

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



To: Chairman and Planning Board Members

Through: Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

From: Carlene Smith, LEED Green Associate, Planner II

Meeting Date: March 19, 2015

Agenda Item: **718 Olivia Street (RE # 00020440-000000; AK # 1021199)** – A request for variance to side yard setbacks in order to renovate a 140 sf portion of an existing residential structure on property located 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.

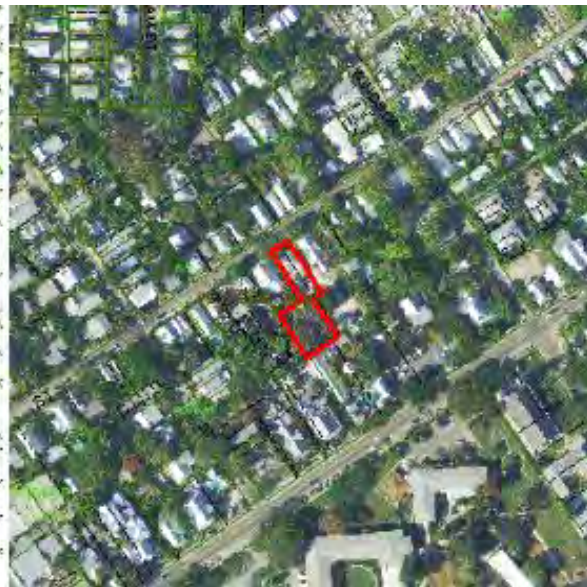
Request: The applicant is proposing to renovate a 140 square foot rear portion of the existing structure by removing the four inch encroachment of the eaves from the adjacent neighbor's property and elevating the roof line in order to match the interior ceiling.

Applicant: Trepanier & Associates, Inc.

Property Owner: Markus JP and Mechthild Siegert

Location: 718 Olivia Street (RE # 00020440-000000; AK # 1021199)

Zoning: Historic High Density Residential (HHDR) Zoning District



Background:

The existing non-conforming residential structure is located within the side yard setbacks. The property is located within the Key West Historic District and is considered a contributing structure. The northeast side of the structure’s eaves encroach onto the adjacent property owner. The applicant is proposing to renovate a 140 square foot rear portion of the existing structure by removing the four inch encroachment of the eaves from the adjacent neighbor’s property and elevating the roof line in order to match the interior ceiling. The need for the variance is triggered due to the three dimensional expansion of the building envelope with the proposed elevated roof line within the side yard setback.

Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum height	30 feet	27’	27’	In compliance
Minimum lot size	4,000 sf	9,370 sf	9,370 sf	In compliance
Maximum density	22 dwelling units per acre	1 du / 0.22 ac= 10.89	1 du / 0.22 ac= 10.89	In compliance
Maximum floor area ratio	1.0	0	No change	n/a
Maximum building coverage	50%	14% (1,345 sf)	14% (1,345 sf)	In compliance
Maximum impervious surface	60%	26% (2,500 sf)	26% (2,500 sf)	In compliance
Minimum front setback	10 feet	10’	10’	In compliance
Minimum side setback (northwest)	5 feet	5”	5”	In compliance
Minimum side setback (northeast)	5 feet	-4”	2”	Variance Required Increasing building envelope +6”
Minimum rear setback	20 feet	20’	20’	In compliance

Process:

Development Review Committee Meeting:

February 26, 2015

Planning Board Meeting:

March 19, 2015

HARC:

TBD

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

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

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

The existing conditions of the primary structure pre-date the dimensional requirements of the current LDRs, and therefore is legally non-conforming to some dimensional requirements in the HHDR Zoning District. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

NOT IN COMPLIANCE.

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

The nonconforming left side yard setback is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, the request to renovate and elevate the roof line is generated from specific actions initiated by the applicant.

NOT IN COMPLIANCE.

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

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

NOT IN COMPLIANCE.

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.***

Although the proposed renovation will remove a portion of the side yard encroachment, the applicant currently has existing use of the site without the variance approval. Therefore, denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HHDR Zoning District. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

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

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

NOT IN COMPLIANCE.

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

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

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

IN COMPLIANCE.

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

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

The Planning Board shall make factual findings regarding the following:

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

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

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

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

RECOMMENDATION:

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

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed January 27, 2015 by Peter Pike, Registered Architect. No approval granted for any other work or

improvements shown on the plans other than the renovation of the 140 square foot portion of the existing single family residence.

Conditions required to be completed prior to issuance of a building permit:

2. A Certificate of Appropriateness shall be obtained for the proposed development.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

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

4. Roof gutters shall be installed and downspouts shall be routed back onto the property, into landscaped areas, to prevent stormwater runoff from impacting adjacent properties.

Draft Resolution

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

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCE TO MINIMUM SIDE SIDE-YARD SETBACK ON PROPERTY LOCATED AT 718 OLIVIA STREET (RE # 00020440-000000; AK # 1021199) 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 renovate a 140 sf portion of the existing structure, by removing the four inch encroachment of the eaves from the adjacent neighbor’s property and elevating the roof line in order to match the interior ceiling on property located at 718 Olivia Street (RE # 00020440-000000; AK # 1021199); and

WHEREAS, the need for the variance is triggered due to the three dimensional expansion of the building envelope with the proposed elevated roof line within the side yard setback.

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

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

WHEREAS, the existing left side yard setback is -4 inches and the proposed left side yard setback is 2 inches; 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 March 19, 2015; and

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

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

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

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

WHEREAS, the Planning Board finds that the 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 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 a side yard setback variance for the renovation of 140 sf portion of the existing structure, by removing the four inch encroachment of the eaves from the adjacent neighbor’s property and elevating the roof line in order to match the interior ceiling per the attached plans signed and sealed January 27, 2015 by Peter Pike, Registered Architect, on property located at 718 Olivia Street (RE # 00020440-000000; AK # 1021199) 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 conditions:

General Conditions:

1. The proposed development shall be consistent with the plans signed and sealed January 27, 2015 by Peter Pike, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the renovation of the 140 sf portion of the existing single family residence.

Conditions required to be completed prior to issuance of a building permit:

2. A Certificate of Appropriateness shall be obtained for the proposed development.

3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

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

4. Roof gutters shall be installed and downspouts shall be routed back onto the property, into landscaped areas, to prevent stormwater runoff from impacting adjacent properties.

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

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

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

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal

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

Read and passed on first reading at a regularly scheduled meeting held this 19th day of March 2015.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Kevin Bond, AICP, LEED Green Associate, Acting Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman
_____ Planning Director

Application



Application For Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

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

PROPERTY DESCRIPTION:

Site Address: 718 Olivia Street

Zoning District: HHDR Real Estate (RE) #: 00020440-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc., on behalf of the property owner

Mailing Address: 1421 First Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-293-8983 Office: _____ Fax: 305-293-8748

Email: Kevin@OwenTrepanier.com

PROPERTY OWNER: (if different than above)

Name: Markus JP & Mechtild Siegert

Mailing Address: 718 Olivia Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: C/o 305-293-8983 Office: _____ Fax: _____

Email: C/o Kevin@OwenTrepanier.com

Description of Proposed Construction, Development, and Use:

Renovation of a 140 sq. ft. portion of an existing residential structure.

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

Side setback variance (0ft existing & 0ft proposed) to permit the renovation of a 140 sq. ft. portion of an existing residential structure.

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-500			
Size of Site	9,370 sq. ft.			
Height	30'	27'	No Change	Complies
Front Setback	10'	10'	No Change	Complies
Side Setback (left)	5'	-4"	2"	Variance Requested
Side Setback (right)	5'	5'	No Change	Complies
Street Side Setback	NA	NA	No Change	Complies
Rear Setback	20'	20'	No Change	Complies
F.A.R	1.00	0	No Change	Complies
Building Coverage	50% (4,685 sq ft)	≈14% (1,345 sq ft)	No Change	Complies
Impervious Surface	60% (5,622 sq ft)	≈26% (2,500 sq ft)	No Change	Complies
Parking	1 space	on-street	No Change	Complies
Handicap Parking	0 spaces	0 spaces	No Change	Complies
Bicycle Parking	None	None	No Change	Complies
Open Space/ Landscaping	0.50	> 0.50	No Change	Complies
Number and type of units	22 units/ acre	1 unit	No Change	Complies
Consumption Area or Number of seats	N/A	None	No Change	Complies

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

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

Standards for Considering Variances

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

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

Special conditions exist. The structure on the property is a unique, noncomplying structure with a 'zero lot line' on the left-side property boundary; this is peculiar to this property and is not applicable to other structures or buildings in the HHDR zoning district.

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 owner purchased the property "as-is".

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 by granting this variance. Other property owners in the same zoning district are afforded the privilege to continue using and maintaining their homes. This variance will not allow for any additional floor area in the setback, it will only allow for the renovation of the existing structure.

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; literal interpretation of the land development code is preventing the owner from maintaining and renovating their home.

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

The request is the minimum required to make possible reasonable use of the existing home; no additional floor area will be permitted. Reasonable use includes maintenance and renovations.

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.

Granting of the variance would not be injurious to the area involved or to public health, safety, interest or welfare. Granting the variance would be in harmony with the general intent and purpose of the Comprehensive Plan and Land Development Code by promoting continued reasonable use and maintenance of the land and structure in accordance with the respective Future Land Use and Zoning designations.

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

Existing nonconforming uses of other property are not considered in this application as the basis or grounds for the variance request.

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 -Exempt per Section 108-716(3)

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Kevin Sullivan, in my capacity as Planner
(print name) *(print position; president, managing member)*

of Trepanier & Associates Inc.
(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:

718 Olivia St. Key West, FL 33040
Street Address of subject property

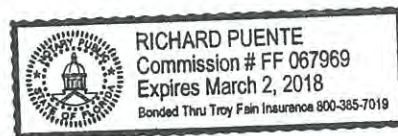
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

Kevin Sullivan
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this February 26, 2015 by
Kevin Sullivan *date*
Name of Authorized Representative

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

Richard Puente
Notary's Signature and Seal



Richard Puente
Name of Acknowledger typed, printed or stamped

FF067969
Commission Number, if any

Authorization

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Mechthild Siegert and Markus Jp Siegert authorize
Please Print Name(s) of Owner(s) as appears on the deed

Trepanier & Associates Inc
Please Print Name of Representative

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

M. Siegert
Signature of Owner

M. Siegert
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this Nov 19, 2014
Date

by Mechthild Siegert and Markus Jp Siegert
Name of Owner

FL. Dr. Lic. 5263-540-73-878-0
FL. Dr. Lic. 5263-550-68-417-0

He/She is personally known to me or has presented FL. Dr. Lic. 5263-550-68-417-0 as identification.

Richard Puente
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



FF 067 969
Commission Number, if any

Deed

Prepared by and return to:

Barton W Smith, Esq.

Administrator

Barton Smith, P.L.

624 Whitehead Street

Key West, FL 33040

305-296-7227

File Number: 2012-106

Will Call No.:

\$612,500.00

Parcel Identification No. 00020440-000000

Doc# 1914742 01/03/2013 4:13PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

01/03/2013 4:13PM
DEED DOC STAMP CL: MT \$4,287.50

Doc# 1914742
Bk# 2607 Pg# 1097

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 17th day of December, 2012 between Carrie E. Groomes-Davis whose post office address is of the County of , State of , grantor*, and Mechthild Siegert and Markus J.P. Siegert, husband and wife whose post office address is 4333 Colfax Avenue South, Minneapolis, MN 55409 of the County of Hennepin, State of Minnesota, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

In the City of Key West in Tract 5 of William A. Whitehead's plan and survey and bounded as follows: COMMENCING at a point on Olivia Street, which is distant 262 feet from the corner of Windsor Lane and Olivia Street, and running thence along the line of Olivia Street in a Southwesterly direction 14 feet; thence at right angles in a Southeasterly direction 110 feet; thence at right angles in a Northeasterly direction 14 feet; thence at right angles in a Northwesterly direction 110 feet to the Place of Beginning. ALSO: On the Island of Key West and is a part of Tract 5, according to W.A. Whitehead's map or plan of the City and Island of Key West, and Commencing at a point on Olivia Street distance from the corner of Windsor Lane and said Olivia Street 276 feet and running thence in a Southwest direction 69 feet; thence in a Southeast direction 188 feet, 6 inches; thence in a Northeast direction 69 feet; thence in a Northwest direction 188 feet, 6 inches back to Place of Beginning. EXCEPT: Part of Tract 5 according to Whitehead's Map of the Island of Key West delineated in February AD 1829. Commencing at a point on Olivia Street, distant from the corner of Olivia Street and Windsor Lane 295 feet and running thence along Olivia Street in a Southwesterly direction 50 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 50 feet; thence at right angles in a Northwesterly direction 100 feet to the Point of Beginning. EXCEPT: A parcel of land on the Island of Key West and known as part of Tract 5, according to Wm. A. Whitehead's map of said Island, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane and the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 292.40 feet to the Point of Beginning, said point being on the NE'ly fact of an existing wood fence; thence continue SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 2.60 feet to a point, said point being 295.00 feet SW'ly from the S'ly corner of Windsor Lane and Olivia Street; thence SE'ly and at right angles for a distance of 50.15 feet to the SE'ly face of an existing wood fence; thence NE'ly and at right angles for a distance of 3.23 feet; thence NW'ly with a deflection angle of 90° 43'11" to the left and along the NE'ly face of said fence and extension thereof for a distance of 50.15 feet back to the Point of Beginning. ALSO: A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia

Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 259.22 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 2.78 feet to a point that is 262.00 feet SW'ly from the said Windsor Lane; thence SE'ly and at right angles for a distance of 110.00 feet; thence NE'ly and at right angles for a distance of 2.77 feet; thence NW'ly with a deflection angle of 90°37'06" to the left and along the NE'ly face of an existing wood fence and the NE'ly face of an existing Two Story Frame Structure for a distance of 45.90 feet; thence NE'ly and at right angles along the said structure for a distance of 0.80 feet; thence NW'ly and at right angles along the said structure for a distance of 2.13 feet; thence NE'ly and at right angles for a distance of 0.40 feet; thence NW'ly and at right angles along the said structure and existing chain link fence for a distance of 61.96 feet back to the Point of Beginning, containing 315 square feet, more or less. LESS: A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 262.00 feet; thence SE'ly and at right angles for a distance of 110.00 feet; thence SW'ly and at right angles for a distance of 14.00 feet to the Point of Beginning; thence continue SW'ly along the prolongation of the previously described course for a distance of 4.02 feet; thence SE'ly and at right angles for a distance of 78.50 feet; thence NE'ly and at right angles for a distance of 4.02 feet; thence NW'ly and at right angles for a distance of 78.50 feet back to the Point of Beginning, containing 315 square feet, more or less.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

John D. Parce
Witness Name: JOHN D. PARCE

Carrie E. Grooms-Davis
Carrie E. Grooms-Davis

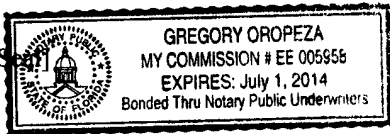
Gregory Oropeza
Witness Name: Gregory Oropeza

MONROE COUNTY
OFFICIAL RECORDS

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 17th day of December, 2012 by Carrie E. Grooms-Davis, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Gregory Oropeza
Notary Public

Printed Name: Gregory Oropeza

My Commission Expires: _____

Survey

Boundary Survey Report of part of Tract 5,
Island of Key West, Florida

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 718 Olivia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 11, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: In the City of Key West in Tract 5 of William A. Whitehead's plan and survey and bounded as follows:

COMMENCING at a point on Olivia Street, which is distant 262 feet from the corner of Windsor Lane and Olivia Street, and running thence along the line of Olivia Street in a Southwesterly direction 14 feet; thence at right angles in a Southeasterly direction 110 feet; thence at right angles in a Northeasterly direction 14 feet; thence at right angles in a Northwesterly direction 110 feet to the Place of Beginning.

ALSO:

On the Island of Key West and is a part of Tract 5, according to W. A. Whitehead's map or plan of the City and Island of Key West, and commencing at a point on Olivia Street distant from the corner of Windsor Lane and said Olivia Street 276 feet and running thence in a Southwest direction 69 feet; thence in a Southeast direction 188 feet 6 inches; thence in a Northeast direction 69 feet; thence in a Northwest direction 188 feet 6 inches back to Place of Beginning.

EXCEPT:

Part of Tract 5 according to Whitehead's Map of the Island of Key West delineated in February A.D. 1829. Commencing at a point on Olivia Street, distant from the corner of Olivia Street and Windsor Lane 295 feet and running thence along Olivia Street in a Southwesterly direction 50 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 50 feet; thence at right angles in a Northwesterly direction 100 feet to the Point of Beginning.

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A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 259.22 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 2.78 feet to a point that is 262.00 feet SW'ly from the said Windsor Lane; thence SE'ly and at right angles for a distance of 110.00 feet; thence NE'ly and at right angles for a distance of 2.77 feet; thence NW'ly with a deflection angle of 90°37'06" to the left and along the NE'ly face of an existing wood fence and the NE'ly face of an existing Two Story Frame Structure for a distance of 45.90 feet; thence NE'ly and at right angles along the said structure for a distance of 0.80 feet; thence NW'ly and at right angles along the said structure for a distance of 2.13 feet; thence NE'ly and at right angles for a distance of 0.40 feet; thence NW'ly and at right angles along the said structure and existing chain link fence for a distance of 61.96 feet back to the Point of Beginning, containing 315 square feet, more or less.

LESS:

A parcel of land on the Island of Key West and is a part of Tract 5, according to Wm. A. Whitehead's Map of the Island of Key West, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the SW'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence SW'ly along the SE'ly right of way line of the said Olivia Street for a distance of 262.00 feet; thence SE'ly and at right angles for a distance of 110.00 feet; thence SW'ly and at right angles for a distance of 14.00 feet to the Point of Beginning; thence continue SW'ly along the prolongation of the previously described course for a distance of 4.02 feet; thence SE'ly and at right angles for a distance of 78.50 feet; thence NE'ly and at right angles for a distance of 4.02 feet; thence NW'ly and at right angles for a distance of 78.50 feet back to the Point of Beginning, containing 315 square feet, more or less.

BOUNDARY SURVEY FOR: Markus J.P. Seigert;
RoundPoint Mortgage Company;
Barton Smith, PL;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

December 12, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Site Plans

REVISIONS	DATE
01-26-15	
02-03-15	

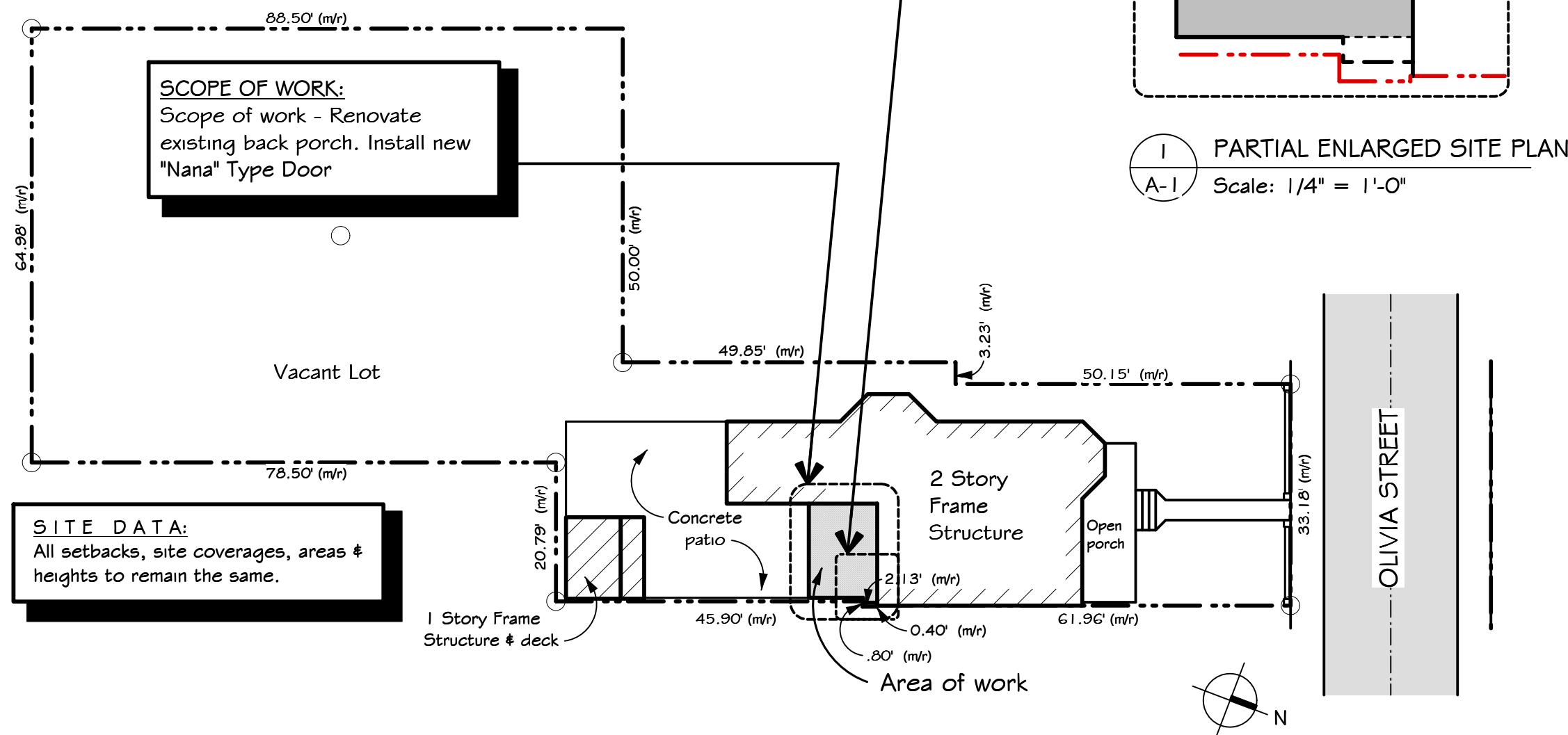


PETER PIKE
ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
718 OLIVIA STREET
KEY WEST, FL 33040

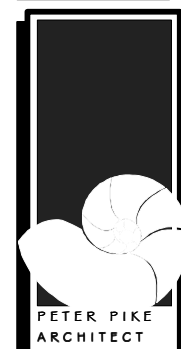
DRAWING TITLE:
SITE PLAN /
PROJECT INFO.
PROJECT NUMBER:
14.42
DRAWN: TSN
CHECKED: PMP
DATE: 10-14-14
SHEET #
A-1

PETER M. PIKE
FLA. REGISTRATION # AR0015198



PROJECT INFORMATION	SITE SPECIFICATIONS	SCOPE OF WORK:	DESIGN NOTES:	DRAWING SCHEDULE:
<h1>718 OLIVIA STREET</h1>		Renovate existing back porch. Install new "Nana" Type Door	THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: FBC 2010 A.S.C.E. 07-10 REGULATIONS LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. * *PER FBC 07/ASCE 07-10 EXPOSURE "D"	A-1 SITE PLAN/PROJECT INFO. A-2 EXISTING PARTIAL PLAN & ELEVATIONS A-3 PROPOSED PARTIAL PLAN & ELEVATIONS A-4 SECTIONS SURVEY
SURVEYOR:	LEGAL DESCRIPTION:	ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S/ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER	SEAL - ARCHITECT	
SITE PLAN IS BASED ON SURVEY BY: J. Lynn O'Flynn, Inc. DATED 12/28/2012	SEE SURVEY SURVEY BY: J. Lynn O'Flynn, Inc. DATED 12/28/2012			

REVISIONS	DATE
01-26-15	
02-03-15	



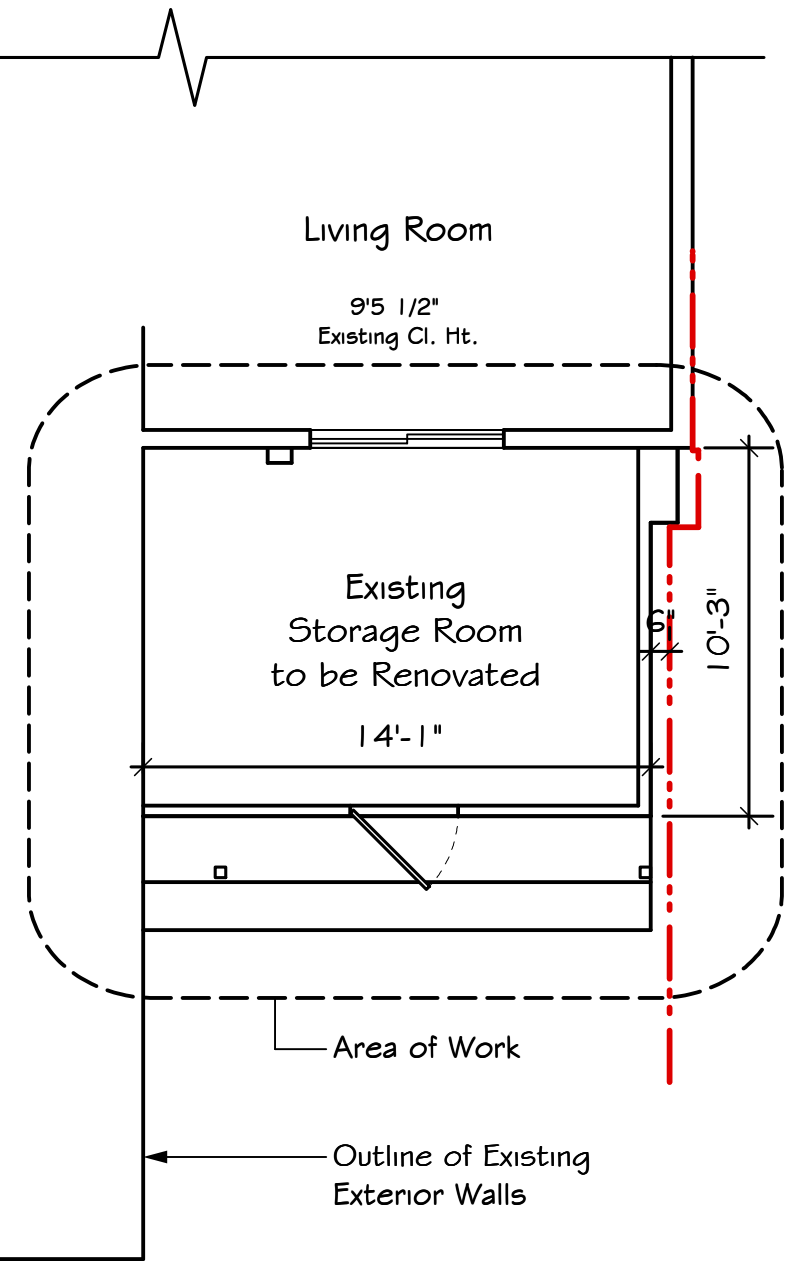
PETER PIKE
ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
718 OLIVIA STREET
KEY WEST, FL 33040

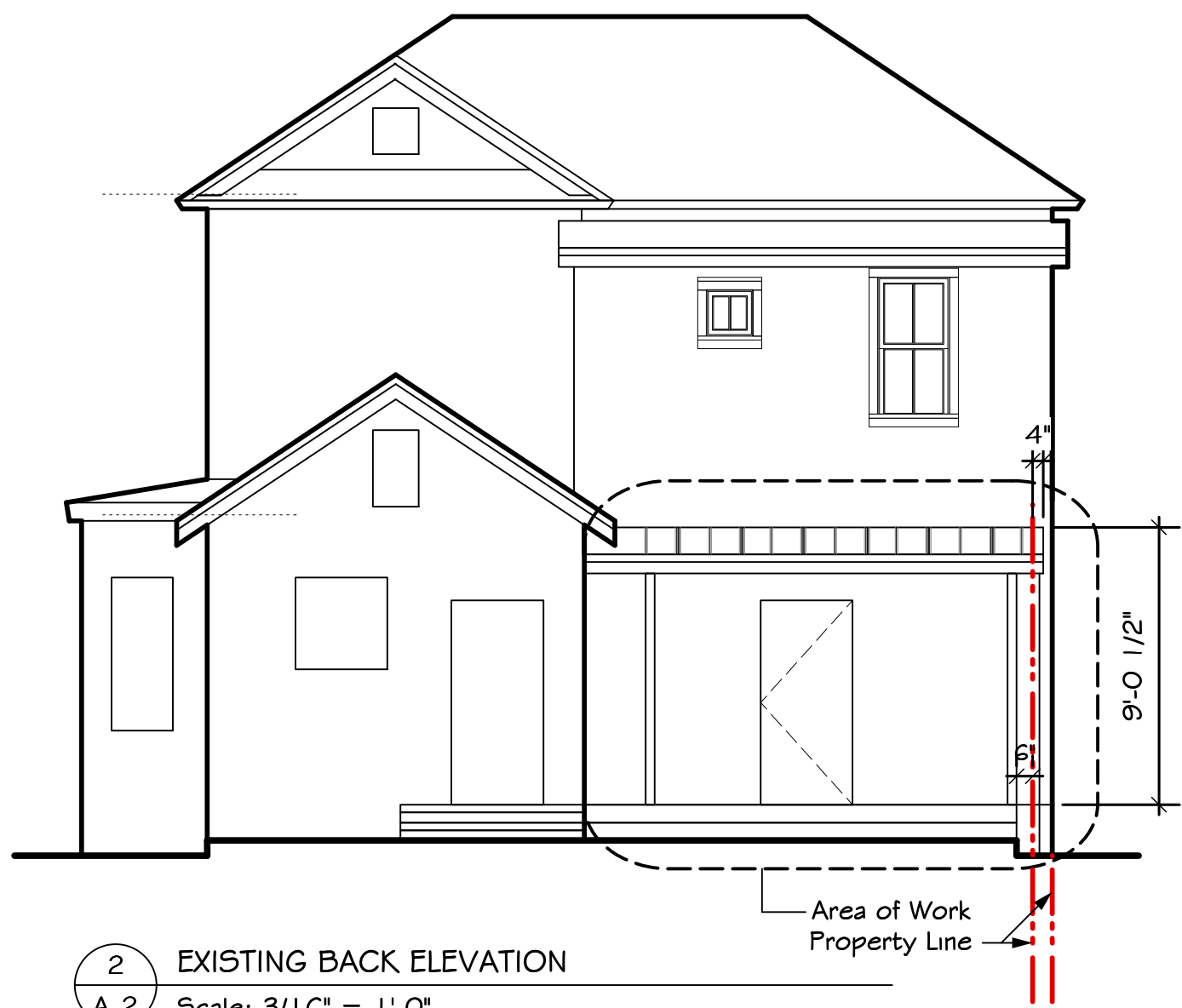
DRAWING TITLE:
EXISTING PARTIAL PLAN
& ELEVATION
PROJECT NUMBER:
14.42
DRAWN: TSN
CHECKED: PMP
DATE: 10-14-14

SHEET #
A-2

PETER M. PIKE
FLA. REGISTRATION # ARO015198



1 PARTIAL EXISTING FLOOR PLAN
A-1 Scale: 3/16" = 1'-0"



2 EXISTING BACK ELEVATION
A-2 Scale: 3/16" = 1'-0"

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X-500			
Size of Site	9,370 sq. ft.			
Height	30'	27'	No Change	Complies
Front Setback	10'	10'	No Change	Complies
Side Setback (left)	5'	-4"	2"	Variance Requested
Side Setback (right)	5'	5'	No Change	Complies
Street Side Setback	NA	NA	No Change	Complies
Rear Setback	20'	20'	No Change	Complies
F.A.R.	1.00	0	No Change	Complies
Building Coverage	50% (4,685 sq ft)	~34% (1,345 sq ft)	No Change	Complies
Impervious Surface	60% (5,622 sq ft)	~26% (2,500 sq ft)	No Change	Complies
Parking	1 space	on-street	No Change	Complies
Handicap Parking	0 spaces	0 spaces	No Change	Complies
Bicycle Parking	None	None	No Change	Complies
Open Space/Landscaping	0.50	>0.50	No Change	Complies
Number and type of units	22 units/acre	1 unit	No Change	Complies
Consumption Area or Number of seats	N/A	None	No Change	Complies

REVISIONS	DATE
01-26-15	
02-03-15	



PETER PIKE
ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
718 OLIVIA STREET
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED PARTIAL
PLAN & ELEVATION

PROJECT NUMBER:
14.42
DRAWN: TSN
CHECKED: PMP
DATE: 10-14-14

SHEET #
A-3

PETER M. PIKE
FLA. REGISTRATION # AR0015198

New Casework Opening, Match existing opening trim details & new beam above & post at each end bearing. See sections

Note:
Interior Finishes as selected by Owner

12'-0"x6'-8" Verify Door System by The Folding Door Company, HD82 Aluminum-Impact. All Options & Finishes selected by Owner

6x6 post in wall
Footing outline See Section

Living Room
9'5 1/2"
Existing Cl. Ht.

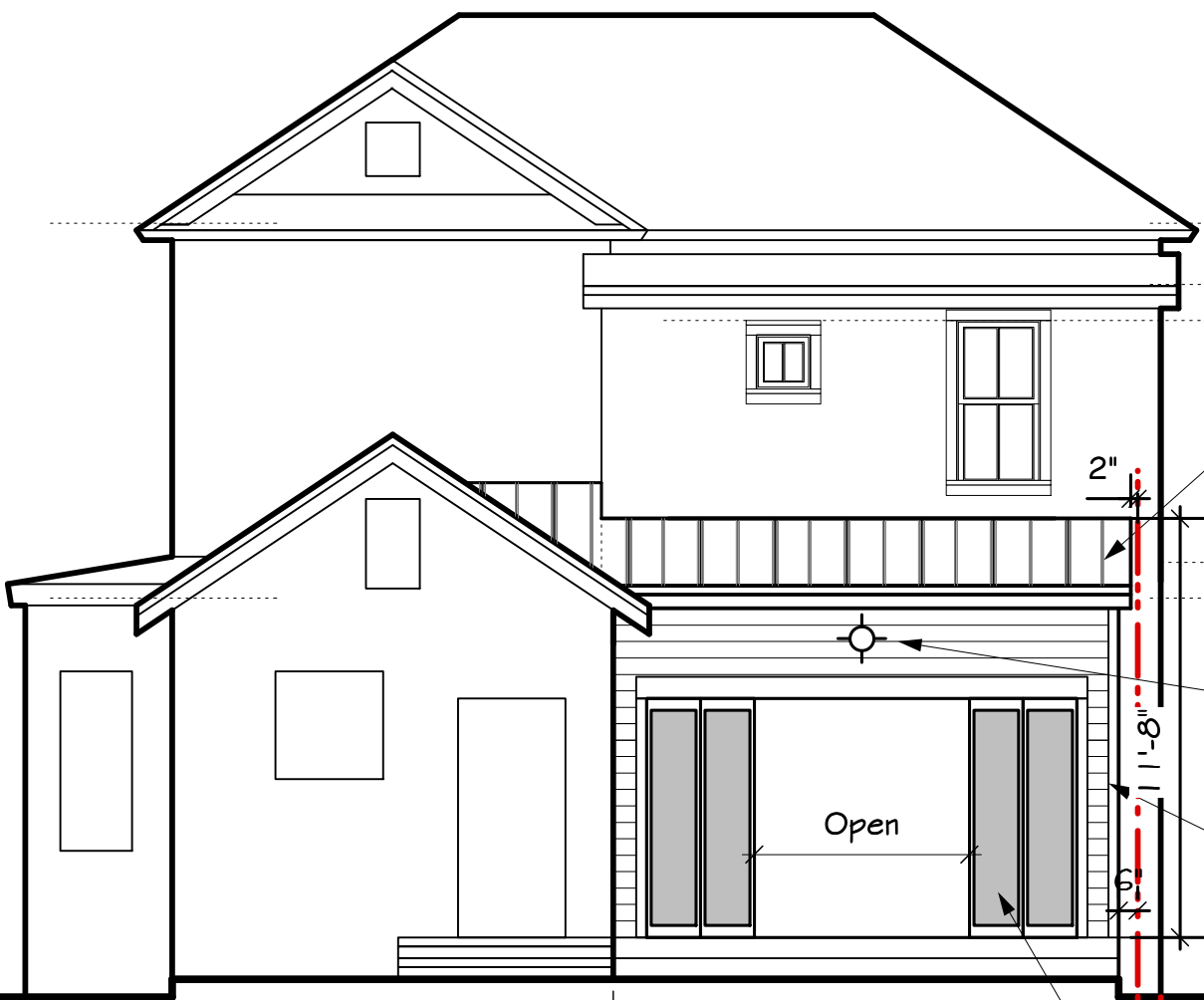
Play Room
9'6" +/- New Cl. Ht.

14'-1" +/- Existing

Existing Exterior Walls

Property Line

10'-3" +/- Existing



2 PROPOSED BACK ELEVATION
A-2 Scale: 3/16" = 1'-0"

1 PROPOSED FLOOR PLAN
A-1 Scale: 3/16" = 1'-0"

Outline of Existing Exterior Walls

Rebuild Existing steps to remain

Doors shown in open position

Finish Floor

Hardie Lap Siding

Light Fixture

New Ceiling Ht.

V crimp Metal Roofing

2"

1'-8"

Property Line

Area of Work

Existing

Open

1 A-6

2 A-6

2 A-6

Equal

Equal

6x6 post in wall

1'-6"

1'-6"

S

6x6 post in wall

6x6 post in wall

6x6 post in wall

6x6 post in wall

6x6 post in wall

6x6 post in wall

6x6 post in wall

6x6 post in wall

6x6 post in wall

6x6 post in wall

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6x6 post in wall

8

7

6

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3

2

1

8

7

6

5

4

3

2

1

D

C

B

A

REVISIONS	DATE
01-26-15	
02-03-15	



PETER PIKE
ARCHITECT
471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT:
718 OLIVIA STREET
KEY WEST, FL 33040

DRAWING TITLE:
SECTIONS
PROJECT NUMBER:
14.42
DRAWN: TSN
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DATE: 10-14-14

SHEET #
A-4

PETER M. PIKE
FLA. REGISTRATION # ARO015198

Metal Roofing on Peel-n-stick Underlayment on 3/4" CDX PT plywood on 2x8 PT Rafter & ceiling joist @ 16"o.c.

Match existing eave detail

Bearing Ht.

Door Ht.

Ex. Floor Level

Approx. Grade Level

9'-6" +/- Match Existing
6'-8" Verify

5 1/4"x12" Glulam Beam

Existing Wall

Existing wall and floor framing

Line of old existing ceiling

Existing wall and floor framing

Existing Foundation & Floor Framing line

1 PARTIAL FRAMING SECTION
A-6 Scale: 1/4" = 1'-0"

Note:
At demolition contractor to contact Architect for visual inspection of the Existing Foundation & Floor Framing line

5-V crimp Metal Roofing on Peel-n-stick Underlayment on 3/4" CDX PT plywood on 2x8 PT Rafter & ceiling joist @ 16"o.c.

Rafter or Floor Joist See Framing Section

Dbl. Top Plate

MSTA 20 straps at rafters

2x6 PT studs @ 16" o.c.

5 1/4"x12" Glulam Beam

Simpson BCS2-3/6 18-Gauge Double or Equal

6x6 PT Post

2x6 studs

2x6 PT Studs @ 16" o.c. Typical, See Floor plan

Insulation

Vapor Barrier

5/8" CDX PT Plywood

Match Existing Lap Siding & Trim Details

Simpson H2.5A or Equal

Existing floor framing

Simpson LCB66 or Equal

2'-6" x 2'-6" x 16" Concrete footing 3000 PSI w. #5 bars over compacted fill #5 Bar mat @ 8" o.c. B/W, Top & Bottom

2 PARTIAL FRAMING SECTION
A-6 Scale: 1/2" = 1'-0"

Site Photos

718 Olivia



2015/03/12 15:02

Driveway of adjacent neighbor



View from rear of adjacent property



View from rear of adjacent property (proposed area)



Proposed Area





DRC
Minutes & Comments



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Development Review Committee

February 26, 2015

Utilities Comments

1011 Whitehead Street

Easement

No comments.

718 Olivia Street

Side Yard Setback Variances

No comments.

803 Whitehead Street

Outdoor Merchandise Display

No comments.

1112 Elgin Lane

Rear Yard Setback Variances

No comments.

2503 Fogarty Avenue

Off-street Parking Variance

No comments.

417 Eaton Street

Alcohol Exception

No comments.

500 Duval Street

Alcohol Exception

No comments.

101 Duval Street

Parking Space Requirement Variance

No comments.

- 1 Easement - 1011 Whitehead Street (RE # 00027330-000200; AK # 8682425) - A request for an easement on the Whitehead Street right-of-way and on the Julia Street right-of-way

Response: No Comment

- 2 Variance - 718 Olivia Street (RE # 00020440-000000; AK # 1021199) -A request for variance to side yard setbacks in order to renovate a 140 sf portion of an existing residential structure on property located in the Historic High Density Residential (HHDR) zoning district

Response: No Comment

- 3 Exception for Outdoor Merchandise Display - 803 Whitehead Street, Unit 2 (RE # 00017050-000000; AK # 1017469) - A request for exception for outdoor merchandise display on property located within the Historic Neighborhood Commercial District (HNC-3) Zoning District

Response: No Comment

- 4 Variance - 1112 Elgin Lane (RE # 00004920-000000; AK # 1005100) - A request for variance to rear yard setback for placement of pool equipment and maximum impervious surface ratio in order to construct a pool at the rear of the property located within the Historic Medium Density Residential (HMDR) zoning district

Response: No Comment

- 5 Special Exception Request - 417 Eaton Street (AK # 9102622 , RE# 00004380-000200)- A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church for property located within the HRCC-1 zoning district

Response: No Comment

- 6 Special Exception Request - 500 Duval Street (AK # 1010111, RE# 00009850-000000)- A request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church for property located within the HRCC-1 zoning district

Response: No Comment



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

February 26, 2015

Planning Director
City of Key West
PO Box 1409
Key West, Florida 33040

REVISED

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF February 26, 2015

Dear Planning Director:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for February 26, 2015. KEYS reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 1011 Whitehead Street – Easement
COMMENT: KEYS has no objections to the easement request.
2. LOCATION: 718 Olivia Street – Variance
COMMENT: KEYS has no objections to the variance request.
3. LOCATION: 803 Whitehead Street – Exception for Outdoor Merchandise Display
COMMENT: KEYS has no objections to exception for outdoor merchandise display request.
4. LOCATION: 1112 Elgin Lane – Variance
COMMENT: KEYS has no objections to the variance request.
5. LOCATION: 2503 Fogarty Avenue – Variance
COMMENT: KEYS has no objections to the variance request.
6. LOCATION: 417 Eaton Street – Special Exception Request
COMMENT: KEYS has no objections to the special exception request.
7. LOCATION: 500 Duval Street – Special Exception Request
COMMENT: KEYS has no objections to the special exception request.
8. LOCATION: 101 Duval Street – Variance
COMMENT: KEYS has no objections to the variance request.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295.1055.

Sincerely,



Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

MA/mpa

Copied via electronic mail:

L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering & Control
E. Zarate, Director of Customer Services
File: PLI-132

Carlene Smith

From: Karen DeMaria
Sent: Wednesday, February 25, 2015 4:43 PM
To: Venetia A. Flowers
Cc: Kevin Bond
Subject: RE: DRC Agenda - 2/26/15

I will not be able to attend the February 26 DRC meeting due to my current work load and deadlines. Below are my comments:

1. 1011 Whitehead St: There appears to be existing vegetation in the proposed easement area. Recommend any proposed easement also cover maintenance of vegetation within the easement area. Please note that some of this vegetation might be regulated if a decision is made to remove any of it. If construction work is to occur in the area, these trees need to be protected.
2. 718 Olivia St: No comment.
3. 803 Whitehead St: No comment.
4. 1112 Elgin Lane: Any demo and/or construction work must avoid any impacts to regulated trees in the area, including roots and branches hanging over the potential work area. All trees on the property and neighboring property must be protected from any demolition or construction work.
5. 2503 Fogarty Ave: No comment regarding variance. Do have an issue with the alley in the rear of the property and the fact that there appears to be a deck, fence, and shed on City property. This is a problem not only on this lot but the entire area. Community Services is not able to maintain vegetation in these areas due to encroachments and it is causing continual problems. Also, any demo and/or construction work must avoid any impacts to regulated trees in the area, including roots and branches hanging over the potential work area. All trees on the property and neighboring property must be protected from any demolition or construction work.
6. 417 Eaton St: No comment.
7. 500 Duval St: No comment.
8. 101 Duval St: no comment regarding variance. Property and project has already been reviewed by the Tree Commission.

Sincerely,

Karen

Karen DeMaria
Urban Forestry Manager/Tree Commission
Certified Arborist
305-809-3768

From: Venetia A. Flowers
Sent: Wednesday, February 11, 2015 1:20 PM

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: **1021199** Parcel ID: **00020440-000000**

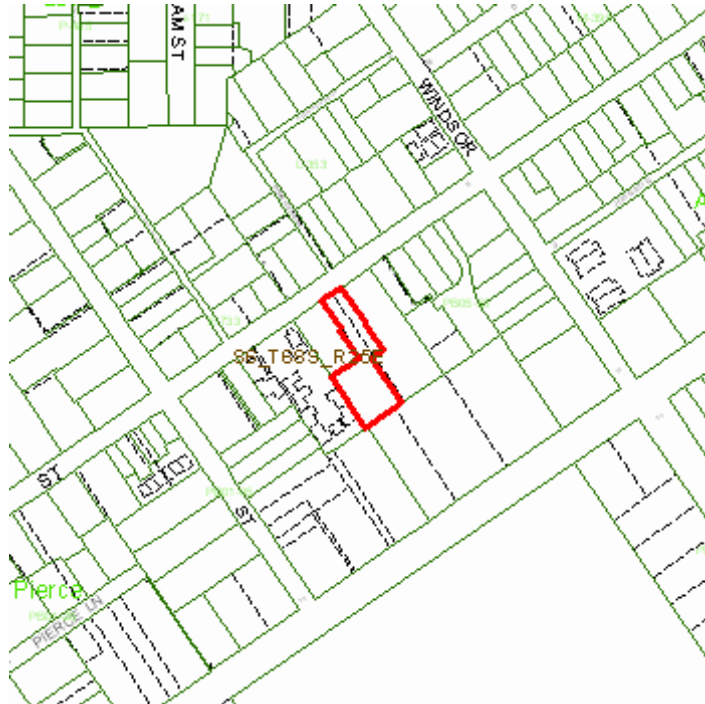
Ownership Details

Mailing Address:
SIEGERT MECHTHILD AND MARKUS JP
718 OLIVIA ST
KEY WEST, FL 33040-6413

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 718 OLIVIA ST KEY WEST
Legal Description: KW LOT 7 SQR 2 TR 5 OR248-578/81 OR1547-377/78AFF OR1786-1649D/C OR1852-626/28P/R OR2273-809/12 OR2273-813/816 OR2396-2199/2200 OR2607-1097/98

[Click Map Image to open interactive viewer](#)



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY	9,375.00 SF
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Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1578
Year Built: 1938

Building 1 Details

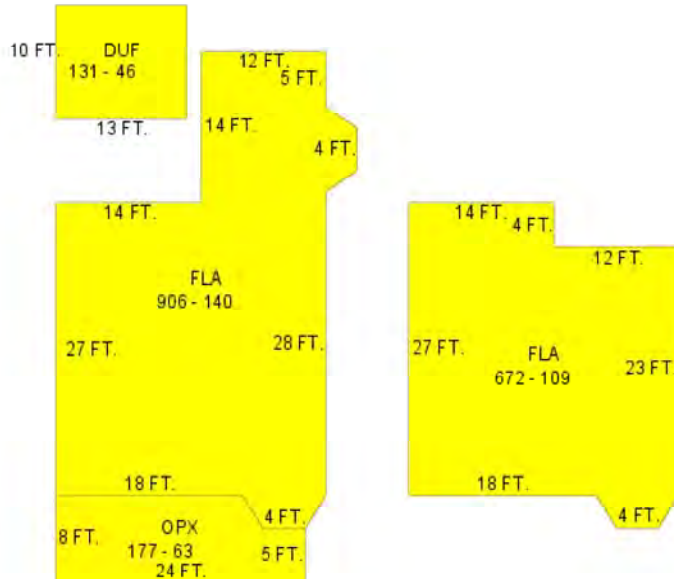
Building Type R1	Condition G	Quality Grade 550
Effective Age 18	Perimeter 249	Depreciation % 24
Year Built 1938	Special Arch 0	Grnd Floor Area 1,578
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 5
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 1	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	Attic A/C	Area
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		# Stories	Year Built	Basement %	Finished Basement %	
0	DUF	1	1938			131
1	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	906
2	FLA	12:ABOVE AVERAGE WOOD	1	1938	N Y	672
3	OPX		1	1938		177

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	90 SF	30	3	2006	2007	5	30
2	PT3:PATIO	45 SF	15	3	1949	1950	1	50
3	PT4:PATIO	756 SF	0	0	2013	2014	4	50
4	FN2:FENCES	600 SF	100	6	2006	2007	2	30

Appraiser Notes

2004-08-23 BEING OFFERED FOR \$3,000,000 GRAND 3BD/2BA CONCH HOME.-SKI

LAND SIZE ADJUSTED PER OR2273-809/812Q/C AND OR2273-813/816Q/C DONE FOR THE 2007 TAX ROLL

2011-03-28-MLS \$679,500 5/2 OLD TOWN KEY WEST, JUST A FEW BLOCKS TO DUVAL STREET! THIS BEAUTIFUL HISTORIC HOME SITS ON A LARGE LOT WITH PLENTY OF ROOM FOR A POOL.

THE NEIGHBOR FROM RE 00020350-000000 DEEDING OVER 315SF (2.78 X 110) STRIP OF HIS PARCEL IN EXCHANGE FOR 315SF (78.5 X 4.02) STRIP OF THIS PARCEL PER OR2396-2199/00.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
12-4565	12/21/2012	02/10/2014	2,000	Residential	INSTALL NEW BAMBOO FLOORING ON 2ND FLOOR AND REFINISH HARDWOOD FLOOR ON 1ST FLOOR ONLY	
13-0386	02/01/2013	02/10/2014	23,000	Residential	INSTALL NEW DOUBLE HANG WOOD 2/2 WINDOW (29) AND REPLACE 3 DOORS, TWO WOOD, ONE IMPACT IN THE BACK	
13-3074	08/14/2013	02/10/2014	4,000		R&R SIDING WHERE NEEDED, R&R POSTS & RAILINGS PAINT EXTERIOR	
13-2513	06/14/2013	02/10/2014	1,500		INSTALL 600SF OF TIMBERTINE TILE ON BACK CONCRETE PTO	
1	M952842	08/01/1995	12/01/1995	7,000	Residential	4TON & 2-1/2TON A/C W/10D
2	E952882	09/01/1995	12/01/1995	950	Residential	1-2HP & 2/3HP MOTORS
3	05-4590	10/28/2005	08/09/2006	2,500	Residential	INSTALL 6'x100' PICKET FENCE ALONG SIDE OF PROPERTY

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	190,359	9,978	559,062	759,399	759,399	25,000	734,399
2013	199,136	3,037	424,870	627,043	627,043	0	627,043
2012	203,993	3,127	444,667	651,787	644,818	25,000	619,818
2011	203,993	3,247	418,797	626,037	626,037	25,000	601,037
2010	263,947	3,337	526,644	793,928	653,441	25,000	628,441
2009	293,137	3,427	800,499	1,097,063	636,262	25,000	611,262
2008	269,293	3,547	1,306,739	1,579,579	635,626	25,000	610,626
2007	435,357	3,580	1,562,916	2,001,853	617,113	25,000	592,113
2006	357,263	1,087	906,965	1,265,315	599,135	25,000	574,135
2005	373,260	1,087	716,025	1,090,372	581,684	25,000	556,684
2004	227,402	1,087	568,047	796,536	564,742	25,000	539,742
2003	218,980	1,087	334,145	554,212	554,212	25,000	529,212
2002	299,393	1,087	224,355	524,835	224,595	25,000	199,595
2001	238,705	1,087	123,395	363,187	221,059	25,000	196,059
2000	161,704	1,295	162,299	325,298	214,621	25,000	189,621
1999	132,104	1,058	146,069	279,231	208,979	25,000	183,979
1998	109,630	878	146,069	256,577	205,688	25,000	180,688
1997	104,149	834	128,885	233,868	202,250	25,000	177,250
1996	67,422	540	128,885	196,847	196,360	25,000	171,360
1995	64,276	187	128,885	193,348	191,571	25,000	166,571
1994	57,483	167	128,885	186,535	186,535	25,000	161,535
1993	55,992	0	128,885	184,877	184,877	25,000	159,877
1992	55,992	0	128,885	184,877	184,877	25,000	159,877
1991	55,992	0	128,885	184,877	184,877	25,000	159,877
1990	47,212	0	112,177	159,389	159,389	25,000	134,389
1989	39,018	0	109,791	148,809	148,809	25,000	123,809
1988	34,073	0	95,470	129,543	129,543	25,000	104,543
1987	33,651	0	46,542	80,193	80,193	25,000	55,193
1986	33,840	0	44,680	78,520	78,520	25,000	53,520
1985	32,807	0	34,502	67,309	67,309	25,000	42,309
1984	30,597	0	34,502	65,099	65,099	25,000	40,099
1983	30,597	0	34,502	65,099	65,099	25,000	40,099
1982	31,213	0	30,860	62,073	62,073	25,000	37,073

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/17/2012	2607 / 1097	612,500	WD	38
1/16/2009	2396 / 2199	100	WD	11

This page has been visited 235,132 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on March 19, 2015 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 718 Olivia Street (RE # 00020440-000000; AK # 1021199) – A request for variance to side yard setbacks in order to renovate a 140 sf portion of an existing residential structure on property located 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.

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

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

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

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

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

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Applicant: Trepanier & Associates, Inc. **Owner:** Markus JP & Mechtild Siegert

Location: 718 Olivia Street (RE # 00020440-000000; AK # 1021199)

Date of Hearing: March 19, 2015 **Time of Hearing:** 6:00 PM

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

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

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

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

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

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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 625 TRUMAN LLC		625 TRUM	KEY WEST	FL	33040-3233	
2 709 TRUMAN INC		725 TRUM	KEY WEST	FL	33040-6423	
3 909 WINDSOR LANE LLC		522 ROUT	ENGLISHTOWN	NJ	07726-8241	
4 911 WINDSOR LANE KEY WEST LLC		522 ROUT	MANALAPAN	NJ	07726-8937	
5 ALSTON POLLIE H		824 ELIZAI	KEY WEST	FL	33040-6404	
6 ANTONOWICH FRANK J AND RUTH		737 OLIVIA	KEY WEST	FL	33040-6444	
7 BARRETT MARJORIE GWYNN ESTATE		914 ELIZAI	KEY WEST	FL	33040-6406	
8 BAYNE STEPHEN		1540 NEW ANN	ARBOR	MI	48103-2200	
9 BENFIELD MICHAEL S AND LISA D		PO BOX 51	KEY WEST	FL	33040-5824	
10 BLACKSHEAR OVEDIA		4831 NW 1	LAUDERHILL	FL	33313-6521	
11 BLUMENKRANZ 2000 FAMILY TRUST 9/12/00	C/O BLUMENKRANZ JUDITH A TI	PO BOX 41	KEY WEST	FL	33041-4172	
12 BOBO LESA LOIS		W12035 C	ETTRICK	WI	54627-9118	
13 BOLLONG CHRISTINE B		914 ELIZAI	KEY WEST	FL	33040-6406	
14 BROMM HAROLD J JR L/E		727 POOR	KEY WEST	FL	33040-6457	
15 BYE ARTHUR E III REVOCABLE TRUST 8/30/2010		624 CLEM	MULLICA HILL	NJ	08062-2839	
16 CAHILL DARENE M		812 GALVI	KEY WEST	FL	33040-6410	
17 CAREY THEODORE		736 POOR	KEY WEST	FL	33040-6411	
18 CHARVET PONY		814 WIND	KEY WEST	FL	33040-6447	
19 CHIPS LORI A		127 NEWT	NORWALK	CT	06851-2324	
20 COLEMAN F CARROLL ARCH-BISHOP OF ARCHDIOCESE		9401 BISC	MIAMI SHORES	FL	33138-2970	
21 CURRY MICHAEL G		101 ANNA	ANNAPOLIS	MD	21401-1359	
22 CURTIS CHARLES H AND SANDRA J		1160 WRA	WATKINSVILLE	GA	30677-4338	
23 DAY JOB PROPERTY MANAGEMENT LLC		4096 W TII	ALLENTOWN	PA	18104-4498	
24 DEAN CYNTHIA VINSON		1327 DUN	KEY WEST	FL	33040-3446	
25 DEBAUN GARY G		908 ELIZAI	KEY WEST	FL	33040-6406	
26 DEEGAN MICHAEL R REV TR 4/20/2010		729 OLIVIA	KEY WEST	FL	33040-6444	
27 DEMARC FRANK		908 ELIZAI	KEY WEST	FL	33040-6406	
28 DEMILLY WALTER A III		739 OLIVIA	KEY WEST	FL	33040-6444	
29 DONALD WENDY L AND SCOTT D		738 OLIVIA	KEY WEST	FL	33040-6413	
30 DUNN DAVID E		2550 M ST	WASHINGTON	DC	20037-1301	
31 DYE DONALD R		345 W 13T	NEW YORK	NY	10014-1259	
32 FIELDS ROBERT		828 WIND	KEY WEST	FL	33040-6448	
33 FROELICH DONNA M		738 POOR	KEY WEST	FL	33040-6411	
34 GEIKE ONEIDA L/E		PO BOX 21	KEY WEST	FL	33045-2583	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 GOLDFARB JASON H		735 POOR	KEY WEST	FL	33040-6457	
36 GORE EDWARD AND NANCY		823 ELIZAI	KEY WEST	FL	33040-6403	
37 GOVUS DAVID		3709 BIG C	ELLIJAY	GA	30540-9160	
38 GRADL DAVID M AND BRENDA		6148 PALC	BRADENTON	FL	34201-2384	
39 GROTH CONSTANCE J		833 ELIZAI	KEY WEST	FL	33040-6403	
40 GUGLEOTTI GEORGE		709 OLIVIA	KEY WEST	FL	33040-6412	
41 HARRIS GERALD L AND LAURA A		2613 LAKE	VIENNA	VA	22181-4032	
42 HASKELL ARLO B		716 LOVE	KEY WEST	FL	33040-6830	
43 HAYES PAUL N		914 WINDS	KEY WEST	FL	33040-6453	
44 HOBGOOD JARED ESTATE	C/O USINA SAMANTHA	908 WINDS	KEY WEST	FL	33040-6453	
45 HOOD LUCILE O'CONNOR		12317 OAK	WOODBIDGE	VA	22192-1911	
46 HORN DAVID D		827 ELIZAI	KEY WEST	FL	33040	
47 HORN JACQUELINE A		827 ELIZAI	KEY WEST	FL	33040-6403	
48 INSITE KEY WEST (OLIVIA II) LLC		1400 16TH	OAK BROOK	IL	60523-8854	
49 JOHNSON JEANETTE A		7725 PENI	CHARLOTTE	NC	28227-2451	
50 JONES DAVID D		726 POOR	KEY WEST	FL	33040-6411	
51 KEY LIME INN INC		725 TRUM	KEY WEST	FL	33040-6423	
52 KEY WEST BANK FSB	C/O CENTENNIAL BANK SPECIAL	970 RINEI	LAKE MARY	FL	32746-1555	
53 KILPATRICK STEPHEN L		910 ELIZAI	KEY WEST	FL	33040-6406	
54 KING KENNETH AND LINDA		1602 LAIRI	KEY WEST	FL	33040-5312	
55 KNOWLES PATRICIA L L/E		723 OLIVIA	KEY WEST	FL	33040-6446	
56 LACHAT AMY		PO BOX 4I	KEY WEST	FL	33041-4062	
57 LARSEN WAYNE E AND DEBRA J		726 1/2 OL	KEY WEST	FL	33040-6413	
58 LAUGHLIN MICHAEL L		PO BOX 3I	AIKEN	SC	29802-0323	
59 MARKIEWICZ DANIEL AND ELEANOR		3611 205T	BAYSIDE	NY	11361-1235	
60 MARTINI JOHN M		810 GALVI	KEY WEST	FL	33040-6410	
61 MCGINTY KEVIN P		715 OLIVIA	KEY WEST	FL	33040-6446	
62 MILLER GAIL ANN TRUST 1/8/1993		728 POOR	KEY WEST	FL	33040-6411	
63 MINEROFF BRUCE S AND SHARON		20 MOLLY	MANALAPAN	NJ	07726-8937	
64 MLKVY RICHARD J		628 OLIVIA	KEY WEST	FL	33040-7427	
65 MONZON JOSEPH MARIO		725 OLIVIA	KEY WEST	FL	33040-6444	
66 MOTON-BUTLER AELIA		813 GALVI	KEY WEST	FL	33040-6409	
67 MURPHY EVELYN DIANE		845 GALVI	KEY WEST	FL	33040-6409	
68 MURPHY JOHN AND JEAN		102 BOOT	GAITHERSBURG	MD	20878-5443	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 NESBITT INN LLC		PO BOX 2	NANTUCKET	MA	02554-0299	
70 OLIVIA HOUSE INC		8601 SW 1	MIAMI	FL	33156-6522	
71 PAINCHAUD SOPHIE		PO BOX 4	KEY WEST	FL	33041-4750	
72 PALLINI ROMOLO AND SUSAN		6 CARR HI	WINDHAM	NH	03087-1166	
73 PFEFFER SOREN		47 LIBERT	MONTPELIER	VT	05602-2532	
74 PLOWMAN HOUSTON L DECLARATION OF TRUST 8/4/2004		901 ELIZAI	KEY WEST	FL	33040-6405	
75 POLLEY CHARLES		726 OLIVI	KEY WEST	FL	33040-6413	
76 QUINN CARYN		905 ELIZAI	KEY WEST	FL	33040-6405	
77 ROUX CINDY S		908 ELIZAI	KEY WEST	FL	33040-6406	
78 RUSSELL BENJAMIN AND CAROLINE	C/O KNOWLES WILLIS A	PO BOX 2	BRONX	NY	10467-0229	
79 SAVAGE THOMAS AND ZITA		2700 BAY	DUNEDIN	FL	34698-1626	
80 SCHANKER STEVEN M AND CAROL L		99 E NECK	HUNTINGTON	NY	11743-1567	
81 SCLAROW EDWARD T AND BARBARA H H/W		P O BOX 1	GLENSIDE	PA	19038	
82 SIEGERT MECHTHILD AND MARKUS JP		718 OLIVI	KEY WEST	FL	33040-6413	
83 STAFFORD FAMILY TRUST	C/O STAFFORD WILLIAM E TRU	36D 11TH	KEY WEST	FL	33040-5869	
84 STEWARD DAVID E AND RUTH		505 PROS	PRINCETON	NJ	08540-4032	
85 TRUJILLO DAVID LEE AND PATSY A		1415 FLAG	KEY WEST	FL	33040	
86 TWO SISTER 2 LLC		136 BAY A	HUNTINGTON	NY	11743	
87 TWO SISTERS 9 LLC		136 BAY A	HUNTINGTON	NY	11743	
88 US BANK NATIONAL ASSOCIATION		ONE HOM	DES MOINES	IA	50328-0001	
89 VALANOS GEORGE AND FREDERICA		3038 DUM	WASHINGTON	DC	20007-3305	
90 VALESKI LIBBY AND THEODORE		880 MARIC	INDIANA	PA	15701-1434	
91 VARELA FREDDY M AND SHERI L		201 FRON	KEY WEST	FL	33040-8346	
92 WEECH MARY LOUISE		211 TRUM	KEY WEST	FL	33040-7340	
93 WENSKI THOMAS G ARCHBISHOP OF ARCHDIOCESE OF MIAMI		9401 BISC	MIAMI SHORES	FL	33138-2970	
94						
95						
96						
97						