

Key West Planning Board Meeting Agenda
August 19, 2010 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 4.b.5.

Variance- 810 Duval Street (RE# 00016940-000000) - A variance request for one parking space for new commercial floor area, in the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) zoning district, for property located at 810 Duval Street, per Section 108-572(9) and Section 108-573(c)1 and 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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



To: Chairman and Planning Board Members
From: Nicole Malo *NMM*
Through: Amy Kimball-Murley, AICP, Planning Director
Meeting Date: August 19, 2010

Agenda Item: A variance request for one parking space for new commercial floor area, in the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) zoning district, for property located at 810 Duval Street, per Section 108-572(9) and Section 108-573(c)1 and 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE # 00016940-000000).

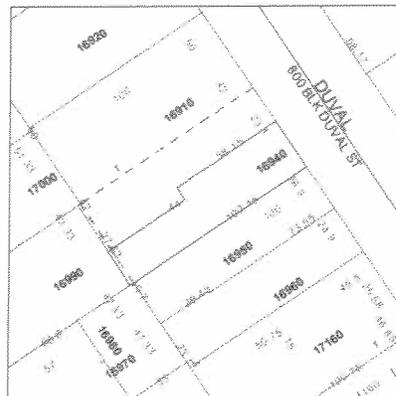
Request: A variance to allow one vehicle parking space to construct approximately 42 square feet of new floor area for outdoor consumption for a proposed bar and lounge.

Applicant: Clayton and Valerie Chelley.

Property Owner: Georgia/Carolina I and D, LLC

Location: 810 Duval Street
RE# 00016940-000000

Zoning: Historic Residential Commercial Core/Duval Street Oceanside District (HRCC-3)



BACKGROUND

The property located at the center of the 800 block of Duval Street is a small, mixed use parcel of approximately 2,431 square feet with two separate buildings. Similar to the neighboring structures, the site is legally non-conforming to lot yard and bulk requirements: the principal historic commercial structure is within the front and side yard setbacks, and the rear structure (which is used for transient purposes) is within the side and rear yard setbacks. Additionally, the site is nonconforming to lot size, open space, impervious surface coverage, and building coverage requirements.

The commercial structure is a single story commercial use building, elevated above an approximately three foot high retaining wall, constructed circa 1938 as a single family home. The building has been licensed for retail uses at least as far back as 1995 and small scale food service activities such as a restaurant licensed for 16-40 seats and an ice cream shop. At the rear of the commercial building is another historic structure with two transient residential licenses. The rear units are accessed through an adjacent site.

Currently the commercial structure is not ADA accessible and there is no stormwater retention on site. Although historically the structure had a front porch, it has since been enclosed with a glass frontage and used as commercial floor area. Building files that date back to 1998 have no record of when the enclosure was done. The applicant has received HARC approval to remove the existing porch enclosure and expand the open porch.

Request: This request is for a variance for one parking space that is required for the proposed new commercial square footage associated with the existing commercial structure. According to Code Section 108-573 (c) parking is only required within the historic commercial pedestrian oriented area if a commercial structure is the subject of a change from one commercial use to another commercial use if floor area is added. The proposed addition of approximately 42 square feet is for an expansion of an existing front porch that is to be converted to outdoor consumption area for a bar and lounge. The use is currently retail. Therefore only one parking space is required for the expansion of 42 square feet of new floor area for a bar and lounge use.

The height of the porch expansion is below 30” above the existing grade of the retaining wall and therefore is not considered a structure that impacts front setback requirements.

This application is accompanied by a conditional use application for the bar and lounge use that is on a parallel approval track.

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	HRCC-3			
Size of Site	4,000 s.f	2,431 s.f		No change proposed
Front Setback	5'	3'-10"		
Northerly Side Setback	5'	5'- 2.5"		
South Side Setback	7.5'	0' - 0"		

Rear Setback	15'	7'-0"		
F.A.R	1.0	0.66	0.68	N/A
Building Coverage	50% (1,215.5 s.f)	66% 1,612 s.f	No change proposed	
Impervious Surface	60% (1,459 s.f)	81% (1,963 s.f)		
Open Space/ Landscaping	20% (486 s.f)	19% (468 s.f)		
Bicycle Parking	25% of the total parking requirement	None		
Vehicle Parking	1 space per 45 square feet of consumption area	None	None	1

Process:

Development Review Committee Meeting:

June 24, 2010

HARC:

April 27, 2010

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 property is part of the HRCC-3 zoning district and the Historic Commercial Pedestrian-Oriented area. Within these areas the Code allows exceptions to the parking requirements except when new nonresidential floor area is added. Although the district generally has limited parking, on-site parking constraints are common in the neighborhood and do not constitute a special condition or circumstance.

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

It is the applicant's wish to expand the existing floor area. Therefore, this 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, buildings or structures in the same zoning district.**

Granting a parking variance confers 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.**

Historically, on-site parking has not been provided for residential and commercial uses. It is not possible to accommodate parking on the site. However, the applicant has use of the existing structure and desires to add floor area; therefore literal interpretation of the LDR's does not constitute a hardship on the applicant.

- 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 request for a variance for one vehicular parking space is the minimum variance request possible given the requested increase in consumption area.

- 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 granting of this variance would be in harmony with the general intent of the local zoning requirements and does not appear to be detrimental to the public 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.**

The applicant is not proposing other nonconformities as the basis for their approval.

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

No changes to public facilities are required to ensure compliance with concurrency management, as provided in Chapter 94 of the City Code. There are no expected changes regarding level of service for potable water, sanitary sewer, or drainage. Additionally, it is anticipated that the proposed change in use would not have an adverse impact on roadway capacity or trip generation. FKAA has provided a letter of approval for the new potable water consumption. The Landscape Coordinator, Utilities Department and the Fire Marshal's office have provided letters of approval.

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 the standards established by the City Code for a variance.

- 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 related to the variance request.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for a parking variance be **denied**.

However, if the Planning Board grants approval of the parking variance the Planning Department recommends the approval be granted with a condition for the project as follows:

1. The variance is contingent upon conditional use approval, including associated conditions.

Draft Resolution

RESOLUTION NUMBER 2010-XXX

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A PARKING VARIANCE FOR PROPERTY LOCATED AT 810 DUVAL STREET (RE# 0001694-000000), PURSUANT TO SECTION 108-572(9), AND SECTION 108-573(c) 1 and 2 OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 90-391 of the Code allows applicants to seek a variance to the Land Development Regulations from the Planning Board; and

WHEREAS, the applicant has requested an expansion of the existing commercial floor area of 42 square feet for outdoor consumption area of a proposed bar and lounge in the HRCC-3 zoning district which is also located within the historic commercial pedestrian oriented area ; and

WHEREAS, Section 108-573(c) 1 and 2 requires that if a commercial structure located within the historic commercial pedestrian oriented area is the subject of a change of commercial use, and additional floor area is added and/or was built after 1998, and converted to another use requiring additional parking, the off-street parking regulations apply; and

WHEREAS, Section 108-572(9) of the Code of Ordinances provides per 45 square feet of consumption area, one (1) vehicle parking space is required, and an additional 25% of the required

_____Chairman

_____Planning Director

vehicular parking spaces be required for bicycles; and

WHEREAS, the applicant requested an expansion of consumption area for a total of 42 square feet triggering the need for a variance for one parking space; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 19, 2010; 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

_____ Chairman

_____ Planning Director

development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

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

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

_____ Chairman

_____ Planning Director

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. A variance request for one parking space for new commercial floor area, in the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) zoning district, for property located at 810 Duval Street, per Section 108-572(9) and Section 108-573(c)1 and 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE # 00016940-000000), as shown on the attached plans dated August 5, 2010, with the following conditions:

1. The variance is contingent upon conditional use approval, including associated conditions.

Section 3. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, 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 variance is 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

_____ Chairman

_____ Planning Director

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 this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance 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 this variance, which variance shall be of no force or effect.

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

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

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

_____ Chairman

_____ Planning Director

Read and passed on first reading at a regular meeting held this 19th day of August, 2010.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Amy Kimball-Murley, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ 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

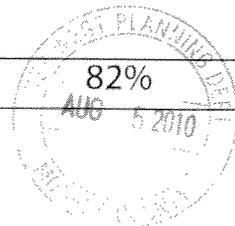
City of Key West
Planning Department

Please print or type a response to the following:

1. Site Address 810 Duval Street
2. Name of Applicant Clayton and Valerie Chelley
3. Applicant is: Owner _____ Authorized Representative X
(attached Authorization Form must be completed)
4. Address of Applicant 321 Catherine Street
Key West, Florida 33040
5. Phone # of Applicant 305-766-0664 Mobile# _____ Fax# _____
6. **E-Mail Address** valvino@hotmail.com
7. Name of Owner, if different than above Georgia/Carolina I & D, LLC
8. Address of Owner 1215 Varela
Key West, Florida 33040
9. Phone Number of Owner 305-292-4143 Fax# _____
10. Email Address tropicalinn@aol.com
11. Zoning District of Parcel HRCC-3 RE# 00016940-000000
12. Description of Proposed Construction, Development, and Use
This asking for a parking variance of one space for adding 42 square feet.
Applicants are proposing a shop serving beer and wine under review
with a conditional use.

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback		4'3"	6"
Side Setback north		5'2.5"	5'2.5"
Side Setback south		0	0
Rear Setback		15'	15'
Building Coverage	50%	66%	68%
Open Space Requirements			
Impervious Surface	60%	81%	82%



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 April 27, 2010 HARC # H10-04-07-374

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. _____

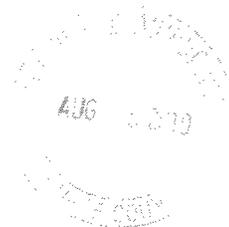
16. Will the work be within the dripline (canopy) of any tree on or off the property?
 YES NO
 If yes, provide date of landscape approval, and attach a copy of such approval.

Check List

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

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

The property is over 70 years old and had originally contained a front porch. We propose restoring it back to a deck that extends the commercial space an extra 42 square feet but increases the aesthetic look of the building. Due to its location on Duval Street there is no room for the additional parking space required.

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

The building and proposed business is located right on Duval Street. All the parking existing already is City Parking. There is no other possible spots to put parking.

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.

Parking will not be an issue with this property. There already contains adequate parking for cars and bicycles. This business will be relying on mostly foot traffic for a good percentage of their patrons.

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.

To make our business a success and add the needed aesthetic appeal from the street it is important to add this small amount of our space to our porch. The look of this conch house will be positively affected by this action.



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.

We are only asking for variance for one parking space that was triggered by adding 42 square feet. The parking of this business will have no more effect by adding 42 square feet that having any other type of business at this location. There will no noticable change to this neighborhood.

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.

We totally believe that this variance will no affect on anyone's business or residence within the neighborhood. Mitogative measures including reduced hours, no live or outside music, triple insulating, and frequent garbage and recycling pickup are being taken to reduce any possible impact.

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.

We know of no other nonconforming use of other properties.

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 City Commissioner 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, Adele V. Stones, 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:

810 Duval Street, Key West, Florida
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.

Adele V. Stones

Signature of Owner/Legal Representative
FBN#331880

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on August 5, 2010 (date) by

Adele V. Stones (name). He/She is personally known to me or has

presented personally known as

identification.

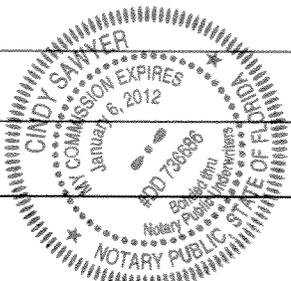
Cindy Sawyer
Notary's Signature and Seal



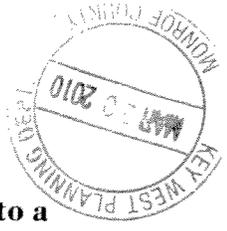
Name of Acknowledger typed, printed or stamped

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, Georgia/Carolina I+D LLC
Jane Love, Managing Member authorize
Please Print Name(s) of Owner(s)

Valerie Chelley Clayton Chelley
Please Print Name of Representative

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

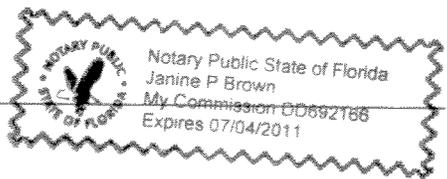
Jane M. Love
Signature of Owner

[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 27 March 2010 (date) by
Janine P Brown
Please Print Name of Affiant

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

J P B
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)

Deed

MONROE COUNTY
OFFICIAL RECORDS

John M. Spottswood, Jr.
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
500 Fleming Street
Key West, FL 33040

FILE #1149596
BK#1602 PG#114

RCD Oct. 27 1999 10:09AM
DANNY L KOLHAGE, CLERK

Parcel ID Number: 00016950-000000
Grantee #1 TIN:
Grantee #2 TIN:

DEED DOC STAMPS \$900.00
10/27/1999 FP DEP CLK

Warranty Deed

This Indenture, Made this 21st day of October, 1999 A.D., Between DENNIS BRAVER, a single man

of the County of Monroe, State of Florida, grantor, and GEORGIA/CAROLINA I & D, LLC, a corporation existing under the laws of the State of Georgia whose address is: 22 LAMDON LANE, Savannah, GA 31410

of the County of Chatham, State of Georgia, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

~~THE~~ DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever; the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

That piece, parcel or lot of land being a part of lot numbered One in Square numbered Six, Tract 4, of Simonton & Wall's Addition to the City of Key West, according to the plan of said city delineated by William A. Whitehead in February, 1829; COMMENCING at a point on Duval Street which is 142 feet from the corner of Duval Street continued and Petronia Street and running thence along Duval Street in a Southeasterly direction 24 feet; thence at right angles in a Southwesterly direction 100 feet; thence at right angles in a Northwesterly direction 24 feet; thence at right angles in a Northeasterly direction 100 feet to the Point of Beginning on Duval Street.

AND ALSO: A parcel of land being a part of Lot Number One, Square Number Six, Tract Four, of Simonton and Wall's Addition to the City of Key West, Monroe County, Florida, according to the plan of said city delineated by William A. Whitehead in February, 1829; COMMENCING at the intersection of the Southwesterly right of way line of Duval Street with the Southeasterly right of way line of Petronia Street and run thence in a Southeasterly direction along the Southwesterly right of way line of said Duval Street for a distance of 166.0 feet to the point of beginning; thence continue Southeasterly and along the Southwesterly right of way line of the said Duval Street for a distance of 0.90 feet; thence Southwesterly and at right angles for a (Continued on Attached)

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

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

Signed, sealed and delivered in our presence:

John G. Case
Printed Name: John G. Case
Witness

Dennis Braver (Seal)
DENNIS BRAVER
P.O. Address: 812 DUVAL STREET, Key West, FL 33040

William B. Spottswood
Printed Name: William B. Spottswood
Witness

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 21st day of October, 1999 by DENNIS BRAVER, a single man

he is personally known to me or he has produced his Florida driver's license as identification.



Jo Polston Tickle
MY COMMISSION # CC795606 EXPIRES
December 7, 2002
BONDED THRU TECH PROFESSIONALS, INC.

Jo Polston Tickle
Printed Name: JO POLSTON TICKLE
Notary Public
My Commission Expires:



Warranty Deed . Page 2

Parcel ID Number: 00016950-000000

FILE #1149596
BK#1602 PG#115

distance of 73.55 feet; thence Northwesterly and at right angles for a distance of 0.90 feet; thence Northeasterly and at right angles for a distance of 73.55 feet back to the Point of Beginning.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1999.

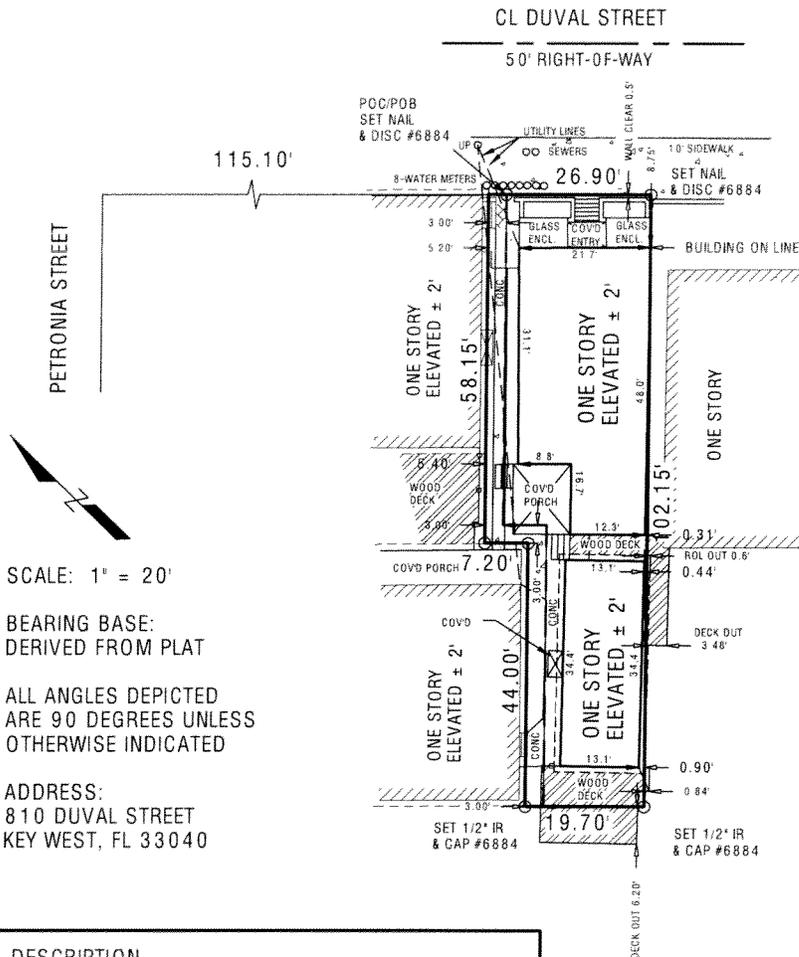
This conveyance is part of an I.R.C. Section 1031 Tax Deferred Exchange.

MONROE COUNTY
OFFICIAL RECORDS

Survey

MAP OF BOUNDARY SURVEY
PART OF LOT ONE, SQUARE SIX
SIMONTON AND WALL'S ADDITION
TO THE CITY OF KEY WEST

LOCATION MAP - N.T.S.



SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
810 DUVAL STREET
KEY WEST, FL 33040

LEGAL DESCRIPTION -

On the Island of Key West and known as a part of Lot One (1) in Square Six (6) of Simonton and Wall's Addition to the City of Key West.

Beginning at a point on Duval Street, distant 115.10 feet from the Southeast corner of Duval and Petronia Streets, thence in a Northeasterly direction, along the Southwesterly right-of-way line of Duval Street a distance of 26.90 feet to a point; thence at right angles in a Southwesterly direction 102.15 feet to a point; thence at right angles in a Northwesterly direction a distance of 19.70 feet; thence at right angles in a Northeasterly direction a distance of 44.00 feet; thence at right angles in a Northwesterly direction 7.26 feet to a point; thence at right angles in a Northeasterly direction 58.15 feet to a point on the Southwesterly right-of-way line of Duval Street and the POINT OF BEGINNING.

SUBJECT TO A 3 FOOT MAINTENANCE EASEMENT ALONG THE WESTERLY PROPERTY LINES.

CERTIFIED TO -

GEORGIA/CAROLINA I & D, LLC
1ST NATIONAL BANK OF SOUTH FLORIDA, its successors and/or assigns
SPOTTSWOOD, SPOTTWOOD & SPOTTWOOD
CHICAGO TITLE INSURANCE COMPANY

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET

- DELTA = CENTRAL ANGLE
- ASPM = ASPHALT
- A = ARC LENGTH
- CL = CENTERLINE
- CM = CONCRETE MONUMENT
- CONC = CONCRETE
- COVD = COVERED
- OSAE = DRAINAGE EASEMENT
- EL = ELEVATION
- ENCL = ENCLOSURE
- ENCR = ENCROACHMENT
- ESP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR
- FI = FENCE INSIDE
- FO = FOUND
- FO = FENCE OUTSIDE
- FOL = FENCE ON LINE
- IP = IRON PIPE
- IR = IRON ROD
- MEAS = MEASURED
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- NYS = NEST TO SCALE
- PC = POINT OF CURVE
- PCC = POINT OF COMPOUND CURVE
- PCP = PERMANENT CONTROL POINT
- PK = PARKER KALOR BAK
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- PI = POINT OF INTERSECTION
- PCC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENT
- R = RADIOS
- RES = RESIDENCE
- ROL = RIGHT OF OVERHANG LINE
- ROW = RIGHT OF WAY
- ROWL = RIGHT OF WAY LINE
- TYP = TYPICAL
- UEASE = UTILITY EASEMENT
- UP = UTILITY POLE
- WM = WATER METER

SCALE	1" = 20'
FIELD WORK DATE	12/04/03
REVISION DATE	---
SHEET	1 OF 1
DRAWN BY	KB
CHECKED BY	RR
INVOICE NO	3111902

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) PROVIDED BACKS), 1(B)(3)(ENCROACHMENTS), & 1(B)(4)(EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

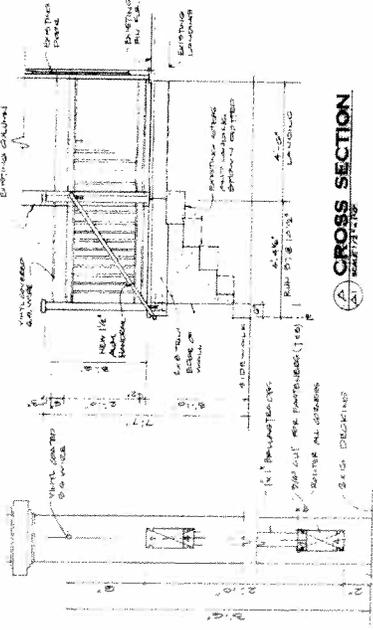
SIGNED: ROBERT E. REECE, FSM #3832, PROFESSIONAL SURVEYOR AND MAPPER, LB #6884

R. E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

#5 SHIPS WAY, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

Site Plans

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC), THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC), THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC), THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC), THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC), THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).



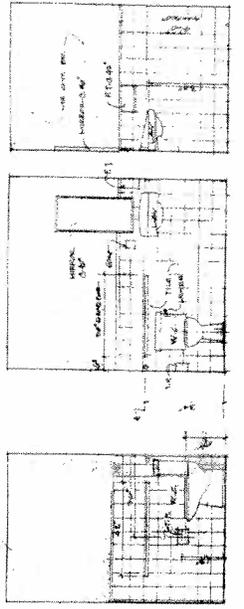
CROSS SECTION
A-A

2x4 BRACKETS TO BE INSTALLED AT ALL WALL CORNERS AND AT ALL WALL END CORNERS



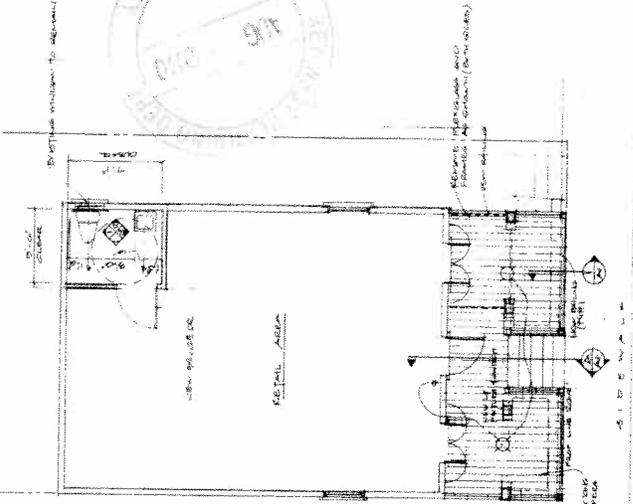
DETAIL
A-A

NOTES: VERIFY ALL DIMENSIONS AS SHOWN AND REPORT TO THE ARCHITECT IMMEDIATELY. VERIFY ALL DIMENSIONS AS SHOWN AND REPORT TO THE ARCHITECT IMMEDIATELY.

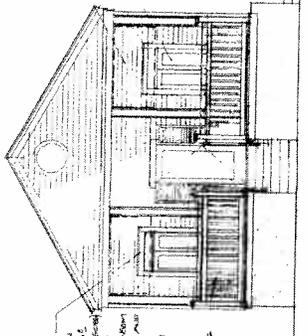


INTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

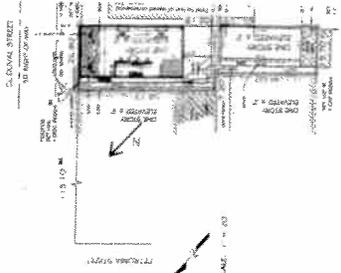
ADA TOILET



PARTIAL FIRST FLOOR PLAN



PROPOSED NORTH ELEVATION



SURVEY

RECEIVED
By

DRC
Minutes & Comments

Mrs. Domenech-Coogle stated that the structure sits on columns, and the swale runs underneath the building.

Mr. Avertette stated that he went to the property with the Fire Marshall and they felt that there were no life safety issues.

Ms. Ignaffo stated that the impervious area has increase, so additional storm water treatment needs to be provided. She added that because the building sits over the swale a letter of agreement from the home owners association would be required that they would be able to maintain the swale as required.

Mrs. Torregrosa and Mrs. Nicklaus had no comments.

No public comment.

Mr. Torrence stated that the only public safety issue would be egress and access to the lock on the gate.

Mr. Woodson stated that he did not see FEMA elevation drawings on page five, so they would need to be in compliance with FEMA.

Mrs. Domenech-Coogle stated that more swales could be in use on the property.

Mrs. Kimball-Murley stated that the variance included building coverage and impervious surface as well as the setbacks. She added that the unit is deed restricted, and a workforce housing unit would have to be allocated.

- b. Variance - 810 Duval Street (RE# 00016940-000000)** - An application for a Variance to parking regulations in the HRCC-3 zoning district per Section 108-572(9) and Section 122-573 (b)1 and (c)1 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Nicole Malo presented the project. She asked Mr. Woodson for clarification on where the height of the porch would be measured from pertaining to building coverage.

Mr. Woodson stated that a porch would be measured from the crown of the road, but if its over 30" inches high form the ground it would require railings.

Mrs. Kimball-Murley clarified that the porch is not covered in the expansion, but the remainder of the porch would be covered.

Mr. Woodson added that if it is over 3' then it would be considered lot coverage.

Ms. Malo stated that building coverage was a concern.

Mrs. Kimball-Murley stated that impervious surface would need to be considered. She added that there was a discrepancy between the conditional use request for beer and wine sales and the HARC plans. A parking variance would also be needed because of generation of new square footage.

Ms. Malo stated the applicant was aware of sight plan updated that need to be done.

Mr. Avertette, Mrs. Torregrosa, Mr. Torrence, Mrs. Nicklaus, and Mr. woodson had no comments.

No Public comment.

Ms. Ignaffo stated that if additional impervious surface is added above 500 square feet then a drainage plan would be required.

Nicole Malo

From: Elizabeth Ignaffo
Sent: Monday, August 09, 2010 5:43 PM
To: Nicole Malo
Subject: RE: 810 Duval Street

Hi Nicole,
I reviewed the attached plan showing modification of the existing structure to include an additional 42 square feet of impervious area proposed deck extension.

Pursuant to the Key West Code of Ordinances, Sec. 108-716(3), a modification/alteration to an existing structure that creates additional impervious area of less than 500 square feet is exempt from obtaining a Key West stormwater management permit. Further, the proposed deck extension will not alter any existing stormwater management system.

Therefore, I do not have any outstanding questions or issues with the proposed deck extension application.

Elizabeth

Elizabeth Ignoffo, E.I.
Permits Engineer
City of Key West
305-809-3966

From: Nicole Malo
Sent: Monday, August 09, 2010 3:56 PM
To: Elizabeth Ignaffo
Cc: Amy Kimball-Murley
Subject:

Elizabeth,
attached is an application for a parking variance that was heard at the June 24, 2010 DRC Meeting, the variance application is in conjunction with a conditional use application that Gary reviewed in April. I wanted to double check that you do not have any outstanding issues with the application. Attached please find the application and site plans. The item has been agendad for the August 19, 2010 Planning Board Meeting so I would greatly appreciate your input asap.

Although the site plans have been recently updated, there are a few incorrect statistics in the Data Table. The new floor area proposed is 42 sf of outdoor decking. According to Building Official building coverage is not being added, the front setback is are not being altered, and depending on the decking, impervious surface will not be altered.

Thank you!

Nicole Malo
Planner, City of Key West
305-809-3778

8/10/2010



Myra Wittenberg
Manager
City of Key West
Department of Transportation



www.keywestcity.com
mwittenb@keywestcity.com

P.O. Box 1078
Key West, FL 33040
Phone: (305) 809-3910
Fax: (305) 292-8285

Re: DRC Agenda of June 24, 2010

Standard comments regarding transportation and parking may be read into the record.

The Key West Department of Transportation (KWDoT) recognizes the need for coordinating development efforts, which may or may not be, essential to public services of all types, including the safety of the general public.

We encourage the City's planning team to request that the goals of all development and renovation projects in the City of Key West include the integration and promotion of public transit services, in both the City of Key West and all the way up to Marathon, Florida.

Consultants proposing project development or major renovation should be requested to promote use of public transportation to the extent of including employee incentive programs; and, provide customer amenities wherever possible within each project. Increased use of public transit will result in decreased traffic and safer roadways for everyone.

Thank you for the opportunity to be a part of this planning effort.

Sincerely,

Myra H. Wittenberg, Manager
City of Key West Department of Transportation



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

UTILITY BOARD OF THE CITY OF KEY WEST

June 18, 2010

Mrs. Amy Kimball-Murley, AICP
City of Key West
PO Box 1409
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE
KEYS ENERGY SERVICES COMMENTS MEETING OF JUNE 24, 2010

Dear Mrs. Kimball-Murley:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for JUNE 24, 2010. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 908 Trinity Dr. #4 - Variances
COMMENT: KEYS has no objections.
2. LOCATION: 810 Duval Street - Variance
COMMENT: KEYS has no objections.
3. LOCATION: 3424 Northside Dr. Variance
COMMENT: KEYS has no objections.

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

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



c:
L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering/Control Center
A. Tejada, Director of Customer Service
File: PLI-132

Florida Keys Aqueduct Authority



Engineering Department
1100 Kennedy Drive, Key West, Florida 33040
Telephone (305)296-2454 Fax (305)295-2223

MEMORANDUM



TO: Carlene Cowart, Administrative Coordinator
FROM: Marnie Thrift-Distribution Design Specialist
DATE: June 16, 2010
SUBJECT: Development Review Committee Meeting

A representative of the FCAA will not be able to attend the DRC meeting scheduled for June 24th, 2010. Comments on the projects are as follows:

4. New Business

- a. **After the Fact Variances – 908 Trinity Drive #4 (RE# 00065570-001010)** – The FCAA has no objection to the variance request for building coverage, impervious surface ratio, side, and rear setbacks in the Single Family zoning district per 122-238 (4)(a), 122-238 (4)(b)(1), 122-238 (6)(a)(2) and (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- b. **Variance - 810 Duval Street (RE# 00016940-000000)** - The FCAA has no objection for an application for a Variance to parking regulations in the HRCC-3 zoning district per Section 108-572(9) and Section 122-573 (b)1 and (c)1 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- c. **Variance - 3424 Northside Drive (RE# 00065830-000000)** – The FCAA has no objection to an application for a Variance to height regulations in the Single Family zoning district per Section 1.05 of the City of Key West Charter and Section 122-238(3) Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

CC: Irma Boveda, Customer Service Manager KW



City Of Key West
Planning Department
Historic Preservation Division
604 Simonton Street
Key West, Florida 33040

April 29, 2010

Arch. William Rowan
321 Peacon Street
Key West, Florida 33040

RE: REMOVE PLEXIGLASS FENESTRATION. NEW WOOD DECK
AND LANDING WITH NEW WOOD RAILING. RECONFIGURE STEPS
AND ADD ADA BATHROOM
FOR: 810 DUVAL STREET - HARC APPLICATION # H10-04-07-374
KEY WEST HISTORIC DISTRICT

Dear Architect Rowan:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the application for the above mentioned project at the public hearing held on Tuesday, April 27, 2010. 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
604 Simonton Street
Key West, Florida 33040

305.809.3973

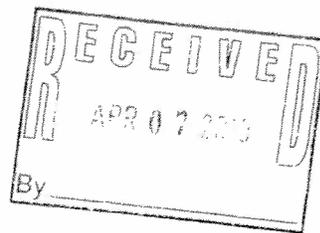


etorregr@keywestcity.com



810 Duval St.

Install new double door in
existing openings. Lower openings
to match main Front Door





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Search

MM00026264

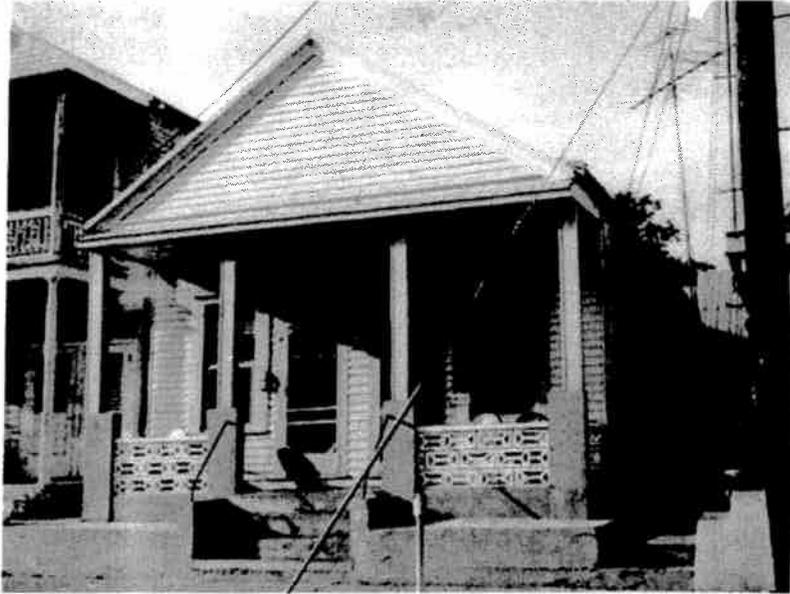


Photo taken by the Property Appraiser's office c1965; 810 Duval St.; built c1938; Tract 4, Sqr 6, Pt Lot 1

Would you like to comment?

[Sign up](#) for a free account, or [sign in](#) (if you're already a member).

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[Historic Duval Street \(Set\)](#)



458 items

Part of: [Historic Duval Street](#)

Tags

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[historic district](#)
[historic architecture](#)

Additional Information

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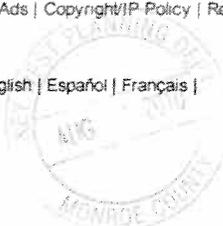
Taken on September 8, 2009
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Property Appraiser Information

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

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

Property Record View

Alternate Key: 1017353 Parcel ID: 00016940-000000

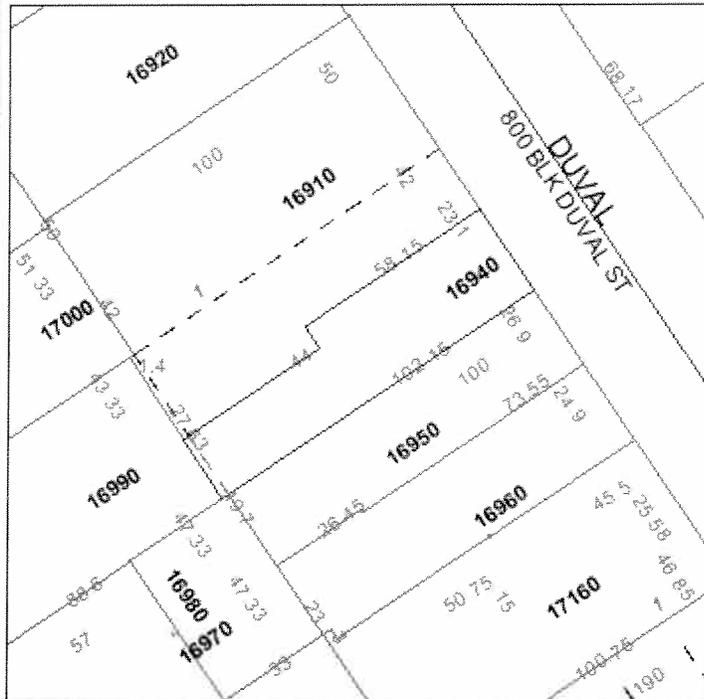
Ownership Details

Mailing Address:
GEORGIA/CAROLINA I & D LLC
1215 VARELA ST
KEY WEST, FL 33040

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 810 DUVAL ST KEY WEST
Legal Description: KW PT LOT 1 SQR 6 TR 4 G49-335/36 OR635-158 OR789-1999 OR809-485 OR809-486/487-C OR937-765/766 OR958-934/935R/S OR960-1392/1395-E OR996-1423/1424 OR999-330Q/C OR1016-2214/2215-C OR1968-491/492 OR1968-612/620-E(LG)

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	28	74	2,431.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 1

Total Living Area: 1468
 Year Built: 1928

Building 2 Details

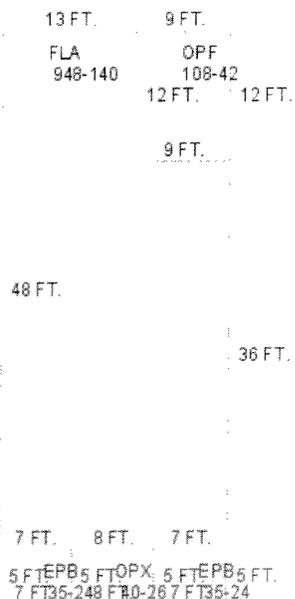
Building Type	Condition E	Quality Grade 400
Effective Age 6	Perimeter 140	Depreciation % 8
Year Built 1928	Special Arch 0	Grnd Floor Area 948
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 2	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 8	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	EPB		1	1990					35
2	OPX		1	1990					40
3	EPB		1	1990					35
4	FLA		1	1990		Y			948
5	OPF		1	1990					108

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	3052	EPB	100	N	N
	3053	OPX	100	N	N
	3054	EPB	100	N	N
	3055	1 STY STORE-B	63	N	N
	3056	APTS-B	37	N	N
	3057	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
801	AB AVE WOOD SIDING	100

Building 3 Details

Building Type R1	Condition A	Quality Grade 450
Effective Age 6	Perimeter 119	Depreciation % 5
Year Built 1938	Special Arch 0	Grnd Floor Area 520
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.		
Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONCRETE SLAB
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
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	FLA	1:WD FRAME	1	1990	N	N	0.00	0.00	455
2	FLD	1:WD FRAME	1	1990	N	N	0.00	0.00	65

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	224 SF	0	0	1981	1982	1	40
2	FN2:FENCES	324 SF	0	0	1984	1985	5	30

Appraiser Notes

810 DUVAL ST

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	A951796	06/01/1995	12/01/1995	100 Commercial	PAINT SIGN
2	98-1277	06/03/1998	12/31/1998	2,000 Commercial	SIGN
3	98-1930	06/29/1998	12/31/1998	250 Commercial	HANG SIGN
4	98-2200	07/23/1998	12/31/1998	500 Commercial	REPAIR/REPLACE FLOWER BOX
5	98-2414	08/20/1998	12/01/3198	400 Commercial	REMOVE/REPLACE SIGN

6	00-0969	04/25/2000	11/02/2000	500	Commercial	SIGN
7	04-0756	03/12/2004	11/08/2004	1,300	Commercial	INSTALL 2 AWNINGS
8	04-0498	02/23/2004	11/08/2004	3,800	Commercial	REPLACE DOOR WITH FRENCH DOOR/REMOVE STEPS,FENCE FRM PORCH
9	04-0756	03/12/2004	11/08/2004	1,300	Commercial	INSTALL 2 AWNINGS OVER STOREFRONT
10	04-0783	03/19/2004	11/08/2004	2,480	Commercial	REPALCE 5 FIXTURES
11	04-0213	10/24/2006	10/24/2006	1	Commercial	renovation & conversion of 8-4-#1&#unit#2

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
2009	210,984	1,901	534,636	747,521	747,521	0	747,521
2008	211,711	1,901	1,084,887	1,298,499	1,298,499	0	1,298,499
2007	176,771	1,901	619,905	662,500	662,500	0	662,500
2006	177,525	1,901	218,790	625,000	625,000	0	625,000
2005	170,662	1,946	194,480	625,000	625,000	0	625,000
2004	138,101	1,976	145,860	566,100	566,100	0	566,100
2003	138,101	2,022	123,480	518,534	518,534	0	518,534
2002	100,805	2,149	123,480	518,534	518,534	0	518,534
2001	100,805	2,324	123,480	389,526	389,526	0	389,526
2000	106,779	713	105,840	379,468	379,468	0	379,468
1999	107,362	754	105,840	379,468	379,468	0	379,468
1998	76,148	798	105,840	238,701	238,701	0	238,701
1997	76,148	839	100,800	238,701	238,701	0	238,701
1996	71,228	874	100,800	197,992	197,992	0	197,992
1995	71,228	924	100,800	197,992	197,992	0	197,992
1994	71,228	959	100,800	187,571	187,571	0	187,571
1993	71,228	1,000	100,800	190,426	190,426	0	190,426
1992	71,228	1,044	100,800	190,426	190,426	0	190,426
1991	71,228	1,085	100,800	190,426	190,426	0	190,426
1990	56,045	291	81,270	190,426	190,426	0	190,426
1989	56,045	305	80,640	190,426	190,426	0	190,426
1988	51,606	219	68,040	159,357	159,357	0	159,357
1987	50,770	226	31,171	125,276	125,276	0	125,276
1986	41,466	236	30,270	104,293	104,293	25,000	79,293
1985	75,132	0	51,388	126,520	126,520	25,000	101,520
1984	71,655	0	48,365	95,757	95,757	0	95,757
1983	68,560	0	31,967	100,527	100,527	0	100,527
1982	64,742	0	24,947	89,689	89,689	0	89,689

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
1/14/2004	1968 / 0491	666,900	WD	Q
12/1/1986	996 / 1423	210,000	WD	U
5/1/1979	789 / 1999	85,000	00	Q

This page has been visited 392,283 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., August 19, 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:

Variance- 810 Duval Street (RE# 00016940-000000) - A variance request for one parking space for new commercial floor area, in the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) zoning district, for property located at 810 Duval Street, per Section 108-572(9) and Section 108-573(c)1 and 2 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 .

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing to hear the following requests:

810 Duval Street (RE# 00016940-000000) - An application for conditional use for a bar and lounge with indoor and outdoor consumption area in the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) zoning district, for property located at 810 Duval Street, per Section 122-748 (9) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

810 Duval Street (RE# 00016940-000000) - A variance request for one parking space for new commercial floor area, in the Historic Residential Commercial Core - Duval Street Oceanside (HRCC-3) zoning district, for property located at 810 Duval Street, per Section 108-572(9) and Section 108-573(c)1 and 2 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Clayton & Valerie Chelley **Owner:** Georgia/Carolina I & D, LLC
Project Location: 810 Duval Street **Date of Hearing:** Thursday, August 19, 2010
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. Click on Department, select Planning, then Planning Board Agenda Packets. Please note that staff reports may not be available for review until the week of the meeting.** 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 .

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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511 OLIVIA STREET LLC
1001 VON PHISTER ST
KEY WEST, FL 33040

MCMILLIN KAY ANN
1007 VON PHIOSTER ST
KEY WEST, FL 33040

801 BOURBON INC
1013 TRUMAN AVE
KEY WEST, FL 33040

JOSEPH J SCHROEDER LLC
1013 TRUMAN AVE
KEY WEST, FL 33040

KERN MARTIN J
1111 HORIZON VIEW DR
SARASOTA, FL 34242

SHARKEY CAROLANN
1120 SOUTH ST
KEY WEST, FL 33040

CLARKE CAMILLA
11215 SW 138TH ST
MIAMI, FL 33176

SCHROEDER JOSEPH J
1202 THOMPSON ST
KEY WEST, FL 33040

LAST TRIPP REALTY I LLC
1204 PINE ST
KEY WEST, FL 33040

BEAVER DENNIS A LIVING TRUST
DTD 6/6/03
1207 WHITEHEAD ST
KEY WEST, FL 33040

GEORGIA/CAROLINA I & D LLC
1215 VARELA ST
KEY WEST, FL 33040

CBB OREO LLC
1220 S STATE RD 7
HOLLYWOOD, FL 33023

SPAGNOLO PHILIP JR
136 WAVERLY PL
NEW YORK, NY ~~10014~~

ORTEGA EVELYN A LIV TR 10/30/2008
1418 ROSE ST
KEY WEST, FL 33040

TRANSITIRE INC
1419 REYNOLDS ST
KEY WEST, FL 33040

WISSMANN KENNETH AND
CHRISITNE
144 LOBSTERTAIL RD
BIG PINE KEY, FL 33043

BURKE BONITA R
1500 ATLANTIC BLVD
KEY WEST, FL 33040

BAUMLER THOMAS AND MARUEEN
19856 E UNION DR
AURORA, CO 80015

MYAING RAMON T AND MARTHA E
20315 ROSETHORN AVE
GAITHERSBURG, MD 20882

WHALEN BERNARD
2050 CHEROKEE RD
MACOMB, IL 61455

CONCH DEVELOPERS LLC
2117 47TH ST
SARASOTA, FL 34234

SAWYER CLIFFORD
2120 HARRIS AVE
KEY WEST, FL 33040

DALTON KEVIN AND LESLIE
213 NO QUEEN ST
CHESTERTOWN, MD 21620

HARRISON CHARLES W
2151 JAMIESON AVE
ALEXANDRIA, VA ~~22314~~

SCHULTZ KENNETH H AND
DEBORAH L ANGEL-SCHULTZ (WIFE)
219 SIMONTON ST
KEY WEST, FL 33040

CLEMENS KAREN
225-227 PETRONIA ST
KEY WEST, FL 33040

DIXON CHARLES AND CLEARE
GEORGE
256 AUMOE RD
KAILUA, HI 96734

MENDOLA CHARLES AND BIQUETTE
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

LORDITCH JOSEPH L
2818 TERN DR
OCEAN CITY, MD 21842

KAPARIE INC
2950 U S HWY 1
KEY WEST, FL 33040

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

ALCOBER ELDA
380 MOUNTAIN RD
UNION CITY, NJ 07087

SAENKO ALEXEI
406 PETRONIA ST
KEY WEST, FL 33040

KULOK CORA J
408 PETRONIA
KEY WEST, FL 33040

BUCKNER PATRICIA Y
409 JULIA ST
KEY WEST, FL 33040

COLLINS KEVIN
410 PETRONIA ST
KEY WEST, FL 33040

PLA STEPHEN E
415 OLIVIA ST
KEY WEST, FL 33040

CLARKE OSSIE MAE
416 OLIVIA ST
KEY WEST, FL 33040

BERRY H MICHAEL
416 PETRONIA ST
KEY WEST, FL 33040

ZOUAD HOURIA SARA
416 PETRONIA ST
KEY WEST, FL 33040

NEWMAN-MARINE KEY WEST LLC
4967 E 1150 N
WOLCOTTVILLE, IN 46795

809 WHITEHEAD STREET REALTY TR
1/14/10
50 LELAND RD
BREWSTER, MA 02631

LANCASTER JAMES R
515 PETRONIA ST
KEY WEST, FL 33040

WALTERS CHARLES D AND
STEPHANIE A
525 DUPONT LN
KEY WEST, FL 33040

901 DUVAL STREET INC
526 DUVAL ST
KEY WEST, FL 33040

SNYDER PAUL P AND LISA V
600 FOX ST
LONGBOAT KEY, FL 34228

DION RENTAL PROPERTIES LLC
638 UNITED ST
KEY WEST, FL 33040

WHITE COMMUNICATIONS INC
685 E LONG LAKE
BLOOMFIELD HILLS, MI 48304

WHITE COMMUNICATIONS CORP
INC
685 EAST LONG LAKE
BLOOMFIELD HILLS, MI 48304

KEY WEST BANK FSB
701 WHITEHEAD ST
KEY WEST, FL 33040

CALIHAN EDWARD J III AND MARY
S
720 LARRABEE
CHICAGO, IL 60610

ROBINSON ALESSANDRA
721 DUVAL ST
KEY WEST, FL 33040

SAINT PETER'S EPISCOPAL CHURCH
OF KW FL INC
800 CENTER ST
KEY WEST, FL 33040

CURRY ELBRIDGE W
807 WHITEHEAD ST
KEY WEST, FL 33040

ANGELL GEORGE K TRUST 12/16/1998
808 SHAVERS LN
KEY WEST, FL 33040

SCHULTZ KENNETH H
810 SHAVERS LN
KEY WEST, FL 33040

KNOWLES PATRICIA A AND STEVE
JR
813 SHAVERS LN
KEY WEST, FL 33040

SUAREZ ANTONIA E
813 WHITEHEAD ST
KEY WEST, FL 33040

KAMRADT RICHARD & GOLDSTEIN
815 DUVAL ST
KEY WEST, FL 33040

GOLDSTEIN WALTER TRUSTEE
815 DUVAL STREET
KEY WEST, FL 33040

KAMRADT RICHARD & GOLDSTEIN
WALTER TRUSTEE
815 DUVAL STREET
KEY WEST, FL 33040

CLINE RANDALL W AND DAWN R
815 WHITEHEAD ST
KEY WEST, FL 33040

GOSSWEILER PATRICK
816 DUVAL ST
KEY WEST, FL 33040

RIVAS MARJORIE D
817 WHITEHEAD ST
KEY WEST, FL 33040

SAWYER ELVIRA V
818 SHAVERS LN
KEY WEST, FL 33040

HEPBURN EMILY B ESTATE
821 SHAVERS LN
KEY WEST, FL 33040

SWEETING IRMA OLEAN DEC OF
TRUST DATED 2/27/98 &
892 SW GRAND RESERVE BLVD
PORT ST LUCIE, FL 34986

KEHOE GERARD F
900 DUVAL ST
KEY WEST, FL 33040

CONCH INVESTORS III LLC
9020 EASTERLING DR
ORLANDO, FL 32819

907 WHITEHEAD STREET CORP
907 WHITEHEAD ST
KEY WEST, FL 33040

DAVIS GEORGE P
BOX 1403
NANTUCKET, MA 02554

WOLKOWSKY DAVID W LIVING
TRUST
P O BOX 1429
KEY WEST, FL 33040

GORDON DAVID E AND SUSAN
BROWN (H/W)
P O BOX 150
GREENFIELD CENTER, NY 12833

SEPULVEDA ZAIRA
P O BOX 1614
KEY WEST, FL 33041

DAVIDSON JUDITH H
P O BOX 4210
KEY WEST, FL 33041

BACON ROBERT S JR
P O BOX 423
POINT CLEAR, AL 36564

DION LAWRENCE R
PO BOX 1209
KEY WEST, FL 33041

SHADY CAT LLC
PO BOX 87
EGG HARBOR, WI 54209