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SEP 17 2014

CITY OF KEY WEST  
PLANNING DEPT.



## 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: 415 Frances Street, Key West, FL

Zoning District: HistoricMediumDensityResidential Real Estate (RE) #: 00004990-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Cross Key Marine Canvas

Mailing Address: PO Box 371865

City: Key Largo State: FL Zip: 33037

Home/Mobile Phone: 305-522-6341 Office: 305-451-1302 Fax: 305-451-1259

Email: KeyLargoCanvas@aoi.com

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

Name: Renay Regardie Living Trust

Mailing Address: 3303 Water St NW Unit 8E

City: Washington State: DC Zip: 20007-3581

Home/Mobile Phone: 202-328-6556 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Description of Proposed Construction, Development, and Use: Canvas awning open on three sides over existing non pervious wood deck on the North side of the home. Awning to be attached to N. wall of home approximately 22'. Canvas Awning 36'-6" long by 8'-8" wide. N side of awning set back 2 from Property Line

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

Reduction in Side Set back along north Property Line from 5' to 2'-0" along a 36.-6" long stretch of the 100' North Property Line.

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

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

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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                              | HMDR                                |                    |               |                  |
| Flood Zone                          | AE 7                                |                    |               |                  |
| Size of Site 38' x 101'             | 3792 Sq Ft                          |                    |               |                  |
| Height                              | 21'-0" Above Grade to Highest Ridge | No Change Proposed |               |                  |
| Front Setback                       | 10'                                 | 10'                | 10'           | None             |
| Side Setback North Side             | 5'                                  | 3'                 | 2'            | 1' Reduction     |
| Side Setback South Side             | 5'                                  | 2.5'               | 2.5'          | None             |
| Street Side Setback                 | 10'                                 | 10'                | 10'           | None             |
| Rear Setback                        | 15'                                 | 7.83'              | 7.83'         | None             |
| F.A.R.                              |                                     |                    |               |                  |
| Building Coverage                   | 40%                                 | 1554 SqFt          | No Change     | None             |
| Impervious Surface                  | 60%                                 | 2079 SqFt          | 318 SF Awning | 318 SF Increase  |
| Parking                             |                                     | 186 SqFt           | No Change     | None             |
| Handicap Parking                    | N/A                                 |                    |               |                  |
| Bicycle Parking                     | N/A                                 |                    |               |                  |
| Open Space/ Landscaping             |                                     |                    |               |                  |
| Number and type of units            |                                     | One Residential    | No Change     | None             |
| Consumption Area or Number of seats | N/A                                 |                    |               |                  |

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](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.

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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.

We know of no other residential properties in this zoning district where the essential components of the living space Kitchen, Dining Area, Social area, Bedroom and Bathrooms are separated by a swimming pool and an open courtyard.

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

This home was just recently purchased by the applicant and is presently in the same condition as purchased. The applicant made none of the design decisions and had no hand in creating the current disfunctional layout of the home.

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.

Built in 1920, prior to the adopting of the current Code, this well preserved historic home was constructed within 3' of the north property line and granting of the requested variance will not convey upon the applicant any special privileges

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

The Master Bedroom and Master Bath of this home is detached from the rest of the home and is approximately 25' across the open courtyard to the entrance of the Master Bedroom. No other Bedroom exists on the ground floor of the home. The two small second floor bedrooms are located in a loft and there is no bathroom on the second floor. The owners are in their 70's and are uncomfortable transitioning the stairs to the upper rooms causing a life safety issue for them as they age.

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

This is an Historic Residential Structure built in the 20's granting this variance will allow the owners to preserve the historic integrity of the home while still affording them the protected access to the detached Bath and Bedroom. The current boundaries of home along the north property line is currently setback 3' near the streetside of the property. The support columns of the new awning will maintain the 5' set back and only the drip line will encroach an additional 1' into the setback to place the run off in an area being replanted with native vegetation making this the minimal variance to allow reasonable use of the home.

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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 this Variance will preserve the Historic quality of this home by not requiring the owners to seek remedies that would affect the footprint and or overall design of the home in order to provide acceptable liveability of this home. Granting the reduction of the north side setback will not change the impervious area of the property and the impervious area ratio will be improved by removal of paved area along north property line and across the front of the home to provide more green area. These changes will not be injurious to the area or detrimental to the public interest and will bennifit the public welfare by reduction in the impervious area along with planting of native vegetation

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

This property is unique and non conformities existing on neighboring properties or other properties in this Zoning district have not been considered in this variance application

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**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

# Verification

City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an entity)

I, Robert Cullin, in my capacity as President  
(print name) (print position: president, managing member)  
of Cross Key Marine Canvas and Upholstery Inc.  
(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:

415 Frances Street, Key West, Florida, 33040  
Street Address of subject property

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

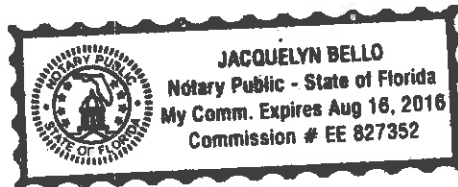
[Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9-16-14 by  
date  
Robert A. Cullin  
Name of Authorized Representative

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

[Signature]  
Notary's Signature and Seal

Jacquelyn Bello  
Name of Acknowledger typed, printed or stamped



EE 827352  
Commission Number, if any

# **Authorization**

**Authorization Form**  
(Where Owner is a Business Entity)



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

I, RENAY REGARDIE as  
Please Print Name of person with authority to execute documents on behalf of entity

RENAY REGARDIE Trust of Renay REGARDIE Living Trust  
Name of office (President, Managing Member) Name of owner from deed

authorize Robert Cullin  
Please Print Name of Representative

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

Renay REGARDIE  
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this August 25, 2014  
Date

by RENAY REGARDIE  
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented DC PHOTO LICENSE as identification.

Eileen Courtney  
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

**EILEEN COURTNEY**  
**NOTARY PUBLIC**  
**STATE OF DELAWARE**  
**My Commission Expires APRIL 10, 2016**

K:\FD\MSV\applications\Verification and Authorization\Authorization\_Form-Busly.doc

p.1

3054511259

Key

Owners Form



**Deed**

04/25/2014 11:26AM  
DEED DOC STAMP CL: MT \$8,400.00  
Prepared by and return to:  
Susan Mary Cardenas  
Attorney at Law  
Stones & Cardenas  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 14-073

Doc# 1978034  
Bk# 2681 Pg# 413

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 25th day of April, 2014 between Team Scott, LLC, a Florida limited liability company whose post office address is 4837 N. Woodburn Street, Whitefish Bay, WI 53217, grantor, and Renay Regardie as Trustee of The Renay Regardie Living Trust dated April 22, 1997 whose post office address is 3303 Water Street NW, April 8E, Washington, DC 20007, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West and known on Wm. A. Whitehead's map of said Island, delineated in February A.D. 1829, as a part of Lot Four (4) in Square Thirty-one (31), but now better known according to Charles Rowe's diagram of said Lot Four (4) in Square Thirty-one (31), as recorded in Book "G" of Deeds, on page 485 of Monroe County Public Records.

COMMENCING at a point on the Northeasterly side of Frances Street distant 135 feet and 7 inches from the corner of Fleming and Frances Streets, and running thence along Frances Street in a Northwesterly direction 37 feet and 11 inches; thence at right angles in a Northeasterly direction 100 feet; thence at right angles in a Southeasterly direction 37 feet and 11 inches; thence at right angles in a Southwesterly direction 100 feet to the Place of Beginning.

Parcel Identification Number: 00004990-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

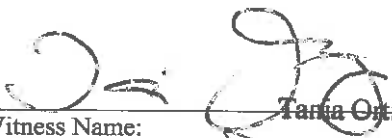

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered in our presence:

  
Witness Name: Tania Ortiz  
  
Witness Name: Mary E. Turso

Team Scott, LLC, a Florida limited liability company

By:   
Joseph Jay Scott, Manager/Member, CEO, and Secretary

(Corporate Seal)

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 2014 by Joseph Jay Scott, as Manager/Member, CEO, and Secretary of Team Scott, LLC, a Florida limited liability company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

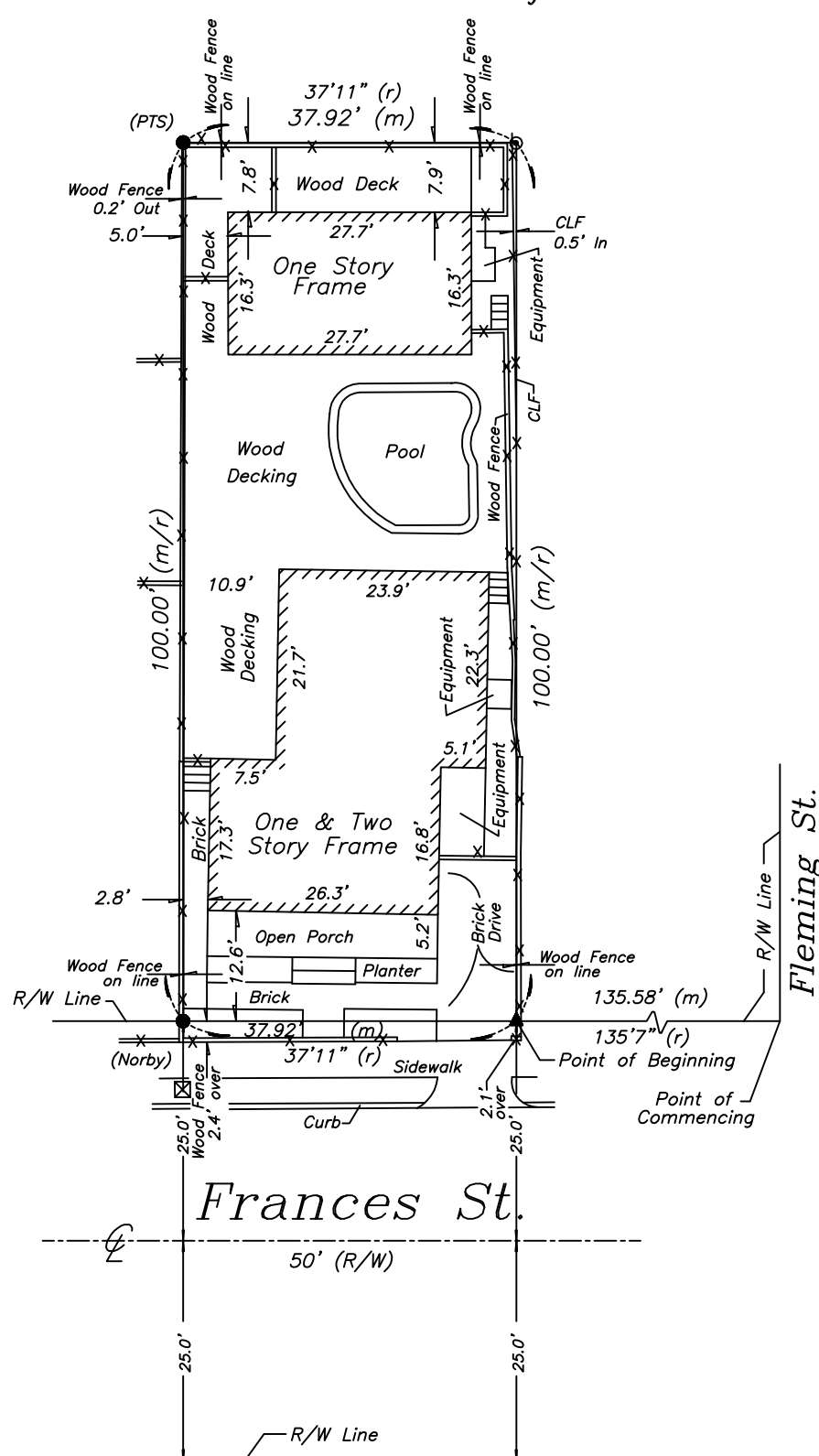
Printed Name: Mary E. Turso

My Commission Expires: 5/16/17

MONROE COUNTY  
OFFICIAL RECORDS

# Survey

# Boundary Survey Map of part of Lot 4, Square 31, Island of Key West, Florida



## LEGEND

- ⊙ Found 1/2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234) (PTS)
- ▲ Found Nail & Disc (LB 7131)
- △ 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
- ⊕ Fire Hydrant
- ⊠ Sewer Cleanout
- ⊠ Water Meter

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 415 Frances Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: September 19, 2014
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** On the Island of Key West and known on Wm. A. Whitehead's map of said Island, delineated in February A.D. 1829, as a part of Lot Four (4) in Square Thirty-one (31), but now better known according to Charles Howe's diagram of said Lot Four (4) in Square Thirty-one (31), as recorded in Book "G" of Deeds, on Page 485 of Monroe County Public Records.

**COMMENCING** at a point on the Northeasterly side of Frances Street, distant 135 feet and 7 inches from the corner of Fleming and Frances Streets, and running thence along Frances Street in a Northwesterly direction 37 feet and 11 inches; thence at right angles in a Northeasterly direction 100 feet; thence at right angles in a Southeasterly direction 37 feet and 11 inches; thence at right angles in a Southwesterly direction 100 feet to the Place of Beginning.

**BOUNDARY SURVEY FOR:** Renay Regardie;

J. LYNN O'FLYNN, INC.

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

September 22, 2014

THIS SURVEY  
IS NOT  
ASSIGNABLE

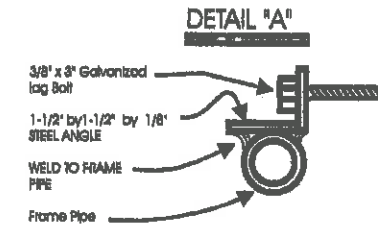
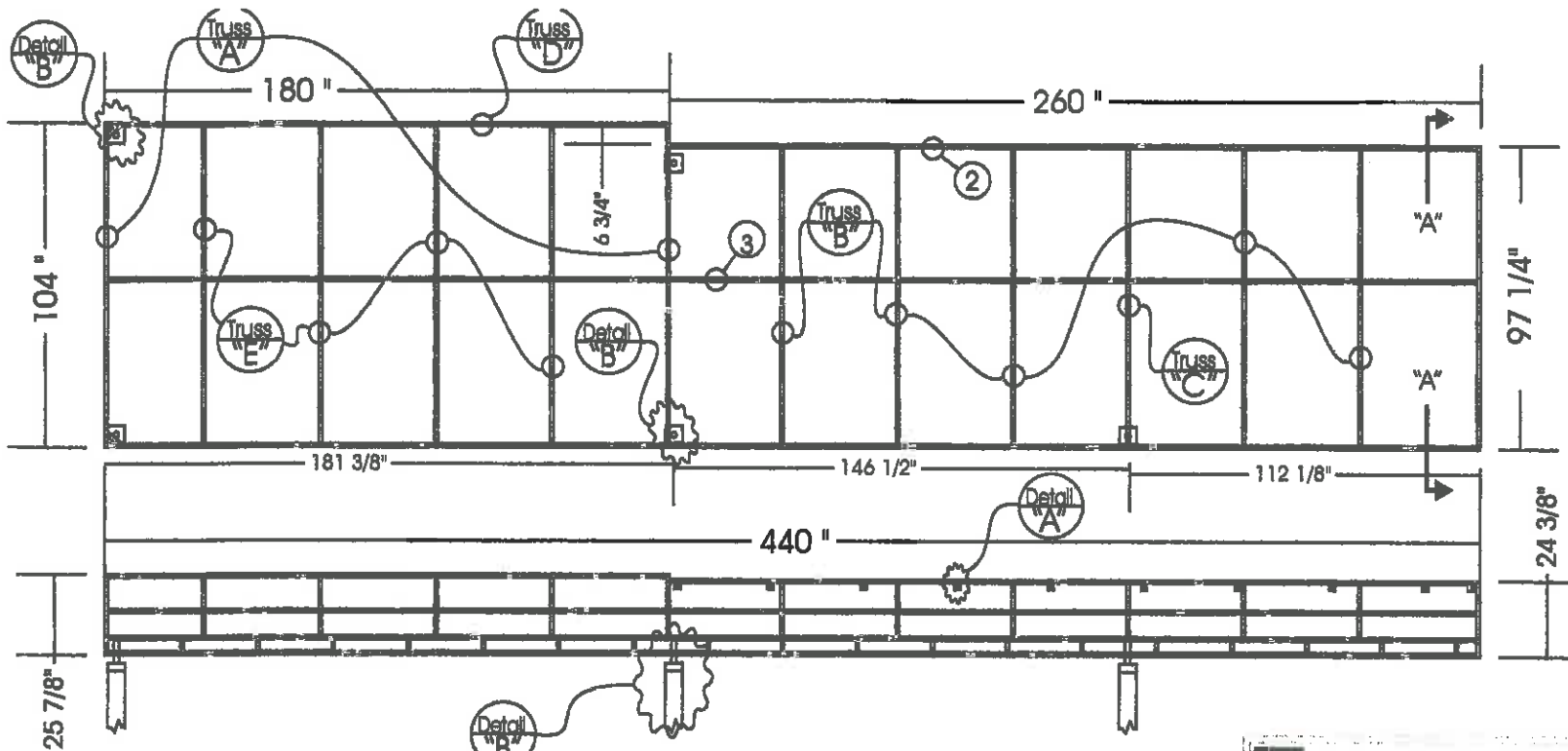
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

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

# Site Plans



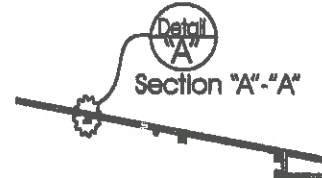
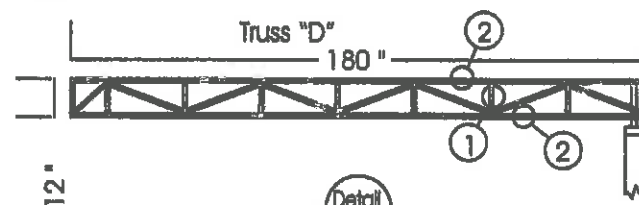
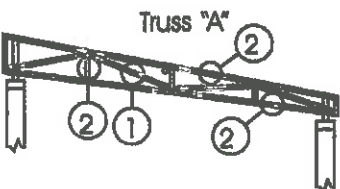
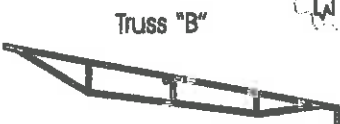
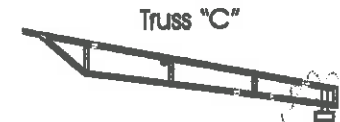
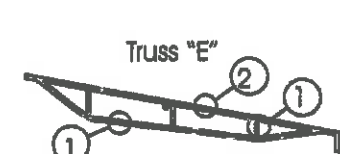
#### PIPE SCHEDULE Sch 40 Galv. Pipe

- (1) 1/2" PIPE
- (2) 3/4" PIPE
- (3) 1" PIPE
- (4) 1-1/4" PIPE
- (5) 1-1/2" PIPE
- (6) \_\_\_\_\_

#### Detail "B" Column Attachment

- side elevation  
Top attachment
- Frame Pipe
  - 1-1/2" Steel Pipe welded to frame Pipe
  - 2" Aluminum pipe welded to Column Cap
  - 3/8" Galvanized Hex Bolt
  - 1/4" Aluminum Top Plate
  - 3/8" SS Carriage Bolts Two per Cap
  - Custom Aluminum Cap for 6"x 6" Column

- Isometric view  
Bottom attachment
- 6"x 6" PT Wood Column
  - 1/4 SS Aluminum plate for Bottom of Column
  - Custom 1/4" Aluminum welded Bucket
  - 7/16" Holes for 3/8" SS Bolts Through Column 3@ top and 3@ Bottom
  - Weep Hole in Bucket
  - 7/16" Holes for 3/8" Wedge Bolts to pool Deck
  - 3/8" Lag Bolts Four per Column in to wood deck Framing



GENERAL

1. Awning frame pipe to be Schedule 40 Galvanized Steel Pipe.
2. All joints to be welded per AWS Structural Welding Code D1.1.
3. Mount Brackets to be 1-1/2" x 11 Gage angle welded to frame
4. Fasteners to be 3/8" x 3" Sleeve anchors or Wedge Bolts 30" centers maximum, embedment and min. edge distance per manufacturers Spec.
5. Fabric to be secured to frame by lacing with 1/8" Dacron line
6. Fabric to be removed when winds expected to exceed 75 MPH
7. Concrete footings shall be 3000 Pci @ 28 days

Structural Design Criteria  
Basic Wind Speed 180 mph  
Building Importance Factor 1.0  
Exposure Location D  
Internal Pressure Coefficient 0.18

#### Certificate of Compliance

This is to certify that I am a duly qualified engineer licensed to practice in the State of Florida No. 27428 and my signature signifies that I have reviewed the design specifications and drawings for the Structural framing of this awning, and it is designed to withstand 180 MPH wind speed for a Type II building in an Exposure D Location in accordance with FBC 2010, ASCE7-10

#### Design Detail by Cross Key Canvas

Project Name: Regardie Residence

Engineering by: DL Osborn Inc.

Daryl L. Osborne PE # 27428

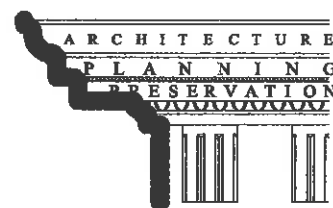
91700 Overseas Hwy. Ste 1 Tavernier FL

Work Order # 42788 Pg. 1 of 1

*Handwritten signature and date:*  
9/3/14

# Site Plan for: 415 Frances St the Regardie Residence RE# 00004990-000000

Based upon survey done by: J. Lynn O'lynn Inc. 3/21/2005



DENNIS A. BEEBE

ARCHITECT

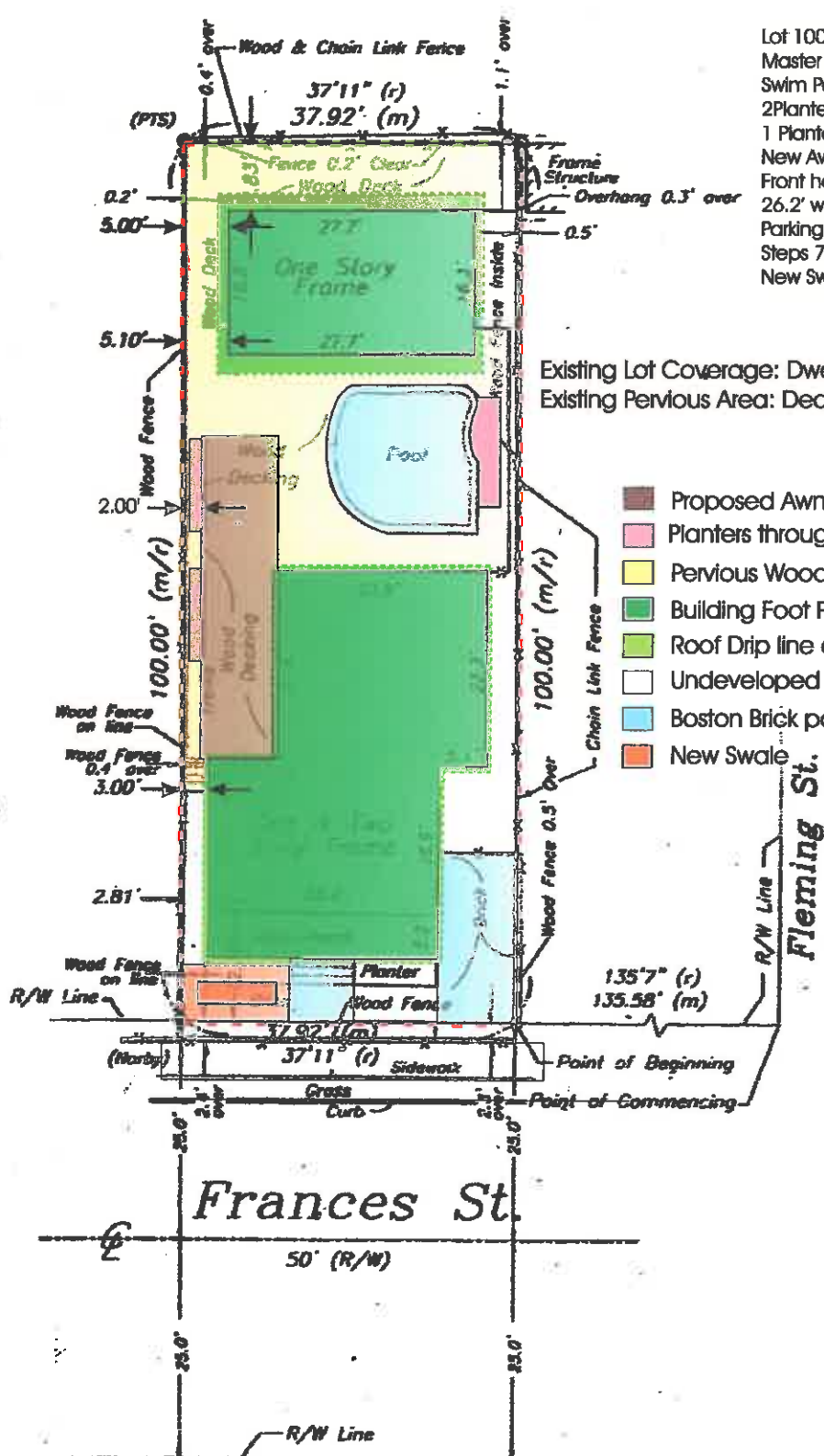
PO BOX 4502  
KEY WEST FLORIDA  
U.S.A. 33041  
305-394-7883  
License No. 10,806

Lot 100' x 37.92'  
Master B&Br 27.7' x 16.2'  
Swim Pool 15.5' x 16.9'  
2 Planters 1.7' x 10.5'  
1 Planter 2.8' x 12.5'  
New Awning 36.7' x 8.7'  
Front home section is:  
26.2' wide x 43.5' /deep  
Parking 9' x 19.31  
Steps 7.3 x 7.5'  
New Swale 12.0' by 6.5'

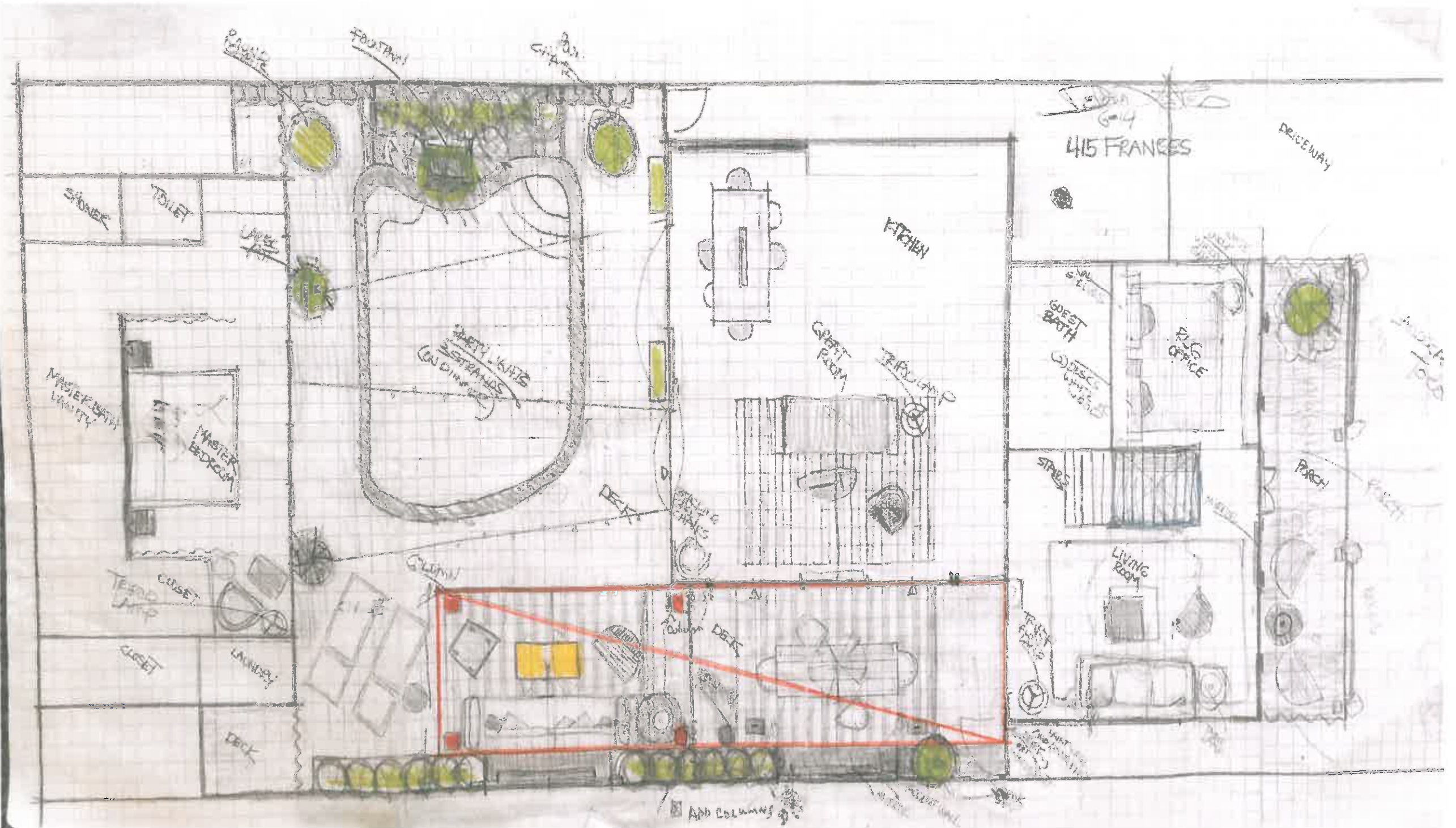
Assumed  
1" = 20'  
D. Beebe  
9-2-14

Existing Lot Coverage: Dwelling, pool & pavers = 2079 Sq Ft  
Existing Pervious Area: Deck & open areas = 2040 Sq Ft

- Proposed Awning over pervious surface
- Planters through Wood Deck to Grade
- Pervious Wood Decking
- Building Foot Print
- Roof Drip line over pervious surface
- Undeveloped Areas/ Natural Grade
- Boston Brick paver and Pool Footprint
- New Swale







# Site Photos



Regardie Residence 415 Frances Street  
Existing side patio at the rear of the home



Rendering of new awning for the  
side patio on the rear of the home.



## **Additional Information**

Subj: **Fwd: 415 Frances**  
Date: 6/17/2014 12:10:20 PM Eastern Daylight Time  
From: [debra@debrayates.com](mailto:debra@debrayates.com)  
To: [KeyLargoCanvas@aol.com](mailto:KeyLargoCanvas@aol.com)

Hi Bob,

We have decided to shorten the awning slightly to allow for chaise lounges.  
It will be about 9'x37' with four columns, shed roof line, Black and white canvas stripe. (see attached sketch)

Please send me a revised quote so we can get a check sent to you and get started.

Thank you and call me with questions.

I will be in the Miami office tomorrow till next Weds.

When is the Blue Marlin awning scheduled for installation?

Have a great day,

Debra

---

**BURLEYATESDESIGN**

**#SUBTROPICALMODERNISM**

design website: [www.debrayates.com](http://www.debrayates.com)

art website: [www.debrayatesart.com](http://www.debrayatesart.com)

facebook page: <https://www.facebook.com/pages/Debra-Yates-Great-Space-Inc/190041324370003>

houzz: <http://www.houzz.com/pro/debrayatesgreatspace/debra-yates-great-space-inc>

e-mail: [debra@debrayates.com](mailto:debra@debrayates.com)

phone: 305.304.8965

**MIAMI | KEY WEST**

This email is confidential and privileged material for the sole use of the intended recipient from BURLEYATESDESIGN. Distribution by or to others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

# Storm Water Retention Calculations

Lot 4 Block 31 Subdivision \_\_\_\_\_

Physical Address 415 Frances Street, Key West, FL

Owners Name Renay Regardie Living Trust Date 8/22/14

(A) Lot Size 37.92' x 100' = 3792 Ft<sup>2</sup>

(B) Impervious Area Existing Structures

House Rear Sec. Existing 27.7 X 16.2 = 449 Ft<sup>2</sup>

House Front Sec. Existing 26.2 X 43.5 = 1140 Ft<sup>2</sup>

Swimming Pool Existing 15.5 X 16.9 = 262 Ft<sup>2</sup>

Paved Areas Existing 25.3 X 9.0 = 228 Ft<sup>2</sup>

Total Existing = 2079 Ft<sup>2</sup>

(C) % Impervious Area Existing = B/A = 54.8 %

(D) Retention = 1" x Impervious Area Existing / 12 = 174 Ft<sup>3</sup>

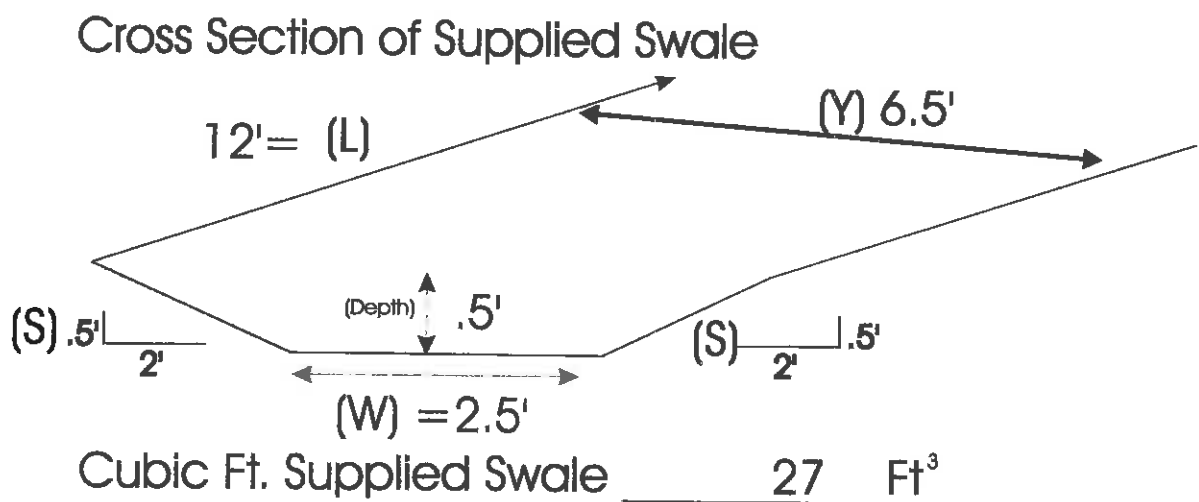
(E) Impervious Area to be added Canvas Awning = 319 Ft<sup>2</sup>

(F) % New Impervious Area = E/A = 8.4 %

(G) Retention = 1" X New Impervious Area / 12 = 27 Ft<sup>3</sup>

(H) Size of swale for new proposed construction =

Swale is (W) 2.5' x Depth .5' + (S) 1 X (L) 12' = 27 Ft<sup>3</sup>



# **Property Appraiser Information**



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

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

The offices of the Property Appraiser will be closed Friday, July 4th in observance of Independence Day. Our offices will re-open Monday at 8am.

Website tested on IE8, IE9, & Firefox.  
Requires Adobe Flash 10.0 or higher

**Property Record Card -**  
**Maps are now launching the new map application version.**

Alternate Key: 1005177 Parcel ID: 00004990-000000

**Ownership Details**

Mailing Address:  
REGARDIE RENAY LIVING TRUST 4/22/1997  
3303 WATER ST NW UNIT 8E  
WASHINGTON, DC 20007-3581

**Property Details**

PC Code: 01 - SINGLE FAMILY  
Mileage Group: 10KW  
Affordable Housing: No  
Section-Township-Range: 31-87-25  
Property Location: 415 FRANCES ST KEY WEST  
Legal Description: KW PT LOT 4 SQR 31 OR234-520/21 OR428-1108/09 OR1384-806D/C CR1438-1465/66 OR1458-1314/15 OR1766-541/42 OR1766-543/44 OR2100-369/70 OR2681-413/14

Click Map Image to open interactive viewer



**Land Details**

| Land Use Code          | Frontage | Depth | Land Area   |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 38       | 101   | 3,792.00 SF |

**Building Summary**

Number of Buildings: 1  
Number of Commercial Buildings: 0  
Total Living Area: 1849  
Year Built: 1920

**Building 1 Details**

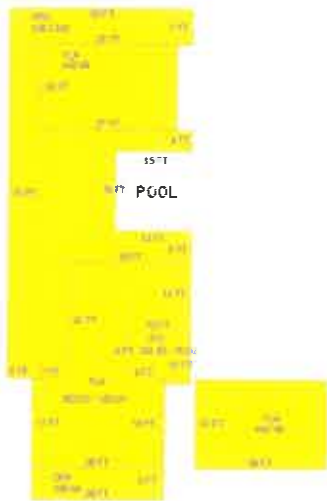
|                  |                |                       |
|------------------|----------------|-----------------------|
| Building Type R1 | Condition A    | Quality Grade 550     |
| Effective Age 14 | Perimeter 312  | Depreciation % 15     |
| Year Built 1920  | Special Arch 0 | Grnd Floor Area 1,849 |
| Functional Obs 0 | Economic Obs 0 |                       |

Inclusions: R1 includes 1 3-bath and 1 kitchen.  
Roof Type IRR/CUSTOM  
Heat 1 FCD/AIR DUCTED  
Heat Src 1 ELECTRIC  
Extra Features:

|                  |                         |
|------------------|-------------------------|
| Roof Cover METAL | Foundation WD CONC PADS |
| Heat 2 NONE      | Bedrooms 4              |
| Heat Src 2 NONE  |                         |



|            |   |                  |   |
|------------|---|------------------|---|
| 2 Flx Bath | 0 | Vacuum           | 0 |
| 3 Flx Bath | 1 | Garbage Disposal | 0 |
| 4 Flx Bath | 1 | Compactor        | 0 |
| 6 Flx Bath | 0 | Security         | 0 |
| 8 Flx Bath | 0 | Intercom         | 0 |
| 7 Flx Bath | 0 | Fireplaces       | 0 |
| Extra Flx  | 0 | Dishwasher       | 0 |



Sections:

| Nbr | Type | Ext Wall              | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area  |
|-----|------|-----------------------|-----------|------------|-----------|------------|---------------------|-------|
| 1   | FLA  | 12:ABOVE AVERAGE WOOD | 1         | 1924       | N Y       | 0.00       | 0.00                | 853   |
| 2   | OPX  |                       | 1         | 1924       |           | 0.00       | 0.00                | 156   |
| 3   | PTO  |                       | 1         | 1997       |           | 0.00       | 0.00                | 1,287 |
| 4   | FLA  | 12:ABOVE AVERAGE WOOD | 1         | 1924       | N Y       | 0.00       | 0.00                | 442   |
| 5   | FLC  | 12:ABOVE AVERAGE WOOD | 1         | 2002       | N Y       | 0.00       | 0.00                | 122   |
| 6   | FLA  | 12:ABOVE AVERAGE WOOD | 1         | 1924       | N Y       | 0.00       | 0.00                | 432   |

Misc Improvement Details

| Nbr | Type            | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-----------------|---------|--------|-------|------------|-----------|-------|------|
| 1   | FN2:FENCES      | 126 SF  | 42     | 3     | 1990       | 1991      | 2     | 30   |
| 2   | PO4:RES POOL    | 225 SF  | 15     | 15    | 2002       | 2003      | 4     | 50   |
| 3   | FN2:FENCES      | 564 SF  | 94     | 6     | 2004       | 2005      | 2     | 30   |
| 4   | PT2:BRICK PATIO | 162 SF  | 54     | 3     | 2002       | 2003      | 2     | 50   |
| 5   | PT2:BRICK PATIO | 200 SF  | 20     | 10    | 2002       | 2003      | 2     | 50   |
| 6   | FN2:FENCES      | 832 SF  | 104    | 8     | 2002       | 2003      | 2     | 30   |

Appraiser Notes

|  |
|--|
| 3/17/00 LEFT LETTER FOR ACCESS, NO ANSWER.   |
| 5/1/00 ESTIMATED ADDITIONAL CHANGES TO THE PROPERTY (CPU-FN2-AC) NO PERMITS FOR ANY OF THESE CHANGES.    |
| 2007-01-19 SALES FLIER \$1,595,000 4/2 RECENT RENOVATIONS,POOL,GRANITE COUNTER TOPS, TILE FLOORS.DKRAUSE |
| 2003-04-07 TWO FAMILY DWELLING TO ONE FAMILY CO#2851 2002-11-13  |
| 2003-11-07-OWNER CALLED WITH SURVEY.CHANGED FLA & MISC. WMC  |
| 3/27/00 LEFT 2ND LETTER FOR ACCESS, SPOKE TO PERSON YARD, ONLY MAINTENANCEMAN,                           |

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes  |
|-------------|-------------|----------------|--------|-------------|--|
| 1 12-3640   | 10/10/2012  | 04/04/2013     | 2,500  | Residential | 8 SQS. REMOVE EXISTING V-CRIMP (MAIN HOUSE) INSTALL GRACE, EAVES DRIP, FLASHING V-CRIMP & RIDGE CAP FLAT ROOF REMOVE EXISTING INSTALL GLASS BASE EAVES FLASHING & MODIFIED RUBBER. |
| 1 12-3071   | 08/24/2012  | 04/04/2013     | 4,800  | Residential | DEMOLISH EXTERIOR ROCK WATER FALL. RESURFACE POOL, INSTALL NEW TILE AND COPING.  |
| 13-0053     | 01/09/2013  | 04/04/2013     | 800    | Residential | REMOVE TILE AND INSTALL 400SQ/FT NEW HARDWOOD TO COTTAGE   |
| 9800241     | 02/19/1998  | 08/18/1999     | 6,000  |             | REPAIRS/NEW KITCHEN/FANS   |
| 1 02-787    | 04/18/2002  | 11/13/2002     | 59,100 |             | REMODEL POOL HOUSE   |
| 1 02-1062   | 04/29/2002  | 11/13/2002     | 2,400  |             | PLUMBING   |
| 03-1141     | 03/31/2003  | 07/11/2003     | 2,400  |             | REPLACE LEAKING SEWER  |

|         |            |            |       |                 |
|---------|------------|------------|-------|-----------------|
| 02-3011 | 05/29/2003 | 09/27/2004 | 1,800 | REPLACE FENCE   |
| 04-2103 | 06/28/2004 | 09/27/2004 | 1,600 | R&R 3.5 TON A/C |

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2013      | 256,719          | 21,535                       | 355,436          | 633,690                   | 609,122              | 0                   | 633,690              |
| 2012      | 259,669          | 22,150                       | 271,929          | 553,748                   | 553,748              | 0                   | 553,748              |
| 2011      | 259,669          | 22,747                       | 263,740          | 546,156                   | 546,156              | 0                   | 546,156              |
| 2010      | 262,820          | 23,371                       | 330,321          | 616,312                   | 616,312              | 0                   | 616,312              |
| 2009      | 295,079          | 23,987                       | 502,088          | 821,154                   | 821,154              | 0                   | 821,154              |
| 2008      | 274,149          | 24,597                       | 527,088          | 825,834                   | 825,834              | 0                   | 825,834              |
| 2007      | 443,355          | 20,529                       | 663,600          | 1,127,484                 | 1,127,484            | 0                   | 1,127,484            |
| 2006      | 797,080          | 21,057                       | 380,240          | 1,178,377                 | 1,178,377            | 0                   | 1,178,377            |
| 2005      | 603,848          | 21,562                       | 284,400          | 909,810                   | 448,085              | 25,000              | 423,085              |
| 2004      | 282,942          | 21,787                       | 266,000          | 570,729                   | 433,117              | 25,000              | 408,117              |
| 2003      | 272,463          | 19,579                       | 133,000          | 425,042                   | 425,042              | 25,000              | 400,042              |
| 2002      | 286,751          | 15,977                       | 133,000          | 437,728                   | 437,728              | 0                   | 437,728              |
| 2001      | 194,821          | 16,528                       | 133,000          | 344,349                   | 344,349              | 0                   | 344,349              |
| 2000      | 199,150          | 16,286                       | 72,200           | 287,636                   | 287,636              | 0                   | 287,636              |
| 1999      | 179,402          | 13,034                       | 72,200           | 264,637                   | 264,637              | 0                   | 264,637              |
| 1998      | 144,434          | 10,840                       | 72,200           | 227,474                   | 227,474              | 0                   | 227,474              |
| 1997      | 143,905          | 10,733                       | 64,600           | 219,238                   | 219,238              | 0                   | 219,238              |
| 1996      | 107,928          | 8,328                        | 64,600           | 180,857                   | 171,430              | 25,500              | 145,930              |
| 1995      | 98,335           | 7,938                        | 64,600           | 170,873                   | 165,856              | 25,000              | 140,856              |
| 1994      | 87,942           | 7,326                        | 64,600           | 159,868                   | 159,868              | 25,000              | 134,868              |
| 1993      | 87,942           | 7,638                        | 64,600           | 160,180                   | 160,180              | 25,000              | 135,180              |
| 1992      | 82,465           | 12,472                       | 64,600           | 159,537                   | 159,537              | 25,000              | 134,537              |
| 1991      | 82,465           | 12,872                       | 64,600           | 159,937                   | 159,937              | 25,000              | 134,937              |
| 1990      | 49,265           | 13,189                       | 48,450           | 110,904                   | 110,904              | 25,000              | 85,904               |
| 1989      | 44,786           | 12,286                       | 47,500           | 104,572                   | 104,572              | 25,000              | 79,572               |
| 1988      | 36,777           | 9,342                        | 40,850           | 86,969                    | 86,969               | 25,000              | 61,969               |
| 1987      | 36,448           | 9,608                        | 28,310           | 74,366                    | 74,366               | 25,000              | 49,366               |
| 1986      | 36,822           | 9,768                        | 27,360           | 73,750                    | 73,750               | 25,000              | 48,750               |
| 1985      | 35,851           | 10,034                       | 15,466           | 61,351                    | 61,351               | 25,000              | 36,351               |
| 1984      | 33,490           | 10,247                       | 15,466           | 59,203                    | 59,203               | 25,000              | 34,203               |
| 1983      | 33,490           | 10,460                       | 15,466           | 59,416                    | 59,416               | 25,000              | 34,416               |
| 1982      | 34,099           | 0                            | 15,466           | 49,565                    | 49,565               | 25,000              | 24,565               |

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 |
|-----------|----------------------------|-----------|------------|---------------|
| 4/10/2014 | 2681 / 413                 | 1,200,000 | WD         | Q2            |
| 3/23/2006 | 2100 / 369                 | 1,400,000 | WD         | Q             |
| 3/1/2002  | 1766 / 0543                | 475,000   | WD         | Q             |
| 4/19/2001 | 1766 / 0541                | 157,500   | QC         | P             |
| 5/1/1997  | 1458 / 1314                | 250,000   | WD         | Q             |
| 1/1/1997  | 1439 / 1465                | 250,000   | WD         | Q             |
| 2/1/1989  | 428 / 1108                 | 10,000    | 00         | Q             |

This page has been visited 12,504 times.

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