

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



To: Chairman and Planning Board Members
Through: Thaddeus Cohen, Planning Director
From: Patrick Wright, Planner II
Meeting Date: July 16, 2015
Agenda Item: **Variance – 817 Eaton Street (RE # 00003020-000102, 00003020-000104 AK # 9075210, 9075232)** - A request for a variance approval to minimum side yard setback, maximum building coverage, maximum impervious surface ratio and minimum open space requirements in order to reconstruct an existing wood deck and exterior stair on an existing multifamily residential building on property located within Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600 and 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

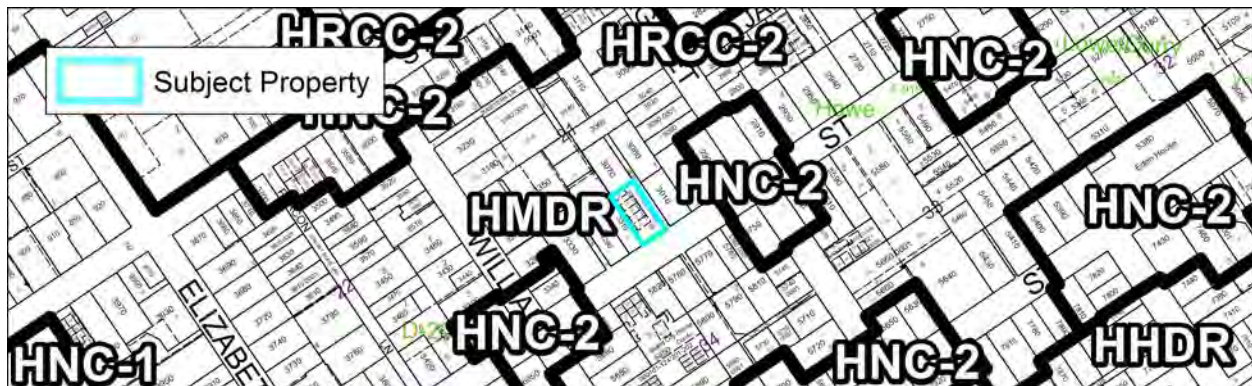
Request: The applicant is proposing to reconstruct an existing deck and exterior stair with a new larger footprint. The proposed side yard setback would be reduced from 5 feet to 1 foot, the proposed building coverage would increase from 44% to 46%, the proposed impervious surface would increase from 64% to 66%, and the proposed open space ratio would be reduced from 36% to 34.5%.

Applicant: Rob Delaune, Architect

Property Owner: 817 Eaton Street Condominium Association
Joseph J. Ragonese (Unit 2)
817 Eaton Street unit 4 LLC (Unit 4)

Location: 817 Eaton Street Unit 2 and 4 (RE # 00003020-000102, 00003020-000104 AK # 9075210, 9075232)

Zoning: Historic Medium Density Residential (HMDR)



Background:

The property at 817 Eaton Street is located at the Western corner of Eaton Street and Gecko Lane and is one lot of record. The property is comprised of a historic contributing structure and a smaller rear structure, all part of a condominium association containing a total of (5) five non-transient residential units known as 817 Eaton Street Condominium Association. The main structure contains (4) four individual condominium units and a smaller rear structure contains the fifth unit. Units 2 and 4 in the main structure are accessed from an existing exterior stair and deck on the east side of the structure.

The applicant is proposing to reconstruct the existing stair and deck due to it currently being in disrepair not meeting building and life safety codes. To make the new stair and deck code-compliant, the applicant is proposing reconstruction with a larger footprint, causing an increase in building coverage, impervious surface ratio and decrease in open space. The new stair would extend further than the existing stair to allow a 1 foot side setback.

Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum lot size	4,000 SF	4,811 SF / 0.11 AC	4,811 SF / 0.11 AC	Conforming
Maximum height	30 feet	32'	32'	No change/ existing nonconforming
Maximum density	16 dwelling units per acre	5 du / 0.11 ac= 45.45	5 du / 0.11 ac= 45.45	No change/ existing nonconforming
Maximum building coverage	40%	44% (2,116 sf)	46% (2,213 sf)	Variance Required 2%
Maximum impervious surface	60%	64% (3,079 sf)	66% (3,175 sf)	Variance Required 2%
Minimum Open Space	35%	36% (1,731 sf)	34.5% (1,659 sf)	Variance Required 0.5%
Minimum front setback	10 feet	18'	18'	No change/Conforming
Minimum E side setback (stair case)	5 feet	5'	1'	Variance Required 4'
Minimum W side setback	5 feet	0.8'	0.8'	No change, existing nonconforming
Minimum rear setback	15 feet	0'	0'	No change, existing nonconforming

Process:

Planning Board Meeting:

July 16, 2015

HARC:

TBD

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

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

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

The minimum side yard setback requirement of 5 feet makes the request to construct a code compliant exterior stair and access to dwelling units 2 and 4 difficult without the need for variances. In order to design the stairs and deck in a compliant manner, the stairs and deck would have to extend further south toward Eaton Street, eliminating existing off street parking spaces. This option, to build a code compliant deck, would eliminate the need for a setback variance but would not eliminate the need for open space, building coverage and impervious surface variances. The exterior stair is the only ingress and egress to this second floor unit. Therefore, special conditions or circumstances do exist.

IN COMPLIANCE.

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

The existing condominium layout is not a condition created by the individual condominium owners, nor does it result from the action or negligence of the individual condominium owners. However, the condominium layout and the code compliant access to the individual units is a condition created by the Condominium developer and therefore the responsibility of the Condominium Association.

NOT IN COMPLIANCE.

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

Section 122-27 of the Land Development Regulations discourage the expansion of site nonconformities. Therefore, allowing the expansion of existing building coverage, impervious surface and decrease of open space requirements would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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

To maintain building code and life safety compliant access to the existing condominium unit, variances are necessary. To eliminate the need for a setback variance, a code compliant design would remove existing off-street parking spaces that are currently below the code requirement for the property. The property is currently non-conforming in terms of density however, non-conforming density is allowed to be continued by Section 122-27 of the Land Development Regulations. By not granting this variance the owner would face the loss of a unit and unnecessary and undue hardship would be placed on the owner. Therefore, denial of the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the HMDR Zoning District. Therefore, hardship conditions do exist.

IN COMPLIANCE.

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 not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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.***

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

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

It does not appear that the requested variance would trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

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

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

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 received no public comment regarding the variance request.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

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

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2015-__**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO MINIMUM SIDE YARD SETBACK, MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS SURFACE RATIO AND MINIMUM OPEN SPACE REQUIREMENTS ON PROPERTY LOCATED AT 817 EATON STREET (RE # 00003020-000102, 00003020-000104; AK # 9075210, 9075232) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-600 and 108-346(B) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct to reconstruct an existing wood deck and exterior stair on an existing multifamily residential building on property located at 817 Eaton Street (RE # 00003020-000102, 00003020-000104; AK # 9075210, 9075232); and

WHEREAS, Section 122-600 and 108-346(b) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum side yard setback is five (5) feet, maximum building coverage is 40%, maximum impervious surface ratio is 60% and minimum open space requirement is 35%; and

WHEREAS, the proposed is east side yard setback is 1 foot from the 5 feet minimum required, the proposed building coverage is 46%, the proposed impervious surface ratio is 66% and the proposed open space ratio is 34.5%; and

WHEREAS, the applicant requests a variance to the minimum side yard setback, maximum building coverage, maximum impervious surface ratio and minimum open space requirements; and

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

on July 16, 2015; and

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

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

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

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land 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 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; 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 are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds 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.

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. An approval by Resolution of the Key West Planning Board for minimum side yard setback, maximum building coverage, maximum impervious surface ratio and minimum open space requirements in order to reconstruct an existing wood deck and exterior stair on an existing multifamily residential building on property located within Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600 and 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application 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 fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which

variance shall be of no force or effect.

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

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO 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 16th day of July 2015.

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

Richard Klitenick, Planning Board Chairman

Date

_____ Chairman

_____ Planning Director

Attest:

Thaddeus Cohen, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Application



Application For Variance

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

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

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

PROPERTY DESCRIPTION:

Site Address: 817 EATON STREET
Zoning District: HMPR Real Estate (RE) #: 00003020-000104
Property located within the Historic District? Yes No 00003020-000102

APPLICANT: Owner Authorized Representative
Name: ROB DELAUNE, ROBERT L. DELAUNE ARCHITECT PA
Mailing Address: 619 EATON STREET, SUITE 1
City: KEY WEST State: FL Zip: 33040
Home/Mobile Phone: 305 304 4642 Office: 305 293 0364 Fax: 305 293 0364
Email: ROBDELAUNE@BELLSOUTH.NET

PROPERTY OWNER: (if different than above)
Name: 817 EATON STREET CONDOMINIUM ASSOCIATION
Mailing Address: 817 EATON STREET, APT. 1
City: KEY WEST State: FL Zip: 33040
Home/Mobile Phone: _____ Office: _____ Fax: _____
Email: _____

Description of Proposed Construction, Development, and Use: REMOVE EXISTING WOOD DECK & STAIR AT NORTHEAST CORNER OF CONDOMINIUM STRUCTURE AND CONSTRUCT NEW DECK & STAIR AT SAME LOCATION.

List and describe the specific variance(s) being requested:
1' RIGHT SIDE SETBACK (5' REQUIRED); 40% BUILDING COVERAGE (44% EXISTING; 40% ALLOWED); 60% IMPERVIOUS COVERAGE (64% EXISTING; 60% ALLOWED); 34.5% OSR (35% REQUIRED)

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No
If yes, please describe and attach relevant documents: _____

~~Yes~~ **No!**
~~No~~

Will any work be within the dripline (canopy) of any tree on or off the property?
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-U			
Size of Site	4811 S.F.			
Height	30'	32' +/-	32' +/-	NO CHANGE
Front Setback	10'	18'	18'	NO CHANGE
Side Setback LEFT	5'	0.8'	0.8'	NO CHANGE
Side Setback RIGHT	5'	5'	1'	4'
Street Side Setback	N/A			
Rear Setback	15'	ZERO	ZERO	NO CHANGE
F.A.R	N/A			
Building Coverage	40%	44%	46%	2%
Impervious Surface	60%	64%	66%	2%
Parking	5	3 NON-CONFORMING		NO CHANGE
Handicap Parking	1	0	0	NO CHANGE
Bicycle Parking	N/A			
Open Space/Landscaping	35%	34%	34.5%	0.5%
Number and type of units	2	5	5	NO CHANGE
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> 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.

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 DECK & STAIR DO NOT COMPLY WITH THE LIFE SAFETY REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ARE VERY DETERIORATED. THESE CONDITIONS ARE UNIQUE TO THIS PROPERTY.

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

THE CONDITIONS ARE THE RESULT OF ACTIONS BY THE CONDO DEVELOPER, NOT THE CONDO ASSOCIATION OR INDIVIDUAL CONDO OWNERS.

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.

THE INTENT OF THIS APPLICATION IS TO CURE THE LIFE SAFETY DEFICIENCIES OF THE DECK & STAIR, AND WILL CONVEY NO SPECIAL PRIVILEGE.

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 EXISTING CONDITIONS PRESENT A HAZARD THAT CANNOT BE REASONABLY CURED WITHOUT APPROVAL OF THIS VARIANCE. THIS IS THE HARDSHIP.

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 THE MINIMUM VARIANCE REQUIRED TO ACHIEVE A SAFE MEANS OF EGRESS.

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.

THIS VARIANCE APPLICATION DOES NOT EXPAND THE EXISTING LAND DEVELOPMENT, IT MERELY PROVIDES SAFE EGRESS. IT IS THEREFORE NOT INJURIOUS TO THE PUBLIC WELFARE.

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.

NO NON-CONFORMITIES OR NON-COMPLIANCES OF OTHER PROPERTIES ARE CITED AS JUSTIFICATION OF THIS APPLICATION.

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 DELAUNE, in my capacity as PRESIDENT
(print name) (print position; president, managing member)

of ROBERT L DELAUNE ARCHITECT PA
(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:

817 EATON STREET
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.

[Handwritten Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 29, 2015 by
date

Robert Delaune
Name of Authorized Representative

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

[Handwritten Signature]
Notary's Signature and Seal

Mackenzie Williams
Name of Acknowledger typed, printed or stamped

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, Brian O'Keefe as
Please Print Name of person with authority to execute documents on behalf of entity

President of 817 Eaton St Condominium Ass.
Name of office (President, Managing Member) Name of owner from deed

authorize Robert L. Delawne Architect PA
Please Print Name of Representative

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

Brian O'Keefe
Signature of person with authority to execute documents on behalf on entity owner

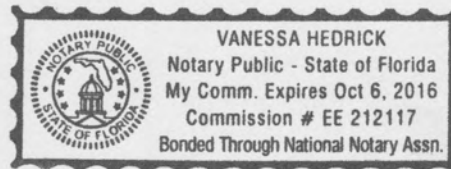
Subscribed and sworn to (or affirmed) before me on this April 10, 2015
Date

by Brian O'Keefe
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented FL D/L as identification.

Vanessa Hedrick
Notary's Signature and Seal

Vanessa Hedrick
Name of Acknowledger typed, printed or stamped



EE 212117
Commission Number, if any

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, CURTIS H. PLYLER as
Please Print Name of person with authority to execute documents on behalf of entity

MANAGING MEMBER of 817 EATON STREET UNIT 4, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize ROBERT L. DELAUNE ARCHITECT PA
Please Print Name of Representative

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

Curtis H. Plyler
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this APRIL 10, 2015
Date

by CURTIS H. PLYLER
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented North Carolina Drivers License as identification.

Joshua R. Kelley
Notary's Signature and Seal

Joshua R. Kelley
Name of Acknowledger typed, printed or stamped

N/A
Commission Number, if any



My Commission Expires 8-27-2019

Deed

Prepared by and return to:
MARCI L. ROSE
Attorney at Law
MARCI L. ROSE
810 THOMAS STREET
Key West, FL 33040
305-293-1881
File Number: 11-012
Will Call No.:

03/16/2011 12:22PM
DEED DOC STAMP CL: DIONNE \$2,240.00

Doc# 1827790
BKN 2508 Pg# 2409

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Warranty Deed

This Warranty Deed made this 11th day of March, 2011 between PARKER-RILEY GROUP, LC, a Florida Limited Liability Company whose post office address is 1109 STUMP LANE, Key West, FL 33040, grantor, and JOSEPH J. RAGONESE and JOAN A. McLAUGHLIN, Husband and Wife whose post office address is 152 D. STREET, S.E., Washington, DC 20003, 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:

Unit #2, in 817 EATON STREET CONDOMINIUM, according to the Amended and Restated Declaration of Condominium thereof, as recorded in Official Records Book 2045, at Page 1344 of the Public Records of Monroe County, Florida, and any amendments thereto, together with an undivided interest in the Common Elements appurtenant thereto, as identified in the Declaration.

Parcel Identification No.:00003020-000102

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, 2010.

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:

PARKER-RILEY GROUP, LC, a Florida corporation

By: Adrienne Edelstein
ADRIENNE EDELSTEIN, Managing Member

Witness Name: JAK MITTON

Witness Name: Broulaye Dombia

(Corporate Seal)

State of New York
County of New York

The foregoing instrument was acknowledged before me this 11th day of March, 2011 by ADRIENNE EDELSTEIN, Managing Member of PARKER-RILEY GROUP, LC, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

BARBARA C. ADIN
Notary Public - State of New York
County of New York
Commission Expires 8-33-13

Barbara C. Adin
Notary Public
Printed Name: Barbara C. Adin
My Commission Expires: 8-33-13

MONROE COUNTY
OFFICIAL RECORDS

Doc# 1830755 04/07/2011 2:54PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: REII-020
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$0.70

04/07/2011 2:54PM
DEED DOC STAMP CL: DIONNE \$0.70

Doc# 1830755
Bk# 2512 Pgt 404

_____ [Space above this line for recording data] _____

WARRANTY DEED

THIS WARRANTY DEED is made on this 5th day of April, 2011, between CURTIS PLYLER and KRISTIN PLYLER, husband and wife, whose address is 10669 Cardington Lane Raleigh, NC 27614 (hereinafter collectively referred to as 'Grantor'), and 817 EATON STREET UNIT 4, LLC, a Florida Limited Liability Company, whose corporate mailing address is 10669 Cardington Lane Raleigh, NC 27614 (hereinafter referred to as "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 & 00/100^{ths} DOLLARS (\$10.00) and other good and valuable consideration 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, with the street address of 817 Eaton Street, #4, Key West FL 33040, and more particularly described as:

UNIT 4, IN 817 EATON STREET CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 2023, AT PAGE 1955, ET. SEQ., OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

PARCEL IDENTIFICATION NUMBER: 00003020-000104; ALTERNATE KEY ("AK") NO.: 9075232

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS

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

(Balance of page intentionally left blank)

PLYLER TO 817 EATON STREET UNIT 4, LLC WARRANTY DEED
817 EATON STREET, #4, KEY WEST, FL
PAGE 1 OF 2

K&K
CHP

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, 2010, and those items listed above.

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:
(As to both)

Q A Hill
Witness # 1 signature
Print name: Andrea A Hill

Curtis Plyler
CURTIS PLYLER

Cheryl P. Cruess
Witness # 2 signature
Print name: Cheryl P. Cruess

Kristin Plyler
KRISTIN PLYLER

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements CURTIS PLYLER and KRISTIN PLYLER, who are both personally known to me, or who produced NC DRIVERS LICENSE as identification, to be the same persons who are the named Grantors described in the foregoing Warranty Deed, and they acknowledged to me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at WAKE County, North Carolina on this 5th day of April, 2011.



Reed L. Cruess
Notary Public-State of North Carolina
Commission Expires: MAY 3, 2013

MONROE COUNTY
OFFICIAL RECORDS

Survey

LEGAL DESCRIPTION -

(O.R. BOOK 2045, PAGE 1394)

In the City of Key West and known on W.A. Whitehead's map of the Island and City of Key West, delineated in Feby, A.D. 1829, as part of Lot One (1) in Square Twenty-one (21), Commencing on Eaton Street at the dividing line between Lots One (1) and Four (4) in Square Twenty-one (21), and running thence Northwesterly along said dividing line Ninety-nine (99) feet to a point; thence Northeasterly at right angles Forty-eight and six tenths (48.60) feet to a point; thence in a Southeasterly direction at right angles Ninety-nine (99) feet to a point on Northerly right-of-way line of Eaton Street; thence Southwesterly along said line of Eaton Street Forty-eight and six tenths (48.60) feet to the Point of Beginning.

LESS: The Southerly 3.00 feet as per Court Order in May, 1982.

TOGETHER WITH an undivided 1/4 interest in the private alleyway adjacent to the above described parcel, which alleyway is described as follows:

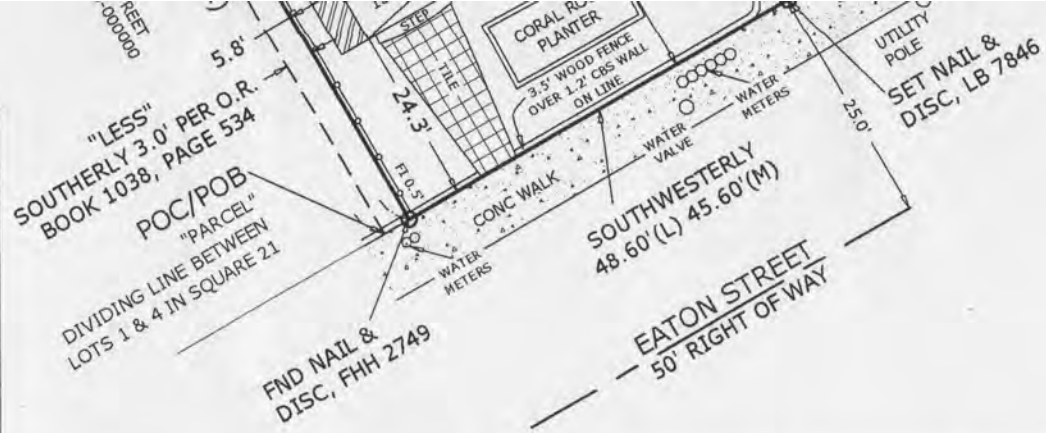
COMMENCING at the corner of Margaret Street and Eaton Street; thence running along Eaton Street in a Southwesterly direction 142.4 feet to a point of beginning; thence at right angles and in a Northwesterly direction 190.0 feet; thence at right angles and in a Southwesterly direction 10.0 feet; thence at right angles and in a Southeasterly direction 190.0 feet; thence at right angles and in a Northeasterly direction 10.0 feet to the point of beginning.

CERTIFIED TO -

817 EATON STREET CONDOMINIUM ASSOCIATION INC.

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.



NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

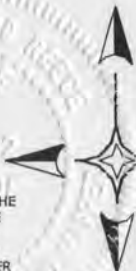
- | | | |
|--------------------------------------|--|---------------------------------------|
| BFP = BACK-FLOW PREVENTER | GI = GRATE INLET | PRC = POINT OF REVERSE CURVE |
| BO = BLOW OUT | GL = GROUND LEVEL | PRM = PERMANENT REFERENCE MONUMENT |
| C = CALCULATED | GW = GUY WIRE | PT = POINT OF TANGENT |
| C&G = 2' CONCRETE CURB & GUTTER | HB = HOSE BIB | R = RADIUS |
| CB = CONCRETE BLOCK | IP = IRON PIPE | ROL = ROOF OVERHANG LINE |
| CBW = CONCRETE BLOCK WALL | IR = IRON ROD | ROWL = RIGHT OF WAY LINE |
| CBRW = CONCRETE BLOCK RETAINING WALL | L = ARC LENGTH | R/W = RIGHT OF WAY |
| CI = CURB INLET | LE = LOWER ENCLOSURE | SIR = SET 1/2" IRON ROD & CAP, LB7846 |
| CL = CENTERLINE | LP = LIGHT POLE | SCO = SANITARY CLEAN-OUT |
| CLF = CHAINLINK FENCE | LS = LANDSCAPING | SMH = SANITARY MANHOLE |
| CM = CONCRETE MONUMENT | M = MEASURED | SPV = SPRINKLER CONTROL VALVE |
| CONC = CONCRETE | MB = MAILBOX | SV = SEWER VALVE |
| C/S = CONCRETE SLAB | MHWL = MEAN HIGH WATER LINE | TB = TELEPHONE BOX |
| CVRD = COVERED | MTLF = METAL FENCE | TBM = TIDAL BENCHMARK |
| D = DEED | NAVD = NORTH AMERICAN VERTICAL DATUM (1988) | THH = TELEPHONE MANHOLE |
| DELTA = DELTA ANGLE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOB = TOP OF BANK |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TOS = TOE OF SLOPE |
| DMH = DRAINAGE MANHOLE | OHW = OVERHEAD WIRES | TS = TRAFFIC SIGN |
| EB = ELECTRIC BOX | P = PLAT | TYP = TYPICAL |
| EL = ELEVATION | P&M = PLAT & MEASURED | UEASE = UTILITY EASEMENT |
| ELEV = ELEVATED | PC = POINT OF CURVE | UPC = CONCRETE UTILITY POLE |
| EM = ELECTRIC METER | PCC = POINT OF COMPOUND CURVE | UPM = METAL UTILITY POLE |
| ENCL = ENCLOSURE | PCP = PERMANENT CONTROL POINT | UPW = WOOD UTILITY POLE |
| FFE = FINISHED FLOOR ELEVATION | PI = POINT OF INTERSECTION | VB = VIDEO BOX |
| FH = FIRE HYDRANT | PK = PARKER KALON NAIL | WD = WOOD DECK |
| FI = FENCE INSIDE | PM = PARKING METER | WDF = WOOD FENCE |
| FIR = FOUND 1/2" IRON ROD | POB = POINT OF BEGINNING | WL = WOOD LANDING |
| FND = FOUND | POC = POINT OF COMMENCEMENT | WM = WATER METER |
| FO = FENCE OUTSIDE | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |
| GB = GRADE BREAK | | |

SCALE:	1" = 20'
FIELD WORK DATE	04/22/15
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	KK
CHECKED BY:	RER
INVOICE #:	15041301

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED 
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043

OFFICE (305) 872 - 1348

FAX (305) 872 - 5622

MAP OF BOUNDARY SURVEY PART OF LOT 1 IN SQUARE 21 WILLIAM A. WHITEHEAD'S MAP OF KEY WEST



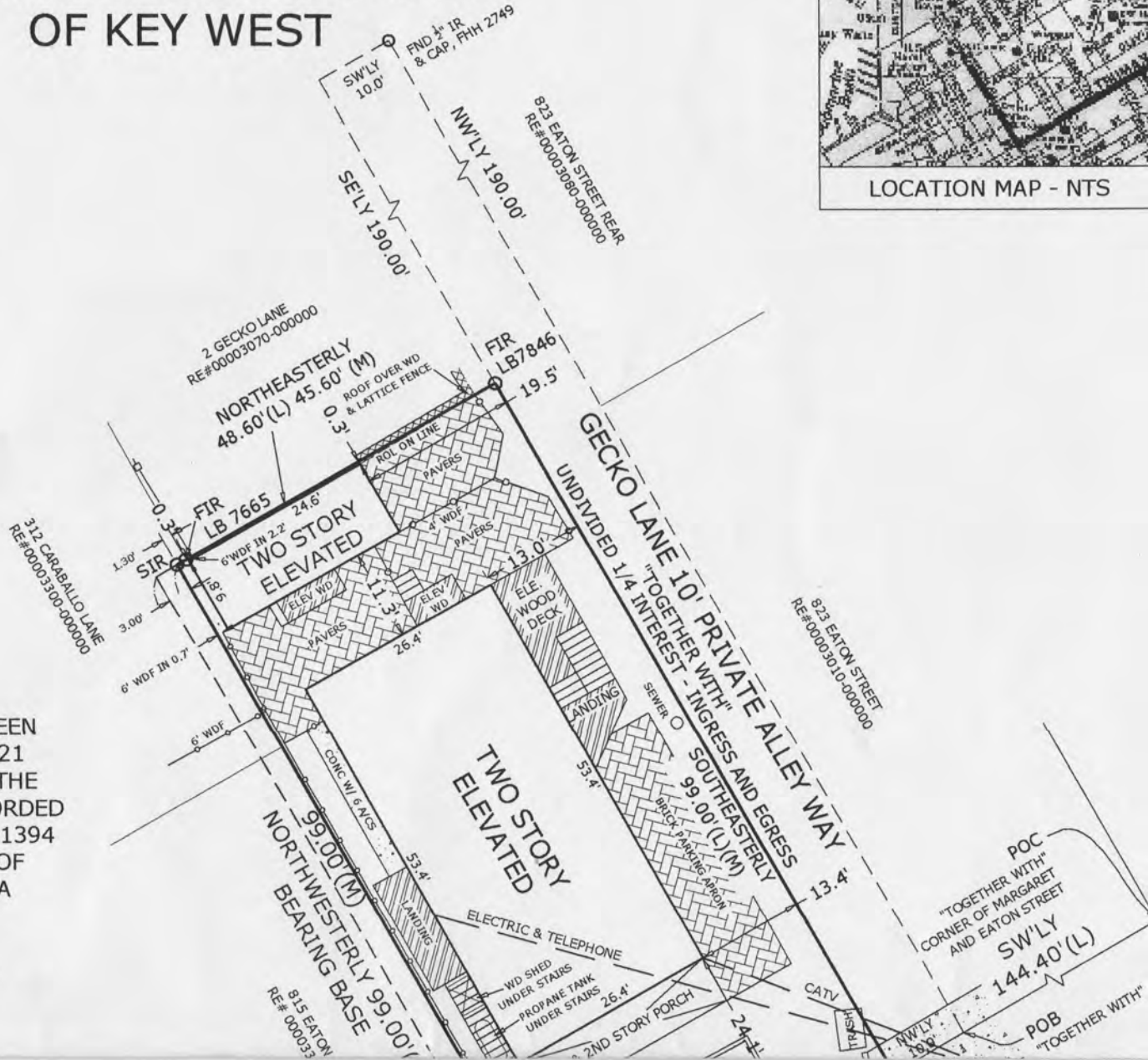
NORTH
ASSUMED FROM
LEGAL DESCRIPTION

SCALE: 1" = 20'

BEARING BASE:
THE DIVIDING LINE BETWEEN
LOTS 1 AND 4 IN SQUARE 21
AS NORTHWESTERLY PER THE
LEGAL DESCRIPTION RECORDED
IN O.R. BOOK 2045, PAGE 1394
OF THE PUBLIC RECORDS OF
MONROE COUNTY, FLORIDA

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:



LOCATION MAP - NTS

Site Plans

NEW DECK & STAIR @ 817 STREET, KEY WEST, FLORIDA

SHEET INDEX:

<u>SHEET</u>	<u>TITLE</u>	<u>DATE</u>
1 OF 6	COVER SHEET	30 APRIL 2015
2 OF 6	EXISTING SITE PLAN	30 APRIL 2015
3 OF 6	PROPOSED SITE PLAN	30 APRIL 2015
4 OF 6	EXISTING DECK & STAIR PLAN	30 APRIL 2015
5 OF 6	PROPOSED DECK & STAIR PLAN	30 APRIL 2015
6 OF 6	EXISTING & PROPOSED ELEVATIONS	30 APRIL 2015

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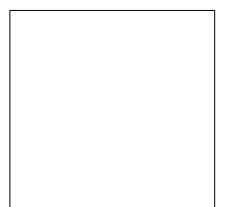
SITE DATA:

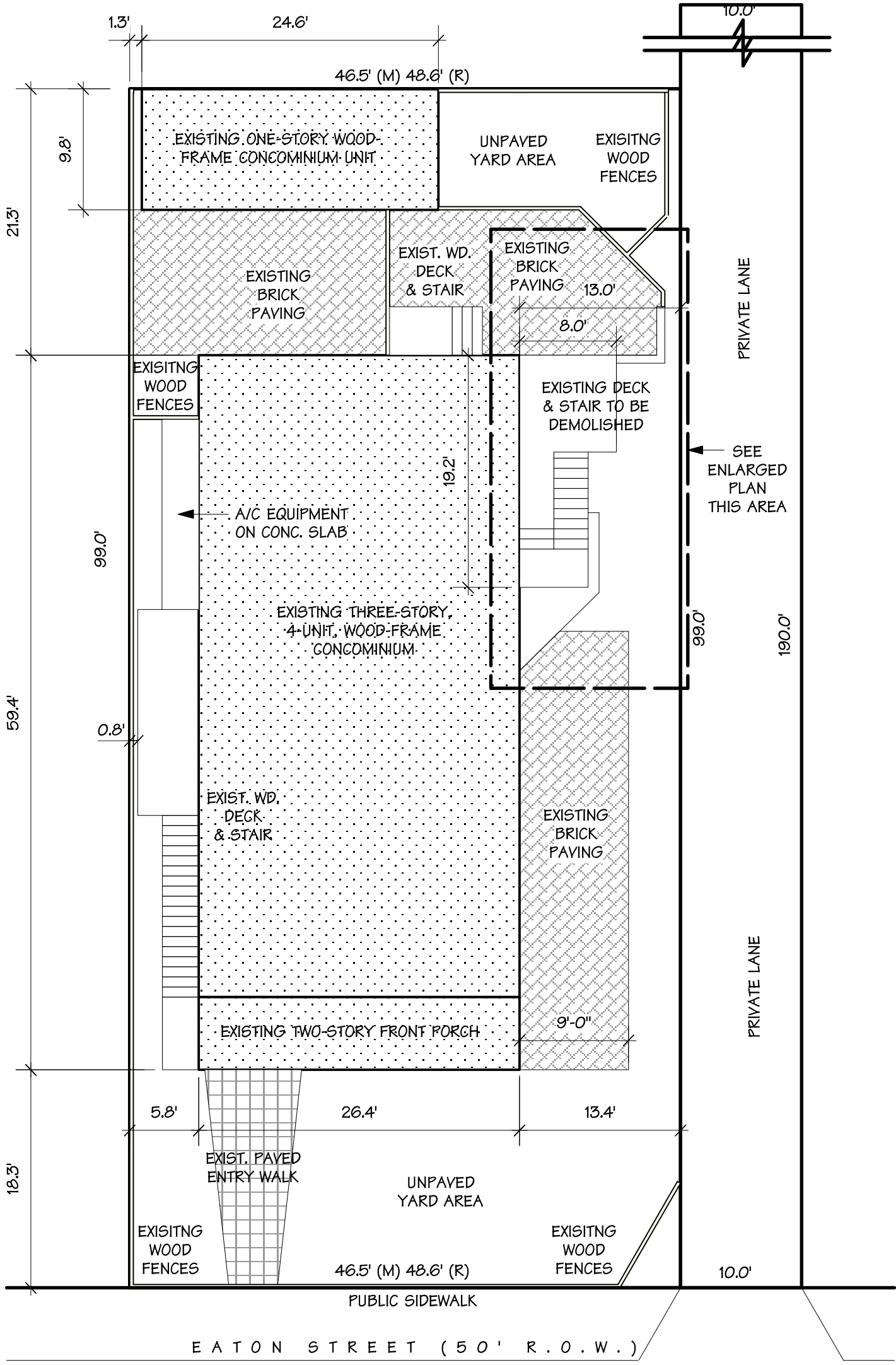
LOT AREA: 4,811 S.F.

LAND USE DISTRICT: HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)

FEMA FLOOD ZONE: AE-6

	<u>ALLOWED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
DENSITY:	2 DU	5 DU	NO CHANGE
BUILDING COVERAGE:	40%	2134 S.F. (44%)	2221 S.F. (46%)
IMPERVIOUS SURFACE RATIO:	60%	3064 S.F. (64%)	3151 S.F. (66%)
OPEN SPACE RATIO:	35%	36%	34.5%
SETBACKS:			
FRONT	10'	18'	NO CHANGE
L. SIDE	5'	0.8'	NO CHANGE
R. SIDE	5'	5'	1'
REAR	15'	ZERO	NO CHANGE
HEIGHT:	30'	32' +/-	NO CHANGE



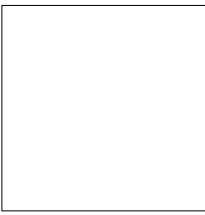


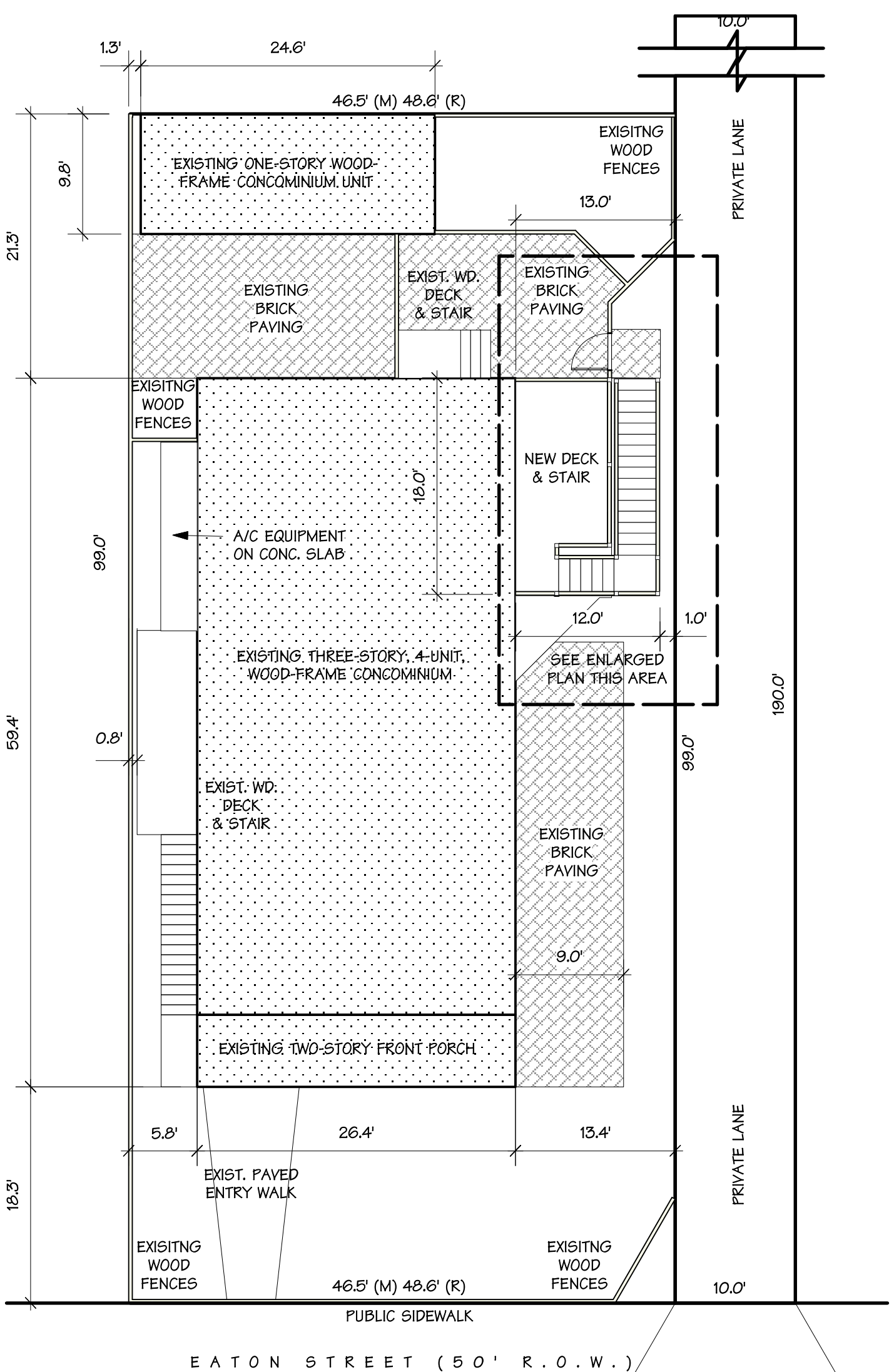
EXISTING SITE PLAN
 scale: 1"=1'-0"

NEW DECK & STAIR @ 817 STREET, KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594





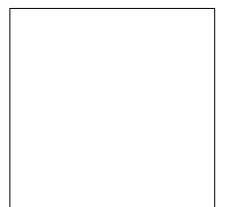
PROPOSED SITE PLAN
scale: 1"=1'-0"

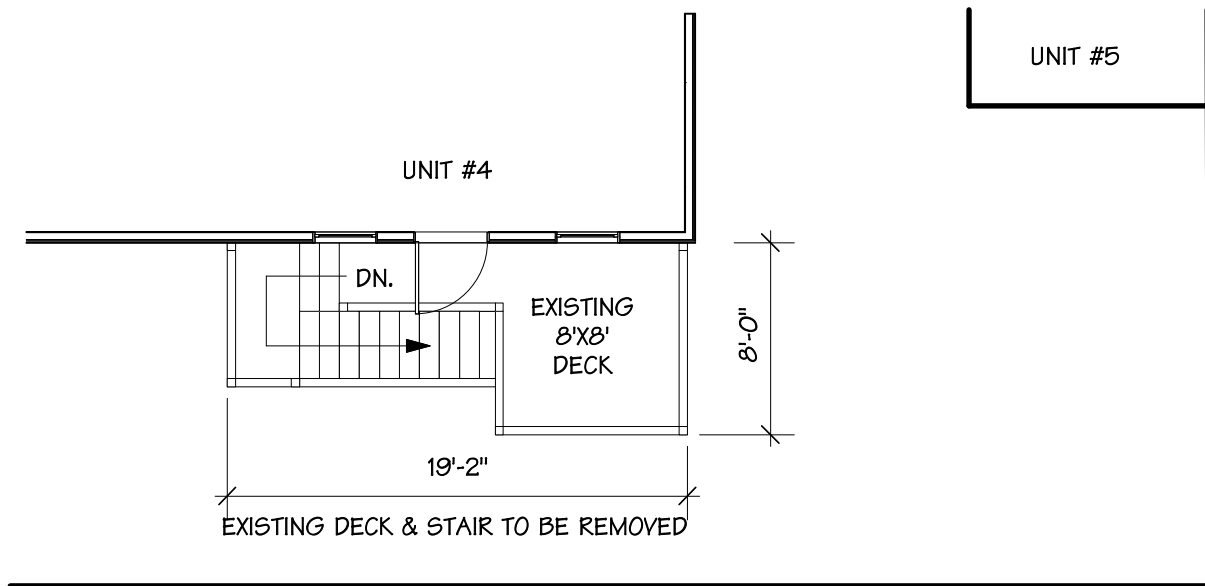
NEW DECK & STAIR @ 817 STREET, KEY WEST, FLORIDA

SHEET 3 OF 6

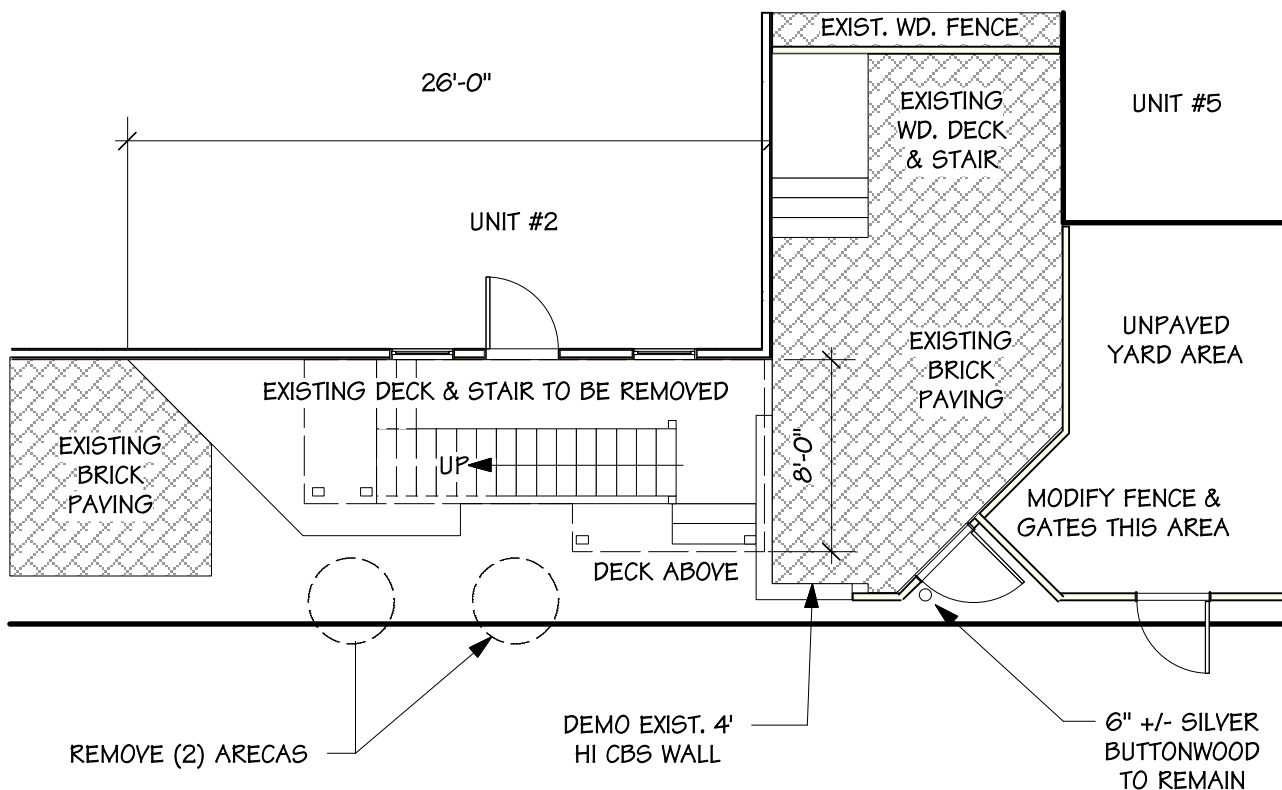
Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594





EXISTING SECOND FLOOR PLAN
 scale: 1/8"=1'-0"

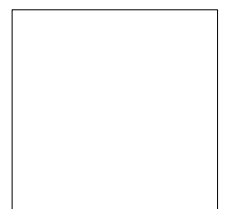


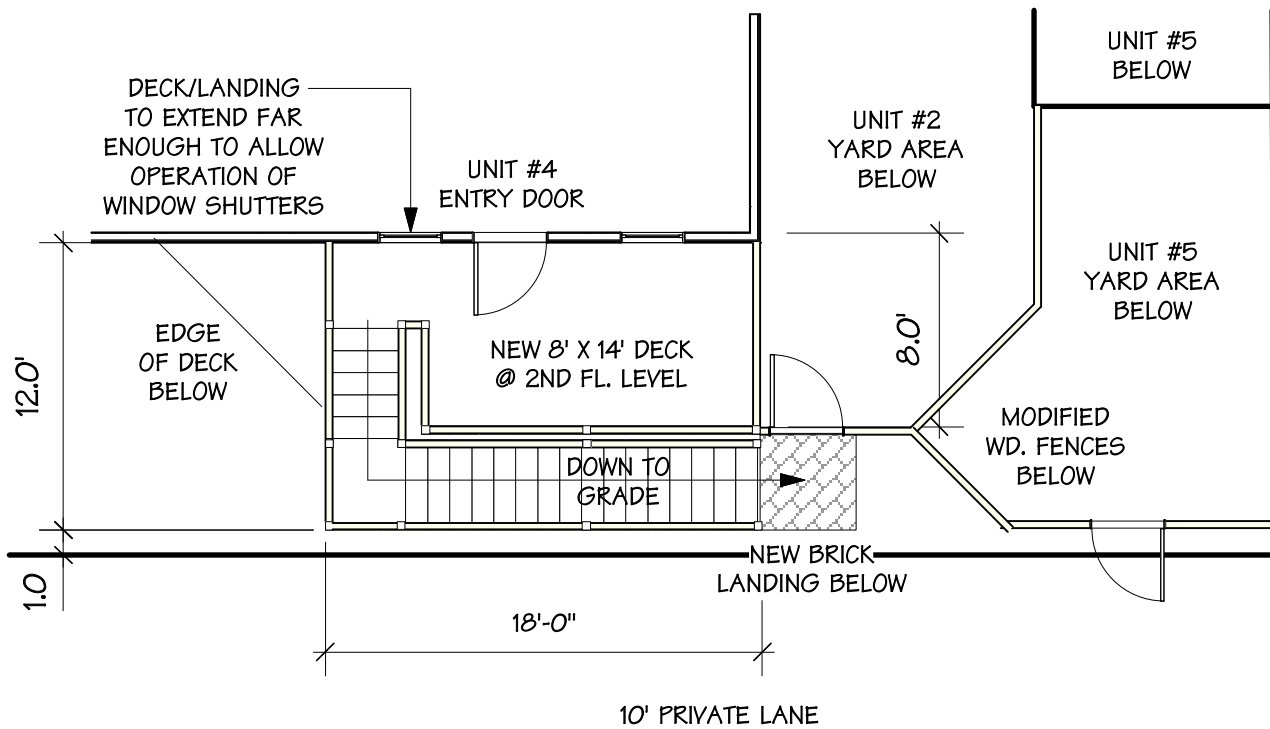
EXISTING FIRST FLOOR PLAN
 scale: 1/8"=1'-0"

NEW DECK & STAIR @ 817 STREET
 KEY WEST, FLORIDA

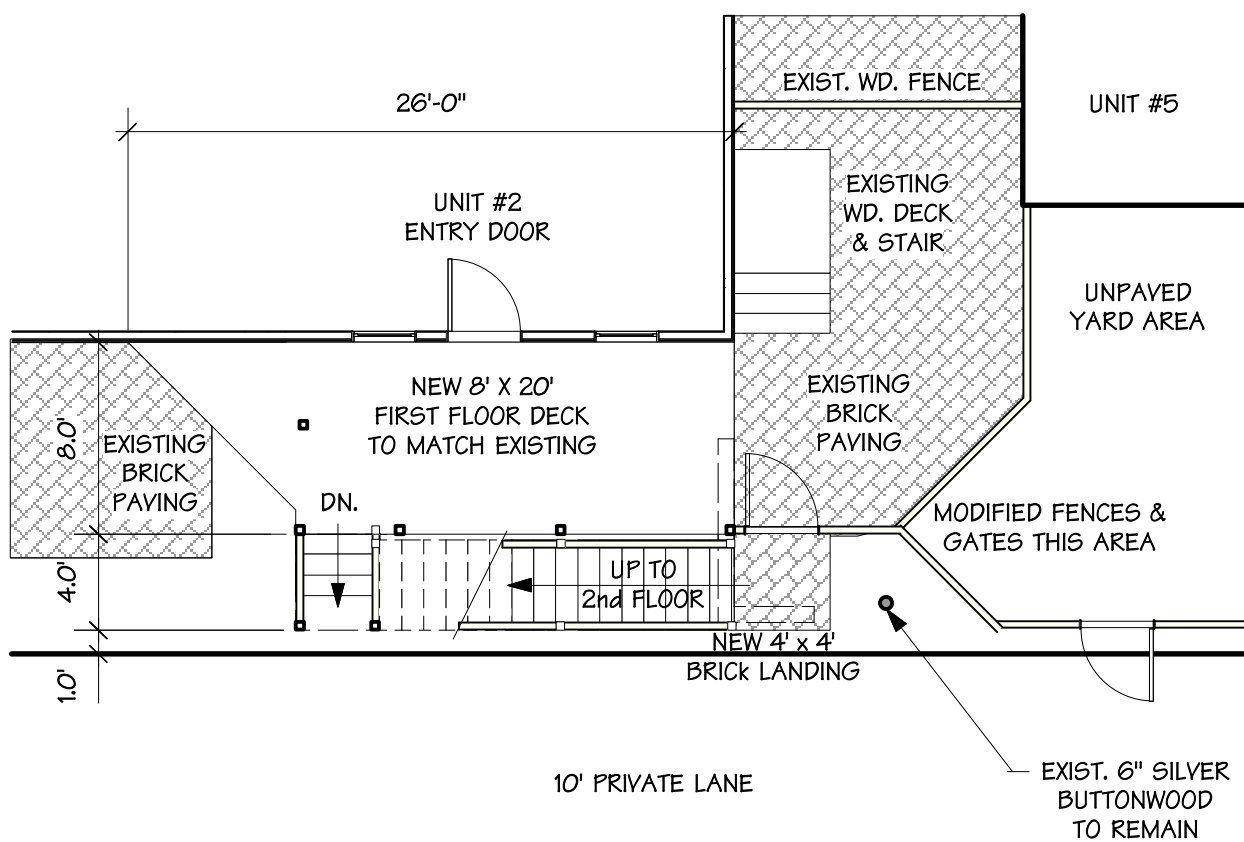
Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594





PROPOSED SECOND FLOOR PLAN
 scale: 1/8"=1'-0"

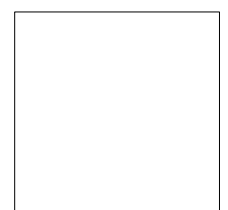


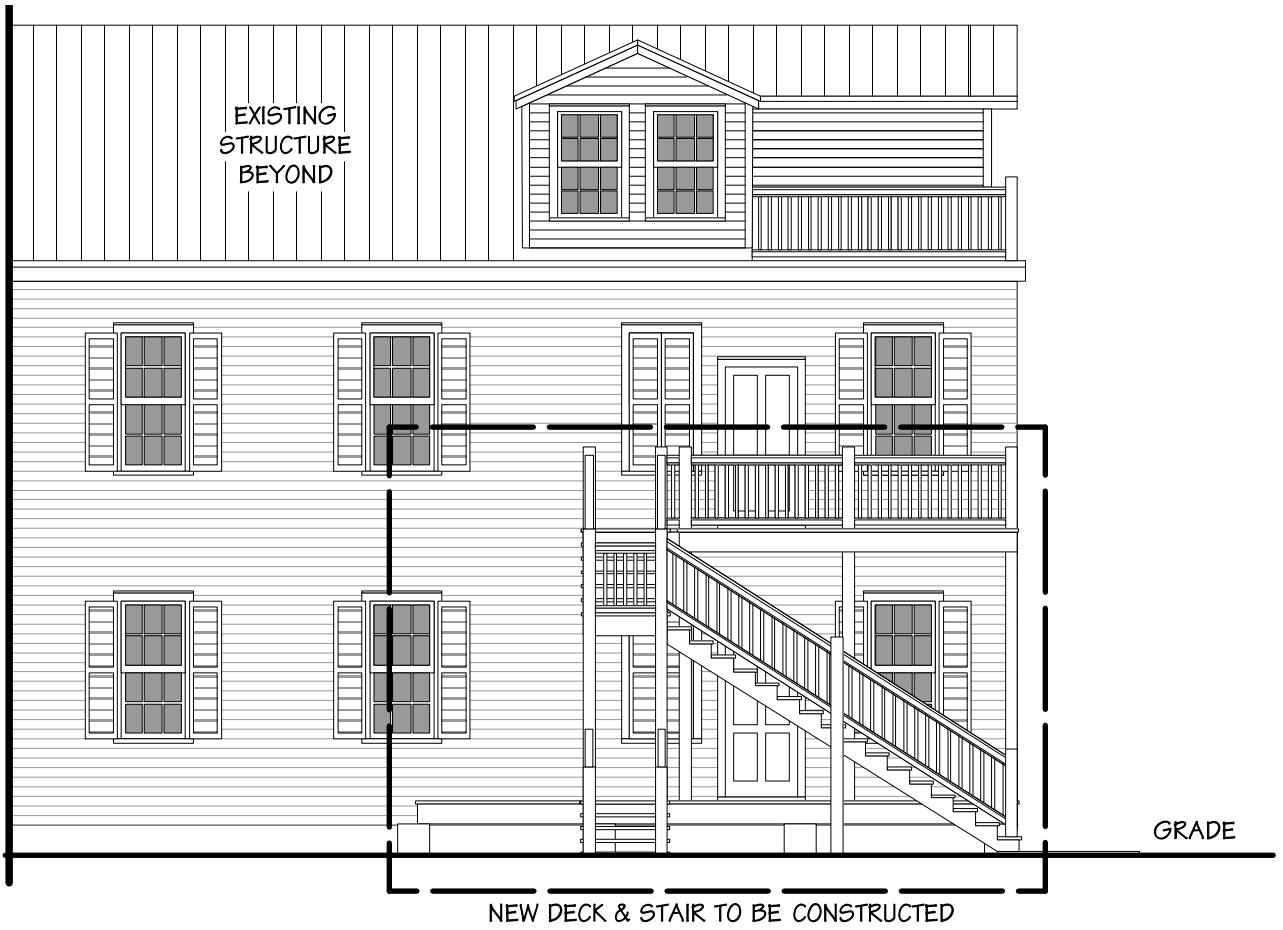
PROPOSED FIRST FLOOR PLAN
 scale: 1/8"=1'-0"

NEW DECK & STAIR @ 817 STREET
 KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.

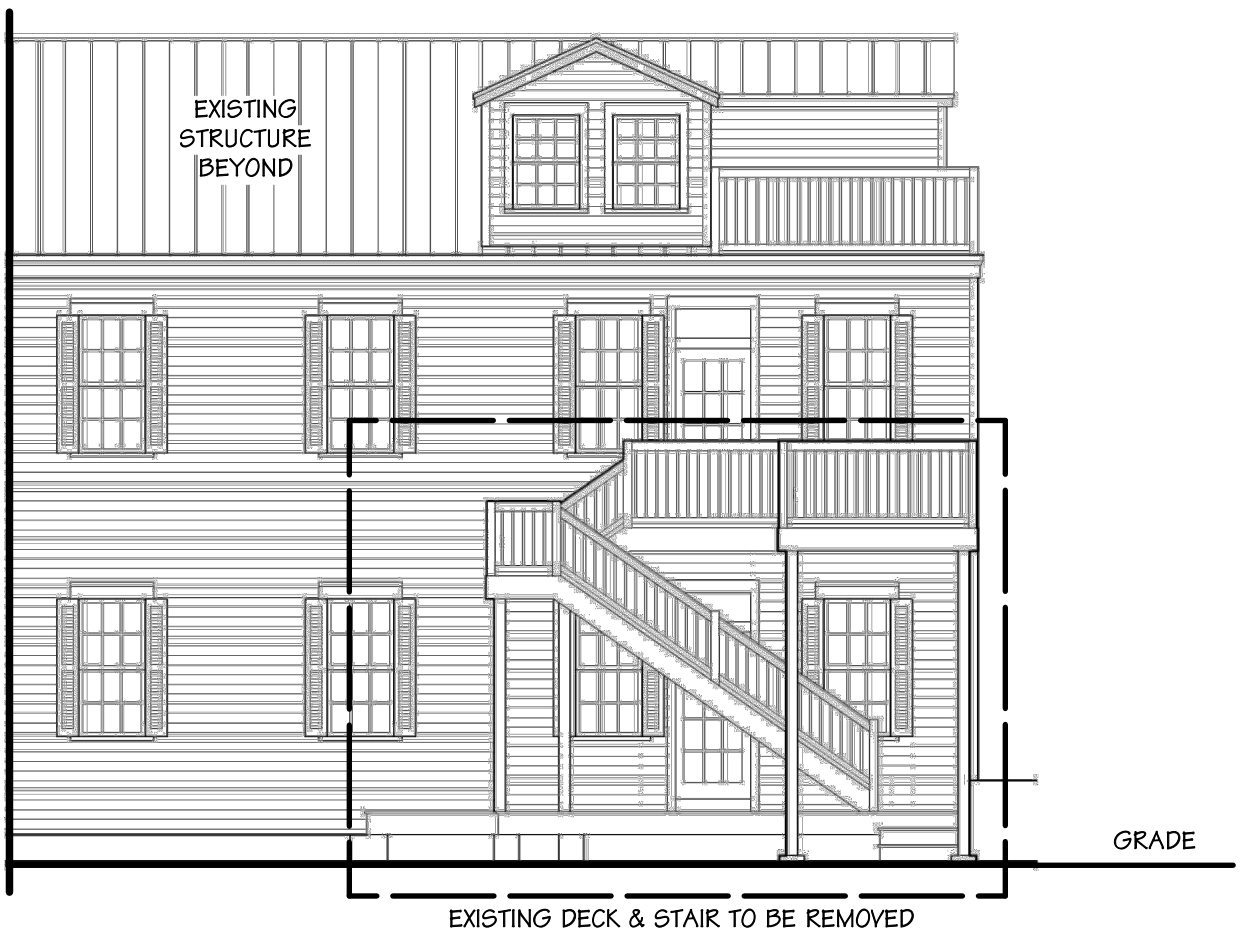
619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594





PROPOSED EAST ELEVATION

scale: 1/8"=1'-0"



EXISTING EAST ELEVATION

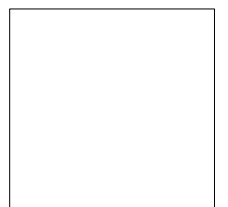
scale: 1/8"=1'-0"

NEW DECK & STAIR @ 817 STREET
KEY WEST, FLORIDA

SHEET 6 OF 6

Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594



Additional Information

April 4, 2015

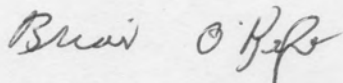
Mr. Thaddeus Cohen
Director of Planning
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040-4602

Dear Mr. Cohen:

Rob Delaune will be submitting a variance application for a new wood deck and egress stair at 817 Eaton Street in the next couple of weeks. This proposed modification replaces the existing deck for Unit 2 and the existing deck and egress stair for Unit 4. The existing structure has rotting wood, necessitating its replacement.

Joe Ragonese, the owner of Unit 2, and Curt Plyler, the owner of unit 4, have presented the plans to the 817 Eaton Street Condominium Association, Inc. The 817 Eaton Street Condominium Association, Inc. and the ownership support their efforts to secure the necessary approvals to proceed with these plans as presented. If there are any questions, please do not hesitate to contact me concerning any issues related to this proposed modification and the 817 Eaton Street Condominium Association, Inc.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian O'Keefe". The signature is written in a cursive style with a loop at the end of the last name.

Brian O'Keefe
President, 817 Eaton Street Condominium Association, Inc.

619 Eaton Street Suite 1 Key West Florida 33040-6994 ph/fax: 305 293 0364

7 July 2015

Mr. Patrick Wright
City of Key West Planning Department
PO Box 1409
Key West, FL 33041

Re: 817 Eaton Street, Unit #4 access and egress stair

Patrick:

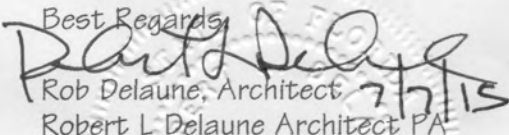
Per your request, I have prepared the following report of non-compliances with the Florida Building Code for the stair existing accessing and egressing the condominium Unit #4 at this property.

1. The 36" wide Unit #4 egress door at the upper landing cannot fully open because it opens on to the upper landing which is only 33" wide.
2. The upper flight of the stair lacks a rail at its open side.
3. The intermediate landing is only 31" wide.
4. The stair rail is interrupted by multiple newel posts.
5. The spaces between the balusters in the stair rail exceed the 4" maximum allowable.
6. There is insufficient headroom where the stair passes under the edge of the balcony above.
7. The stair is constructed of single 2" nominal width wood stringers which lack the required fire-resistance rating.
8. The stair riser height of 7 1/2" exceeds the 7" allowed by the Code.

In addition to these code non-compliances, the stair was poorly built at the outset and is in a substantially deteriorated condition, requiring its reconstruction.

Please let me know if you have any questions about this information or if you require anything further in this matter.

Best Regards,


Rob Delaune, Architect
Robert L. Delaune Architect PA



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

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

Alternate Key: 9075232 Parcel ID: 00003020-000104

Ownership Details

Mailing Address:

817 EATON STREET UNIT 4 LLC
120 PENLEY CIR
RALEIGH, NC 27609-7100

Property Details

PC Code: 04 - CONDOMINIUM

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 817 EATON ST UNIT: 4 KEY WEST

Legal Description: UNIT 4 817 EATON STREET CONDOMINIUM OR2127-2078/79 OR2500-1345/47 OR2512-404/05

Click Map Image to open interactive viewer



Condominium Details

Condo Name: 817 EATON STREET CONDO
 Footage: 1171 Year Built: 1929

Building Permits

Date

Bldg Number	Date Issued	Completed	Amount	Description	Notes
12-0468	02/27/2012	12/31/2012	8,500	6 OVER 6 EXISTING WINDOWS WITH DOUBLE GLAZED WOODEN WINDOWS. BUILD AND INSTALL SHUTTERS.	
12-2000	06/28/2012	12/31/2012	8,000	REPLACE 10 METAL WINDOWS W / LAWSON IMPACT 6 OVER 6 ALUMINUM WINDOWS IN NON-HISTORIC DORMERS.	

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
2014	354,485	0	0	354,485	346,139	0	354,485
2013	322,259	0	0	322,259	314,672	0	322,259
2012	286,066	0	0	286,066	286,066	0	286,066
2011	289,987	0	0	289,987	289,986	25,000	264,987
2010	364,241	0	0	364,241	364,240	25,000	339,241
2009	455,301	0	0	455,301	455,301	25,000	430,301
2008	547,862	0	0	547,862	547,862	0	547,862
2007	648,180	0	0	648,180	648,180	0	648,180
2006	648,180	0	0	648,180	648,180	0	648,180
2005	812,305	0	0	701,500	701,500	0	701,500
2004	0	309,136	1	309,137	309,137	0	309,137

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
4/5/2011	2512 / 404	100	WD	11
1/13/2011	2500 / 1345	290,000	WD	02
6/16/2005	2127 / 2078	762,500	WD	Q

This page has been visited 221,263 times.

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



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

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

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

Alternate Key: 9075210 Parcel ID: 00003020-000102

Ownership Details

Mailing Address:

RAGONESE JOSEPH J
152 D ST SE
WASHINGTON, DC 20003-1810

All Owners:

MCLAUGHLIN JOAN A H/W, RAGONESE JOSEPH J

Property Details

PC Code: 04 - CONDOMINIUM

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 817 EATON ST UNIT: 2 KEY WEST

Legal Description: UNIT 2 817 EATON STREET CONDOMINIUM OR2508-2409/10

Click Map Image to open interactive viewer



Condominium Details

Condo Name: 817 EATON STREET CONDO
 Footage: 774 Year Built: 1929

Building Permits

Date

Bldg Number	Date Issued	Completed	Amount	Description	Notes
12-0464	02/27/2012	12/31/2012	10,000	6 OVER 6 EXISTING WINDOWS WITH DOUBLE GLAZED WOODEN WINDOWS. BUILD AND INSTALL SHUTTERS.	

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
2014	280,016	0	0	280,016	219,970	0	280,016
2013	254,560	0	0	254,560	199,973	0	254,560
2012	181,794	0	0	181,794	181,794	0	181,794
2011	168,075	0	0	168,075	168,075	0	168,075
2010	208,845	0	0	208,845	208,845	0	208,845
2009	261,056	0	0	261,056	261,056	0	261,056
2008	333,761	0	0	333,761	333,761	0	333,761
2007	433,180	0	0	433,180	433,180	0	433,180
2006	433,180	0	0	433,180	433,180	0	433,180
2005	433,180	0	0	433,180	433,180	0	433,180
2004	0	209,414	1	209,415	209,415	0	209,415

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
3/11/2011	2508 / 2409	320,000	WD	02

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