

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



To: Chairman and Planning Board Members
From: Brendon Cunningham
Through: Donald Leland Craig, AICP, Interim Planning Director
Meeting Date: January 25, 2011

Agenda Item: An application for variances to building coverage, impervious surface ratio and setback requirements in the Historic Medium Density Residential zoning district for property located at 319 Amelia Street (RE#00026130-000000), per Section 122-600 (4) (5) & (6) as required when the renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To consider variances for a non-conforming, contributing structure listed in the historic architectural survey with proposed renovations and construction that exceed 66% of the value of the existing structure.

Applicant: Thomas E. Pope

Property Owner: David and Maria Bootle

Location: 319 Amelia Street, RE# 00026130-000000

Zoning: Historic Medium Density Residential District



Background:

The property is legally nonconforming regarding building coverage, impervious surface ratio, and setback requirements. The property is located in an historic district. The plans for the renovation of the structure will exceed 66% of its current value. The Monroe County Property Appraiser has the structure valued at \$98,029. The applicant has estimated the cost of renovations to be in excess of \$300,000. As such, the structure is subject to Section 122-28(b) which requires an application for all necessary variances to legal non-conformities.

Request:

The existing structure is in a dilapidated condition and the applicant intends to renovate the structure. To do so, per Section 122-28(b), the applicant is requesting variances to existing building coverage, impervious surface ratio, and building setback requirements since the cost of the proposed renovations exceeds 66% of the assessed value as proscribed in the code.

	Allowed/Required	Existing	Proposed
Building Coverage	40%	52.7%	50.9%
Impervious Surface	60%	55.8%	51.9%
Lot Size	4000'	1926'	Same
Front	10'	1'	Same
Right Side	5'	4' 1"	Same
Left Side	5'	3'	Same
Rear	15'	15'	Same

Process:

HARC

November 23, 2010

Development Review Committee Meeting:

December 17, 2010

Planning Board Meeting:

January 25, 2011

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, building or structure involved and which are not applicable to other land, buildings or structures in the same zoning district.**

Numerous properties in the historic districts have legal non-conforming coverages and setbacks. This particular structure and property does not meet the dimensional requirements outlined in Section 122-600. As such, special conditions do not exist that are not applicable to other land, buildings or structures.

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

The owner purchased the property in its current configuration. The applicant proposes a renovation project in excess of 66% of the structure's current assessed value. The scope of the project drives the cost and is a condition created 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, structures or structures in the same zoning district.**

Granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, buildings or structures in the same zoning district.

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

While the code limits the improvements that can be made to the site without seeking variances, we have no evidence that the applicant would be deprived of reasonable use of the land and the existing structure without the specific renovations proposed

- 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 variances requested are the minimum variances needed to make reasonable use of the land and existing structure.

- 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.**

The restoration of this contributing structure does not appear injurious to the public welfare. In fact, the restoration of this structure will be an asset to the community and its historic character.

- 7. Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or structures in the**

same district, and no permitted use of lands, structures or structures in other districts shall be considered grounds for the issuance of a variance.

This request is not based on existing conditions on surrounding properties.

The Planning Board shall make factual findings regarding the following:

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

The applicant does not meet all of the standards established by the City Code of Ordinances for a variance request.

2. **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 input to date.

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

The applicant intends to make improvements to drainage through best management practices.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**. However, should the Planning Board choose to approve this request, staff recommends the following condition:

That the applicant install and actively maintain the proposed swale shown on the plans for stormwater management purposes.

**Draft
Resolution**

RESOLUTION NO- 2011-

A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW THE RENOVATION AND CONSTRUCTION OF A NON-CONFORMING STRUCTURE WHICH EXCEEDS 66% OF THE VALUE OF THE EXISTING STRUCTURE BY GRANTING VARIANCES TO BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO AND FRONT AND SIDE YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 319 AMALIA STREET (RE#00026130-000000), PURSUANT TO SECTION 122-600 (4) (5) AND (6) UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-28(b) of the Code of Ordinances provides that if voluntary reconstruction of non-conforming residential structures exceeds 66% of the appraised value of the structure variances are required; and

WHEREAS, Section 122-600 (4) a. and b. and 122-600(6) a. and b. of the Code of Ordinances provides that the maximum dimensional requirements for building coverage is 50%, maximum impervious surface ratio is 60% and building setbacks in the HHDR zoning district are ten feet in the front, and five feet on each side; and

WHEREAS, the applicant requested variances to building coverage, impervious surface ratio and front and side yard setbacks to allow improvements to a non-conforming, historically contributing, residential structure which exceed 66% of the value of that structure; and

_____ Chairman

_____ Interim Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 25, 2011; 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 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; 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

_____ Chairman
_____ Interim Planning Director

that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the grant of the variances 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; 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 shall be considered grounds for the issuance of any variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those 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. That variances for a non-conforming contributing building listed in the historic

_____ Chairman

_____ Interim Planning Director

architectural survey for building coverage, impervious surface ratio, front yard and side yards setback requirements, for a renovation project in the Historic Medium Density Residential (HMDR) zoning district for property located at 319 Amelia Street (RE # 00026130-000000), per Section 122-28 (b), Sections 122-600 (4) a. and b. and 122-600 (6) a. and b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached site plans dated November 10, 2010.

Section 3. It is a condition of these variances that full, complete, and final application for all permits required for any new construction for any use and occupancy for which these variances are wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of these variances, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variances are wholly or partly necessary 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 submit a full and complete application for permits for new construction for which these variances are wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to these variances in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall

_____ Chairman

_____ Interim Planning Director

immediately operate to terminate these variances, which variances shall be of no force or effect.

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

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

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a special meeting held this 25th day of January, 2011.

Page 5 of 6
Resolution Number 2011-

_____ Chairman

_____ Interim Planning Director

Authenticated by the Chairman of the Planning Board and the Interim Planning Director.

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP, Interim Planning Director
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Interim Planning Director

Application

VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD OF ADJUSTMENT MEMBER ABOUT THE VARIANCE OUTSIDE THE HEARING

Variance Application

City of Key West
Planning Department

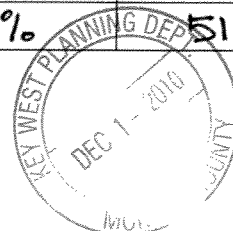
Please print or type a response to the following:

1. Site Address 319 AMELIA
2. Name of Applicant THOMAS E. POPE
3. Applicant is: Owner _____ Authorized Representative X
(attached Authorization Form must be completed)
4. Address of Applicant PO BOX 5567 KEY WEST, FL 33045
5. Phone # of Applicant 296-3611 Mobile# _____ Fax# 294-2923
6. E-Mail Address TEPOPEPA@AOL.COM
7. Name of Owner, if different than above _____
8. Address of Owner DAVID + MARIA BOOTLE
9. Phone Number of Owner _____ Fax# _____
10. Email Address _____
11. Zoning District of Parcel HMDR RE# 00026130-000000
12. Description of Proposed Construction, Development, and Use
Remove and replace non conforming front porch, Renovate non-conforming historic cottage, remove non-conforming rear additions and replace with new addition that will conform to side and rear set backs.

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10'	1'-0"	1'-0"
Side Setback	5'	3'-0"	3'-0"
Side Setback	5'	4'-1"	4'-1"
Rear Setback	15'		
Building Coverage	40%	52.7%	50.9%
Open Space Requirements			
Impervious Surface	60%	55.8%	51.9%

60%? with...



14. Is Subject Property located within the Historic District? Yes X No _____
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date 11/23/2010 HARC # H10-01-646

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

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

Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
	b	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
	b	Application Fee (to be determined according to fee schedule)
	b	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
	b	Floor Plans of existing and proposed development (8.5 x 11)
	b	Copy of the most recent survey of the subject property
	b	Elevation drawings as measured from crown of road
	b	Stormwater management plan
	b	HARC Approval (if applicable)
	b	Notarized Verification Form
	b	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.



Standards for Considering Variances

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

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

The existing historic house and addition do not
currently comply with the setbacks and lot coverage.

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

All conditions are existing and the applicant will be
improving lot coverage percentage from 52.7% to
50.9%

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.

Since all the current noncomplying setbacks and
lot coverage requirements are existing conditions
and will not be increased there will not be special
privileges granted by approving this variance.

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 existing non historic additions require substantial
reconstruction and are currently non conforming.
To rebuild them in their current location will maintain
more non conformity than the proposed plan.



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.

By relocating the nonhistoric addition the
proposed plan reduces the nonconformities.

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.

By restoring the existing historic house the
property will be in harmony with the general
intent of the LDR's.

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.

The existing conditions on site are the reason
for this variance.

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.



Verification Form

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, THOMAS E. POPE, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the _____ Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

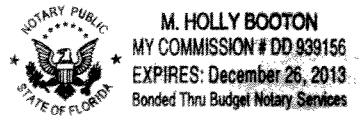
319 AMELIA
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature] _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 11/30/2010 (date) by
Thomas Pope (name). He/She is personally known to me or has
presented _____ as identification.

M. Holly Booton
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)



Authorization Form

Authorization Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

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

I, DAVID + MARIA BOOTLE authorize
Please Print Name(s) of Owner(s)

THOMAS E. POPE
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

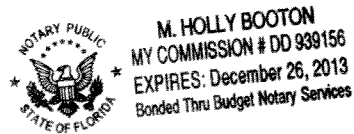
[Signature]
Signature of Owner

Maria Bootle
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 11/30/2010 (date) by
David Bootle + Maria Booton
Please Print Name of Affiant

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

M. Holly Booton.
Notary's Signature and Seal



M. Holly Booton Name of Acknowledger printed or stamped

Title or Rank

DD 939156 Commission Number (if any)



Deed

Return to:
Name: THE CLOSING DEPARTMENT
Address: 3432 DUCK AVENUE
KEY WEST, FL. 33040

Doc# 1791737 05/28/2010 4:00PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Instrument Prepared by: DEBORAH CONDELLA
Address: 3432 DUCK AVENUE
KEY WEST, FL. 33040

05/28/2010 4:00PM
DEED DOC STAMP CL: TRINA \$1,400.00

\$200,000.00

Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 10th day of MAY A. D. 2010,

Between, **JOYCE A. KORESSEL, a single woman** Doc# 1791737
Bk# 2468 Pg# 287

Whose address is 3938 Stonyrun Drive, Louisville, KY 40220
the County of , in the State of Kentucky, party of the first part, and

DAVE W. BOOTLE and MARIA BOOTLE, husband and wife

Whose address is 211 Grant Street, Olyphant, PA 18447
the County of , in the State of Pennsylvania, 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 AND OTHER GOOD AND 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:

Part of Lot Thirteen (13), Square Number Two (2) of Tract Ten (10) according to a diagram of said Tract Ten (10) by E. C. Howe recorded in Monroe County, Florida, Records.

Commencing at a point on Amelia Street Two Hundred and Twenty-Seven (227) feet distant from the corner of Thomas and Amelia Streets and running thence along Amelia Street in a Northeasterly direction Twenty-four (24) feet and three (3) inches; thence at right angles in a Northwesterly direction Seventy-nine (79) feet and seven (7) inches; thence at right angles in a Southwesterly direction Twenty-four (24) feet and three (3) inches; thence at right angles in a Southeasterly direction Seventy-nine (79) feet and seven (7) inches to the Point of Beginning.

SUBJECT TO taxes for the year 2010 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

Parcel Identification Number: 00026130-000000

Alternate Key Number: 1026905

Property Address: 319 Amelia Street, Key West, FL 33040

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:

Witnesses:

#1 [Signature]
Printed Name Kevin Sullivan

[Signature] L.S.
JOYCE A. KORESSAL

#2 [Signature]
Printed Name Kathna James

State of Kentucky

County of Jefferson

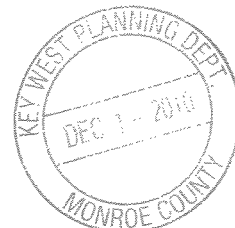
The foregoing instrument was acknowledged before me this 25th day of May 2010, by JOYCE A. KORESSEL, who is/are personally known to me or who has/have produced Ky driver's lic. as identification and who did (did not) take an oath.

[Signature]

NOTARY PUBLIC
STAMP OR SEAL:

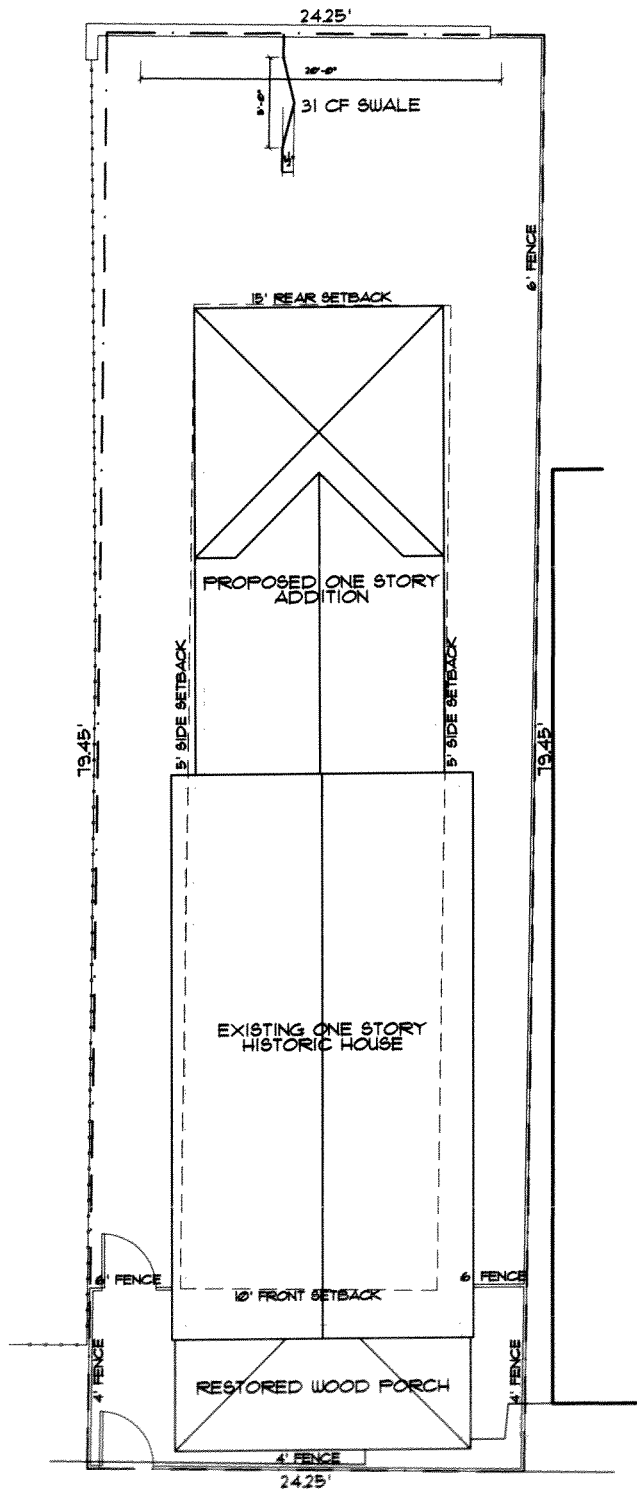
CD-3534

MONROE COUNTY
OFFICIAL RECORDS



Survey

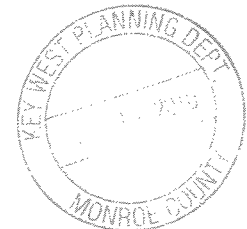
Site Plans

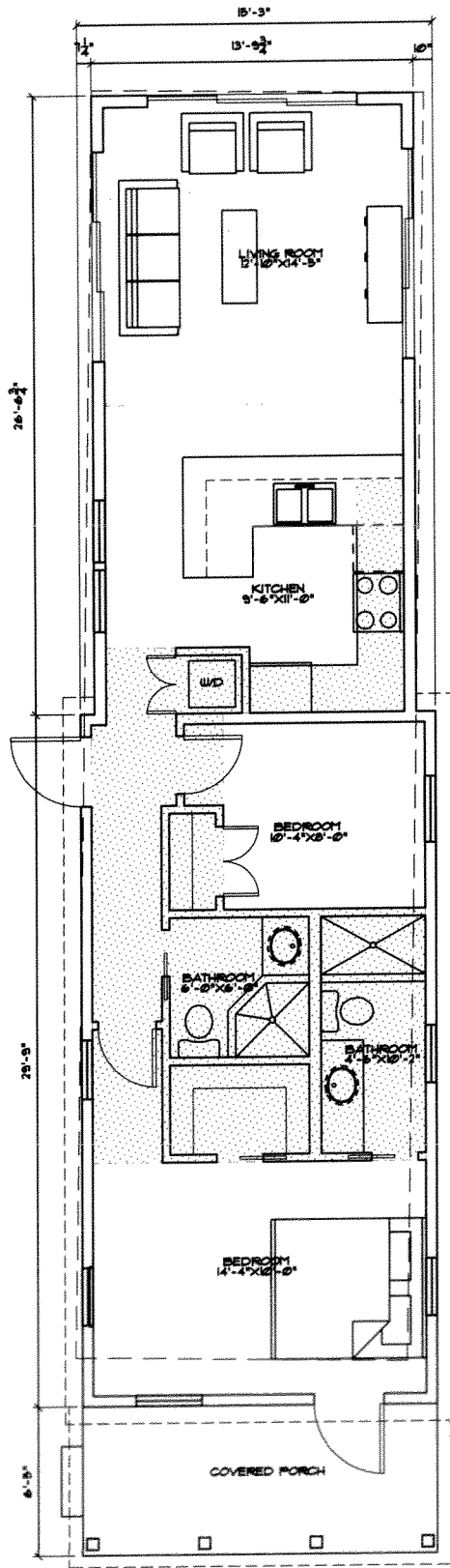


AMELIA STREET
30' RIGHT-OF-WAY

Site Plan

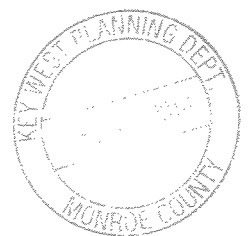
3/32" = 1' - 0"

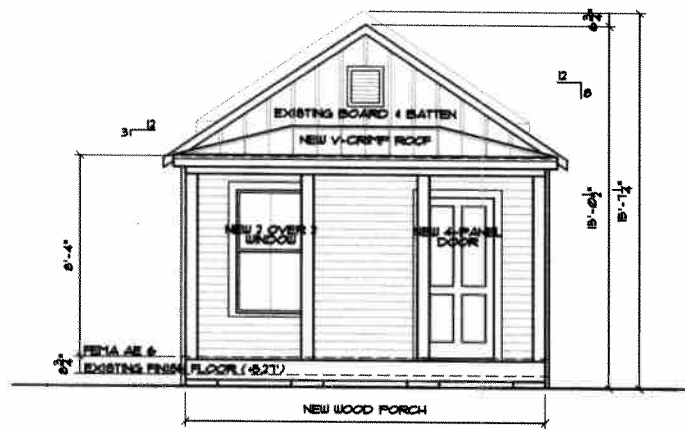
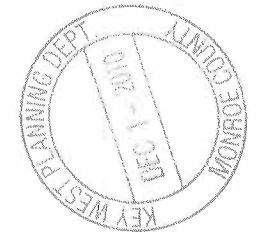




Floor Plan

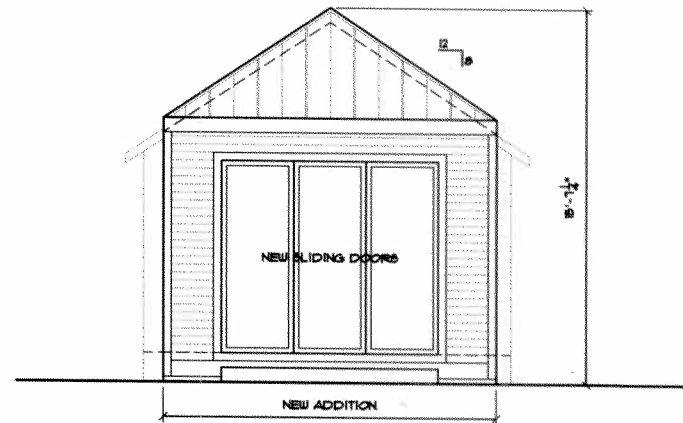
1/8" = 1' - 0"





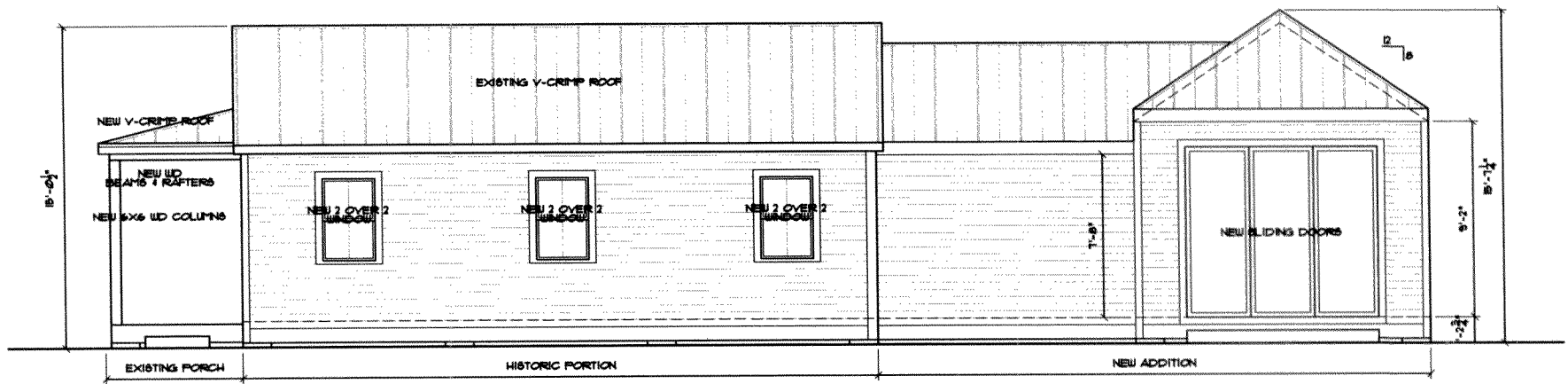
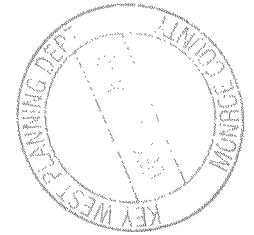
Front Elevation

1/8" = 1' - 0"



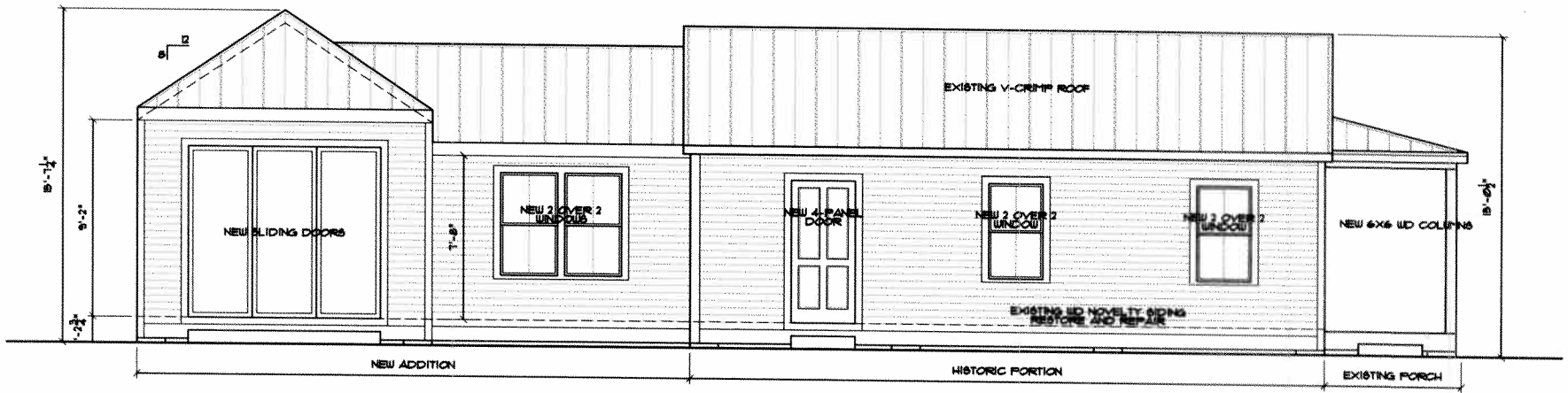
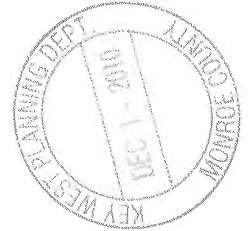
Rear Elevation

1/8" = 1' - 0"



Right Side Elevation

1/8" = 1' - 0"



Left Side Elevation

1/8" = 1' - 0"

HARC Approval



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

December 30, 2010

Arch. Thomas E. Pope
PO Box 5567
Key West, Florida 33045

RE: REQUEST TO REMOVE NON HISTORIC REAR ADDITION AND FRONT PORCH. REPLACE WITH NEW PORCH AND ONE STORY REAR ADDITION. RENOVATE EXISTING HISTORIC STRUCTURE. ELEVATE TO FEMA ELEVATION +8".

**FOR: #319 AMELIA STREET - HARC APPLICATION # H10-01-646
HISTORIC DISTRICT OF KEY WEST**

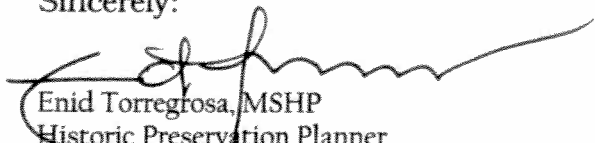
Dear Architect Pope:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** your request for demolition and design for the above mentioned project on the public hearing held on Tuesday, December 14, 2010. The Commission decision was based on the documents submitted and your presentation.

You may now apply for the necessary permits. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City Of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com



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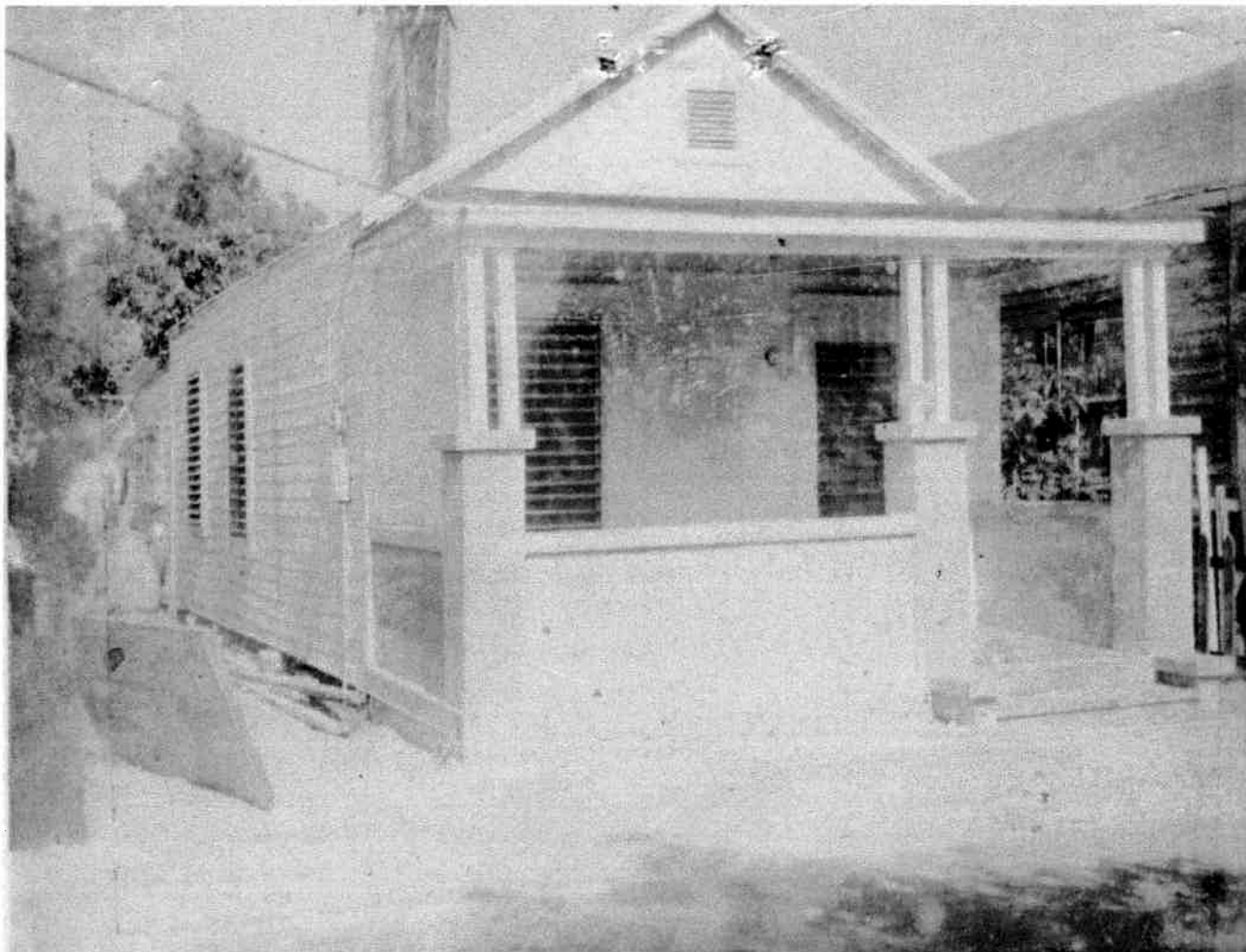
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Property Appraiser Information

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

MONDAY - DECEMBER 20, 2010 OUR OFFICES WILL BE CLC

Property Record View

Alternate Key: 1026905 Parcel ID: 00026130-000000

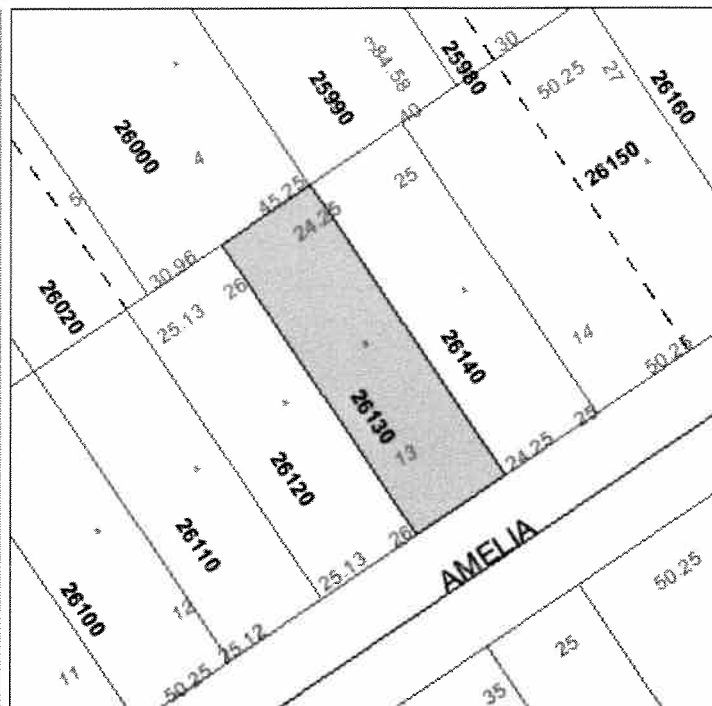
Ownership Details

Mailing Address:
BOOTLE DAVE W AND MARIA
319 AMELIA ST
KEY WEST, FL 33040-7502

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 319 AMELIA ST KEY WEST
Subdivision: Tracts 10 and 15
Legal Description: KW PB 1-25-40 PT LOT 13 SQR 2 TR 10 H3-73 OR1587-2230D/C OR1587-2232 OR1761-1161/62 OR1862-662/63 OR2109-1279Q/C OR2249-1143Q/C OR2293-1844 OR2468-287/88

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	24	80	1,930.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 620
Year Built: 1933

Building 1 Details

Building Type R1	Condition A	Quality Grade 450
Effective Age 23	Perimeter 142	Depreciation % 30
Year Built 1933	Special Arch 0	Grnd Floor Area 620
Functional Obs 0	Economic Obs 0	

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

Roof Type IRR/CUSTOM	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 2
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	SBF	1:WD FRAME	1	1933				84

1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1993	N	Y	0.00	0.00	620
2	<u>OPF</u>		1	1993			0.00	0.00	75

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	144 SF	12	12	2002	2003	1	30

Appraiser Notes

05-20-03 - ASKING \$209,000 AS OF 12/01 SOLD ON 01-25-02 FOR \$199,000= 95%
2005-01-28 ASKING \$619,000. ON 01/01/05 2BD/1BA-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	9902864	08/13/1999	12/15/1999	750 Residential	UPDATE ELECTRICAL
2	06-0487	02/15/2006	12/21/2006	3,200 Residential	HURRICANE REPAQIRS- INSIDE ELECTRIC
	06-0486	02/15/2006	12/21/2006	8,800	HURRICANE DMG R & R FIXTURES,BATH, SINK, UTILITY AREA
	06-0484	02/15/2006	12/21/2006	63,920	HURRICANE REPAIR - R & R 780SF FLR, 2182SF WALL BOARD, CABINETS,DOORS SHELIVING,
	06-0488	02/15/2006	12/21/2006	2,400	R & R AIR HANDLER/DUCT WORK

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
2010	98,029	499	106,878	205,406	205,406	0	205,406
2009	110,092	518	142,503	253,113	253,113	0	253,113
2008	101,160	538	226,879	328,577	328,577	0	328,577
2007	137,653	564	318,450	456,667	456,667	0	456,667
2006	369,528	583	164,050	386,350	386,350	0	386,350
2005	296,612	603	135,100	432,315	432,315	0	432,315
2004	171,830	629	131,240	303,699	303,699	0	303,699
2003	124,099	648	46,320	171,067	171,067	0	171,067

2002	112,467	0	33,775	146,242	146,242	0	146,242
2001	73,668	0	30,880	104,548	104,548	0	104,548
2000	73,668	0	25,090	98,758	98,758	0	98,758
1999	56,102	0	25,090	81,192	81,192	0	81,192
1998	45,902	0	25,090	70,992	70,992	0	70,992
1997	45,902	0	21,230	67,132	67,132	0	67,132
1996	28,051	0	21,230	49,281	49,281	0	49,281
1995	31,366	0	21,230	52,596	52,596	0	52,596
1994	28,051	0	21,230	49,281	49,281	0	49,281
1993	23,435	0	21,230	44,666	44,666	0	44,666
1992	23,435	0	21,230	44,666	44,666	0	44,666
1991	23,435	0	21,230	44,666	44,666	0	44,666
1990	21,584	0	16,888	38,472	38,472	0	38,472
1989	17,838	0	16,405	34,243	34,243	0	34,243
1988	15,672	0	13,510	29,182	29,182	0	29,182
1987	15,486	0	7,527	23,013	23,013	0	23,013
1986	15,574	0	6,948	22,522	22,522	0	22,522
1985	15,129	0	4,569	19,698	19,698	0	19,698
1984	14,184	0	4,569	18,753	18,753	0	18,753
1983	14,184	0	4,569	18,753	18,753	0	18,753
1982	14,439	0	4,569	19,008	19,008	0	19,008

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
5/25/2010	2468 / 287	200,000	<u>WD</u>	<u>02</u>
5/4/2007	2293 / 1844	555,600	<u>WD</u>	<u>K</u>
2/21/2003	1862 / 0662	320,000	<u>WD</u>	<u>Q</u>
1/25/2002	1761 / 1161	199,000	<u>WD</u>	<u>Q</u>
7/16/1999	1587 / 2232	119,000	<u>WD</u>	<u>Q</u>

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Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., January 25, 2010, 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:

Variations – 319 Amelia Street (RE# 00026130-000000) For building coverage, impervious surface ratio and setback requirements in the HMDR zoning district per Section 122-600 (4) (5) & (6) as required when the renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the City of Key West.

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

319 Amelia

- Legend
- theBuffer
 - theBufferTarget
 - Real Estate Number
 - Parcel Lot Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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

Date Created: January 21, 2011 1:24 PM



0 403ft

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Variances – 319 Amelia Street (RE# 00026130-000000)** For building coverage, impervious surface ratio and setback requirements in the HMDR zoning district per Section 122-600 (4) (5) & (6) as required when the renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the City of Key West.

Applicant: Thomas Pope

Owner: David and Maria Bottle

Project Location: 319 Amelia Street

Date of Hearing: Tuesday, January 25, 2011

Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall – City Commission Chambers, 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. 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. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@keywestcity.com .

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: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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319 Amelia + 91

1023 WHITEHEAD LLC
20 DRIFTWOOD DR
KEY WEST, FL 33040

1103/1105 WHITEHEAD STREET L L C
419 AMELIA ST
KEY WEST, FL 33040

ADAMS PAMELA ELIZABETH
313 CATHERINE ST
KEY WEST, FL 33040

ADAMS WILLIAM P AND KAREN T
1124 WHITEHEAD ST
KEY WEST, FL 33040

ALBURY SAMUEL EST % ALBURY
729 NW 43RD STREET
MIAMI, FL 33127

ANCHORS AWEIGH CLUB INC
404 VIRGINIA ST
KEY WEST, FL 33040

ASHE RUTH M
308 JULIA ST
KEY WEST, FL 33040

AVERYT WILLIAM F JR
312 VIRGINIA ST
KEY WEST, FL 33040

AYRES JAMES D IV AND ANDREA
1121 WHITEHEAD ST
KEY WEST, FL 33040

BEAVER JAMES M
PO BOX 2560
KEY WEST, FL 33040

BEAVER DENNIS
1207 WHITEHEAD ST
KEY WEST, FL 33040

BEBBINGTON ENID H/W
20 PORTERSGATE CT
CLONSILLA VILLAGE, DUBLIN 15 0

BOOTLE DAVE W AND MARIA
319 AMELIA ST
KEY WEST, FL 33040

BURCHETT ROBERT G AND JANE E
8 AMARYLLIS DRIVE
KEY WEST, FL 33040

BUTLER EUGENIA
207 JULIA ST
KEY WEST, FL 33040

CAJUN REALTY LLC
444 N MAIN ST
HUBBARD, OH 44425

CALABRO DANIEL J
P O BOX 1857
BRIDGEHAMPTON, NY 11932

CAREY GEORGE A JR ESTATE
419 VIRGINIA ST
KEY WEST, FL 33040

CASTILLO ANTHONY A ESTATE
305 VIRGINIA ST
KEY WEST, FL 33040

CASTILLO DIANE T
318 AMELIA ST
KEY WEST, FL 33040

CITY OF KEY WEST FLA
P O BOX 1409
KEY WEST, FL 33041

CLARK JOSEPH GRECO LIV TR 4/28/2005
310 AMELIA ST
KEY WEST, FL 33040

CLARK NANCY J
1019 WHITEHEAD ST
KEY WEST, FL 33040

CLARKE CAROLYN
323 VIRGINIA ST
KEY WEST, FL 33040

CORAL CITY ELKS LODGE 610 & CORAL
CITY TEMPLE 400
1107 OR 1109 WHITEHEAD ST
KEY WEST, FL 33040

CRESPO DANILO A AND BARBARA B
PO BOX 4031
KEY WEST, FL 33040

CRONIN JAMES D AND DIANE S
52 PARK HILL DR
HOPEWELL JUNCTION, NY 12533

DAVIS ROBERT ESTATE
1019 FORT ST
KEY WEST, FL 33040

DEGRAEF JOHAN P
1119 WHITEHEAD ST
KEY WEST, FL 33040

DEVLO THOMAS A
3839 GLEN OAKS MANOR DR
SARASOTA, FL 34232

DIAZ RUBEN
313 CATHERINE ST
KEY WEST, FL 33040

EABLES PATRICIA A
PO BOX 299
KEY WEST, FL 33041

EHRING WILLIAM EDWARD
1102 WHITEHEAD ST
KEY WEST, FL 33040

F AND A HOLDINGS LLC
117 KEY HAVEN RD
KEY WEST, FL 33040

FRENCH ROBERT C ESTATE
3232 NEWMARK DR
MIAMISBURG, OH ● 45342

GALLAGHER PATRICIA A TRUSTEE
700 KESSLER BLVD WEST DR
INDIANAPOLIS, IN ● 46228

GLASER WILLIAM D
118 CARIBBEAN DR
SUMMERLAND KEY, FL 33042

GRABIABREWSKI LLC
30554 18TH LN
BIG PINE KEY, FL 33043

GREENE-MINGO BEVERLY
311 AMELIA ST
KEY WEST, FL 33040

GREINER BYRON
2 BEECH TREE LN
ASHEVILLE, NC 28804

HABBERSTAD STEPHEN D IRREVOCABLE
TR DTD 8/1/2010
PO BOX 869
KEY WEST, FL ● 33040

HAMILTON JAMES
319 CATHERINE ST
KEY WEST, FL 33040

HAMILTON JAMES D AND EVA M
218 OLIVIA ST
KEY WEST, FL 33040

HARRIS DAVID W
865 10TH AVE S
NAPLES, FL 34102

HOLLOWELL VIOLET ROSALIE
12503 NEWFIELD DR
ORLANDO, FL 32837

HOUSING AUTHORITY THE OF THE
P O BOX 2476
KEY WEST, FL 33040

JAMES DOLORES N
314 CATHERINE ST
KEY WEST, FL 33040

KACZMAREK J
4822 LAKE SHORE RD
HAMBURG, NY ● 14075

KAVANAUGH EMMETT P
1117 WHITEHEAD ST
KEY WEST, FL 33040

KEE SANDRA E
308 VIRGINIA ST
KEY WEST, FL ● 33040

KNOWLES EDWIN JR AND MARIE E
ROBERT GABRIEL APTS
KEY WEST, FL 33040

KNOWLES VERLENE ESTATE
324 VIRGINIA ST
KEY WEST, FL 33040

KOLO THEODORE JR REV LIV TR 3/18/03
5438 80TH ST
ELMHURST, NY 11373

KRAUSE HANS F P
1023 JOHNSON ST
KEY WEST, FL 33040

KRUER WAYNE R
1105 THOMAS ST
KEY WEST, FL 33040

LOPEZ CLAYTON L AND PALMA LOUISE H/W
326 AMELIA ST
KEY WEST, FL 33040

MARRERO WILHELMINA
318 TRUMAN AVE
KEY WEST, FL 33040

MCGEOUGH PETER
41 SECOND ST
NEWPORT, RI ● 02840

MCGEOUGH SEAN AND JODI BEVERLY
314 VIRGINIA ST
KEY WEST, FL 33040

MONROE COUNTY COMPREHENSIVE PLAN
LAND AUTHORITY
1200 TRUMAN AVE STE 207
KEY WEST, FL ● 33040

MOORE DEBORAH
1114 WHITEHEAD ST
KEY WEST, FL 33040

MORSE GARTH H
4388 MIDDLE RD
HARBOR SPRINGS, MI 49740

NOLLEY ARLEAN A/K/A WALTON ARLEAN
L/E
304 AMELIA ST
KEY WEST, FL 33040

OLD KEYSTONE CHURCH INC
330 JULIA ST
KEY WEST, FL 33040

PEARSON CHARLES N &
322 JULIA STREET
KEY WEST, FL 33040

POPOVICE MICHAEL J
327 VIRGINIA ST
KEY WEST, FL 33040

RAHMING LEANDER
PO BOX 1204
KEY WEST, FL 33040

REGER MELODYE
100 BAY DR
KEY WEST, FL 33040

RHOADES SHIRREL AND DIANE
914 GRINNELL ST
KEY WEST, FL 33040

ROBB GEORGE E
3730 SUNRISE LN
KEY WEST, FL 33040

ROBERTS AVIS J
319 VIRGINIA ST
KEY WEST, FL 33040

ROBERTS CYNTHIA V DEC TRUST
07/15/2008
727 OLIVIA ST
KEY WEST, FL 33040

ROBERTS ELIZABETH A
504 THE MEWS
ROCKY HILL, CT 06067

ROEDER TIMOTHY J L/E
322 JULIA ST
KEY WEST, FL 33040

RUSSELL EDWARD JAMES
16540 OLD STATE RD
SUGARLOAF KEY, FL 33042

SANDRIE R M
P O BOX 420216
SUMMERLAND KEY, FL 33042

SCHLENOGOT BECKY
269 CHELTONWOOD CRES
WATERLOO, ON N2V 1X8

SCHMIDT THERON G AND LORRAINE
HECKMAN (WIFE)
315 AMELIA ST
KEY WEST, FL 33040

SHULTZ DAVID
204 ST CHARLES WAY
YORK, PA 17402

SIMMONS GLENDA D
310 HILLCREST AVE
SOMERSET, NJ 08873

SKALENAIDO ZBIGNIEW
317 AMELIA ST
KEY WEST, FL 33040

SNYDER DOUGLAS S AND BRITTANY P
1118 WHITEHEAD ST
KEY WEST, FL 33040

STATE OF FLORIDA
DOUGLAS BLDG
TALLAHASSEE, FL 32399

STONE SUSAN CD
PO BOX 318
SIASCONSET, MA 02564

TEATE CONSTANCE S
325 AMELIA ST
KEY WEST, FL 33040

THURSTON GRIFFITH JR
1526 LAIRD ST
KEY WEST, FL 33040

WINN HUGHELENE AND DONNA
313 VIRGINIA ST
KEY WEST, FL 33040

WITHERS BARBARA ANN
310 CATHERINE ST
KEY WEST, FL 33040

YOAKAM JOHN A AND LAUREN R
5316 MILLS CREEK LN
NORTH RIDGEVILLE, OH 44039

ZAPATA LUZ M
326 VIRGINIA ST
KEY WEST, FL 33040

ZIELINSKI MICHAEL
407 AMELIA ST
KEY WEST, FL 33040