



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

To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: July 21, 2011

Agenda Item: An application for a variance to building coverage, impervious surface ratio and rear yard setback requirements in the Single - Family zoning district for property located at 1315 Third Street (RE# 00047640-000000), per Section 122-238 (4) a. and (6) 1. & 3. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: To consider variances for a non-conforming structure for the purpose of constructing a room addition

Applicant: Gladys Bethel and Mike Ferrell

Property Owner: Jorge and Gladys Romero

Location: 1315 Third Street, RE# 00047640-000000

Zoning: Single Family Residential (SF) District



Background:

The structure was built in 1950. It is located on a corner lot and is legally nonconforming regarding building coverage and setback requirements.

Request:

The applicant is proposing a room addition to accommodate a health care provider to look after her aged parents. The room addition will increase the non-conforming building coverage by approximately 3%. Additionally, front and rear setbacks are non-conforming. Therefore, variances are required.

	Allowed/Required	Existing	Proposed
Building Coverage*	35%	47%	50%
Impervious Ratio	50%	70%	Same
Front*	30'	14' 4"	Same
Right Side	5'	2'	Same
Street Side	10'	14'	12'
Rear*	25'	3' 4" - 2' 6"	Same

* Subject of variance request

Process:

Development Review Committee Meeting:

April 28, 2011

Planning Board Meeting:

July 21, 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 single-family zoning district have legal non-conforming coverages and setbacks. This particular structure does not meet all of the dimensional requirements outlined in Section 122-238. However, it is on a corner lot which made the original placement of the house challenging.

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

Again, the property itself is a challenge due to its location. The chosen design 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 proposed room addition

- 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 variances requested are the minimum variances 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 granting of this request will not be detrimental to the public interest. Several neighbors have expressed approval of the project.

- 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.**

To date, the Planning Department has received several letters of no objection.

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 variances be **denied**.



Draft Resolution

**PLANNING BOARD RESOLUTION
NO- 2011-**

A VARIANCE APPROVAL FOR, BUILDING COVERAGE AND IMPERVIOUS SURFACE RATIO FRONT AND REAR-YARD SETBACK REQUIREMENTS FOR A ROOM ADDITION FOR PROPERTY LOCATED AT 1315 THIRD STREET (RE NUMBER 00047640-000000) IN THE SF ZONING DISTRICT PER SECTION 122-238 (4)a. AND (6)1.&3. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA

WHEREAS, Section 122-238 (4) a.. and 122-238(6) 1. & 3. of the Code of Ordinances provides that the maximum dimensional requirements for building coverage is 35% and building setbacks in the single-family zoning district are 30 feet in the front, and 25 feet at the rear; and

WHEREAS, the applicant requested variances to building coverage (50%), and front (14'4") and rear yard setbacks (3' 4")for a room addition to a single family structure, and;

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 21, 2011; 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

_____ Chairman

_____ Planning Director

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 variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

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

_____ Chairman

_____ Planning Director

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. A variance approval for building coverage and front and rear-yard setback requirements, for a room addition to a structure located at 1315 Third Street (RE Number 00047640-000000) in the SF zoning district per Section 90-391 through 90-397 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 February 22, 2011, with the following conditions:

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

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

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

Section 7. This resolution is subject to appeal periods as provided by the City of Key West

_____ Chairman
_____ Planning Director

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 21st day of July, 2011

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Page 5 of 6
Resolution Number 2011-

_____ Chairman

_____ Planning Director

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

DECLINED

_____ Chairman
_____ Planning Director

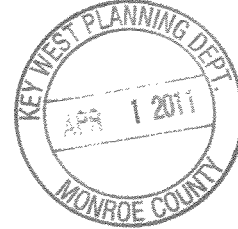


Application

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 1315 3rd St.
2. Name of Applicant JORGE AND GLADYS ROMERO
3. Applicant is: Owner X Authorized Representative X
(attached Authorization Form must be completed)
4. Address of Applicant 1315 3rd St
5. Phone # of Applicant 294-3831 Mobile# 797-5330 Fax# _____
6. E-Mail Address GCR BETHEL @ AOL. com
7. Name of Owner, if different than above _____
8. Address of Owner _____
9. Phone Number of Owner _____ Fax# _____
10. Email Address _____
11. Zoning District of Parcel _____ RE# 4764
12. Description of Proposed Construction, Development, and Use
Room Addition

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	30	14	SAME
Side Setback	5'	2'	SAME
Side Setback	10'	14'	12'
Rear Setback	25'	16'3 1/4" - 2'	SAME
Building Coverage	35%	35 47%	70 50% ⁴
Open Space Requirements			↑
Impervious Surface	60%	50 70%	SAME 70%

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 # _____

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

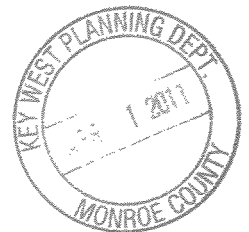
16. Will the work be within the dripline (canopy) of any tree on or off the property?
 YES _____ NO X
 If yes, provide date of landscape approval, and attach a copy of such approval.

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>✓</u>	<u>b</u>	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<u>✓</u>	<u>b</u>	Application Fee (to be determined according to fee schedule)
<u>✓</u>	<u>b</u>	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
<u>✓</u>	<u>b</u>	Floor Plans of existing and proposed development (8.5 x 11)
<u>✓</u>	<u>b</u>	Copy of the most recent survey of the subject property
<u>✓</u>	<u>b</u>	Elevation drawings as measured from crown of road
<u>—</u>	<u>b</u>	Stormwater management plan
<u>—</u>	<u>b</u>	HARC Approval (if applicable)
<u>—</u>	<u>b</u>	Notarized Verification Form
<u>✓</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.

Home was built in the 1950's and being a corner lot we have limitation that were established well after home was built, such as set backs that are established for vision around corner. We have a privacy hedge the obstructs view, the needed addition would not hinder that view any more than hedge, wall

2. ^{Fence that are already on property.} Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

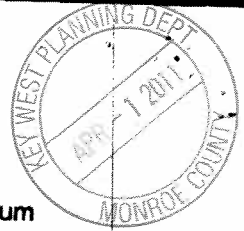
Poor health of parents and inability to provide for the own care they are in their 70's, age has become a factor in caring for themselves

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.

Many of the other non conforming homes in the area have similar structures this would not be the only variance granted.

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.

Parents need care and supervision, Denial would make it very hard for them to receive the care that is needed, we blue up the keep taking care of the needs of the rest of the family and them well and does create a very real hardship to us.



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 variance needed is a min variance impacting a very small portion of the set back and would not create any hardship to our members.

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 proposed structures is similar in shape to the existing structure and would make a small impact to the physical and visual appearance. It is our opinion that removing the existing pantry and fence and adding the addition would improve the overall look of the property.

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.

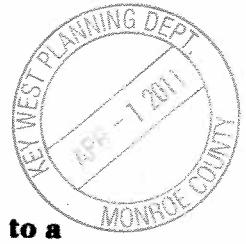
We are asking for the variance because of the hardship of providing care for our parents, but believe that it would be an improvement on the overall look of the neighborhood and would not be of injurious of public welfare.

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 Form



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, Jorge Romero, 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:

1315 3RD St.

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.

Jorge Romero
Signature of Owner/Legal Representative

Gladys Romero
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 4/5/11 (date) by

JORGE & GLADYS ROMERO (name). He/She is personally known to me or has

presented _____ as identification.

Jennilyn Roberts
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)



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, Michael T Ferrell, 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:

1315 3rd St
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.

[Signature] Signature of Owner/Legal Representative [Signature] Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 4/11/11 (date) by
Michael Ferrell (name). He/She is personally known to me or has

presented FL ID (F640-558-64-428-0) as identification.

[Signature]
Notary's Signature and Seal



Carlene Cowart Name of Acknowledger typed, printed or stamped

Dev. Rev. Adm. Title or Rank _____ Commission Number (if any)



**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Gladys Bethel, 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:

1315 3rd St. Key West.

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.

Gladys Bethel
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 4/11/11 by
date

Gladys Bethel
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



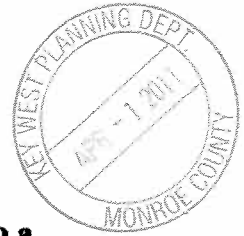
Carlene Cowart
Name of Acknowledger typed, printed or stamped

Commission Number, if any





Authorization Form



Authorization 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.

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

I, JORGE AND GLADYS ROMERO authorize
Please Print Name(s) of Owner(s)

Gladys Bethel or Mike Ferrell
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

Jorge Romero
Signature of Owner

Gladys Romero
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 4/5/11 (date) by

JORGE & GLADYS ROMERO
Please Print Name of Affiant

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

Jennifer Roberts
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)



Deed

This Mortgage Deed.

This instrument was prepared by JACK A. SANDERS, 215 Southard Street, Key West, Florida 33040. Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and / or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Executed the _____ day of **September** A. D. 19 **68**,
by **JORGE ROMERO and GLADYS C. ROMERO, husband and wife,**

of **Monroe** County, State of **Florida**, party of
the first part, hereinafter called the *Mortgagor*, to **STANDARD MARINE SUPPLY**
COMPANY, a Florida corporation,
a corporation existing under the laws of the State of **Florida**
party of the second part, hereinafter called the *Mortgagee*,

Witnesseth, that for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the said *Mortgagor*, does grant, bargain, sell, alien, remise, release, convey and confirm unto the said *Mortgagee*, in fee simple, all that certain tract of land, of which the said *Mortgagor* is now seized and possessed, and in actual possession, situate in **Monroe** County, State of Florida, described as follows:

On the Island of Key West and known as Lot 12, Block 21, Tract 21, KEY WEST REALTY COMPANY'S FIRST SUBDIVISION, according to the Plat thereof recorded in Plat Book 1, page 43, of the Public Records of Monroe County, Florida.

This is a SECOND MORTGAGE and is subject and subordinate to a mortgage given to secure the sum of \$7,500.00, and interest, executed by JORGE ROMERO and GLADYS C. ROMERO, husband and wife, to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF KEY WEST, and recorded in the Public Records of Monroe County, Florida.

and shall perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and of this deed, then this deed and the estate hereby created shall cease and be null and void.

And the said Mortgagor hereby covenants and agrees:

1. To pay all and singular the principal and interest and other sums of money payable by virtue of said promissory note and this deed, or either, promptly on the days respectively the same severally come due.

2. To pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said described property each and every, and if the same be not promptly paid the said Mortgagee may at any time pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall bear interest from the date thereof at the rate of ~~7.2~~ per cent. per annum.

3. To pay all and singular the costs, charges and expenses, including lawyer's fees, reasonably incurred or paid at any time by said Mortgagee because of the failure on the part of the said Mortgagor to perform, comply with and abide by each and every the stipulations, conditions and covenants of said promissory note and this deed, or either, and every such payment shall bear interest from date at the rate of ~~7.2~~ per cent. per annum.

4. To keep the buildings now or hereafter on said land insured in a sum not less than ~~the full insurable value,~~ in a company or companies to be approved by said Mortgagee, and the policy or policies held by and payable to said Mortgagee, and in the event any sum of money becomes payable under such policy or policies, the Mortgagee shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit the Mortgagor to receive and use it, or any part thereof, for other purposes, without thereby waiving or impairing any equity lien or right under or by virtue of this mortgage, and may place and pay for such insurance or any part thereof, without waiving or affecting the option to foreclose or any right hereunder, and each and every such payment shall bear interest from date at the rate of ~~7.2~~ per cent. per annum.

5. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.

6. To perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants in said promissory note and in this deed set forth.

7. If any of said sums of money herein referred to be not promptly and fully paid within ~~thirty (30)~~ days next after the same severally become due and payable, or if each and every the stipulations, agreements, conditions and covenants of said promissory note and this deed or either, are not duly performed, complied with and abided by, the said aggregate sum mentioned in said promissory note shall become due and payable forthwith or thereafter at the option of the Mortgagee as fully and completely as if the said aggregate sum of **THREE THOUSAND FIVE HUNDRED AND NO/100 (\$3,500.00)** dollars was originally stipulated to be paid on such day, anything in said promissory note or herein to the contrary notwithstanding.

State of Florida,

County of Monroe,

} ss

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting, HEREBY CERTIFY that

JORGE ROMERO and GLADYS C. ROMERO, his wife,

to me personally known, this day personally appeared and acknowledged before me that **they** executed the foregoing mortgage, and I FURTHER CERTIFY that I know the said persons making said acknowledgment to be the individuals described in and who executed the said mortgage.

And I Further Certify, that said **GLADYS C. ROMERO,**

is known to me to be the wife of said **JORGE ROMERO,** and that she this day personally appeared and acknowledged before me, separately and apart from her husband, that she executed the said mortgage freely and voluntarily and without compulsion, constraint, apprehension or fear of or from her husband, for the purpose of relinquishing and conveying all her right, title and interest in the property therein described, whether of dower or separate estate.

In Witness Whereof, I hereunto set my hand and official seal at

Key West, said County and State, this
day of **September**, A. D. 19**68**.

My Commission Expires _____

Notary Public, State of Florida.

Mortgage
TO CORPORATION

TO

Date

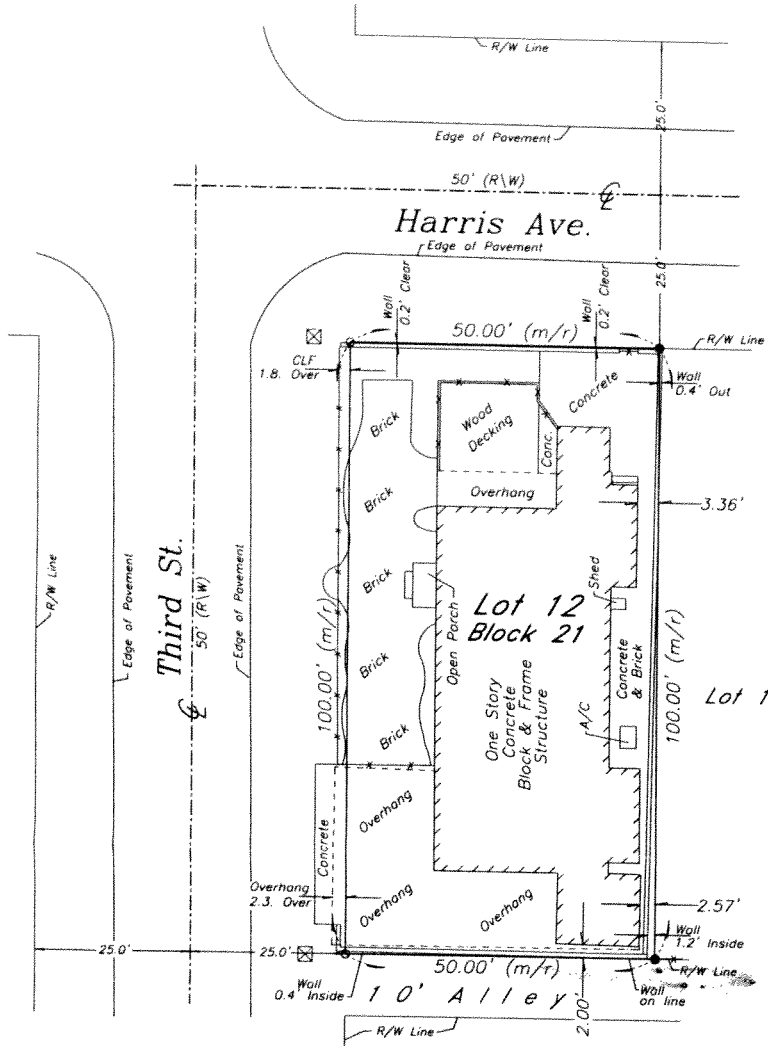
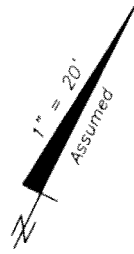
ABSTRACT OF DESCRIPTION

JACK A. SAUNDERS
ATTORNEY AND COUNSELOR AT LAW
316 SOUTHARD STREET
KEY WEST, FLORIDA



Survey

Boundary Survey Map of Lot 12, Block 21, KEY WEST REALTY CO'S FIRST SUBDIVISION



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (RER)
- ▲ 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

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1315 Third 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 23, 2010.
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and known as Lot 12, Block 21, Tract 21, KEY WEST REALTY COMPANY'S FIRST SUBDIVISION, according to the Plat thereof recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Jorge & Gladys Romero;

J. LYNN O'FLYNN, INC.

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

December 30, 2010

THIS SURVEY
IS NOT
ASSIGNABLE

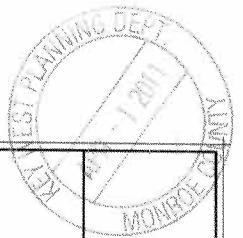
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Site Plans



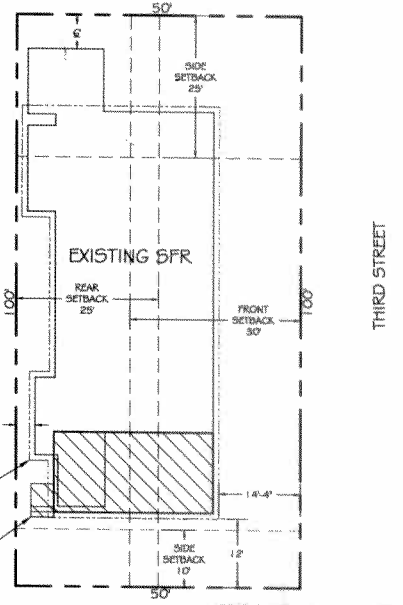
GENERAL NOTES, UNLESS STATED OTHERWISE

- THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE ON. OWNER BUILDERS ARE RESPONSIBLE FOR CONSTRUCTOR ITEMS LISTED HEREIN. OWNER/CONTRACTOR RESPONSIBLE FOR ALL PERMITS.
- NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER/OWNER'S AGENT AND LOWER KEYS ENGINEERING.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNUSABLE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROVISION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT TOWNSHIP.
- THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE FLA. FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, UNLESS RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICTS BETWEEN THE ABOVE MENTIONED AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
- ANY AND ALL APPLICABLE CODES ALL OR IN PART APPLY TO THESE DRAWINGS AS INDICATED BY THE DRAWING. ALL REFERENCES AND/OR REQUIREMENTS SHALL APPLY AS DETAILED. THE REVISIONS OF THIS DRAWING AND/OR INSPECTION OF THE PROJECT SHALL BE SO GOVERNED.
- SHOP DRAWINGS OF ALL PREPARED TRUSSES, STRUCTURAL SYSTEMS AND MECHANICAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOT SCALE DRAWINGS, ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ENGINEER OF RECORD.
- CONTRACTOR SHALL CHECK AND CORRECT WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
- CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
- PLUMBING AND AC SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
- POSSIBLE RESTROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO CITY SEWER ALL TO CODE, SHALL BE FURNISHED. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC. AS REQUIRED FOR UTILITY SERVICE. ALL BOLTS, CLIPS, HANGERS, ETC. SHALL BE HOT DIPPED GALVANIZED. NO PIPE, CONDUIT OR JUNCTION BOXES TO BE PLACED IN SLAB OR COLLARS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
- ALL REINFORCING STEEL TO BE SUPPORTED BY CHAIRS.
- ONE BEDROOM WINDOW SHALL BE DOUBLE GLAZED UNLESS THE SECOND SET IS A SLIDING GLASS OR SIDE HINGED DOOR TO THE OUTSIDE.
- ALL GLAZING SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE.
- ALL GLASS DOORS AND WINDOWS TO HAVE STORM PANELS, METEOROLGIC OR EQUIVALENT. CONTRACTOR TO SUBMIT PANEL DRAWINGS AND COORDINATION TO THE BUILDING DEPARTMENT. INSTALLATION SHALL BE MADE PRIOR TO APPLICATION FOR CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES AND SELECTIONS WITH OWNER PRIOR TO PURCHASE.
- IN ACCORDANCE WITH FBC (8.16.1.7), THIS SLAB AND BUILDING SHALL HAVE FIRE CONSTRUCTION TREATMENT.
- A LEAKING SMOKE DETECTOR SHALL BE AT EACH FLOOR LEVEL, WITH A BATTERY BACK-UP AND HAVE INTERCONNECTED TRIGGER, FOR CODE.
- CONTRACTOR OWNER ARE RESPONSIBLE FOR ALL PERMITS FOR FL. STATE HEALTH, MONROE COUNTY, DEP. LICENSE, AND OTHER AS REQUIRED. ANY WASTE WATER RELATED PERMITS SHALL BE FROM A LICENSED WASTE WATER CONTRACTOR AND MUST BE FILED WITH THE STATE OF FL. AND MONROE COUNTY.

LUMBER & FRAMING NOTES, USO

- FRAMING LUMBER SHALL CONFORM WITH THE REQUIREMENTS OF THE AMERICAN SOFTWOOD LUMBER STANDARDS TO 20-20 LATEST EDITION AND EACH TRADE SHALL MARK THE GRADE BRAND OF AN APPROVED GRADING AGENCY.
- FRAMING LUMBER GRADES, THE FOLLOWING GRADES SHALL BE THE MINIMUM ACCEPTABLE GRADES, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ITEM	MINIMUM GRADE
2" x 4" TRIM	NO. 2 SOUTHERN PINE
2" TO 4" TRIM, 2" TO 4" WIDE	NO. 2 SOUTHERN PINE
STRUCTURAL LIGHT FRAMING, 2" TO 4" TRIM, 2" TO 4" WIDE	NO. 2 SOUTHERN PINE
STRUCTURAL LIGHTS & BRACKETS, 2" TO 4" TRIM, 2" AND WIDER	NO. 2 SOUTHERN PINE
POST, 4" x 4" AND LARGER	NO. 2 SOUTHERN PINE OR NO. 2 DOUGLASS FIR
- BOLT SIZES SHALL BE 1/4" LARGER THAN THE BOLT SIZE. IS-TIGHTEN ALL NUTS PRIOR TO COUPLING.
- STANDARD CUT WASHED TRAILS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD. ALL EXTERIOR HARDWARE SHALL BE STAINLESS STEEL OR, NOT DIPPED GALVANIZED PINS.
- ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE TREATED OR OTHERWISE BE PROTECTED BY AN APPROVED PRESERVATIVE MATERIAL. BOLT SHALL BE PLACED 1" FROM ANY NOTCH GREATER THAN 1/8 THE WIDTH OF A MEMBER.
- DO NOT NAIL JOISTS, RIPPERS OR BRIMS. OBTAIN ENGINEER OR ARCHITECT'S APPROVAL FOR ANY HOLE OR NOTCHES NOT SHOWN. NAIL THROUGH TRAILS, PLATES, STUDS AND COLLARS PLACED IN BEARING MEMBERS AND OTHERS SHALL NOT BE NAIED UNLESS THE PLATE WORTH. USE NAILING SCHEDULES IN THE CENTER OF THE SLAB OR PLATE.
- 2" SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RIPPERS AT ALL SUPPORTS.
- ALL WALLS SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FLORIDA BUILDING CODE. WALLS SHALL BE COMMON WIRE WALLS.
- ALL INTERIOR FRAMING SHALL BE MINIMUM 2" x 4" WOOD STUDS @ 16" O.C.
- ALL STRAPPING TO BE CORROSION RESISTANT AND INSTALLED FOR MANUFACTURED REQUIREMENTS.



STORMWATER MANAGEMENT

NO NEW IMPERVIOUS AREA

FLOOD ZONE

AET PER PANEL 1 2007C1517K, ACCESSED ON LINE 2-17-11

STRUCTURAL NOTES, USO

- ALL STRUCTURAL CONCRETE SHALL CONFORM TO AC 308 LATEST, AND SHALL ATTAIN A MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI, USO.
- ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615.
- ALL REBAR SHALL BE FREE OF RUST, OIL OR GREASE. TREAT ANY SURFACE RUST WITH OXYDIZED PRIOR TO POUR.
- ALL EXTERIOR HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL.
- ALL TRUSS CONSTRUCTION SHALL CONFORM TO AISC LATEST, 10-1500 MINIMUM. ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE TO BE PRESURE TREATED OR AN APPROVED EQUAL.
- ALL JOIST LAMBERS SHALL BE EQUIVALENT TO SOUTHERN PINE #2 WITH A MINIMUM FREE STRESS OF 1400 PSI.
- THE TRUSS MANUFACTURER SHALL FURNISH SHOWN SHOP DRAWINGS FOR THE OWNER'S APPROVAL PRIOR TO FABRICATION. THE TRUSSES SHALL BE DESIGNED TO MEET THE STANDARD BUILDING CODE AND BASIC WIND SPEED SPECIFIED HEREIN. CONTRACTOR TO SUBMIT SCALED SHOP DRAWINGS TO BUILDING DEPT.
- CONCRETE BEAMS SHALL BE NOT LESS THAN 12" x 12" WITH 2# BARS TOP AND BOTTOM WITH 2# @ 16" O.C. AND 2" O.C. WITHIN 4 FEET OF SUPPORTS BRACING AT THE COLLAR BEAMS. THE BEAMS SHALL BE SUPPORTED BY COLLARS WITH A SPACING OF NOT GREATER THAN 18" O.C. UNLESS SHOWN OTHERWISE. CONTINUOUS TOP BARS FOR BEAMS SHALL BE WELDED AT OR NEAR THE MID-SPAN OF THE MEMBER. SCHEDULE FOUR COLLAR BOTTOM BARS SHALL BE WELDED OVER THE SUPPORTS. ALL EXTERIOR BEAM COLLARS TO HAVE 2# IN CONCRETE SLAB, 2# @ 16" O.C. AND 2" O.C. WITHIN 4 FEET OF THE BEAM END AND 1" BOTTOM OUTSIDE.
- ALL EXTERIOR BEAM COLLARS TO HAVE 2# CONCRETE SLAB, 2# @ 16" O.C. AND 2" O.C. WITHIN 4 FEET OF THE BEAM END AND 1" BOTTOM OUTSIDE.
- VERTICAL STEEL OF ALL COLLARS SHALL BE CONTINUOUS FROM TOP TO BEAM TO GRADE OR BELOW. REQUIRED BRACES SHALL BE AT FLOOR LEVELS AND BE PER AC, BUT NOT LESS THAN 2" x 2" BRACE PER AC 2# BARS. COLLAR STEEL SHALL BE WELDED INTO THE BEAM ABOVE AND GRADE BEAM BELOW (1) 2# BARS PER AC 2# BARS OR USING FINISHED AS NOTED.
- TOP FLOORING STEEL OF ALL SLABS SHALL BE CONTINUOUS OVER SUPPORT BEAMS OR OVERCAST IF IN AN ADJACENT SLAB. TOP STEEL SHALL BE CONTINUOUS OVER COLLAR & BEAM AND ALL REQUIRED OVERLAP SHALL BE AT THE BEAM AND SPAN. BOTTOM SLAB STEEL SHALL BE CONTINUOUS BETWEEN SUPPORTS. ALL REQUIRED BOTTOM STEEL BRACES SHALL BE AT SUPPORTS COLLAR AND BEAM. ALL SLAB OVERLAP BRACES SHALL BE PER AC AND NOT LESS THAN 2" x 2" PER AC 2# BARS, 2# @ 16" O.C. AND 2" O.C. WITHIN 4 FEET OF THE BEAM END AND 1" BOTTOM OUTSIDE.
- TOP FLOORING STEEL OF ALL BEAMS SHALL BE CONTINUOUS OVER SUPPORT COLLARS UNLESS SUPPORTS BEAMS OR OVERCAST IF IN AN ADJACENT BEAM. TOP STEEL SHALL BE CONTINUOUS OVER COLLAR & BEAM AND ALL REQUIRED OVERLAP SHALL BE AT THE BEAM AND SPAN. BOTTOM BEAM STEEL SHALL BE CONTINUOUS BETWEEN SUPPORTS. ALL REQUIRED BOTTOM STEEL BRACES SHALL BE AT SUPPORTS COLLAR AND BEAM. ALL BEAM OVERLAP BRACES SHALL BE PER AC AND NOT LESS THAN 2" x 2" PER AC 2# BARS, 2# @ 16" O.C. AND 2" O.C. WITHIN 4 FEET OF THE BEAM END AND 1" BOTTOM OUTSIDE.
- CONCRETE MASONRY BLOCKS SHALL BE ASTM C90-75, HOLLOW CORE LOAD BEARING TYPE, NORMAL WEIGHT.
- MORTAR SHALL CONFORM TO ASTM C 270, AND BE TYPE M OR S.
- HORIZONTAL MASONRY JOINT REINFORCEMENT SHALL BE GALVANIZED TRUSS TYPE (EQUIVALENT OR EQUAL) AND PLACED EVERY OTHER COURSE.
- A FILLER CELL WITH 1/4" REBAR SHALL BE PLACED ON EACH SIDE OF ALL OPENINGS IF A CONCRETE COLUMN IS NOT SHOWN ON THE DESIGN DRAWINGS. STEEL SHALL BE WELDED INTO BEAM, SLAB, COLLAR, OR TRUSS CELL WITH A MINIMUM 4" FROM THE BEAM END WITH 2# BARS PER AC 2# BARS AND 2" O.C. WITHIN 4 FEET OF THE BEAM END AND 1" BOTTOM OUTSIDE. ALL FILLER CELLS SHALL BE WELDED INTO BEAM, SLAB, COLLAR, OR TRUSS CELL WITH A MINIMUM 4" FROM THE BEAM END WITH 2# BARS PER AC 2# BARS AND 2" O.C. WITHIN 4 FEET OF THE BEAM END AND 1" BOTTOM OUTSIDE. ALL FILLER CELLS SHALL BE WELDED INTO BEAM, SLAB, COLLAR, OR TRUSS CELL WITH A MINIMUM 4" FROM THE BEAM END WITH 2# BARS PER AC 2# BARS AND 2" O.C. WITHIN 4 FEET OF THE BEAM END AND 1" BOTTOM OUTSIDE.
- UP ELEVATION JOINTS SHALL BE PLACED ALONG ALL JOBS OF CONCRETE COLLAR OR ON THE GRADE LEVEL SLAB.
- ALL PARTNERS TO BE INSTALLED PER LATEST FLORIDA BUILDING CODE.
- CONTRACTOR TO VERIFY CONDITION OF STRUCTURAL CONCRETE BEFORE INSTALLING ANY STRUCTURAL ANCHORS.
- ROOF TRUSS ANCHOR BEAMS AND HARDWARE SHALL BE SPECIFIED AND COVERED BY THE TRUSS MANUFACTURER ON THE SUPPLIED TRUSS DRAWINGS.
- WELDED WIRE FABRIC (W.F.) SHALL CONFORM TO ASTM DESIGNATION A 185 LATEST, ENGINEER OF RECORD.
- OPENING THROUGH SLAB SHALL BE SLEAVED PRIOR TO POURING SLAB. CONTRACTOR TO COORDINATE WITH TRADES.
- DO NOT CUT OR MODIFY ANY STRUCTURAL CONCRETE ELEMENTS, OR TRUSSES OR MEMBERS, ETC TO ACCOMMODATE PLUMBING, ELECTRICAL, AC DUCTING, ETC WITHOUT WRITTEN AUTHORIZATION FROM ENGINEER OF RECORD.

SCOPE OF WORK

I. NEW WOOD FRAMED ADDITION

SITE PLAN

SCALE: 1" = 10'

WIND LOAD CERTIFICATION PER FBC 2007:

- RUSSELL WORTENSEN P.E. AS A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF FLORIDA (P.E. NO. 27137), DO HEREBY CERTIFY THAT THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2007 AND PER ASSE 7-05 TO WITHSTAND THE FOLLOWING WIND LOADS:
 - BASIC WIND SPEED OF 150 MPH (ASCE 7-05) 3000 GUSTS AND FASTEST MPH. (FBC 2007 SECT 1806.3.1).
 - WIND IMPORTANCE FACTOR OF 1, AND THE BUILDING CATEGORY IS II.
 - WIND EXPOSURE "C", WORST CASE FROM ANY ANGLE.
 - INTERNAL PRESSURE COEFFICIENT OF +0.18, -0.18.
- COMPONENTS AND CLADDING THE DESIGN WIND PRESSURES FOR THE DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS NOT SPECIFICALLY DENIED BY THIS PLAN ARE:

CLC ELEMENT (H=3.0 FT)	DESIGN PRESSURE LOAD
ROOF & OVERHANGS	P1 = 26.3 PSF, -44.9 PSF P2 = 26.3 PSF, -38.1 PSF P3 = 26.3 PSF, -118 PSF G11 = 26.3 PSF, -37.4 PSF G12 = 26.3 PSF, -49.4 PSF G13 = 26.3 PSF, -134 PSF
WALLS (REFER TO FLOOR PLAN FOR WINDOW & DOOR PRESSURES)	P4 = +48.0 PSF, -33.2 PSF P5 = +48.0 PSF, -63.7 PSF

CLC ELEMENT (H=3.0 FT)	DESIGN PRESSURE LOAD
ROOF & OVERHANGS	P1 = 26.3 PSF, -44.9 PSF P2 = 26.3 PSF, -38.1 PSF P3 = 26.3 PSF, -118 PSF G11 = 26.3 PSF, -37.4 PSF G12 = 26.3 PSF, -49.4 PSF G13 = 26.3 PSF, -134 PSF
WALLS (REFER TO FLOOR PLAN FOR WINDOW & DOOR PRESSURES)	P4 = +48.0 PSF, -33.2 PSF P5 = +48.0 PSF, -63.7 PSF

THE ABOVE WIND VALUES ARE PROVIDED BUT NOT ALL OF THEM MAY BE REQUIRED.

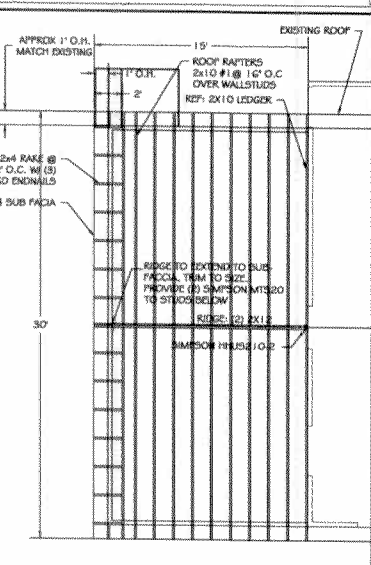
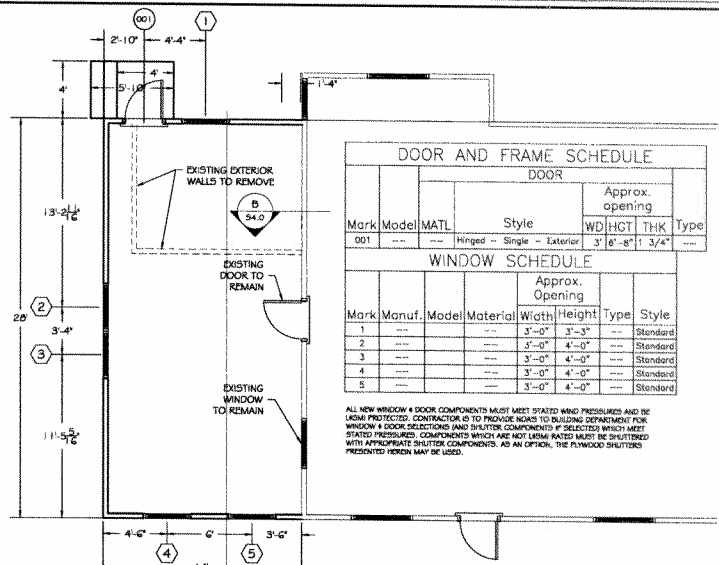
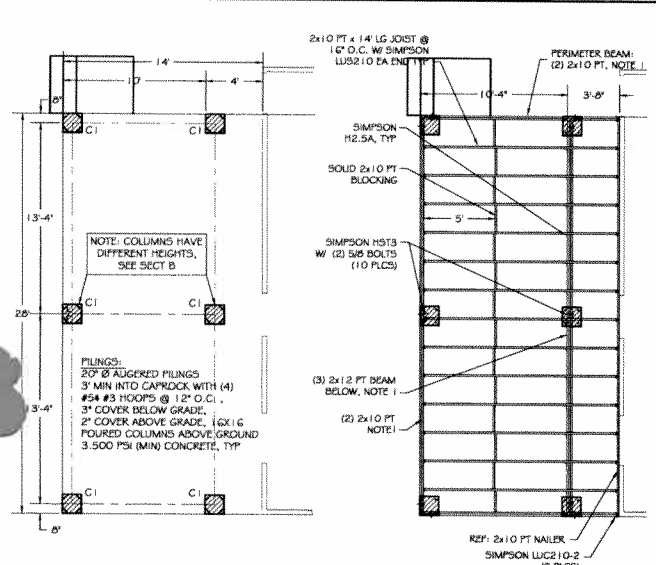
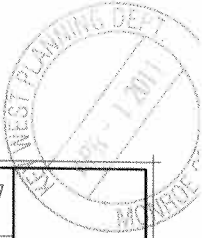
SEAL
Lower Keys Engineering
 Russell Mortenson, P.E. FL No. 27137
 183 Indian Rd., Rummel Key, FL 33042
 305-477-0272

NO.	DATE	REVISION DESCRIPTION

Over 20 years of providing Hurricane Resistant Homes and Structures
MICHAEL FERRELL
 2100 HARRIS AVE
 KEY WEST, FL 33042

DATE: 7-22-11
 SHEET: 1 OF 3
 DRAWN BY: L. WORTENSEN
 CHECKED BY: M. FERRELL
 SCALE: AS NOTED
 TITLE: SITE PLAN & NOTES

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL WORK AND PROPERTY OF Lower Keys Engineering AND MAY ONLY BE DUPLICATED OR REPRODUCED WITH THEIR WRITTEN CONSENT.



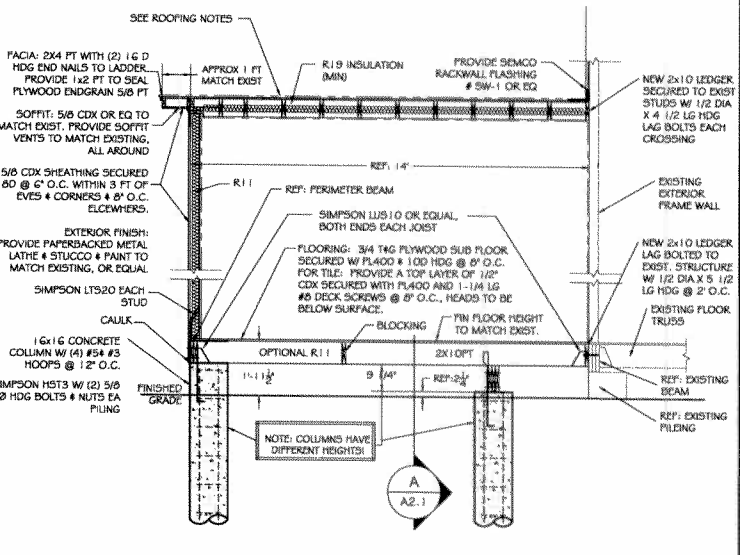
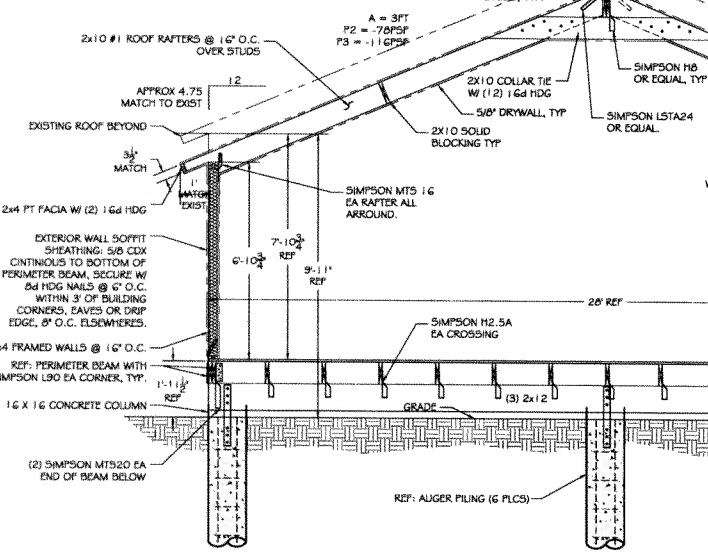
ROOFING NOTES:
SOFFIT: FLORIDA METAL SALES - 5V-CRIMP, NON-STRUCTURAL, CORROSION-RESISTANT, 26GA METAL PANEL ROOFING SYSTEM WITH A RATED FOR A DESIGN PRESSURE RATING OF -60PSF TO -122 PSF. AN ALTERNATE MAY BE USED PROVIDED IT MEETS THE STATED WIND PRESSURE LOADING.

SECURE PER MANUFACTURERS REQUIREMENTS, AS STATED ON THE MIAMI-DADE PRODUCT APPROVAL SHEET (NOA 08-0807.07) BUT AS A MINIMUM, PROVIDE HORIZONTAL ROWS OF FASTENERS AT 8" (MEASURED VERTICALLY UP SLOPE) FOR ANY LOCATION WHICH IS WITHIN 3 FT OF ANY EVE, RIDGE, OR GABLE ENDS. PROVIDE HORIZONTAL ROWS AT 16" O.C. ELSEWHERE. HORIZONTAL FASTENER ROWS ARE TO HAVE FASTENERS AT 12" ON CENTER (MEASURED HORIZONTALLY). PROVIDE MID ROW FASTENER FOR THE TWO BOTTOM AND TOP HORIZONTAL ROWS AT PANEL EDGES (EVES, RIDGES, & GABLE EDGES). USE #9 PANEL SCREWS WITH WASHERS AS SPECIFIED ON NOA. CONTRACTOR TO SUBSTITUTE AN ALTERNATE ROOF MATERIAL PROVIDED IT MEETS THE STATED PRESSURE LOADING. CONTRACTOR SHALL APPLY THE APPROPRIATE MIAMI-DADE PRODUCT DATA APPROVAL SHEETS TO THE BUILDING DEPARTMENT.

CLAYMENT: USE GRACE ICE & WATER SHIELD PEAL-AND-STICK MANUFACTURERS REQUIREMENTS AND PER CODE, OR AS SPECIFIED ON THE NOA PROVIDED FOR THE METAL ROOFING.

ROOF SHEATHING 5/8" CDX: SECURE USING 8D RIM SHANKED HDG ROOFING NAILS AT 4" O.C. WITHIN 5 FT OF EVES AND RIDGES AND AT 8" O.C. ELSEWHERE OR PER METAL ROOF PANEL MANUFACTURERS REQUIREMENTS, AND PER CODE. ALL HEADS TO BE FLUSH WITH OR BELOW DECK. ALSO USE WICKING PAPER TO AVOID CORROSION DAMAGE TO ROOF PANELS.

SOFFIT: INSTALL 5/8" (MIN THICK) CDX SHEATHING ON TRUSS TAILS WITH A MAX SPACING OF 2' O.C. PROVIDE A 2X NAILER (SECURED WITH (3) - 1/6D NAILS EACH) AT ALL FREE EDGES OF THE SHEATHING. SECURE CDX USING 8D NAILS AT 4" O.C. AROUND PERIMETER AND 6" O.C. IN FIELD. SOFFITS, FASCIA AND GUTTERS TO MATCH EXISTING.



Lower Keys Engineering
Russell McCreary, P.E. FL No. 27137
185 Indian Rd., Suwannee Key, FL 33042
305-872-0272

REVISION	DESCRIPTION	DATE

NO. _____

DATE _____

DESCRIPTION _____

NO. _____

DATE _____

DESCRIPTION _____

Over 20 years of providing Hurricane Resistant Homes and Structures

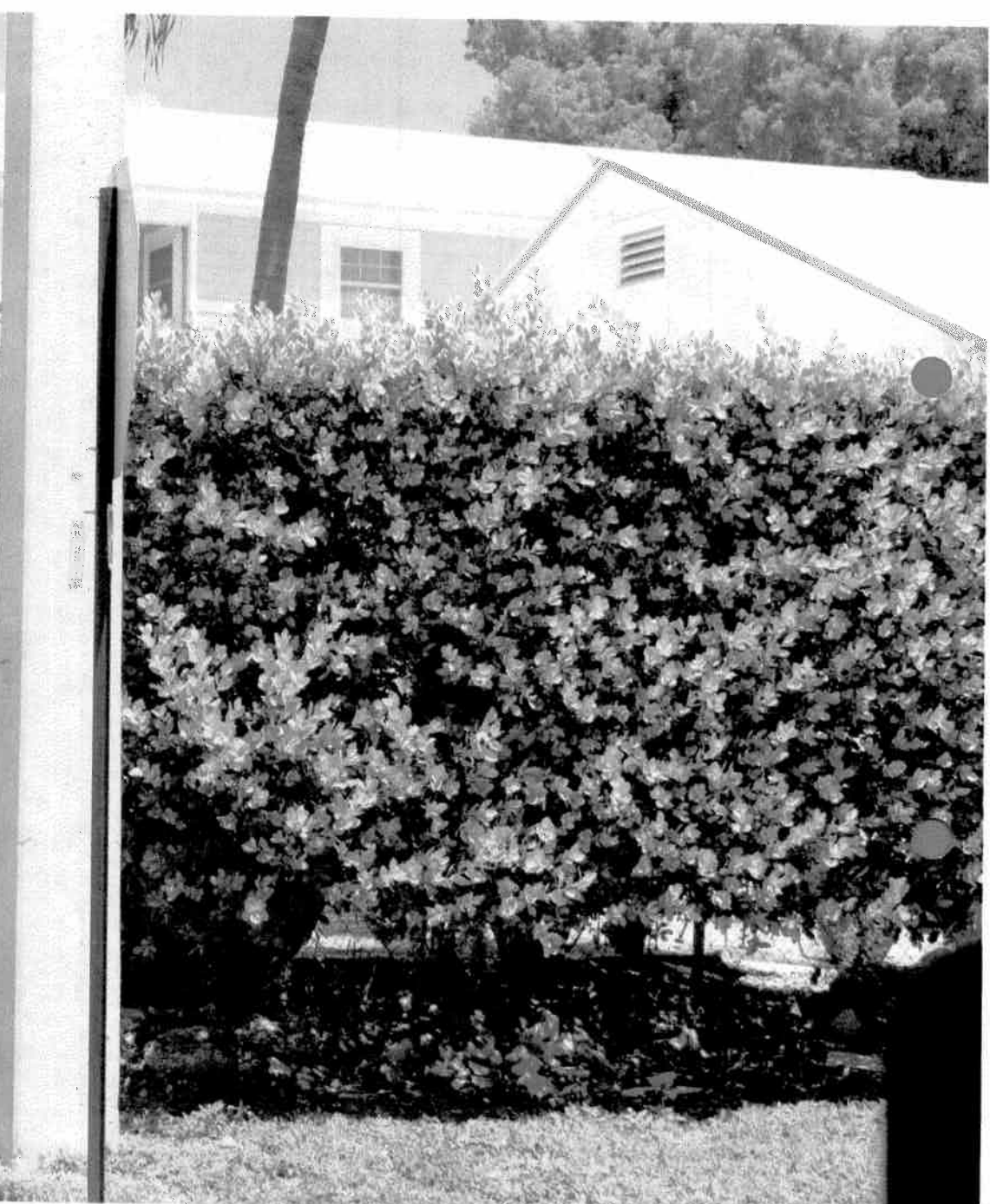
MICHAEL FERRELL
2100 HARRIS AVE
KEY WEST, FL 33042

DATE: 7-22-11
DRAWN BY: J. MORTENSEN
CHECKED BY: _____



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Site Photos

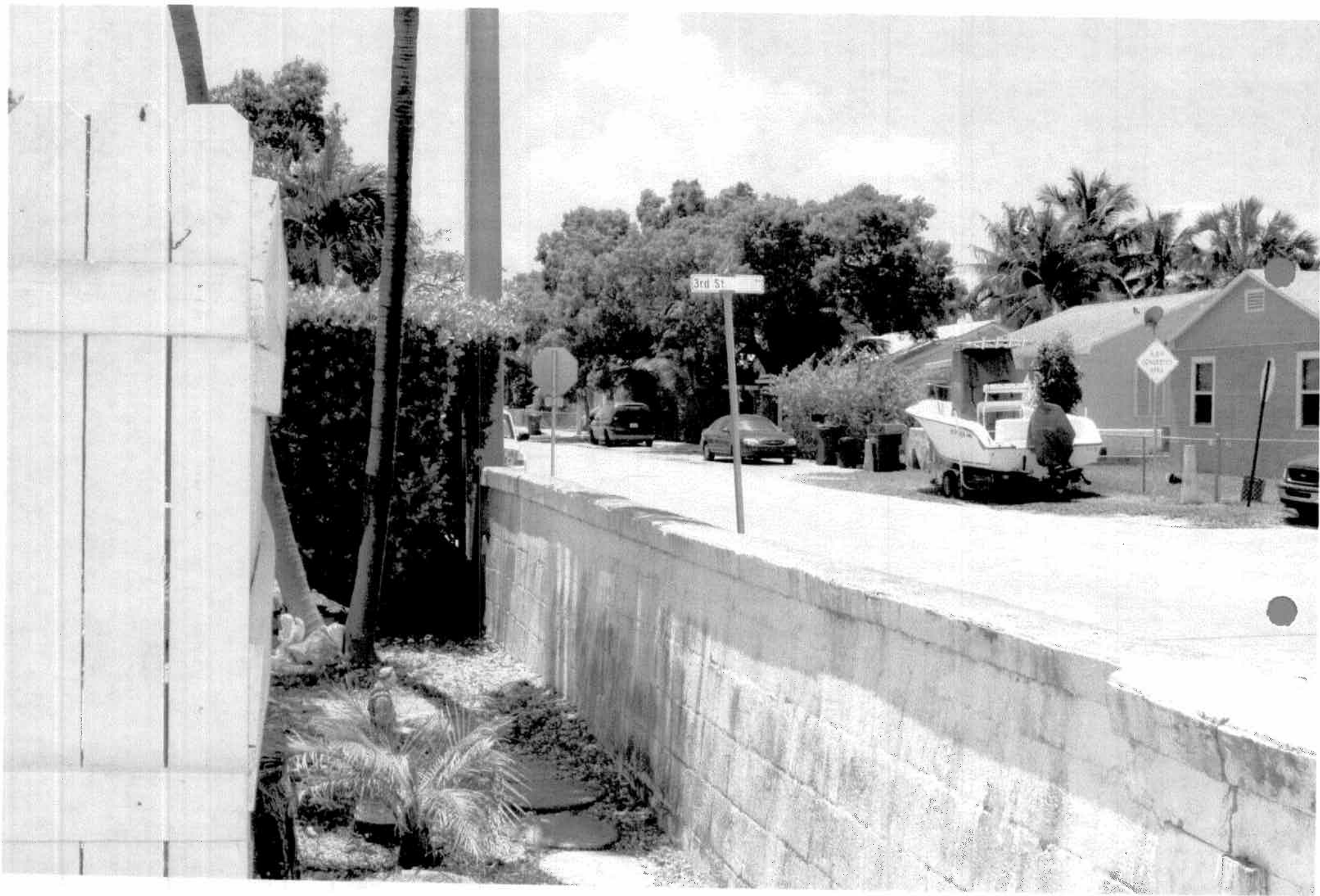














Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record View

Alternate Key: 1048259 Parcel ID: 00047640-000000

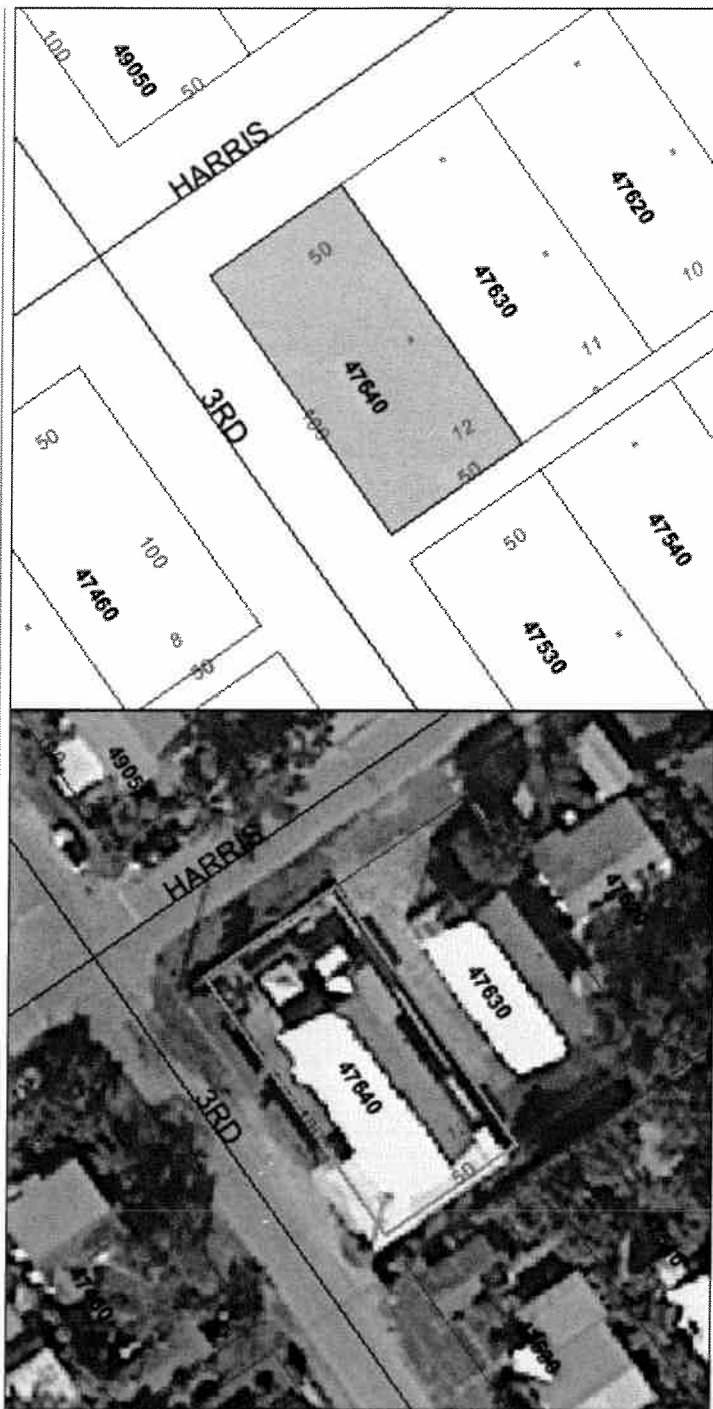
Ownership Details

Mailing Address:
ROMERO JORGE AND GLADYS
2100 HARRIS AVE
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1315 3RD ST KEY WEST
Subdivision: Key West Realty Co's First Sub
Legal Description: KW KW REALTY CO'S FIRST SUB PB1-43 LOT 12 SQR 21 TR 21 C5-337/38 OR216-481/82 OR417-59/60 OR1589-1750R/S OR2273-2483

Parcel Map



Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY	50	100	5,000.00 SF
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Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1218
Year Built: 1950

Building 1 Details

Building Type R1
Effective Age 21
Year Built 1950
Functional Obs 0

Condition A
Perimeter 156
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 29
Grnd Floor Area 1,218

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

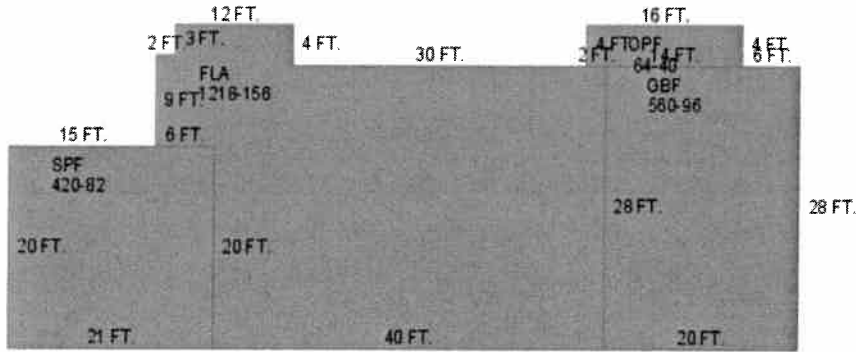
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONCR FTR
Bedrooms 4

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1993	N	N	0.00	0.00	1,218
2	SPF	1:WD FRAME	1	1993	N	N	0.00	0.00	420
3	GBF	1:WD FRAME	1	1993	N	N	0.00	0.00	560
4	OPF	1:WD FRAME	1	1993	N	N	0.00	0.00	64

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,096 SF	0	0	1964	1965	4	30
2	PT3:PATIO	200 SF	0	0	1975	1976	2	50
3	AC2:WALL AIR COND	2 UT	0	0	1979	1980	1	20
4	UB2:UTILITY BLDG	121 SF	0	0	1984	1985	3	50
5	CA2:CARPORT	308 SF	28	11	2006	2007	4	50
6	CA2:CARPORT	210 SF	15	14	1984	1985	4	50
7	CL2:CH LINK FENCE	400 SF	80	5	1994	1995	1	30

Appraiser Notes

*****HURRICANE WILMA DAMAGE*****

NEW CONSTRUCTION DETERMINED TO BE NOT RELATED TO HURRICANE - JEN

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
2	05-5065	11/10/2005	9,000	Residential	**WILMA DMG**ROOFING INSTALL 29SF OF V-CRIMP
1	A952164	07/01/1995	680	Residential	CHAIN LINK FENCE

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	108,776	12,997	75,000	196,773	159,364	25,000	134,364
2009	121,194	13,232	120,000	254,426	155,174	25,000	130,174
2008	118,855	13,474	235,000	367,329	155,019	25,000	130,019
2007	138,419	11,052	285,000	434,471	213,853	25,000	188,853
2006	194,771	9,796	300,000	504,567	246,910	25,000	221,910
2005	200,336	10,000	225,000	435,336	287,414	25,000	262,414
2004	132,215	10,198	165,000	307,413	135,430	25,000	110,430
2003	130,968	10,397	75,000	216,365	132,905	25,000	107,905
2002	144,048	10,600	70,000	224,648	129,791	25,000	104,791
2001	107,382	10,798	70,000	188,180	127,748	25,000	102,748
2000	107,382	11,417	50,000	168,800	124,028	25,000	99,028
1999	103,647	11,280	50,000	164,927	120,768	25,000	95,768
1998	106,305	9,867	50,000	166,172	118,867	25,000	93,867
1997	97,913	9,286	40,000	147,198	116,881	25,000	91,881
1996	75,533	7,321	40,000	122,854	113,477	25,000	88,477
1995	72,735	6,702	40,000	119,437	110,224	25,000	85,224
1994	61,545	5,782	40,000	107,327	107,327	25,000	82,327
1993	55,903	1,124	40,000	97,027	97,027	25,000	72,027
1992	55,903	1,124	40,000	97,027	97,027	25,000	72,027
1991	55,903	1,124	40,000	97,027	97,027	25,000	72,027
1990	55,903	1,124	37,500	94,527	94,527	25,000	69,527
1989	50,821	1,022	36,250	88,093	88,093	25,000	63,093
1988	36,369	1,022	27,500	64,891	64,891	25,000	39,891
1987	35,971	1,022	19,550	56,543	56,543	25,000	31,543
1986	36,131	1,022	18,300	55,453	55,453	25,000	30,453
1985	35,174	1,022	18,250	54,446	54,446	25,000	29,446

1984	33,257	1,022	18,250	52,529	52,529	25,000	27,529
1983	28,251	1,022	18,250	47,523	47,523	25,000	22,523
1982	28,785	1,022	13,050	42,857	42,857	25,000	17,857

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.

There are no sales to display for this parcel.

This page has been visited 9,771 times.

Monroe County Property Appraiser
 Karl Borglum
 P.O. Box 1176
 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., July 21, 2011 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 - 1315 Third Street (RE# 00047640-000000) - For building coverage, impervious surface ratio, front and rear-yard setback requirements in the SF zoning district per Section 122-235 (4) a. and b. and (6) a. 1. and 3. 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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Variance - 1315 Third Street (RE# 00047640-000000) - For building coverage, impervious surface ratio, front and rear-yard setback requirements in the SF zoning district per Section 122-235 (4) a. and b. and (6) a. 1. and 3. of the Land Development Regulations of the City of Key West.

Applicant:	Gladys Bethel & Mike Ferrell	Owner:	Jorge & Gladys Romero
Project Location:	1315 Third Street	Date of Hearing:	Thursday, July 21, 2011
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, City Commission Chambers 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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1315 3rd

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



PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
WADA KIYOTO	1075 DUVAL ST	KEY WEST	FL	33040	
HOLDEN FRANK D & PAMELA SUE YOXSIMER (WIFE)	1075 DUVAL ST C21 PMB 229	KEY WEST	FL	33040	
DEPART JACQUE AND RACHEL E	1148 CIRCLE DR	TALLAHASSEE	FL	32301	
RICHARDSON ELLEN L	12524 KERNAN FOREST BLVD	JACKSONVILLE	FL	32225	
ANDERSON JUDITH VIMALA	1317 4TH ST	KEY WEST	FL	33040	
CANFIELD ESTHER M L/E	1330 3RD STREET	KEY WEST	FL	33040	
GOOD TO BE LLC	1430 MICHIGAN RD	MADISON	IN	47250	
ROBINSON MARTHA NELL MORRIS DEC OF TRUST DTD 2/25/04	1514 DUNCAN ST	KEY WEST	FL	33040	
MITCHELL MARTHA R	1519 ROCKLAND RD	WILMINGTON	DE	19803	
MCNEALY NANCY C	18050 MONTELAGO CT	MIROMAR LAKES	FL	33913	
BOZA JOHN ANTHONY AND GILDA MARIA	2004 HARRIS AVE	KEY WEST	FL	33040	
OWEN WAYNE AND HOLLY	2008 HARRIS AVE	KEY WEST	FL	33040	
MENENDEZ JOHN A JR AND WANDA F	2010 SEIDENBERG AVE	KEY WEST	FL	33040	
CRAUL JOYCE C	2012 FOGARTY AVENUE	KEY WEST	FL	33040	
STRICKLAND STUART L	2014 SEIDENBERG AVE	KEY WEST	FL	33040	
BRADY JAMES A AND KATHRYN D	2016 FOGARTY AVE	KEY WEST	FL	33040	
FIORE JOSEPH D AND JOY H	2017 HARRIS AVE	KEY WEST	FL	33040	
RADCLIFFE CHERYL A	2017 SEIDENBERG AVE	KEY WEST	FL	33040	
WIGGINS MONICA ANN	2018 SEIDENBERG AVE	KEY WEST	FL	33040	
BAILEY MARK E	2020 FOGARTY AVE	KEY WEST	FL	33040	
MENDEZ LINDA	2020 HARRIS AVE	KEY WEST	FL	33040	
HARDY SANDRA	2021 HARRIS AVE	KEY WEST	FL	33040	
POPE MICHAEL G AND EVANGELINA R	2021 SEIDENBERG AVE	KEY WEST	FL	33040	
GERICH ANTHONY M AND HOLLY KAY	2025 HARRIS AVE	KEY WEST	FL	33040	
GREEN ROBERT ALLEN	2026 HARRIS AVE	KEY WEST	FL	33040	
LEVINE JERALD N	2027 STAPLES AVE	KEY WEST	FL	33040	
MCWEY FRANCIS E L/E	2100 FOGARTY AVE	KEY WEST	FL	33040	
ROMERO JORGE AND GLADYS	2100 HARRIS AVE	KEY WEST	FL	33040	
PINSON RANDY B	2101 HARRIS AVE	KEY WEST	FL	33040	
ASHLEY THOMAS AND TERESA A	2101 SEIDENBERG AVE	KEY WEST	FL	33040	
OWNES ELSA G L/E	2102 SEIDENBERG AVE	KEY WEST	FL	33040	
OSBERG JOHN RUSSELL	2103 STAPLES AVE	KEY WEST	FL	33040	
ROBERSON SHEILA R	2104 HARRIS AVE	KEY WEST	FL	33040	
SMILEY ELSIE I	2106 SEIDENBERG AVE	KEY WEST	FL	33040	
SMILEY ELSIE I	2106 SEIDENBERG AVE	KEY WEST	FL	33040	
MILLER JAMES M AND ANN C	2107 STAPLES AVE	KEY WEST	FL	33040	
MARSHALL BRENDAN E	2109 SEIDENBERG AVE	KEY WEST	FL	33040	
KJOS BRUCE T AND LORI	2111 STAPLES AVE	KEY WEST	FL	33040	
FRYER JOHN L/E	2112 FOGARTY AVE	KEY WEST	FL	33040	
NATH JIMMY	2113 SEIDENBERG AVE	KEY WEST	FL	33040	

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
HEMMERT ELLEN	2116 FOGARTY AVE	KEY WEST	FL	33040	
BIGGERSTAFF BILL L	2116 SEIDENBERG AVE	KEY WEST	FL	33040	
MITCHELL STACEY C AND DAVID W	2117 HARRIS AVE	KEY WEST	FL	33040	
ALPIZAR OCTAVIO AND ANGELA	2118 HARRIS AVE	KEY WEST	FL	33040	
HADDERS ROBERT V AND ANN MARIE	2119 SEIDENBERG AVE	KEY WEST	FL	33040	
FAVORS CAROLE A	2120 HARRIS AVE	KEY WEST	FL	33040	
BORDERS NIDIA F	2121 HARRIS AVE	KEY WEST	FL	33040	
FARRELL JAMES W	21850 VALENCIA RD	CUDJOE KEY	FL	33042	
SMITH ELIZABETH M	2447 NW 54TH BLVD	GAINESVILLE	FL	32653	
HODGE JAN E	2520 PATTERSON AVE	KEY WEST	FL	33040	
MILLER VIRGINIA ROACH LIV TR	28506 COCO PALM DR	PUNTA GORDA	FL	33982	
YONGUE JOHNNIE W AND LISA M	2934 RIVIERA DR	KEY WEST	FL	33040	
GARCIA WAYNE	30 EVERGREEN AVE	KEY WEST	FL	33040	
WALTERS CHARLES D	525 DU PONT LN	KEY WEST	FL	33040	
GLOBAL NOMADS 2105 SEIDENBERG KEY WEST LLC	8345 NW 66TH ST STE 2007	MIAMI	FL	33166	
MOORE JOYCE P	910 JAMES ST	KEY WEST	FL	33040	
RENIER MARIE R	G 1 ROBERTA ST	KEY WEST	FL	33040	
NATH JIMMY W	P O BOX 1232	KEY WEST	FL	33041	
KNIGHT SYLVIA B TR (SYLVIA B KNIGHT TR)	P O BOX 385	KEY WEST	FL	33040	
COLEMAN JERRY	PO BOX 1393	KEY WEST	FL	33040	
STRAUS AMELIA R TRUSTEE INTERVIVOS REV TR	PO BOX 1934	KEY WEST	FL	33040	
MCMENAMIN MICHAEL J AND MONICA M	PO BOX 2536	KEY WEST	FL	33045	
CP LTD PARTNERSHIP	PO BOX 3006	EAU CLAIRE	WI	54702	