

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



**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** January 17, 2013

**Agenda Item:** **Variances – 726 ½ Olivia Street (RE# 00020590-000000 & 00020600-000000)** - A request for variances to detached habitable space, impervious surface ratio and front, side and rear-yard setback requirements in the HHDR zoning district per Section 122-1078 and 122-630 (4) b. and (6) a. b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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**Request:** The applicant is requesting variances to impervious surface ratio, front, side and rear setbacks and detached habitable space to accommodate the construction of new living quarters. The existing structure will be converted from a single-family residence to a bedroom suite with the removal of the kitchen. Both structures will be connected via a breezeway.

**Applicant:** Michael B. Ingram

**Property Owner:** TFC Development, LLC, James A. Nichols, Managing Member

**Location:** 726 ½ Olivia Street, RE# 00020590-000000 & 00020600-000000

**Zoning:** Historic High Density Residential (HHDR) Zoning District

**Background:**

The property is comprised of two lots of record. One lot contains the existing cottage and swimming pool. The existing 746 square foot cottage is comprised of a kitchen/living area, bedroom and bathroom. The second lot is vacant without improvements. The lots have been owned by the same party since 2005.

The table below provides site data calculations as proposed by the applicant:

<b>Relevant HHDR District Dimensional Requirements: Section 122-630</b>			
	<b>Zoning Regulations</b>	<b>Existing Conditions</b>	<b>Proposed Changes</b>
Front	10'	0.9'	No Change
Side	5'	0.38'	No Change
Rear	20'	52'	15'
Impervious Surface	60% Maximum	24%	64.4%

**Process:**

**Development Review Committee Meeting:**

November 16, 2012

**HARC, H#12-01-1843:**

November 27, 2012

**Planning Board Meeting:**

January 17, 2013

**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 nonconforming to front and side-yard setback requirements. The proposed construction will exceed the allowed impervious surface ratio, as well as encroach into the required rear-yard setback. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not generate the existence of special conditions or circumstances. Additionally, the proposed construction is proposed and designed by the applicant and does not represent any special conditions.

- 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 aspects on the site are not created by the applicant. The existing building is legal non-conforming. However, the chosen design for the new construction is one which the applicant has chosen to exceed the impervious surface ratio and encroach into the rear-yard setback. These are conditions 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, buildings or structures in the same zoning district.**

Allowing the new construction, as proposed, 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 is not deprived of rights commonly enjoyed by other properties without the variance approval. Therefore, hardship conditions do not exist.

- 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 that will make possible the continued use of the land, building, or structure. However, the applicant has reasonable use of the property prior to the new construction.

- 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 granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest.

- 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 conforming or nonconforming 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:**

- 1. 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 met by the applicant for the granting of variances.

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 applicant has been in contact with adjacent property owners.

**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, if the Planning Board approves this request, staff would like to require the following condition:

- That the two properties be combined by a unity of title approved by the City Attorney's Office.

**Draft  
Resolution**

**PLANNING BOARD  
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST  
PLANNING BOARD FOR VARIANCE  
APPROVAL FOR PROPERTY LOCATED AT  
726 ½ OLIVIA STREET (RE#00020590-000000 &  
00020600-000000) IN THE HISTORIC HIGH  
DENSITY RESIDENTIAL ZONING DISTRICT,  
PER SECTION 122-1078 AND 122-630 (4) b.  
IMPERVIOUS SURFACE RATIO AND  
SECTION 122-630 (6) a. b. & c. FRONT, REAR  
AND SIDE-YARD SETBACK REQUIREMENTS  
AND SECTION 122-1078 DETACHED  
HABITABLE SPACE OF THE LAND  
DEVELOPMENT REGULATIONS OF THE  
CODE OF ORDINANCES OF THE CITY OF  
KEY WEST.**

**WHEREAS**, Section 122-630 (4) b. and Section 122-630(6) a. b. & c. of the Code of Ordinances provides that the maximum impervious surface ratio is 60% and the minimum allowed front-yard setback will be 10 feet, side-yard setback shall be 5 feet and the minimum rear-yard setback shall be 20 feet; and

**WHEREAS**, the applicant requested variances to the proposed impervious surface ratio and to the existing and proposed front, side and rear-yard setbacks; and

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

on January, 2013; and

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

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

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

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

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

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

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; 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 variances 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.** An approval by resolution of the Key West Planning Board for variances to allow the use of an existing building as detached habitable space per plans received November 1, 2012,

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director



on property located at 726 ½ Olivia Street (RE# 00020590-000000& 00020600-000000) in the HHDR zoning district per Sections 122-630 (4) b. and 122-630(6) a. b. & c. and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following condition:

The two properties are joined by a unity of title approved by the City Attorney's Office.

**Section 3.** It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

**Section 5.** These variances do not constitute a finding as to ownership or right to possession

of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 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 DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 17th day of January, 2013.

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

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

Richard Klitenick  
Planning Board Chairman

\_\_\_\_\_  
Date

**Attest:**

Donald Leland Craig, AICP, Planning Director

\_\_\_\_\_  
Date

**Filed with the Clerk:**

Cheryl Smith, City Clerk

\_\_\_\_\_  
Date

# Application

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



Variance Application

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

Please print or type a response to the following:

1. Site Address 726 1/2 OLIVIA STREET
2. Name of Applicant TFC DEVELOPMENT, L.C.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative
4. Address of Applicant 1001 WHITEHEAD STREET . SUITE 101  
KEY WEST, FL. 33040
5. Phone # of Applicant 305.292.7722 Mobile# 305.581.3744
6. E-Mail Address MINGRAM@MBI-K2M.COM
7. Name of Owner, if different than above \_\_\_\_\_
8. Address of Owner \_\_\_\_\_
9. Phone # of Owner \_\_\_\_\_
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel HHDR RE# 2059, 2060
12. Description of Proposed Construction, Development, and Use  
RETAIN EXISTING 600S.F. STRUCTURE & LINK WITH ROOFED AREA  
TO NEW 1600 SF. STRUCTURE FOR USE AS SINGLE FAMILY  
RESIDENCE
13. List and describe the specific variance(s) being requested:  
EXISTING STRUCTURE DOES NOT MEET 'FRONT' & 'SIDE' SETBACK  
PROPOSED INTERVIORS IS NOT MET  
REAR SETBACK IS NOT MET BY 5'-0"



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

Site Data Table				
	Code Requirement	Existing FROM GRADE	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X			
Size of Site	5263 S.F.			
Height	30'-0"	14'-6"	21'-0"	0
Front Setback	10'-0"	.9'	.9'	9.1'
Side Setback	5'-0" OR	.38	.38	5'-0"
Side Setback	5.3'	-	-	-
Street Side Setback	N.A.	-	-	-
Rear Setback	20'-0'	52'-0"	15'-0"	5'-0"
F.A.R	1.0	746	2593	0
Building Coverage	50%	746 (14%)	2593 (49%)	0
Impervious Surface	60%	1279	3299 (62.4%)	4.4%
Parking	N.A.			
Handicap Parking	N.A.			
Bicycle Parking	N.A.			
Open Space/ Landscaping	20%			
Number and type of units				
Consumption Area or Number of seats	N.A.			

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

Meeting Date \_\_\_\_\_ HARC Approval # \_\_\_\_\_

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

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17. Will the 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.

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

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

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

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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.

EXISTING PARCEL(S) ARE MID-BLOCK & ARE ACCESSED BY  
DEEDED OWNERSHIP (1/10) IN "PRIVATE ROAD" PER SURVEY. EXISTING  
STRUCTURE IS LOCATED IN EXTREME NORTHWEST CORNER. THEREFORE  
THERE EXISTS NO TRADITIONAL STREET FRONTAGE OR DEFINITION  
OFF FRONT/SIDE/REAR OTHER THAN HISTORIC ADDRESS & UTILITY  
ACCESS AT OLIVIA.

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

ALL EXISTING CONDITIONS EXIST INCLUDING DESIGNATION AS  
TWO PARCELS. ALL SETBACK VARIANCES ARE BASED ON  
UNITY OF TITLE TO CREATE SINGLE LOT

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.

CIRCUMSTANCES ARE UNIQUE TO PARCELS BEING ADDRESSED.



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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.

EXISTING STRUCTURE IS 'POTENTIALLY CONTRIBUTING' - SEPARATION OF NEW FROM OLD ALLOWS SCALE & MASS TO MEET NARC GUIDELINES - RESULTING IN REAR SETBACK OF 15'-0"

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

PROPOSED SINGLE STORY BUILDING IS APPROXIMATELY 50% OF ALLOWED FAR. DESIGN SOLUTION RECOGNIZES UNIQUE CIRCUMSTANCE/CONDITIONS. OWNERSHIP IN CONTIGUOUS PARCEL (DEEDED) IS NOT PART OF CONSIDERATION AS IT IS FOR SITE ACCESS & PARKING ONLY.

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.

SCALE, MASS, DENSITY & USE ARE CONSISTANT & COMPLEMENTARY TO AREA. DEVELOPMENT WILL CORRECT UTILITY ACCESS TO PROPERTY & WILL BRING THE PARCEL TO STANDARDS REQ'D FOR HEALTH & WELFARE OF ADJUTORS.

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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 SETBACKS, LOT AREA, PERMEABLE/LANDSCAPE  
AREAS HAVE NOT BEEN CONSIDERED AS RATIONAL FOR  
REQUESTED VARIANCE REQUESTS.

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

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

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, JAMES NICHOLS, in my capacity as MANAGING MEMBER  
(print name) (print position; president, managing member)

of TFC DEVELOPMENTS LLC  
(print name of entity serving as Authorized Representative)

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

726 1/2 OLIVIA KEY WEST  
Street Address of subject property

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

[Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10/26/2012 by  
date

JAMES A. NICHOLS  
Name of Authorized Representative

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

[Signature]  
Notary's Signature and Seal

JOY WATERS  
Name of Acknowledger typed, printed or stamped

JOY WATERS  
NOTARY PUBLIC, STATE OF FL  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Aug 27 2014  
ACTING IN COUNTY OF

\_\_\_\_\_  
Commission Number, if any

# **Authorization Form**

**City of Key West  
Planning Department**



**Authorization Form**  
*(Where Owner is a Business Entity)*

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

I, JAMES A. NICHOLS as  
*Please Print Name of person with authority to execute documents on behalf of entity*

MANAGING MEMBER of TFC DEVELOPMENTS LLC  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize MICHAEL P. INGRAM.  
*Please Print Name of Representative*

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

[Signature]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 26 OCTOBER 2012 by  
*date*

[Signature]  
*Name of Authorized Representative*  
JAMES A. NICHOLS

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

[Signature]  
*Notary's Signature and Seal*

JOY WATERS  
*Name of Acknowledger typed, printed or stamped*

JOY WATERS  
NOTARY PUBLIC, STATE OF FL  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Aug 27 2014  
ACTING IN COUNTY OF

\_\_\_\_\_  
*Commission Number, if any*

**Deed**

Doc# 1527082 07/06/2005 1:50PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Return to: (Enclose self addressed stamped envelope)

Name: STONES & CARDENAS  
221 Simonton Street  
Key West, FL 33040  
(305) 294-0252

07/06/2005 1:50PM  
DEED DOC STAMP CL: FP \$7,000.00

This Instrument Prepared By:

STONES & CARDENAS  
221 Simonton Street  
Key West, FL 33040  
(305) 294-0252

Doc# 1527082  
Bk# 2130 Pg# 832

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### WARRANTY DEED

**THIS INDENTURE** made this 20<sup>th</sup> day of May, 2005, by and between Donald D. Gray and Jacqueline M. Gray, husband and wife, whose address is 1405 Newton Street, Key West, FL 33040, as Grantor, and TFC Development, LC, a Florida limited liability company, whose address is PO Box 1146, Key West, FL 33041, as Grantee.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to-wit:

Lots 10 AND 11, CARLETON'S COMPOUND, a resubdivision of Part of Square 2, Tract 5, (Deed Book E, Page 733), Key West, Monroe County, Florida, as recorded in Plat Book 5, Page 58, Monroe County, Florida, Public Records. Also a 1/10 undivided interest in a private driveway or private road as set forth in the Plat of Carleton's Compound, as recorded in Plat Book 5, Page 58, Monroe County, Florida, Public Records. Reference is made hereto to a Warranty Deed from Anna S. Carleton, a widow, said Warranty Deed dated 5/5/1975, recorded 5/5/1975 in Official Records Book 612, Page 603, in the Office of the Clerk of the Circuit Court, Monroe County, Florida, AND BETTER DESCRIBED AS: Lots 10 and 11 and an undivided 1/10 interest in the Private Roadway set forth on the Plat of CARLETON'S COMPOUND, a subdivision according to the Plat thereof, recorded in Plat Book 5, Page 58 of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00020590-000000

SUBJECT TO: Taxes for the year 2005 and subsequent years.

SUBJECT TO: Conditions, limitations, reservations and easements of record.

**TOGETHER** with all tenements, hereditaments and appurtenances, with every privilege, right,

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



title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment thereof. The said Grantor hereby fully warrants the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: GLYN H. NEWS

Donald D. Gray (Seal)  
Donald D. Gray

Cindy Sawyer  
Witness Name: Cindy Sawyer

[Signature]  
Witness Name: GLYN H. NEWS

Jacqueline M. Gray (Seal)  
Jacqueline M. Gray

Cindy Sawyer  
Witness Name: Cindy Sawyer

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2005 by Donald D. Gray and Jacqueline M. Gray, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



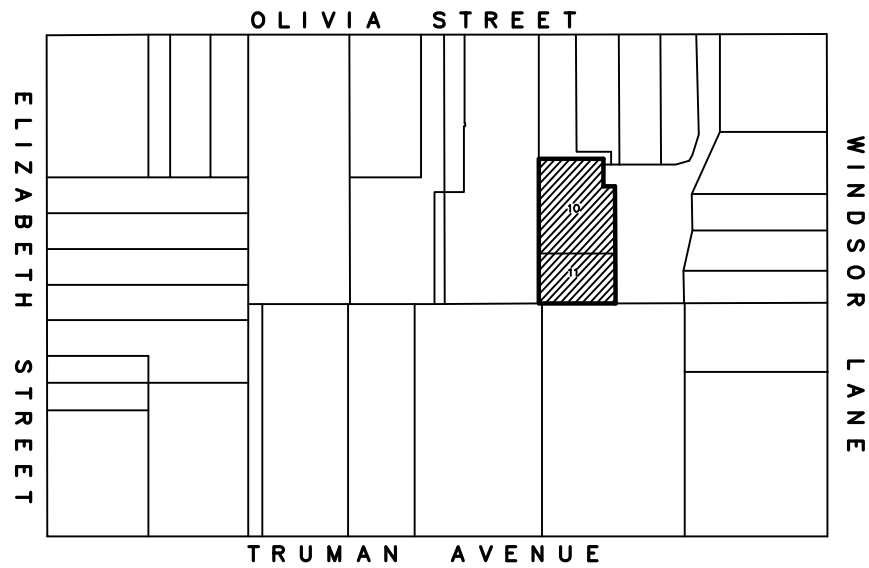
Cindy Sawyer  
Notary Public

Printed Name: Cindy Sawyer

My Commission Expires:

MONROE COUNTY  
OFFICIAL RECORDS

# Survey



**LOCATION MAP**  
Part of Tract 5, City of Key West

**LEGAL DESCRIPTION:**  
Lots 10 and 11, Carleton's Compound, a resubdivision of Part of Square 2, Tract 5, (Deed Book E, Page 733), Key West, Monroe County, Florida, as recorded in Plat Book 5, Page 58, Monroe County, Florida, Public Records.

**ALSO:**  
A 1/10 undivided interest in a private driveway or private road as set fourth in the Plat of Carleton's Compound, as recorded in Plat Book 5, Page 58, Monroe County, Florida, Public Records. Reference is made to a Warranty Deed from Anna S. Carleton, a widow, said Warranty Deed dated 5/5/1975 in Official Records Book 612, Page 603, in the Office of the Clerk of the Court, Monroe County, Florida, and better described as: Lots 10 and 11 and an undivided interest in the Private Roadway set forth on the Plat thereof, recorded in Plat Book 5, Page 58 of the Public Records of Monroe County, Florida.

**SURVEYOR'S NOTES:**  
North arrow based on assumed median  
Reference Bearing: R/W Olivia Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

**Monumentation:**  
⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749  
● = Found 1/2" Iron Pipe  
△ = Set P.K. Nail, P.L.S. No. 2749  
▲ = Found P.K. Nail

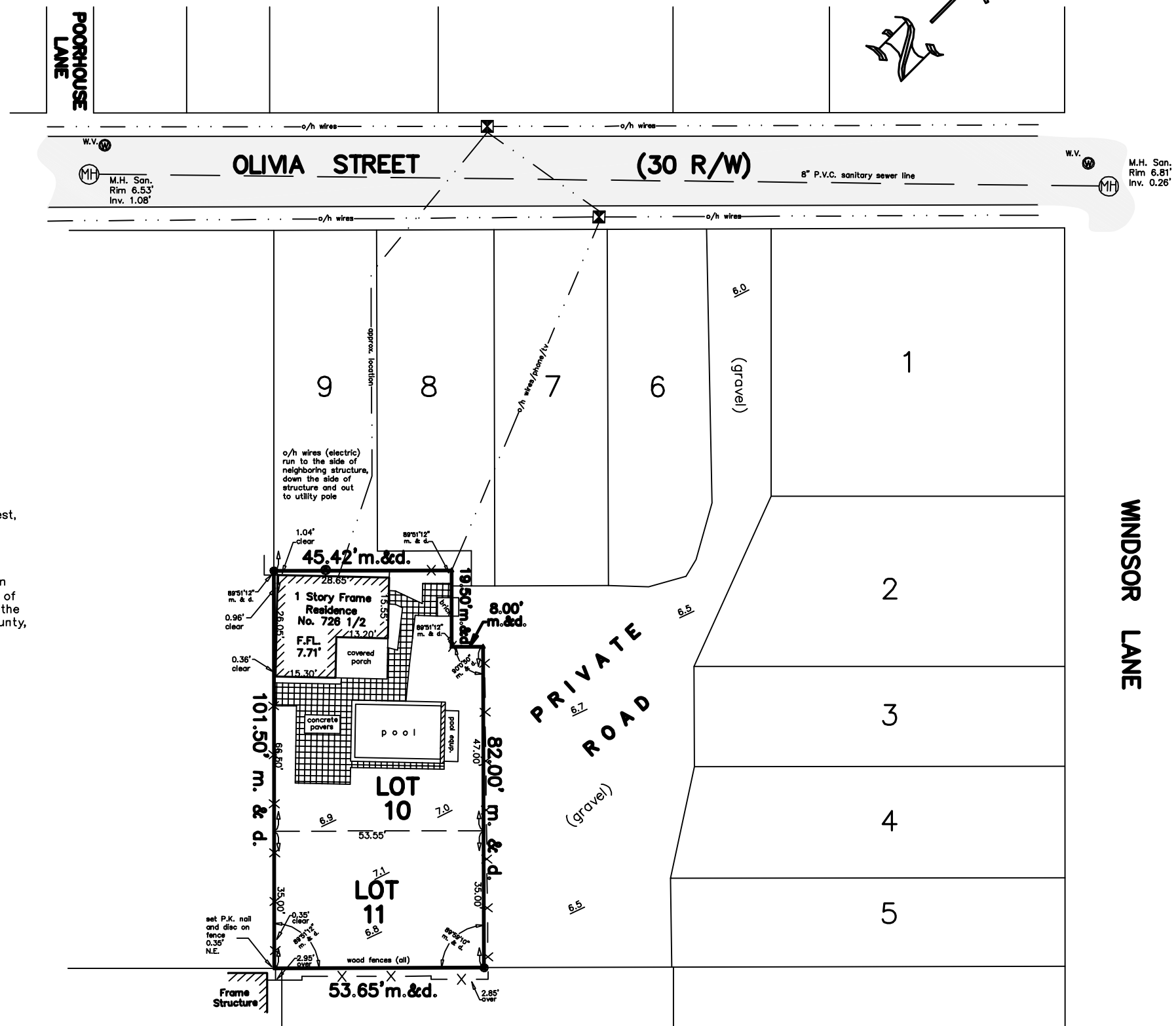
**Abbreviations:**  
Sty. = Story  
R/W = Right-of-Way  
fd. = Found  
p. = Plat  
m. = Measured  
d. = Deed  
N.T.S. = Not to Scale  
C. = Centerline  
Elev. = Elevation  
B.M. = Bench Mark  
P.O.C. = Point of Commence  
P.O.B. = Point of Beginning  
P.B. = Plat Book  
pg. = page  
C.L.F. = Chain Link Fence  
A/C = Air Conditioner  
Pl. = Planter  
⊙ = San. clean out  
W.V. = Water Valve  
o/h = Overhead  
F.F.L. = Finish Floor Elevation  
conc. = concrete  
I.P. = Iron Pipe  
I.B. = Iron Bar  
C.B. = Concrete Block  
cov'd. = Covered  
wd. = Wood  
Bal. = Balcony  
M.H. = Manhole

Field Work performed on: 11/5/12

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

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Michale Ingram 726 1/2 Olivia Street, Key West, Fl.			
Boundary		Dwn No.: 12-350	
Scale: 1"=20'	Ref. 209-54	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 11/7/12		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
fred\drawings\kw\blk80\726 1.2olivia			

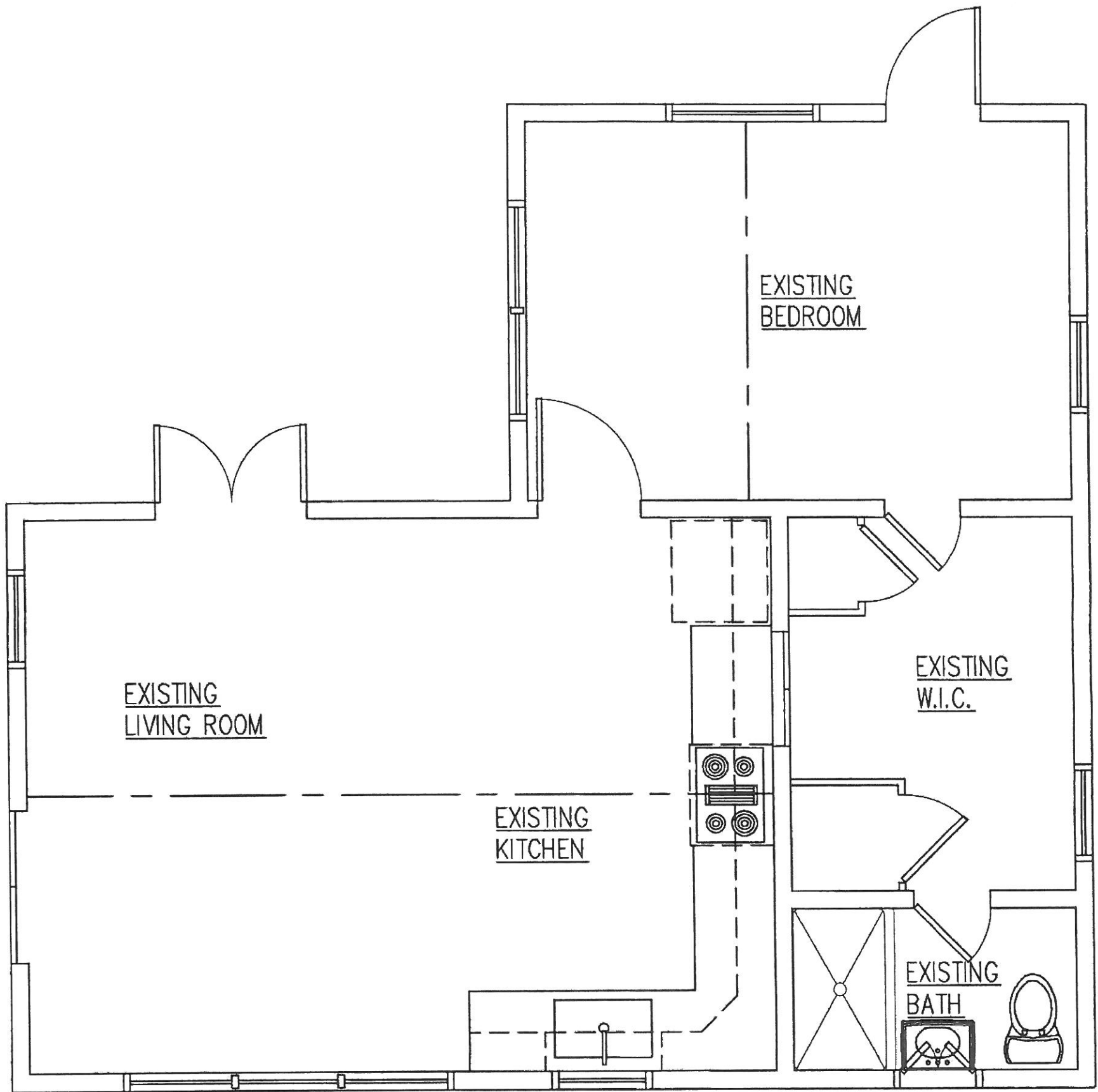
**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax. (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# Site Plans





Existing Floor Plan

SCALE: 1/4" = 1'-0"

Seal:

Consultants:

STRUCTURAL ENGINEER:  
Dariusz Wilam, PE  
440 Northshore Drive  
Fort Charlotte, Florida 33840  
813.625.9223

Submissions:

\_\_\_\_\_

\_\_\_\_\_

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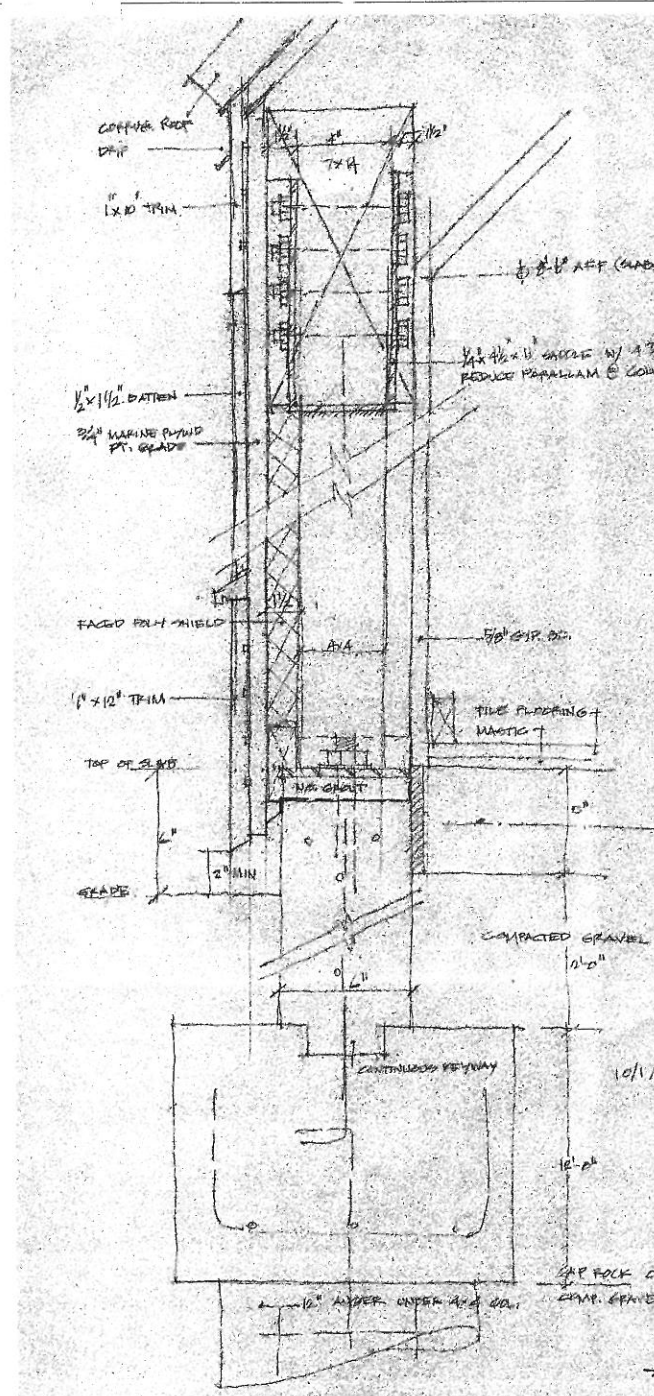
726 1/2 Clinch Street, Key West, Florida 33040  
**mbi | k2m**  
HOUSE RENOVATION AND ADDITION

Drawing Size: 24x36 Project #: \_\_\_\_\_  
Drawn By: MARYCAD Checked By: MBI  
Title: \_\_\_\_\_

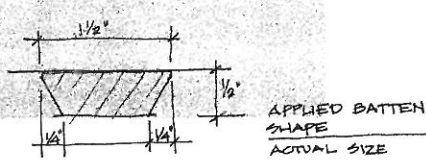
**HARC SUB.**

Sheet Number:  
**3 OF 3**

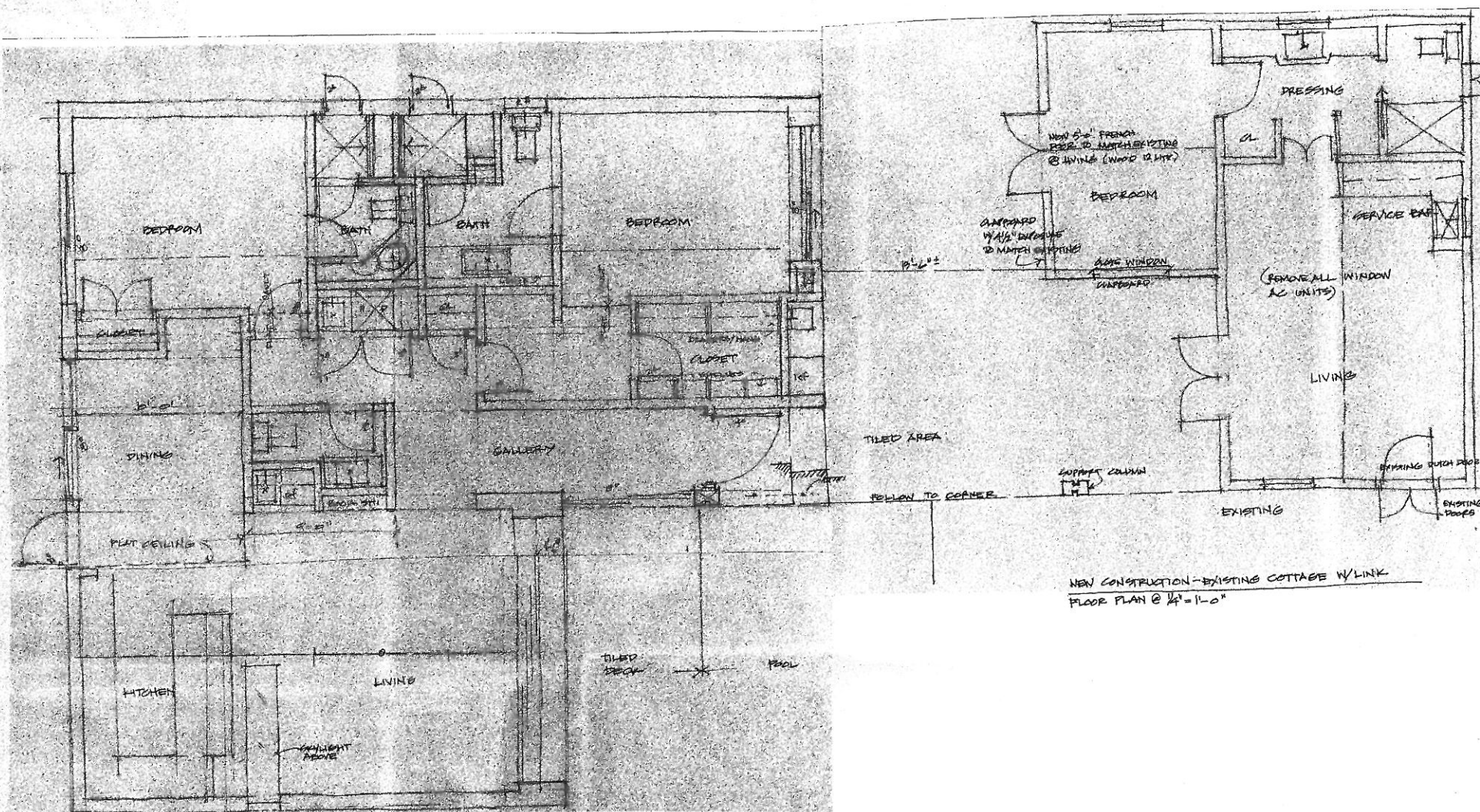
Date: November 14, 2012  
©2012 by mbi | k2m Architecture, Inc.



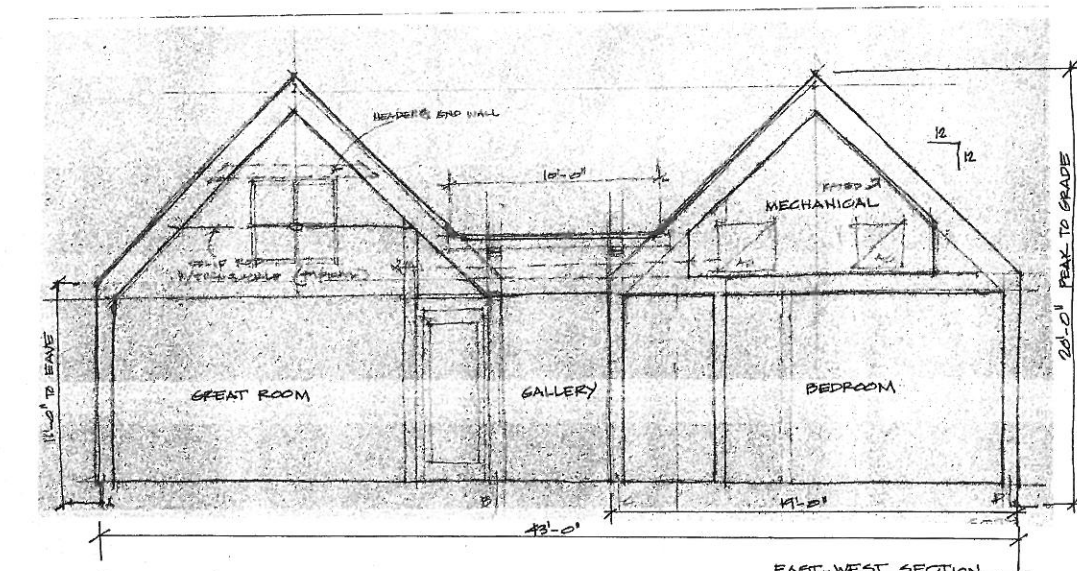
SECTION @ END/EXTERIOR WALL  
3/8" = 1'-0"



APPLIED BATTEN  
SHAPE  
ACTUAL SIZE



NEW CONSTRUCTION - EXISTING COTTAGE W/LINK  
FLOOR PLAN @ 1/4" = 1'-0"



EAST-WEST SECTION  
1/4" = 1'-0"

Seal:  
  
RICHARD J. MELLI  
FL PE 58315  
MERIDIAN ENGINEERING LLC  
201 FRONT STREET, SUITE 210  
KEY WEST, FL  
CERT OF AUTH 29401

Consultants:  
STRUCTURAL ENGINEER:  
Caitlin Witten, PE  
4460 Northshore Drive  
Port Charlotte, Florida 33980  
941.926.9923  
CIVIL ENGINEER:

LANDSCAPE ARCHITECT

Submissions:

**MICHAEL B. INGRAM**  
726 1/2 Olivia Street, Key West, Florida 33040  
**HOUSE RENOVATION AND ADDITION**

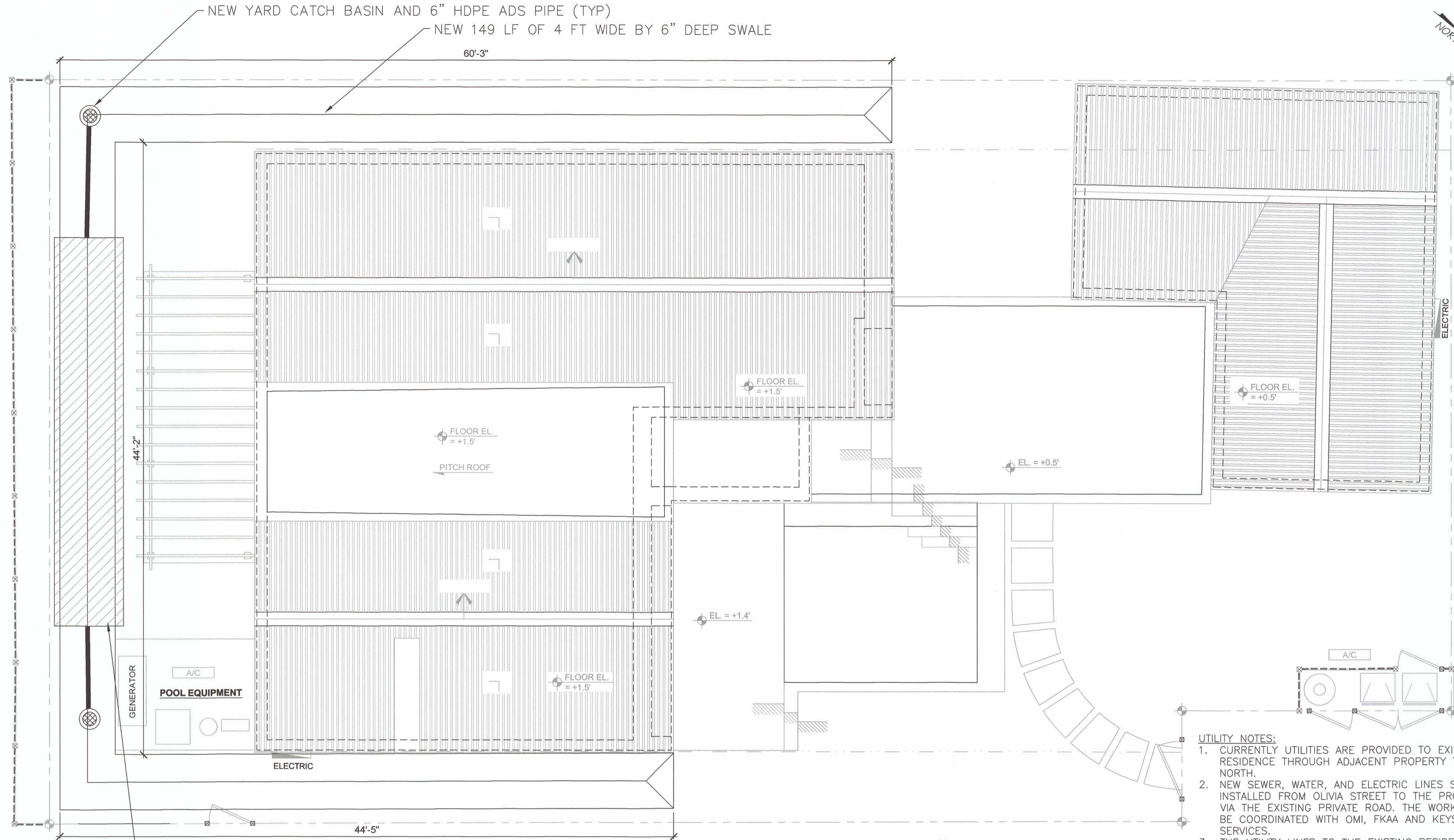
Drawing Size: Project #:  
Drawn By: Checked By:

Title:  
**SITE PLAN**

Sheet Number:

**A-1**

Date: October 29, 2012  
©2012 by mbi | k2m Architecture, Inc.



- UTILITY NOTES:**
- CURRENTLY UTILITIES ARE PROVIDED TO EXISTING RESIDENCE THROUGH ADJACENT PROPERTY TO THE NORTH.
  - NEW SEWER, WATER, AND ELECTRIC LINES SHALL BE INSTALLED FROM OLIVIA STREET TO THE PROPERTY VIA THE EXISTING PRIVATE ROAD. THE WORK SHALL BE COORDINATED WITH OMI, FCAA AND KEYS ENERGY SERVICES.
  - THE UTILITY LINES TO THE EXISTING RESIDENCE SHALL BE RE-ROUTED TO JOIN WITH THE NEW UTILITY LINES.

**SITE PLAN**  
SCALE: 1/4" = 1'-0"  
1  
A-1

**DRAINAGE CALCULATIONS**

**WATER QUANTITY - PREDEVELOPMENT**

PROJECT AREA = 0.121 Ac.  
PERVIOUS AREA = 0.092 Ac.  
IMPERVIOUS AREA = 0.029 Ac.  
% IMPERVIOUS = 24.2%

RAINFALL FOR 25yr/24hr EVENT (P) = 9 in.  
RAINFALL FOR 25yr/3 DAY EVENT (P) = 12.23 in.

DEPTH TO WATER TABLE = 4< FL.  
DEVELOPED AVAILABLE STORAGE = 8.17 in.  
SOIL STORAGE (S) = 6.19 in.

$O_{pre} = \frac{(P-0.2S)}{(P+0.8S)} = 7.03$  in.

**WATER QUANTITY - POSTDEVELOPMENT**

PROJECT AREA = 0.121 Ac.  
PERVIOUS AREA = 0.043 Ac.  
IMPERVIOUS AREA = 0.078 Ac. NOTE: FLEXPAVE MATERIAL IS COUNTED AS IMPERVIOUS  
% IMPERVIOUS = 64.4%

RAINFALL FOR 25yr/24hr EVENT (P) = 9 in.  
RAINFALL FOR 25yr/3 DAY EVENT (P) = 12.23 in.

DEPTH TO WATER TABLE = 4< FL.  
DEVELOPED AVAILABLE STORAGE = 8.17 in.  
SOIL STORAGE (S) = 2.91 in.

$O_{post} = \frac{(P-0.2S)}{(P+0.8S)} = 9.32$  in.

**POSTDEVELOPMENT - PREDEVELOPMENT**

O<sub>post</sub> - O<sub>pre</sub> = 2.29 in.  
VOLUME = OΔ = 0.28 Ac-in

**SWALE VOLUME PROVIDED**

SWALE VOLUME = 149 CUBIC FEET = 0.041 AC-IN

**WATER QUALITY**

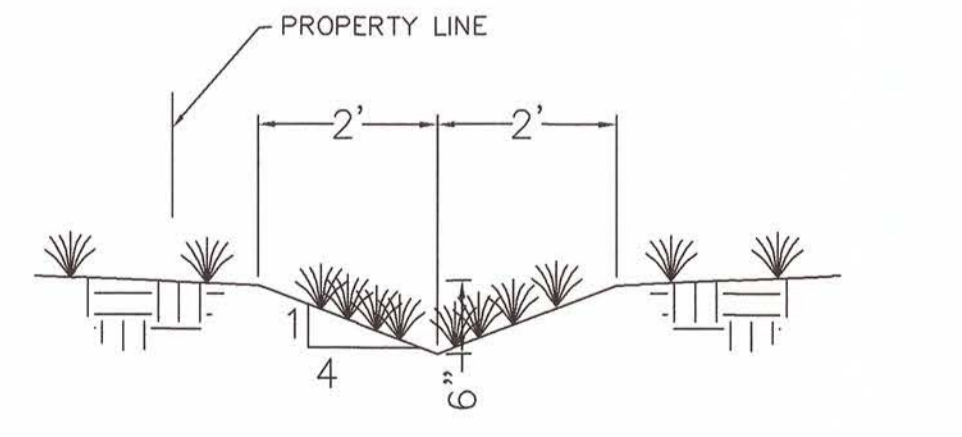
PROJECT AREA = 0.121 Ac.  
PERVIOUS = 0.043 Ac.  
IMPERVIOUS = 0.078 Ac.

A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN = 0.121 Ac-in  
B) 2.5 INCHES TIMES PERCENT IMPERVIOUS = 0.09 Ac-in  
ROOF AREA = 0.060 Ac.  
IMPERVIOUS AREA, EXCLUDING ROOF = 0.019 Ac.  
% IMPERVIOUS = 30.1%

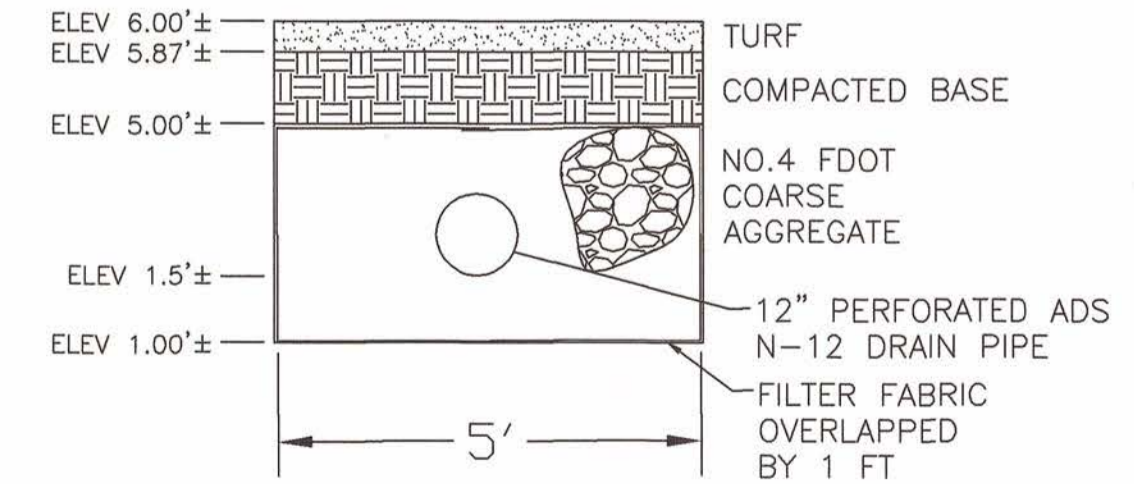
**EXFILTRATION TRENCH PROVIDED**

TRENCH LENGTH = 28 FT  
EXFILTRATION TRENCH VOLUME CALCULATED USING SFMDO EQUATION (PG F-10 OF THE ERP INFORMATION MANUAL)  
VARIABLES K=0.0001; H=5'; W=5'; Du=5'; Ds=0'  
VOLUME = 0.24 Ac-in

0.28 Ac-in < 0.121 Ac-in WATER QUANTITY CONTROLS



**SWALE SECTION**  
N.T.S.  
VOLUME = 149 LF\* 1 CF/LF = 149 CF



NOTES:  
1. FILTER FABRIC SHALL BE MARAFI FILTERWEAVE 300 OR ENGINEER APPROVED EQUIVALENT. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

**EXFILTRATION TRENCH**  
N.T.S.

PROJECT STATISTICS:				
ADDRESS: 726.5 OLIVIA STREET REAL ESTATE NO.: 00020590-000000	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)			
FLOOD ZONE	X			
SIZE OF SITE	5,275 SF			
HEIGHT	30'-0"	14'-6"±	21'-0"	NONE
SETBACK 1: FRONT	10'-0"	0'9"	N/A	9.1'
SETBACK 2: STREET SIDE SETBACK	5'-0"	N/A	N/A	N/A
SETBACK 3: SIDE SETBACK	5'-0"	0'38"	N/A	5'
SETBACK 4: REAR SETBACK	20'-0"	52'-0"	15'-0"	5'-0"
FLOOR AREA RATIO (122-420 (2))	1.0	746	2,593	NONE
BUILDING COVERAGE	50% (2,637 SF)	14.9% (788 SF)	49.1% (2,593 SF)	NONE
IMPERVIOUS SURFACE (122-420 (4) b)	60% (3,165 SF)	24.2% (1,279 SF)	64.4% (3,399 SF)	4.4% (234 SF)
OPEN SPACE / LANDSCAPING	20% (1,055 SF)	75.7% (3,996 SF)	35.5% (1,876 SF)	NONE



# **DRC Minutes**

# Minutes of the Development Review Committee

November 16, 2012

Approved December 21, 2012

Keys Energy had no objections.

- 7. Transient License Transfer - 1105 Truman Avenue (RE# 00021040-000100) to 506 Catherine Street (RE# 00028500-000000) – Request for a Transient License Transfer from property located in the HNC-1 zoning district to property in the HRCC-3 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Brendon Cunningham gave members an overview of the Transient License Transfer request.

The applicant's legal representative, Ginny Stones with Stones & Cardenas, was available for questions.

Mr. Craig stated both HNC1 and HRCC1 allow transient use, allowing the transfer of license without a unit going along with it, which is specifically how the code is stated. He requested Ms. Stones arrange an appointment with himself and the City Attorney's office to discuss prior to the Planning Board meeting.

Remaining DRC members had no comments.

Keys Energy had no objections.

- 8. Variances - 917 Duval Street (RE# 00017810-000000) - Request for building coverage and side -yard setback requirements in the HRCC-3 zoning district per Section 122-750(4) a. and (6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Brendon Cunningham gave members an overview of the variances request.

Bill Rowan, the applicant's architect, gave members an overview of the request.

Mrs. Torregrosa stated that HARC approval is required for building a permanent structure.

Mr. Craig stated that by Mr. Rowan's own admission, they are expanding the floor area and this requires a variance for parking. He requested Mr. Rowan arrange an appointment with him to determine if the application is complete with all required variances.

Remaining DRC members had no comments.

Keys Energy had no objections.

- 9. Variances - 726 1/2 Olivia Street (RE# 00020590-000000) - Request for variances to detached habitable space, impervious surface ratio, front, side and rear-yard setback requirements in the HHDR zoning district per Section 122-1078 and 122-630(4) b. and (6) a. b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

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

The applicant's architect, Michael Ingram, gave members an overview of the request.

Ms. Ignaffo stated that less than 500 square feet of new impervious area will be created. This project is exempt from storm water management system permitting. The site plan shows one ADA accessible parking space to be created in a previous parking area, to include a five-foot access aisle and an eight-foot vehicle space, which

## Minutes of the Development Review Committee

November 16, 2012

Approved December 21, 2012

meets ADA Accessibility Guidelines for Buildings and Facilities (ADAAG) Sec. 4.6 parking requirements for standard vehicle ADA accessible parking space.

Mr. Williams inquired if any trees or landscaping would be impacted and if so, that the applicant contact him to make sure no permits are required by the Tree Commission. He suggested using a cistern to utilize rain water.

Mrs. Torregrosa stated that project will be on the HARC agenda on November 27<sup>th</sup>.

Mr. Craig stated that what is proposed is a new structure as the principal structure on site and a detached habitable area which is not another unit.

Remaining DRC members had no comments.

Keys Energy had no objections. The applicant will need to provide a full set of plans and a project review form. This will ensure the applicant and the surrounding customer have adequate power.

### **10. Minor Development Plan - 629 Duval Street (RE# 00012440-000100) - Request for a minor development plan to construct an outdoor restaurant per Section 108-91 A.1.(b) and (c) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Items 10 and 11 were heard concurrently.

Mr. Cunningham gave members an overview of the Minor Development and Parking requests.

The applicant's Architect, Bill Horn, gave members an overview of the request.

Ms. Higgins had no comment.

Mr. Williams requested a licensed landscape architect for the plan. He suggested using a cistern.

Mrs. Torregrosa stated that the authorization form says Helena Dos Santos but deed is under Kimberly Blanchette. Mr. Cunningham stated that the applicant is the representative trustee for the trust that is associated with the owner. Mrs. Torregrosa requested this information to be shown on the packet for proper representation. She stated her concern about the trailer that is proposed. The project will require HARC approval.

Ms. Ignaffo stated that pursuant to Sec. 74-171 grease interceptor, sized in accordance with the number of dining establishment seats, hours of operation, and type of utensils used at the restaurant shall be required. The interceptor shall conform to the requirements of the Florida Building Code: Plumbing Section 1003. Please coordinate utility infrastructure plan review with General Services Department. The site plan shows a fenced storage area for trash and recycling receptacles. Sec. 58-31 limits the size of trash receptacles to 32 gallons, weight not exceeding 50 pounds. Please indicate the quantity of trash to be generated by this project, on a daily basis. The city would like to reduce the amount of solid waste and increase the recycling rate. Please consider the use of bio-degradable paper goods that are recyclable.

Ms. Ignaffo stated that the site plan shows one ADA accessible standard vehicle parking space. The parking space is designed to create vehicle backing onto the public right-of-way. Access route width dimensions for the sidewalk and entrance gate are not indicated on the plans.

# **Property Appraiser Information**

# Scott P. Russell, CFA Property Appraiser Monroe County, Florida

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card - Map portion under construction.

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

**Alternate Key: 1021334 Parcel ID: 00020590-000000**

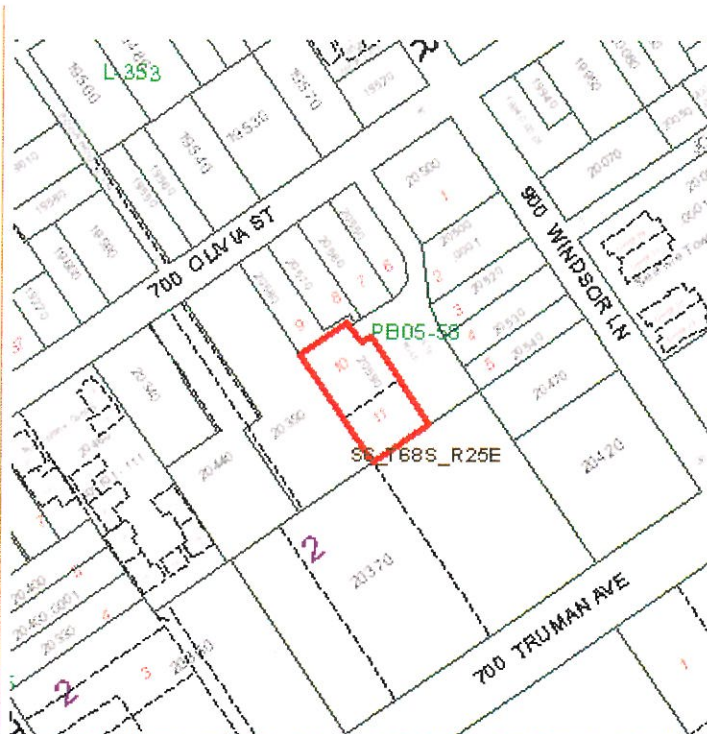
### Ownership Details

**Mailing Address:**  
INGRAM MICHAEL B  
1001 WHITEHEAD ST  
KEY WEST, FL 33040-7522

**All Owners:**  
GALLAGHER MICHAEL JR T/C, INGRAM MICHAEL B

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 726 1/2 OLIVIA ST KEY WEST  
**Subdivision:** Carleton's Compound  
**Legal Description:** LT 10 AND LT 11 AND 1/10 INT PRIVATE ROAD KW CARLETONS COMPOUND PB5-58 OR304-414/15 OR338-221/22 OR612-603 OR613-594/600 OR1931-140/42 OR2130-832/33 OR2602-412/13



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY	53	102	5,263.00 SF

### Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0  
 Total Living Area: 598  
 Year Built: 1938

### Building 1 Details

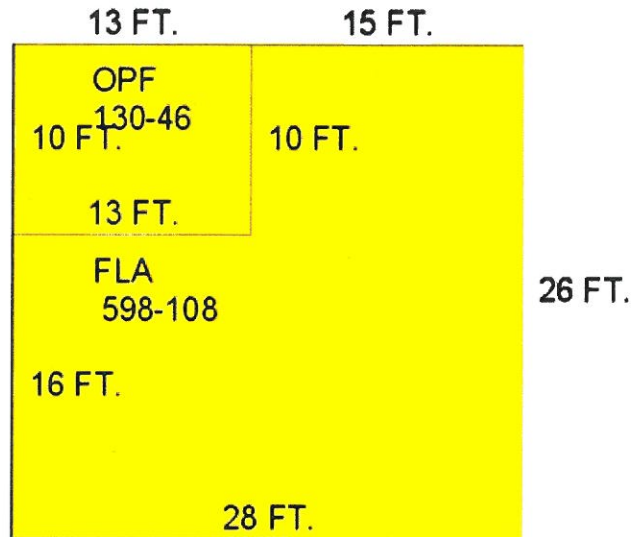
Building Type R1	Condition A	Quality Grade 450
Effective Age 10	Perimeter 108	Depreciation % 8
Year Built 1938	Special Arch 0	Grnd Floor Area 598
Functional Obs 0	Economic Obs 0	

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

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

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1938	N N	0.00	0.00	598
2	OPF		1	1938		0.00	0.00	130

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	FN2:FENCES	400 SF	2	200	1937	1938	1	30
3	PT2:BRICK PATIO	45 SF	3	15	2001	2002	3	50
4	PT5:TILE PATIO	60 SF	30	2	1962	1963	1	50
5	PT3:PATIO	272 SF	0	0	1937	1938	2	50
6	PO4:RES POOL	345 SF	23	15	1959	1960	3	50
7	FN2:FENCES	1,200 SF	200	6	2004	2005	2	30

## Appraiser Notes

2011-04-14 MLS \$999,000 1/1 HIDDEN TROPICAL OASIS! WONDERFULLY PRIVATE ADDRESS ON A BEAUTIFUL PIECE OF LAND IN OLD TOWN. BUILD A NEW PRIMARY STRUCTURE AND KEEP THE EXISTING 1BD, 1BA COTTAGE AS A GUEST HOUSE WITH CATHEDRAL CEILINGS & HARDWOOD FLOORS. HUGE POOL AND OFF-STREET PARKING.

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-3403	10/20/2003	10/13/2004	60,000	Residential	TOTAL INT RENOVATION
	03-3554	10/21/2003	10/13/2004	10,000	Residential	ELECTRICAL

## 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
2012	82,893	15,355	634,415	732,663	583,314	0	732,663
2011	82,893	15,490	712,813	811,196	530,286	0	811,196
2010	83,784	16,464	381,831	482,079	482,079	0	482,079
2009	93,050	16,641	580,383	690,074	690,074	0	690,074
2008	85,481	16,775	738,457	840,713	840,713	0	840,713
2007	143,130	14,205	927,925	1,085,260	1,085,260	0	1,085,260
2006	267,619	14,381	565,535	847,535	847,535	0	847,535
2005	226,099	14,516	511,268	751,883	751,883	0	751,883
2004	99,246	2,660	258,178	360,084	360,084	0	360,084
2003	79,231	2,752	166,251	248,234	173,422	25,000	148,422
2002	54,874	2,824	160,731	218,429	169,358	25,000	144,358
2001	51,027	1,113	160,731	212,871	166,270	25,000	141,270
2000	40,134	832	155,901	196,867	161,428	25,000	136,428
1999	45,541	725	155,901	202,167	157,185	25,000	132,185
1998	52,886	884	155,901	209,671	154,710	25,000	129,710
1997	49,948	889	143,995	194,832	152,124	25,000	127,124



1996	41,133	764	143,995	185,893	147,694	25,000	122,694
1995	36,139	889	107,154	144,182	144,092	25,000	119,092
1994	32,319	831	107,154	140,304	140,304	25,000	115,304
1993	32,319	856	107,154	140,329	140,329	25,000	115,329
1992	32,319	881	107,154	140,354	140,354	25,000	115,354
1991	32,319	916	119,060	152,295	152,295	25,000	127,295
1990	35,266	1,240	119,060	155,565	155,565	25,000	130,565
1989	28,276	1,423	119,060	148,759	148,759	25,000	123,759
1988	22,223	1,186	89,295	112,704	112,704	25,000	87,704
1987	13,272	1,186	36,729	51,187	51,187	25,000	26,187
1986	13,347	1,186	36,729	51,262	51,262	25,000	26,262
1985	12,936	1,186	17,345	31,467	31,467	12,500	18,967
1984	12,101	1,186	17,345	30,632	30,632	12,500	18,132
1983	9,164	1,186	14,059	24,409	24,409	12,204	12,205
1982	9,341	1,186	9,957	20,484	20,484	10,242	10,242

### 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
11/30/2012	2602 / 412	590,000	<u>WD</u>	<u>99</u>
5/20/2005	2130 / 832	1,000,000	<u>WD</u>	<u>Q</u>
9/4/2003	1931 / 0140	502,000	<u>WD</u>	<u>Q</u>

This page has been visited 41,595 times.

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

**Public Notices**  
**(mailings & radius map)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., January 17, 2013 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 - 726 1/2 Olivia Street (RE# 00020590-000000)** – A request for variations to detached habitable space, impervious surface ratio, front, side and rear-yard setback requirements in the HHDR zoning district per Section 122-1078 and 122-630(4) b. and (6) a. b. & c. of the Land Development Regulations of the Code of Ordinances 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](http://www.keywestcity.com).

**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

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

**Variances - 726 1/2 Olivia Street (RE# 00020590-000000)** - A request for variances to detached habitable space, impervious surface ratio, front, side and rear-yard setback requirements in the HHDR zoning district per Section 122-1078 and 122-630(4) b. and (6) a. b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

<b>Applicant</b>	<b>mbi-k2m Architecture Firm</b>	<b>Owner:</b>	TFC Development, L.C.
<b>Project Location:</b>	726 1/2 Olivia Street	<b>Date of Hearing:</b>	Thursday, January 17, 2013
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](http://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 the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at [kdeberje@keywestcity.com](mailto:kdeberje@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: 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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

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

**Variances - 726 1/2 Olivia Street (RE# 00020590-000000)** - A request for variances to detached habitable space, impervious surface ratio, front, side and rear-yard setback requirements in the HHDR zoning district per Section 122-1078 and 122-630(4) b. and (6) a. b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

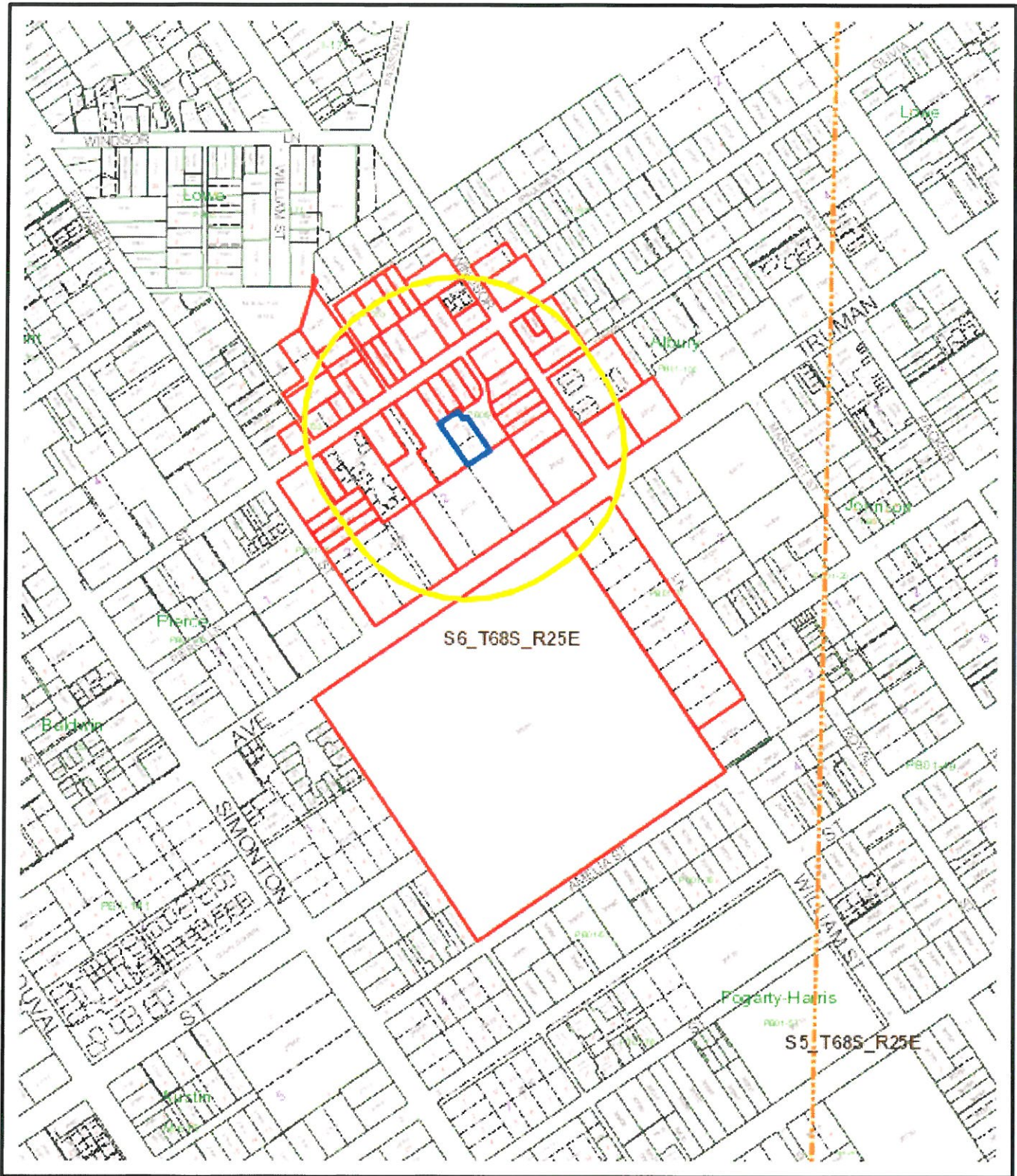
<b>Applicant</b>	<b>mbi-k2m Architecture Firm</b>	<b>Owner</b>	TFC Development, L.C.
<b>Project Location:</b>	726 1/2 Olivia Street	<b>Date of Hearing:</b>	Thursday, January 17, 2013
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](http://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 the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at [kdeberje@keywestcity.com](mailto:kdeberje@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: 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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



# Monroe County, Florida

**726.5 Olivia**

Printed: Jan 03, 2013



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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 PFEFFER SOREN	47 LIBERTY ST		MONTPELIER	VT	05602	
2 STEWARD DAVID E AND RUTH	505 PROSPECT AVE		PRINCETON	NJ	08540	
3 DAVIS DARWIN M	7925 7TH AVE	APT 3L	NEW YORK	NY	10026	
4 RUSSELL BENJAMIN AND CAROLINE	PO BOX 229		BRONX	NY	10467	
5 TWO SISTER 2 LLC	136 BAY AVENUE		HUNTINGTON	NY	11743	
6 TWO SISTERS 9 LLC	136 BAY AVENUE		HUNTINGTON	NY	11743	
7 SCLAROW EDWARD T AND BARBARA H H/W	P O BOX 1223		GLENSIDE	PA	19038	
8 MURPHY JOHN AND JEAN	12119 SHEETS FARM RD		NO POTOMAC	MD	20878	
9 LAUGHLIN MICHAEL L	P O BOX 323		AIKEN	SC	29802	
10 HOBGOOD JARED	908 WINDSOR LANE		KEY WEST	FL	33040	
11 LACHAT AMY	820 WINDSOR LN		KEY WEST	FL	33040	
12 KNOWLES CHARLES E AND PATRICIA L L/E	723 OLIVIA STREET		KEY WEST	FL	33040	
13 709 TRUMAN INC	725 TRUMAN AVE		KEY WEST	FL	33040	
14 PLOWMAN CATHERINE A L/E	901 ELIZABETH ST		KEY WEST	FL	33040	
15 TRUJILLO DAVID L SR AND PATSY	1415 FLAGER AVE		KEY WEST	FL	33040	
16 CAREY THEODORE	736 POORHOUSE LN		KEY WEST	FL	33040	
17 MONZON JOSEPH MARIO	725 OLIVIA ST		KEY WEST	FL	33040	
18 KEY LIME INN INC	725 TRUMAN AVE		KEY WEST	FL	33040	
19 WEECH MARY LOUISE	211 TRUMAN AVE		KEY WEST	FL	33040	
20 DONALD WENDY L AND SCOTT D	738 OLIVIA ST		KEY WEST	FL	33040	
21 MILLER GAIL ANN TRUST 1/8/1993	728 POORHOUSE LN		KEY WEST	FL	33040	
22 WIEMER I FAMILY LIMITED PTNSHP	809 TRUMAN AVE		KEY WEST	FL	33040	
23 BOLLONG CHRISTINE B	914 ELIZABETH ST		KEY WEST	FL	33040	
24 TRUJILLO DAVID LEE JR	1415 FLAGER AVE		KEY WEST	FL	33040	
25 THE COLONY CONDOMINIUM	714 OLIVIA ST		KEY WEST		33040	
26 SEA ISLE TOWNHOMES ON WINDSOR LANE CONDOMINIUM	915 WINDSOR LN		KEY WEST		33040	
27 CUTLER CLIFFORD C	827 FLEMING ST		KEY WEST	FL	33040	
28 ROBERTS CYNTHIA V DEC TRUST 07/15/2008	727 OLIVIA ST		KEY WEST	FL	33040	
29 HAYES PAUL N	914 WINDSOR LN		KEY WEST	FL	33040	
30 MURPHY EVELYN DIANE	845 GALVESTON LN		KEY WEST	FL	33040	
31 FARRINGTON ELIZABETH	719 OLIVIA ST		KEY WEST	FL	33040	
32 GROOMES-DAVIS CARRIE E	718 OLIVIA ST		KEY WEST	FL	33040	
33 TRUJILLO DAVID LEE AND PATSY A	1415 FLAGER AVE		KEY WEST	FL	33040	
34 MCGINTY KEVIN P	715 OLIVIA ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 WINDSOR GARDENS CONDOMINIUM	826-828 WINDSOR LN		KEY WEST		33040	
36 WONG-INGRAM LLC	1001 WHITEHEAD ST		KEY WEST	FL	33040	
37 CITY OF KEY WEST FLA	PO BOX 1409		KEY WEST	FL	33041	
38 TFC DEVELOPMENT LC	P O BOX 1146		KEY WEST	FL	33041	
39 FAVALORA JOHN C ARCHBISHOP OF ARCHDIOCESE OF M	9401 BISCAYNE BLVD		MIAMI	FL	33138	
40 COLEMAN F CARROLL ARCH-BISHOP OF ARCHDIOCESE	9401 BISCAYNE BLVD		MIAMI SHORES	FL	33138	
41 MERICLE ROBERT D	2333 E FRITTS LN		SPRINGFIELD	MO	65804	
42 MERICLE ROBERT	2333 EAST FRITTS LN		SPRINGFIELD	MO	65804	
43 MINEROFF BRUCE S AND SHARON	20 MOLLY PITCHER DR		MANALAPAN	NJ	07726-8937	
44 REINER JEFFREY L	5 EGBERT AVE		MORRISTOWN	NJ	07960-3705	
45 BYE ARTHUR E III REVOCABLE TRUST 8/30/2010	624 CLEMS RUN		MULLICA HILL	NJ	08062-2839	
46 MARKIEWICZ DANIEL AND ELEANOR	3611 205TH ST		BAYSIDE	NY	11361-1235	
47 VALESKI LIBBY AND THEODORE	880 MARION RD		INDIANA	PA	15701-1434	
48 VALANOS GEORGE AND FREDERICA	3038 DUMBARTON ST NW		WASHINGTON	DC	20007-3305	
49 VALANOS GEORGE A AND FREDERICKA	1228 31ST ST NW FL 2		WASHINGTON	DC	20007-3494	
50 DUNN DAVID E	2550 M ST NW		WASHINGTON	DC	20037-1301	
51 GOVUS DAVID	3709 BIG CREEK RD		ELLIJAY	GA	30540-9160	
52 CURTIS CHARLES H AND SANDRA J	1160 WRAYSWOOD RD		WATKINSVILLE	GA	30677-4338	
53 CURTIS CHARLES H AND SANDRA J	1160 WRAYSWOOD RD		WATKINSVILLE	GA	30677-4338	
54 KEY WEST BANK FSB	970 RINEHART RD		LAKE MARY	FL	32746-1555	
55 BENFIELD MICHAEL S AND LISA D	PO BOX 5824		KEY WEST	FL	33040-5824	
56 STAFFORD FAMILY TRUST	36D 11TH AVE		KEY WEST	FL	33040-5869	
57 QUINN CARYN	905 ELIZABETH ST		KEY WEST	FL	33040-6405	
58 JONES DAVID D	726 POOR HOUSE LN		KEY WEST	FL	33040-6411	
59 GUGLEOTTI GEORGE	709 OLIVIA ST		KEY WEST	FL	33040-6412	
60 DEMILLY WALTER A III	739 OLIVIA ST		KEY WEST	FL	33040-6444	
61 ANTONOWICH FRANK J AND RUTH	737 OLIVIA ST UNIT A		KEY WEST	FL	33040-6444	
62 DEEGAN MICHAEL R REV TR 4/20/2010	729 OLIVIA ST		KEY WEST	FL	33040-6444	
63 FIELDS ROBERT	828 WINDSOR LN UNIT 3		KEY WEST	FL	33040-6448	
64 HARLEY TANGELA L/E	823 WINDSOR LN		KEY WEST	FL	33040-6449	
65 BLUMENKRANZ 2000 FAMILY TRUST 9/12/00	PO BOX 4172		KEY WEST	FL	33041-4172	
66 BLACKSHEAR OVEDIA	4831 NW 12TH ST		LAUDERHILL	FL	33313-6521	
67 GRADL DAVID M AND BRENDA	6148 PALOMINO CIR		BRADENTON	FL	34201-2384	
68 SAVAGE THOMAS AND ZITA	2700 BAYSHORE BLVD APT 511		DUNEDIN	FL	34698-1626	

<b>NAME</b>	<b>ADDRESS</b>	<b>UNIT</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>COUNTRY</b>
69 LARSEN WAYNE E AND DEBRA J	12650 WRAYBURN RD		ELM GROVE	WI	53122-1453	
70 BOBO LESA LOIS	W12035 COUNTY ROAD C		ETTRICK	WI	54627-9118	
71 INSITE KEY WEST (OLIVIA II) LLC	1400 16TH ST STE 300		OAK BROOK	IL	60523-8854	
72 INSITE KEY WEST (OLIVIA) LLC	1400 16TH ST STE 300		OAK BROOK	IL	60523-8854	
73 WIEMER I FAMILY LTD PARTNERSHIP	5705 ARCHER CT		DALLAS	TX	75252-4972	
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