

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.2.

Modification of an Approved Variance - 1831 Harris Avenue (RE# 00049510-000000) - A request to modify a condition associated with a variance approved via Planning Board Resolution 2010-002 for property located at 1831 Harris Avenue.

**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 request to modify a condition associated with a variance approved via Planning Board Resolution 2010-002 for property located at 1831 Harris Avenue (RE# 00049510-000000).

Request: For the modification of condition number three of Planning Board approval 2010-002. The original approval was granted for an after-the-fact variance request for a side yard setback. Condition number three required that the applicant submit a Lawful Unit Determination request or otherwise resolve any existing or proposed residential use of the rear yard structure within thirty days of the approval date.

Applicant: Manuel E Garcia, Esq.

Property Owner: Michael and Jackie Lefferts

Location: 1831 Harris Avenue
RE# 00049510-000000

Zoning: Single-Family (SF) Zoning District



Background:

In 2009 the applicant applied for an after-the-fact variance for a sideyard setback in order to resolve a Code Compliance issue. It was discovered during the processing of the application that the use of the second structure in the rear yard had not been established. The Department requested that a Lawful Unit Determination be submitted if residential use for the rear structure was proposed. On February 4, 2010 the Planning Board approved the after-the-fact variance request with three conditions of approval as follows:

1. The applicant shall meet all stormwater mitigation requirements including gutters and a swale as designed in the site plans and will provide a gutter plan prior to building permit issuance.
2. After-the-fact building permits are required to be issued for the addition.
3. Within 30 days the applicant will submit a Lawful Unit Determination or otherwise resolve any existing or proposed residential use of the rear yard structure.

On April 3, 2010, the time frame for condition number three expired and the applicant had not submitted a Lawful Unit Determination request to the Planning Department or otherwise resolved the proposed residential use of the rear yard structure. On April 14, 2010, the applicant submitted a Lawful Unit Determination. Because the applicant did not meet the requirement for time certain, the after-the-fact-variance requires modification.

Request: The applicant is requesting to modify condition number three of approval 2010-002 granted February 4, 2010 for an after-the-fact variance request.

RECOMMENDATION:

The Planning Department, recommends the request for modification of conditions of approval 2010-002 be granted with the following conditions:

- 1.) The applicant shall meet all stormwater mitigation requirements including gutters and a swale as designed in the site plans and will provide a gutter plan prior to building permit issuance.
- 2.) After-the-fact building permits are required to be issued for the addition.
- 3.) Prior to the issuance of building permits the applicant will submit a Lawful Unit Determination or otherwise resolve any existing or proposed residential use of the rear yard structure.

**Draft
Resolution**

RESOLUTION NUMBER 2010-xyz

**A RESOLUTION OF THE KEY WEST
PLANNING BOARD GRANTING A
MODIFICATION TO RESOLUTION 2010-002
FOR PROPERTY LOCATED AT 1831 HARRIS
AVENUE (RE# 00049510-000000); PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, On February 4, 2010 the Planning Board approved after-the-fact variance Resolution 2010-002 with three conditions as follows:

1. The applicant shall meet all stormwater mitigation requirements including gutters and a swale as designed in the site plans and will provide a gutter plan prior to building permit issuance.
2. After-the-fact building permits are required to be issued for the addition.
3. Within 30 days the applicant will submit a Lawful Unit Determination or otherwise resolve any existing or proposed residential use of the rear yard structure; and

WHEREAS, On April 3, 2010, the time frame for condition number three expired and the applicant had not submitted a Lawful Unit Determination request to the Planning Department or otherwise resolved the proposed residential use of the rear yard structure; and

_____Chairman

_____Planning Director

WHEREAS, On April 14, 2010, the applicant submitted a Lawful Unit Determination; and

WHEREAS, because the applicant did not meet the requirement for time certain, the applicant requested to modify Planning Board Resolution 2010-002; and

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

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

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

Section 2. That a modification to the variance approved per Planning Board Resolution 2010-002, is hereby granted for property located at 1831 Harris Avenue (RE#00049510-000000), with the following conditions:

- 1.) The applicant shall meet all stormwater mitigation requirements including gutters and a swale as designed in the site plans and will provide a gutter plan prior to building permit issuance.
- 2.) After-the-fact building permits are required to be issued for the addition.

_____ Chairman

_____ Planning Director

- 3.) Prior to the issuance of building permits the applicant will submit a Lawful Unit Determination or otherwise resolve any existing or proposed residential use of the rear yard structure.

Section 3. It is a condition of these variances that full, complete, and final application for all permits required for any new construction for any use and occupancy for which 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 variances are wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to submit a full and complete application for permits for new construction for which these variances are wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to these variances in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate these variances, which variance 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 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 meeting held this 19 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

July 6, 2010

The City of Key West
Planning Department
Attn: Nicole Malo
3140 Flagler Ave.
Key West, Florida 33040

Re: City of Key West v. Michael & Jackie Lefferts
Amendment to Resolution 2010-002 1931 Harris

Dear Nicole:

As you are aware, the Planning Board's approval of the after-the-fact variance, Resolution 2010-002 1831 Harris stated that "within 30 days the applicant will submit a Lawful Unit Determination or otherwise resolve any existing or proposed residential use of the rear yard structure." This approval was signed February 4, 2010 but it was first received via email on February 19, 2010. At this time, we were advised that the variance approval had been rendered to the DCA and that a response should be forthcoming.

The DCA Determination on the Planning Board Resolution 2010-002, indicating that they would not appeal, was dated March 3rd, 2010 and received by our office via email on March 4th, 2010

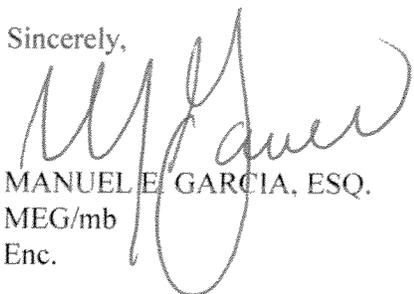
The applicant's counsel did not submit the Application for Lawful Unit Determination until April 14, 2010.

As agreed upon, in order to ascertain technical compliance with the resolution, the applicant requests that the deadline for Application for Lawful Unit Determination be amended to extent the 30 day deadline retroactively to April 14, 2010 and deem the application timely filed. As per your instruction we have enclosed a check in the amount of \$550.00 for the amended application fee, made out to the City of Key West.

At this time we are also enclosing the Statement of Linda Walker, which is to be part of our LUD Application.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,


MANUEL E. GARCIA, ESQ.
MEG/mb
Enc.



Previous Approval



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

March 3, 2010

Mrs. Amy Kimball-Murley, AICP
akimball@keywestcity.com
City of Key West Planning Director
P.O. Box 1409
Key West, Florida 33041



Re: Resolution 2010-002 1831 Harris St.

The Area of Critical State Concern program has received and reviewed the above referenced resolution order in accordance with Section 380.07, Florida Statutes. The resolution authorizes a setback variance. The Department will not appeal the proposed development or development order as issued.

This letter is not intended to constitute, and shall not be construed as constituting, a verification of compliance with the Comprehensive Plan and Land Development Regulations, and shall not be relied upon as a precedent or a waiver of rights regarding any other development order or other growth management laws or statutes.

If additional information is needed, please call Rebecca Jetton @ (850) 922-1766.

Sincerely,

Rebecca Jetton, Administrator
Florida Keys Area of Critical State Concern

RJ/kj

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FL 32399-2100
850-488-8466 (p) • 850-921-0781 (f) • Website: www.dca.state.fl.us

• COMMUNITY PLANNING 850-488-2356 (p); 850-488-3309 (f) • FLORIDA COMMUNITIES TRUST 850-922-2207 (p); 850-921-1747 (f) •
• HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p); 850-922-5623 (f) •



THE CITY OF KEY WEST

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

February 12, 2010

VIA ELECTRONIC MAIL

Ms. Rebecca Jetton
Areas of Critical State Concern
Bureau of State Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

**RE: City of Key West - 1831 Harris Street
Rendering of Resolution Number 2010 - 002**

Dear Ms. Jetton:

Per the Memorandum of Understanding between the Department and City dated November 4, 2001, please find the attached variance approval for property located at 1831 Harris Street per City of Key West Planning Board Resolution 2010 - 002.

Please call me with any questions or comments at (305) 809-3728.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Kimball-Murley".

Amy Kimball-Murley, AICP
Planning Director

Attachment

Electronic Copy: Mayte Santamaria, DCA
 Cheri Smith, City Clerk
 Larry Erskine, Chief Assistant City Attorney
 John Woodson, Building Department
 Carolyn Walker, Licensing
 Enid Torregrosa, HARC Planner
 Jim Young, Code Supervisor
 Applicant
 DCA Rendering File
 Geo File

RESOLUTION NUMBER 2010-002

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A VARIANCE TO SIDE YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 1831 HARRIS AVENUE (RE# 00049510-000000), PURSUANT TO SECTIONS 122-238(6)a(2) OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-238(6)a(2) of the Code of Ordinances provides that the maximum side yard setback allowed is five feet for buildings in the single-family (SF) zoning district; and

WHEREAS, the applicant requested a variance to allow for a reduced sideyard setback requirement; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 21, 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


Chairman

Planning Director

action or negligence of the applicant; and

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

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

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

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

 Chairman
 Planning Director

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;

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

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

Section 2. That variances to dimensional requirements for the sideyard setback requirement per Section 122-238(6)a (2) from the allowed five feet to the 1.33 feet proposed, under the Code of Ordinances of the City of Key West, Florida, is hereby granted for property located at 1831 Harris Avenue (RE#00049510-000000), as shown on the attached plans dated April 15, 2009, with the following conditions:

1. The applicant shall meet all stormwater mitigation requirements including gutters and a swale as designed in the site plans and will provide a gutter plan prior to building permit issuance.


Chairman

Planning Director

2. After-the-fact building permits are required to be issued for the addition.
3. Within 30 days the applicant will submit a Lawful Unit Determination or otherwise resolve any existing or proposed residential use of the rear yard structure.

Section 3. It is a condition of these variances that full, complete, and final application for all permits required for any new construction for any use and occupancy for which 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 variances are wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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


Chairman

Planning Director

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

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

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

 Chairman
 Planning Director

Read and passed on first reading at a special meeting held this 21 day of January, 2010.

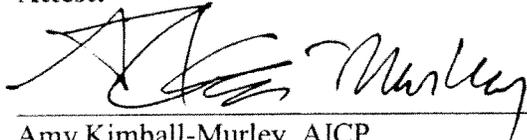
Authenticated by the Chairman of the Planning Board and the Planning Director.



Richard Klitenick, Chairman
Key West Planning Board

2/4/2010
Date

Attest:



Amy Kimball-Murley, AICP
Planning Director

2/4/2010
Date

Filed with the Clerk:

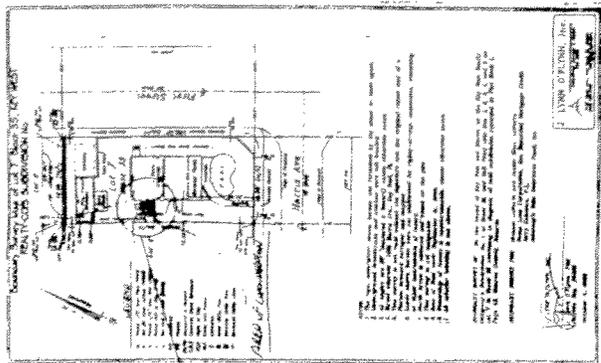


Cheryl Smith, City Clerk

2-4-10
Date

_____ Chairman

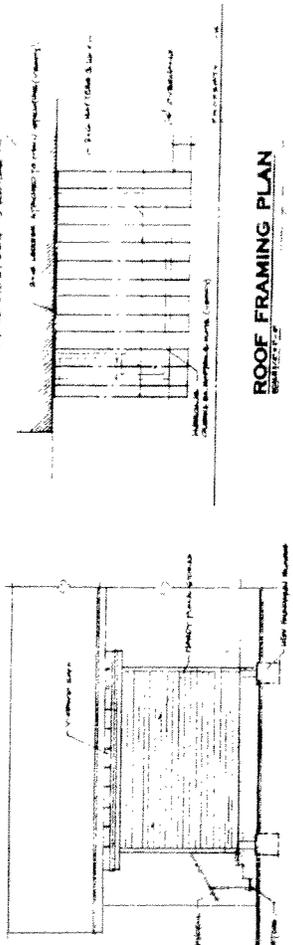
_____ Planning Director



SURVEY

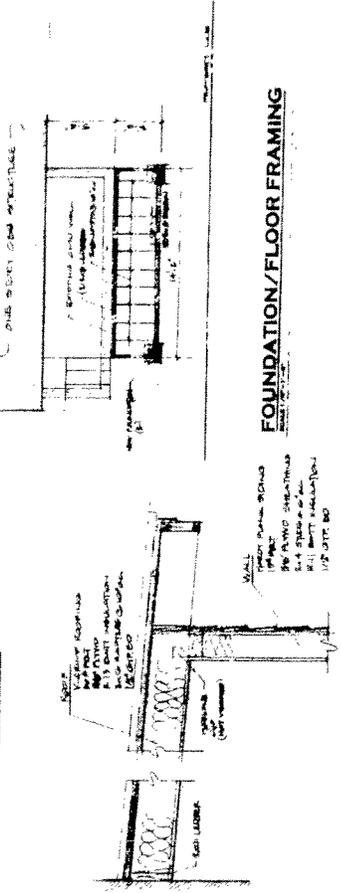


*ACK
Runk*



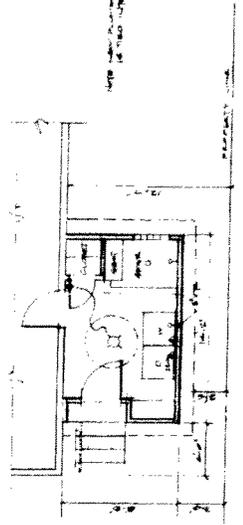
WEST ELEVATION

ROOF FRAMING PLAN



FOUNDATION/FLOOR FRAMING

TYPICAL WALL SECTION



FLOOR PLAN

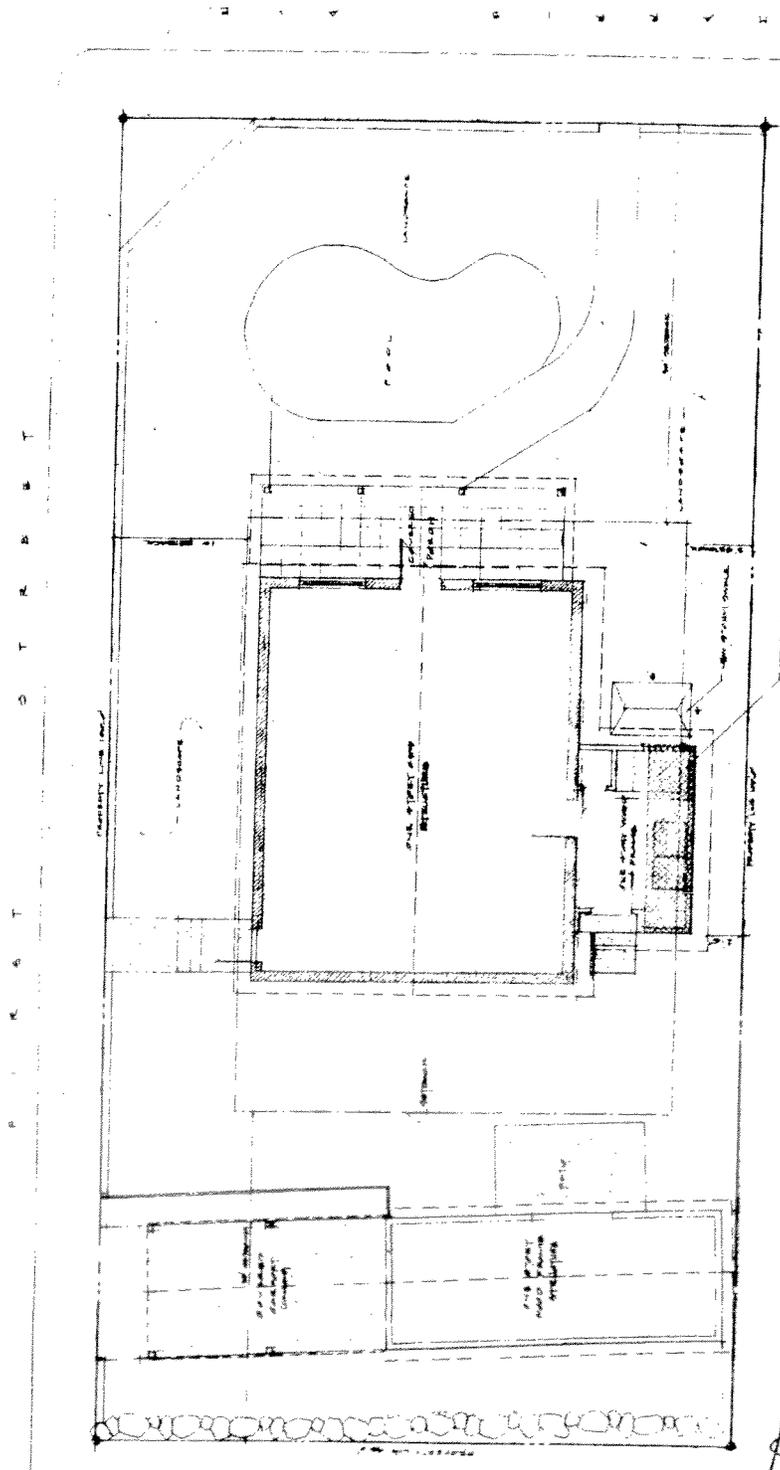
LEFFERTS RESIDENCE
AFTER THE FACT ADDITION
1841 HARRIS AVENUE
KEY WEST

WILLIAM ROMAN
ARCHITECTURE
KEY WEST, FLORIDA
KEY WEST, FLORIDA

2

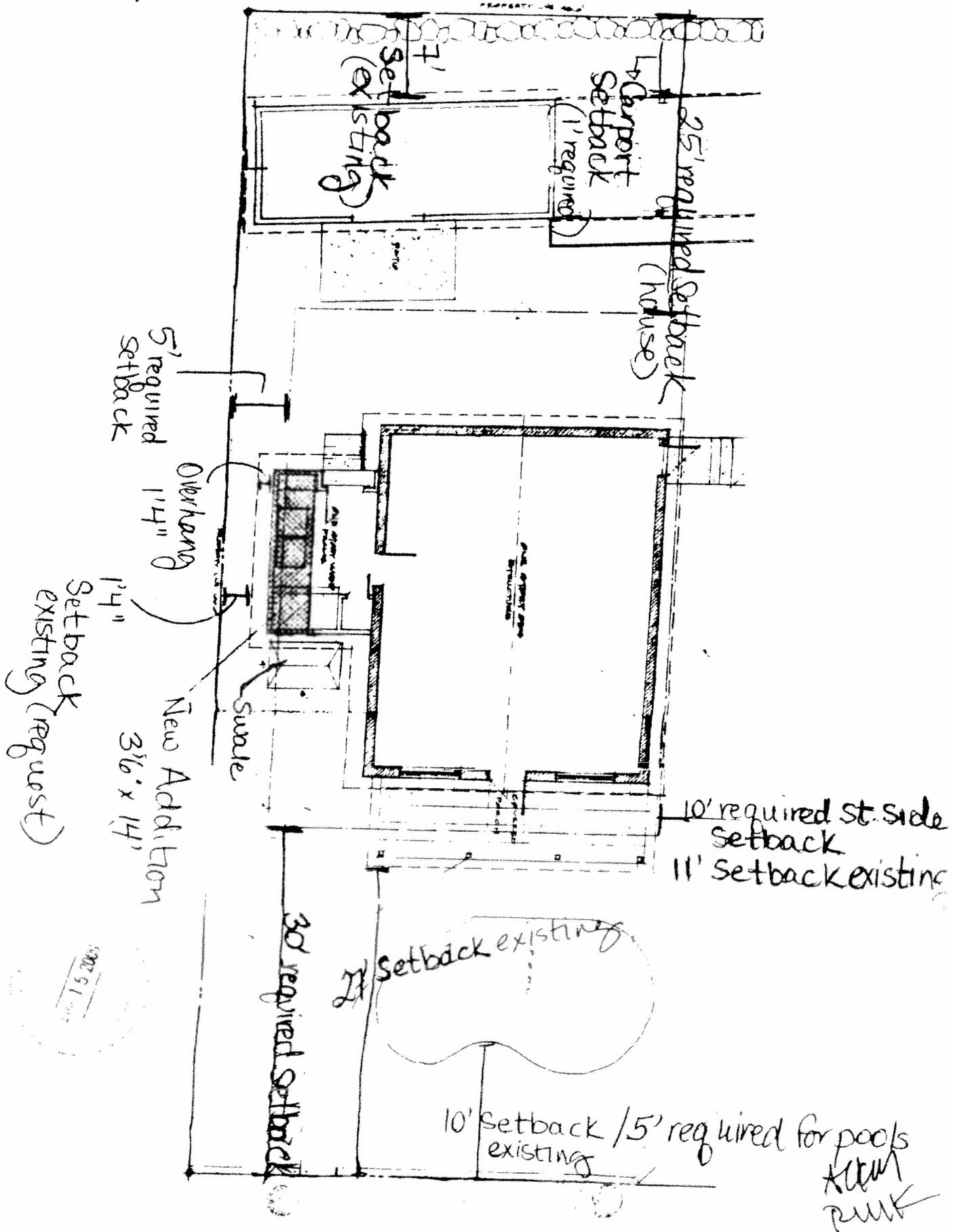
NOTE DATA

DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
FOUNDATION	100	sq ft	10.00	1000.00
FLOORING	100	sq ft	10.00	1000.00
WALLS	100	sq ft	10.00	1000.00
ROOFING	100	sq ft	10.00	1000.00
MECHANICAL	100	sq ft	10.00	1000.00
ELECTRICAL	100	sq ft	10.00	1000.00
PLUMBING	100	sq ft	10.00	1000.00
PAINTING	100	sq ft	10.00	1000.00
LANDSCAPING	100	sq ft	10.00	1000.00
CONCRETE	100	sq ft	10.00	1000.00
GLASS	100	sq ft	10.00	1000.00
IRONWORK	100	sq ft	10.00	1000.00
STEEL	100	sq ft	10.00	1000.00
BRICK	100	sq ft	10.00	1000.00
CEMENT	100	sq ft	10.00	1000.00
ROOFING	100	sq ft	10.00	1000.00
MECHANICAL	100	sq ft	10.00	1000.00
ELECTRICAL	100	sq ft	10.00	1000.00
PLUMBING	100	sq ft	10.00	1000.00
PAINTING	100	sq ft	10.00	1000.00
LANDSCAPING	100	sq ft	10.00	1000.00
CONCRETE	100	sq ft	10.00	1000.00
GLASS	100	sq ft	10.00	1000.00
IRONWORK	100	sq ft	10.00	1000.00
STEEL	100	sq ft	10.00	1000.00
BRICK	100	sq ft	10.00	1000.00
CEMENT	100	sq ft	10.00	1000.00



About
 Rule

SITE PLAN



5' required setback

Overhang 1'4"

1'4" Setback existing (request)

New Addition 3 1/2' x 14"

Swale

30' required setback

27' setback existing

10' setback / 5' required for pools existing

10' required st. side setback
11' setback existing

Carport Setback (1' required)

25' required setback (induse)

7' setback (existing)

KRM
RML



1571 HARPER'S AVE. (D)

02/07/2008

ARMY
RANK

Lawful Unit Determination Request

APPLICATION
CITY OF KEY WEST
PLANNING DEPARTMENT



Request for a Letter of Lawful Unit Determination (LUD)

Application Fee: \$400.00

Date of Submittal: 04 / 13 / 2010
Month Day Year

Number of known Permanent Residential Dwelling Units on Property: 1 - main house and rear yard unit

Number of known Transient Residential Units on Property: none

Other uses (i.e. commercial) on Property: none

Property Owner

Michael Lefferts

Name

1831 Harris Ave
Mailing Address (Street, City, State, Zip Code)

(305) 296-8003
Daytime Phone

Email Address

Agent (if applicable)

Manuel E. Garcia Esq

Name

515 Whitehead St, Key West, 33040
Mailing Address (Street, City, State, Zip Code)

(305) 292-1437
Daytime Phone

lawkw@bellsouth.net
Email Address

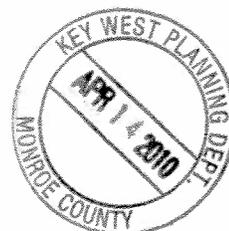
Legal Description of Property:

00049510-000000
Real Estate (RE) Number

1831 Harris Ave, Key West, FL 33040
Street Address (Street, City, State, Zip Code)

Please submit the following to ensure application completeness:
(Please check as you attach each required item to the application)

- Complete application;
- \$400.00 check made out to The City of Key West;



APPLICATION

- Proof of ownership;**
- Current Property Record Card(s) from the Monroe County Property Appraiser;**
- FKAA Water and Keys Electric utility records** (indicating when service was initiated)

If applicable:

- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)

If available:

- Other records that indicate the existence of residential units** (please see the attached Code of Ordinances Section 108-991, BPAS Ordinance for procedures, requirements and guidance)

A site visit by City Staff is required to complete application processing. If deemed necessary the Planning Department may request additional information. Please submit the complete application package to the City of Key West Planning Department, 604 Simonton Street, Key West Florida, 33040.

Section 108-991, Development Not Affected by the Building Permit Allocation System Ordinance:

(3) Units in existence at the time the April 1, 1990, Census was prepared are presumed not to be affected by BPAS. The Administrative Official shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 1990. Units existing in 1990 will be documented through a mandatory site visit by City Staff and at least two of the following records:

- a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 1990;
- b. Building permits issued prior to April 1, 1990;
- c. Copies of City Directory entries on or about April 1, 1990;
- d. Site visits which indicate that the age of the structure and associated improvements likely pre-date 1990;
- e. Rental, occupancy or lease records from before and including April 1, 1990, indicating the number, type and term of the rental or occupancy;
- f. Copies of state, county, and city licenses on and about April 1, 1990, indicating the number and types of rental units;
- g. Documentation for Keys Energy Service and Florida Keys Aqueduct Authority indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 1990;
- h. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 1990 (Green Card); and
- i. Similar documentation as listed above.

Provision of affidavits to support the existence of a unit is allowed, but cannot be the sole record upon which a decision is based. Provision of documents is the responsibility of the applicant. The Administrative Official's

APPLICATION

decision shall be rendered to the Department of Community Affairs for a determination of consistency with the Principals for Guiding Development.

Units which are determined not to be affected by the Building Permit Allocation System per this subsection but which have not been previously acknowledged by the Administrative Official are presumed to be lawfully established per Chapter 122, Article II, Nonconformities, if the additional following requirements are met:

- a. The applicant satisfies the Building Department that the unit meets the Florida Building Code, through as built certifications or other means acceptable to the Building Official; and
- b. All back fee payments, including impact fee payments, from 1990 onward, as determined by the Building Department, are made in full.

Transient units which meet the criteria in this subsection will be licensed by the City.

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:

Modification of an Approved Variance - 1831 Harris Avenue (RE# 00049510-000000) - A request to modify a condition associated with a variance approved via Planning Board Resolution 2010-002 for property located at 1831 Harris Avenue.

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:

Request: **Modification of an Approved Variance - 1831 Harris Avenue (RE# 00049510-000000) -** A request to modify a condition associated with a variance approved via Planning Board Resolution 2010-002 for property located at 1831 Harris Avenue.

Applicant: Manuel Garcia, Esq **Owner:** Michael & Jackie Lefferts

Project Location: 1831 Harris Avenue **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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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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.

1831 Harris

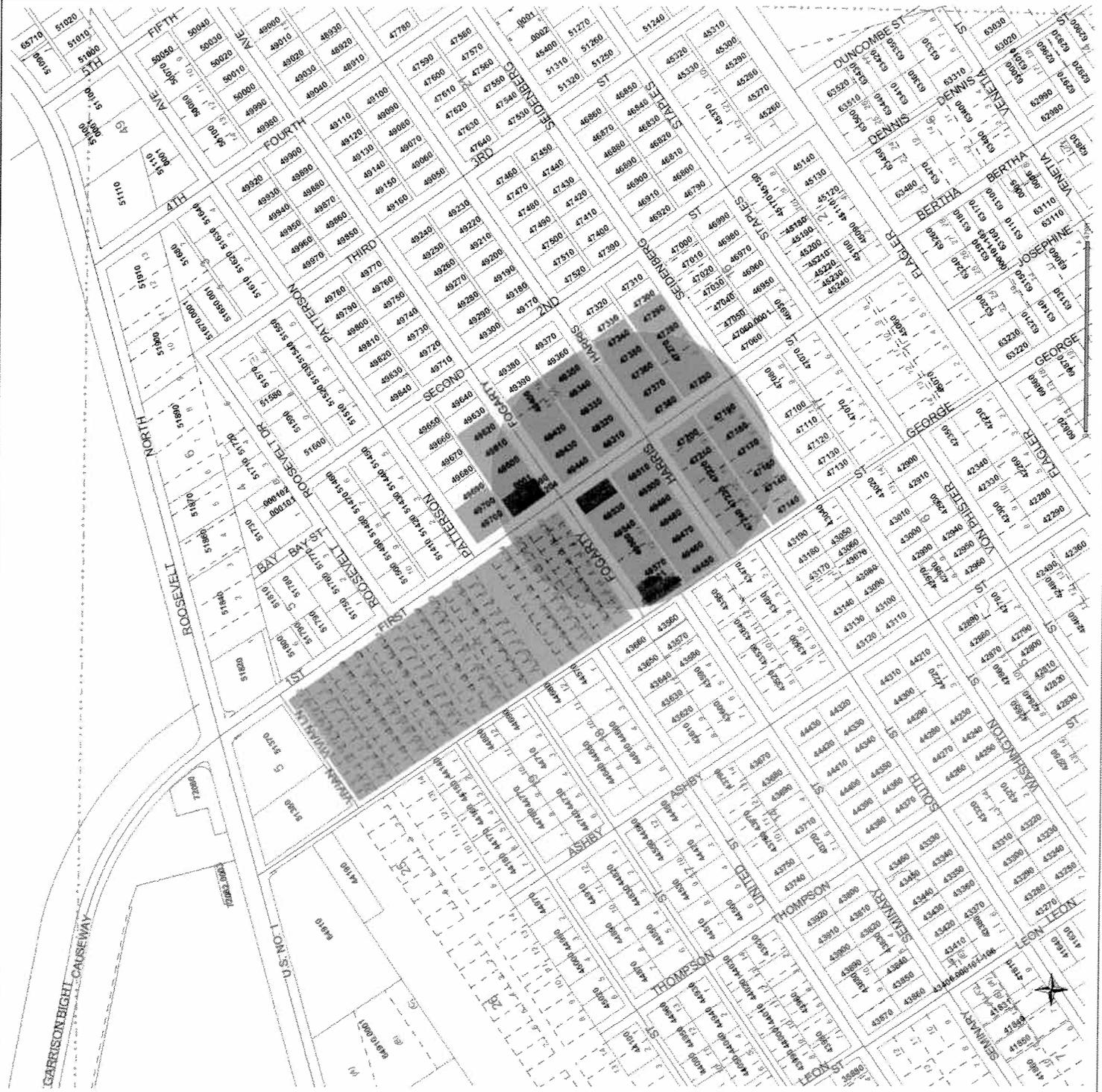
- Legend
- theBuffer
 - theBufferTarget
 - Real Estate Number
 - Parcel Lot Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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

Date Created: August 9, 2010 11:44 AM



LORRAINE ANN H
1028 CATHERINE ST
KEY WEST, FL 33040

CLARK JESSICA
1213 TRUMAN AVE
KEY WEST, FL 33040

BACHMAN JOSEPH S
1220 ROYAL ST
KEY WEST, FL 33040

LOZANO GRACIELA
1301 FIRST ST
KEY WEST, FL 33040

EDEN ENTERTAINMENT LIMITED
INC
1311 ELIZA ST
KEY WEST, FL 33040

JOHNSON CARMEN
1316 FIRST ST
KEY WEST, FL 33040

BALLAROTTO JEROME A
143 WHITE HORSE AVE
TRENTON, NJ 08610

BITTNER JANE
157 KEY HAVEN RD
KEY WEST, FL 33040

BRADLEY GREGORY L AND MARY P
1810 HARRIS AVE
KEY WEST, FL 33040

CASS JAMES JOHN
1811 SEIDENBERG AVE
KEY WEST, FL 33040

WALTERSON CHARLES SR L/E
1814 HARRIS AVE
KEY WEST, FL 33040

GRACER GENE B AND JUDITH ANN
1818 HARRIS AVE
KEY WEST, FL 33040

CONTI MARY E
1819 HARRIS AVE
KEY WEST, FL 33040

HAUGEN KURT M
1819 SEIDENBERG AVE
KEY WEST, FL 33040

PEREZ OSCAR S AND HERMINIA
1820 FOGARTY AVE
KEY WEST, FL 33040

GALAGHER ALICE J AND DENNIS P
1823 HARRIS AVE
KEY WEST, FL 33040

BEATTIE CLAYTON D JR AND MARY
ELLEN
1824 FLAGLER
KEY WEST, FL 33040

MC CORMICK GLORIA
1825 HARRIS AVE
KEY WEST, FL 33040

BOYER RALPH M
1828 FOGARTY AVE
KEY WEST, FL 33040

TREVOR DANNY
1829 HARRIS AVE
KEY WEST, FL 33040

KAPLE STEPHANIE M
1830 FOGARTY AVENUE
KEY WEST, FL 33040

LEFFERTS MICHAEL
1831 HARRIS AVE
KEY WEST, FL 33040

COVAN FREDERICK L AND DIANE
TOLBERT
1901 FOGARTY AVE
KEY WEST, FL 33040

SMITH LAWRENCE J AND CHRISTINE
C
1901 SEIDENBERG AVE
KEY WEST, FL 33040

GLEMANN RAFFAELLA R
1903 FOGARTY AVE
KEY WEST, FL 33040

VALDEZ CLAUDE D L/E
1905 HARRIS AVE
KEY WEST, FL 33040

MARSTON SCOTT P AND KATHY L
1906 HARRIS AVE
KEY WEST, FL 33040

LOWE EMMA
1908 FOGARTY AVE
KEY WEST, FL 33040

TARPLEY CONNIE L
1908 HARRIS AVE
KEY WEST, FL 33040

GRIFFIN MARY ELIZABETH
1909 SEIDENBERG AVE
KEY WEST, FL 33040

SAUCIER COURTNEY
1911 FOGARTY AVE
KEY WEST, FL 33040

SALAZAR LEONARD E AND
KATHLEEN M
1911 HARRIS AVE
KEY WEST, FL 33040

HEIZMANN ELLEN
1911 SEIDENBERG AVE
KEY WEST, FL 33040

SOUTHCOTT WILLIAM R JR LIVING
TRUST 7/24/06
1915 HARRIS AVE
KEY WEST, FL 33040

PAZ ELIOPE AND SHARON R
1916 FOGARTY AVE
KEY WEST, FL 33040

MCCORD LYNN A
1917 FOGARTY AVE
KEY WEST, FL 33040

DASTUGUE DANE M
1919 HARRIS AVE
KEY WEST, FL 33040

HABITAT FOR HUMANITY OF KW
AND LOWER FL KEYS INC
30320 OVERSEAS HWY
BIG PINE KEY, FL 33043

PEREZ ALLEN T/C
5730 2ND AVE
KEY WEST, FL 33040

VAZQUEZ RAYMOND AND
CAROLINE
5730 2ND AVE, Ste 1
KEY WEST, FL 33040

DEROMA JOSEPH H LIV TR OF
07/26/05
6300 MEADOWRIDGE DR
SANTA ROSA, CA 95409

TOMITA GERALDINE S TRUSTEE
833 EISENHOWER DR #102
KEY WEST, FL 33040

BUDAKIAN ROBERT
P O BOX 1062
KEY WEST, FL 33040

HOUSING AUTHORITY
P O BOX 2476
KEY WEST, FL 33040

KUNTZMANN DIDIER
P O BOX 4315
KEY WEST, FL 33041

SPOONER JANA
PO BOX 6284
KEY WEST, FL 33041