



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

**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham

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

**Meeting Date:** February 17, 2011

**Agenda Item:** An application for variances to setback requirements per Section 122-600 (6) in the Historic Medium Density Residential zoning district for property located at 1415 Olivia Street (RE#00023940-000000), as required when the renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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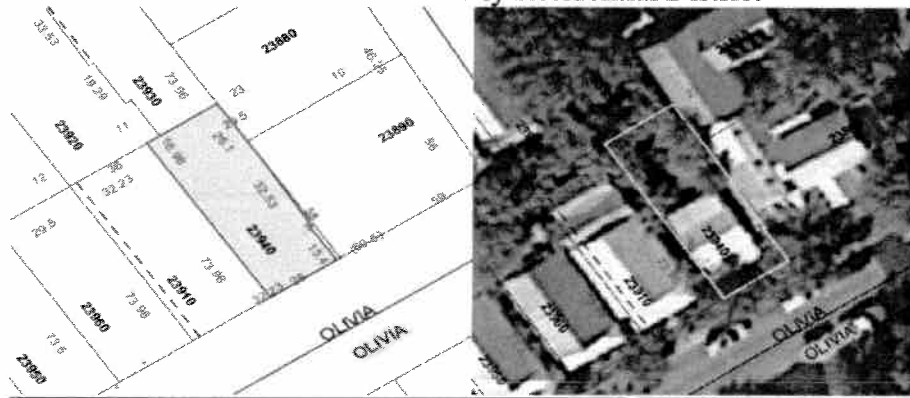
**Request:** To consider variances for a non-conforming, contributing structure listed in the historic architectural survey with proposed renovations and construction that exceed 66% of the value of the existing structure.

**Applicant:** David Knoll, Architect

**Property Owner:** 1415 Olivia Street, LLC

**Location:** 1415 Olivia Street, RE# 00023940-000000

**Zoning:** Historic Medium Density Residential District



**Background:**

The property is legally nonconforming regarding setback requirements. The property is located in an historic district. The plans for the renovation of the structure will exceed 66% of its current value. The Monroe County Property Appraiser has the structure valued at \$41,738. The applicant has estimated the cost of renovations to be in excess of \$300,000. As such, the structure is subject to Section 122-28(b) which requires an application for all necessary variances to legal non-conformities.

**Request:**

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

	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
Front	10'	6.66'	Same
Right Side	5'	4.12'	Same
Left Side	5'	2.14'	Same

**Process:**

<b>Development Review Committee Meeting:</b>	December 17, 2010
<b>HARC, #10-01-742</b>	January 11, 2011
<b>Planning Board Meeting:</b>	February 17, 2011

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

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

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

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

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

The owner purchased the property in its current configuration. The applicant proposes a renovation project in excess of 66% of the structure's current assessed value. The scope of the project drives the cost and is a condition created by the applicant.

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

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

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

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

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

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

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

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

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

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

**The Planning Board shall make factual findings regarding the following:**

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

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

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

The Planning Department has not received any public input to date.

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

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

**RECOMMENDATION:**

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

That the applicant actively maintain the proposed swales shown on the plans for stormwater management purposes.

**Draft  
Resolution**

**RESOLUTION NO- 2011-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW THE RENOVATION AND CONSTRUCTION OF A NON-CONFORMING STRUCTURE WHICH EXCEEDS 66% OF THE VALUE OF THE EXISTING STRUCTURE BY GRANTING VARIANCES TO FRONT AND SIDE YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 1415 OLIVIA STREET (RE#00023940-000000), PURSUANT TO SECTION 122-600 (6) UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, Section 122-600(6) a. and b. of the Code of Ordinances provides that the building setbacks in the HMDR zoning district are ten feet in the front, and five feet on each side; and

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

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

\_\_\_\_\_ Chairman

\_\_\_\_\_ Interim Planning Director

February 17, 2011; and

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

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

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

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

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

\_\_\_\_\_ Chairman

\_\_\_\_\_ Interim Planning Director

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

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

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

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

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

**Section 2.** That variances for a non-conforming contributing building listed in the historic architectural survey for front yard and side yard setback requirements, for a renovation project in the

\_\_\_\_\_ Chairman

\_\_\_\_\_ Interim Planning Director



Historic Medium Density Residential (HMDR) zoning district for property located at 1415 Olivia Street (RE # 00023940-000000), per Section 122-28 (b), Section 122-600 (6) a. and b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached plan set dated December 10, 2010.

**Section 3.** It is a condition of these variances that full, complete, and final application for all permits required for any new construction for any use and occupancy for which these variances are wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of these variances, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variances are wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to submit a full and complete application for permits for new construction for which these variances are wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to these variances in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Interim Planning Director

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

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

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

Read and passed on first reading at a regularly scheduled meeting held this 17th day of February, 2011.

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

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

\_\_\_\_\_  
Richard Klitenick, Chairman  
Key West Planning Board

\_\_\_\_\_  
Date

**Attest:**

\_\_\_\_\_  
Donald Leland Craig, AICP, Interim Planning Director

\_\_\_\_\_  
Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk

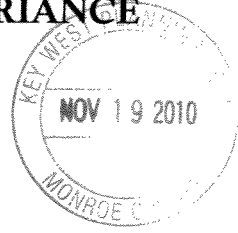
\_\_\_\_\_  
Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Interim Planning Director

# Application

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



**Variance Application**

City of Key West  
Planning Department

Please print or type a response to the following:

1. Site Address 1415 OLIVIA ST. KEY WEST, FL.
2. Name of Applicant DAVID KNOLL, ARCHITECT
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative ✓  
(attached Authorization Form must be completed)
4. Address of Applicant 19581 MAYA ST.  
GLUEARLOA KEY, FL. 33042
5. Phone # of Applicant 745.8617 Mobile# 731.9037 Fax# 745.8622
6. E-Mail Address dauidknollarch@aol.com
7. Name of Owner, if different than above 1415 OLIVIA STREET, LLC
8. Address of Owner 1621 BAY RD. #1208  
MIAMI BEACH, FL. 33139
9. Phone Number of Owner 305.531.2041 Fax# \_\_\_\_\_
10. Email Address dmg@marshcap.com
11. Zoning District of Parcel HMDR RE# 00023940-000000
12. Description of Proposed Construction, Development, and Use  
DEMOLITION OF NON-HISTORIC REAR PORCH; CONSTRUCTION OF A 2 STORY ADDITION AT THE REAR OF THE EXISTING HISTORIC PORTION, A WOOD PRIVACY FENCE, A POOL AND A POOL DECK.
13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10'	6.00'	NO CHANGE
Side Setback	5'	2.14'	NO CHANGE
Side Setback	5'	4.12'	NO CHANGE
Rear Setback	15'	30.09'	21.00'
Building Coverage	40%	588# (29%)	816# (40%)
Open Space Requirements			
Impervious Surface	60%	950# (47%)	1,079# (53%)

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

Date \_\_\_\_\_ HARC # PENDING

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

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

YES  NO

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

### Check List

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

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

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

## Standards for Considering Variances

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

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

THIS IS AN HISTORIC STRUCTURE, WHICH WAS BUILT TO THE EXISTING CIRCUMSTANCES WHICH DO NOT CONFORM TO THE ESTABLISHED SETBACK REQUIREMENTS FOR THIS 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.

THE CONDITIONS AND CIRCUMSTANCES ARE IN NO WAY THE RESULT OF THE ACTION OR NEGLIGENCE OF THE CURRENT OWNER.

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.

THE CURRENT OWNER IS COMPELED BY THE LAND DEVELOPMENT REGULATIONS TO SEEK THESE VARIANCES IN ORDER TO CARRY OUT THE PROPOSED ADDITIONS WHICH ARE PROJECTED TO EXCEED 66% OF THE CURRENT BUILDING VALUE.

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

THE SETBACK REQUIREMENTS AS ESTABLISHED BY THE L.D.R. WOULD PREVENT THE CURRENT OWNER FROM ADDING TO THE NONCONFORMING HISTORIC STRUCTURE.

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

THIS APPLICATION REQUESTS ONLY THE VARIANCES REQUIRED FOR THE RIGHT TO BUILD AN ADDITION WHICH WILL IN NO WAY INCREASE THE NONCONFORMITIES.

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

PUBLIC WELFARE AND THE INTENT OF THE L.D.R. WILL BE BENEFITED BY THE APPROVAL OF THIS VARIANCE REQUEST TO ALLOW THE CONSTRUCTION OF THE PROPOSED CODE-COMPLIANT ADDITION.

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.

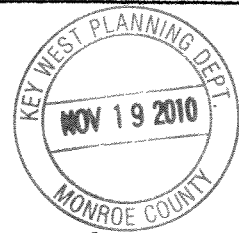
THIS VARIANCE APPLICATION IS BASED ONLY ON THE SPECIFIC EXISTING CONDITIONS OF THE SUBJECT PROPERTY AND THE CONFORMING MERITS OF THE PROPOSED ADDITIONS.

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

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



# Verification Form



### Verification Form

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

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

I, DAVID GRAHAM, being duly sworn, depose and say  
Name(s) of Applicant(s)

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

1415 OLIVIA ST., LLC  
1621 BAY RD, APT. 1208, MIAMI BEACH, FL 33139  
Street Address and Commonly Used Name (if any)

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

[Signature]  
Signature of Owner/Legal Representative

\_\_\_\_\_  
Signature of Joint/Co-owner

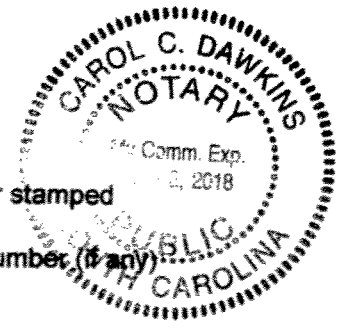
Subscribed and sworn to (or affirmed) before me on 11-18-10 (date) by  
DAVID GRAHAM (name). He/She is personally known to me or has

presented FLDL# G650 173 43 3730 as identification.

Carol C. Dawkins  
Notary's Signature and Seal

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

\_\_\_\_\_  
Title or Rank \_\_\_\_\_ Commission Number (if any)



Verification Form



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

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

I, DAVID KNOLL, being duly sworn, depose and say
Name(s) of Applicant(s)

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

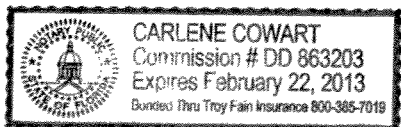
1415 OLINIA ST. KEY WEST, FL.
Street Address and Commonly Used Name (if any)

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

Signature of Owner/Legal Representative Signature of Joint/Co-owner

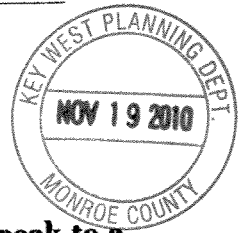
Subscribed and sworn to (or affirmed) before me on 11/19/10 (date) by David Knoll (name). He/She is personally known to me or has presented as identification.

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped
Title or Rank Commission Number (if any)

# **Authorization Form**



**Authorization Form**

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

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

I, DAVID GRAHAM, MANAGING MEMBER OF 1415 OLIVIA ST., LLC. authorize  
Please Print Name(s) of Owner(s)

DAVID KNOLL  
Please Print Name of Representative

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

[Signature]

Signature of Owner

Signature of Joint/Co-owner if applicable

DAVID GRAHAM, MANAGING MEMBER, 1415 OLIVIA ST., LLC.

Subscribed and sworn to (or affirmed) before me on 11-18-10 (date) by

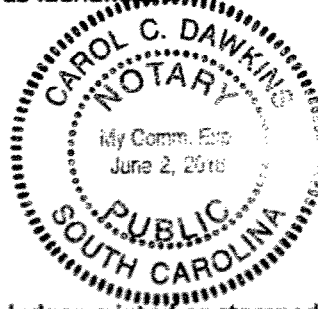
DAVID M. GRAHAM  
Please Print Name of Affiant

He/She is personally known to me or has

presented FL DL # G650 173 43 3730 as identification

Carol C. Dawkins

Notary's Signature and Seal



\_\_\_\_\_  
Name of Acknowledger printed or stamped

\_\_\_\_\_  
Title or Rank

\_\_\_\_\_  
Commission Number (if any)



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No Events

No Name History

### Detail by Entity Name

#### Florida Limited Liability Company

1415 OLIVIA STREET, LLC

#### Filing Information

**Document Number** L10000100625  
**FEI/EIN Number** NONE  
**Date Filed** 09/27/2010  
**State** FL  
**Status** ACTIVE  
**Effective Date** 09/27/2010

#### Principal Address

1621 BAY ROAD  
 #1208  
 MIAMI FL 33139

#### Mailing Address

1621 BAY ROAD  
 #1208  
 MIAMI FL 33139

#### Registered Agent Name & Address

SUGGS, ALLEN  
 10175 FORTUNE PARKWAY  
 #601  
 JACKSONVILLE, FL 32256 US

#### Manager/Member Detail

##### Name & Address

Title MGRM  
 GRAHAM, DAVID  
 1621 BAY ROAD  
 MIAMI BEACH FL 33139

#### Annual Reports

No Annual Reports Filed

#### Document Images

[09/27/2010 -- Florida Limited Liability](#)

**Note: This is not official record. See documents if question or conflict.**

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**Deed**



UR. Nr. 2406/2010



PREPARED BY AND RETURN TO:  
RICHARD M. KLITENICK  
RICHARD M. KLITENICK, P.A.  
1009 SIMONTON STREET  
KEY WEST, FL 33040  
305-292-4101  
FILE NUMBER: RE10-033  
RECORDING FEE: \$18.50  
DOCUMENTARY STAMPS PAID: \$1,785.00

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### PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S WARRANTY DEED is made on this 19 day of October, 2010 between ANNA Von BOETTICHER as Personal Representative of the Estate of Lothar Burggraf Und Graf zu Dohna Schlohbiten, deceased, whose address is Grunbergerstr 69, 10245 Berlin, Germany (hereinafter referred to as "Grantor"), and 1415 OLIVIA STREET, LLC, a Florida Limited Liability Company, whose address is 1621 Bay Road, # 1208, Miami Beach, FL 33139 (hereinafter referred to as "Grantee")

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TWO HUNDRED FIFTY-FIVE THOUSAND & 00/100<sup>ths</sup> DOLLARS (\$255,000.00) and other good and valuable consideration 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, with the street address of 1415 Olivia Street, Key West, FL 33040 more particularly described as:

A PARCEL OF LAND ON THE ISLAND OF KEY WEST BEING A PART OF LOT 11, SQUARE 2, OF BENJAMIN ALBURY'S SUB-DIVISION OF PART OF TRACT 7, KEY WEST, FLORIDA, AS RECORDED IN DEED BOOK "1", PAGE 389, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE POINT OF INTERSECTION OF THE SW'LY RIGHT OF WAY LINE (ROWL) OF PEARL STREET AND THE NW'LY ROWL OF OLIVIA STREET, SAID POINT ALSO BEING THE E'LY CORNER OF LOT 10 OF SAID SQUARE 2; THENCE RUN SW'LY ALONG SAID NW'LY ROWL FOR A DISTANCE OF 60.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SW'LY ALONG SAID NW'LY ROWL FOR A DISTANCE OF 28.0 FEET; THENCE RUN NW'LY AT A RIGHT ANGLE FOR A DISTANCE OF 73.96 FEET; THENCE RUN NE'LY AT A RIGHT ANGLE FOR A DISTANCE OF 29.50 FEET; THENCE RUN SE'LY AT A RIGHT ANGLE FOR A DISTANCE OF 26.10 FEET TO A POINT ON THE SW'LY FACE OF A ONE STORY CONCRETE BLOCK HOUSE; THENCE RUN SE'LY ALONG A LINE DEFLECTED 03° 52' 40" TO THE RIGHT, ALONG SAID SW'LY FACE, FOR A DISTANCE OF 32.53 FEET TO THE S'LY CORNER OF SAID ONE STORY CONCRETE BLOCK HOUSE; THENCE RUN NE'LY ALONG A LINE DEFLECTED 93° 52' 40" TO THE LEFT, ALONG THE SE'LY FACE OF SAID ONE STORY CONCRETE BLOCK HOUSE, FOR A DISTANCE OF 0.70 OF A FOOT; THENCE RUN SE'LY AT A RIGHT ANGLE ALONG AN EXISTING FENCE FOR A DISTANCE OF 15.40 FEET TO A POINT ON SAID NE'LY ROWL AND SAID POINT OF BEGINNING.

PARCEL ID# 00023940-000000; ALTERNATE KEY ("AK") NUMBER: 1024741

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

SUBJECT TO: TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009, and those items listed above.

In Witness Whereof, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lipokatic  
Witness # 1 signature  
Print name Lipokatic

ANNA Von BOETTICHER  
ANNA Von BOETTICHER, Personal  
Representative of the Estate of Lothar Burggraf  
Und Graf zu Dohna Schlohbitten, deceased

Meipel  
Witness # 2 signature  
Print name Meipel



COUNTRY OF GERMANY

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, ANNA Von BOETTICHER as Personal Representative of the Estate of Lothar Burggraf Und Graf zu Dohna Schlohbitten, deceased, who is personally known to me; ~~OR~~ who produced \_\_\_\_\_ as identification, to be the same person who is the Personal Representative described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority on behalf of the Estate.

WITNESS my hand and official seal at \_\_\_\_\_, in the Country of Germany, on this 13<sup>th</sup> day of October, 2010.

(SEAL)

Alexander Taber  
Officer Title- Alexander Taber  
Commission No.: as proxy of Notary M. Oehme



V:\FC\CONTRACTS\4151 611 to 615\415 Oehme RJ\01-011-011a Docu P2, Prod Oehme

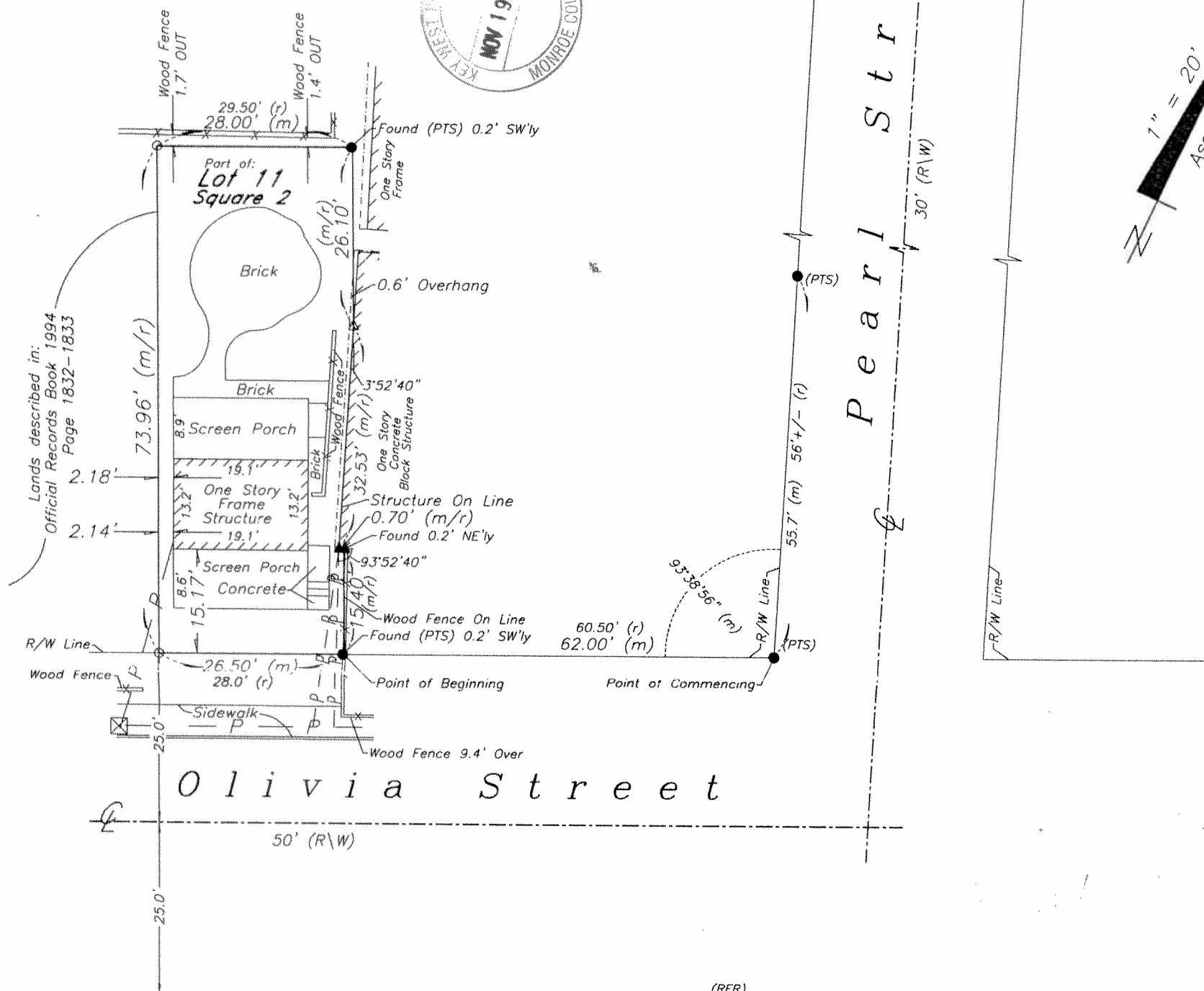
# Survey

# Boundary Survey Map of Part of Lot 11, Square 2 Benjamin Albury's Subdivision, Island of Key West

## LEGEND

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

P i n e S t .



### NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1415 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: September 26, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** A parcel of land on the Island of Key West being a part of Lot 11, Square 2, of Benjamin Albury's Sub-division of part of Tract 7, Key West, Florida as recorded in Deed Book "I", Page 389, of the Public Records of Monroe County, Florida, being more particularly described as follows: COMMENCE at the point of intersection of the SW'ly right of way line (ROWL) of Pearl Street and the NW'ly ROWL of Olivia Street, said point also being the E'ly corner of Lot 10 of said Square 2; thence run SW'ly along the said NW'ly ROWL for a distance of 60.50 feet to the Point of Beginning of the herein described parcel; thence continue SW'ly along the said NW'ly ROWL for a distance of 28.0 feet; thence run NW'ly at a right angle for a distance of 73.96 feet; thence run NE'ly at a right angle for a distance of 29.50 feet; thence run SE'ly at a right angle for a distance of 26.10 feet to a point on the SW'ly face of a one story concrete block house; thence run SE'ly along a line deflected 03°52'40" to the right, along said SW'ly face, for a distance of 32.53 feet to the S'ly corner of said one story concrete block house; thence run NE'ly along a line deflected 93°52'40" to the left, along the SE'ly face of said one story concrete block house, for a distance of 0.70 of a foot; thence run SE'ly at a right angle along an existing fence for a distance of 15.40 feet to a point on said NW'ly ROWL and said Point of Beginning.

**BOUNDARY SURVEY FOR:** David Graham;

J. LYNN O'FLYNN, INC.

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

September 30, 2010  
October 20, 2010 -- Revised Dimension

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

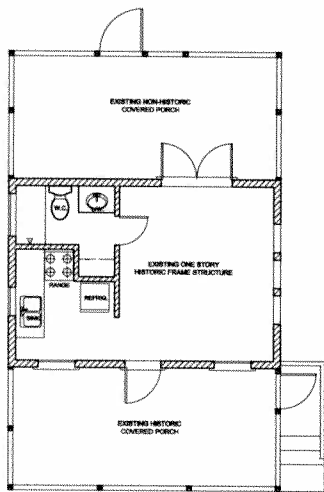


Professional Surveyor & Mapper  
PSM #6298

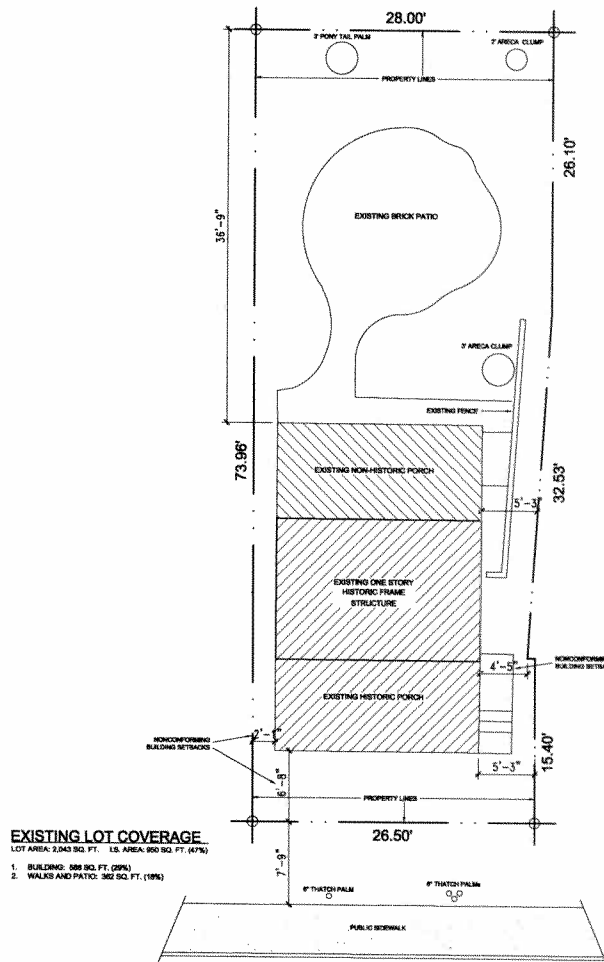
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# Site Plans

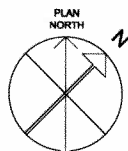
VARIANCE APPLICATION FOR:  
1415 OLIVIA ST.  
 KEY WEST, FLORIDA



EXISTING FLOOR PLAN  
 1/4" = 1'-0"



**EXISTING LOT COVERAGE**  
 LOT AREA: 2,043 SQ. FT. ES. AREA: 950 SQ. FT. (47%)  
 1. BUILDING: 588 SQ. FT. (29%)  
 2. WALKS AND PATIO: 362 SQ. FT. (18%)



EXISTING SITE PLAN  
 3/16" = 1'-0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:  
 12 / 10 / 10

VARIANCE APPLICATION FOR:  
**1415 OLIVIA STREET**  
 KEY WEST, FLORIDA

DAVID KNOLL  
 ARCHITECT  
 KEY WEST, FL. (305) 115-8617

1

4 create

REVISIONS	
NO.	DATE

VARIANCE APPLICATION FOR:  
**1415 OLIVIA STREET**  
KEY WEST, FLORIDA

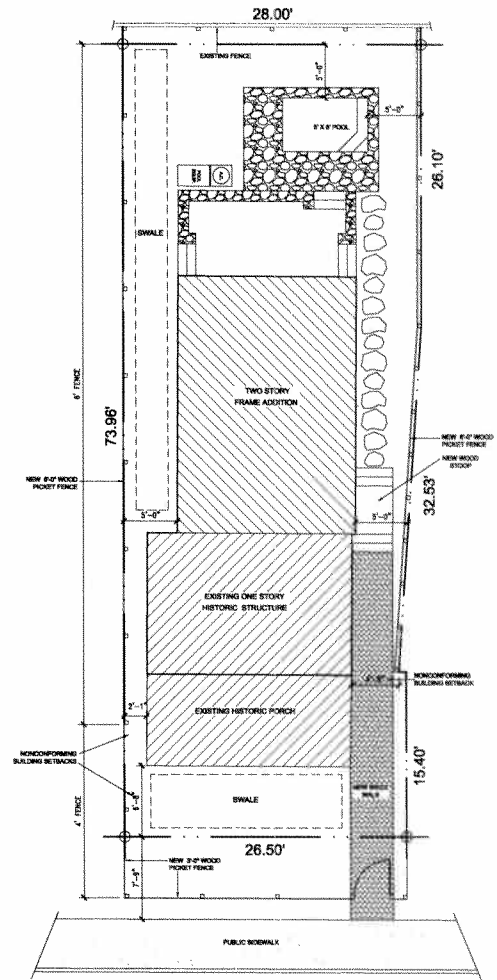
DAVID KNOLL

ARCHITECT

KEY WEST, FL (305) 775-6617

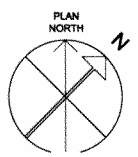
2

DATE OF ISSUE:  
**12 / 10 / 10**



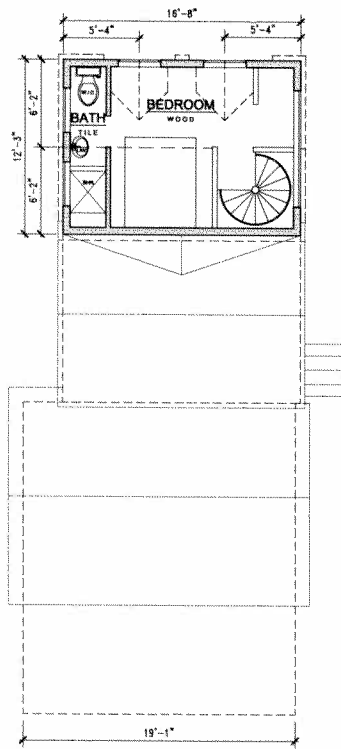
**PROPOSED LOT COVERAGE**  
 LOT AREA: 2,043 SQ. FT. IMPERVIOUS SURFACE: 1,079 SQ. FT. (53%)  
 1. BUILDING: 816 SQ. FT. (40%)  
 2. WALK, POOL, DECK AND WALLS: 263 SQ. FT. (13%)

**STORMWATER MANAGEMENT**  
 LOT AREA: 2,043 SQ. FT. IMPERVIOUS SURFACE: 1,079 SQ. FT. (53%)  
 2043 S.F. X .104 X .85 = 113 C.F. 113 C.F. / .5 = 226 S.F.  
 USE 2' X 4' X 6\"/>

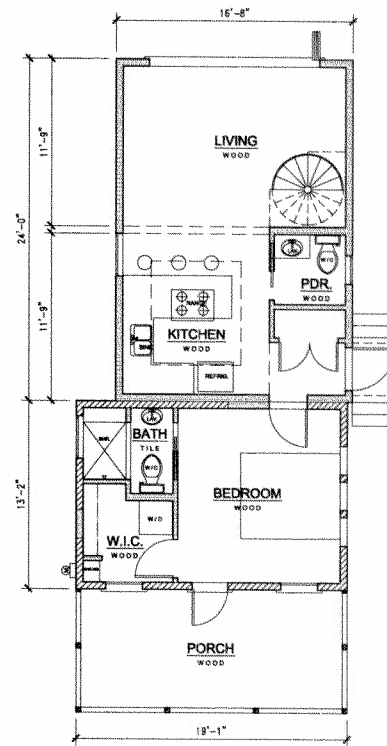


**PROPOSED SITE PLAN (WITH STORMWATER MANAGEMENT PLAN)**  
 3/16" = 1' - 0"

OLIVIA STREET



UPPER LEVEL



LOWER LEVEL

**PROPOSED FLOOR PLANS**  
1/4" = 1'-0"

REVISIONS	
NO.	DATE

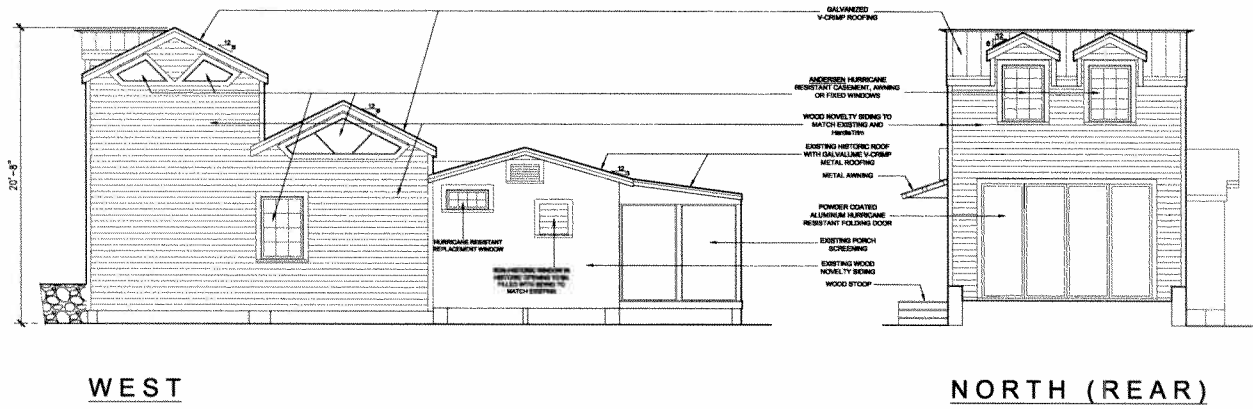
DATE OF ISSUE:  
12 / 10 / 10

VARIANCE APPLICATION FOR:  
**1415 OLIVIA STREET**  
KEY WEST, FLORIDA

**DAVID KNOLL**  
ARCHITECT  
KEY WEST, FL (305) 745-0617

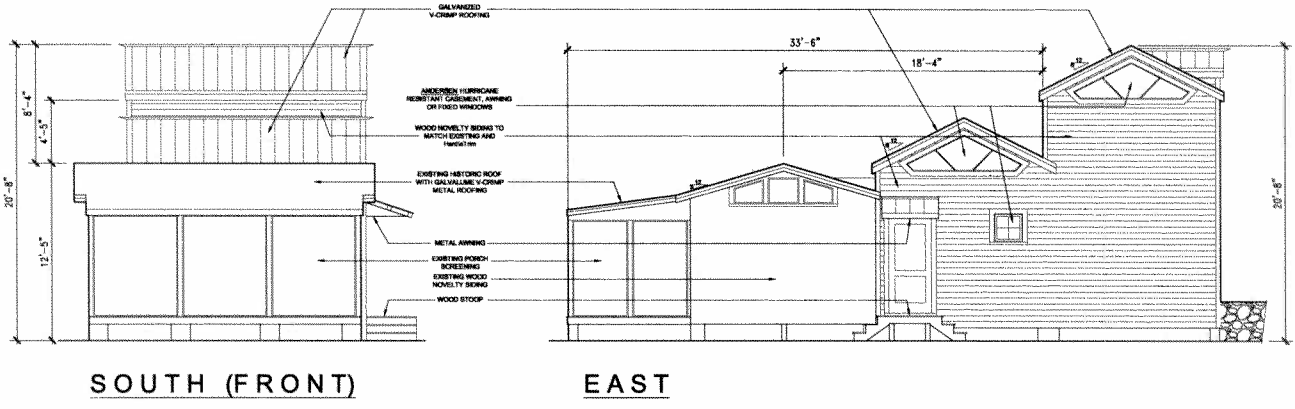
3





WEST

NORTH (REAR)



SOUTH (FRONT)

EAST

**PROPOSED BUILDING ELEVATIONS**  
1/4" = 1'-0"

REVISIONS	
NO.	DATE

DATE OF ISSUE:  
12 / 10 / 10

VARIANCE APPLICATION FOR:  
**1415 OLIVIA STREET**  
 KEY WEST, FLORIDA

DAVID KNOLL  
 ARCHITECT  
 KEY WEST, FL (305) 115-0617

4

Date: 12/10/10  
 4

# **Site Photos**















# **Prior Approvals**



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

January 12, 2011

Arch. David Knoll  
19581 Mayan Street  
Sugarloaf Key, Florida 33042

RE: REQUEST TO DEMOLISH BACK PORCH, RENOVATIONS TO  
EXISTING HOUSE AND BUILT AN ATTACHED ADDITION TO THE BACK  
OF EXISTING HOUSE  
FOR: #1415 OLIVIA STREET - HARC APPLICATION # H10-01-742  
KEY WEST HISTORIC DISTRICT

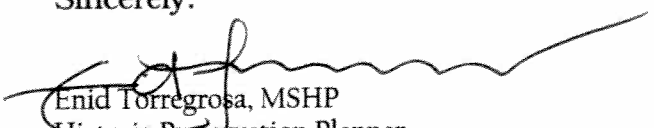
Dear Architect Knoll:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the application for the above mentioned project on the public hearing held on Tuesday, January 11, 2011. The Commission decision was based on the documents submitted and your presentation.

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

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

Sincerely:

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

305.809.3973

etorregr@keywestcity.com

# **Property Appraiser Information**



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

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

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## Property Record View

Alternate Key: 1024741 Parcel ID: 00023940-000000

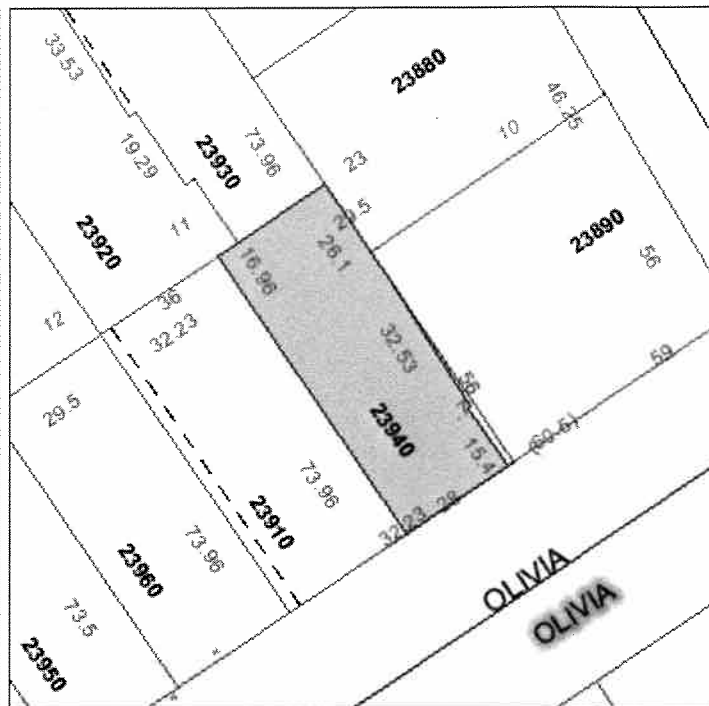
### Ownership Details

**Mailing Address:**  
1415 OLMIA STREET LLC  
1621 BAY RD APT 1208  
MIAMI BEACH, FL 33139-3266

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-**  
**Township-** 05-68-25  
**Range:**  
**Property Location:** 1415 OLMIA ST KEYWEST  
**Legal** KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 11 SQR 2 TR 7 VV-200 OR431-79 OR453-679D/C  
**Description:** OR453-180/181L/E OR754-1344D/C OR1168-166/167ORD OR1200-1750ORD OR1217-884/85 OR1217-886/87  
OR1217-888/89 OR1217-890/91 OR1217-892/93 OR1217-894/95 OR1217-896/97 OR1217-898/99P/R OR1217-900  
OR1236-2062 OR2440-1528/29D/C OR2454-1891/92ORD OR2458-835/36ORD OR2487-1631/33

### Parcel Map



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	74	2,142.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0

Total Living Area: 247  
Year Built: 1938

### Building 1 Details

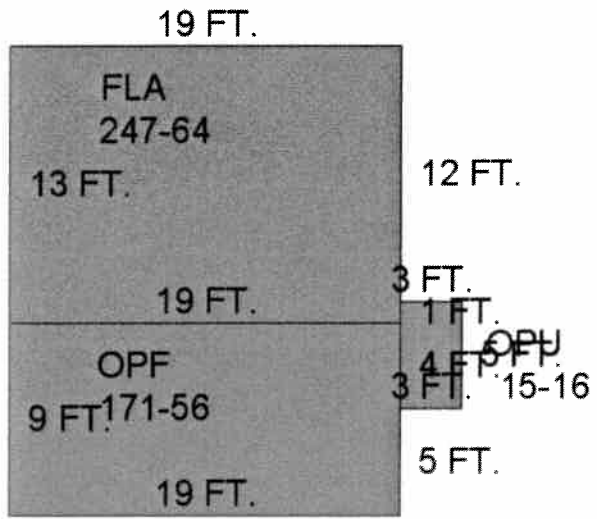
Building Type <u>R1</u>	Condition <u>P</u>	Quality Grade 450
Effective Age 17	Perimeter 64	Depreciation % 23
Year Built 1938	Special Arch 0	Grnd Floor Area 247
Functional Obs 0	Economic Obs 0	

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

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

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1938	N N	0.00	0.00	247

2	OPF	12:ABOVE AVERAGE WOOD	1	1992	N	N	0.00	0.00	171
3	OPU	12:ABOVE AVERAGE WOOD	1	1992	N	N	0.00	0.00	15

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	324 SF	0	0	1992	1993	2	50

### Appraiser Notes

1415 OLIVIA STREET 1993 AUDIT PARCEL

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	41,738	1,604	234,299	277,641	277,641	0	277,641
2009	46,998	1,652	356,134	404,784	402,202	0	404,784
2008	21,539	0	344,100	365,639	365,639	0	365,639
2007	22,061	0	377,400	399,461	399,461	0	399,461
2006	53,809	0	222,000	275,809	275,809	0	275,809
2005	54,864	0	155,400	210,264	210,264	0	210,264
2004	29,543	0	155,400	184,943	184,943	0	184,943
2003	29,543	0	68,820	98,363	98,363	0	98,363
2002	43,763	0	58,830	102,593	102,593	0	102,593
2001	48,735	0	58,830	107,565	107,565	0	107,565
2000	48,735	0	42,180	90,915	90,915	0	90,915
1999	43,024	0	42,180	85,204	85,204	0	85,204
1998	30,746	0	42,180	72,926	72,926	0	72,926
1997	28,033	0	37,740	65,773	65,773	0	65,773
1996	23,512	0	37,740	61,252	61,252	0	61,252
1995	22,246	0	37,740	59,986	59,986	0	59,986
1994	19,895	0	37,740	57,635	57,635	0	57,635
1993	11,001	0	37,740	48,741	48,741	0	48,741
1992	11,895	0	37,740	49,635	49,635	0	49,635

1991	11,895	0	37,740	49,635	49,635	12,408	37,227
1990	11,425	0	29,415	40,840	40,840	10,210	30,630
1989	10,386	0	28,860	39,246	39,246	9,811	29,435
1988	8,613	0	25,530	34,143	34,143	8,535	25,608
1987	8,513	0	15,207	23,720	23,720	5,930	17,790
1986	8,559	0	14,652	23,211	23,211	5,803	17,408
1985	8,343	0	9,035	17,378	17,378	4,344	13,034
1984	7,931	0	9,035	16,966	16,966	4,241	12,725
1983	7,931	0	9,035	16,966	16,966	4,241	12,725
1982	8,032	0	9,035	17,067	17,067	3,500	13,567

### 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
10/13/2010	2487 / 1631	255,000	<u>WD</u>	<u>19</u>
12/1/1992	1236 / 2062	70,000	<u>WD</u>	<u>Q</u>
6/1/1992	1217 / 900	40,000	<u>WD</u>	<u>Q</u>

This page has been visited 11,988 times.

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

**Public Notices**  
**(radius map & mailing list)**

# Public Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., February 17, 2010, at Old City Hall, 510 Greene Street**, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Exception for Outdoor Merchandise Display – 1120 Duval Street (RE# 00027930-000000)** To allow the display of merchandise in the HRCC-3 zoning district per Section 106-52 of the Land Development regulations of the City of Key West.

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

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

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

**Request: Variances – 1415 Olivia Street (RE# 00023940-000000)** For setback requirements in the HMDR zoning district per Section 122-600 (6) a. & b. as required when the renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the City of Key West.

**Applicant:** David Knoll **Owner:** 1415 Olivia St. LLC  
**Project Location:** 1415 Olivia Street **Date of Hearing:** Thursday, February 17, 2011  
**Time of Hearing:** 6:00 PM **Location of Hearing:** Old City Hall – City Commission Chambers, 510 Greene St

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

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

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

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

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# 1415 Olivia

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



PALMIS

Monroe County Property Appraiser  
500 Whitehead Street  
Key West, FL

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

1415 Olivia

1409 ALBURY LLC  
1901 FOGARTY AVE  
KEY WEST, FL 33040

AKERS ROGER W  
804 EISENHOWER DR  
KEY WEST, FL 33040

BABCOCK JASON B AND CHRISTINE O  
MCLELLAN  
1415 PINE ST  
KEY WEST, FL 33040

BEARDSWORTH RICHARD R AND  
ELIZABETH M  
3839 NO ROBERTS LANE  
ARLINGTON, VA 22207

BITON YORAM AND COURTNEY  
3714 FLAGLER AVE  
KEY WEST, FL 33040

BUFFARD JEAN MARC AND FLORA  
1401 PINE ST  
KEY WEST, FL 33040

CALLEJA JOHN AND ALICE  
1404 PETRONIA ST  
KEY WEST, FL 33040

COYLE ELAINE S  
810 PERAL ST  
KEY WEST, FL 33040

CUMMINGS LEE B  
1403 PINE ST  
KEY WEST, FL 33040

DANTONI PAUL A III AND ROBIN E  
1416 PINE ST  
KEY WEST, FL 33040

1415 OLIVIA STREET LLC  
1621 BAY RD APT 1208  
MIAMI BEACH, FL 33139

ALLEN DALE REV TRUST 4/15/02  
1513 PINE ST  
KEY WEST, FL 33040

BABICH CARRIE LYNN  
1406 PINE ST  
KEY WEST, FL 33040

BEAVER DENNIS A TRUSTEE  
1207 WHITEHEAD ST  
KEY WEST, FL 33040

BLACK LAURA T  
906 FLORIDA ST  
KEY WEST, FL 33040

BURNS JOHN T  
1402 OLIVIA ST  
KEY WEST, FL 33040

CARDENAS SUSAN M  
902 FLORIDA ST  
KEY WEST, FL 33040

CROWLEY DEBBY J AND MICHAEL J  
1407 PINE ST  
KEY WEST, FL 33040

CURRAN ADRIENNE M  
3808 EAGLE AVE  
KEY WEST, FL 33040

DEBOER ERIK LIV TR 12-21-94  
1411 PINE ST  
KEY WEST, FL 33040

1420 PETRONIA ST LLC  
1419 PETRONIA ST  
KEY WEST, FL 33040

ATHANAS PAUL  
2 PALMER RD  
SWAMPSCOTT, MA 01907

BAHAMA CONCH COMMUNITY LAND  
TRUST  
201 TRUMAN AVE  
KEY WEST, FL 33040

BERNHARDT MICHAEL D  
104 OLD MILL RD  
FAIRHOPE, AL 36532

BROWN JOHN MICHEAL  
1410 PINE ST  
KEY WEST, FL 33040

BUTCKO MARJORIE  
810 FLORIDA ST  
KEY WEST, FL 33040

CHASE AUDREE M  
1403 OLIVIA ST  
KEY WEST, FL 33040

CULLEN THOMAS AND MONICA  
1514 PETRONIA ST  
KEY WEST, FL 33040

DALLAIRE LAURENT  
167 CHURCH ST  
TORONTO, ONTARIO M5B 1Y6

DEL GAUDIO ROSE  
5846 HUNTINGTON AVE  
RICHMOND, CA 94804

DOOLEY KENNETH  
1410 ALBURY ST  
KEY WEST, FL 33040

DORLEY SANDRA L  
RR 1 PUSLINCH PO  
PUSLINCH, ON NOB 2J0

DREWRY TOYE  
1406 OLIVIA ST  
KEY WEST, FL 33040

EDWARDS CYNTHIA  
1402 OLIVIA ST  
KEY WEST, FL 33040

ESTEP EMILY CANDACE  
1203 THOMPSON ST  
KEY WEST, FL 33040

FENCIL JOHN P  
77 W HURON ST  
CHICAGO, IL 60610

FISHER COLBY D  
1404 OLIVIA ST  
KEY WEST, FL 33040

FOSTER RICHARD J  
630 WASHINGTON ST  
BROOKLINE, MA 02446

FOX WAYNE P AND LARA L  
1417 PINE ST  
KEY WEST, FL 33040

FRANSE TED H  
4500 MARTHSMITH WAY  
FAIR OAKS, CA 95628

FULLERTON WILLIAM AND LUCINDA M  
19 CLAY ST  
DELRAN, NJ 08075

GC LLC  
1823 HARRIS AVE  
KEY WEST, FL 33040

GILLETTE WILLIAM R  
1415 TRUMAN AVE  
KEY WEST, FL 33040

HAZEN GEORGE AND SUSAN  
913 FOREST TER  
ANNAPOLIS, MD 21409

HETTINGER JAMES  
905 TRUMAN AVE  
KEY WEST, FL 33040

HOFFMAN NANCY 3  
53 BRACKETT AVE  
PEAKS ISLAND, ME 04108

HOGAN JAMES W  
1417 ALBURY ST  
KEY WEST, FL 33040

JOHNSON HENRY J JR T/C  
1404 ALBURY ST  
KEY WEST, FL 33040

JONES TERRY MARK AND APRIL J  
11 CYPRESS AVE  
KEY WEST, FL 33040

KARBASSI KAMBIZ & ANGIER ELIZABETH  
(WIFE)  
280 WALDEN WAY  
WAKEFIELD, RI 02879

KEISER M GORDON AND SUSAN S  
810 EISENHOWER DR  
KEY WEST, FL 33040

KLEIN FRED C AND JOANNE D  
33 THE BIRCHES  
ROSLYN ESTATES, NY 11576

KOLSON ANN J  
108 W 75TH ST  
NEW YORK, NY 10023

KOO KATHERINE  
806 FLORIDA ST  
KEY WEST, FL 33040

KW ALBURY LLC  
75 N BOUNTY LN  
KEY LARGO, FL 33037

LACEY ROBIN L & MELLON DIANA M  
PO BOX 5181  
KEY WEST, FL 33045

LANCASTER JAMES A  
1403 ALBURY ST DOWN  
KEY WEST, FL 33040

LANE WILLIAM T AND KAREN D  
1122 ANGELA ST  
KEY WEST, FL 33040

MACK THOMAS D  
1402 PINE ST  
KEY WEST, FL 33040

MANGINI SCOTT JAMES AND KAREN A  
2320 ALFORD WAY  
WELLINGTON, FL 33414

NEWMAN CHARLES ALLAN  
1408 PETRONIA ST  
KEY WEST, FL 33040

PARIS RONA S  
2257 GREENBRIER BLVD  
PENSACOLA, FL 32514

PRATT CHARLES L II AND ELOISE  
814 PEARL ST  
KEY WEST, FL 33040

ROUZAUD FRANCOIS J  
818 PEARL ST  
KEY WEST, FL 33040

SCHIFF HERMAN S TRUSTEE  
5090 COLD SPRING LANE  
WEST BLOOMFIELD, MI 48322

SEAL DAVID VENNER  
1506 PETRONIA ST  
KEY WEST, FL 33040

SIEGEL GEOFFREY M AND KIM D  
478 ALLAMANDA DR  
HALLANDALE BEACH, FL 33009

SOWERS M BARBARA  
826 FLORIDA ST  
KEY WEST, FL 33040

SPECIAL ACQUISITIONS VII INC  
6345 NAPLES BLVD  
NAPLES, FL 34109

THOMAS DARLENE  
62 SEASIDE NORTH CT  
KEY WEST, FL 33040

THOMPSON STEVEN J  
1417 OLIVIA ST  
KEY WEST, FL 33040

TRIPP PAUL  
PO BOX 326  
THREE FORKS, MT 59752

US BANK NATIONAL ASSOC TRUSTEE  
PO BOX 631730  
IRVING, TX 75063

VARANI AURO  
11 BLVD  
BONNE NOUVELLE, PARIS 75002

WALKER MARTIN S  
PO BOX 6163  
KEY WEST, FL 33041

WARE JEFFREY C AND ROSEMARY J  
1400 OLIVIA ST  
KEY WEST, FL 33040

WATERS BARBARA A  
4016 PESOLA TER  
NORTH PORT, FL 34286

WERT JAMES AND JUDITH DODSON  
2 KANSAS CT  
MEDFORD, NJ 08055

WILKERSON JEREMY  
1405 OLIVIA ST  
KEY WEST, FL 33040

WOOD SHIRLEY P  
1021 WASHINGTON ST  
KEY WEST, FL 33040

WORMUTH FRANCIS J L/E  
1406 PETRONIA ST  
KEY WEST, FL 33040