



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

**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham

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

**Meeting Date:** March 17, 2011

**Agenda Item:** An application for a variance to side-yard setback requirements in the Historic High Density Residential zoning district for property located at 607-609 Ashe Street (RE#00010270-000000), per Section 122-630 (6) b. as required when the renovation exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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**Request:** To consider a variance for non-conforming, contributing structures listed in the historic architectural survey with proposed renovations and construction that exceed 66% of the value of the existing structures.

**Applicant:** Jay Scott

**Property Owner:** The Studios of Key West

**Location:** 607-609 Ashe Street, RE# 00010270-000000

**Zoning:** Historic High Density Residential District



**Background:**

The property is legally nonconforming regarding side-yard setback requirements. The property is located within the historic district. The plans for the renovation of the structures will exceed 66% of their current value. The Monroe County Property Appraiser has the structures valued at \$185,731. The estimated cost of the renovations will be in excess of \$175,000. As such, the structures are subject to Section 122-28(b), which requires an application for all necessary variances to legal non-conformities.

**Request:**

The existing structures are in poor condition and the applicant intends to renovate the structures. To do so, per Section 122-28(b), the applicant is requesting a variance to existing side-yard setback requirements since the cost of the proposed renovations exceeds 66% of the assessed value as proscribed in the code.

	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
Building Coverage	50%	30.95%	Same
Impervious Surface	60%	39.85%	37.89%
Front	10'	12'	Same
Right Side	5'	2.62'	Same
Left Side	5'	28.23	Same
Rear	20'	24'	Same

**Process:**

**HARC**

October 19, 2010

**Development Review Committee Meeting:**

February 24, 2011

**Planning Board Meeting:**

March 17, 2011

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

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

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

Numerous properties within the historic districts have legal non-conforming coverages and setbacks. This particular structure and property does not meet the dimensional requirements outlined in Section 122-630. As such, special conditions do not exist that are not applicable to other land, buildings or structures.

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

The owner purchased the property in its current configuration. The applicant proposes a renovation project in excess of 66% of the structure's current assessed value. The scope of the project drives the cost and is a condition created by the applicant.

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

Granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, buildings or structures in the same zoning district.

- 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.**

While the code limits the improvements that can be made to the site without seeking variances, we have no evidence that the applicant would be deprived of reasonable use of the land and the existing structure without the specific renovations proposed

- 5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variance requested is the minimum variance needed to make reasonable use of the land and existing structure.

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

The restoration of these contributing structures does not appear injurious to the public welfare. In fact, the restoration of these structures will be an asset to the community and its historic character.

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

This request is not based on existing conditions on surrounding properties.

**The Planning Board shall make factual findings regarding the following:**

1. **That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The applicant does not meet all of the standards established by the City Code of Ordinances for a variance request.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The Planning Department has not received any public input to date.

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

The applicant intends to make improvements to drainage through best management practices.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**. However, should the Planning Board choose to approve this request, staff recommends the following condition:

That the applicant install and actively maintain the proposed swale shown on the plans for stormwater management purposes.

# **Draft Resolution**

**RESOLUTION NO- 2011-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW THE RENOVATION AND CONSTRUCTION OF A NON-CONFORMING STRUCTURE WHICH EXCEEDS 66% OF THE VALUE OF THE EXISTING STRUCTURE BY GRANTING VARIANCES TO SIDE YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 607-609 ASHE STREET (RE#00010270-000000), PURSUANT TO SECTION 122-630 (6) b. UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 122-28(b) of the Code of Ordinances provides that if voluntary reconstruction of non-conforming residential structures exceeds 66% of the appraised value of the structure variances are required; and

**WHEREAS**, Section 122-630 (6) b. of the Code of Ordinances provides that the minimum side-yard building setback in the HHDR zoning district is five feet on each side; and

**WHEREAS**, the applicant requested a variance to side yard setbacks to allow improvements to a non-conforming, historically contributing, residential structure which exceeds 66% of the value of that structure; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on March 17, 2011; and

\_\_\_\_\_ Chairman

\_\_\_\_\_ Interim Planning Director

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

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

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

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

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

**WHEREAS**, the Planning Board finds that the grant of the variance will be in harmony with

\_\_\_\_\_ Chairman

\_\_\_\_\_ Interim Planning Director

the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any 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 a variance for a non-conforming contributing building listed in the historic architectural survey for side yard setback requirements, for a renovation project in the Historic High Density Residential (HHDR) zoning district for property located at 607-609 Ashe Street (RE #

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



00010270-000000), per Section 122-28 (b), Sections 122-630 (6) b., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached plan set dated December 17, 2010.

**Section 3.** It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

**Section 5.** This variance does not constitute a finding as to ownership or right to possession

of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

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

Read and passed on first reading at a regularly scheduled meeting held this 17th day March, 2011.

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

\_\_\_\_\_ Chairman

\_\_\_\_\_ Interim Planning Director

Richard Klitenick, Chairman  
Key West Planning Board

\_\_\_\_\_  
Date

**Attest:**

Donald Leland Craig, AICP, Interim Planning Director  
Planning Director

\_\_\_\_\_  
Date

**Filed with the Clerk:**

Cheryl Smith, City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Interim Planning Director

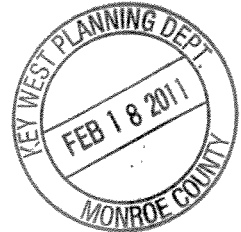


# **Applicant Request**

**VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS  
IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD  
OF ADJUSTMENT MEMBER ABOUT THE VARIANCE  
OUTSIDE THE HEARING**

**Variance Application**

City of Key West  
Planning Department



Please print or type a response to the following:

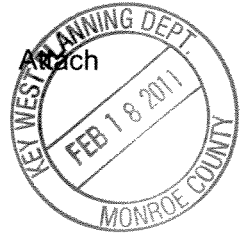
1. Site Address 607 / 609 ASHE STREET
2. Name of Applicant JAY SCOTT
3. Applicant is: Owner  Authorized Representative   
(attached Authorization Form must be completed)
4. Address of Applicant 415 MARGARET STREET
5. Phone # of Applicant (305) 600-1406 Mobile# 305.509.0090 Fax# (305) 296-5200
6. E-Mail Address JAY@TSKW.ORG
7. Name of Owner, if different than above TSKW (THE STUDIOS OF KEY WEST)
8. Address of Owner 600 WHITE STREET
9. Phone Number of Owner (305) 600-1406 Fax# (305) 296-5200
10. Email Address INFO@TSKW.ORG
11. Zoning District of Parcel HHDL RE# \_\_\_\_\_
12. Description of Proposed Construction, Development, and Use  
REHABILITATION OF ENTIRE STRUCTURES TO USE  
AS RESIDENCE FOR VISITING ARTISTS. GOT ASHE  
STREET COMPARED WITH ALL REQUIREMENTS. VARIANCE REQUEST  
FOR 609 ASHE STREET SIDE SETBACK ONLY. (SEE PLANS).
13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10'	12'	12'
Side Setback	5'	2.62' & 2.75'	2.62' & 2.75'
Side Setback	5'	28.23'	28.23'
Rear Setback	20'	24'	24'
Building Coverage	MAX ALLOW 50%	30.95%	30.95%
Open Space Requirements	20%	44%	44%
Impervious Surface	60% MAX	39.85%	37.89%

→ (VARIANCE REQUEST)

14. Is Subject Property located within the Historic District? Yes  No   
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date \_\_\_\_\_ HARC # H10-01-515



15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No  If Yes, please describe and attach relevant documents. \_\_\_\_\_

16. Will the work be within the dripline (canopy) of any tree on or off the property?

YES \_\_\_\_\_ NO

If yes, provide date of landscape approval, and attach a copy of such approval.

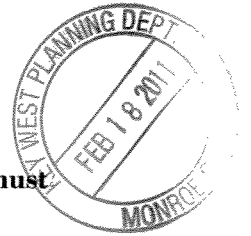
### Check List

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

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

**Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.**

## Standards for Considering Variances



Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

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

THE EXISTING BUILDING DOES NOT COMPLY  
WITH REQUIRED SIDE SETBACK, THEREFORE.  
THE SPECIAL CONDITIONS ARE NOT CREATED BY  
THE APPLICANT.

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

CONDITIONS ARE NOT CREATED BY APPLICANT.  
EXISTING LOCATION OF THE PROPERTY DOES  
NOT COMPLY WITH SIDE SETBACK. BUILDING  
DOES NOT COMPLY WITH REQUIRED BUILDING CODES AND  
IT WILL BE UPDATED TO CURRENT BUILDING CODE STANDARDS.

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.

A LARGER NUMBER OF PROPERTIES IN  
OLD TOWN DO NOT COMPLY TO REQUIRED  
SETBACKS AND HAVE TO GO THROUGH EXTENSIVE  
RENOVATION OR MAINTENANCE WORK

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 PROPERTY NEEDS SUBSTANTIAL  
REHABILITATION. IF THE PROPERTY IS  
LEFT IN ITS CURRENT CONDITION WILL  
DETERIORATE RAPIDLY. THE PROPERTY  
DOES NOT COMPLY WITH BUILDING  
CODE REQUIREMENTS AT THIS POINT.

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 ONLY VARIANCE THAT WE ARE REQUESTING IS THE SIDE VARIANCE. ALL THE OTHER IMPROVEMENTS TO THE PROPERTY WE ARE COMPLYING TO CURRENT REQUIREMENTS.

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.

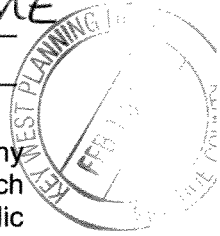
THE GRANTING OF THIS VARIANCE WILL NOT PRODUCE ANY FURTHER IMPACT THAT IS NOT ALREADY PRODUCED AND WOULD ONLY IMPROVE THE NEIGHBORHOOD.

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.

THE MAIN REASON FOR THE VARIANCE IS TO MAINTAIN THE PROPERTY IN ITS EXISTING CONDITIONS (LOCATION), AND NO FURTHER VARIANCES ARE REQUESTED THAT WOULD IMPACT THE NEIGHBORHOOD IN A NEGATIVE WAY.

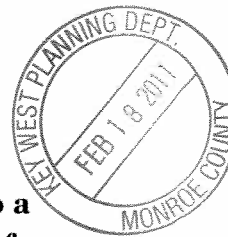
The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.





# Verification



### Verification Form

**Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.**

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Jay Scott/Studios of Key West being duly sworn, depose and say  
Name(s) of Applicant(s)

that: I am (check one) the  Owner  Owner's Legal Representative  
for the property identified as the subject matter of this application:

607/609 Ashe Street, Key West, FL.  
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

JJL \_\_\_\_\_  
Signature of Owner/Legal Representative      Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 2/16/2011 (date) by  
Jay Scott (name). He/She is personally known to me or has  
presented \_\_\_\_\_ as identification.

 \_\_\_\_\_  
Notary's Signature and Seal

\_\_\_\_\_  
Name of Acknowledger typed, printed or stamped  
\_\_\_\_\_  
Title or Rank \_\_\_\_\_ Commission Number (if any)



# **Authorization**

# City of Key West Planning Department



## 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, Rosi Ware as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Board Chairperson of The Studios of Key West  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Jay Scott  
*Please Print Name of Representative*

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

[Signature]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 3/11/11 by  
*date*

Rosemary Ware  
*Name of Authorized Representative*

He/She is personally known to me or has presented FL ID W600-730-55-888-0 as identification.

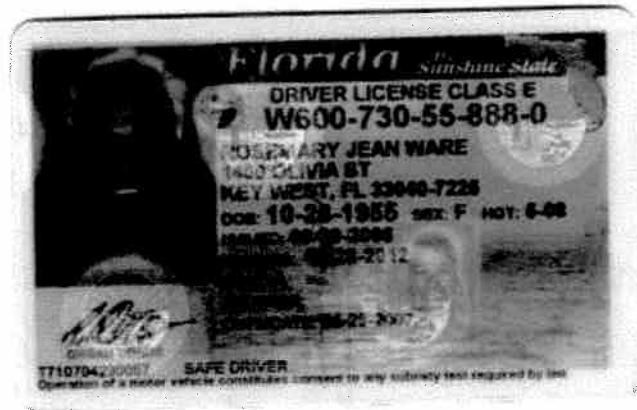
[Signature]  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*





**Florida** *the Sunshine State*

**DRIVER LICENSE CLASS E**  
**W600-730-55-888-0**

**ROSEMARY JEAN WARE**  
1400 OLIVIA ST  
KEY WEST, FL 33040-7228  
DOB: 10-30-1955 sex: F HGT: 5-08  
ISSUED: 08-28-2008  
EXPIRES: 08-28-12

*Rosemary Ware*  
DRIVER

TT10704230087 **SAFE DRIVER**  
Operation of a motor vehicle constitutes consent to any sobriety test required by law

# FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS



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**No Name History**

## Detail by Entity Name

### Florida Non Profit Corporation

THE STUDIOS OF KEY WEST, INC.

### Filing Information

**Document Number** N06000006886  
**FE/EIN Number** 205116495  
**Date Filed** 06/26/2006  
**State** FL  
**Status** ACTIVE  
**Last Event** CANCEL ADM DISS/REV  
**Event Date Filed** 10/06/2009  
**Event Effective Date** NONE

### Principal Address

600 WHITE STREET  
KEY WEST FL 33040

Changed 01/17/2007

### Mailing Address

600 WHITE STREET  
KEY WEST FL 33040

Changed 01/17/2007

### Registered Agent Name & Address

SCOTT, JAY  
600 WHITE STREET  
KEY WEST FL 33040 US

Name Changed: 01/26/2011

Address Changed: 01/17/2007

### Officer/Director Detail

#### **Name & Address**

Title ST

MCMANNIS, SANDRA  
3624 SUNRISE DRIVE  
KEY WEST FL 33040

Title T

TROXEL, FRED  
P.O BOX 430180  
BIG PINE KEY FL 33043

Title VP

SHELBY, KERRY  
1611 VON PHISTER STREET  
KEY WEST FL 33040

Title P

WARE, ROSI  
1400 OLIVIA STREET  
KEY WEST FL 33040

**Annual Reports**

**Report Year Filed Date**

2009	10/06/2009
2010	01/07/2010
2011	01/26/2011

**Document Images**

- [01/26/2011 -- ANNUAL REPORT](#) [View image in PDF format](#)
- [01/07/2010 -- ANNUAL REPORT](#) [View image in PDF format](#)
- [10/06/2009 -- REINSTATEMENT](#) [View image in PDF format](#)
- [02/11/2008 -- ANNUAL REPORT](#) [View image in PDF format](#)
- [01/17/2007 -- ANNUAL REPORT](#) [View image in PDF format](#)
- [06/26/2006 -- Domestic Non-Profit](#) [View image in PDF format](#)

**Note:** This is not official record. See documents if question or conflict.

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**No Name History**

**Submit**

**Deed**





Prepared by and return to:  
ERICA N. HUGHES  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 06-253-ED

Parcel Identification No. 00010270-000000

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 30th day of June, 2006 between Sheila Ann Gootee Allen, a married woman, joined by her husband, Douglas A. Allen and Marvin Bruce Gootee, a married man and Anthony Ray Gootee, a single man and Jay Lawrence Gootee, a married man and David Allen Gootee, a married man whose post office address is 607 Ashe Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor\*, and The Studios Key West, Inc., a Florida not for profit corporation whose post office address is 501 Whitehead Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*,

**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:

A parcel of land in a part of Lot 2, Square 55, in the City of Key West, Florida, according to Wm. A. Whitehead's Map of the Island of Key West and being more particularly described by metes and bounds as follows:

**(PARCEL A)**

Commencing at the intersection of the Southeasterly property line of Southard Street and the Northeasterly property line of Ashe Street, bear Southeasterly along the Northeasterly property line of Ashe Street for a distance of 67.0 feet to the point of beginning of the land hereinafter described from said point of beginning continue bearing Southeasterly along the Northeasterly property line of Ashe Street for a distance of 56.18 feet to a point; thence at right angles and Northeasterly for a distance of 90.00 feet to a point; thence at right angles and Northwesterly for a distance of 41.18 feet to a point; thence at right angles and Southwesterly for a distance of 34.83 feet to a point thence at right angles and Northwesterly for a distance of 17.25 feet to a point; thence at right angles and Southwesterly for a distance of 5.61 feet to a point, thence at right angles and Southeasterly for a distance of 2.25 feet to a point; thence at right angles and Southwesterly for a distance of 49.56 feet back to the point of beginning.

**(PARCEL B)**

Commencing at the intersection of the Southeasterly property line of Southard Street and the Northeasterly property line of Ashe Street, bear Southeasterly along the Northeasterly property line of Ashe Street for a distance of 123.18 feet to the point of beginning of the parcel of land hereinafter described; from said point of beginning continue bearing Southeasterly along the Northeasterly property line of Ashe Street for a distance of 21.82 feet to a point; thence at right angles and Northeasterly for a distance of 90.00 feet to a point; thence at right angles and Northwesterly for a distance of 21.82 feet to a point; thence at right angles and Southwesterly for a distance of 90.00 feet back to the point of beginning.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property herein conveyed Does constitute the Homestead property of the Grantor, Sheila Ann Gootee Allen, as defined under the Florida Constitution.

The property herein conveyed does Not constitute the Homestead property of the Grantor(s), David Allen Gootee, as defined under the Florida Constitution. The Grantor(s) homestead address of the grantor is 15 Beechwood Drive, Key West, Florida 33040.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

JOHN M. SPOTTSWOOD, JR.  
Witness Name: \_\_\_\_\_

Sheila Ann Gootee Allen (Seal)  
Sheila Ann Gootee Allen

DANYEL R. STERYOU  
Witness Name: \_\_\_\_\_

Douglas A. Allen by Sheila Ann Gootee Allen, PA (Seal)  
Douglas A. Allen, by Sheila Ann Gootee Allen  
As Power of Attorney in Fact.

JOHN M. SPOTTSWOOD, JR.  
Witness Name: \_\_\_\_\_

DANYEL R. STERYOU  
Witness Name: \_\_\_\_\_

Marvin Bruce Gootee (Seal)  
Marvin Bruce Gootee

JOHN M. SPOTTSWOOD, JR.  
Witness Name: \_\_\_\_\_

DANYEL R. STERYOU  
Witness Name: \_\_\_\_\_

JOHN M. SPOTTSWOOD, JR.  
Witness Name: \_\_\_\_\_

Anthony Ray Gootee (Seal)  
Anthony Ray Gootee

DANYEL R. STERYOU  
Witness Name: \_\_\_\_\_

JOHN M. SPOTTSWOOD, JR.  
Witness Name: \_\_\_\_\_

Jay Lawrence Gootee (Seal)  
Jay Lawrence Gootee

DANYEL R. STERYOU  
Witness Name: \_\_\_\_\_

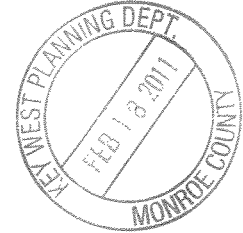
JOHN M. SPOTTSWOOD, JR.  
Witness Name: \_\_\_\_\_

David Allen Gootee (Seal)  
David Allen Gootee

DANYEL R. STERYOU  
Witness Name: \_\_\_\_\_

State of Florida  
County of Monroe

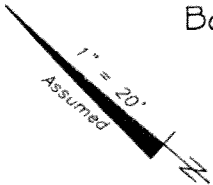
The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2006 by Sheila Ann Gootee Allen, Douglas A. Allen, by Sheila Ann Gootee Allen, as Power of Attorney in Fact, Marvin Bruce Gootee, Sheryl H. Gootee, Anthony Ray Gootee, Jay Lawrence Gootee, Diane S. Gootee, David Allen Gootee and Marisa A. Gootee, who are personally known





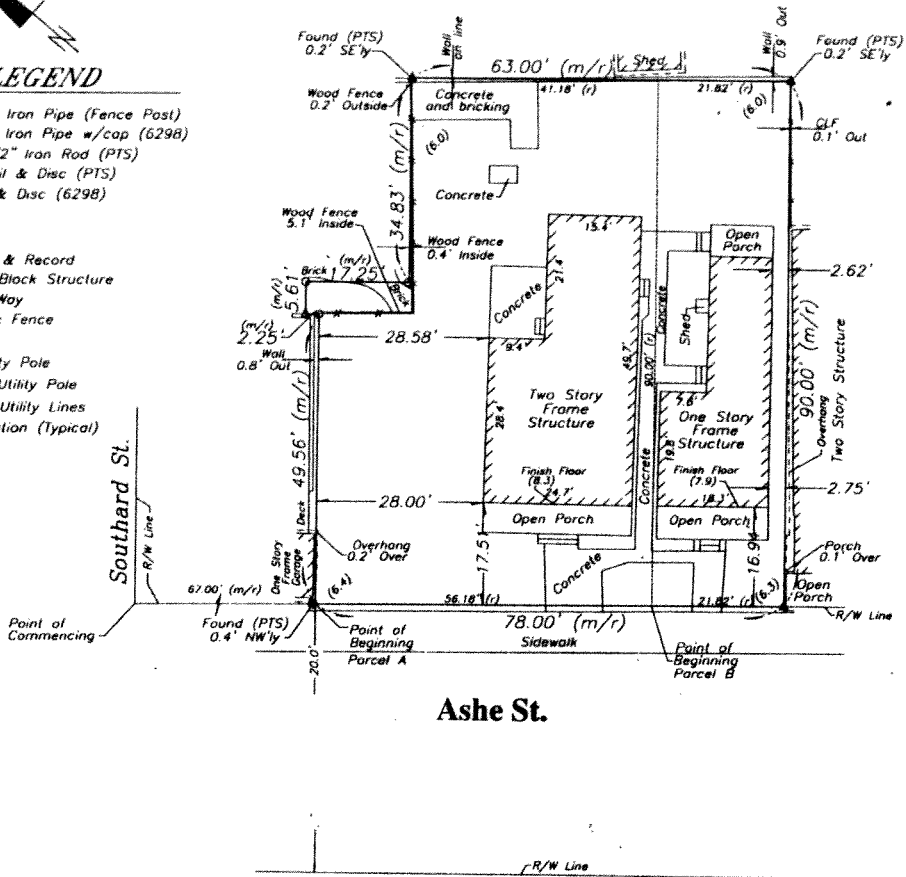
# Survey

# Boundary Survey Map of part of Lot 2, Square 55, Island of Key West



## LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- ▲ Found 1/2" Iron Rod (PTS)
- Found Nail & Disc (PTS)
- △ 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
- (s) Spot Elevation (Typical)



Ashe St.

### NOTES:

1. The legal descriptions shown hereon were 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: 807-809 Ashe 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: December 15, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

**BOUNDARY SURVEY OF:** A parcel of land in a part of Lot 2, Square 55, in the City of Key West, Florida, according to Wm. A. Whitehead's Map of the Island of Key West and being more particularly described by metes and bounds as follows:

**(PARCEL A)**  
Commencing at the intersection of the Southeasterly property line of Southard Street and the Northeasterly property line of Ashe Street, bear Southeasterly along the Northeasterly property line of Ashe Street for a distance of 67.00 feet to the Point of Beginning of the land hereinafter described from said point of beginning continue bearing Southeasterly along the Northeasterly property line of Ashe Street for a distance of 56.18 feet to a point; thence at right angles and Northwesterly for a distance of 90.00 feet to a point; thence at right angles and Northwesterly for a distance of 41.18 feet to a point; thence at right angles and Southwesterly for a distance of 34.83 feet to a point; thence at right angles and Southwesterly for a distance of 17.25 feet to a point; thence at right angles and Southwesterly for a distance of 5.61 feet to a point; thence at right angles and Southwesterly for a distance of 49.56 feet back to the Point of Beginning.

**(PARCEL B)**  
Commencing at the intersection of the Southeasterly property line of Southard Street and the Northeasterly property line of Ashe Street, bear Southeasterly along the Northeasterly property line of Ashe Street for a distance of 123.18 feet to the Point of Beginning of the parcel of land hereinafter described; from said point of beginning continue bearing Southeasterly along the Northeasterly property line of Ashe Street for a distance of 21.82 feet to a point; thence at right angles and Northwesterly for a distance of 90.00 feet to a point; thence at right angles and Southwesterly for a distance of 90.00 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Studios of Key West;

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

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**  
Professional Surveyor & Mapper  
PSM #6298  
3430 Duck Ave., Key West, FL 33040  
(305) 298-7422 FAX (305) 298-2244

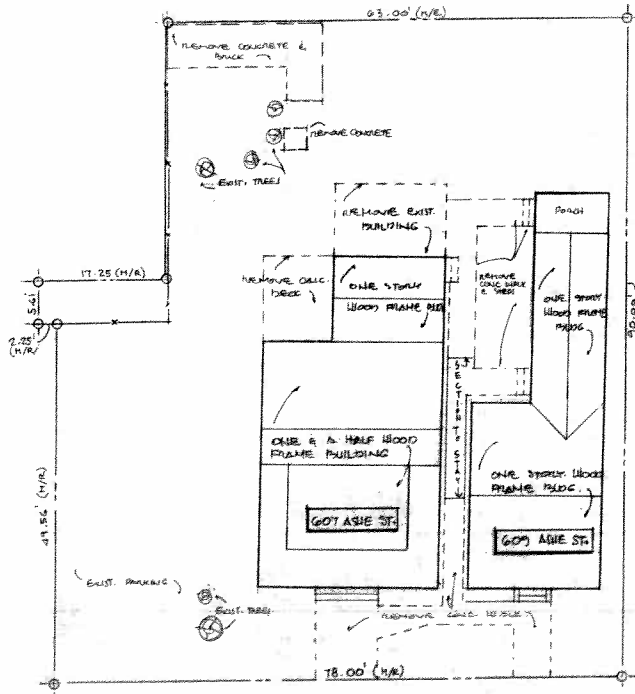
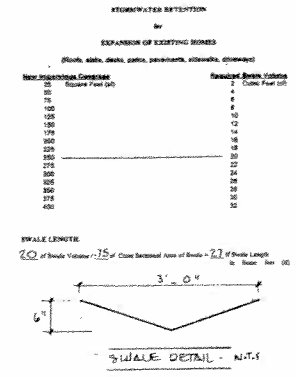
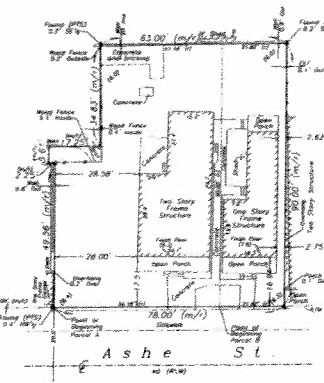
December 20, 2010



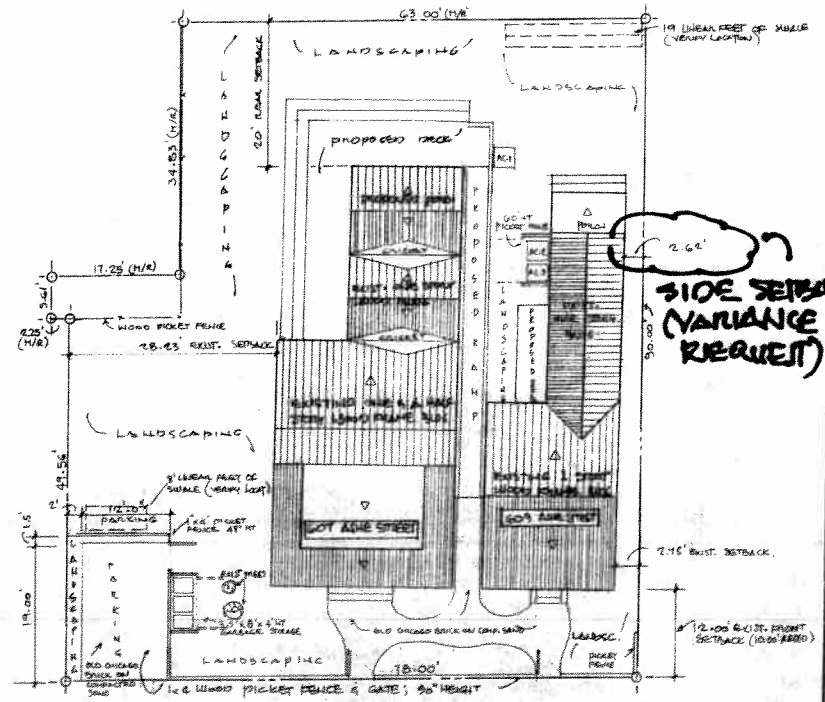
# **Plan Set**

**SITE DATA**

STREET ADDRESS: 607 & 609 ASHE STREET  
 DISTRICT: HHDR  
 MAP# APPROVAL #: H10-09-25-5TG  
 MAX HT ALLOWED: 30'  
 MAX HT PROPOSED: 15'  
 TOTAL LOT AREA: 6,509 SF  
 EXISTING BUILDING AREAS: 1,804 = 24%  
 MAX LOT COVERAGE ALLOWED = 50% = 3,254 SF  
 PROPOSED LOT COVERAGE = 30.95% = 2,014 SF  
 MAX IMPERVIOUS AREA ALLOWED = 60%  
 EXISTING IMPERVIOUS AREAS: 2,594 SF = 39.85%  
 PROPOSED IMPERVIOUS AREAS: 37.89% = 2,466 SF  
 SETBACKS: SEE SITE PLAN & VARIANCE  
 MIN. LANDSCAPING ALLOWED: 20%  
 PROPOSED LANDSCAPING: 44% = 2,867 SF  
 EXISTING PARKING: 1 PKG  
 PROPOSED PARKING: 1 "  
 FLOOD ZONE: X & AE-C  
 EXISTING FIN. FL. ELEVATIONS: 8-3 & 7.94SL (SEE SURVEY)



ASHLE STREET  
**EXISTING/DEMOLITION SITE PLAN**  
 1/8" = 1'-0"



ASHLE STREET  
**PROPOSED SITE PLAN**  
 1/8" = 1'-0"  
 Notes: provide \$500 hardware allowance per wood gate

REVISIONS

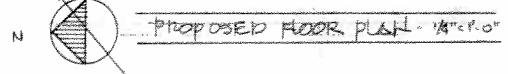
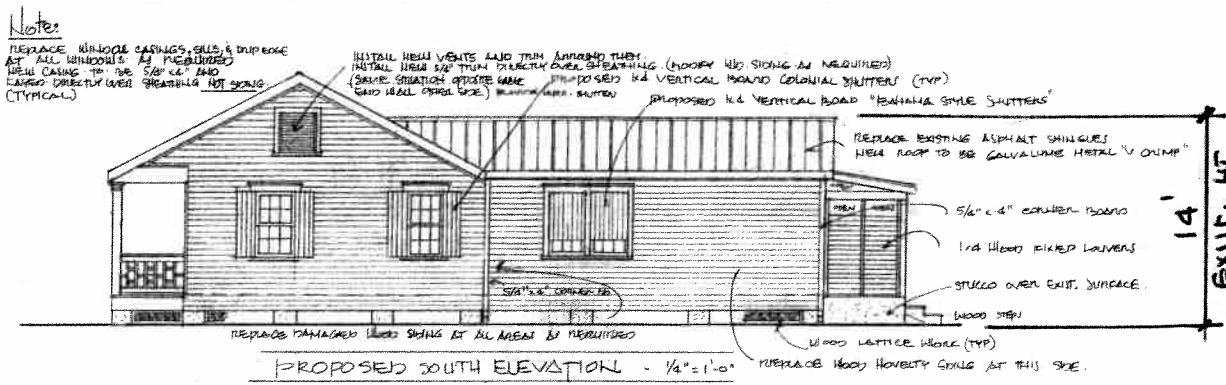
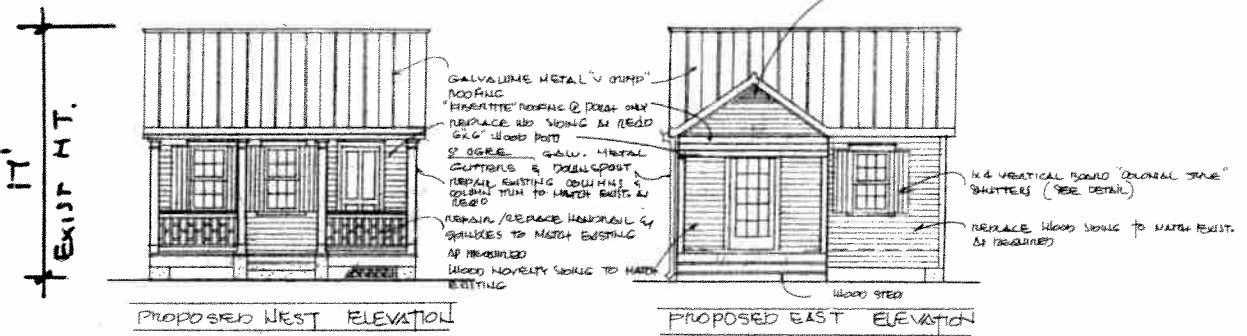
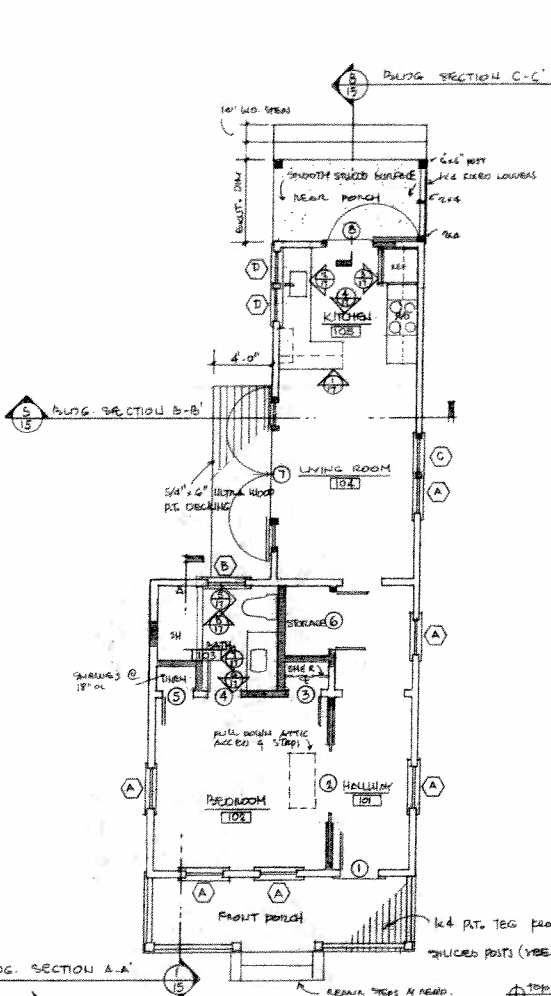
RENOVATIONS TO  
**609 ASHE STREET**

Seatch Inc.  
 801 GRADE ROAD, SUITE 100  
 STATE COLLEGE, FLORIDA 32310  
 (904) 228-8888  
 G. C. PERDUE

Guillermo A. Pozo  
 Registered Professional Engineer  
 2028 W. 11th St., Suite 100  
 Key West, FL 34290  
 (305) 292-1894

Date: 12-17-10  
 Scale: 1/8" = 1'-0"  
 Drawn: GAO  
 In Charge: JKW  
 Sheet: 1 of 20





Notes: Restore historic window parts including sashes, sill, side casings, mold cap, sash weights, etc. Use methods of restoring and guidelines approved by the National Register of Historic Places!

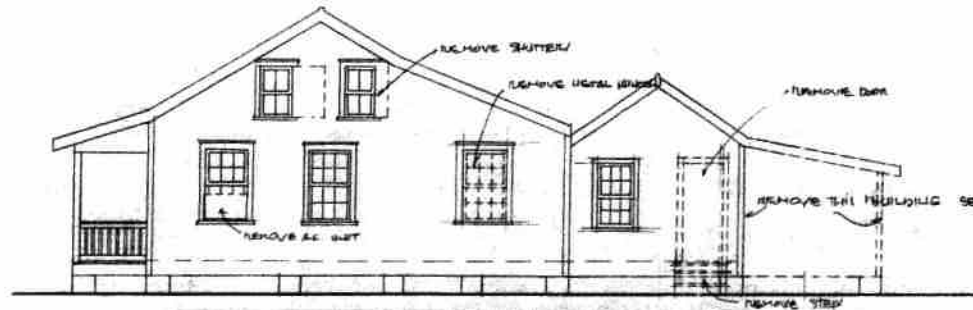
MARK	WIDTH	HEIGHT	MANUFACTURER	CATALOG NO.	MATERIAL	FINISH	REMARKS
A	6'-11"	4'-11"	RESTORED	TO BE RESTORED	WOOD	PAINT	
B	2'-2"	4'-11"	RESTORED	TO BE RESTORED	WOOD	PAINT	
C	RESTORED	RESTORED	RESTORED	TO BE RESTORED	WOOD	PAINT	
D	RESTORED	RESTORED	RESTORED	TO BE RESTORED	WOOD	PAINT	

MARK	APPLIANCE	TYPE	MODEL	HEIGHT	WIDTH	DEPTH	COLOR	REMARKS
REF	REFRIGERATOR	GENERAL PURPOSE	RESTORED					
R/O	RANGE/OVEN		RESTORED					
HLI	WASHING MACHINE		RESTORED					

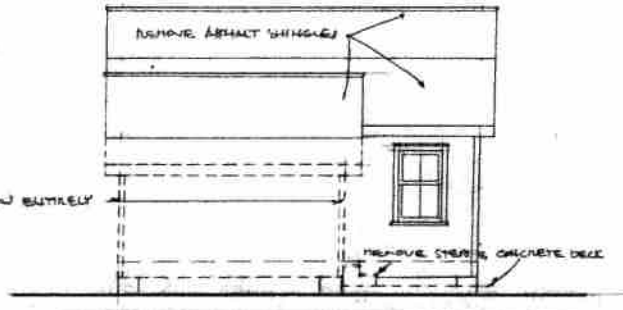




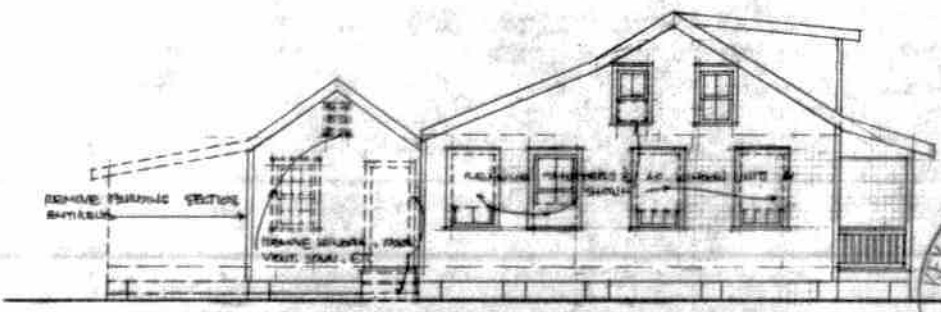




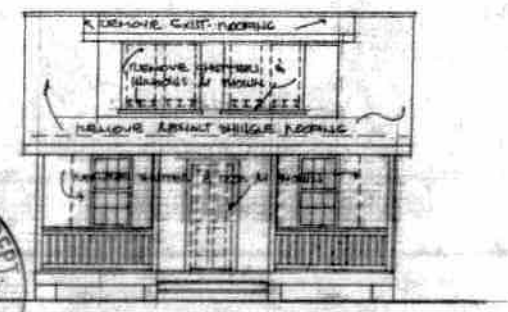
EXISTING / DEMOLITION SOUTH ELEVATION - 1/8" = 1'-0"  
1/8" = 1'-0"



EXISTING / DEMOLITION EAST ELEVATION  
1/8" = 1'-0"



EXISTING / DEMOLITION NORTH ELEVATION  
1/8" = 1'-0"



EXISTING / DEMOLITION WEST ELEVATION  
(BRACKET ALONG SIDE ST) 1/8" = 1'-0"



REVISIONS	BY

RENOVATIONS TO:  
**607 ASHE STREET**  
KEY WEST FLORIDA

**SeaTech Inc.**  
ARCHITECTURAL  
SERVICES  
CORPORATION

**Guillermo A. Orozco**  
Professional Engineer  
1008 Seabreeze Avenue  
Key West, FL 33040  
305-292-1884

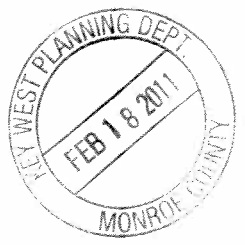
DATE	12-17-10
SCALE	1/8" = 1'-0"
DRAWN BY	GAO
CHECKED BY	TSKW
SHEET NO.	12
TOTAL SHEETS	12





# Photos

607 NHE STREET

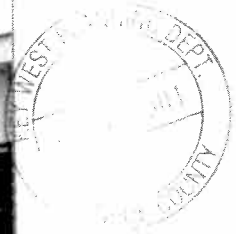
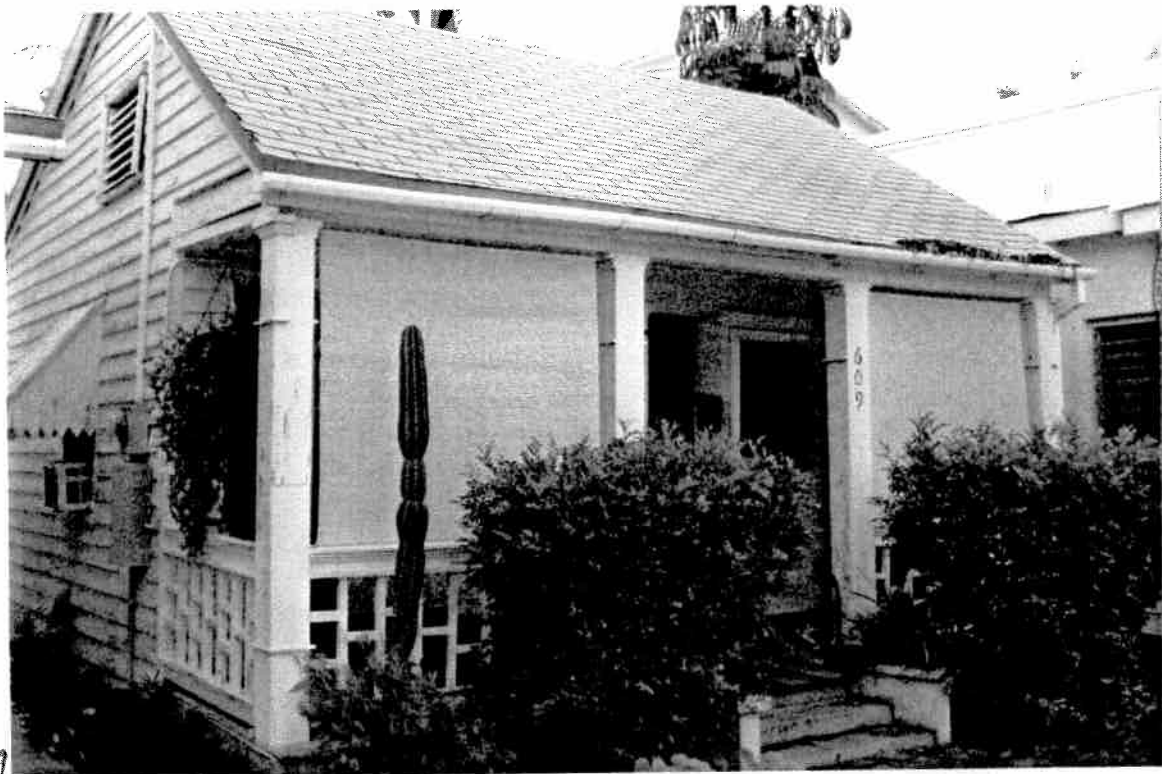


607 NHE ST

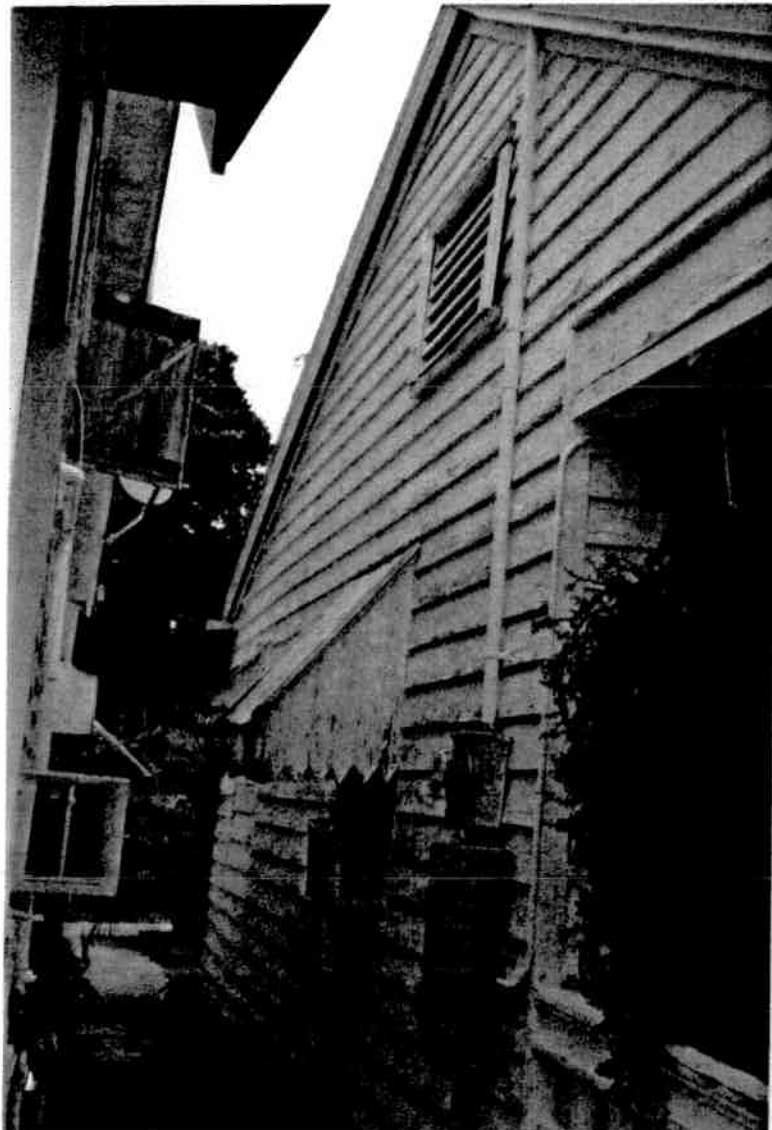


609 NHE  
↙

609 ASHE STREET

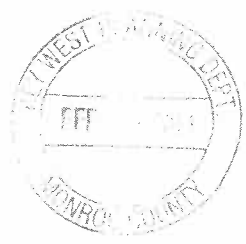


FRONT VIEW  
(ALONG ASHE ST.)



←  
SIDE VIEW

609 ASHE STREET

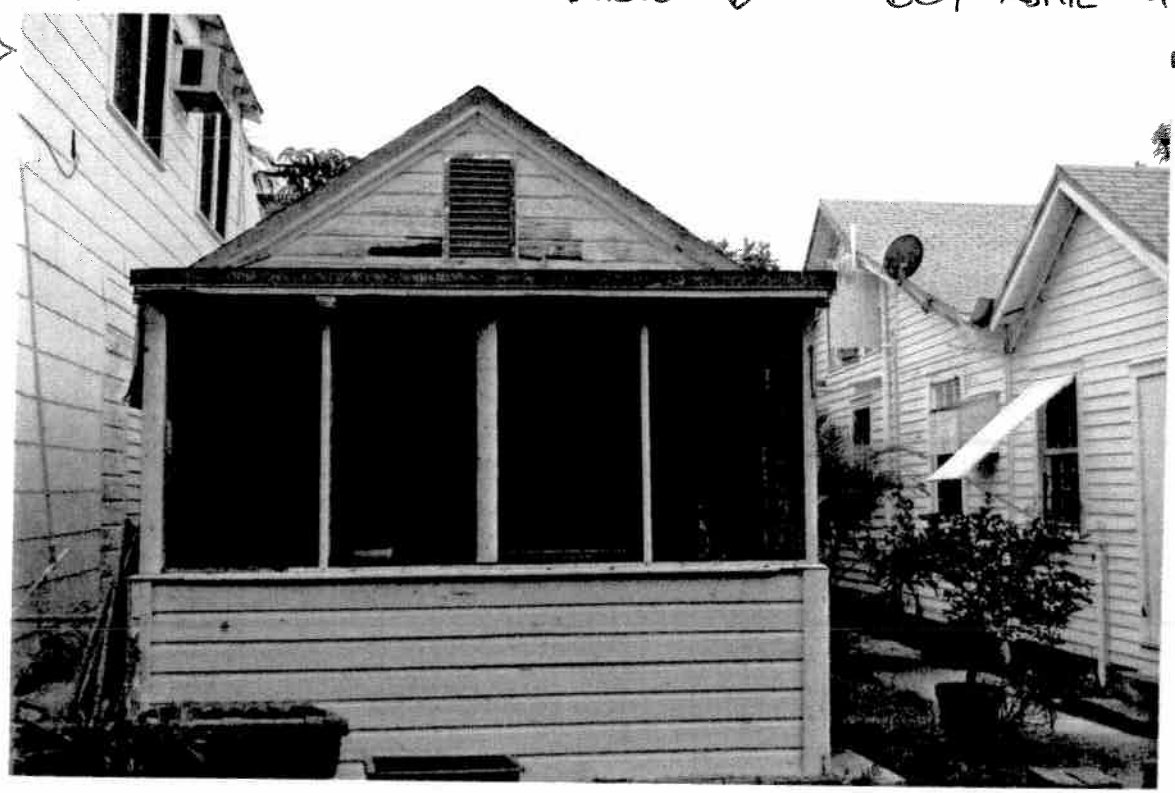


ADJACENT BLDG. ↙

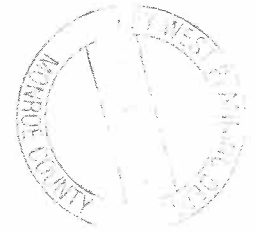


REAR / SIDE VIEW ↗

ADJACENT BLDG. REAR VIEW ↘ 607 ASHE ST ↗

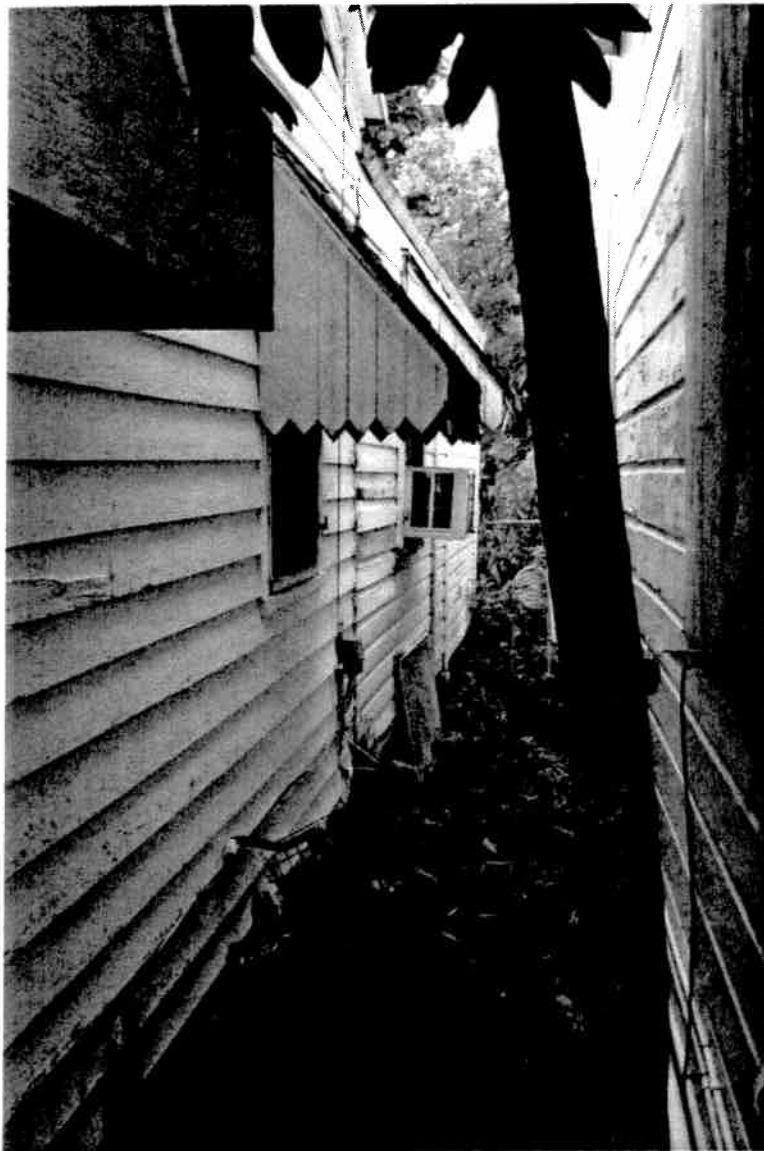


609 ASHE STREET

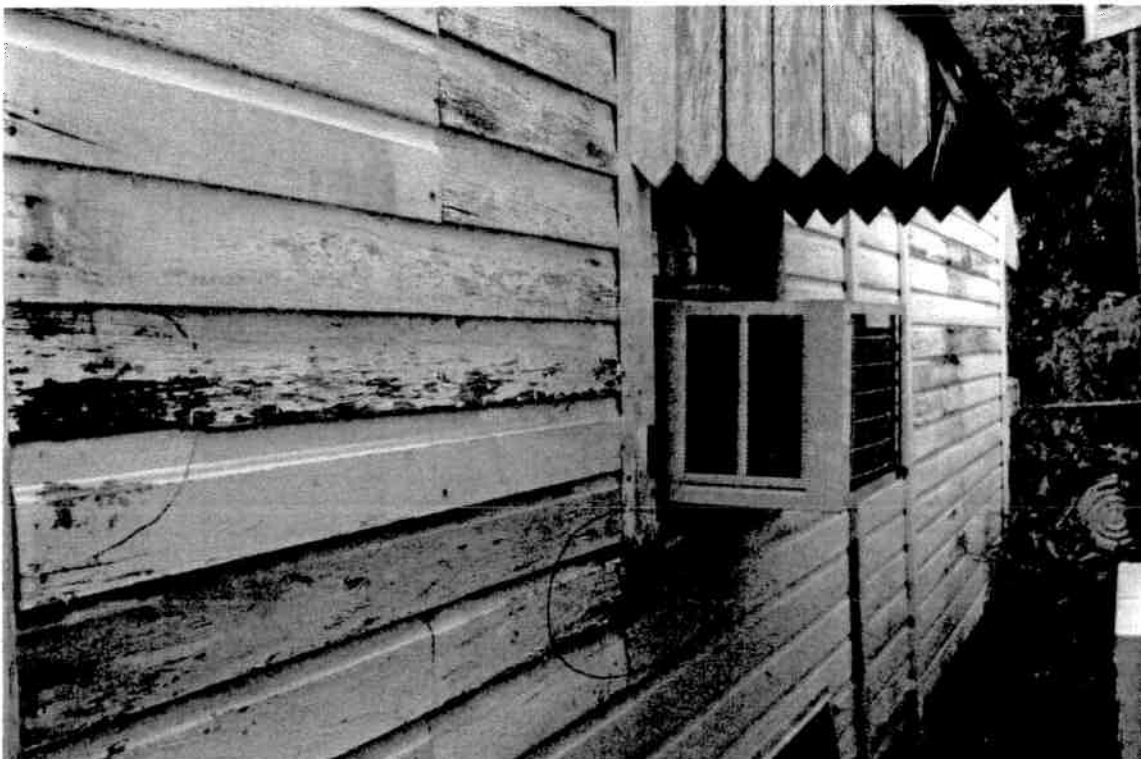


609 ASHE STREET →

ADJACENT PROPERTY  
←



SIDE VIEW



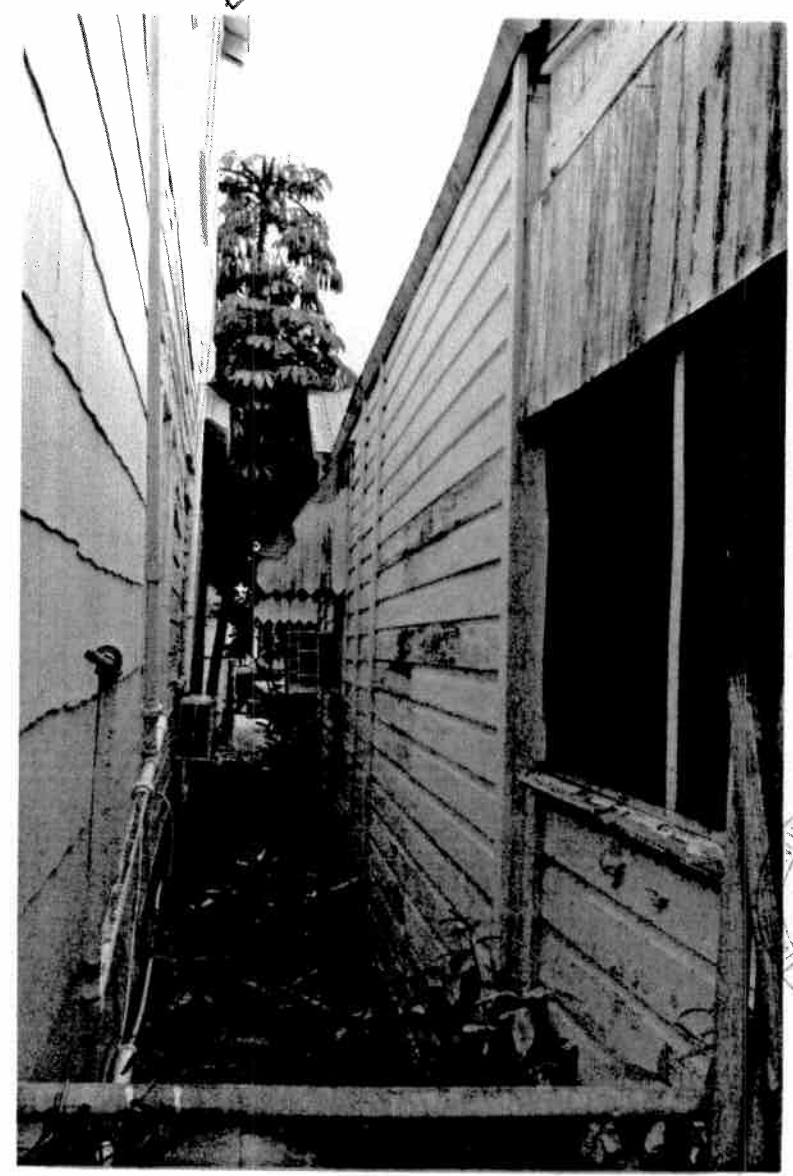
609 ASHE ST  
SIDE VIEW  
→

609 ASHE STREET

609 ASHE ST. ↓

ADJACENT BLDG  
↙ ↘

609 ASHE ST ↓



FEB 18 2011  
KEY WEST PLANNING DEPT.





# **Property Appraisers Report**

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

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

---

## Property Record View

Alternate Key: 1010553 Parcel ID: 00010270-000000

### Ownership Details

**Mailing Address:**  
THE STUDIOS KEY WEST INC  
600 WHITE ST  
KEY WEST, FL 33040

### Property Details

**PC Code:** 08 - MULTIFAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-** 06-68-25  
**Range:**  
**Property Location:** 607 ASHE ST KEY WEST  
**Legal Description:** KW PT LOT 2 SQR 55 OR38-52/54 OR282-110/12 (UNR D/C ON FILE-GOOTE E M) OR2052-168/172(WILL)  
**Description:** OR2189-1396/01PR/D OR2190-743/49PET(PRO#44-2004-CP-000196-K) OR2190-750/52(ORDER)  
OR2212-1269/76AFF OR2212-1277/82AFF OR2220-2215/16

### Parcel Map



**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	6,509.00 SF

**Building Summary**

Number of Buildings: 2  
 Number of Commercial Buildings: 0

**Total Living Area:** 1620  
**Year Built:** 1886

### Building 1 Details

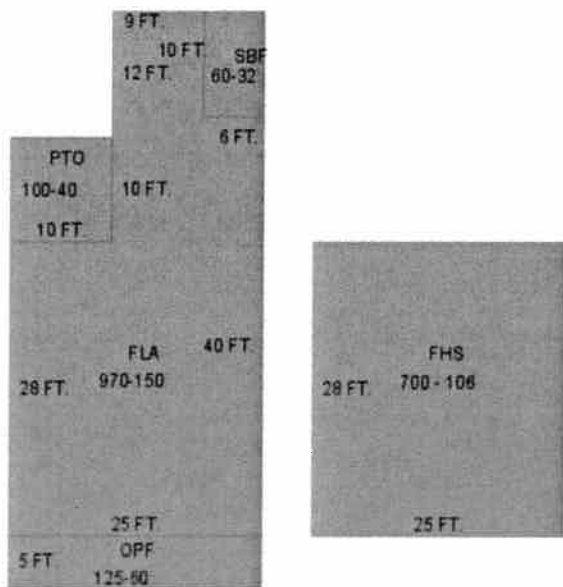
<b>Building Type</b> <u>R1</u>	<b>Condition</b> <u>A</u>	<b>Quality Grade</b> 500
<b>Effective Age</b> 22	<b>Perimeter</b> 150	<b>Depreciation %</b> 30
<b>Year Built</b> 1886	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 970
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 2
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1886	N N	0.00	0.00	970

2	<u>OPF</u>	1	1990	N	N	0.00	0.00	125
3	<u>SBF</u>	1	1990	N	N	0.00	0.00	60
4	<u>PTO</u>	1	1990	N	N	0.00	0.00	100
5	<u>FHS</u>	1	1886		N			700

## Building 2 Details

<b>Building Type</b> <u>R1</u>	<b>Condition</b> <u>A</u>	<b>Quality Grade</b> 450
<b>Effective Age</b> 25	<b>Perimeter</b> 134	<b>Depreciation %</b> 32
<b>Year Built</b> 1938	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 650
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 2
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> NONE	

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1987	N N	0.00	0.00	650
2	OPF		1	1987	N N	0.00	0.00	90
3	SPF	12:ABOVE AVERAGE WOOD	1	1987	N N	0.00	0.00	80

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	324 SF	54	6	2008	2009	2	30
1	PT3:PATIO	195 SF	3	65	1999	2000	2	50
2	AC2:WALL AIR COND	1 UT	0	0	1984	1985	1	20
3	UB2:UTILITY BLDG	75 SF	15	5	1939	1940	3	50

### Appraiser Notes

2002 - MRS GOOTEE LIVES IN 607 100% AND RENTS OUT 609 WHICH IS 1 UNIT. MRS GOOTEE HAS 60% AS HOMESTEAD PERCENTAGE. THESE UNITS WERE INSPECTED ON 5/8/02 BY 015. 2001/10/29 SB, TPP ACCOUNT #8512431.

2006-02-10 BEIN OFFERED FOR \$2,995,000. 4BEDS/2BATHS FROM THE MLS LISTINGS-SKI

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 06-4314	10/26/2006	09/28/2006	2,250	Residential	REPLACE CARPET & SUB FLOOR FRONT 11X12 DEN
3 E94-4058	12/01/1994	10/01/1995	520	Residential	UPDATE 100 AMP SVC
2 B95-1635	05/01/1995	10/01/1995	500	Residential	REPL 3 PORCH POST
4 07-5254	12/04/2007	03/02/2010	4,500	Residential	BUILD 55 LN FT OF 6' HI PICKET FENCE 50% OPEN AND PAINT WHITE

### 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
2010	185,731	3,108	156,112	344,951	344,951	0	344,951
2009	196,395	2,039	446,651	645,085	645,085	0	645,085
2008	190,664	2,070	650,900	843,634	843,634	0	843,634

2007	254,829	1,982	1,073,985	1,330,796	1,330,796	0	1,330,796
2006	349,866	2,013	618,355	970,234	970,234	0	970,234
2005	349,866	2,044	488,175	840,085	840,085	0	840,085
2004	191,666	2,075	455,630	649,371	395,928	25,500	370,428
2003	184,568	2,106	227,815	414,489	299,436	25,500	273,936
2002	209,711	2,138	175,743	387,592	285,545	25,500	260,045
2001	203,388	2,169	175,743	381,300	280,973	25,500	255,473
2000	203,645	0	123,671	327,316	255,638	25,500	230,138
1999	163,552	0	123,671	287,223	236,322	25,500	210,822
1998	133,642	0	123,671	257,313	222,446	25,500	196,946
1997	124,096	0	110,653	234,749	211,424	25,500	185,924
1996	85,913	0	110,653	196,566	192,727	25,500	167,227
1995	78,276	0	110,653	188,929	186,891	25,500	161,391
1994	70,003	0	110,653	180,656	180,656	25,500	155,156
1993	78,106	0	110,653	188,759	188,759	25,500	163,259
1992	78,106	0	110,653	188,759	188,759	25,500	163,259
1991	85,203	0	110,653	195,856	195,856	25,500	170,356
1990	53,387	0	86,244	139,631	139,631	25,500	114,131
1989	44,121	0	84,617	128,738	128,738	25,500	103,238
1988	38,634	0	74,854	113,488	113,488	25,500	87,988
1987	42,678	0	45,046	87,724	87,724	25,500	62,224
1986	42,898	0	43,402	86,300	86,300	25,500	60,800
1985	41,899	0	26,765	68,664	68,664	25,500	43,164
1984	38,961	0	26,765	65,726	65,726	25,500	40,226
1983	38,961	0	26,765	65,726	65,726	25,500	40,226
1982	39,796	0	26,765	66,561	66,561	25,500	41,061

### 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
6/30/2006	2220 / 2215	2,150,000	WD	Q

This page has been visited 9,404 times.

Monroe County Property Appraiser  
 Ervin A. Higgs, CFA  
 P.O. Box 1176  
 Key West, FL 33041-1176

**Public Notices**  
**(radius map & mailing list)**



# Public Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., March 17, 2010, at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

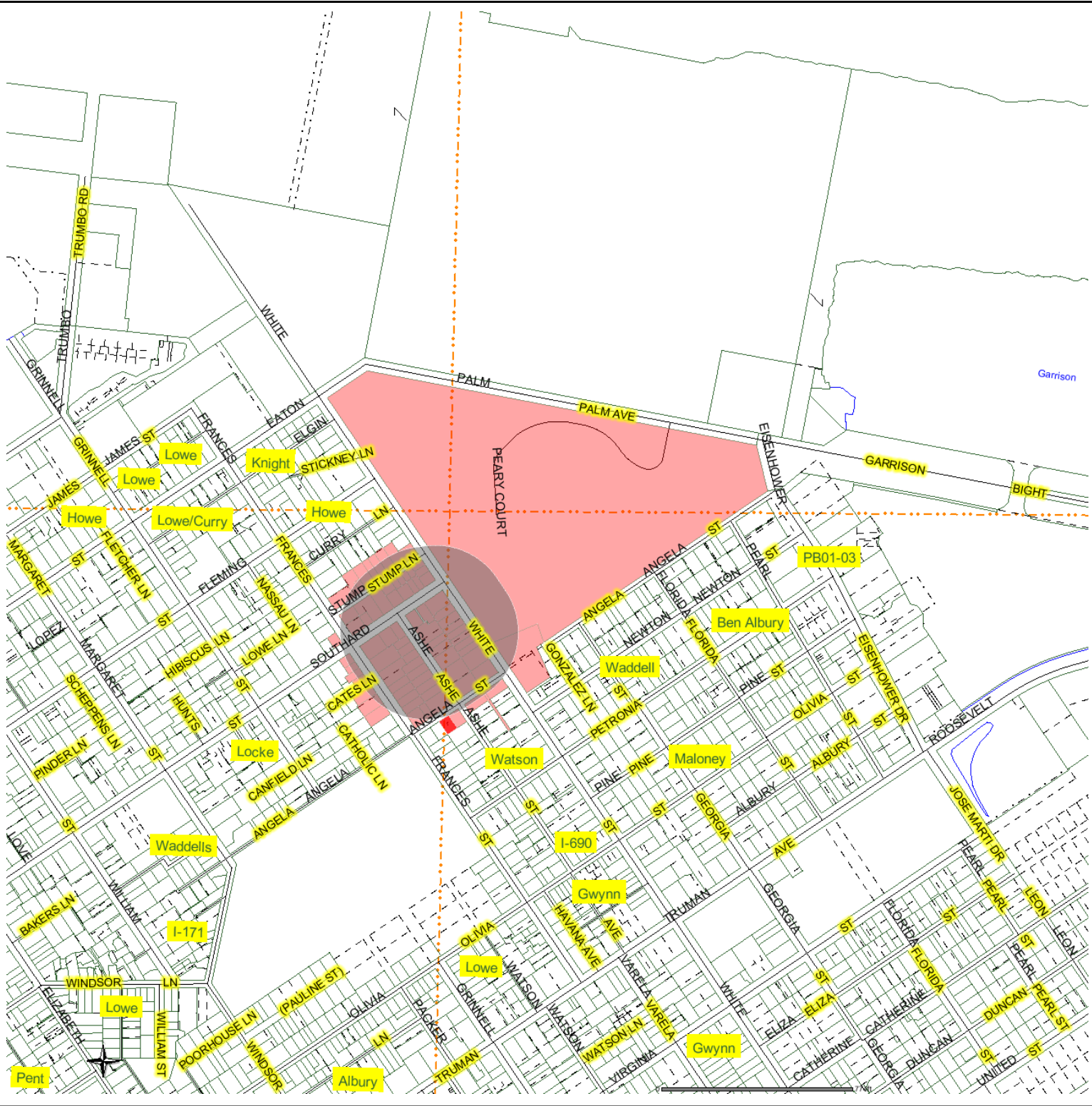
**Variance - 607-609 Ashe Street (RE# 00010270-000000)** - For side-yard setback requirements in the HHDR zoning district per Section 122-630 (6) b. as required when the renovation or reconstruction exceeds 66% of the assessed or appraised value of the structure per Section 122-28 (b) of the Land Development Regulations of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at [www.keywestcity.com](http://www.keywestcity.com) .



# 607-609 Ashe

- Legend**
- theBuffer
  - theBufferTarget
  - 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.

BLIVES YAKOV  
1 BAY DR  
KEY WEST, FL 33040

JANSEN CHRISTINE E  
1000 WEST AVE  
MIAMI BEACH, FL 33139

KRONHOLM CONRAD J JR FL QPRT  
02/26/03  
101 LYME ST  
OLD LYME, CT 06371

610 WHITE STREET LLC  
1015 FLAGLER AVE  
KEY WEST, FL 33040

ROSS ELIZABETH  
1015 FLEMING ST  
KEY WEST, FL 33040

J J J'S A PLACE IN THE SUN INC  
1029 SOUTHARD ST  
KEY WEST, FL 33040

LEROY VIVE A  
1107 KEY PLAZA  
KEY WEST, FL 33040

PINDER FLORIDA C ESTATE  
1107 SOUTHARD ST  
KEY WEST, FL 33040

BRICKHOUSE JOHNNA J  
1111 SOUTHARD ST  
KEY WEST, FL 33040

STEWART MARTHA E  
1111 STUMP LANE  
KEY WEST, FL 33040

RODRIGUEZ JOSE AND JOY  
STICKNEY  
1113 STUMP LN  
KEY WEST, FL 33040

POPOVICE MICHAEL  
1119 SOUTHARD ST  
KEY WEST, FL 33040

VON SEGGERN CHRISTINA  
1121 SOUTHARD ST  
KEY WEST, FL 33040

LANE WILLIAM T  
1122 ANGELA ST  
KEY WEST, FL 33040

MYREN BRENDA LYNN  
1123 STUMP LN  
KEY WEST, FL 33040

RICCIUTI ANN P  
1203 KAREN LN  
WEST CHESTER, PA 19380

WEITZEN ELAINE G  
130 1/2 EAST 65TH ST  
NEW YORK, NY 10001

ROBERTS KEITH AND JUDY  
1375 DEAL RD  
MOORESVILLE, NC 28115

RUDOLPHI ROSEANNE  
14 WALNUT DR  
SHOREHAM, NY 11786

SONI AND SONS LIMITED  
PARTNERSHIP  
1425 LAKE FRONT CIRCLE  
THE WOODLANDS, TX 77380

MCCLURE JACQUELYN R  
1509 CONSTASO CT  
SAN JOSE, CA 95129

WOOD JOHN E REV TRUST 9/30/99  
1617 RIGGS PL NW  
WASHINGTON, DC 20009

KEYS PARADISE HOLDINGS LLC  
1824 FLAGLER AVE  
KEY WEST, FL 33040

STEFFIAN PETER AND BETH  
190 TREMONT ST  
SOMERVILLE, MA 02143

MAYER CHRISTINE B  
2060 BROADWAY  
BOULDER, CO 80302

STICKNEY CLYDE P  
233 CROSSGATE DR  
ELMORE, AL 36025

LYON DAUN E  
282 N PINE CREEK RD  
FAIRFIELD, CT 06824

BERGERY BENJAMIN  
29 BIS RUE BOURET  
PARIS, F75019

MCNALLY TERRENCE  
29 E 9TH ST  
NEW YORK, NY 10003

PECKOLICK ALAN J REV TR  
8/10/2004  
30 EAST 10TH ST  
NEW YORK, NY 10003

WHEELER PHILIP H JR TRUST  
10/7/96  
3322 BEAVER MEADOW RD  
SHARON, VT 05065

SCRANTON JOHN G  
35 BETHUME ST  
NEW YORK, NY 10014

WUNSCH RICHARD E  
3516 17TH TER  
KEY WEST, FL 33040

SIMPSON PATRICIA R  
501 SLATERS LN  
ALEXANDRIA, VA 22314

BERMAN ANDREW N AND LINDA C  
524 WHITE ST  
KEY WEST, FL 33040

HAFENREFFER MARY L AND  
KARL  
525 FRANCES ST  
KEY WEST, FL 33040

MCCULLOCH JAMES B  
531 FRANCES ST  
KEY WEST, FL 33040

MATARAZZO KURT  
532 DUVAL ST  
KEY WEST, FL 33040

FRANCES STREET BOTTLE INN LLC  
535 FRANCES STREET  
KEY WEST, FL 33040

KERRY ALECIA JUNE  
540 WHITE ST  
KEY WEST, FL 33040

LEVIN JAY J  
5516 PUTNAM DR  
WEST BLOOMFIELD, MI 48323

BALDWIN MAUREEN K TRUST  
60 CANNEY RD  
DURHAM, NH 03824

JAN AND GEORGE LIMITED  
LIABILITY CO  
600 FRANCES ST  
KEY WEST, FL 33040

THE STUDIOS KEY WEST INC  
600 WHITE ST  
KEY WEST, FL 33040

SEEMILLER JOSEPH J III  
604 FRANCES ST  
KEY WEST, FL 33040

LIGGETT ANNETTE M  
606 FRANCES ST  
KEY WEST, FL 33040

REAVES SHIRLEY R  
608 FRANCES ST  
KEY WEST, FL 33040

SCHETTIG ROBERT C AND  
CELESTE M  
609 FRANCES ST  
KEY WEST, FL 33040

PADGET-DEKKER HOLDINGS LTD  
611 FRANCES ST  
KEY WEST, FL 33040

MALLOY KEVIN P AND HOLLY J  
614 WHITE ST  
KEY WEST, FL 33040

BAUMGARTNER EDWARD L  
615 ASHE ST  
KEY WEST, FL 33040

GRIBIK SUZANNE J  
616 ASHE ST  
KEY WEST, FL 33040

SIEMINSKI DAVID THOMAS  
616 FRANCES ST  
KEY WEST, FL 33040

MULLIGAN JAMES J  
617 FRANCES ST  
KEY WEST, FL 33040

JACOBSON CHRISTOPHER N  
618 WHITE ST  
KEY WEST, FL 33040

JACKSON THOMAS A AND  
DEBORAH ANN  
620 ASHE ST  
KEY WEST, FL 33040

GUADAGNO MICHAEL R JR AND  
SUSAN D  
622 ASHE ST  
KEY WEST, FL 33040

GST TRUST 2/11/2000  
624 ASHE ST  
KEY WEST, FL 33040

PERPALL L T & SHIRLEY KAY  
TRUSTEES  
624 ASHE ST  
KEY WEST, FL 33040

FABISIEWICZ WALTER AND  
LOUISE  
700 WHITE ST  
KEY WEST, FL 33040

GRIFFITH RICHARD TRUSTEE  
717 FLEMING STREET  
KEY WEST, FL 33040

MELNICK EUNICE M  
901 NAVESINK RIVER RD  
LOCUST, NJ 07760

AKERS ROGER W  
HCR 62 BOX 42  
RATON, NM 87740

KENDRICK MELISSA  
P O BOX 6391  
KEY WEST, FL 33041

WEYMOUTH LISA A  
P O BOX 791249  
PAIA, HI 96779

UNION CROSSING MANAGEMENT  
INC TRUSTEE  
PO BOX 1990  
NORTH FALMOUTH, MA 02556

RODEL CHARITABLE  
FOUNDATION  
PO BOX 4014  
KEY WEST, FL 33041

GARTNER LEONARD  
PO BOX 489  
COLD SPRING HARBOR, NY 11724

CORELLA PASQUALE J  
PO BOX 5501  
KEY WEST, FL 33045

HYNES JON  
PO BOX 70231  
NEW ORLEANS, LA 70172