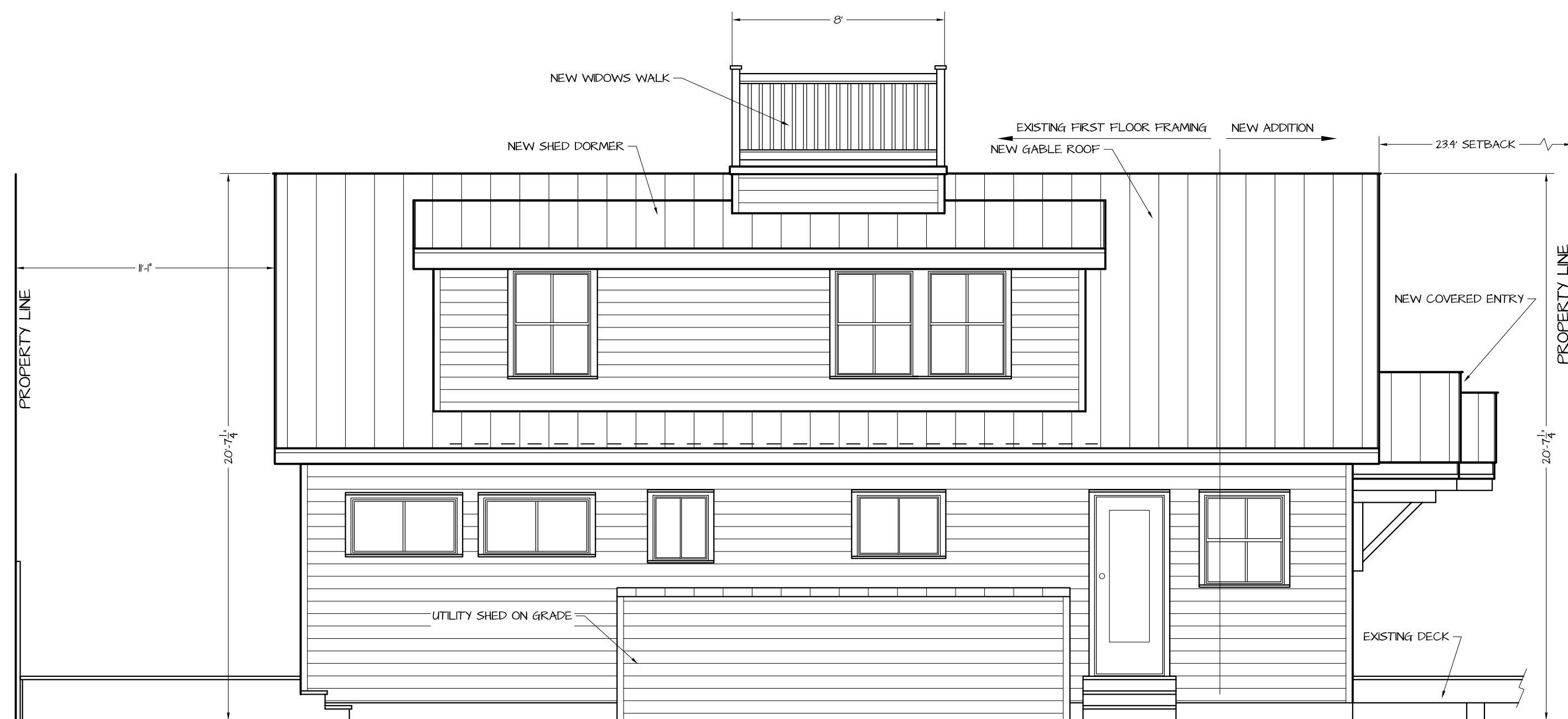
A-2
 3 OF 11



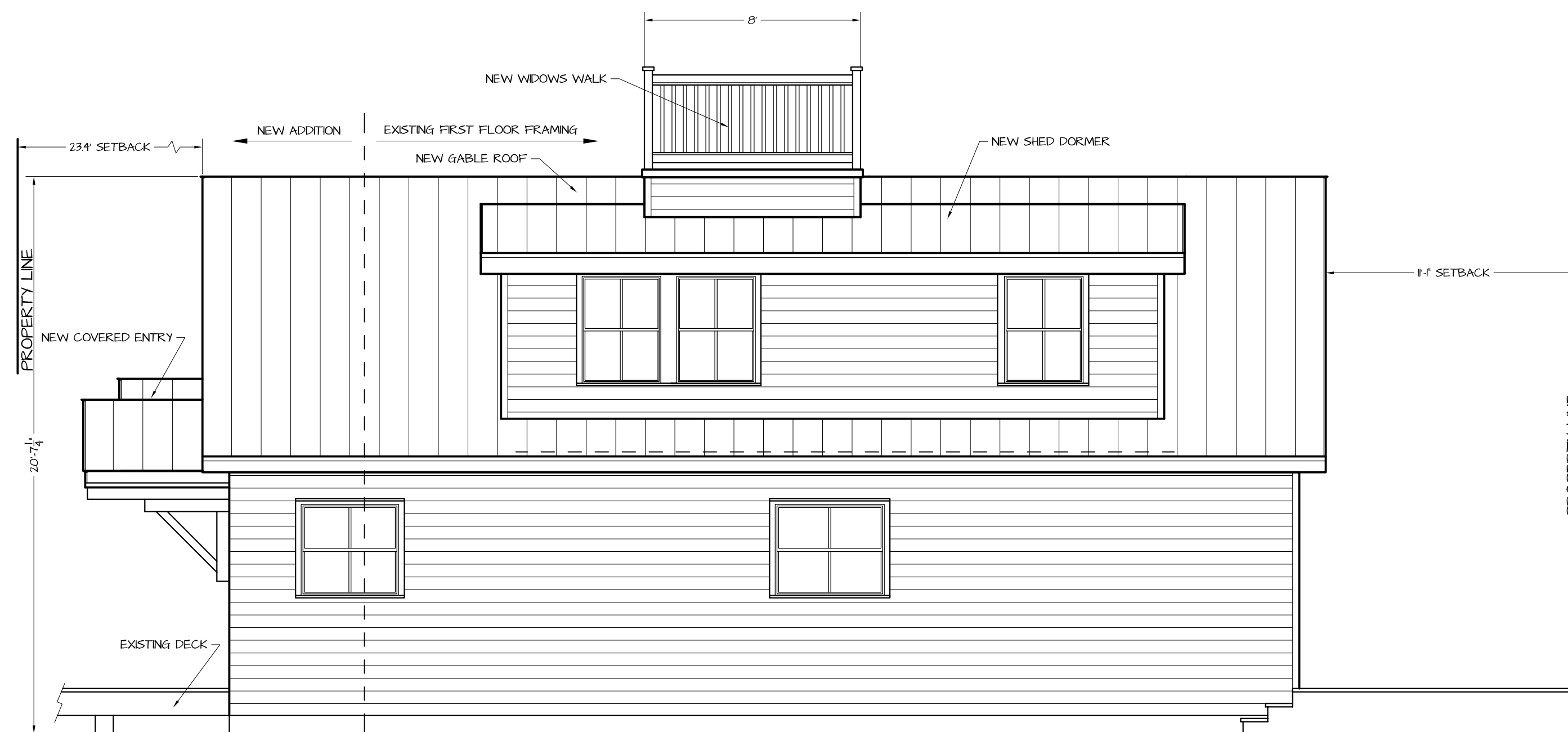
EAST ELEVATION
1/4" = 1'-0" PROPOSED



WEST ELEVATION
1/4" = 1'-0" PROPOSED



SOUTH ELEVATION
1/4" = 1'-0" PROPOSED



NORTH ELEVATION
1/4" = 1'-0" PROPOSED

Site Photos

STREET VIEW & EGRESS/INGRESS EASEMENT



714 ELIZABETH (REAR)



EXISTING STRUCTURE



EXISTING SIDE YARD



DRC
Minutes & Comments

Development Review Committee Minutes

August 28, 2014 **DRAFT**

Planning Director, Don Craig called the Development Review Committee meeting of August 28, 2014 to order at 10:00 AM at Old City Hall in the antechamber at 510 Greene Street, Key West.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present were: Planning Director, Don Craig; Fire Department, Jason Barroso; Engineering Services, Elizabeth Ignaffo; Building Official, Ron Wampler; Urban Forestry Manager, Karen DeMaria; HARC Planner, Enid Torregrosa; and Art in Public Places, Dick Moody.

Not present were: Recreation Director, Greg Veliz; Police Department, Steve Torrence; Sustainability Coordinator, Alison Higgins; Director of Transportation, Norman Whitaker; Floodplain Manager, Scott Fraser; Solid Waste Recycling Coordinator, Will Thompson; ADA Coordinator, Peg Corbett; Bicycle Pedestrian Coordinator, John Wilkins.

Additional comments provided by (not read into the record): Keys Energy Supervisor of Engineering Matthew Alfonso and Scott Fraser, Floodplain Manager.

Also in attendance was Planning Department staff: Kevin Bond, Carlene Smith and Venetia Flowers.

APPROVAL OF AGENDA

APPROVAL OF MINUTES

No minutes to approve

DISCUSSION ITEMS

New Business

1. **Administrative Variance – 714 Elizabeth St Rear** (RE # 00018190-000200, AK # 8497563) – A request for administrative variance to minimum side and rear setbacks in order to renovate and add a second story loft to the existing single-family residential dwelling on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-398, 122-630(6)b. and 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the administrative variance request.

The applicant, Jennifer Reed, William Rowan Architecture, gave members an overview of the administrative variance request.

PLANNING DIRECTOR: No comments

Development Review Committee Minutes August 28, 2014 **DRAFT**

FIRE: Mr. Barroso asked that the applicant please make an appointment with the fire department to ensure no setback concerns/accessibility issues.

ENGINEERING: Ms. Ignaffo directed the applicant to direct the downspouts back onto property, into landscaped areas.

BUILDING: No comments

TREE: Ms. DeMaria reminded the applicant that any trees within the work area must be protected during demolition and construction. Watch out for height of building and the canopy of the existing large tree in the area. Any tree being removed or any heavy maintenance trimming may require permitting from the Tree Commission.

HARC: Ms. Torregrosa reminded the applicant there is to be no changes in the roofline.

ART IN PUBLIC PLACES: No comments

KEYS ENERGY: No objections

- 2. Conditional Use – 503 Greene Street** (RE # 00000520-000000, AK # 1000515) - A request for conditional use approval for the renovation of 650 square feet of existing commercial space for a bar and lounge use on property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Sections 122-62 and 122-688(9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Bond gave members an overview of the conditional use request. He also requested clarification regarding the number of seats.

The applicant, Rick Milleli, Meridian Engineering LLC., gave members an overview of the conditional use request.

PLANNING DIRECTOR: No comments

FIRE: Mr. Barroso asked that the applicant please make an appointment with the Fire department to ensure no setback concerns/accessibility issues.

ENGINEERING: Ms. Igaffo ask the applicant to please contact Will Thompson, Solid Waste Coordinator at 809-3776, to assist with setting up the recycling account and please provide a plumbing plan that includes a grease interceptor for the sinks and floor drains.

BUILDING: Mr. Wampler noted that with the change of use from a mercantile to a bar and you have seating for more than 10 people you must have both a male and female restroom which is ADA approved. You must also have ADA seating at the bar which is lowered for accessibility. At the entry any

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **8497563** Parcel ID: **00018190-000200**

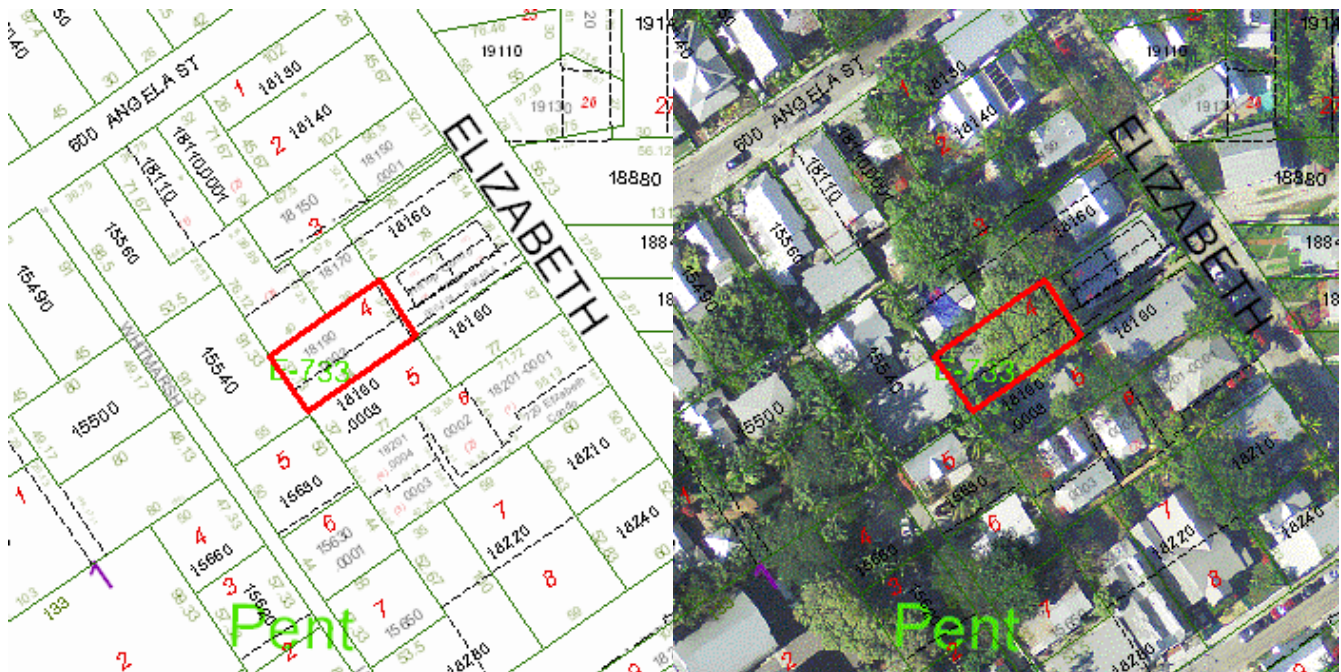
Ownership Details

Mailing Address:
 SCARSELLA CHRISTINE
 C/O ART AT 830
 830 CAROLINE ST
 KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 714 ELIZABETH ST REAR: KEY WEST
Legal Description: KW PT LOTS 4-5 OF TR 5 OR233-549/553 OR400-351/352 OR547-292D/C OR547-364 OR683-542D/C OR757-1673/1674 OR998-2432/2433 OR1009-711/713-E OR1031-926/929 OR1288-1141 OR1322-773/775(LG)

[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	38	74	2,766.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 816
 Year Built: 1977

Building 1 Details

Building Type R1
 Effective Age 18
 Year Built 1977
 Functional Obs 0

Condition A
 Perimeter 116
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 24
 Grnd Floor Area 816

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

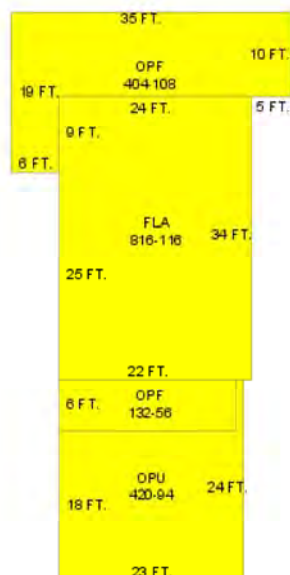
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1988	N N	0.00	0.00	816
2	OPF		1	1988	N N	0.00	0.00	404
3	OPF		1	1988	N N	0.00	0.00	132
4	OPU		1	1996	N N	0.00	0.00	420

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	312 SF	52	6	1987	1988	2	30
2	FN2:FENCES	104 SF	13	8	1995	1996	2	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	96-3550	08/01/1996	12/01/1996	1		WOOD DECK

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	86,858	583	352,628	440,069	206,718	25,000	181,718
2013	89,144	594	302,880	392,618	203,663	25,000	178,663
2012	93,715	608	240,317	334,640	200,259	25,000	175,259
2011	94,858	619	222,404	317,881	194,426	25,000	169,426
2010	99,430	630	280,721	380,781	191,553	25,000	166,553
2009	111,865	644	426,696	539,205	186,517	25,000	161,517
2008	102,878	655	484,050	587,583	186,331	25,000	161,331
2007	150,708	666	369,261	520,635	180,904	25,000	155,904
2006	330,751	681	262,770	594,202	176,492	25,000	151,492
2005	262,501	725	237,876	501,102	171,351	25,000	146,351
2004	215,600	779	207,450	423,829	166,360	25,000	141,360
2003	180,268	826	82,980	264,075	163,259	25,000	138,259
2002	186,415	870	75,763	263,048	159,433	25,000	134,433
2001	163,315	924	75,763	240,002	156,923	25,000	131,923
2000	181,713	1,119	46,835	229,667	152,353	25,000	127,353
1999	141,267	911	46,835	189,013	148,348	25,000	123,348
1998	117,234	796	46,835	164,865	146,012	25,000	121,012
1997	101,521	726	41,325	143,572	143,572	25,000	118,572
1996	66,613	376	41,325	108,314	108,314	0	108,314
1995	64,515	385	41,325	106,225	106,225	0	106,225
1994	57,696	358	41,325	99,379	99,379	0	99,379
1993	57,696	371	41,325	99,392	99,392	0	99,392
1992	57,696	388	41,325	99,409	99,409	0	99,409

1991	57,696	401	41,325	99,423	99,423	0	99,423
1990	51,380	416	44,769	96,565	96,565	0	96,565
1989	46,709	394	44,080	91,183	91,183	0	91,183
1988	41,187	0	30,305	71,492	71,492	0	71,492
1987	22,581	0	17,219	39,800	39,800	0	39,800
1986	21,114	0	17,784	38,898	38,898	0	38,898
1985	20,459	0	10,670	31,129	31,129	0	31,129
1984	19,093	0	10,670	29,763	29,763	0	29,763
1983	19,093	0	10,670	29,763	29,763	0	29,763
1982	19,476	0	9,544	29,020	29,020	0	29,020

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
9/1/1994	1322 / 0773	127,000	WD	Q
12/1/1993	1288 / 1141	115,500	WD	Q
10/1/1987	1031 / 926	105,000	WD	U
12/1/1986	998 / 2432	1	WD	M
4/1/1978	757 / 1673	100	WD	U

This page has been visited 333,444 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

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

Variance – 714 Elizabeth St Rear (RE # 00018190-000200, AK # 8497563) – A request for variance to minimum side and rear yard setbacks in order to renovate and add a second story loft to the existing single-family residential dwelling on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395 and 122-630(6)b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

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

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

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

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

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

Variance – A request for variance to minimum side and rear yard setbacks in order to renovate and add a second story loft to the existing single-family residential dwelling on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395 and 122-630(6)b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Applicant: William Rowan Architecture Owner: Christine Scarsella

Location: 714 Elizabeth St Rear (RE # 00018190-000200, AK # 8497563)

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

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

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

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

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

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

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

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

Variance – A request for variance to minimum side and rear yard setbacks in order to renovate and add a second story loft to the existing single-family residential dwelling on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395 and 122-630(6)b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Applicant: William Rowan Architecture Owner: Christine Scarsella

Location: 714 Elizabeth St Rear (RE # 00018190-000200, AK # 8497563)

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

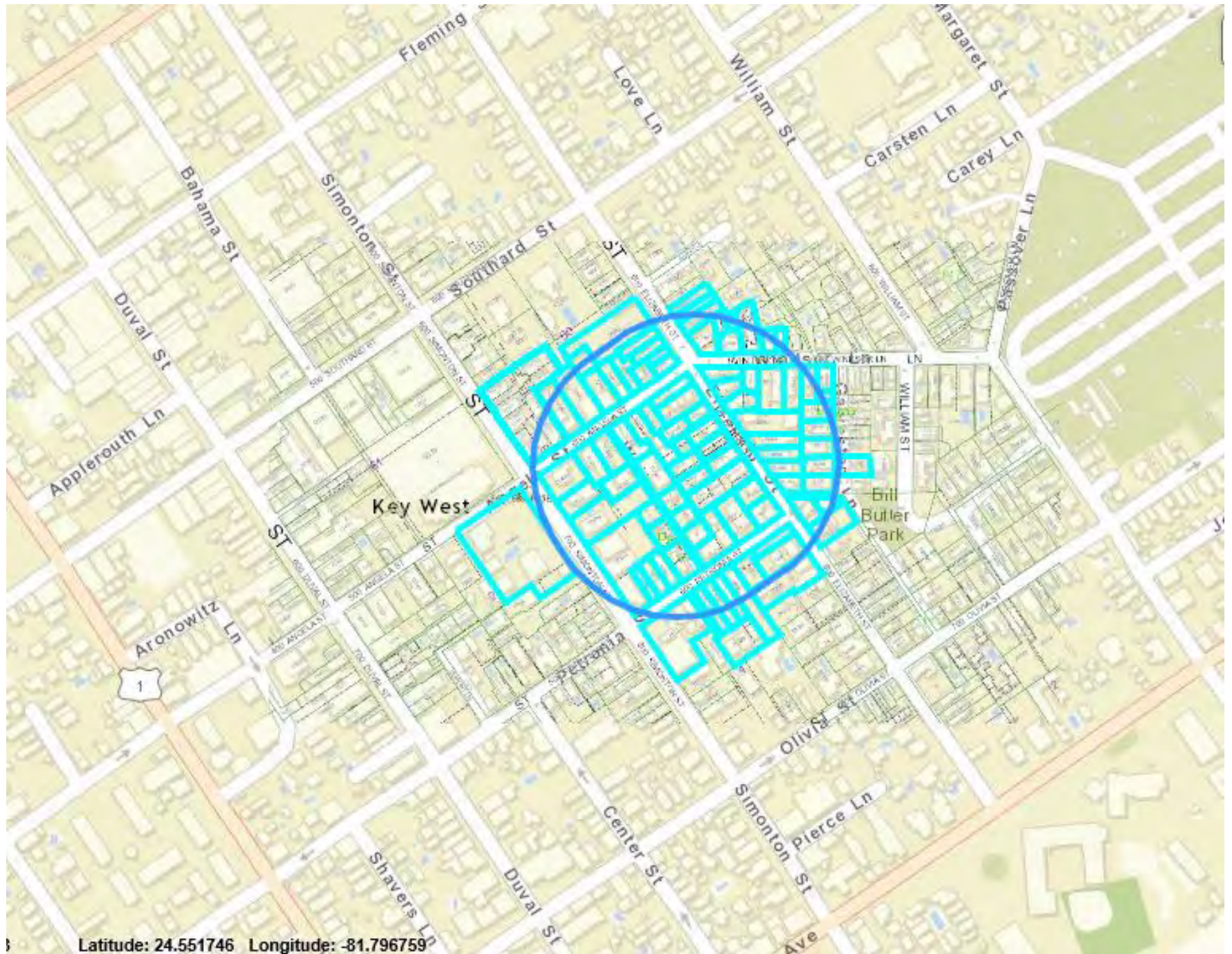
Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

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

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

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

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



Owner_Name	Address1	Address2	CITY	State	ZIP
629 ELIZABETH STREET LLC		1621 BAY RD APT 1208	MIAMI BEACH	FL	33139-3266
722 AND 802 GALVESTON LANE L	C/O BRAWN PETER NELSON	PO BOX 1486	KEY WEST	FL	33041-1486
801/803 ELIZABETH ST LLC	C/O BRAWN PETER NELSON	PO BOX 1486	KEY WEST	FL	33041-1486
ALCALA ADOLPH JR		614 PETRONIA ST	KEY WEST	FL	33040-7482
ALLATTA JOSEPH F AND ELIZABETH		603 ANGLEA ST	KEY WEST	FL	33040-7485
ALLEN PATRICIA J		715 ELIZABETH ST	KEY WEST	FL	33040-6401
ALLEN PHILLIP JR		806 ELIZABETH ST	KEY WEST	FL	33040-6404
ANGELA PETRONIA LLC		609 PETRONIA ST	KEY WEST	FL	33040-7428
BAMFORD JOHN F JR		2104 ROBINSON CLOSE	MOOSIC	PA	18507-2218
BARKER LUCY KOWAL		619 ANGELA ST	KEY WEST	FL	33040-7424
BASCOM RICHARD N 2008 REV TR		PO BOX 1444	CLAREMONT	NH	03743-1444
BERMAN ANDREW N AND LINDA C		716 ELIZABETH ST	KEY WEST	FL	33040-6402
BERRIS SANFORD		15825 BIRWOOD AVE	BEVERLY HILLS	MI	48025-3335
CALLEJA JOHN FRANCIS		1404 PETRONIA ST	KEY WEST	FL	33040-7237
CLOUTIER JANE P		714-B ELIZABETH ST	KEY WEST	FL	33040
COOKE COMMUNICATIONS LLC		PO BOX 1800	KEY WEST	FL	33041-1800
DAVIS EDWIN T AND NANCY E		1176 E 5TH AVE	MOUNT DORA	FL	32757-5840
DEL VALLE ENRIQUE J L/E	C/O DEL VALLE MARCUS M GUAI	40 BLUE WATER DR	KEY WEST	FL	33040-6103
DEMESSIANOS PAUL		80 BRIARWOOD AVE APT 1A	MIDDLETOWN	RI	02842-5860
DENEAU DANIEL J REV TR 10/28/	C/O RING JOHN CPA	PO BOX 5190	HANOVER	NH	03755-5190
DICKERSON THEODORE AND BARBARA		721 ELIZABETH ST	KEY WEST	FL	33040-6401
DISANO SABINA B		31792 PASEO TERRAZA	SAN JUAN CAPISTRANO	CA	92675-3062
DISGDIERTT SHEILA		616 PETRONIA ST	KEY WEST	FL	33040-7482
EGGERS MARGARET		728 ELIZABETH ST APT B	KEY WEST	FL	33040-6402
EGNATZ BENJAMIN D		620 ELIZABETH ST	KEY WEST	FL	33040-6823
ETSHMAN BRUCE ALAN		3713 CINDY AVE	KEY WEST	FL	33040-4407
EVANS PEYTON REVOCABLE TRUST 8/8/2008		1507 GRINNELL ST	KEY WEST	FL	33040-4823
EVANS ROBERT AND LULA III FAMILY TRUST		2104 GILEAD AVE	ZION	IL	60099-2247
EVANS RODDY A AND GWENDOLYN		PO BOX 172132	HIALEAH	FL	33017-2132
EVANS ROSELYN		1160 NE 110TH TER	MIAMI	FL	33161-7618
EWCBPC PROPERTIES INC		6740 WESTLAKE BLVD	ORLANDO	FL	32810-6500
FARRAR ARTHUR CURTIS JR AND ANNA S JT REV TR		200 NORTHSIDE DR	DOUGLAS	GA	31533
FAZEKAS KURT J		12209 ADMIRALS POINTE CIR	INDIANAPOLIS	IN	46236-8796

FERNANDEZ ROBERT Y DEC TR 5/	C/O FERNANDEZ JOHN F TRUSTE	2529 FL GA HWY	HAVANA	FL	32333-5255
FORTIN THOMAS L AND HANNA K		623 SIMONTON ST	KEY WEST	FL	33040-6896
FRANSE TED H 2011 LIV TR 9/22/2011		4500 MARTSMITH WAY	FAIR OAKS	CA	95628-6332
GARDENS OF KEY WEST LLC THE		526 ANGELA ST	KEY WEST	FL	33040-7433
GARLAND GARY FRANKLIN REVOCABLE TRUST 6/6/2013		PO BOX 1649	KEY WEST	FL	33041-1649
GILLIS PETER C		56 RUTLAND SQUARE	BOSTON	MA	2118
GRAHAM CAROLYN AND SCOTT		625 ANGELA ST	KEY WEST	FL	33040-7424
GROSSCUP TIMOTHY J AND LUANN K		131 W ADAMS ST	VILLA PARK	IL	60181-3108
GUDOIAN JILL M		2590 BOSTON NECK RD	SAUNDERSTOWN	RI	02874-3802
HEPBURN JACQUELYN ESTATE	C/O HENDERSON LINDA	720 GALVESTON LN	KEY WEST	FL	33040-6408
HESLIN JAMES		222 12TH ST NE UNIT 1703	ATLANTA	GA	30309-4074
HILL WARREN H AND PAMELA A		720 ELIZABETH ST APT 4	KEY WEST	FL	33040-6466
HILL WARREN H AND PAMELA A		121 ROCKY RD	BANNER ELK	NC	28604-7781
HINKLE JANET B REVOCABLE TRUST		710 WINDSOR LN	KEY WEST	FL	33040-6415
HITCHCOCK WALTER ANDREW JR REV LIV TR 12/11/2003		127 CULPEPER ST	WARRENTON	VA	20186-3501
HJELMELAND BJARTE		PILESTREDET PARK 12 B 0176	OSLO		
HOOVER AND HOOVER LLC		3415 WRANGLE HILL RD STE 2	BEAR	DE	19701-4812
KERR JOHN B AND ANA DELLIA		626 ELIZABETH ST	KEY WEST	FL	33040-6823
KEY WEST CONCH HOUSE INC		2101 CHELSEA DR NW	WILSON	NC	27896-1476
KNOWLES JOHN BRUCE		723 ELIZABETH ST	KEY WEST	FL	33040-6401
KOENIG FRANK R		703 WINDSOR LN	KEY WEST	FL	33040-6445
KOLO THEODORE JR		PO BOX 297	KEY WEST	FL	33041-0297
LAZARUS ANTHONY N		628 ELIZABETH ST	KEY WEST	FL	33040-6823
LEHMKUHL DAVID W		551 OBSERVER HWY APT 15N	HOBOKEN	NJ	07030-6564
MARKATCUL LLC	C/O PIERCE ATWOOD LLP	254 COMMERCIAL ST	PORTLAND	ME	04101-4664
MARTINEZ ROSALIA		612 PETRONIA ST REAR	KEY WEST	FL	33040-7482
MAY AASE B		6421 COLONY WAY APT 2B	MINNEAPOLIS	MN	55435-2230
MCCHESNEY RICHARD J		618 PETRONIA ST	KEY WEST	FL	33040-7483
MCINTYRE JOHN WILLIAM AND COLLEEN RYAN		700 WINDSOR LN	KEY WEST	FL	33040-6415
MCQUAID KEVIN M AND LINDA E		6 PINEWOOD RD	MANCHESTER	MA	01944-1036
MCVEIGH ROGER H AND CYNTHIA C		627 SIMONTON ST	KEY WEST	FL	33040
MERLINN INN INC		811 SIMONTON ST	KEY WEST	FL	33040-7445
MOFFITT DONALD A		3063 HERITAGE LANDING RD	WILLIAMSBURG	VA	23185
MURRAY JAMES H		760 HARBOR BEND RD APT 106	MEMPHIS	TN	38103-8916

MURRELL DORETHEA ESTATE	C/O BOGAN VERONICA MURRELI	726 WINDSOR LN	KEY WEST	FL	33040-6456
NASET WALLACE J AND RUTH S		20717 6TH AVE W	SUMMERLAND KEY	FL	33042-4010
NEVIS CHOICE PROPERTIES LLC		23 BURR AVE	KINGS PARK	NY	11754-1511
NORMAN ROBERT A AND ELIZABETH F		101 CEDAR GLEN DR	NEW HOPE	PA	18938-9227
OMALLEY JOHN W AND JENNIFER P		16901 MEETING HOUSE RD	FISHERVILLE	KY	40023-8707
PARADA CAROLYN M		1903 FERDINAND ST	CORAL GABLES	FL	33134-2152
PARMENTER TOM E		PO BOX 1434	KEY WEST	FL	33041-1434
POTTER JOHN CHARLES		705 WINDSOR LN	KEY WEST	FL	33040-6445
ROBERTSON JOANNE C		PO BOX 4303	KEY WEST	FL	33041-4303
RUPP LEILA J REV TR DTD 3/10/0	C/O RUPP LEILA J TRUSTEE	2414 CHAPALA ST	SANTA BARBARA	CA	93105
SADOF KAREN		714 ELIZABETH ST APT D	KEY WEST	FL	33040-6400
SCARSELLA CHRISTINE	C/O ART AT 830	830 CAROLINE ST	KEY WEST	FL	33040
SEA SHELL COTTAGE LLC		620 SW RIVERLAND CT	FT WHITE	FL	32038
SHETH AGAM K		1414 LAKE RD	MILTON	VT	05468-4129
SHORT ANDREW M		79 LAIGHT ST APT 1B	NEW YORK	NY	10013-2000
SIMPSON ELWOOD J		1650 E NORTHFIELD DR STE 400	BROWNSBURG	IN	46112-2524
SOLDANO DANIEL J		617 ANGELA ST	KEY WEST	FL	33040-7424
SPIEGLAN CHESTER E AND HELEN		623 ELIZABETH ST	KEY WEST	FL	33040-6874
SWEETING IRMA OLEAN DEC TR 2/27/1998		623 PETRONIA ST	KEY WEST	FL	33040-7467
TANNURA PHILLIP F JR		720 WINDSOR LN APT 1	KEY WEST	FL	33040-6442
TRINITY PRESBYTERIAN CHURCH OF KEY WEST INC		PO BOX 6471	KEY WEST	FL	33041-6471
TRINITY WESLEYAN METHODIST CHURCH		808 ELIZABETH ST	KEY WEST	FL	33040-6404
TYLER LENORA H		719 ELIZABETH ST	KEY WEST	FL	33040-6401
VALLADARES ARTHUR L		3746 PAULA AVE	KEY WEST	FL	33040-4417
VAN WIEREN ALAN		521 BUTLER ST	SAUGATUCK	MI	49453-5100
WALLACE MELISSA		709 WHITMARSH LN	KEY WEST	FL	33040-7430
WEINTRAUB BYRON C AND SUSAN CO-TRUSTEE 11/10/2003		2218 SHADOW OAKS RD	SARASOTA	FL	34240-9326
WHEELER RONALD W AND CHERYL L		720 ELIZABETH ST APT 2	KEY WEST	FL	33040-6466
WHITMARSH LANE LLC		720 WHITMARSH LN	KEY WEST	FL	33040-7431
WHYMS ROBERT JR AND THELMA L		612 PETRONIA ST	KEY WEST	FL	33040-7482