

Application



Application For Variance

City of Key West, Florida • Planning Department

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

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

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

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

PROPERTY DESCRIPTION:

Site Address: 1210 Johnson Street

Zoning District: Single Family Real Estate (RE) #: 00059240-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 1st Street Unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983 Fax: 305-298748

Email: lori@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Deborah Ann Marshall Snelgrove

Mailing Address: 1210 Johnson Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: c/o lori@owentrepanier.com

Description of Proposed Construction, Development, and Use: _____

Demolition of existing shed and pergola (532 sq. ft.) and construction of two accessory structures; open carport (387 sq. ft.) and an art studio with pergola (897 sq. ft.)

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

Sec. 122-238(4)a. variance to maximum building coverage from the existing 41% (4,377 sq. ft.) to the proposed 48% (5,097 sq. ft.).

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

If yes, please describe and attach relevant documents: _____

Resolution 93-491 Easement

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

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

See Attached

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

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

Site Data	Required	Existing	Proposed	Compliance
Zoning	Single Family			
Flood Zone	AE 7			
Site Size	6,000 sq. ft.	10,560 sq. ft.	No Change	Compliant
Min. width	50 ft.	120 ft.	No Change	Compliant
Min. depth	100 ft.	88 ft.	No Change	Compliant
Density	8 du/acre= 1.93 du	1	1	Compliant
Total Building Coverage (SF)	35% (3,696)	41% (4,377)	48% (5,315.6)	Variance requested for 973.6 sq. ft.
Impervious Surface	50% (5,280)	63% (6,743)	63% (6,743)	No Change
Open Space	35% (3,696)	34.8% (3,680)	34.8% (3,680)	No Change
Setbacks:				
Front	30 ft.	0	1 ft.	Compliant*
Side	5 ft.	2 ft.	No Change	Compliant
rear	25 ft.	2 ft.	10 ft. ¹	Compliant

* Resolution 93-491

¹ Division 4. Accessory uses and structures; Sect. 122-1181. – Permitted and restricted uses.

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.

There are three special conditions: 1. The historically contributing SFR, built c. 1915, occupies nearly the entirety of Lot 5 as a grandfathered nonconformity in terms of setbacks, building coverage and impervious surface. 2. The adjacent vacant lot (Lot 7) is utilized as the property's "back yard" in terms of use. 3. A literal interpretation of the code treats Lot 7 as a side yard to Lot 5.

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

Conditions were not created by the applicant; the owner purchased the property "as-is". This property was platted in 1889, however, the LDR's established a minimum lot size and dimensional regulations not reflective of the 1889 Plat.

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

No special privileges will be conferred by granting this variance to recognize the historic development of this property and the nonconforming lot size created by the LDRs.

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

Hardship conditions exist; the literal interpretation of the land development code fails to recognize varying configurations of historic properties built prior to the establishment of the LDR's. The non-conformities of Lot 5 spill over to create the non-conformity of Lot 7 where it would not exist otherwise and thus creates a significant hardship in the development of Lot 7.

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

The request is the minimum required to make possible reasonable use of the land. Functioning as both the side and rear yard for the primary structure, Lot 7, independently, meets current LDR's in terms of building coverage, maximum rear yard coverage, impervious surface and open space.

City of Key West • Application for Variance

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

Granting of the variance would not be injurious to the area involved or to public welfare. Granting the variance will be in harmony with the general intent and purpose of the LDR's, specifically as it relates to the preservation of historic resources and permanent housing stock.

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

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

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

RESOLUTION NO. 93-491

A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF ATTACHED EASEMENT AGREEMENT BETWEEN THE CITY OF KEY WEST AND SIDNEY C. SNELGROVE AND DEBORAH A. MARSHALL-SNELGROVE; PROVIDING AN EFFECTIVE DATE.

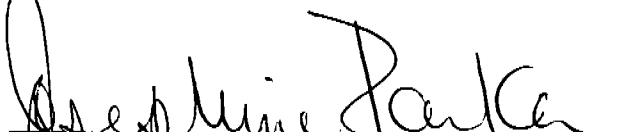
BE IT RESOLVED by the City Commission of the City of Key West, Florida as follows that the attached Easement Agreement between the City of Key West and Sidney C. Snelgrove and Deborah Marshall-Snelgrove is hereby approved. The City Manager is hereby authorized to execute said Agreement on behalf of the City of Key West, and the City Clerk is hereby authorized to attest to his signature and affix the Seal of the City thereto.

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.

Passed and adopted by the City Commission at a meeting held this 3rd day of November, 1993.


DENNIS J. WARDLOW, MAYOR

ATTEST:


JOSEPHINE PARKER, CITY CLERK

93-491

EASEMENT AGREEMENT

THIS AGREEMENT made this 10th day of November, 1993, between the City of Key West, Florida (hereinafter Grantor), and Sidney C. Snelgrove and Deborah A. Marshall-Snelgrove (hereinafter, Grantee).

RECITALS

Grantee is owner of the property known as 1210 Johnson Street, Key West, Florida, including a porch which intrudes upon Grantor's right-of-way for Johnson Street, Key West, adjacent thereto. More specifically, a portion of a porch of the Grantee encroaches on the property of the Grantor, according to a survey by Jose T. Sanchez dated October 20, 1993, (copy attached hereto). This encroachment impedes marketability of title to the properties.

The parties agree that the subject encroachment has existed for some years.

I. CONVEYANCE OF EASEMENT

The Grantor hereby agrees to grant and convey to Grantee for the structural life of the encroachment, an easement for use of that portion of the Johnson Street right-of-way occupied by the porch at 1210 Johnson Street as shown in the aforementioned survey. This easement shall pertain to the building only, and not to any other encroachments.

II. CONSIDERATION

Grantee agrees to pay to Grantor the sum of \$160.50, together

with all sums and fees for city sewer, city garbage, if unpaid; to otherwise promptly bring the property and all uses thereof into full compliance with all city and state laws and regulations, if it is not now in full compliance.

III. EASEMENT TERMINATION

Grantee agrees that any enlargement of the presently existing porch encroachment shall operate to terminate the easement granted hereby, and that Grantor shall thereupon have the right to require Grantee to fully and entirely vacate the Johnson Street right-of-way through demolition or structural alteration of the building.

Grantee agrees that in the event that the porch is removed or substantially destroyed, this easement shall terminate, and that any new building shall be built entirely on land owned by the Grantee or its assigns, and shall not encroach on Grantor's right-of-way as shown on the attached survey.

Additionally, Grantee recognizes and agrees that Grantor may reclaim or retake its property without process upon a determination necessity to protect the health, safety or welfare of the City's residents.

Notwithstanding the fact that this easement may terminate at some future date, it is a covenant that runs with the land, and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors or assigns.

IN WITNESS WHEREOF, the parties have executed this easement

the date above written.

ATTEST:

CITY OF KEY WEST

Josephine Parker
JOSEPHINE PARKER, CITY CLERK

G. Felix Cooper
G. FELIX COOPER, CITY MANAGER

Martha Arenas
WITNESS

S. C. Jones

Shirley G. Sealey
WITNESS

Martha Arenas
WITNESS

Deborah Marshall-Snelgrove

Shirley G. Sealey
WITNESS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgements, appeared Sidney C. Snelgrove and Deborah Marshall-Snelgrove, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of November, 1993.

Lynn C. Hunter
Lynn C. Hunter
Notary Public
State of Florida

My commissioner expires:
Notary Public, State of Florida
My Commission Expires Feb. 25, 1994
Bonded thru Troy Palm - Insurance Inc.

PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
TEL (305) 294-4747
FAX (305) 294-5016

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 2110

JOSE T. SANCHEZ III, P.L.S.
FLORIDA CERTIFICATE NO. 5224

NOTES:

Flood Insurance Rate Map Zone: AE, EL7; Community Panel #120168, 1716 F; dated 10-17-89. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.

The "Land Description" shown hereon is in accord with the description provided to us by the client.

Underground foundations and utilities, trees and ornamental shrubs were not located.

This survey is not valid unless embossed with a raised seal.

Street address: 1210 Johnson Street, Key West, Florida

Date of field work: 09-13-93

This survey is based in part on work done previously on 04-23-90

LAND DESCRIPTION: On the Island of Key West known on W.A. Whitehead's map delineated in January, A.D. 1829, as a part of Tract 28, but now better known as Lots 5 and 7, in Square 1 of said Tract 28, according to the Progressive Land Company's Diagram recorded in Plat Book 1, Page 5, Monroe County, Public Records, State of Florida: COMMENCING at a point on Johnson Street, distance 98 feet from the corner of Johnson and White Streets, and running thence along Johnson Street in a Northeasterly direction 120 feet; thence at right angles in a Southeasterly direction 88 feet; thence at right angles in a Southwesterly direction 88 feet; thence at right angles in a Northwesterly direction 88 feet back to the Point of Beginning.

AND ALSO PARCEL "A"

Parcel of land, on the Island of Key West, adjacent to Lot 5 in Square 1 according to PROGRESSIVE LAND COMPANY'S DIAGRAM as recorded in Plat Book 1 at Page 5 of the Public Records of Monroe County, Florida; said parcel being described as follows: COMMENCE at the East corner of the said Lot 5 and run thence NE'ly along the NW'ly boundary line of the said Lot 5 for a distance of 4.8 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NE'ly along the NW'ly boundary line of the said Lot 5 for a distance of 46.0 feet; thence NW'ly and at right angles for a distance of 3.5 feet; thence SW'ly and at right angles for a distance of 46.0 feet; thence SE'ly and at right angles for a distance of 3.5 feet back to the POINT OF BEGINNING.

BOUNDARY SURVEY FOR: Sidney C. Snelgrove and Deborah A. Marshall-Snelgrove

NOTIFIED TO:


Prudential Home Mortgage Company, Inc.;
Keys Title & Abstract Company;
Commonwealth Land Title Insurance Company;
Sidney Caughman Snelgrove & Deborah Ann Marshall Snelgrove

HEREBY CERTIFY, that to the best of my knowledge and belief, the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

Key West, Florida

Signature Date: October 20, 1993

PHILLIPS & TRICE SURVEYING, INC.


Jose T. Sanchez, III, P.S.
Florida Reg. Cert. #5224

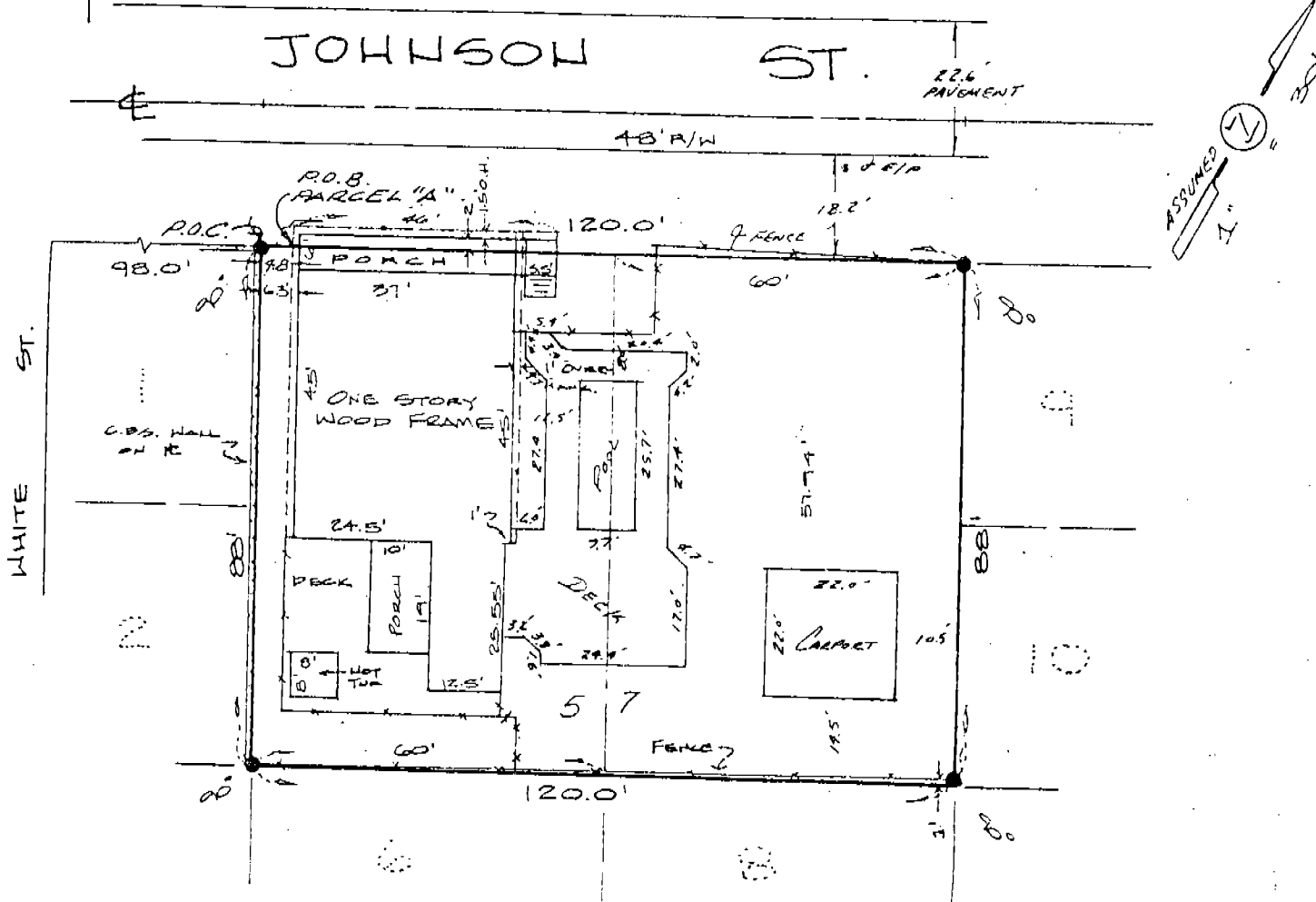


PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
(305) 294-4747

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 2110



LEGEND

- FOUND IRON ROD
- E/P EDGE OF PAVEMENT
- C CENTERLINE
- R/W RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

OFFICIAL RECEIPT
THE CITY OF KEY WEST, FLORIDA

— FINANCE DEPARTMENT —

Division of Revenue

147061

Balance



TO THE ORDER OF THE CITY OF KEY WEST, FLORIDA
DATE OF RECEIPT
BY
NAME
ADDRESS
CITY
STATE

BY _____

Authorization Form

**City of Key West
Planning Department**



**Authorization Form
(Individual or Joint Owner)**

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

I, Sidney Caughman Snelgrove & Deborah Ann Marshall-Snelgrove authorize

Please Print Name(s) of Owner(s) as appears on the deed

Trepanier & Associates, Inc.

Please Print Name of Representative

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

Deborah Ann Snelgrove
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 13 December 2016

Date

by Deborah Ann Marshall-Snelgrove
Name of Owner

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

J. Valero
Notary's Signature and Seal

Jesenia Valero
Name of Acknowledger typed, printed or stamped



GG11740
Commission Number, if any

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

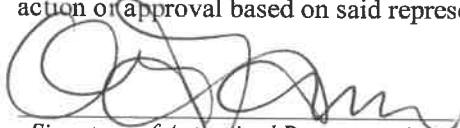
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*

of Owen Trepanier
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1210 Johnson St
Street Address of subject property

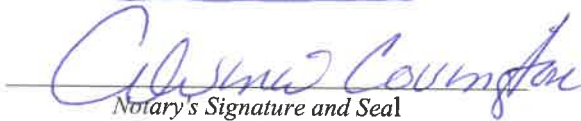
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 4-5-17 by
date

OWEN TREPANIER
Name of Authorized Representative

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


Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped

FF913801
Commission Number, if any



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2018
WWW.AARONNOTARY.COM

Warranty Deed

Return to: (enclose self addressed stamped envelope)
Name: KEYS TITLE AND ABSTRACT COMPANY
631 WHITEHEAD STREET
Address: KEY WEST, FL 33040

Rec - 2500
D.B. - 2590.00
808677
OFF REC 1278 PAGE 1350
900,50

This Instrument Prepared by: "SAME"
Address: HAROLD D. LAVINE
Grantee Name and S.S. #: _____
Grantee Name and S.S. #: _____

P. 16 2590.00 Date 10/27/93
MONROE COUNTY
L. KOLHAGE, CLERK CIR. CT.
H. Lavine

KTAC 58367
SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 26th day of October A. D. 19 93
Between HAROLD D. LAVINE, a single man
whose address is: Box 4782, Key West, FL 33040

of the County of Monroe in the State of Florida
party of the first part, and
SIDNEY CAUGHMAN SNELGROVE and DEBORAH ANN MARSHALL SNELGROVE, husband and wife
whose address is: 1210 Johnson Street, Key West, Florida 33040

of the County of Monroe in the State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) and other good and valuable consideration-----Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:


SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Taxes and assessments for the year 1993 and subsequent years.
SUBJECT TO: Limitations, conditions, restrictions and easements of record, if any.

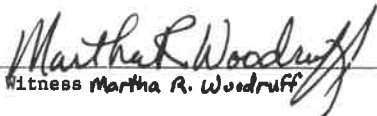
Property Appraiser's Parcel Identification Number: RE 5924
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:


Witness W.A. PERKINS, JR.


HAROLD D. LAVINE L.S.


Witness Martha R. Woodruff

MONROE COUNTY
93 OCT 27 P 3:51
FILED
L.S.

L.S.

State of Florida
County of Monroe

808677

OFF REC 1278 PAGE 1351

The foregoing instrument was acknowledged before me this 26th day of October, 1993, by HAROLD D. LAVINE

who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification and who did (did not) take an oath.

OFFICIAL NOTARY SEAL
W A PERKINS III
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC255615
MY COMMISSION EXP. FEB. 14, 1997

Signature

Printed Name

Title

Serial #, if Any

Recorded in Official Records Book
Monroe County, Florida
Notary Verified
DANNY L. KOLMACH
Clerk Circuit Court

State of Florida
County of

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____

who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature

Printed Name

Title

Serial #, if Any

TUTTLEBLANK REGISTERED U. S. PATENT OFFICE
TUTTLEBLANK PUBLISHING PUBLISHERS, HUTTLEND, VT 05702
FORM 104 (Statutory Form) REV 11/91

Warranty Deed

HAROLD D. LAVINE

TO
SIDNEY CAUGHEMAN SNELGROVE &
DEBORAH ANN MARSHALL SNELGROVE

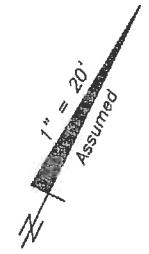
Date 10-26-93

ABSTRACT OF DESCRIPTION

Lots 5 & 7, Block 1, Tract 28

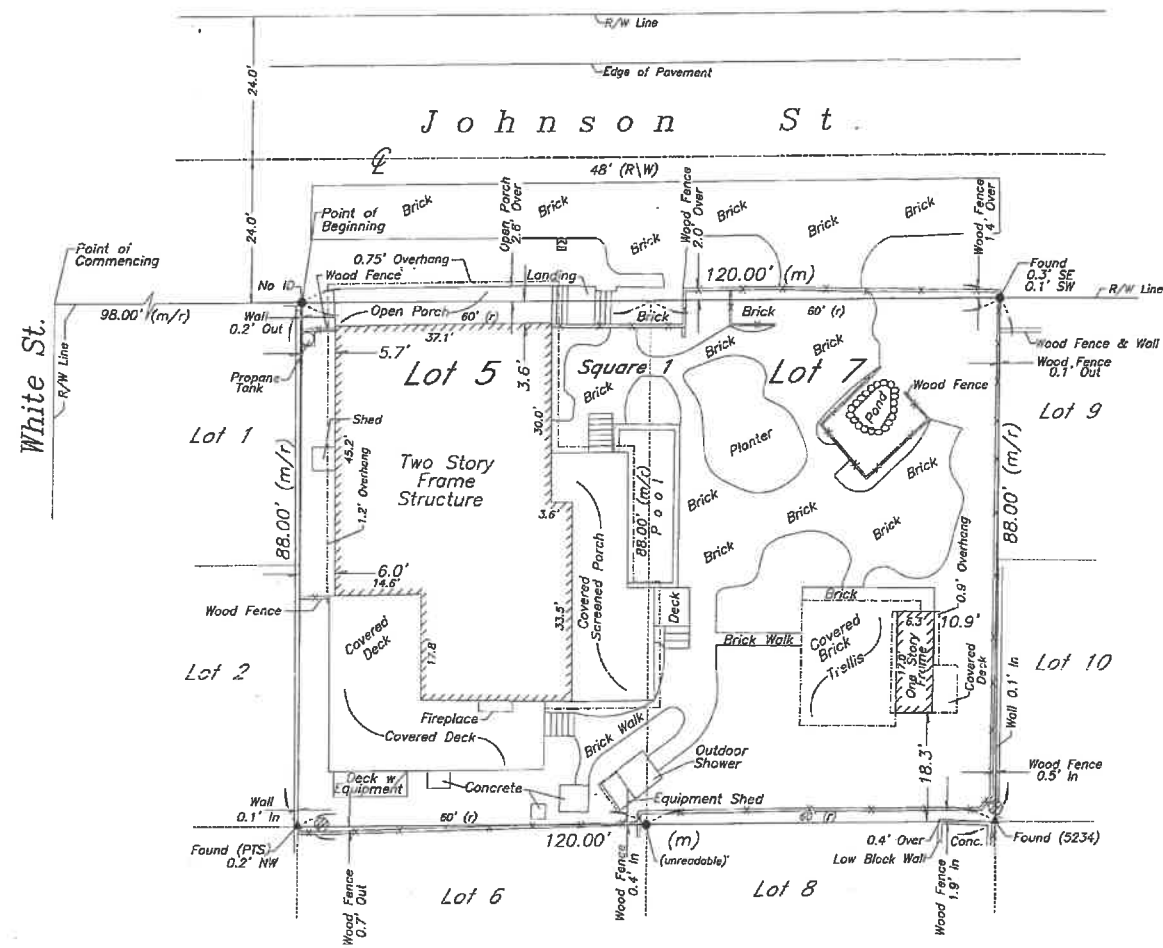
Survey

Boundary Survey Map of Lots 5 and 7, Square 1, Tract 28, of
PROGRESSIVE LAND COMPANY'S DIAGRAM, Island of Key West



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS) (No ID) (unreadable)
- ▲ Found Nail & Disc (PTS) (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊞ Sewer Cleanout



NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #8288

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

Boundary Survey Report of Lots 5 and 7, Square 1, Tract 28, of
PROGRESSIVE LAND COMPANY'S DIAGRAM, Island of Key West

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1210 Johnson Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: February 11, 2014, and October 26, 2016.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West known on W.A. Whitehead's Map delineated in February, A.D. 1829, as a part of Tract 28, but now better known as Lots 5 and 7, in Square 1 of said Tract 28, according to the Progressive Land Company's Diagram recorded in Plat Book 1, Page 5, Monroe County, Public Records, State of Florida: Commencing at a point on Johnson Street, distant 98 feet from the corner of Johnson and White Streets, and running thence along Johnson Street in a NE'y direction 120 feet; thence at right angles in a SE'y direction 88 feet; thence at right angles in a SW'y direction 120 feet; thence at right angles in a NW'y direction 88 feet back to the Point of Beginning.

MORE CORRECTLY DESCRIBED AS:

On the Island of Key West known on W.A. Whitehead's map delineated in February, A.D. 1829, as a part of Tract 28, but now better known as Lots 5 and 7, in Square 1 of said Tract 28, according to the Diagram of Land belonging to the Progressive Land Improvement Company of Key West, Florida, recorded in Plat Book 1, Page 5, Monroe County, Public Records, State of Florida: Commencing at a point on Johnson Street, distance 98 feet from the corner of Johnson and White Streets, and running thence along Johnson Street in a NE'y direction 120 feet; thence at right angles in a SE'y direction 88 feet; thence at right angles in a SW'y direction 120 feet; thence at right angles in a NW'y direction 88 feet back to the point of beginning.

BOUNDARY SURVEY FOR: Sidney Snelgrove and Deborah Marshall;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.


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

February 26, 2014
Updated 11/4/16

THIS SURVEY
IS NOT
ASSIGNABLE

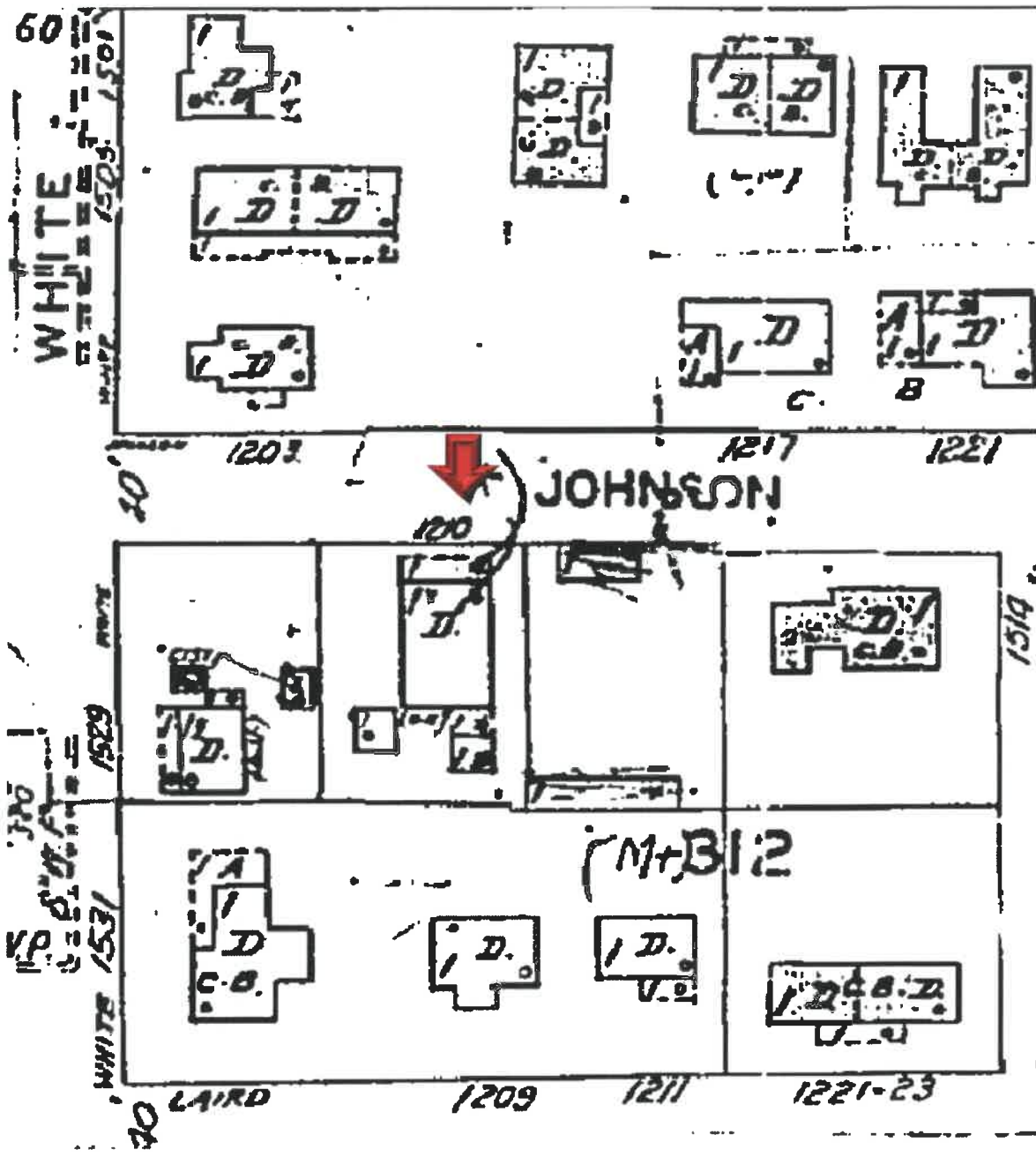
Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

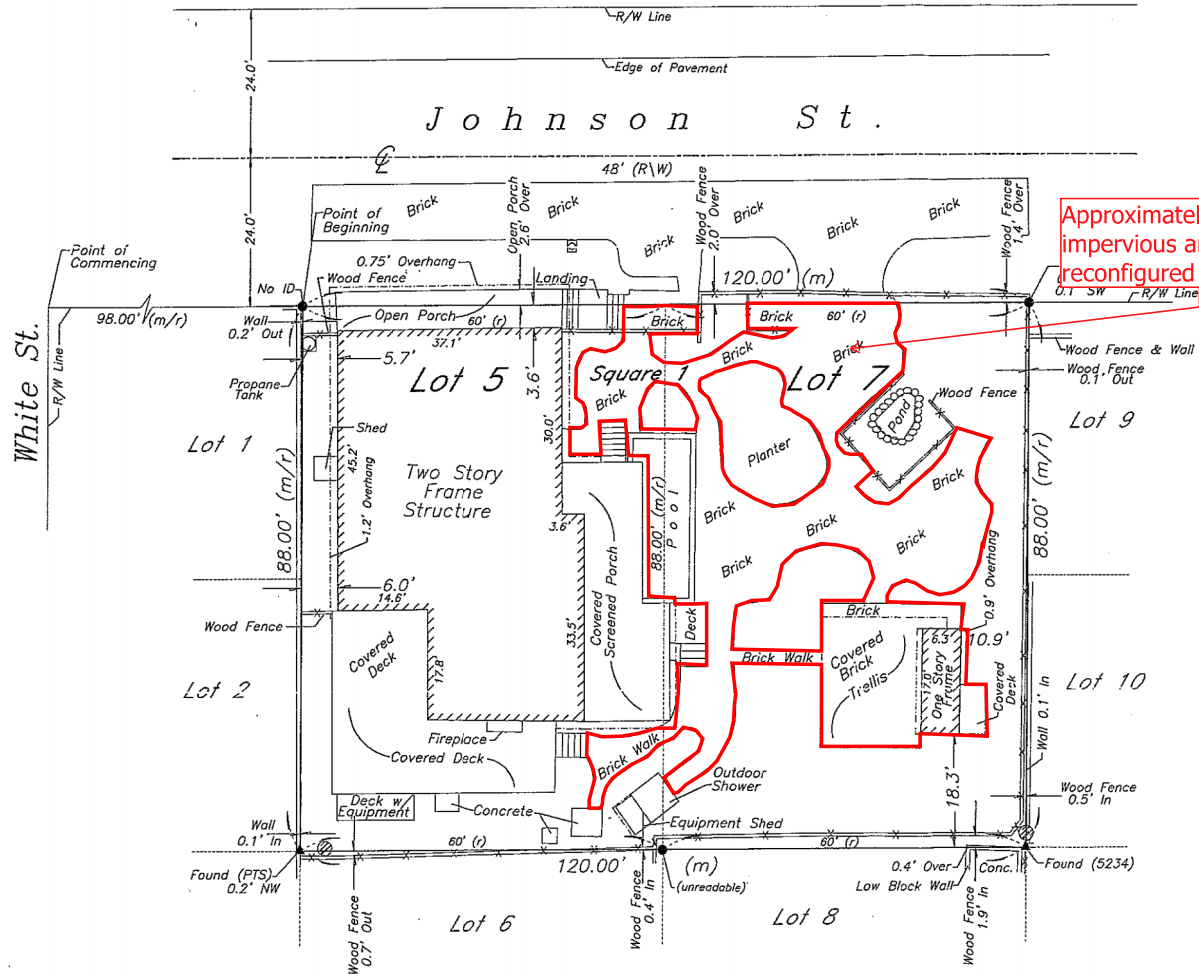
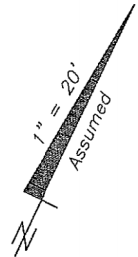
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



1962 Sanborn map

Site Plans

Boundary Survey Map of Lots 5 and 7, Square 1, Tract 28, of PROGRESSIVE LAND COMPANY'S DIAGRAM, Island of Key West



Approximately 3,500 sf of impervious area to be reconfigured on property

LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS) (No ID) (unreadable)
- ▲ Found Nail & Disc (PTS) (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊞ Sewer Cleanout

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6288

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

Boundary Survey Report of Lots 5 and 7, Square 1, Tract 28, of
PROGRESSIVE LAND COMPANY'S DIAGRAM, Island of Key West

- NOTES:
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground boundaries and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 1210 Johnson Street, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 6. Land shown hereon were not abstracted for rights-of-way easements, ownership, or other instruments of record.
 7. North arrow is assumed and based on the legal description.
 8. Date of field work: February 21, 2024, and October 26, 2024.
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. The Survey Report is not full and complete without the attached Survey Map.

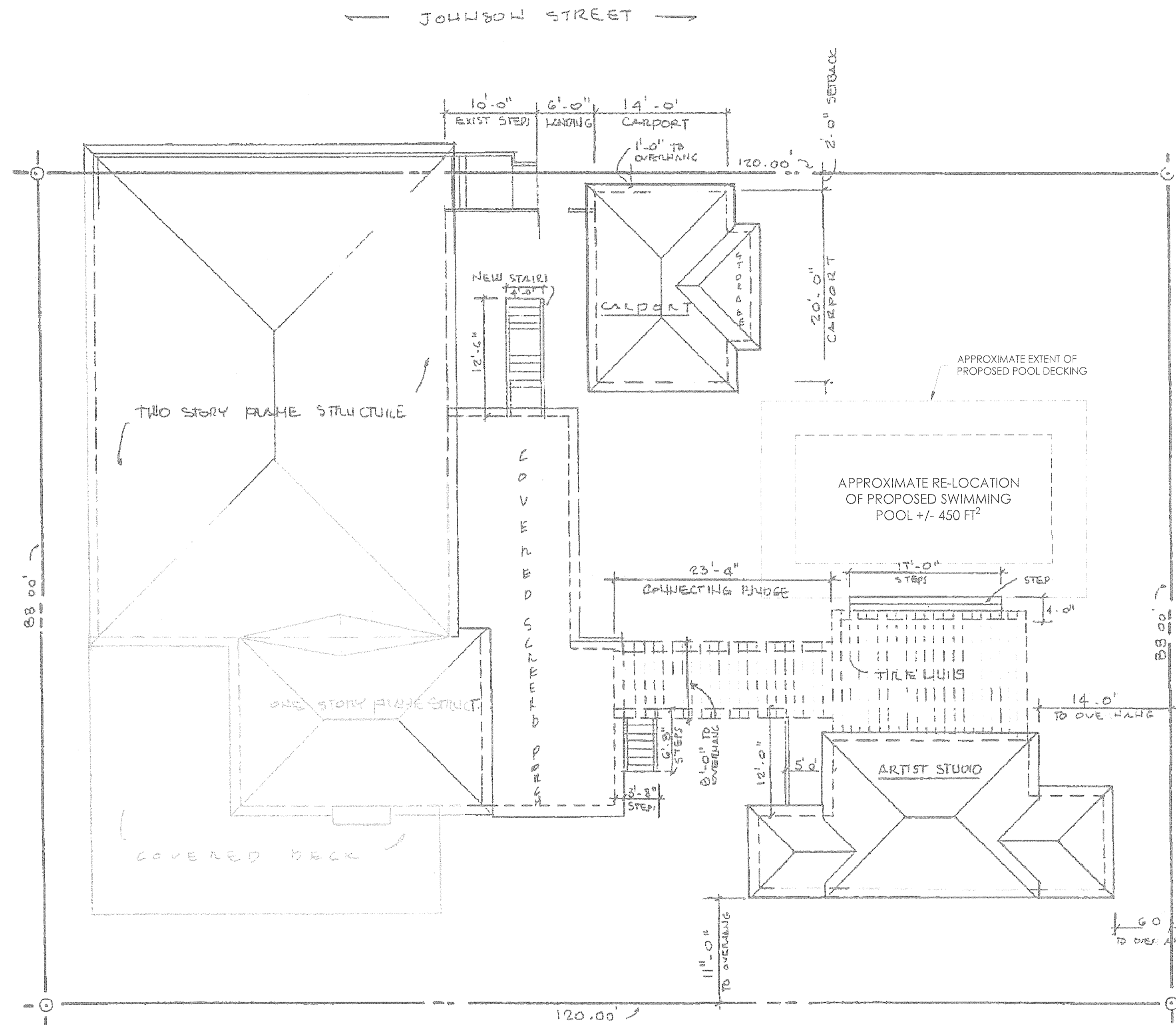
BOUNDARY SURVEY OF: On the Island of Key West known on W.A. Whitehead's Map delineated in February, A.D. 1829, as a part of Tract 28, but now better known as Lots 5 and 7, in Square 1 of said Tract 28, according to the Progressive Land Company's Diagram recorded in Plat Book 1, Page 5, Monroe County, Public Records, State of Florida; Commencing at a point on Johnson Street, distant 98 feet from the corner of Johnson and White Streets, and running thence along Johnson Street in a N75°E direction 120 feet, thence at right angles in a SE7°E direction 88 feet, thence at right angles in a SW7°E direction 120 feet, thence at right angles in a NW7°E direction 88 feet back to the Point of Beginning.

MORE CORRECTLY DESCRIBED AS:

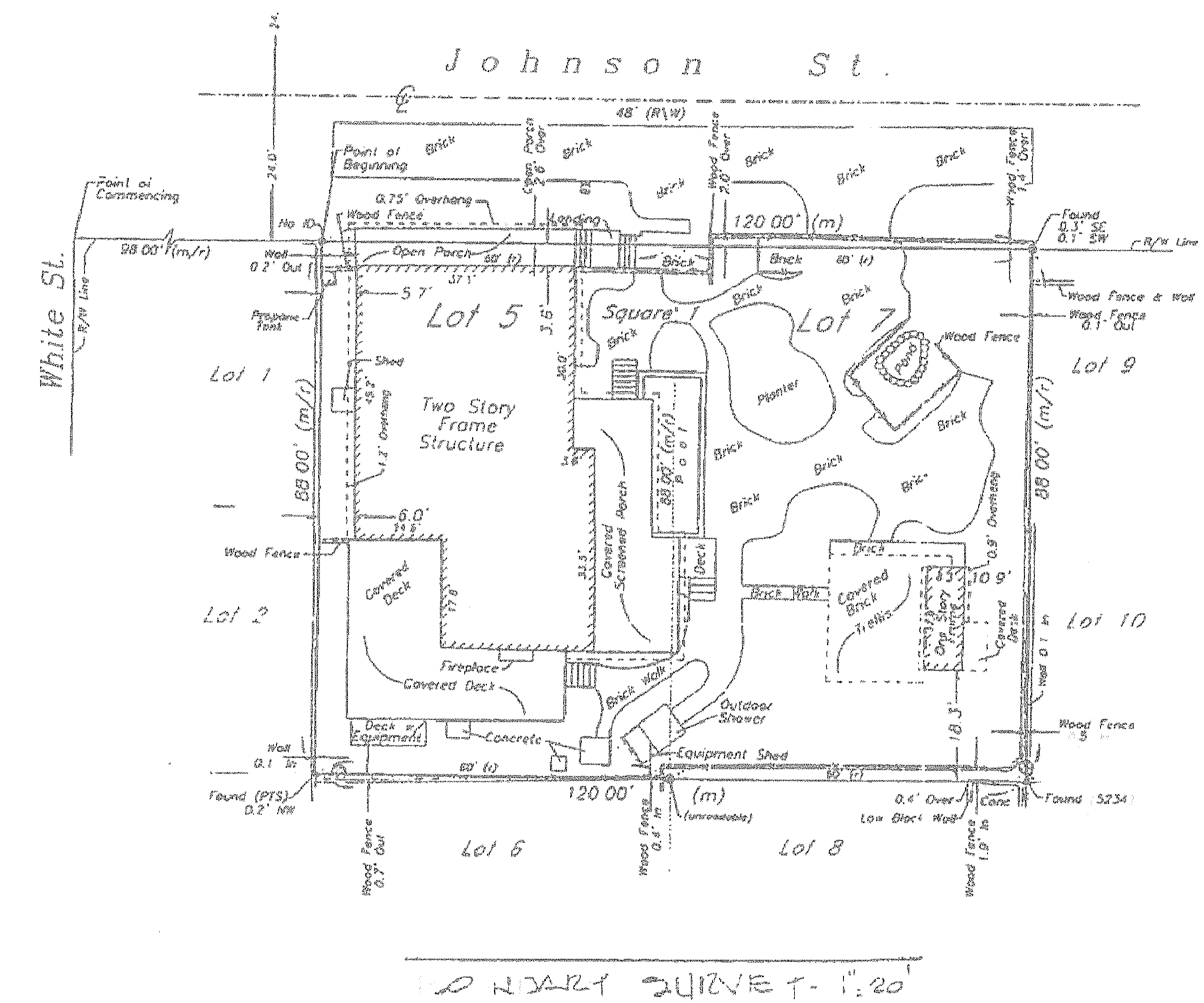
On the Island of Key West known on W.A. Whitehead's map delineated in February, A.D. 1829, as a part of Tract 28, but now better known as Lots 5 and 7, in Square 1 of said Tract 28, according to the Diagram of Land belonging to the Progressive Land Improvement Company of Key West, Florida, recorded in Plat Book 1, Page 5, Monroe County, Public Records, State of Florida; Commencing at a point on Johnson Street, distant 98 feet from the corner of Johnson and White Streets, and running thence along Johnson Street in a N75°E direction 120 feet, thence at right angles in a SE7°E direction 88 feet, thence at right angles in a SW7°E direction 120 feet, thence at right angles in a NW7°E direction 88 feet back to the point of beginning.

BOUNDARY SURVEY FOR: Sidney Shelgrave and Deborah Marshall.

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 49-17, Florida Administrative Code, pursuant to Section 476.027, Florida Statutes.



PROPOSED SITE PLAN
1/8" = 1'-0"



Site Data	Required	Existing	Proposed	Compliance
Zoning	Single Family			
Flood Zone	AE 7			
Site Size	6,000 sq. ft.	10,560 sq. ft.	No Change	Compliant
Min. width	50 ft.	120 ft.	No Change	Compliant
Min. depth	100 ft.	88 ft.	No Change	Compliant
Density	8 du/acre= 1.93 du	1	1	Compliant
Total Building Coverage (SF)	35% (3,696)	41% (4,377)	48% (5,315.6)	Variance requested for 973.6 sq. ft.
Impervious Surface	50% (5,280)	63% (6,743)	63% (6,743)	No Change
Open Space	35% (3,696)	34.8% (3,680)	34.8% (3,680)	No Change
Setbacks:				
Front	30 ft.	0	1 ft.	Compliant*
Side	5 ft.	2 ft.	No Change	Compliant
rear	25 ft.	2 ft.	10 ft.¹	Compliant

* Resolution 93-491

NOTE: SITE WILL INCLUDE APPROXIMATELY 2,562ft² OF LANDSCAPE PATHWAYS AND OTHER IMPERVIOUS FEATURES.

Site Visit

1210 Johnson Street, Key West, Florida
SITE VISIT



1210 Johnson Street, Key West, Florida
SITE VISIT



1210 Johnson Street, Key West, Florida
SITE VISIT



1210 Johnson Street, Key West, Florida
SITE VISIT



1210 Johnson Street, Key West, Florida
SITE VISIT



Additional Information



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1059706 Parcel ID: 00059240-000000

Ownership Details

Mailing Address:

SNELGROVE SIDNEY CAUGHMAN AND DEBORAH ANN MARSHALL
1210 JOHNSON ST
KEY WEST, FL 33040-5014

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

**Section-
Township-Range:** 05-68-25

**Property
Location:** 1210 JOHNSON ST KEY WEST

Subdivision: Progressive Land Improvement Co

Legal KW PROG LAND IMP CO DIAG PB1-5 LOTS 5 AND 7 SQR 1 TR 28 OR298-464/465 OR471-524 OR1016-1686

Description: OR1111-319/322AGREE OR1129-1761/62R/S OR1274-1220D/C OR1278-1350/51 OR1280-2233/38-E(RES NO93-491)
OR1284-362/64

Click Map Image to open interactive viewer



Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	120	88	10,560.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 3678
 Year Built: 1915

Building 1 Details

Building Type R1
 Effective Age 18
 Year Built 1915
 Functional Obs 0

Condition G
 Perimeter 364
 Special Arch 0
 Economic Obs 0

Quality Grade 650
 Depreciation % 24
 Grnd Floor Area 3,678

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

Roof Type IRR/CUSTOM
 Heat 1 FCD/AIR DUCTED
 Heat Src 1 ELECTRIC

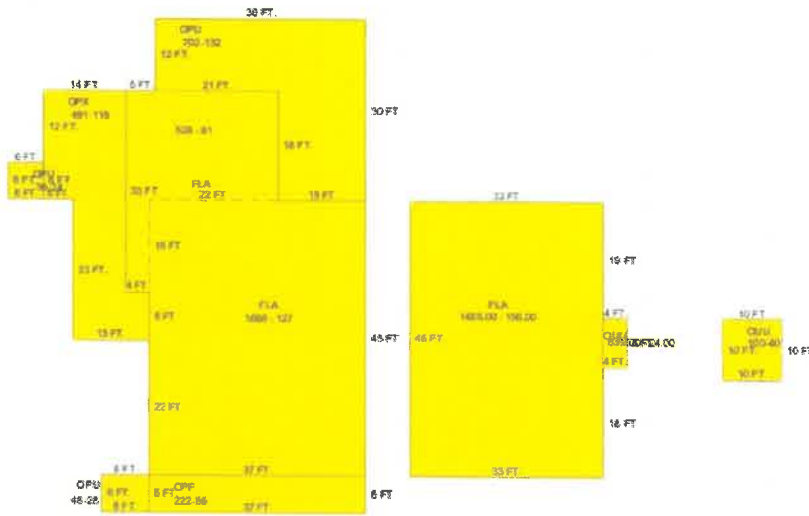
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 3

Extra Features:

2 Fix Bath 0
 3 Fix Bath 3
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 3

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 1
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12:ABOVE AVERAGE WOOD	1	1995	Y			528

2	<u>OPU</u>		1	1995	N	Y	0.00	0.00	702
3	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1995	N	Y	0.00	0.00	1,665
5	<u>OPX</u>		1	1995	N	Y	0.00	0.00	491
6	<u>OPU</u>		1	1995	N	Y	0.00	0.00	36
7	<u>OPF</u>		1	1990	N	Y	0.00	0.00	222
8	<u>OPU</u>		1	1995	N	Y	0.00	0.00	48
9	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1990	N	Y	0.00	0.00	1,485
10	<u>OUU</u>		1	1998	N	Y	0.00	0.00	32
11	<u>OUU</u>		1	1998	N	Y	0.00	0.00	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1986	1987	3	20
2	AC2:WALL AIR COND	2 UT	0	0	1986	1987	2	20
3	PO4:RES POOL	260 SF	26	10	1987	1988	4	50
4	FN2:FENCES	1,500 SF	250	6	1987	1988	2	30
6	TK2:TIKI	280 SF	0	0	1994	1995	1	40
7	UB2:UTILITY BLDG	60 SF	10	6	1994	1995	3	50
8	WD2:WOOD DECK	54 SF	0	0	1994	1995	1	40
9	PT2:BRICK PATIO	614 SF	0	0	1994	1995	2	50
10	HT2:HOT TUB	1 UT	0	0	1992	1993	2	50
11	AC2:WALL AIR COND	1 UT	0	0	1997	1998	1	20

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
05-0685	03/04/2005	07/15/2005	500		electric for range	
14-1192	04/09/2014	05/16/2014	12,000	Residential	REMOVE 2 WINDOWS IN DINING AREA. REPLACE WITH DOUBLE FRENCH DOORS AND TRANSOMS-IMPACT. REMOVE SINGLE DOOR. REPLACE W/DOOR ALSO IMPACT. REMOVE EXISTING TRUSS AND BUILD NEW. PLEASE SEE DRAWINGS BY MICHAEL SKOGLAND.	
1	B940658	02/01/1994	12/01/1995	3,500	CONVERT CARPORT TO ARBOR	
	B951878	06/01/1995	12/01/1995	20,000	ADD STRUCTURAL FOUNDATIN	
	B952162	07/01/1995	12/01/1995	5,000	DEMO 600 S.F. OF BLDG	
	B952453	07/01/1995	12/01/1995	134,677	ADDITION & 2ND FLOOR BATH	
	E952640	08/01/1995	12/01/1995	8,000	ELECTRICAL	
	M953214	09/01/1995	12/01/1995	10,000	1-4TON & 2-5TON A/C W/17D	
	A953279	09/01/1995	12/01/1995	11,850	10 SQRS GALV. SHINGLES	
	P953291	09/01/1995	12/01/1995	9,800	INSTALL PLUMBING FIXTURES	
1	9703345	10/02/1997	11/09/1998	26,870	Residential	REPLACE 20 SQS METAL SHIN
1	9703692	10/27/1997	11/09/1998	8,000	Residential	CENTRAL AC

1	9703787	11/05/1997	11/09/1998	5,000	Residential	UPGRADE SERVICE
1	9703851	11/10/1997	11/09/1998	4,000	Residential	PLUMBING
1	9703842	11/18/1997	11/09/1998	16,500	Residential	INTERIOR ALTERATIONS
1	9800098	01/22/1998	11/09/1998	9,000	Residential	WIDOWS WALK

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
2016	466,145	26,940	570,747	1,063,832	623,632	25,000	598,632
2015	459,276	23,772	729,822	1,212,870	619,297	25,000	594,297
2014	465,225	22,387	862,802	1,350,414	614,382	25,000	589,382
2013	476,572	23,135	519,510	1,019,217	605,302	25,000	580,302
2012	482,245	23,912	463,344	969,501	595,184	25,000	570,184
2011	487,919	24,660	704,867	1,217,446	577,849	25,000	552,849
2010	536,032	25,607	631,444	1,193,083	569,309	25,000	544,309
2009	595,817	26,375	631,444	1,253,636	554,342	25,000	529,342
2008	558,763	27,172	459,360	1,045,295	553,788	25,000	528,788
2007	862,581	24,072	528,000	1,414,653	537,658	25,000	512,658
2006	770,386	24,746	538,560	1,333,692	524,544	25,000	499,544
2005	693,974	25,548	448,800	1,168,322	509,266	25,000	484,266
2004	555,182	26,433	359,040	940,655	494,433	25,000	469,433
2003	636,506	27,234	200,640	864,380	485,214	25,000	460,214
2002	587,915	28,067	200,640	816,622	473,842	25,000	448,842
2001	503,456	28,921	187,968	720,345	466,380	25,000	441,380
2000	503,456	24,579	155,760	683,795	452,797	25,000	427,797
1999	503,456	25,223	155,760	684,440	440,893	25,000	415,893
1998	421,797	23,948	155,760	601,505	431,304	25,000	406,304
1997	421,797	24,657	134,640	581,094	424,095	25,000	399,095
1996	305,183	18,374	134,640	458,196	411,743	25,000	386,743
1995	144,131	16,375	134,640	295,146	286,162	25,000	261,162
1994	128,898	15,101	134,640	278,639	278,639	25,000	253,639
1993	134,677	15,599	142,560	292,837	292,837	25,000	267,837
1992	134,677	16,097	142,560	293,335	293,335	25,000	268,335
1991	134,677	16,596	142,560	293,833	293,833	25,000	268,833
1990	122,678	17,053	102,960	242,691	242,691	0	242,691
1989	111,525	15,993	100,320	227,838	227,838	0	227,838
1988	58,654	226	42,240	101,120	101,120	0	101,120
1987	53,581	226	29,832	83,639	83,639	25,000	58,639
1986	53,841	226	28,512	82,579	82,579	25,000	57,579
1985	52,226	226	20,328	72,780	72,780	25,000	47,780

1984	48,473	226	20,328	69,027	69,027	25,000	44,027
1983	48,473	226	20,328	69,027	69,027	25,000	44,027
1982	49,581	226	17,530	67,337	67,337	25,000	42,337

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/1/1993	1278 / 1350	370,000	WD	Q
4/1/1990	1129 / 1761	375,000	WD	Q
6/1/1987	1016 / 1686	189,000	WD	M
2/1/1969	471 / 524	32,500	00	Q

This page has been visited 206,782 times.

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