

# Application



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

RECEIVED  
FEB 15 2024

Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 2,894.34

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

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 305-809-3764.

### PROPERTY DESCRIPTION:

Site Address: 1221-1023 Laird St., Key West

Zoning District: \_\_\_\_\_

Real Estate (RE) #: \_\_\_\_\_

Property located within the Historic District?  Yes  No

### APPLICANT:

Owner  Authorized Representative

Name: Carolyn Douglas Helliesen Mailing Address: 2515 Staples Ave., Unit B

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305 304 3688 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### PROPERTY OWNER: (if different than above)

Name: Carolyn & Douglas Helliesen Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Description of Proposed Construction, Development, and Use: Rebuild preexisting structures

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

BLD 2024-0380 Duplex  
BLD 2024-0381 Workshop/Accessory Structure



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

If yes, please describe and attach relevant documents: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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  
 Existing nonconforming uses are not the basis for approval.

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				
Flood Zone				
Size of Site	6,000 SF	8,800 SF		
Height				
Front Setback	20'	15.3'	<del>15'</del> 15' 7"	Yes
Side Setback				
Side Setback	5'	13'7"		No
Street Side Setback	10	14'6"	11'6"	
Rear Setback	25'	33'3"	34'7"	No
F.A.R.				
Building Coverage	35%	4,203 SF / 43.5% *	3,428 sf / 39%	Yes
Impervious Surface	50%	4,253 SF / 47.7% *	51.3%	Yes
Parking	2	2	2	No
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35%	4,547 SF / 52.2%	4,283 SF / 48%	No
Number and type of units				
Consumption Area or Number of seats				

*\* includes overhangs in bldg coverage*

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: Please print your responses.

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

Special circumstances exist; the previously existing house with a nonconforming front setback was destroyed in a fire, and by law needs to be elevated to flood to be reconstructed. Previously existing accessory structure was destroyed as well.

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

Conditions were not created by the applicant; the everything on the property was involuntarily destroyed.

- 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.

Special privileges are not conferred. If the structures were not destroyed by fire, they would be permitted to be maintained.

- 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.

Hardship conditions exist; everything on the property was involuntarily destroyed.

- 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.

Minimum variance is being requested; the proposed plans result in improvements to front setback and building coverage; variance is only required because the structures are not being re constructed in the previously existing 3D footprint; and accessory structure contributes to nonconformign building coverage.

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

*variance will not be injurious to the public welfare*

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other special circumstances exist; the previously existing house with a nonconforming front setback was destroyed in a fire, and by law needs to be elevated to meet the reconstructed. Previously existing accessory structure was destroyed as well. 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.

*nonconforming use of other property is not basis for approval*

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

Conditions were not created by the applicant; the everything on the property was involuntarily destroyed.

- 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."

Special privileges are not conferred. If the structures were not destroyed by fire, they would be permitted to be maintained.

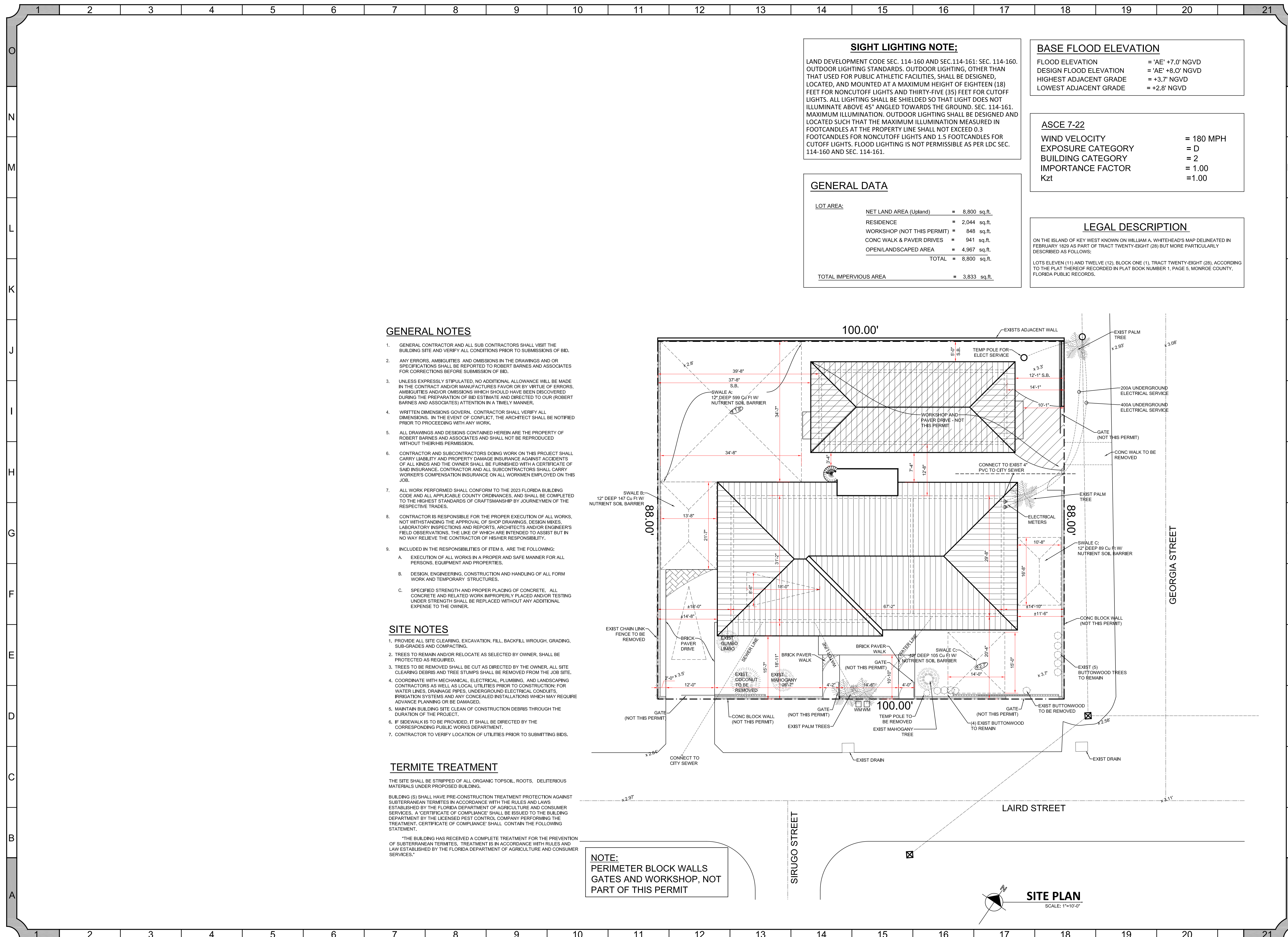
Hardship conditions exist; everything on the property was involuntarily destroyed.

Minimum variance is being requested; the proposed plans result in improvements to front setback and building coverage; variance is only required because the structures are not being re constructed in the previously existing 3D footprint; and accessory structure contributes to nonconformign building coverage.





# **Proposed Floor Plans**



**SIGHT LIGHTING NOTE:**

LAND DEVELOPMENT CODE SEC. 114-160 AND SEC. 114-161; SEC. 114-160. OUTDOOR LIGHTING STANDARDS. OUTDOOR LIGHTING, OTHER THAN THAT USED FOR PUBLIC ATHLETIC FACILITIES, SHALL BE DESIGNED, LOCATED, AND MOUNTED AT A MAXIMUM HEIGHT OF EIGHTEEN (18) FEET FOR NONCUTOFF LIGHTS AND THIRTY-FIVE (35) FEET FOR CUTOFF LIGHTS. ALL LIGHTING SHALL BE SHIELDED SO THAT LIGHT DOES NOT ILLUMINATE ABOVE 45° ANGLED TOWARDS THE GROUND. SEC. 114-161. MAXIMUM ILLUMINATION. OUTDOOR LIGHTING SHALL BE DESIGNED AND LOCATED SUCH THAT THE MAXIMUM ILLUMINATION MEASURED IN FOOTCANDLES AT THE PROPERTY LINE SHALL NOT EXCEED 0.3 FOOTCANDLES FOR NONCUTOFF LIGHTS AND 1.5 FOOTCANDLES FOR CUTOFF LIGHTS. FLOOD LIGHTING IS NOT PERMISSIBLE AS PER LDC SEC. 114-160 AND SEC. 114-161.

**BASE FLOOD ELEVATION**

FLOOD ELEVATION = 'AE' +7.0' NGVD  
DESIGN FLOOD ELEVATION = 'AE' +8.0' NGVD  
HIGHEST ADJACENT GRADE = +3.7' NGVD  
LOWEST ADJACENT GRADE = +2.8' NGVD

**ASCE 7-22**

WIND VELOCITY = 180 MPH  
EXPOSURE CATEGORY = D  
BUILDING CATEGORY = 2  
IMPORTANCE FACTOR = 1.00  
Kzt = 1.00

**GENERAL DATA**

LOT AREA:  
NET LAND AREA (Upland) = 8,800 sq.ft.  
RESIDENCE = 2,044 sq.ft.  
WORKSHOP (NOT THIS PERMIT) = 848 sq.ft.  
CONC WALK & PAVER DRIVES = 941 sq.ft.  
OPEN/LANDSCAPED AREA = 4,967 sq.ft.  
TOTAL = 8,800 sq.ft.  
  
TOTAL IMPERVIOUS AREA = 3,833 sq.ft.

**LEGAL DESCRIPTION**

ON THE ISLAND OF KEY WEST KNOWN ON WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY 1929 AS PART OF TRACT TWENTY-EIGHT (28) BUT MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOTS ELEVEN (11) AND TWELVE (12), BLOCK ONE (1), TRACT TWENTY-EIGHT (28), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK NUMBER 1, PAGE 5, MONROE COUNTY, FLORIDA PUBLIC RECORDS.

**GENERAL NOTES**

- 1. GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL VISIT THE BUILDING SITE AND VERIFY ALL CONDITIONS PRIOR TO SUBMISSIONS OF BID.
- 2. ANY ERRORS, AMBIGUITIES AND OMISSIONS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL BE REPORTED TO ROBERT BARNES AND ASSOCIATES FOR CORRECTIONS BEFORE SUBMISSION OF BID.
- 3. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACT AND/OR MANUFACTURES FAVOR OR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO OUR (ROBERT BARNES AND ASSOCIATES) ATTENTION IN A TIMELY MANNER.
- 4. WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IN THE EVENT OF CONFLICT, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK.
- 5. ALL DRAWINGS AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF ROBERT BARNES AND ASSOCIATES AND SHALL NOT BE REPRODUCED WITHOUT THEIR/HIS PERMISSION.
- 6. CONTRACTOR AND SUBCONTRACTORS DOING WORK ON THIS PROJECT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND THE OWNER SHALL BE FURNISHED WITH A CERTIFICATE OF SAID INSURANCE. CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY WORKERS COMPENSATION INSURANCE ON ALL WORKMEN EMPLOYED ON THIS JOB.
- 7. ALL WORK PERFORMED SHALL CONFORM TO THE 2023 FLORIDA BUILDING CODE AND ALL APPLICABLE COUNTY ORDINANCES, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
- 8. CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORKS, NOT WITHSTANDING THE APPROVAL OF SHOP DRAWINGS, DESIGN MIXES, LABORATORY INSPECTIONS AND REPORTS, ARCHITECTS AND/OR ENGINEER'S FIELD OBSERVATIONS, THE LIKE OF WHICH ARE INTENDED TO ASSIST BUT IN NO WAY RELIEVE THE CONTRACTOR OF HIS/HER RESPONSIBILITY.
- 9. INCLUDED IN THE RESPONSIBILITIES OF ITEM 8. ARE THE FOLLOWING:
  - A. EXECUTION OF ALL WORKS IN A PROPER AND SAFE MANNER FOR ALL PERSONS, EQUIPMENT AND PROPERTIES.
  - B. DESIGN, ENGINEERING, CONSTRUCTION AND HANDLING OF ALL FORM WORK AND TEMPORARY STRUCTURES.
  - C. SPECIFIED STRENGTH AND PROPER PLACING OF CONCRETE. ALL CONCRETE AND RELATED WORK IMPROPERLY PLACED AND/OR TESTING UNDER STRENGTH SHALL BE REPLACED WITHOUT ANY ADDITIONAL EXPENSE TO THE OWNER.

**SITE NOTES**

- 1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL WROUGH, GRADING, SUB-GRADES AND COMPACTING.
- 2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNER, SHALL BE PROTECTED AS REQUIRED.
- 3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY THE OWNER. ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM THE JOB SITE.
- 4. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND LANDSCAPING CONTRACTORS AS WELL AS LOCAL UTILITIES PRIOR TO CONSTRUCTION. FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS, IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATIONS WHICH MAY REQUIRE ADVANCE PLANNING OR BE DAMAGED.
- 5. MAINTAIN BUILDING SITE CLEAN OF CONSTRUCTION DEBRIS THROUGH THE DURATION OF THE PROJECT.
- 6. IF SIDEWALK IS TO BE PROVIDED, IT SHALL BE DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT.
- 7. CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO SUBMITTING BIDS.

**TERMITE TREATMENT**

THE SITE SHALL BE STRIPPED OF ALL ORGANIC TOPSOIL, ROOTS, DELICTERIOUS MATERIALS UNDER PROPOSED BUILDING.  
BUILDING(S) SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A 'CERTIFICATE OF COMPLIANCE' SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT. 'CERTIFICATE OF COMPLIANCE' SHALL CONTAIN THE FOLLOWING STATEMENT.  
"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

**NOTE:**  
PERIMETER BLOCK WALLS  
GATES AND WORKSHOP, NOT  
PART OF THIS PERMIT

**SITE PLAN**  
SCALE: 1"=10'-0"

**REVISIONS**

MARK	DESCRIPTION	DATE

**HELLIESEN RESIDENCE RE-BUILD**

1221 & 1223 LAIRD STREET, KEY WEST, FLORIDA 33034  
KWCARIE@BELSOUTH.NET

**ROBERT BARNES & ASSOCIATES**  
ARCHITECTURE AND PLANNING  
© 2024  
221 NORTH ARDRE AVENUE  
HOME: (305) 247-6150  
OFFICE: (305) 833-0008  
PROJECTS@ROBERTBARNESANDASSOCIATES.COM  
ROBERTBARNESANDASSOCIATES.COM  
JOHN ROBERT BARNES, P.A., NCARB  
AR0010526

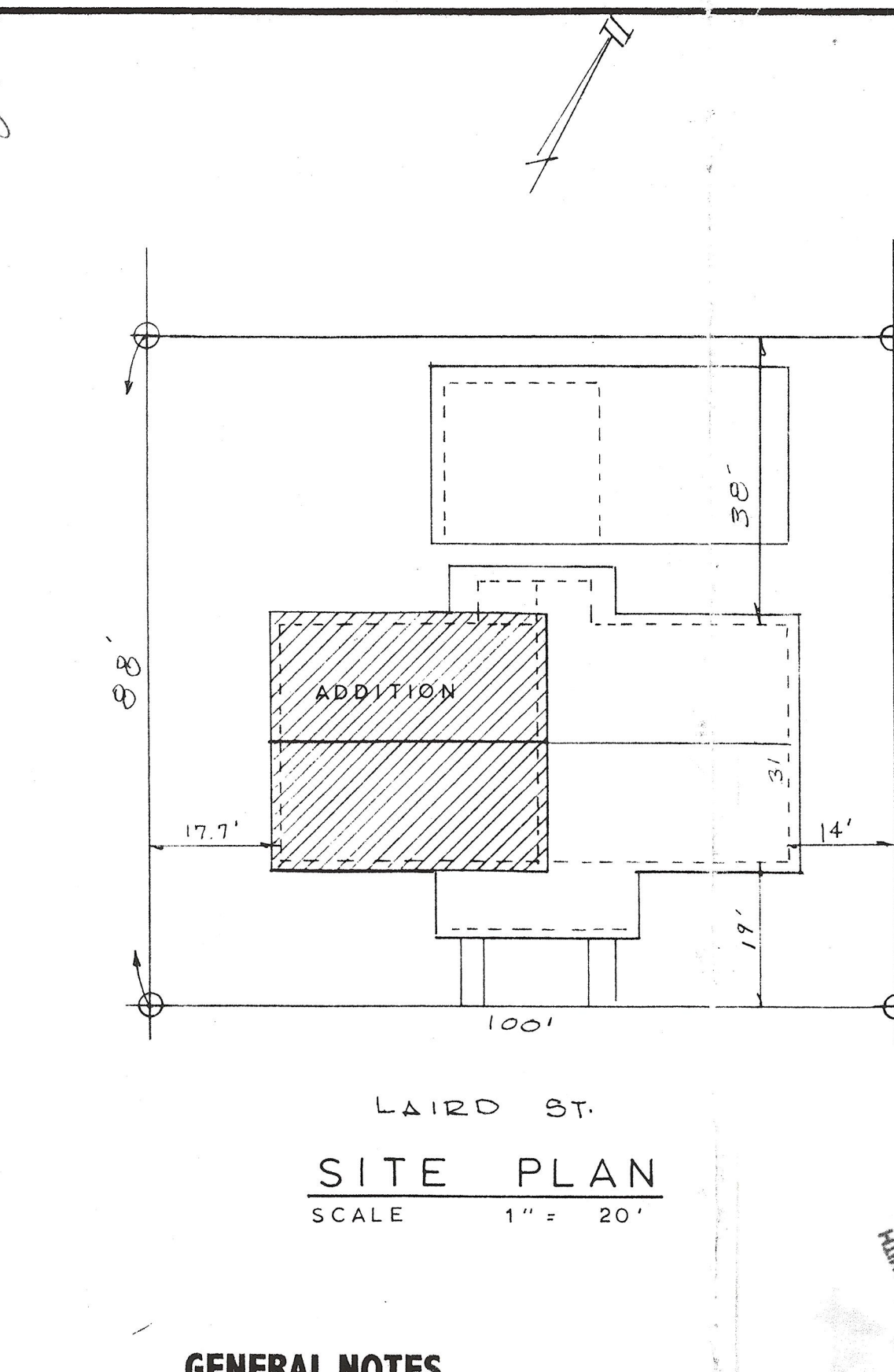
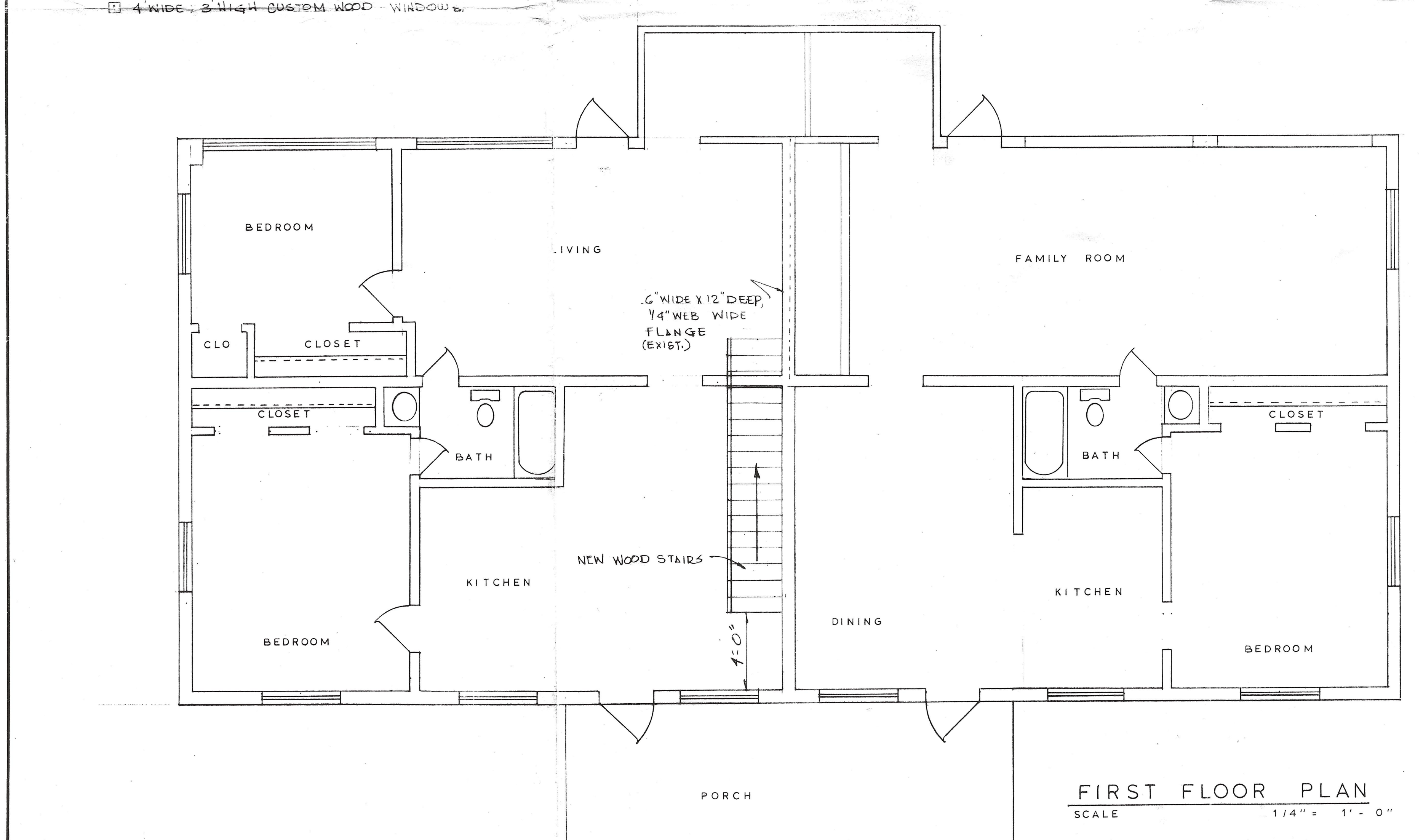
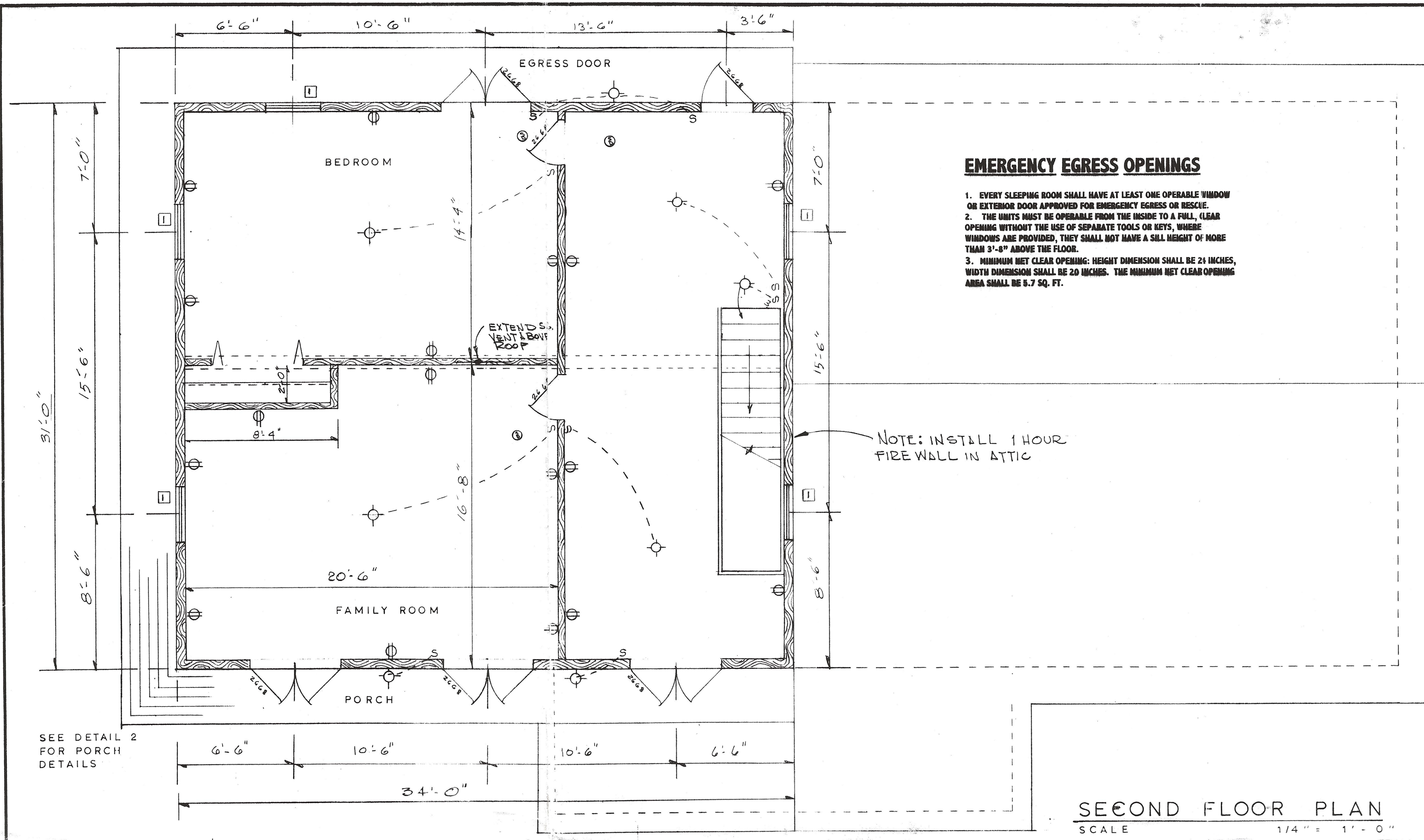
**SITE PLAN**

DATE	BY	REVISION

DATE: March 28, 2024  
TIME: 1:44 PM

**A-1**

**Previous  
Site Plans**



**SITE DATA**  
ZONING SF  
FLOOD ZONE AE - 7  
COMMUNITY No 120168  
PANEL No 1716 SUFFIX h  
DATE MARCH 3, 1997

**LEGAL DESCRIPTION**  
According to William A. Whitehead's map, February 1829 Lots 11 & 12, Block 1, of Tract Twenty-eight (28), According to the Plat thereof recorded in Plat Book 1, Page 5, of the Public Records of Monroe County, Florida

**GENERAL NOTES**

- THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HEREON.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OF CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PROTECTION OF INJURY OR LOSS AT THE JOB TO ALL PERSONS EMPLOYED ON THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. HE SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- THE GENERAL CONTRACTOR WILL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL DO ALL WORK IN STRICT CONFORMANCE TO THE PLANS, STANDARD BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THE ABOVE AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- ANY CHANGES MADE "UNDER TO APPROVAL BY THE OWNER AND/OR ENGINEER OF RECORD ARE DISALLOWED AS SETBACKS AND THE CONTRACTOR MAY HAVE TO REWORK TO CORRECT TO PLIES WITHOUT ADDITIONAL COMPENSATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE, HE SHALL NOTIFY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUB-CONTRACTORS WITH A COMPLETE SET OF PLANS.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE 1989 NATIONAL ELECTRICAL CODE AND LOCAL CODES.

**WOOD AND FRAMING NOTES**

- EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE No. 2, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU.
- CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
  - NOTCH DEPTH AT THE END OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
  - NOTCH DEPTH AT THE END OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
  - THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS OF FOUR INCHES OR GREATER NOMINAL THICKNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
  - HOLE BOARD OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OF BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE MEMBER DEPTH.
  - HOLE BOARD IN BEARING WALL STUDS SHALL NOT EXCEED ONE-THIRD OF STUD.
  - PROVIDE BLOCKING BETWEEN ALL JOISTS 2' 0" OR GREATER AT INTERVALS NOT TO EXCEED 8 FEET.
  - PROVIDE SOLID BLOCKING AT MID HEIGHT OR CENTER BETWEEN STUDS. (MINIMUM)
  - ALL WALL STUDS SHALL BE SPYED 2 INCHES ABOVE OR BELOW.
  - SEE PLANS FOR WALL STUD SIZE AND SPACING.
  - ALL STUD BEARING WALLS SHALL BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND CONTINUOUS BOTTOM PLATES WITH A MINIMUM OF ONE ROW OF HORIZONTAL BRACING AT MID-HEIGHT OF WALL UNLESS NOTED OTHERWISE. SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF FOUR FEET.
- ALL LUMBER OVER ALL FRAMED OPENINGS SHALL BE AS SHOWN BELOW, UNLESS NOTED OTHERWISE.
  - 2 - 2X4 FOR OPENINGS UP TO 4'-0"
  - 2 - 2X8 FOR OPENINGS UP TO 4'-0"
  - 2 - 2X10 FOR OPENINGS UP TO 4'-0"
  - 2 - 2X12 FOR OPENINGS UP TO 10'-0"
  - FOR ROOF ONLY LOADING ABOVE:
    - 2 - 2X4 FOR OPENINGS UP TO 4'-0"
    - 2 - 2X8 FOR OPENINGS UP TO 4'-0"
    - 2 - 2X10 FOR OPENINGS UP TO 4'-0"
    - 2 - 2X8 FOR OPENINGS UP TO 6'-0"
    - 2 - 2X10 FOR OPENINGS UP TO 8'-0"
- EXTERIOR WALL STUDS SHALL BE STRAPPED TO ROOF TRUSSES OR RAFTERS WITH SIMPSON CONNECTORS OR EQUAL.
- WHERE WOOD JOISTS/BEAMS ETC. FRAME INTO OTHER MEMBERS INSTALL SIMPSON "LDS" SERIES GALVANIZED JOIST HANGERS.
- FIRESTOPPING SHALL BE PROVIDED IN ALL WALLS AND PARTITIONS TO SEAL ALL CONCEALED DRIFT OPENINGS BOTH HORIZONTAL AND VERTICAL AND TO FORM A FIRE BARRIER BETWEEN FLOORS AND BETWEEN THE UPPER FLOOR AND THE ROOF SPACE.
- FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
  - IN CONCEALED SPACES OF STUDS/WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS.
  - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SORPETS, DROP CEILINGS, COVE CEILINGS, ETC.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
  - IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FIRESTOPPING SHALL BE PROVIDED OF THE FULL DEPTH OF THE JOISTS AT THE ENDS AND OVER THE SUPPORTS.
- FIRESTOPPING SHALL CONSIST OF TWO (2) INCH NOMINAL LUMBER, OR TWO (2) THICKNESS OF ONE (1) INCH NOMINAL LUMBER WITH BROKEN LAP JOISTS, OR ONE (1) THICKNESS OF THREE-FOURTHS (3/4) INCH PLYWOOD WITH JOISTS BACKED BY THREE-FOURTHS (3/4) INCH PLYWOOD, OR OTHER APPROVED MATERIALS.

**ELECTRICAL LOAD CALCULATION**

GENERAL LOAD 1,054 sf + 1,054 sf x 3 w/sf = 6,324 W  
 RANGE 3 # 6 THHN = 12,000 W  
 REFRIGERATOR 2 # 12 THHN = 1,500 W  
 KITCHEN APPLIANCES MIN # 12 THHN = 1,500 W  
 DISHWASHER 2 # 12 THHN = 1,500 W  
 LAUNDRY 2 # 12 THHN = 1,200 W  
 CLOTHES DRYER 3 # 10 THHN = 5,000 W  
 WATER HEATER 3 # 10 THHN = 4,500 W  
 MICROWAVE 3 # 10 THHN = 1,500 W

SUBTOTAL = 35,024 W

FIRST 10 KW @ 100% = 10,000 W  
 REMAINDER @ 40% = 10,010 W  
 CENTRAL AIR @ 100% = 13,200 W  
 (EER 12)

NET COMPUTED LOAD = 33,210 W

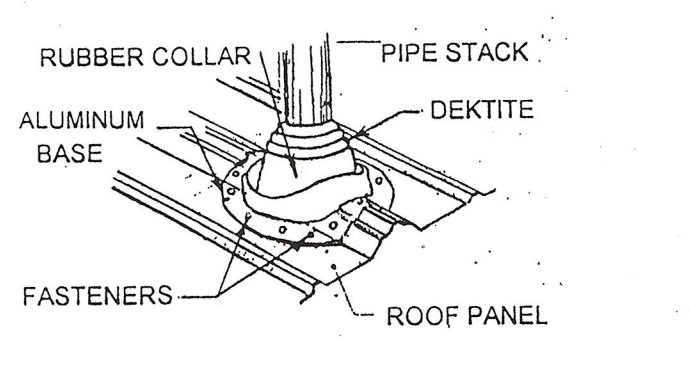
33,210 W ÷ 240V = 138 AMPS

EXISTING 200 AMP

**ELECTRICAL NOTES**

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 1989 NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES AND ORDINANCES.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL COORDINATION OF HIS WORK WITH THAT OF ALL OTHER CONTRACTORS.
- IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED, SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER.
- ALL ELECTRICAL WORK AND MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OF OCCUPANCY.
- ALL PANELS SHALL HAVE TYPED-WRITTEN DIRECTORIES INDICATING ALL CIRCUITS.
- LIGHTING FIXTURES INCLUDING LAMPS SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- ALL WIRES AND CABLES SHALL BE COPPER. WIRES SHALL BE #12 MINIMUM SIZE.
- CONTRACTOR SHALL PROVIDE TEMPORARY POWER FOR ALL TRADES.
- BALANCE LOADS IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ADEQUATE CIRCUITRY AND BREAKER SIZES WHICH ARE REQUIRED BY THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH AND INSTALL APPROVED HARD-WIRED SMOKE DETECTORS IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD BUILDING CODE.

NOTE: GROUND STEEL BAR JOISTS PER CODE



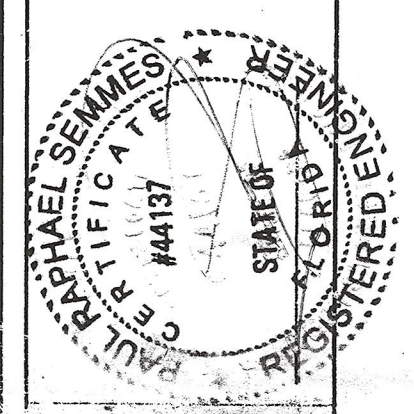
- NOTES:
- ROOF JACK ACCOMMODATES PIPE SIZES 3" THROUGH 11" O.D. JACK IS TAPERED CONE TO FIELD CUT OR STACK SIZE.
  - BASE OF JACK CONFORMS TO THE SHAPE OF THE PANEL RISER.
  - BASE IS MADE OF CORROSION RESISTANT ALUMINUM.
  - RUBBER COLLAR IS EPDM, COMPOUNDED WITH CARBON BLACK AND OTHER ADDITIVES. LIFE EXPECTANCY IS IN EXCESS OF 30 YEARS.
  - COLOR IS BLACK WITH ALUMINUM BASE.

**DESIGNED PER ASCE 7-95**

REVISIONS	BY

ELWOOD CONSULTANTS & BUILDING SERVICES, INC. 305-294-7793

PAUL R. SEMMES P.E.  
3303 DONALD AVENUE  
KEY WEST, FLORIDA 33040  
(305) 294-9993



**SECOND STORY ADDITION FOR MR. & MRS. D. HELLIENSEN 1221 LAIRD ST. KEY WEST**

# **Property Appraiser Information**

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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00059310-000000
Account# 1059773
Property ID 1059773
Millage Group 10KW
Location Address 1221 LAIRD ST, KEY WEST
Legal Description KW PROG LAND IMP CO DIAG PB 1-5 LOT 11 & 12 SQR 1 TR 28 OR180-559 OR191-473 OR445-920 OR1167-998 OR1458-2196 OR1792-2408 OR3046-0124 OR83142-1216
Neighborhood 6157
Property Class VACANT RES (0000)
Subdivision Progressive Land Improvement Co
Sec/Twp/Rng 05/68/25
Affordable Housing No



Owner

HELLIESEN DOUGLAS A
1221 Laird St
Key West FL 33040
HELLIESEN CAROLYN C
1221 Laird St
Key West FL 33040

Valuation

Table with 5 columns: Category, 2022 Certified Values, 2021 Certified Values, 2020 Certified Values, 2019 Certified Values. Rows include Market Improvement Value, Market Misc Value, Market Land Value, Just Market Value, Total Assessed Value, School Exempt Value, and School Taxable Value.

Historical Assessments

Table with 9 columns: Year, Land Value, Building Value, Yard Item Value, Just (Market) Value, Assessed Value, Exempt Value, Taxable Value, Maximum Portability. Rows for years 2021, 2020, 2019, and 2018.

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Table with 5 columns: Land Use, Number of Units, Unit Type, Frontage, Depth. Row: MULTIRES DRY (080D), 8,800.00, Square Foot, 88, 100.

Yard Items

Table with 6 columns: Description, Year Built, Roll Year, Quantity, Units, Grade. Row: CH LINK FENCE, 1964, 1965, 1, 576 SF, 1.

Sales

Table with 10 columns: Sale Date, Sale Price, Instrument, Instrument Number, Deed Book, Deed Page, Sale Qualification, Vacant or Improved, Grantor, Grantee. Rows for 3/26/2021 and 9/14/2020.

Permits

Table with 6 columns: Number, Date Issued, Date Completed, Amount, Permit Type, Notes. Multiple rows listing various residential permits and their details.

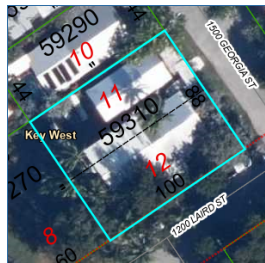
View Tax Info

View Taxes for this Parcel

Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

No data available for the following modules: Buildings, Sketches (click to enlarge).

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

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)  
Last Data Upload: 1/19/2023, 5:18:04 AM



Version 2.3.241

# Survey



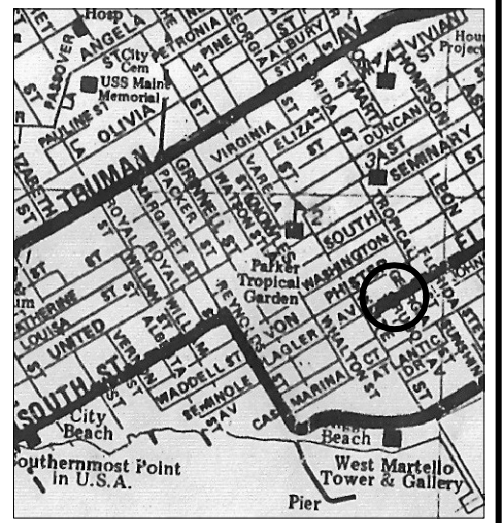
# MAP OF BOUNDARY SURVEY

LOT 11 AND 12, BLOCK 1  
 DIAGRAM OF LAND  
 BELONGING TO THE PROGRESSIVE  
 LAND IMPROVEMENT COMPANY OF KEY WEST, FLORIDA  
 PART OF TRACT 28  
 PLAT BOOK 1, PAGE 5  
 MONROE COUNTY, FLORIDA

ADDRESS:  
 1221-1223 LAIRD STREET  
 KEY WEST, FLORIDA 33040

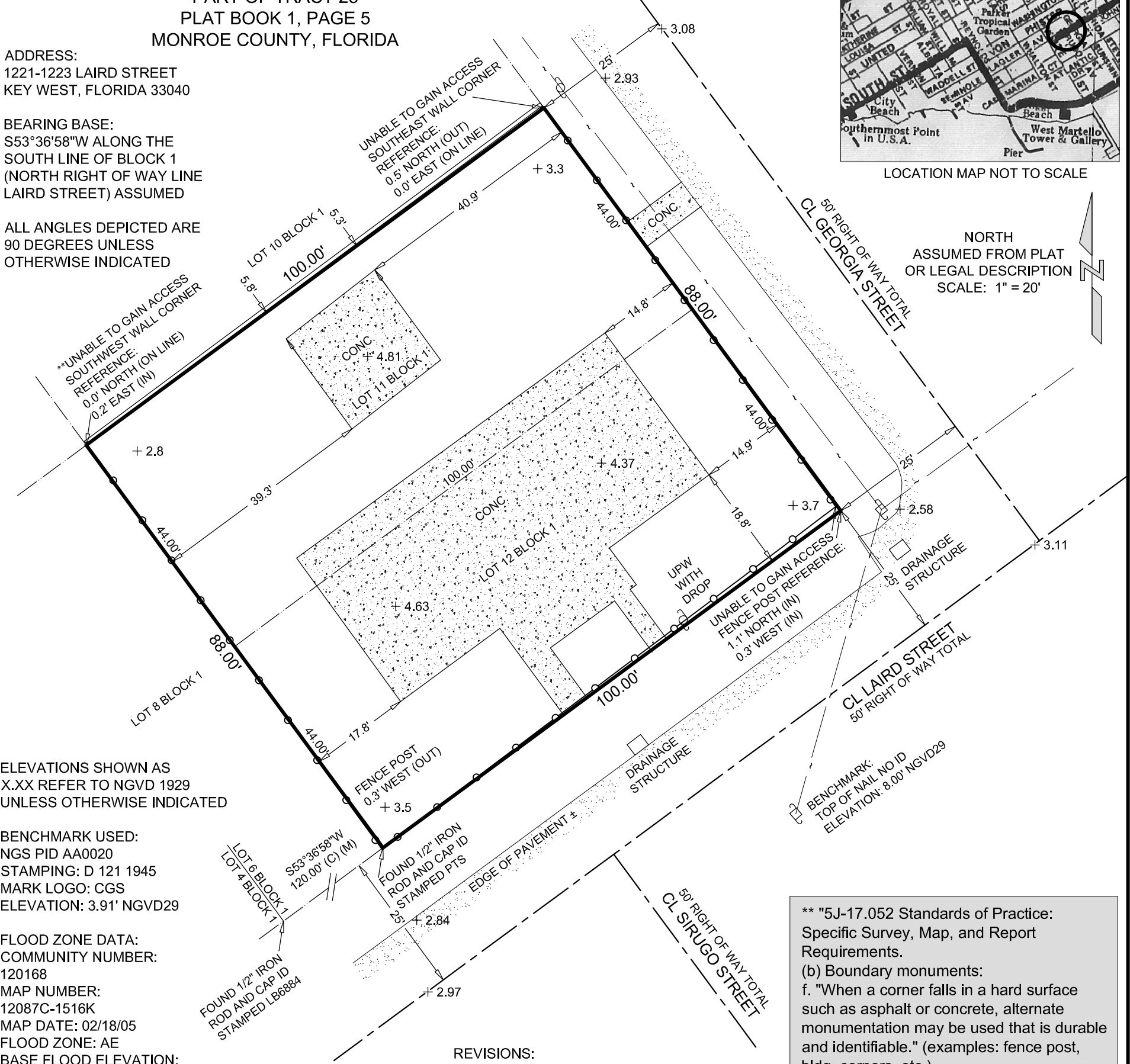
BEARING BASE:  
 S53°36'58"W ALONG THE  
 SOUTH LINE OF BLOCK 1  
 (NORTH RIGHT OF WAY LINE  
 LAIRD STREET) ASSUMED

ALL ANGLES DEPICTED ARE  
 90 DEGREES UNLESS  
 OTHERWISE INDICATED



LOCATION MAP NOT TO SCALE

NORTH  
 ASSUMED FROM PLAT  
 OR LEGAL DESCRIPTION  
 SCALE: 1" = 20'



ELEVATIONS SHOWN AS  
 X.XX REFER TO NGVD 1929  
 UNLESS OTHERWISE INDICATED

BENCHMARK USED:  
 NGS PID AA0020  
 STAMPING: D 121 1945  
 MARK LOGO: CGS  
 ELEVATION: 3.91' NGVD29

FLOOD ZONE DATA:  
 COMMUNITY NUMBER:  
 120168  
 MAP NUMBER:  
 12087C-1516K  
 MAP DATE: 02/18/05  
 FLOOD ZONE: AE  
 BASE FLOOD ELEVATION:  
 7' NGVD29

REVISIONS:  
 03/15/23 ADD ELEVATIONS (GF)

\*\* "5J-17.052 Standards of Practice:  
 Specific Survey, Map, and Report  
 Requirements.  
 (b) Boundary monuments:  
 f. "When a corner falls in a hard surface  
 such as asphalt or concrete, alternate  
 monumentation may be used that is durable  
 and identifiable." (examples: fence post,  
 bldg. corners, etc.)

CERTIFIED TO:  
 DOUGLAS A. HELLISSSEN AND CAROLYN C. HELLISSSEN

LEGAL DESCRIPTION:

ON THE ISLAND OF KEY WEST KNOWN ON WILLIAM A. WHITEHEAD'S MAP  
 DELINEATED IN FEBRUARY 1829 AS PART OF TRACT TWENTY-EIGHT (28) BUT MORE  
 PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS ELEVEN (11) AND TWELVE (12), BLOCK ONE (1), TRACT TWENTY-EIGHT (28),  
 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK NUMBER 1, PAGE 5,  
 MONROE COUNTY, FLORIDA PUBLIC RECORDS.

ABBREVIATIONS:

- |                       |                            |
|-----------------------|----------------------------|
| (C) = CALCULATED      | P = PLAT                   |
| CL = CENTERLINE       | PID = PERMANENT IDENTIFIER |
| CLF = CHAINLINK FENCE | R = RADIUS                 |
| (D) = DEED            | ROL = ROOF OVERHANG LINE   |
| (F) = FIELD           | SCO = SANITARY CLEAN-OUT   |
| L = ARC LENGTH        | SMH = SANITARY MANHOLE     |
| LB = LICENSE BUSINESS | SV = SEWER VALVE           |
| LS = LICENSE SURVEYOR | WM = WATER METER           |
| (M) = MEASURED        | WV = WATER VALVE           |

LINES NOT TO SCALE

- |                   |  |                    |
|-------------------|--|--------------------|
| PLATTED LOT LINES |  |                    |
| PLASTIC FENCE     |  |                    |
| WOOD FENCE        |  |                    |
| CHAIN LINK FENCE  |  |                    |
| OVERHEAD WIRES    |  |                    |
| PROPERTY LINE     |  |                    |
|                   |  | FIRE HYDRANT       |
|                   |  | UTILITY POLE CONC. |
|                   |  | UTILITY POLE METAL |
|                   |  | UTILITY POLE WOOD  |

GENERAL NOTES:

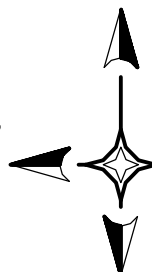
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
- SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

SCALE:	1"=20'
FIELD WORK DATE:	01/12/23
REVISION DATE:	-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	23010501

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED   
 ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS 5632

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 LICENSED BUSINESS (LB) NO. 7846  
 31193 AVENUE A, BIG PINE KEY, FL. 33043  
 OFFICE (305) 872 - 1348  
 EMAIL: INFO@REECESURVEYING.COM

**Deed**

**Doc # 2352286 Bk# 3142 Pg# 1216 Electronically Recorded 12/10/2021 at 11:28 AM Pages 2**  
**Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK**  
**Electronically REC: \$18.50 Deed Doc Stamp \$0.70**

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
 Charlie Costello  
 Landmark Closing Services, LLC  
 606 Liberty Street 3rd Floor  
 Pittsburgh, PA 15222

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS  
 CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.  
 Property Appraisers Parcel Identification (Folio) Number(S):  
 00059310-000000

## QUIT CLAIM DEED

This Quit Claim Deed, is made this 26 day MARCH 2021, by **Douglas A. Helliesen and Carolyn Rose Helliesen, Co-Trustees of the Douglas and Carolyn Helliesen Revocable Trust** whose address is 1221 Laird Street, Key West, Florida, 33040, ("First Party" or "Grantor") to **Douglas A. Helliesen and Carolyn Rose Helliesen, Husband and Wife**, whose address is : 1221 Laird Street, Key West, Florida, 33040 ("Second Party" or "Grantee").

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and successors and assigns of corporations.)

### WITNESSETH:

That the said first party, for and in consideration of the sum of **TEN DOLLARS (\$10.00)**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, and undivided one hundred percent (100%) interest in all the right title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of MONROE, State of Florida, to wit:

**ON THE ISLAND OF KEY WEST KNOWN ON WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY 1829 AS PART OF TRACT TWENTY-EIGHT (28) BUT MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LOTS ELEVEN (11) AND TWELVE (12), BLOCK ONE (1), TRACT TWENTY-EIGHT (28), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK NUMBER 1, PAGE 5, MONROE COUNTY, FLORIDA PUBLIC RECORDS.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

**The Douglas and Carolyn Helliesen  
Revocable Trust**

Doug A Helliesen  
(Seal) Douglas A. Helliesen, Co-Trustee

Carolyn Rose Helliesen  
(Seal) Carolyn Rose Helliesen, Co-Trustee

Witness Signature Stephen Rodriguez

Witness Printed Name Stephen Rodriguez

Witness Signature Raymond Victor Caputo

Witness Printed Name RAYMOND VICTOR CAPUTO

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of

physical presence or  online notarization, this 26 day of MARCH, 2024 by Douglas A. Helliesen and Carolyn Rose Helliesen, as Co-Trustees who is/are personally known to me or who has/have produced driver license(s) as identification.

Raymond Victor Caputo  
Notary Public

RAYMOND VICTOR CAPUTO  
Printed Notary Name

My Commission expires: 9-9-2023



Raymond Victor Caputo  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG911450  
Expires 9/9/2023

Doc # 2282988 Bk# 3046 Pg# 124 Recorded 9/23/2020 at 11:11 AM Pages 3  
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
REC: \$27.00 Deed Doc Stamp \$0.70

**Prepared by and when recorded return to:**

Law Offices of Samuel J. Kaufman, P.A.  
3130 Northside Drive  
Key West, Florida 33040

**Property Appraiser's Parcel Identification  
No. 00059310-000000**

(Space above this line reserved for recording office use only)

**CORRECTED WARRANTY DEED**  
(Revised Solely to Add Former Name of Wife)

**THIS INDENTURE** is made on September 14, 2020, between **DOUGLAS A. HELLIESEN** and **CAROLYN ROSE HELLIESEN (formerly known as CAROLYN A. CROSS)**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 1221 Laird Street, Key West, FL 33040, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **DOUGLAS A. HELLIESEN and CAROLYN ROSE HELLIESEN, Co-Trustees of the DOUGLAS AND CAROLYN HELLIESEN REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 1221 Laird Street, Key West, FL 33040, and such trust having been established under that certain revocable declaration of trust dated June 15, 2020, by **DOUGLAS A. HELLIESEN and CAROLYN ROSE HELLIESEN** as grantors and as co-trustees, hereby GRANT, CONVEY and WARRANT unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Monroe and State of Florida:

On the Island of Key West known on William A. Whitehead's map delineated in February 1829 as part of Tract Twenty-eight (28) but more particularly described as follows:

Lots Eleven (11) and Twelve (12), Block One (1), Tract Twenty eight (28), according to the plat thereof recorded in Plat Book Number 1, Page 5, Monroe County, Florida Public Records.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

**The Trustees have authority pursuant to the terms of The Trust to grant a beneficial interest for life and a right of possession sufficient for homestead exemption to DOUGLAS A. HELLIESEN and CAROLYN ROSE HELLIESEN (formerly known as CAROLYN A. CROSS), for the remainder of their lives according to 196.041, Florida Statutes, and that the Trustees have, in fact, made such a designation and created such a possessory interest**

**and by this document do hereby create said interest and that interest is in effect according to the terms of said trust instrument and until terminated, shall remain in effect during the remainder of the named beneficiaries' lifetimes.**

**This deed was prepared without the benefit of title insurance.**

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

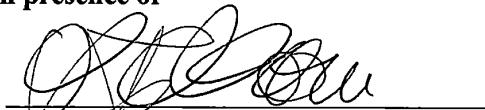
The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Monroe County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

**Signed, Sealed and Delivered  
in presence of**



Witness

OLIVIA J NOE

(Printed Name)



Witness

Marie Fernandez Gonzalez

(Printed Name)



DOUGLAS A. HELLIESEN



CAROLYN ROSE HELLIESEN

(formerly known as CAROLYN A. CROSS)

STATE OF FLORIDA

§

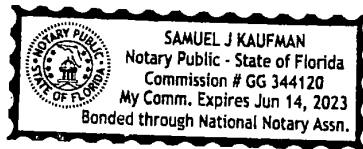
COUNTY OF MONROE

§

§

The foregoing instrument was acknowledged before me, the undersigned authority, by means of  physical presence or  online notarization, by DOUGLAS A. HELLIESEN, Grantor, who  is personally known to me or  has produced \_\_\_\_\_ (type of identification) as identification, proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by CAROLYN ROSE HELLIESEN (formerly known as CAROLYN A. CROSS), Grantor, who  is personally known to me or  has produced \_\_\_\_\_ (type of identification) as identification, proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on  
September 14, 2020.



*Samuel Kaufman*  
 \_\_\_\_\_  
 Notary Public, State of Florida



# Cash Register Receipt

City of Key West

**Receipt Number**  
**R79738**

DESCRIPTION	ACCOUNT	QTY	PAID
<b>ProjectTRAK</b>			<b>\$2,894.34</b>
<b>VAR2024-0004</b>	<b>Address: 1221 LAIRD ST</b>	<b>APN: 00059310-000000</b>	<b>\$2,894.34</b>
<b>ADMINISTRATIVE</b>			\$463.33
ADVERTISING AND NOTICING FEE		0	\$341.78
FIRE DEPARTMENT REVIEW FEE		0	\$121.55
<b>VARIANCE</b>			\$2,431.01
VARIANCE APPLICATION FEE		0	\$2,431.01
<b>TOTAL FEES PAID BY RECEIPT: R79738</b>			<b>\$2,894.34</b>

---

Date Paid: Wednesday, February 21, 2024

Paid By: HELLIESEN DOUGLAS A

Cashier: AM1

Pay Method: CHECK 186

---



# Verification



**City of Key West  
Planning Department**

**Verification Form**  
*(Where Owner is the applicant)*

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

1221-1223 Laird St.

*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

Carolyn Hellise

*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this Feb 16 2024 by \_\_\_\_\_  
*date*

*Name of Owner*

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

Ismary Hernandez

*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

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

