

Application



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

VIA HAND DELIVERY

November 29, 2017

Patrick Wright
Director of Planning
City of Key West
P.O. Box 1409
Key West, FL 33041-1409

Re: AMENDMENT TO VARIANCE - Resolution No. 2015-27
805 Olivia Street, Key West, Florida

Dear Mr. Wright:

Please accept this letter as an application to amend the previously granted variance pursuant to Resolution No. 2015-27 which was extended for one additional year. The property owners, Bruce Mineroff and Sharon Mineroff as a result in part of destruction incurred by Hurricane Irma have re-designed the project to lessen the intensity and overall foot print. As a result of Hurricane Irma, the rear non-confirming structure which sat 2.3' from the side property line and 2.84' from the rear property line was destroyed. In lieu of exercising their rights under Section 122 to rebuild, the Mineroff's have decided to reduce the overall footprint of the structure as evidenced by the enclosed plans.

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.

Due to the width of the parcel, the Land Development Regulations impose a 10% of the width of the parcel as a side setback, as opposed to the standard five (5) feet. If this parcel were split into two 5,000 square foot lots the side setback would only be five (5) feet. The original rear setback was 2.84' and therefore the reduction of 10' is a substantial improvement.

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

The Applicant is decreasing the current non-conformities as a whole and therefore as opposed to creating adverse conditions, is creating a more suitable condition for the neighborhood.

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, building or structures in the same zoning district.

Granting of the variance will not confer any privilege. The overwhelming majority of properties within the city have the benefit of a five (5) foot side setback, as opposed to the herein required ten (10) foot

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Page Two

setback. The rear setback requested is for the property line which neighbors the City of Key West Cemetery and therefore has no impact on a residential or sensitive parcel of land.

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 subject property has two legal building permit allocations. If split into two parcels, each parcel would be larger than a majority of similarly situated single family parcels in the historic district of Key West. Requiring a setback on 10% of the width of the overall parcel creates an unnecessary hardship. Likewise, requiring a 20' setback against the Cemetery, which has no neighbor or public welfare impact, creates a hardship. If this were a residential-to-residential bordering rear setback, the Code as written may be appropriate; but, given the barriers in use between properties, the requested variance is appropriate.

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

The variance requested is only the minimum needed and decreases the previous non-conformities which existed prior to the current proposal.

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.

The current proposal will increase the public welfare by removing a severely non-conforming structure which maintained almost zero lot line setbacks as well as decreases the intensity of a previously granted variance.

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.

There was no consideration of other non-conforming properties or structures in the review of this request.

Thank you for your consideration of this request.

Sincerely,



Gregory S. Oropeza

GSO:gg

Copies to:

Client

Natalie Hill by email to: nhill@cityofkeywest-fl.gov



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 805 Olivia Street

Zoning District: HHDR Real Estate (RE) #: 00019930-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Oropeza, Stones & Cardenas, PLLC

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-294-0252 Fax: 305-2945788

Email: greg@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: Bruce S. Mineroff and Sharon Mineroff, husband and wife

Mailing Address: 20 Molly Pitcher Drive

City: Manalapan State: NJ Zip: 07726

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

Email: BMineroff@aol.com

Description of Proposed Construction, Development, and Use: Construction of 2.5 story residential structure.

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

Rear and side yard setback

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

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

Yes No

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

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

Yes No

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

| Site Data Table | | | | |
|-------------------------------------|------------------|---------------|---------------|------------------|
| | Code Requirement | Existing | Proposed | Variance Request |
| Zoning | HHDr | | | |
| Flood Zone | X | | | |
| Size of Site | 7,350 sf | | | |
| Height | 30' | 30' | 30' | No |
| Front Setback | Min 10' | 10' | 21' 9" | No |
| Side Setback | N/A | N/A | N/A | N/A |
| Side Setback | Min 10' 6" | 2.17' | 5' | Yes |
| Street Side Setback | Min 10" 6" | N/A | No change | No |
| Rear Setback | Min 20' | 2.84' | 11' | Yes |
| F.A.R | N/A | N/A | N/A | N/A |
| Building Coverage | 40% | 1996sf(28.5%) | 2763sf(37.6%) | No |
| Impervious Surface | 60% | 3119sf (43%) | 4139sf(56.3%) | No |
| Parking | N/A | N/A | N/A | N/A |
| Handicap Parking | N/A | N/A | N/A | N/A |
| Bicycle Parking | N/A | N/A | N/A | N/A |
| Open Space/ Landscaping | 35% | 4231sf(47.5%) | 3211sf(43.6%) | No |
| Number and type of units | N/A | N/A | N/A | N/A |
| Consumption Area or Number of seats | N/A | N/A | N/A | NA |

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

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

Standards for Considering Variances

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

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

See attached.

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

See attached.

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.

See attached.

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.

See attached.

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.

See attached.

City of Key West • Application for Variance

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

See attached.

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.

See attached.

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan



Application For Variance

City of Key West, Florida • Planning Department
3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

RECEIVED

DEC 19 2014

CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 805 OLIVIA ST., KEY WEST, FL 33040
Zoning District: HHDR Real Estate (RE) #: _____
Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: WILLIAM SHEPLER
Mailing Address: 513 FLEMING ST., SUITE 14,
City: KEY WEST State: FL Zip: 33040
Home/Mobile Phone: 305-890-6191 Office: _____ Fax: _____
Email: WILL @ WSHEPLER.COM

PROPERTY OWNER: (if different than above)

Name: BRUCE & SHARON MINEROFF
Mailing Address: 803 OLIVIA ST.
City: KEY WEST State: FL Zip: 33040
Home/Mobile Phone: 908-917-1711 Office: _____ Fax: _____
Email: BMINEROFF @ AOL.COM

Description of Proposed Construction, Development, and Use: ADDING REAR DECK TO
H.A.R.C. APPROVED BUILDING DESIGN. REBUILD ROOF STRUCTURE OF
EXISTING SHED TO ACCOMMODATE FLAT WOOD DECK.

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

SIDE SETBACK: NEW DECK WILL BE ABOVE EXIST. STRUCTURE 2.17'
FROM SIDE PROPERTY LINE.
REAR SETBACK: NEW DECK & PRIVACY SCREENING WILL BE ABOVE EXIST.
STRUCTURE, 2.84' FROM REAR PROPERTY LINE

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

If yes, please describe and attach relevant documents: _____

X

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

Yes No

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

Yes No

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

| Site Data Table | | | | |
|-------------------------------------|------------------|----------|----------|------------------|
| | Code Requirement | Existing | Proposed | Variance Request |
| Zoning | HHDR | | | |
| Flood Zone | X | | | |
| Size of Site | 7,350 S.F. | | | |
| Height | 30' | 33' | N/A | NO |
| Front Setback | 10' | 10' | N/A | NO |
| Side Setback | | | | |
| Side Setback | 5' | 2.17 | 2.17 | YES |
| Street Side Setback | 5' | | N/A | NO |
| Rear Setback | 20' | 2.84' | 2.84' | YES |
| F.A.R | N/A | | | |
| Building Coverage | 40% | 28.5% | 39.5% | NO |
| Impervious Surface | 60% | 43% | 60% | NO |
| Parking | N/A | | | |
| Handicap Parking | N/A | | | |
| Bicycle Parking | N/A | | | |
| Open Space/ Landscaping | N/A | | | |
| Number and type of units | N/A | | | |
| Consumption Area or Number of seats | N/A | | | |

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

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

Standards for Considering Variances

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

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

VARIANCE REQUEST IS TO MODIFY EXISTING ROOF STRUCTURE TO BUILD DECK IN SAME FOOTPRINT, PLUS ADDING 10' OF DECK AT REAR OF HOUSE. EXIST. ^{BUILDING} ~~FOOTPRINT~~ WILL NOT CHANGE IN FOOTPRINT

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

NO CONDITIONS EXIST AS A RESULT OF NEGLIGENCE.

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.

NO SPECIAL PRIVILEGES WILL BE CONFERRED.

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.

VARIANCE REQUEST TO BUILD ONLY TO EXISTING BUILDING LINE WHICH ALREADY ENCROACHES UPON SETBACK, REQUEST IS TO USE PRE-EXISTING NON-CONFORMING SPACE SUCH AS USED BY OTHERS.

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

THIS IS THE MINIMUM SPACE REQUIRED FOR EXTERIOR DECK USAGE AND FUNCTIONALITY.

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.

THE MINIMAL SCOPE OF THIS PROJECT IS SUCH THAT IT SHALL HAVE MINIMUM IMPACT AND THEREFORE SHALL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST OR WELFARE.

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.

THERE WERE NO NON-CONFORMING USES CONSIDERED FOR BASIS OF THIS APPROVAL

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

**PLANNING BOARD
RESOLUTION NO. 2015-27**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCE TO MINIMUM SIDE YARD SETBACK ON PROPERTY LOCATED AT 805 OLIVIA STREET (RE # 00019930-000000; AK # 1020621) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630(6)B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a second residential unit (2 ½ story structure) within the side yard setback on property located at 805 Olivia Street (RE # 00019930-000000; AK # 1020621); and

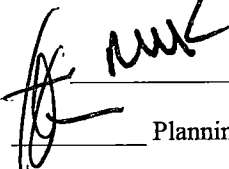
WHEREAS, on April 9, 2009 the Planning Department acknowledged the existence of a second non-transient dwelling unit through the lawful unit determination process; and

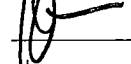
WHEREAS, Section 122-630 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum side yard setback is five (5) feet (or 10 percent of lot width to a maximum of 15 feet, whichever is greater); and

WHEREAS, the proposed is northeast side yard setback is 5 feet from the 10.5 feet minimum required; and

WHEREAS, the applicant requests a variance to the minimum side yard setback; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 16, 2015; and



Chairman


Planning Director

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

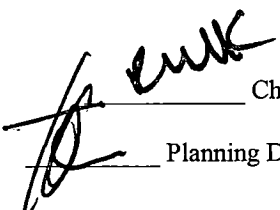

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on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

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

WHEREAS, the Planning Board finds 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; and

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

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor


Chairman

Planning Director

policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

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

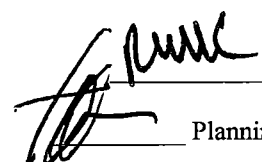
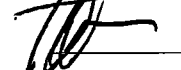
Section 2. An approval by Resolution of the Key West Planning Board for side yard setback variance for the construction of a 2 ½ story structure on property located at 805 Olivia Street (RE # 00019930-000000; AK # 1020621) in the HHDR Zoning District pursuant to Sections 90-395 and 122-630(6)b. of the City of Key West Land Development Regulations with the following condition:

General Conditions:

1. Maintain 5 feet side yard setback free and clear of any obstructions for life safety accessibility.

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

Section 4. The failure to fully and completely apply the conditions of approval for

 Chairman
 Planning Director

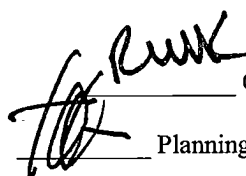
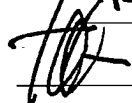
permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

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

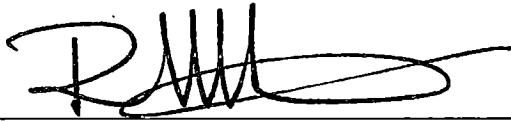
Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of July 2015.


Chairman

Planning Director

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

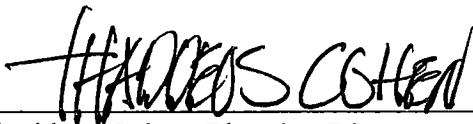


Richard Klitenick, Planning Board Chairman

8/6/2015

Date

Attest:

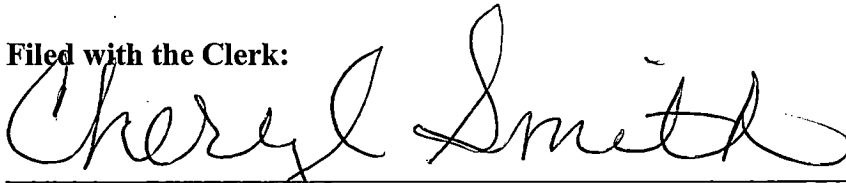


Thaddeus Cohen, Planning Director

7/20/15

Date



Filed with the Clerk:

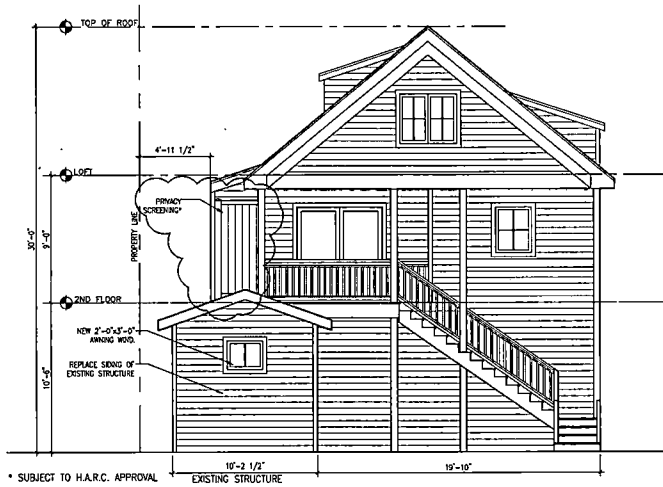


Cheryl Smith, City Clerk

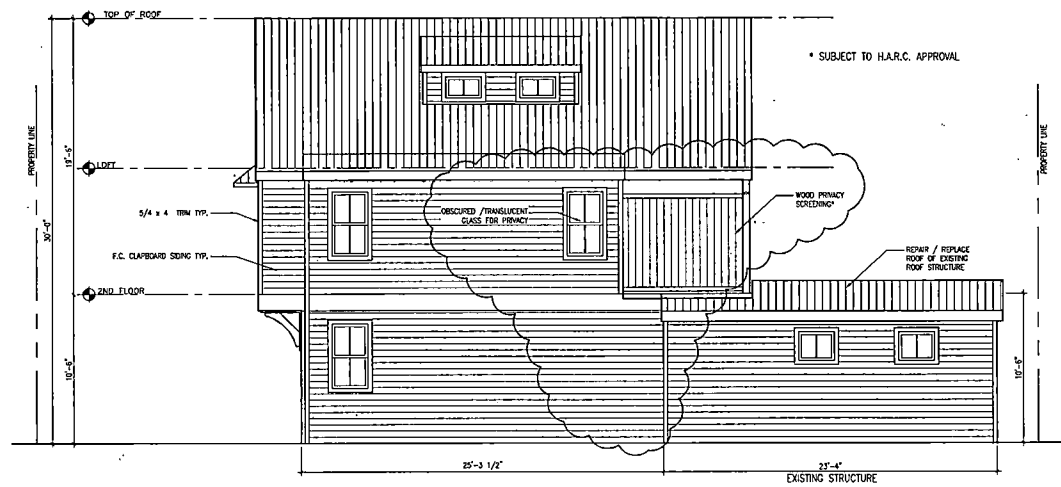
8-17-15

Date

 Chairman
 Planning Director



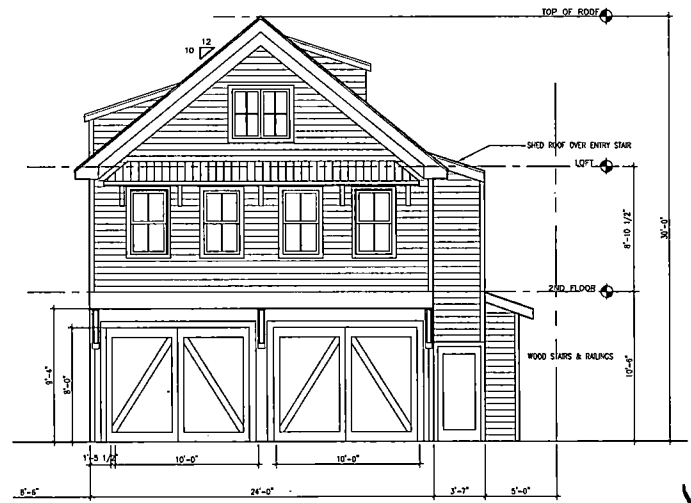
4 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



4 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

Handwritten signature: PWR

Handwritten signature: WSA

Consultants:

Submissions / Revisions:
 ISSUE SHEET 001 - 2014.11
 DESIGN DEVELOPMENT - 2014.12.18
 PERMITS REV. 1 - 2015.02.04
 PERMITS REV. 2 - 2015.03.09
 PERMITS REV. 3 - 2015.11.11
 PERMITS REV. 4 - 2015.12.17

805 OLIVA STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 24x36 Project #: 13023

Title:

ELEVATIONS

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

Sheet Number:

A-3.1

Date: MAY 27, 2015

©2015 by William Shepler Architect

RESOLUTION NUMBER 2017-29

A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW AN EXTENSION OF APPROVED VARIANCES FOR SIDE AND REAR YARD SETBACK REQUIREMENTS IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PER PLANNING BOARD RESOLUTION 2015-27 FOR PROPERTY LOCATED AT 805 OLIVIA STREET (RE#00019930-000000), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Planning Board Resolution 2015-27; approving side and rear yard setback variances for the subject property; and

WHEREAS, the applicant requested a 12 month extension from the effective date of the variance extension; and

WHEREAS, the applicant has demonstrated that no change of circumstances to the property or its underlying zoning has occurred; and

WHEREAS, the applicant submitted a timely request for extension and demonstrated that there are no changes to circumstances regarding the original variance approval; and

WHEREAS, the granting of the variance extension will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare;

WHEREAS, the Planning Board finds that the granting of the variance does not permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or


Chairman


Planning Director

by implication prohibited by the terms of the ordinance in the zoning district; and

WHEREAS, the Planning Board finds that the granting of the variance does not increase or have the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or the LDRs.

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 the variance extension granted by Planning Board Resolution 2015-27, to **SIDE AND REAR YARD SETBACKS** in the **HHDR, Historic High Density Residential Zoning District**, under the Code of Ordinances of the City of Key West, Florida, is hereby extended for an additional period of 12 months **FOR THE PROPERTY LOCATED AT 805 OLIVIA STREET (RE# 00019930-000000)**, SEE ATTACHED PLANS dated 12/18/2014.

Section 3. It is a condition of this variance that full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months.

Section 4. This variance extension does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 4. 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.

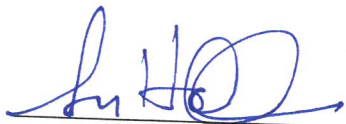
Section 5. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit 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 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.


Chairman


Planning Director

Read and passed on first reading at a special meeting held this 20th day of July, 2017.

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



Sam Holland, Chairman
Key West Planning Board

7/27/17
Date

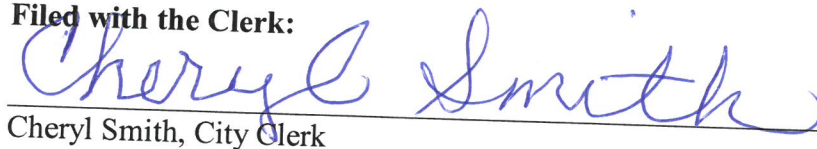
Attest:



Patrick Wright
Planning Director


7-27-17
Date

Filed with the Clerk:



Cheryl Smith, City Clerk

7-27-17
Date


Chairman


Planning Director

**PLANNING BOARD
RESOLUTION NO. 2015-27**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCE TO MINIMUM SIDE YARD SETBACK ON PROPERTY LOCATED AT 805 OLIVIA STREET (RE # 00019930-000000; AK # 1020621) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630(6)B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a second residential unit (2 ½ story structure) within the side yard setback on property located at 805 Olivia Street (RE # 00019930-000000; AK # 1020621); and

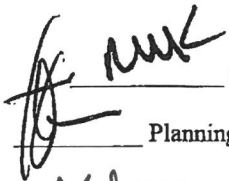
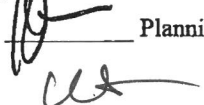
WHEREAS, on April 9, 2009 the Planning Department acknowledged the existence of a second non-transient dwelling unit through the lawful unit determination process; and

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

WHEREAS, the proposed is northeast side yard setback is 5 feet from the 10.5 feet minimum required; and

WHEREAS, the applicant requests a variance to the minimum side yard setback; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 16, 2015; and

RW
7-25-17
 Chairman
 Planning Director
CE

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

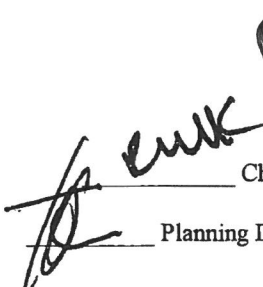
WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on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

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

WHEREAS, the Planning Board finds 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; and

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

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor

 PW
7-25-17
Chairman
Planning Director

policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

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

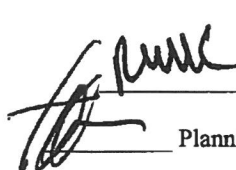

Section 2. An approval by Resolution of the Key West Planning Board for side yard setback variance for the construction of a 2 ½ story structure on property located at 805 Olivia Street (RE # 00019930-000000; AK # 1020621) in the HHDR Zoning District pursuant to Sections 90-395 and 122-630(6)b. of the City of Key West Land Development Regulations with the following condition:

General Conditions:

1. Maintain 5 feet side yard setback free and clear of any obstructions for life safety accessibility.

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

Section 4. The failure to fully and completely apply the conditions of approval for


Chairman

Planning Director
PW
7.25.17

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

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

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of July 2015.

PV 7-25-17

[Signature] Chairman
[Signature] Planning Director

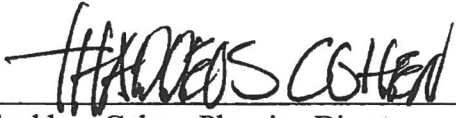
Authenticated by the Chairman of the Planning Board and the Planning Director;



Richard Klitenick, Planning Board Chairman

8/6/2015
Date

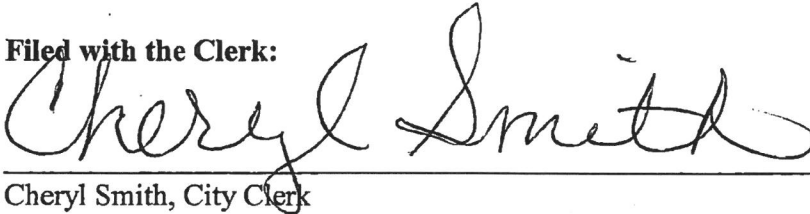
Attest:



Thaddeus Cohen, Planning Director

7/30/15
Date


Filed with the Clerk:



Cheryl Smith, City Clerk

8-17-15
Date

M
7-25-17

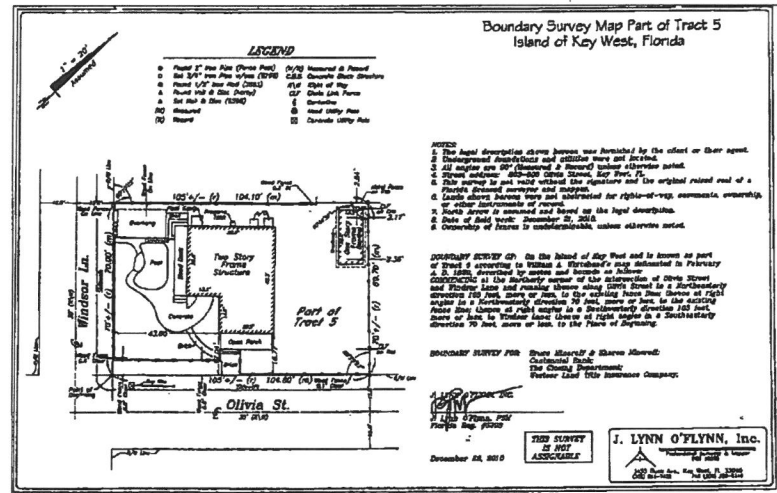
 Chairman
Planning Director

ZONING CALCULATIONS

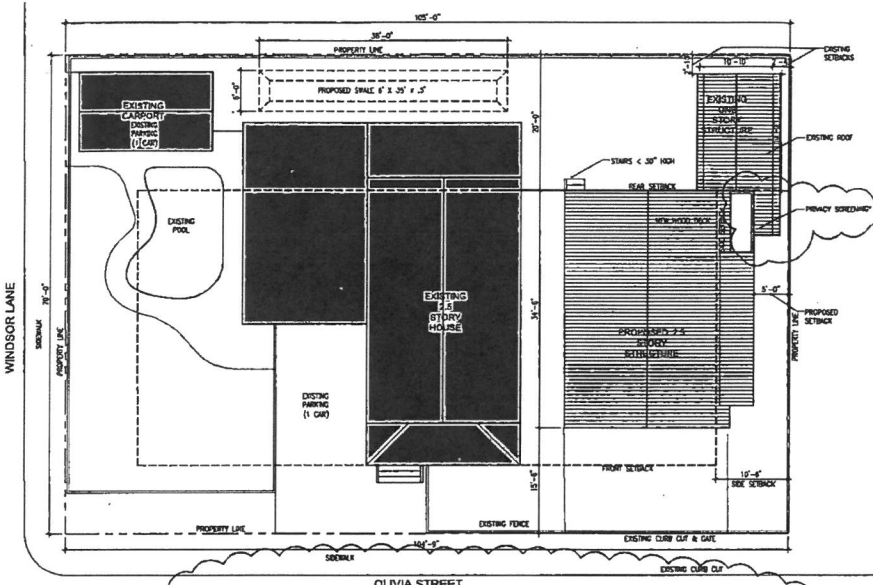
| | ALLOWED | EXISTING | PROPOSED | COMPLIANCE |
|--------------------------|-----------------|--------------------|------------------|------------|
| HEIGHT | 30' | 37' | 37' | Yes |
| BUILDING COVERAGE | 40% | 3,093 s.f. (28.5%) | 3,962 s.f. (40%) | Yes |
| IMPERVIOUS SURFACE BASED | 40% | 3,189 s.f. (33%) | 3,962 s.f. (40%) | Yes |
| SETBACK | Min. 4'-0" R.L. | 2,300 s.f. | N/A | N/A |
| LOT WIDTH | Min. 47' | 39' | N/A | N/A |
| LOT DEPTH | Min. 37' | 37' | N/A | N/A |
| FRONT SETBACK | Min. 37'-0" | 37' | 37'-0" (Min.) | Yes |
| REAR SETBACK (New Const) | Min. 37'-0" | 37' | No Change | N/A |
| REAR SETBACK (New Const) | Min. 37'-0" | 37' | No Change | N/A |
| REAR SETBACK (New Const) | Min. 37' | 37' | No Change | N/A |
| REAR SETBACK (New Const) | Min. 37' | 37' | No Change | N/A |
| DECK SPACE | 128 sq. ft. | 5,353 s.f. (57%) | 4,470 s.f. (46%) | Yes |

DRAINAGE CALCS

| REQUIRED INFORMATION | |
|--|------------|
| TOTAL LOT AREA | 7,359 S.F. |
| INCREASED IMPERVIOUS AREA | 715 S.F. |
| ROOF | |
| % IMPERVIOUS = 715 / 7,359 = | .097% |
| SWALE VOLUME REQUIRED: | |
| FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE | |
| LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME | |
| 7,359 * 0.104 * .097 = 74.1 C.F. | |
| SWALE PROVIDED: | |
| SWALE A = 18' X 36" X 8.5' | 81 C.F. |
| SWALE SIZE IS APPROX. 7% LARGER TO ALLOW FOR LANDSCAPING | |



3 COPY OF SURVEY
SCALE: AS NOTED



TREE NOTES:
TREES NEAR AND WITHIN THE PROJECT AREA (INCLUDING GROUNDS IN THE ADJACENT PROPERTY) WILL BE PROTECTED DURING CONSTRUCTION. TREES LOCATED WITHIN THE WORK AREA THAT MAY NEED TO BE REMOVED OR TRIMMED MAY REMAIN PERMANENT FROM THE TREE COMMISSION. IF A ROOT OR ROOTS OF A NEIGHBORING TREE ARE LOCATED WITHIN THE PROPOSED WORK AREA, THE PROPERTY OWNER / CONTRACTOR WILL CONSULT WITH THE URBAN FORESTRY MANAGER BEFORE COMMENCING ANY WORK THAT WILL RESULT IN DAMAGING THE ROOT / ROOTS.

2 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



1 CONTEXTUAL ELEVATION
SCALE: 1/8"=1'-0"

RWC

W. Taylor

PW 7-25-17

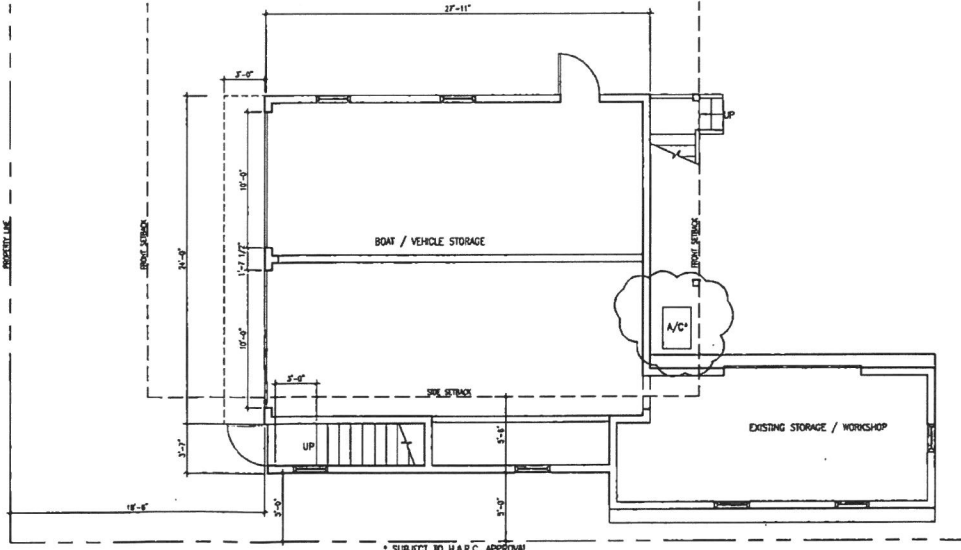
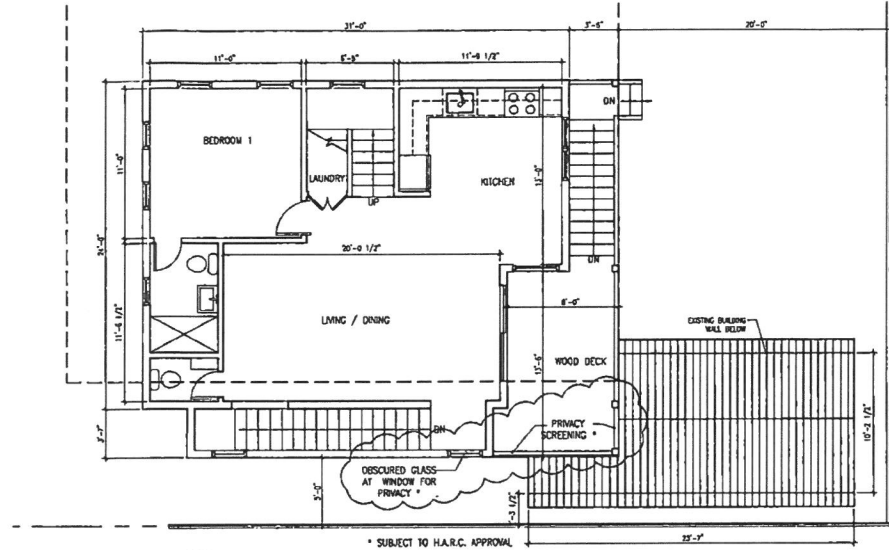
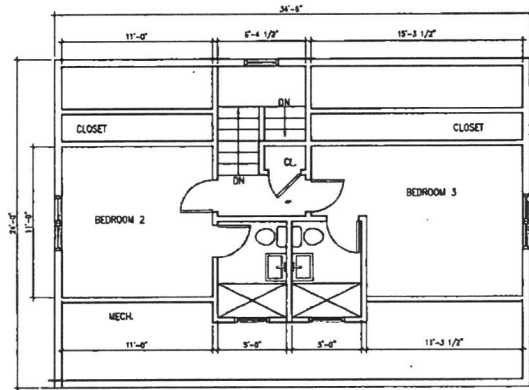
wsa
william shepler
architect

Tel: 305-480-4181
Email: info@wsa.com

Associates / Freelance:
BARA JENSEN - FLSA
DARRIN JENSEN - FLSA
DARRIN JENSEN - FLSA
DARRIN JENSEN - FLSA
DARRIN JENSEN - FLSA
DARRIN JENSEN - FLSA

805 OLIVIA STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: Project #:
Title: SITE PLANS / CALCS / SURVEY
Sheet Number: **A-1.1**
Date: 7/25/17
©2017 by William Shepler Architect



wsa
william shepler
architect

Tel: 202-890-4191
Email: info@wsaarch.com

Submissions / Revisions:
 MARK SHEPHERD - 2011.11.11
 DANNY BARNETT - 2011.11.11
 FLOOR PLAN 1 - 2011.11.11
 FLOOR PLAN 2 - 2011.11.11
 FLOOR PLAN 3 - 2011.11.11
 FLOOR PLAN 4 - 2011.11.11

805 OLIVIA STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Title: Floor Plans
Project #: 12077

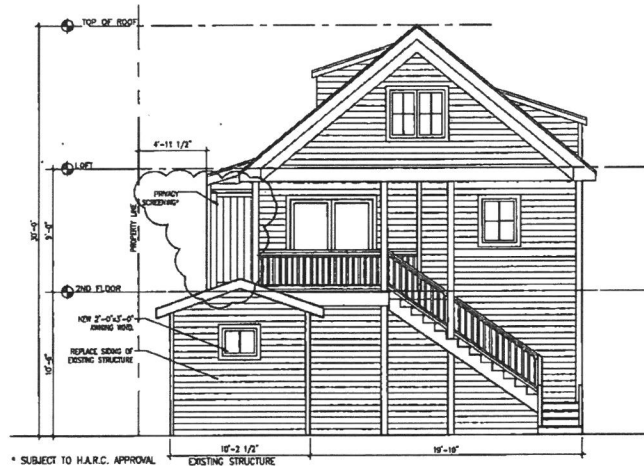
SCALE: 1/4" = 1'-0"
Sheet Number:
A-2.1

Date: 08/27/2011
©2011 by William Shepler Architect

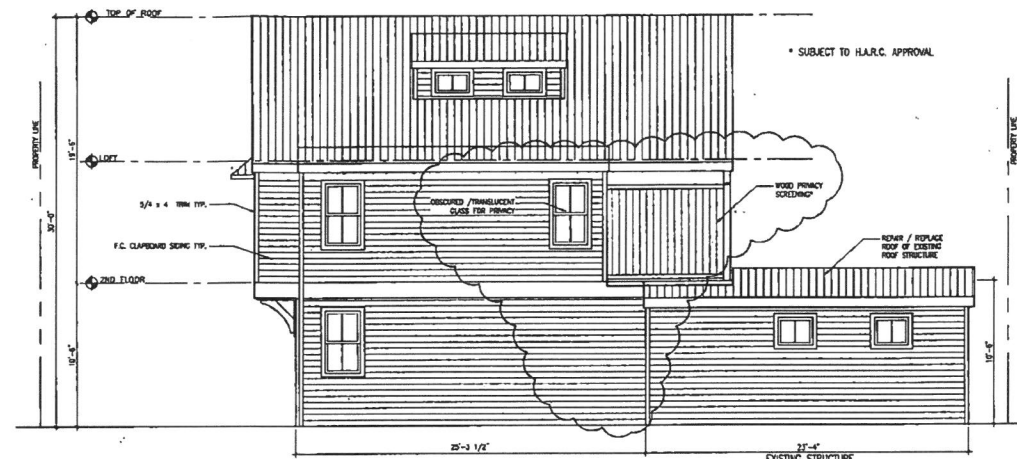
DMK

W. Shepler

PW 7-25-17



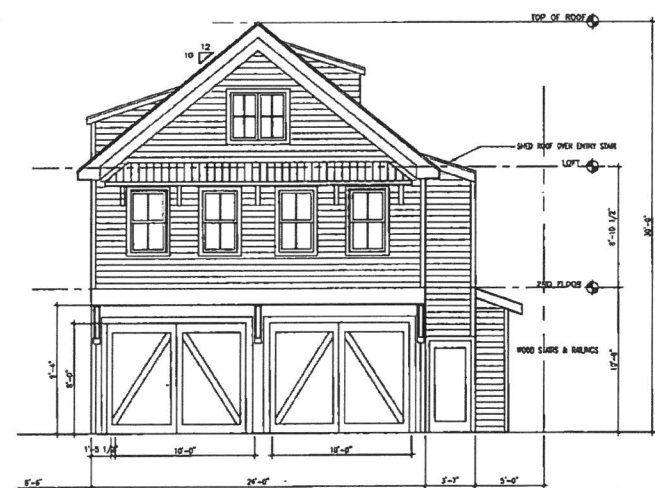
4 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



4 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

PUR

10/20/15

PW 7-25-17

Wsa

william shepler
architect

Tel: 352-605-6111
Email: info@wsaarchitect.com

Consultants:

Submittals / Revisions:
 SUBMIT. SUBMITTER 1 - 2014.1
 SUBMIT. SUBMITTER 2 - 2014.1
 SUBMIT. REV. 1.1 - 2014.1
 SUBMIT. REV. 2.1 - 2014.1
 SUBMIT. REV. 3.1 - 2014.1
 SUBMIT. REV. 4.1 - 2014.1

805 OLIVIA STREET
KEY WEST, FL
NEW RESIDENTIAL PROJECT

Drawing Size: 11x17
Project #: 1402

ELEVATIONS

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

Sheet Number:

A-3.1

Date: 10/20/15

©2015 by William Shepler Architect

Warranty Deed

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

Doc# 1818785 12/30/2010 3:12PM
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

12/30/2010 3:12PM
DEED DOC STAMP CL: RS \$5,320.00

\$760,000.00

Warranty Deed

Doc# 1818785
Bk# 2498 Pg# 2029

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 29th day of December A. D. 2010,

Between, **GEORGE ESBENSEN, a married man and KIMBERLY DUNN, a married woman**

Whose address is c/o 17173 W. Buttonwood, Sugarloaf Key, FL 33042
the County of Monroe, in the State of Florida, party of the first part, and

BRUCE S. MINEROFF and SHARON MINEROFF, husband and wife

Whose address is 803 Olivia Street, Key West, FL 33040
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$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:

On the Island of Key West and is known as part of Tract 5 according to William A. Whitehead's map delineated in February A.D. 1829, described by metes and bounds as follows:

COMMENCING at the Northerly corner of the intersection of Olivia Street and Windsor Lane and running thence along Olivia Street in a Northeasterly direction 105 feet, more or less, to the existing fence line; thence at right angles in a Northwesterly direction 70 feet, more or less, to the existing fence line; thence at right angles in a Southwesterly direction 105 feet, more or less, to Windsor Lane; thence at right angles in a Southeasterly direction 70 feet, more or less, to the place of beginning.

GRANTOR(S) HEREIN WARRANT AND REPRESENT THAT THE LAND CONVEYED IN THIS WARRANTY DEED IS NOT HIS/HER HOMESTEAD, NOR THE HOMESTEAD OF ANY MEMBER OF HIS/HER FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

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.

SUBJECT TO Purchase Money First Mortgage in favor of Centennial Bank in the original principal amount of \$494,000.00 to be filed in the Public Records of Monroe County, Florida of even date herewith.

Parcel Identification Number: 00019930-000000

Alternate Key Number: 1020621

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 Deborah Cardella

Printed Deborah Condella

#2 [Signature]

Printed Wendy S. Gonzalez

[Signature] L.S.
GEORGE ESBENSEN

Doc# 1818785
Bk# 2498 Pg# 2030

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this December 29, 2010, by **GEORGE ESBENSEN** who is/are personally known to me or who has/have produced Fla. Drivers License as identification and who did (did not) take an oath.

NOTARY PUBLIC-STATE OF FLORIDA
Wendy S. Gonzalez
Commission # D11849298
Expires: JAN. 17, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]
NOTARY PUBLIC
SEAL:

Witnesses:

#1 _____

Printed _____

#2 _____

Printed _____

_____ L.S.
KIMBERLY DUNN

State of _____

County of _____

The foregoing instrument was acknowledged before me this December _____, 2010, by **KIMBERLY DUNN** who is/are personally known to me or who has/have produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
SEAL:

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 _____

GEORGE ESBENSEN L.S.

Printed _____

Doc# 1818785
Bk# 2498 Pg# 2031

#2 _____

Printed _____

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this December _____, 2010, by **GEORGE ESBENSEN** who is/are personally known to me or who has/have produced _____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
SEAL:

Witnesses:

#1 _____
Printed Stephanie Taboin

KIMBERLY DUNN L.S.

#2 Robin Marsili
Printed Robin Marsili

MONROE COUNTY
OFFICIAL RECORDS

State of CT

County of Fairfield

The foregoing instrument was acknowledged before me this December 27, 2010, by **KIMBERLY DUNN** who is/are personally known to me or who has/have produced CTDL as identification and who did (did not) take an oath.

NOTARY PUBLIC
SEAL:

Monnie Newman
MONNIE NEWMAN
NOTARY PUBLIC
My Commission Expires 5/31/2014

Verification Form

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

I, Gregory Oropeza, in my capacity as an Attorney
(print name) *(print position; president, managing member)*
of Oropeza Stones & Cardenas, PLLC
(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:

803-805 Olivia Street, Key West, FL 3040

Street Address of subject property

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

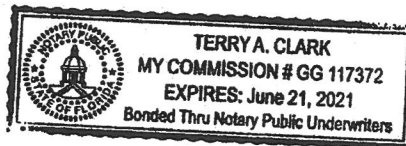
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 14, 2017 by
Gregory Oropeza
Name of Authorized Representative
date

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Authorization Form

**City of Key West
Planning Department**



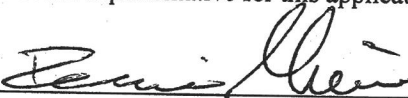
Authorization Form
(Individual or Joint Owner)

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

I, Bruce Mineroff _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Oropeza Stones & Cardenas, PLLC _____
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 of Owner

Signature of Joint/Co-owner if applicable

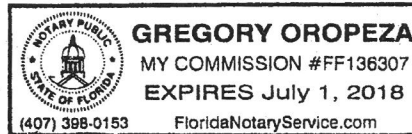
Subscribed and sworn to (or affirmed) before me on this 7-14-17
Date

by Bruce Mineroff _____
Name of Owner

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


Notary's Signature and Seal

Gregory Oropeza
Name of Acknowledger typed, printed or stamped



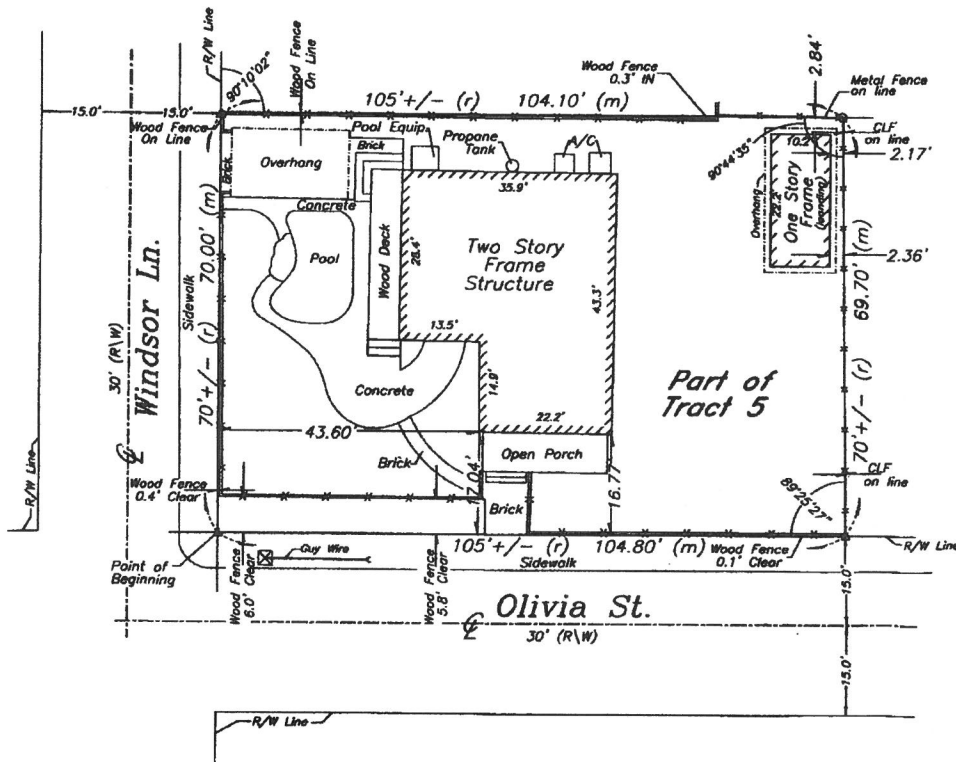
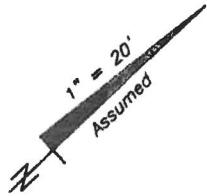
Commission Number, if any

Survey

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

LEGEND

- | | |
|-----------------------------------|---------------------------------|
| ● Found 2" Iron Pipe (Fence Post) | (M/R) Measured & Record |
| ○ Set 3/4" Iron Pipe w/cap (6298) | C.B.S. Concrete Block Structure |
| ● Found 1/2" Iron Rod (2863) | R\W Right of Way |
| ▲ Found Nail & Disc (Norby) | CLF Chain Link Fence |
| △ Set Nail & Disc (6298) | ⊕ Centerline |
| (M) Measured | ⊙ Wood Utility Pole |
| (R) Record | ⊠ Concrete Utility Pole |



NOTES:

- The legal description shown hereon was furnished by the client or their agent.
- Underground foundations and utilities were not located.
- All angles are 90° (Measured & Record) unless otherwise noted.
- Street address: 803-805 Olivia Street, Key West, FL.
- This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- North Arrow is assumed and based on the legal description.
- Date of field work: December 21, 2010.
- Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is known as part of Tract 5 according to William A. Whitehead's map delineated in February A. D. 1829, described by metes and bounds as follows:
COMMENCING at the Northerly corner of the intersection of Olivia Street and Windsor Lane and running thence along Olivia Street in a Northeasterly direction 105 feet, more or less, to the existing fence line; thence at right angles in a Northwesterly direction 70 feet, more or less, to the existing fence line; thence at right angles in a Southwesterly direction 105 feet, more or less, to Windsor Lane; thence at right angles in a Southeasterly direction 70 feet, more or less, to the Place of Beginning.

BOUNDARY SURVEY FOR: Bruce Mineroff & Sharon Mineroff;
 Centennial Bank;
 The Closing Department;
 Westcor Land Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

December 22, 2010

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
 P.S. #8898

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

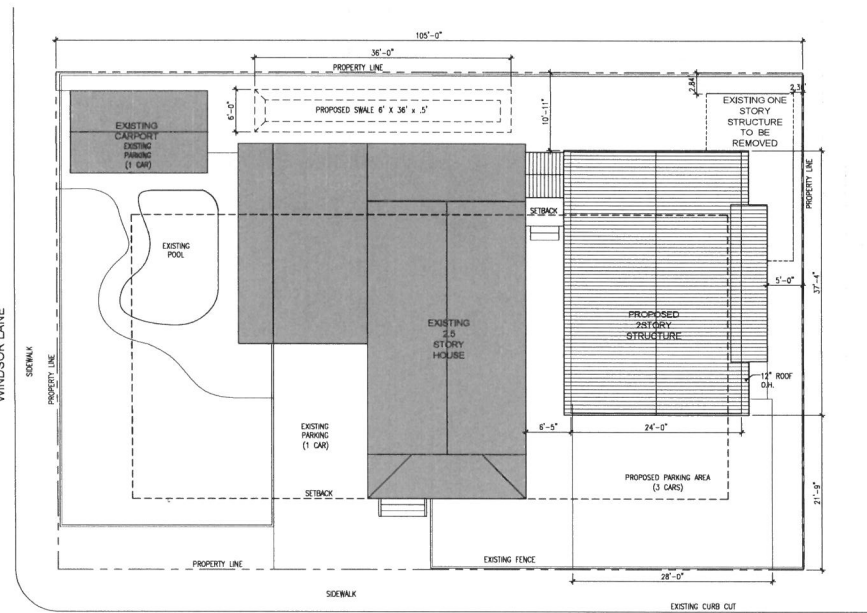
Site Plans

Seal

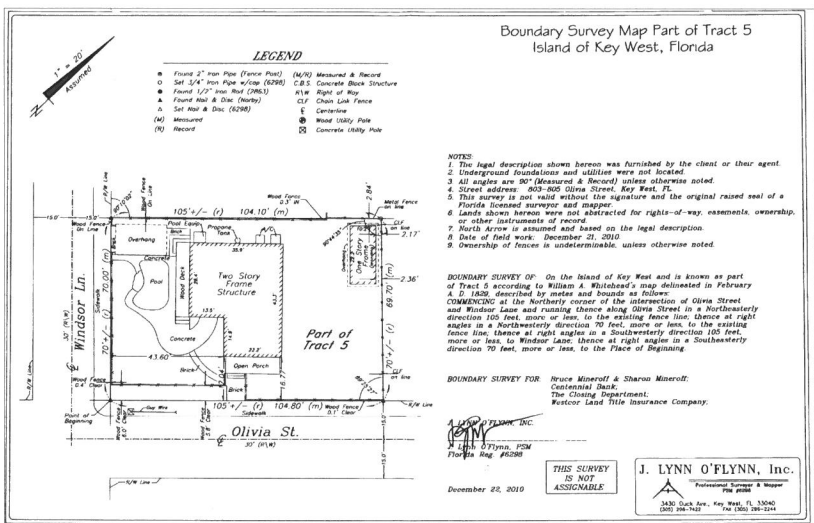
Consultants:

Submissions / Revisions:

PLANNING SUBMISSION 2 - 2017.10.17



2
A11
PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



3
A11
COPY OF SURVEY
SCALE: N.T.S.

ZONING CALCULATIONS

| | ALLOWED | EXISTING | PROPOSED | COMPLIANCE |
|----------------------------|-----------------|--------------------|--------------------|------------|
| HEIGHT | 30' | 30' | No Change | Yes |
| BUILDING COVERAGE | 40% | 1,996 s.f. (28.5%) | 3,703 s.f. (53.0%) | Yes |
| IMPERVIOUS SURFACE RATIO | 60% | 3,119 s.f. (43%) | 3,139 s.f. (55.3%) | Yes |
| LOT SIZE | Min. 4,000 s.f. | 7,350 s.f. | N/A | N/A |
| LOT WIDTH | Min. 40' | 105' | N/A | N/A |
| LOT DEPTH | Min. 90' | 70' | N/A | N/A |
| FRONT SETBACK | Min. 30' | 10' | 21'-9" (New) | Yes |
| SIDE SETBACK (East) | Min. 10'-6" | 2.17' | 5' | NO* |
| STREET SIDE SETBACK (West) | Min. 30'-6" | N/A | No Change | N/A |
| REAR SETBACK - Avail. Shed | Min. 30' | 2.94' | 11' | NO** |
| OPEN SPACE | 35% Min. | 4,231 s.f. (57.5%) | 3,211 s.f. (43.6%) | Yes |

* Improving an existing non-conforming condition

DRAINAGE CALCS

REQUIRED INFORMATION:

TOTAL LOT AREA = 7,350 S.F.

INCREASED IMPERVIOUS AREA= ROOF = 715 S.F.

% IMPERVIOUS = 715 / 7,350 = 097%

SWALE VOLUME REQUIRED:

FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE

LOT AREA = 0.104 * % IMPERVIOUS = SWALE VOLUME

7350 * 0.104 * .097 = 74.1 C.F.

SWALE PROVIDED:

SWALE A = (8' X 36' X 0.5') = 81 C.F.

SWALE SIZE IS APPROX. 7% LARGER TO ALLOW FOR LANDSCAPING

805 OLIVIA STREET
KEY WEST, FL
RESIDENTIAL ADDITION PROJECT

Drawing Size: A4x6 | Project #: 19022

Title:

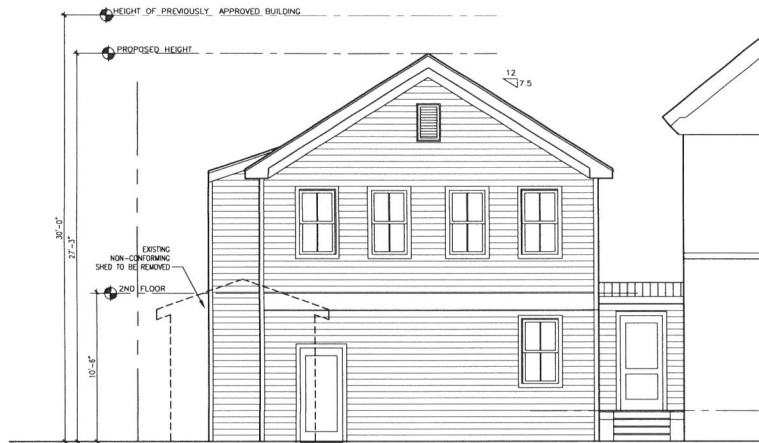
SITE PLANS / CALCS / SURVEY

Sheet Number:

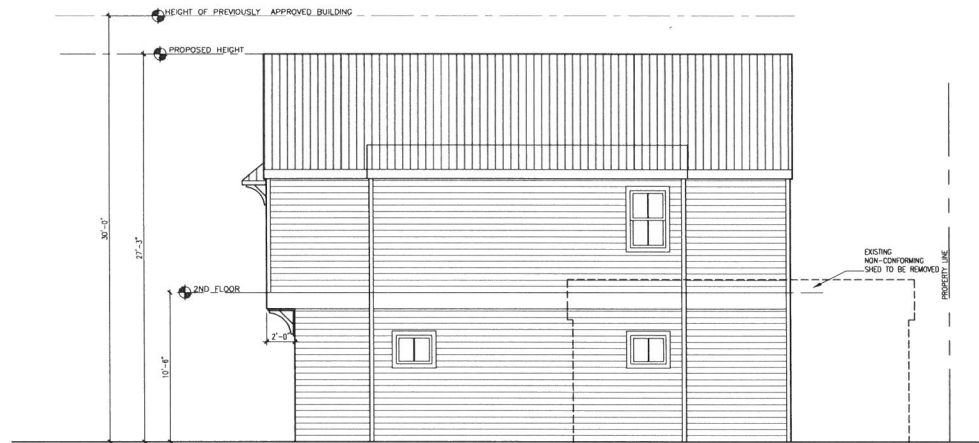
A-1.1

Date: OCT 20 2016

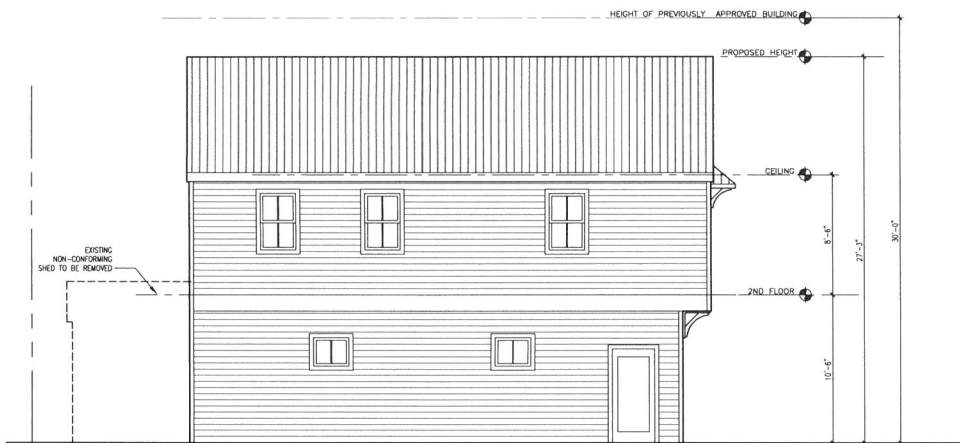
©2017 by William Shepler Architect



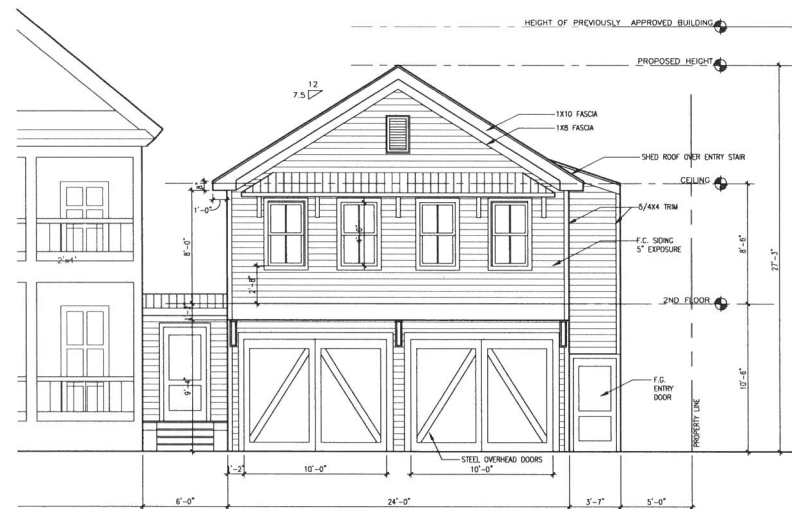
4 NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



4 WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

Site Visit

805 Olivia Street, Key West, Florida 33040
HURRICANE IRMA DAMAGE TO EXISTING NON-CONFORMING STRUCTURE



805 Olivia Street, Key West, Florida 33040
HURRICANE IRMA DAMAGE TO EXISTING NON-CONFORMING STRUCTURE



805 Olivia Street, Key West, Florida 33040
HURRICANE IRMA DAMAGE TO EXISTING NON-CONFORMING STRUCTURE



805 Olivia Street, Key West, Florida 33040
HURRICANE IRMA DAMAGE TO EXISTING NON-CONFORMING STRUCTURE



805 Olivia Street, Key West, Florida 33040
HURRICANE IRMA DAMAGE TO EXISTING NON-CONFORMING STRUCTURE



805 Olivia Street, Key West, Florida 33040
SITE VISIT



805 Olivia Street, Key West, Florida 33040
SITE VISIT



Additional Information



Summary

Parcel ID 00019930-000000
 Account # 1020621
 Property ID 1020621
 Millage Group 10KW
 Location 803 OLIVIA ST, KEY WEST
 Address
 Legal KW PT OF TR 5 G28-454/455 OR775-787 OR1531-2082/84 OR1581-1964/65
 Description OR2023-645/46T/C OR2498-2029/31
 (Note: Not to be used on legal documents)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

MINEROFF BRUCE S AND SHARON
 20 MOLLY PITCHER DR
 MANALAPAN NJ 07726

Valuation

| | 2017 | 2016 | 2015 | 2014 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$396,960 | \$342,558 | \$344,398 | \$330,638 |
| + Market Misc Value | \$32,427 | \$34,730 | \$30,667 | \$28,690 |
| + Market Land Value | \$555,954 | \$619,540 | \$608,944 | \$568,348 |
| = Just Market Value | \$985,341 | \$996,828 | \$984,009 | \$927,676 |
| = Total Assessed Value | \$985,341 | \$996,828 | \$941,692 | \$856,084 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$985,341 | \$996,828 | \$984,009 | \$927,676 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 7,350.00 | Square Foot | 105 | 70 |

Buildings

| | |
|--------------------------------|-----------------------------------|
| Building ID 1511 | Exterior Walls ABOVE AVERAGE WOOD |
| Style | Year Built 1938 |
| Building Type S.F.R. - R1 / R1 | EffectiveYearBuilt 2004 |
| Gross Sq Ft 3415 | Foundation WD CONC PADS |
| Finished Sq Ft 2272 | Roof Type GABLE/HIP |
| Stories 3 Floor | Roof Coverage METAL |
| Condition GOOD | Flooring Type CONC S/B GRND |
| Perimeter 288 | Heating Type NONE with 0% NONE |
| Functional Obs 0 | Bedrooms 3 |
| Economic Obs 0 | Full Bathrooms 3 |
| Depreciation % 13 | Half Bathrooms 2 |
| Interior Walls WALL BD/WD WAL | Grade 600 |
| | Number of Fire Pl 0 |

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLD | 3 SIDED SECT | 522 | 522 | 0 |
| OPX | EXC OPEN PORCH | 461 | 0 | 0 |
| FAT | FINISHED ATTIC | 682 | 0 | 0 |
| FLA | FLOOR LIV AREA | 1,750 | 1,750 | 0 |
| TOTAL | | 3,415 | 2,272 | 0 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---------------|------------|-----------|----------|--------|-------|
| FENCES | 2001 | 2002 | 1 | 480 SF | 2 |
| WATER FEATURE | 2005 | 2006 | 1 | 1 UT | 1 |
| BRICK PATIO | 2005 | 2006 | 1 | 48 SF | 4 |
| BRICK PATIO | 2005 | 2006 | 1 | 54 SF | 4 |
| RES POOL GNIT | 2005 | 2007 | 1 | 201 SF | 5 |
| UTILITY BLDG | 1940 | 1941 | 1 | 297 SF | 3 |
| PATIO | 2005 | 2006 | 1 | 738 SF | 2 |
| FENCES | 2012 | 2013 | 1 | 408 SF | 2 |
| PATIO | 2012 | 2013 | 1 | 264 SF | 2 |

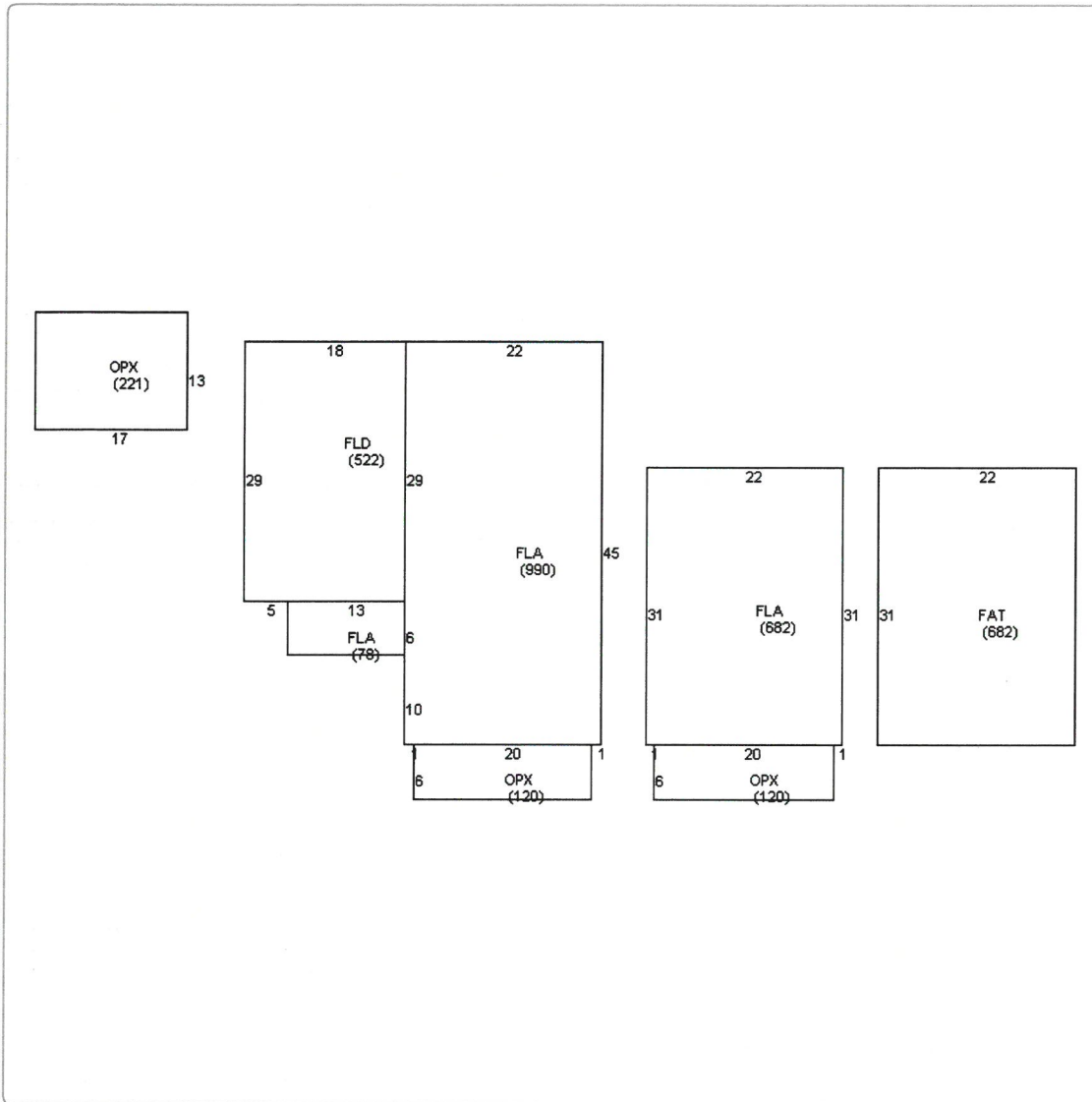
Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|-------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 12/29/2010 | \$760,000 | Warranty Deed | | 2498 | 2029 | O2 - Qualified | Improved |
| 6/30/2004 | \$1,150,000 | Warranty Deed | | 2023 | 0645 | Q - Qualified | Improved |
| 6/14/1999 | \$390,000 | Warranty Deed | | 1581 | 1964 | Q - Qualified | Improved |
| 8/10/1998 | \$325,000 | Warranty Deed | | 1531 | 2082 | Q - Qualified | Improved |
| 11/1/1978 | \$85,000 | Conversion Code | | 775 | 787 | Q - Qualified | Improved |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|-----------|-------------|---|
| 12-0338 | 8/28/2012 | 3/15/2012 | \$12,980 | Residential | REPLACE EXISTING SWINGING DRIVEWAY GATES WITH SINGLE SLIDING GATE |
| 11-4526 | 12/14/2011 | 3/15/2012 | \$9,500 | | SCRAPE AND PAINT 2 STORY HOUSE. INSTALL NEW FRONT DOOR, REPLACE 20 PCS OF SIDING, |
| 11-3961 | 10/27/2011 | 3/15/2012 | \$6,500 | | INSTALL 2 BATHROOMS, 2 LAVS, 2 TOILETS |
| 11-3658 | 10/25/2011 | 3/15/2012 | \$4,600 | | NEW CURB CUT CONCRETE DRIVEWAY 11X24 |
| 11-1415 | 8/30/2011 | 3/15/2012 | \$25,000 | | ADD STAIR TO ATTIC, ADD 1.5 BATH IN ATTIC, REPLACE CENTRAL AC ON 2ND FLR WITH SPLIT SYSTEM, ADD SPLIT SYSTEM IN ATTIC, FINISH 288sf PINE FLOORING, 400sf FINISH WALLS, 720sf INSULATION |
| 11-2752 | 8/16/2011 | 3/15/2012 | \$29,000 | | ENCLOSED EXISTING DECK AREA 175sf ROOF WINDOWS BATH |
| 11-2910 | 8/16/2011 | 3/15/2012 | \$10,300 | | TO CONSTRUCT A BATH INDOORS IN EXISTING BLDG NEW TILE, DOORS, PARTITIONS |
| 11-4110 | 1/9/2011 | 3/15/2012 | \$1,950 | | R&R EXISTING DUCT WORK |
| 05-4464 | 1/4/2006 | 12/31/2006 | \$2,200 | Residential | RED TAG - INSTALL BRICK PAVERS |
| 05-5354 | 12/6/2005 | 12/31/2006 | \$2,000 | Residential | BUILD PICKET FENCE ALONG FRONT |
| 05-3886 | 9/23/2005 | 11/16/2005 | \$2,000 | Residential | DEMO EXISTING SINGLE STORY STRUCTURE |
| 05-3643 | 9/16/2005 | 11/16/2005 | \$1,800 | Residential | INSTALL 4 SQUARES V-CRIMP ROOFING |
| 05-3647 | 8/25/2005 | 11/16/2005 | \$9,000 | Residential | INSTALL TWO A/C SYSTEMS |
| 05-2270 | 6/8/2005 | 11/16/2005 | \$1,000 | Residential | HOOK UP SWIMMING POOL PUMP |
| 05-1053 | 4/5/2005 | 11/16/2005 | \$26,000 | Residential | DEMO EXISTING POOL FOR NEW LOCATION |
| 05-0922 | 3/23/2005 | 11/16/2005 | \$10,000 | Residential | REPLACE 12 SQS OF V-CRIMP ROOFING |
| 05-0624 | 3/5/2005 | 11/16/2005 | \$144,500 | Residential | CONVERT R-2 TO R-1 BUILD NEW ADDITION & CARPORT |
| 05-0061 | 1/31/2005 | 11/16/2005 | \$135,500 | Residential | REMODEL INTERIOR EXISTING BUILDING |
| 04-2545 | 7/30/2004 | 11/16/2005 | \$28,000 | Residential | GNT POOL, ELEC, DECK |
| 01/3605 | 5/3/2002 | 11/26/2002 | \$5,000 | Residential | PAINT EXTERIOR |
| 00-966 | 4/25/2000 | 10/22/2001 | \$3,000 | Residential | FENCE AND PORCH REPAIRS |
| 00-214 | 2/7/2000 | 10/22/2001 | \$1,200 | Residential | fence |
| 9903599 | 10/29/1999 | 11/22/2000 | \$550 | | INTERIOR STORM DAMAGE |
| 9902483 | 7/19/1999 | 11/22/2000 | \$700 | | REPAIRS TO DRYWALL |

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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