

THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report



**To:** Chairman and Planning Board Members

**From:** Carlene Smith, LEED Green Associate, Planner Analyst

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

**Meeting Date:** August 21, 2014

**Agenda Item:** **Variance – 1607 Laird Street (RE # 00060500-000000; AK # 1060933)**  
– A request for variances to maximum building coverage, maximum impervious surface ratio and front yard setback in order to construct a bathroom addition to an existing residence on property located within the Single Family (SF) Zoning District pursuant to Sections 90-395, 122-238(4)a. & b. and 122-238(6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

---

**Request:** Construction of a new bathroom addition located at the front of an existing structure.

**Applicant:** Sean McCoy

**Owner:** Ronald E. Sullivan

**Location:** 1607 Laird Street (RE # 00060500-000000; AK # 1060933)

**Zoning:** Single Family (SF) Zoning District

**Background:**

The existing structure is a two bedroom, one bath home, located within the front yard setback. It is currently non-conforming to lot size, building coverage and impervious surface ratio requirements permitted in the SF zoning district. Due to the layout of the home, the property owner is converting an existing sunroom to a master bedroom and requesting to construct a bathroom addition. The addition would be constructed at the front corner of the residence.



<b>Relevant SF Zoning District Dimensional Requirements: Code Section 122-238</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Maximum density	8 dwelling units per acre	1 unit	1 unit	No change
Maximum floor area ratio	n/a	n/a	n/a	n/a
Maximum height	25 feet	-	-	No change
Maximum building coverage	35%	39.3% (2,129)	41.2% (2,232)	<b>Variance Required</b>
Maximum impervious surface	50%	56.7% (3,069)	58.6% (3,172)	<b>Variance Required</b>
Minimum lot size	6,000 SF	5,412 SF	5,412 SF	No change
Minimum front setback	30 feet	20' 6 ½" feet	20' 6 ½" feet	<b>Variance Required</b>
Minimum right side setback	5 feet	6' 8" feet	6' 8" feet	Conforming
Minimum left side setback	5 feet	6' 9 ¾" feet	6' 9 ¾" feet	Conforming
Minimum rear setback	25 feet	25' 7" feet	25' 7" feet	Conforming

**Process:**

**Development Review Committee Meeting:**

June 26, 2014

**Planning Board Meeting:**

August 21, 2014

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

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

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

The existing structure is legally nonconforming to front yard setback, lot size, building coverage and impervious surface ratio. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The nonconformities are not conditions created by the applicant, nor do they result from the action or negligence of the applicant. However, the request for variances are generated from specific actions initiated by the applicant since the bathroom addition would expand onto the front yard setback and create the increase to building coverage and impervious surface ratio requirements.

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, expanding into the front yard setback and increasing maximum building coverage and maximum impervious surface ratio would confer special privileges upon the applicant.

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

The applicant currently has existing use of the site without the approval of the variances. Therefore, hardship conditions do not exist. Denial of the requested variances would not deprive the applicant of rights commonly enjoyed by other properties in the SF Zoning District.

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 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.

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.**

It does not appear that granting of the variances will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

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.

**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 variances be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans signed and sealed July 31, 2014 by Peter Pike, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the bathroom addition at the front of the existing structure.
2. 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.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION NO. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS SURFACE RATIO, AND FRONT YARD SETBACKS ON PROPERTY LOCATED AT 1607 LAIRD STREET (RE # 00060500-000000; AK # 1060933) IN THE SINGLE FAMILY (SF) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-238(4)A&B and 122-238(6)A.1. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to construct a bathroom addition at the front corner of the property located at 1607 Laird Street (RE # 00060500-000000; AK # 1060933); and

**WHEREAS**, the existing single-family residence is a non-contributing structure; and

**WHEREAS**, the structure is located within the front yard setback, and is also non-conforming to lot size, building coverage and impervious surface ratio requirements as permitted in the SF zoning district; and

**WHEREAS**, Section 122-238 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 maximum building coverage is 35%, maximum impervious surface ratio of 50%, and minimum front yard setback is 30 feet; and

**WHEREAS**, the proposed building coverage is 41.2%, impervious surface ratio is 58.6%, and front yard setback is 20 feet 6 ½ inches; and

**WHEREAS**, the applicant requests variances to maximum building coverage, maximum impervious surface ratio, and front yard setback; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on August 21, 2014; and

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

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

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

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

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

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

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in

other districts are grounds for the issuance of the requested variances; 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 variances to allow the construction of a bathroom addition at the front corner of the property per the attached plans signed and sealed on July 31, 2014 by Peter Pike, Registered Architect, on property located at 1607 Laird Street (RE # 00060500-000000; AK # 1060933) in the SF Zoning District pursuant to Section 90-395, Sections 122-238(4)a. & b. and 122-238(6)a.1. 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 July 31, 2014 by Peter Pike, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the bathroom addition at the front of the existing structure.
2. 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.

**Section 3.** It is a condition of these variances that full, complete and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or



partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

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

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

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 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

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

the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of August 2014.

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

---

Richard Klitenick, Planning Board Chairman

Date

**Attest:**

---

Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

---

Cheryl Smith, City Clerk

Date

\_\_\_\_\_ 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: 1607 Laird St Kw. FL 33040.

Zoning District: SF Real Estate (RE) #: 00060500-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Sean McCay

Mailing Address: 88 Ft Han Haven Rd.

City: Kw. State: FL Zip: 33040.

Home/Mobile Phone: 305 896 9163 Office: same Fax: \_\_\_\_\_

Email: Parasailor62@gmail.com.

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

Name: Ronald E Sullivan

Mailing Address: 1607 Laird St.

City: Kw. State: FL Zip: 33040.

Home/Mobile Phone: 703 795 9709 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Description of Proposed Construction, Development, and Use: add bathroom.

to Right Side Front of house.

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

Front set back, imperv. Ratio, Building cov.

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

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

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.

master bedroom is Far away From Bathroom  
health issue's involved

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

only one bath room in house. 5x8 very small.  
on opposite side of house "health issues".

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.

will not be any inconvenience to  
neighbors or any one else.

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.

health issues. are making it  
difficult to use bath room in middle of night

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.

health issues. so that bath room  
use will make life more bearable. in elder  
years.

# Verification

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, Sean McCoy, 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:

1607 Laird St. Key West, Florida 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.

Sean McCoy  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this May 5, 2014 by

Sean McCoy  
*Name of Authorized Representative*

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

Dexter L. Busler  
*Notary's Signature and Seal*

Dexter L. Busler  
*Name of Acknowledger typed, printed or stamped*



**Dexter L. Busler  
Notary Public  
State of Florida  
My Commission Expires 01/30/2018  
Commission No. FF 67726**

87725  
*Commission Number, if any*

# **Authorization**





**Deed**

Prepared by and return to:  
**JOHN M. SPOTTSWOOD, JR.**  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 13-329-EJ  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 19th day of July, 2013 between Hubert A. McGuirl, Jr. and Jean S McGuirl, husband and wife whose post office address is P.O. Box 8158, Cranston, RI 02920-0158, grantor, and Ronald E. Sullivan, a single man whose post office address is 11110 Stonebrook Drive, VA, grantees:

(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 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:

See Attached Exhibit "A"

Parcel Identification Number: 00060500-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2013 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, 2012.

**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:

Joyce A. Ross  
Witness Name: Joyce A. Ross

Hubert McGuiri, Jr. (Seal)  
Hubert McGuiri, Jr.

Wm. Czarnecki  
Witness Name: Wm. Czarnecki

Joyce A. Ross  
Witness Name: Joyce A. Ross

Jean S McGuiri (Seal)  
Jean S McGuiri

Wm. Czarnecki  
Witness Name: Wm. Czarnecki

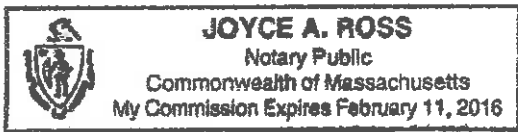
State of Massachusetts  
County of Barnstable

The foregoing instrument was acknowledged before me this 19th day of July, 2013 by Hubert McGuiri, Jr. and Jean S McGuiri, who  are personally known or  have produced a driver's license as identification.

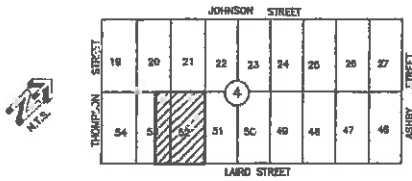
[Notary Seal]

Joyce A. Ross  
Notary Public  
Printed Name: Joyce A. Ross

My Commission Expires: 02-11-2016



# Survey



**LOCATION MAP**

Plat Book 1, Pg. 22, City of Key West  
Square 4, LAND BUYERS ASSOC. SUB.

**LEGAL DESCRIPTION:**  
Lot 52 and the Northeasterly 20.5 feet of Lot 53, Square 3, Tract 2, "LAND BUYERS ASSOCIATION", according to the plat thereof, as recorded in Plat Book 1, Page 22, of the Public Records of Monroe County, Florida.

**SURVEYOR'S NOTES:**  
North arrow based on plat  
3.4 denotes existing elevation  
Elevation based on N.G.V.D. 1929 Datum  
Bench Mark No.: D-121 Elevation: 3.91

**Monumentation:**  
● = Found 1/2" Iron Pipe  
▲ = Found P.K. Nail, P.L.S. No. 1587  
⊙ = Set 1/2 I.B., P.L.S. No., 2749

**Abbreviations:**

Sty. = Story	o/h = Overhead	I.P. = Iron Pipe
R/W = Right-of-Way	u/g = Underground	I.B. = Iron Bar
fd. = Found	F.F.L. = Finish Floor Elevation	C.B. = Concrete Block
p. = Plat	L.B. = Low Beam	wd. = Wood
m. = Measured	irr. = Irregular	
d. = dead	conc. = concrete	
⊙ = Centerline	cov'd. = Covered	
P.B. = Plat Book	C.B.S. = Concrete Block Stucco	

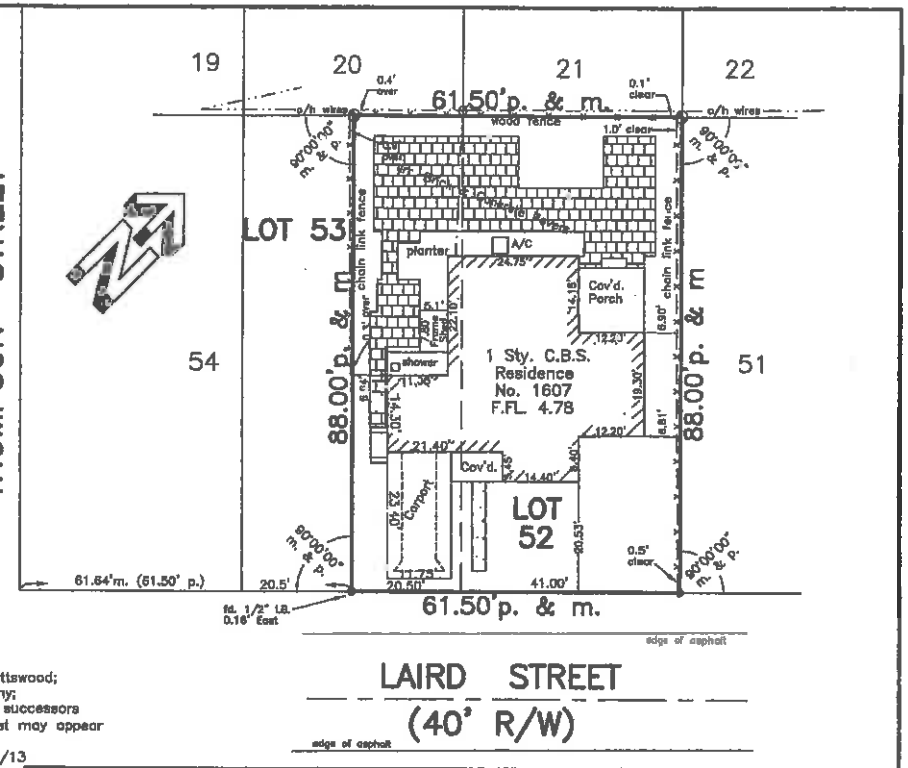
**CERTIFICATION MADE TO:**  
Ronald E. Sullivan;  
Spottswood, Spottswood & Spottswood;  
Chicago Title Insurance Company;  
United Wholesale Mortgage, its successors  
and/or assigns as their interest may appear

Field Work performed on: 7/5/13

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

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Ronald E. Sullivan 1607 Laird Street, Key West, Florida 33040			
<b>BOUNDARY SURVEY</b>		Dwn. No.: 13-284	
Scale: 1"=20'	Ref. 164-40 211-18 file	Flood panel No. 1516 K	Dwn. By: F.N.H.
Date: 12/18/01		Flood Zones: AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
7/5/13: Updated, owner, cert's.			
1:/data/fred/hwa/keywest/block234/1607laird			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

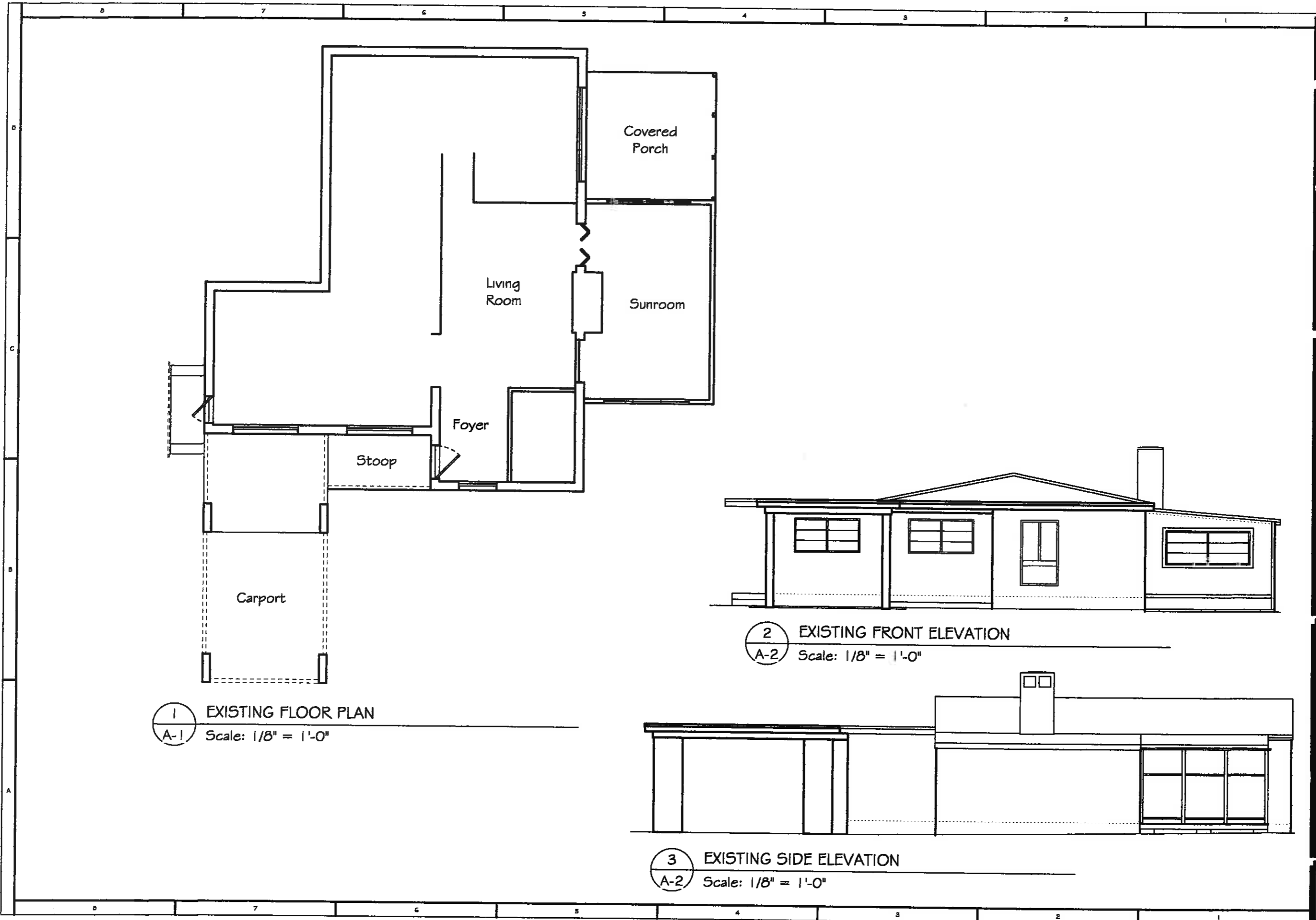
3152 Northalide Drive  
Suite 201  
Key West, FL. 33040

(305) 293-0488  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# Site Plans







1 EXISTING FLOOR PLAN  
A-1 Scale: 1/8" = 1'-0"

2 EXISTING FRONT ELEVATION  
A-2 Scale: 1/8" = 1'-0"

3 EXISTING SIDE ELEVATION  
A-2 Scale: 1/8" = 1'-0"

REVISIONS	DATE



471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33040

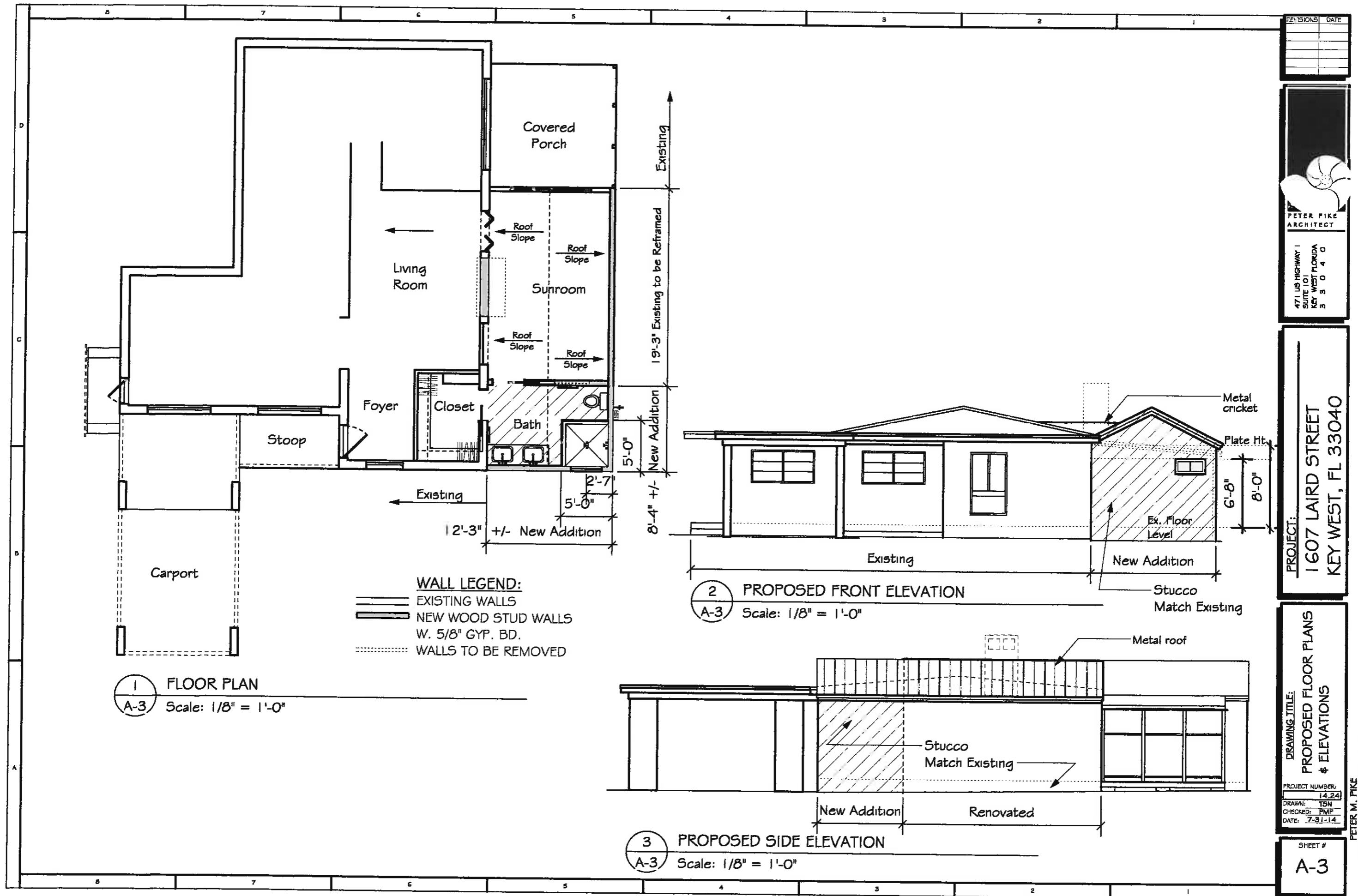
PROJECT:  
1607 LAIRD STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
EXISTING FLOOR PLANS  
& ELEVATIONS

PROJECT NUMBER:  
14-24  
DRAWN: TSN  
CHECKED: PMP  
DATE: 7-31-14

SHEET #  
A-2

PETER M. PIKE  
FLA. REGISTRATION # AR0015198



1 FLOOR PLAN  
A-3 Scale: 1/8" = 1'-0"

**WALL LEGEND:**  
 ——— EXISTING WALLS  
 = = = NEW WOOD STUD WALLS  
 W. 5/8" GYP. BD.  
 ..... WALLS TO BE REMOVED

2 PROPOSED FRONT ELEVATION  
A-3 Scale: 1/8" = 1'-0"

3 PROPOSED SIDE ELEVATION  
A-3 Scale: 1/8" = 1'-0"

REVISIONS	DATE



471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33040

PROJECT:  
1607 LAIRD STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
PROPOSED FLOOR PLANS  
& ELEVATIONS

PROJECT NUMBER:  
14-24  
DRAWN: TSN  
CHECKED: PMP  
DATE: 7-31-14

SHEET #  
A-3

PETER M. PIKE  
FLA. REGISTRATION # AR0015198

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION			FOR INSURANCE COMPANY USE	
A1. Building Owner's Name <b>Ronald E. Sullinan</b>			Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>1607 Laird Street</b>			Company NAIC Number	
City <b>Key West</b>	State <b>Fl</b>	ZIP Code <b>33040</b>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>Lot 53 &amp; Pt. of Lot 52, Land Buyers Association PB1-PG22, Parcel No. 00060500-000000</b>				
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>				
A5. Latitude/Longitude: Lat. <u>24 33'08.2"</u> Long. <u>81 46'55.1"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983				
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.				
A7. Building Diagram Number <u>1A</u>				
A8. For a building with a crawlspace or enclosure(s):			A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s)	<u>n/a</u>	sq ft	a) Square footage of attached garage	<u>n/a</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>n/a</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	<u>n/a</u>
c) Total net area of flood openings in A8.b	<u>n/a</u>	sq in	c) Total net area of flood openings in A9.b	<u>n/a</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <b>City of Key West 120168</b>		B2. County Name <b>Monroe</b>		B3. State <b>Florida</b>	
B4. Map/Panel Number <b>12087C1516</b>	B5. Suffix <b>K</b>	B6. FIRM Index Date <b>12/18/05</b>	B7. FIRM Panel Effective/Revised Date <b>12/18/05</b>	B8. Flood Zone(s) <b>AE</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>7'</b>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
 FIS Profile  FIRM  Community Determined  Other/Source: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date: \_\_\_\_\_  
 CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: D-121 Vertical Datum: NGVD 1929  
 Indicate elevation datum used for the elevations in items a) through h) below.  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_  
 Datum used for building elevations must be the same as that used for the BFE.

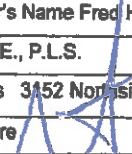
Check the measurement used.

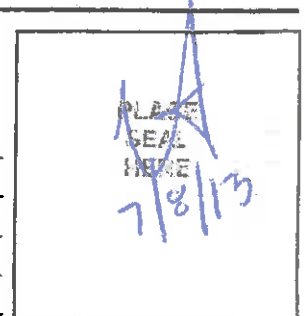
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>4.78</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>n/a</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>n/a</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>4.8</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>4.0</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>4.5</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>4.2</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  
 Check here if attachments.

Certifier's Name <b>Fred H. Hildebrandt</b>	License Number <b>PLSM 2749</b>
Title <b>P.E., P.L.S.</b>	Company Name <b>Island Surveying, Inc.</b>
Address <b>3152 Normside Drive</b>	City <b>Key West</b> State <b>Fl</b> ZIP Code <b>33040</b>
Signature 	Date <b>7/5/13</b> Telephone <b>305-293-0466</b>



# **Site Photos**







# Building Photographs

See Instructions for Item A6.

**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1607 Laird Street

Policy Number:

City Key West

State FI

ZIP Code 33040

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View", and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View (7/5/13)



Rear View (7/5/13)

**DRC**  
**Minutes & Comments**



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

---

UTILITY BOARD OF THE CITY OF KEY WEST

June 23, 2014

Mr. Don Craig  
City of Key West  
PO Box 1409  
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE  
KEYS ENERGY SERVICES COMMENTS FOR MEETING OF June 26, 2014

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for June 26, 2014. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 3642 Eagle Avenue – Variance  
COMMENT: KEYS has no objections to the variance request.
2. LOCATION: 1417 Eliza Street - Variance  
COMMENT: KEYS has no objections to the variance request.
3. LOCATION: 1607 Laird Street – Variance  
COMMENT: KEYS has no objections to the variance request.
4. LOCATION: 1119 Olivia Street – Revocable License  
COMMENT: KEYS has no objections to the revocable license request.
5. LOCATION: 1322 Olivia Street – Variance  
COMMENT: KEYS has no objections to the variance request.
6. LOCATION: 201 Simonton Street – Conditional Use  
COMMENT: KEYS has no objections to the conditional use request.
7. LOCATION: 1212, 1220 & 1222 Simonton Street – Major Development Plan  
COMMENT: KEYS has no objections to the major development plan. KEYS recommends the installation of underground high voltage distribution facilities to a pad mount transformer. KEYS will need a full set of plans and a completed project review form. Applicant is to coordinate with KEYS about location of underground facilities and other requirements prior to construction.



8.      **LOCATION:**      921 Truman Avenue – Major Development Plan  
          **COMMENT:**      KEYS has no objections to the major development plan. KEYS will need a full set of plans and a completed project review form. Applicant is to coordinate with KEYS about location of service prior to construction.

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](mailto: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  
A. Tejada, Director of Customer Services  
File: PLI-132



THE CITY OF KEY WEST

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

---

Development Review Committee  
June 26, 2014  
Engineering Services and Utilities Comments

**3642 Eagle Avenue**  
**Building Coverage and Impervious Surface Variance**  
No comments.

**1607 Laird Street**  
**Building Coverage, Impervious Surface, and Front Yard Setback Variance**  
No comments.

**1119 Olivia Street**  
**Revocable License**  
No comments.

**1322 Olivia Street**  
**Building Coverage, and Front and Side Yard Setback Variance**  
Please provide a stormwater drainage plan for the 3,360 square foot parcel, including calculations for swale volume and dimension details.

**201 Simonton Street**  
**Conditional Use**  
Site Plan shows existing loading zone between buildings. Loading zone dimensions are not provided. Loading zone is not identified with signage and pavement markings. Observations indicate vehicle parking space and landscaping has been planted within loading zone. Please provide a site plan showing loading zone, signage/pavement marking, and dimensions, in accordance with Sec. 108-649.

Solid waste storage area is not shown on Site Plan. Please show trash and recycling storage area of sufficient capacity to contain residential units and commercial space solid waste. Storage area shall be screened from public view.

Please indicate where equipment washout area will be located.

Site plan shows propane tank to be located in the service/egress alley. Please refer to NFPA 58, Liquefied Petroleum Gas Code, for proper installation and NFPA 54, National Fuel Gas Code, for pipe installation requirements. Please indicate tank capacity and distance from building, property line, AC units, doors, etc.

# **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: 1060933 Parcel ID: 00060500-000000**

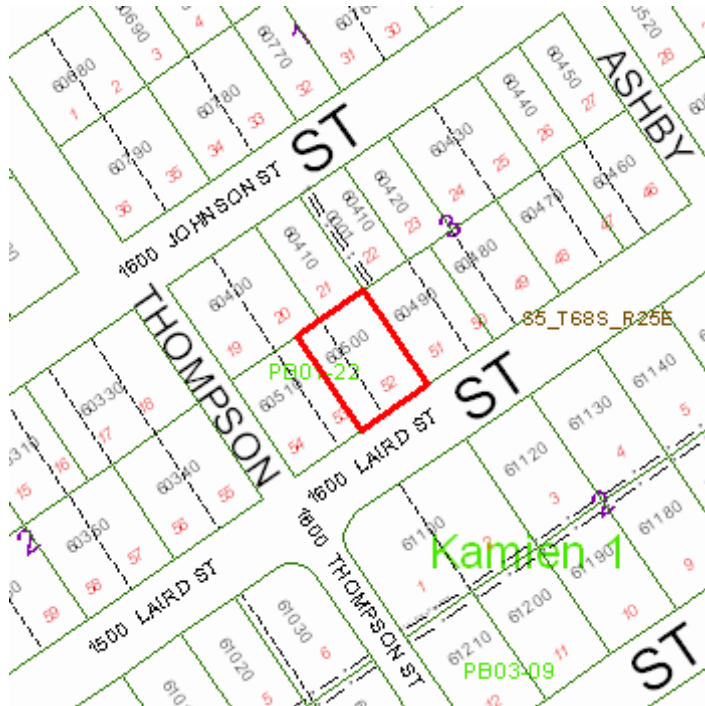
### Ownership Details

**Mailing Address:**  
SULLIVAN RONALD E  
1607 LAIRD ST  
KEY WEST, FL 33040-5311

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1607 LAIRD ST KEY WEST  
**Subdivision:** Key West Land Buyers Assn  
**Legal Description:** KW LAND BUYERS ASSN PB1-22 ALL LOT 52 PT LOT 53 SQR 3 TR 29 G59-452/53 OR424-533 OR711-312  
**Description:** OR715-395/96 OR747-450/51 OR830-282 OR892-259 OR1013-2458 OR2184-2389/90 OR2397-180/81 OR2399-2175C OR2459-852 OR2640-1979/81

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
---------------	----------	-------	-----------

010D - RESIDENTIAL DRY	0	0	5,412.00 SF
------------------------	---	---	-------------

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1588  
**Year Built:** 1958

### Building C Details

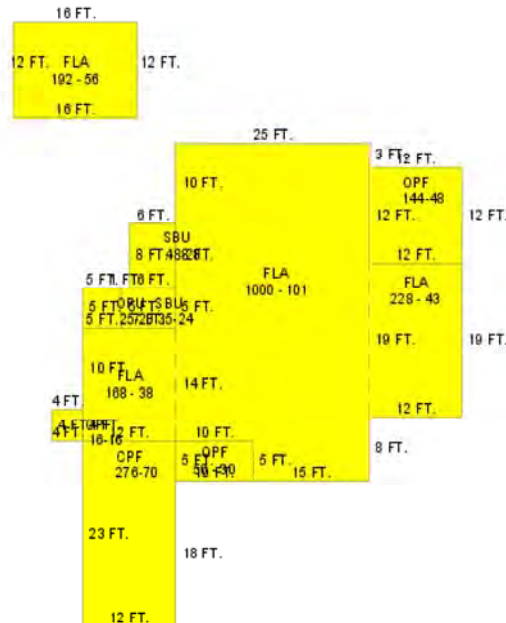
<b>Building Type</b> R1	<b>Condition</b> A	<b>Quality Grade</b> 500
<b>Effective Age</b> 18	<b>Perimeter</b> 238	<b>Depreciation %</b> 24
<b>Year Built</b> 1958	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 1,588
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> CONCR FTR
<b>Heat 1</b> FCD/AIR DUCTED	<b>Heat 2</b> NONE	<b>Bedrooms</b> 3
<b>Heat Src 1</b> ELECTRIC	<b>Heat Src 2</b> NONE	

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished	Basement %	Area
-----	------	----------	-----------	------------	-------	-----	------------	----------	------------	------

0	OPF		1	1989	N	N			50
0	FLA	5:C.B.S.	1	2002		Y			168
1	FLA	5:C.B.S.	1	1989	N	Y	0.00	0.00	1,000
4	CPF		1	2002	N	N	0.00	0.00	276
5	SBU		1	2002	N	N	0.00	0.00	35
6	OPU		1	2002	N	N	0.00	0.00	25
7	SBU		1	1989	N	N	0.00	0.00	48
8	OPF		1	2002	N	N	0.00	0.00	16
9	FLA	2:B & B	1	1989		Y	0.00	0.00	228
10	OPF		1	1989	N	N	0.00	0.00	144
11	FLA	10:CUSTOM/HARDIE BD	1	2013		N			192

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	54 SF	18	3	1957	1958	2	50
2	PT5:TILE PATIO	720 SF	0	0	1979	1980	1	50
3	CL2:CH LINK FENCE	120 SF	30	4	1964	1965	1	30
4	FN2:FENCES	480 SF	80	6	2013	2014	2	30

### Appraiser Notes

--

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-0116	01/11/2013	12/11/2013	100	Residential	INSTALL ONE (1) 3 TON SPLIT SYSTEM W/8 DUCTWORK OPENINGS A/H INSIDE CLOSET & CONDENSER ON SIDE OF HOME
1	13-1038	03/18/2013	12/11/2013	100	Residential	ROUGH DRAINS & WATER FOR ONE LAV, ONE TOILET & ONE WASHING MACHINE)
1	13-1019	03/18/2013	12/11/2013	100	Residential	110 SF NEW ADDITION UNDER EXISITING CARPORT WITH TO NEW EXTERIOR WALLS 44 SF RENOVATION OF EXISTING LAUNDRY ROOM INTO NEW BATHROOM
1	13-1022	03/15/2013	12/11/2013	100	Residential	UPGRADE SERVICE TO 150 AMP, ADD CIRCUIT & SIX OUTLETS
1	13-1015	03/15/2013	12/11/2013	100	Residential	COMPLETE ELECTRICAL INSTALLATION OF THREE CENTRAL A/C'S
	13-4502	10/21/2013	12/11/2013	4,800	Residential	BUILD A WOOD STORAGE SHED 14' X 12' ON EXISTING PAVER AREA
	13-4783	11/13/2013	12/11/2013	5,500	Residential	REPLACE 7 WINDOWS WITH IMPACT WINDOWS. INSTALL 2 SETS OF IMPACT DOORS IN REAR OF HOME TO REPLACE NON-IMPACT WINDOWS.
	13-5353	01/02/2014	03/10/2014	2,100	Residential	CONSTRUCT 80 LF OF 6' WOOD FENCE ON WEST SIDE OF PROPERTY.
1	B950203	01/01/1995	08/01/1995	679		REPLACE 2 WINDOWS
1	0200242	02/14/2002	09/10/2002	30,476		ADDITION/BATH/CP/ELEC UP

1	09-2272	07/24/2009	12/31/2009	4,276	Residential	INSTALL ONE 3 TON SPLIT SYSTEM WITH EIGHT DUCTWORK OPENINGS
1	09-2426	08/06/2009	12/31/2009	600	Residential	COMPLETE ELECTRICAL INSTALLATION OF THREE TON CENTRAL A/C.

## 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
2013	145,000	2,129	210,512	357,641	341,269	0	357,641
2012	152,770	2,129	239,009	393,908	310,245	0	393,908
2011	154,633	2,129	173,842	330,604	282,041	0	330,604
2010	156,496	2,129	97,776	256,401	256,401	0	256,401
2009	179,760	2,223	187,405	369,388	369,388	0	369,388
2008	168,625	2,316	235,422	406,363	406,363	0	406,363
2007	266,396	2,401	270,600	539,397	539,397	0	539,397
2006	245,935	2,494	324,720	474,775	474,775	0	474,775
2005	212,013	2,588	270,600	485,201	485,201	0	485,201
2004	159,746	2,682	216,480	378,908	378,908	0	378,908
2003	191,695	2,775	102,828	297,298	297,298	0	297,298
2002	134,417	3,289	102,828	240,534	240,534	0	240,534
2001	116,437	3,333	102,828	222,598	222,598	0	222,598
2000	137,506	2,358	69,003	208,868	208,868	0	208,868
1999	123,645	2,223	69,003	194,871	194,871	0	194,871
1998	105,347	1,965	69,003	176,315	176,315	0	176,315
1997	97,030	1,873	58,179	157,082	157,082	0	157,082
1996	68,199	1,373	58,179	127,750	127,750	0	127,750
1995	68,199	1,287	58,179	127,664	127,664	0	127,664
1994	60,991	1,190	58,179	120,360	120,360	0	120,360
1993	60,991	1,241	58,179	120,410	120,410	0	120,410
1992	60,991	1,281	58,179	120,451	120,451	0	120,451
1991	60,991	1,321	58,179	120,491	120,491	0	120,491
1990	71,359	1,372	44,649	117,380	117,380	0	117,380
1989	58,204	205	43,296	101,705	101,705	0	101,705
1988	42,241	205	32,472	74,918	74,918	0	74,918
1987	40,230	205	20,457	60,892	60,892	0	60,892
1986	40,449	205	20,457	61,111	61,111	0	61,111
1985	38,877	205	20,024	59,106	59,106	0	59,106
1984	36,685	205	20,024	56,914	56,914	0	56,914
1983	20,349	205	20,024	40,578	40,578	0	40,578
1982	20,714	205	16,423	37,342	37,342	0	37,342



## 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
7/19/2013	2640 / 1979	430,000	WD	02
4/1/2010	2459 / 852	100	WD	11
2/9/2009	2399 / 2175	100	WD	11
1/16/2009	2397 / 180	100	WD	11
5/1/1987	1013 / 2458	95,000	WD	Q
9/1/1983	892 / 259	82,000	WD	U
4/1/1981	830 / 282	73,500	WD	U
12/1/1977	747 / 450	42,000	00	Q

This page has been visited 51,234 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 p.m., August 21, 2014 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 – 1607 Laird Street (RE # 00060500-000000; AK # 1060933)** – A request for variances to maximum building coverage, maximum impervious surface ratio and front yard setback in order to construct a bathroom addition to an existing residence on property located within the Single Family (SF) Zoning District pursuant to Sections 90-395, 122-238(4)a. & b. and 122-238(6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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 hold a Public Hearing:

**Variance** – A request for variances to maximum building coverage, maximum impervious surface ratio and front yard setback in order to construct a bathroom addition to an existing residence on property located within the Single Family (SF) Zoning District pursuant to Sections 90-395, 122-238(4)a. & b. and 122-238(6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Applicant:** Sean McCoy                                      **Owners:** Ronald E Sullivan  
**Project Locations:** 1607 Laird Street (RE # 00060500-000000; AK # 1060933)  
**Date of Hearing:** Thursday, August 21, 2014                                      **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 applications. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to:** City Planning Department  
E-mail: [cesmith@keywestcity.com](mailto:cesmith@keywestcity.com); 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.

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

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

**Variance** – A request for variances to maximum building coverage, maximum impervious surface ratio and front yard setback in order to construct a bathroom addition to an existing residence on property located within the Single Family (SF) Zoning District pursuant to Sections 90-395, 122-238(4)a. & b. and 122-238(6)a.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Applicant:** Sean McCoy                                      **Owners:** Ronald E Sullivan  
**Project Locations:** 1607 Laird Street (RE # 00060500-000000; AK # 1060933)  
**Date of Hearing:** Thursday, August 21, 2014                                      **Time of Hearing:** 6:00 PM  
**Location of Hearing:** Old City Hall, 510 Greene Street, City Commission Chambers

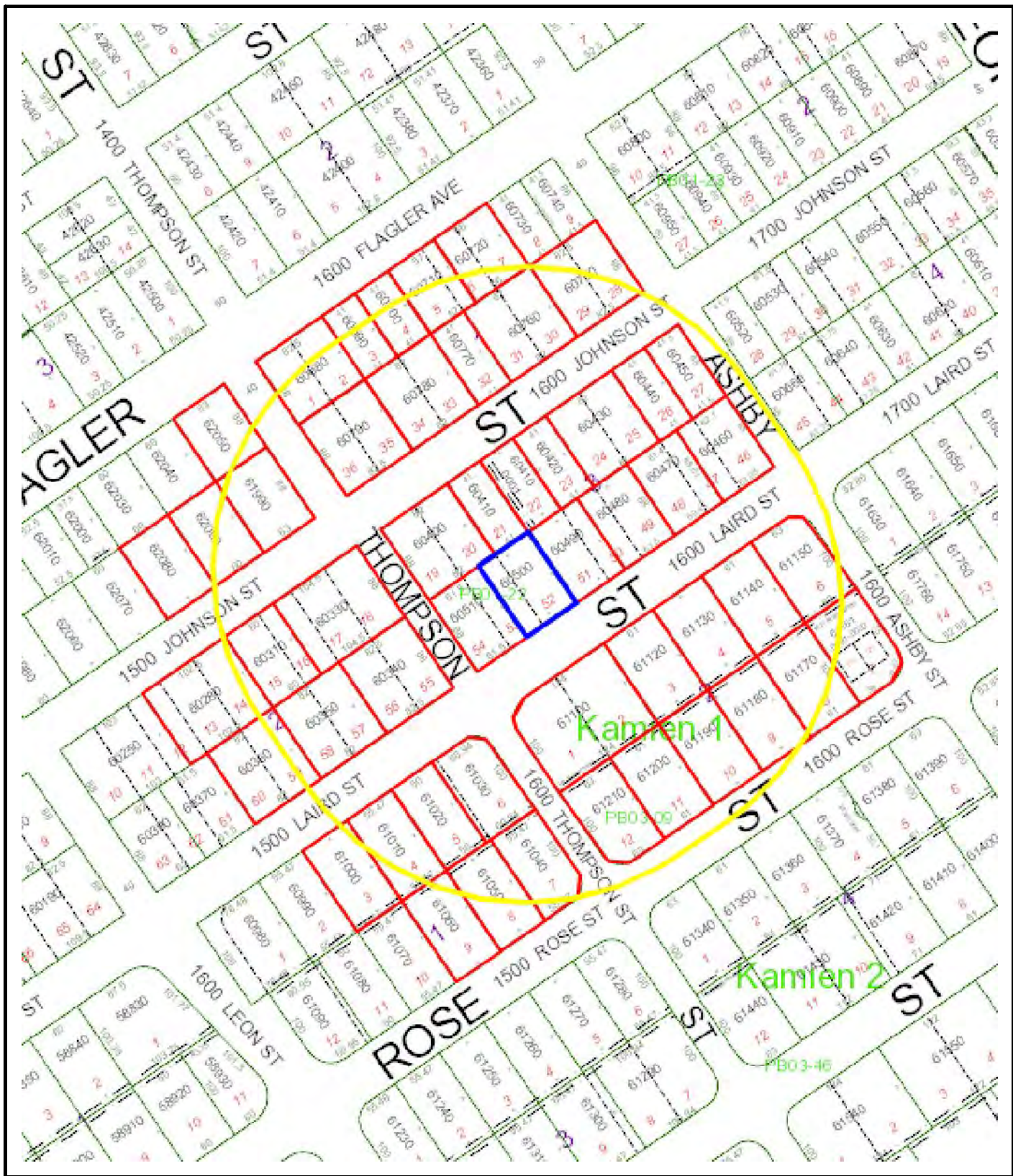
Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available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

**Please provide written comments to:** City Planning Department  
E-mail: [cesmith@keywestcity.com](mailto:cesmith@keywestcity.com); 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.





# Monroe County, Florida

## MCPA GIS Public Portal

Printed: Aug 06, 2014

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 129 MASSEY LANE LLC	PO BOX 420859		SUMMERL	FL	33042- 33040	
2 ACEVEDO MARTA	364 CALLE SAN JORGE PH G		SAN JUAN	PR	00912- 48026	
3 ALTSHULER MICHAEL AND EMILY	1607 KINGS FOREST TRL		MOUNT AI	MD	21771- 33040-6895	
4 BACKER MARY	1521 ROSE ST		KEY WEST	FL	33040- 23059-2606	
5 BANK OF AMERICA NA	7105 CORPORATE DR		PLANO	TX	75024- 33040-4803	
6 BENOIT EDWARD D AND DARLENE D	1501 THOMPSON ST		KEY WEST	FL	33040- 22306	
7 BERMAN MICHAEL E LIVING TR 5/14/05	1600 JOHNSON ST		KEY WEST	FL	33040 23059-2606	
8 BEVIS JENNIFER LYNN	1606 FLAGLER AVE		KEY WEST	FL	33040- 33040	
9 BIBEAU R RALPH AND BETH A	1519 JOHNSON ST		KEY WEST	FL	33040- 27617-7328	
10 BUTLER M SUSAN	1601 JOHNSON ST		KEY WEST	FL	33040- 33040-3144	
11 CHRISTIAN STERLING J AND CONSTANCE	1531 LAIRD ST		KEY WEST	FL	33040- 33040	
12 EGGBRAATEN BRADLEY DELAINE	2911 PATTERSON AVE		KEY WEST	FL	33040- 21405	
13 FAATUAI IVY D AND VILIAMU H/W	1614 JOHNSON ST		KEY WEST	FL	33040 04609-7375	
14 HEGARTY PATRICK T	1508 JOHNSON ST		KEY WEST	FL	33040 33040	
15 HORNE JANE K	1622 LAIRD ST		KEY WEST	FL	33040 33040	
16 IBERIABANK	5310 E STATE ROAD 64		BRADENT	FL	34208- 33040	
17 KANFI GALI	1613 ROSE ST		KEY WEST	FL	33040- 72033-0966	
18 KERN LISBETH	1607 JOHNSON ST		KEY WEST	FL	33040 33040-3179	
19 KIGHT WILLIAM J JR AND KATHRYN F	1619 JOHNSON ST		KEY WEST	FL	33040- 33040-3104	
20 KING KENNETH R AND LINDA JOAN	1602 LAIRD ST		KEY WEST	FL	33040- 33040-7624	
21 LOPEZ GEORGE F	1616 JOHNSON ST		KEY WEST	FL	33040- 20817-4027	
22 MCCAUSLAND RICHARD AND CINDY	1604 FLAGLER AVE		KEY WEST	FL	33040- 33040	
23 MCCLOUD JAMES AND PAMELA	1510 LAIRD ST		KEY WEST	FL	33040- 33040	
24 MCDERMIT GEORGE E	1630 JOHNSON ST		KEY WEST	FL	33040 33040	
25 MCGRAW MICHAEL J AND KATHRYN M	PO BOX 928		KEY WEST	FL	33041- 44286-9588	
26 MCKEIRNAN GAVIN	1634 JOHNSON ST		KEY WEST	FL	33040 33040-3195	
27 MOCKUS GARY AND VALERIE	1515 JOHNSON ST		KEY WEST	FL	33040- 33040-3156	
28 O'LEAR JOSEPH AND JENNIFER	1631 LAIRD ST		KEY WEST	FL	33040 33040-3103	
29 ONDERDONK KRISTEN	1525 JOHNSON ST		KEY WEST	FL	33040- 33040	
30 ROCHE MARY N	1612 JOHNSON ST		KEY WEST	FL	33040- 32204-4621	
31 RUBENSTEIN BETTY METZ	1550 JOHNSON ST		KEY WEST	FL	33040 33040	
32 SCOTT TIMOTHY AND LISA REV TRUST 6/2/00	339 LANSING ISLAND DR		SATELLIT	FL	32937 33040-5350	
33 SENTURIA ALICE R	1623 LAIRD ST		KEY WEST	FL	33040- 33040-4266	
34 SMITH JACK AND JENNIFER	1510 JOHNSON ST		KEY WEST	FL	33040- 33040-3105	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 SOLDANO ANTONIO	1620 FLAGLER AVE	KEY WEST	FL		33040- 33040	
36 SOLDANO DOLORES C L/E	1618 FLAGLER AVE	KEY WEST	FL		33040- 33040	
37 STONE ROBERT A AND JANICE G	1523 LAIRD ST	KEY WEST	FL		33040 33040-3105	
38 SULLIVAN RONALD E	1607 LAIRD ST	KEY WEST	FL		33040- 33040	
39 THURSTON GRIFFITH A JR AND RUTH	1526 LAIRD ST	KEY WEST	FL		33040- 33040	
40 TRAUB BRADLEY	1611 ROSE ST	KEY WEST	FL		33040 33040-8404	
41 VACCA ARTHUR JR AND DOLORES L/E	1610 LAIRD ST	KEY WEST	FL		33040- 33040-3123	
42 WELSH JAMES F AND MARIE A	1618 LAIRD ST	KEY WEST	FL		33040 33042-3630	
43 WERNER MICHAEL D REV TR 6/14/1995	116 EAST MAIN ST	WAUPUN	WI		53963 33040-3179	
44 WILLIAMS SARAH ELIZABETH	1528 FLAGLER AVE	KEY WEST	FL		33040- 94002-1755	
45 WILSON PHILIP E AND TERESA RILEY	1619 ROSE ST	KEY WEST	FL		33040- 33040	
46 WINGERT SYBIL E L/E	1517 ROSE ST	KEY WEST	FL		33040- 29445	
47 WOLKOWSKY DAVID W LIVING TRUST	PO BOX 1429	KEY WEST	FL		33041- 33304-3521	
48 WYLLY MOLLY B L/E	1512 ASHBY ST	KEY WEST	FL		33040- 33040	
49 TWO CRAZIES VENTURE LLC		516 CATHI	KEY WEST	FL	33040-3104	
50 UNITED STREET TRUST LLC		307 NE 1S	MIAMI	FL	33132-2505	
51 WAGNER PETER F		1207 DUV	KEY WEST	FL	33040	
52 WEBB WILLIAM AND LINDA		2995 FRIE	ANNAPOLIS	MD	21401-7221	
53 YOUNG LORI A		1508 JUNC	NORTH PALM BE.	FL	33408-2415	
54						
55						
56						
57						
58						
59						
60						
61						
62						
63						
64						
65						
66						
67						
68						