

Application

MEMORANDUM

Date: 05/13/20
To: Ms. Katie Halloran, Planning Director
From: Owen Trepanier
CC: Mr. Rick Bascom, Property Owner
Re: **417 Elizabeth Street**
Pending Subdivision Waiver Request



Thank you for meeting with me to discuss the proposed subdivision of 417 Elizabeth Street. As described in the Subdivision Waiver Request submitted on December 19th, 2019, this property owner seeks to subdivide his 11k+ sq. ft. parcel of land into two fully compliant parcels. This action is referred to, in many jurisdictions, as a "simple subdivision". A simple subdivision is often defined as:

The division of a parcel of land into, not more than, two parcels meeting the following conditions:

1. The parcel of land has not previously been the subject of a Simple Subdivision;
2. All resulting lots meet minimum requirements for a buildable lot pursuant to the Land Development Regulations;
3. All resulting lots have legal access to electricity, water, and sewer.
4. Any related extension of off-site improvements, including electricity, water, and sewer, is the financial responsibility of the owner of the original parcel of land;
5. All lots are located on a public way or have legal access to a public way;

The current City subdivision code makes logical sense for traditional larger-scale subdivisions, normally found on the mainland, involving significant infrastructural requirements, however for a two-parcel simple subdivision, the existing requirements are onerous.

Our pending application proposed to waive most of the subdivision requirements based on the rationale in the application, however, after our meeting, I understand that without some framework within which a review a simple subdivision a full waiver may not be palatable.

In lieu of the full-scale subdivision and platting process for a simple subdivision such as this (and in keeping with past practice of the City) we propose the following conditions/requirements/process be applied to the pending waiver request to further

the intent of the Land Development Regulations and the Comprehensive Plan¹ without creating an undue burden to the property owner:

1. Pre-Application meeting with Planning Department staff to identify issues that need to be considered in the process.
2. Submittal Requirements (following the Pre-Application meeting):
 - a. A complete waiver request of strict compliance with subdivision requirements
 - b. Agent Authorization
 - c. Applicant Verification
 - d. Warranty Deed
 - e. Location Map
 - f. Copies of any Existing Covenants or Deed Restrictions for the property
 - g. Copies of any Proposed Covenants or Deed Restrictions for the property
 - h. Signed and Sealed Existing Boundary Survey showing:
 - i. Existing lot lines
 - ii. Dimensions of all existing lot lines
 - iii. Location and dimensions of all existing structures and improvements
 - iv. Location and dimensions of all existing easements, streets, roads, drainage, sewers, and utilities.
 - v. Location and dimensions of all adjacent streets and public ways.
 - vi. The location and dimensions of all bodies of water on the site and adjacent to the site.
 - vii. Existing legal description
 - i. Site Plan of Proposed Lot Line Configuration showing:
 - i. Proposed lot lines
 - ii. Dimensions of all proposed lot lines
 - iii. Location and dimensions of all proposed (and existing to remain) structures and improvements
 - iv. Location and dimensions of all proposed (and existing to remain) easements, streets, roads, drainage, sewers, and utilities.
 - v. Location and dimensions of all adjacent streets and public ways.
 - vi. The location and dimensions of all bodies of water on the site and adjacent to the site.
 - vii. Proposed Setbacks
 - viii. Proposed legal descriptions

¹ Specifically Sec. 118-136.1.a, 118-136.1.b., 118-136.2, 118-136.3, 118-136.4, 118-136.5, 118-136.6, 118-136.7, 118-136.8, 118-136.9.b, 118-136.9.c, 118-136.9.d, 118-136.13, 118-136.23, 118-136.24, 118-136.30, Policy 1-1.9.2, Policy 1-1.14.4, Policy 6-1.2.2, Policy 6-1.4.3, Policy 2-1.4.2, Policy 4-3.1.2, Policy 6-1.2.2, Policy 6-1.4.3, Policy 6-1.8.1, Policy 7-1.2.1, Policy 7-1.5.3, and Policy 9-1.5.1

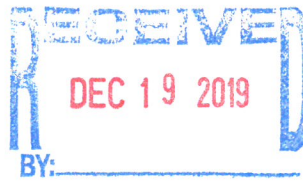
3. Upon receipt of the submittal requirements, the Planning Department determines if the application is complete. The Planning Department may request additional information, as necessary, before the application is deemed complete. Staff will notify the applicant of missing information or deficiencies in the application. The application and required documents will be reviewed by the Planning Department for compliance with the Land Development Regulations, Comprehensive Plan and legal requirements.
4. The Planning Department will issue a decision to approve or deny the waiver request. Once approved, staff will notify the applicant to prepare the following final recording documents:

Signed and Sealed Boundary Survey showing

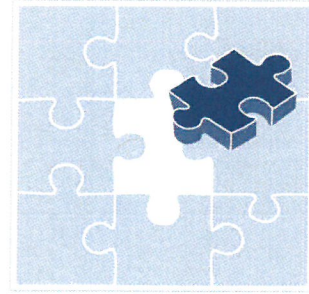
- a. Approved dimensioned lot lines
- b. Legal Descriptions

5. The Planning Director will review the recording documents for consistency with the approval and sign the Signed and Sealed Boundary Survey "Subdivision Approved by the City of Key West". The applicant shall be responsible for recording the Approved Signed and Sealed Boundary Survey in the public records of Monroe County, Florida within 90 days from the effective date of the approval or the approval shall be null and void. The simple subdivision shall not be deemed compliant pursuant to Chapter 118 until the Approved Signed and Sealed Boundary Survey is recorded in the public records of Monroe County, Florida.

12/19/2019



TREPANIER



TREPANIER & ASSOCIATES INC.
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Mr. Roy Bishop, Planning Director
City of Key West
1300 White Street
Key West, FL 33040

Re: Waiver Request of Strict Compliance with Minor Subdivision Requirements - 417 Elizabeth Street (RE# 00006190-000000)

Dear Mr. Bishop:

Please accept this letter as a formal waiver request of strict compliance with subdivision requirements, involving the above property, pursuant to KW Code Secs. 118-66 et. al.

This letter addresses the rationale for the requested waiver, includes the existing and proposed lot line configurations, identifies specific sections and requirements requested to be waived, and the criteria for waiver consideration.

Request:

The property owner is seeking to subdivide this land in an orderly and compatible land use pattern.

The proposed subdivision, depicted on the next page and attached, will create two fully conforming fee-simple single-family lots out of the existing 11,190 sq. ft. parcel.



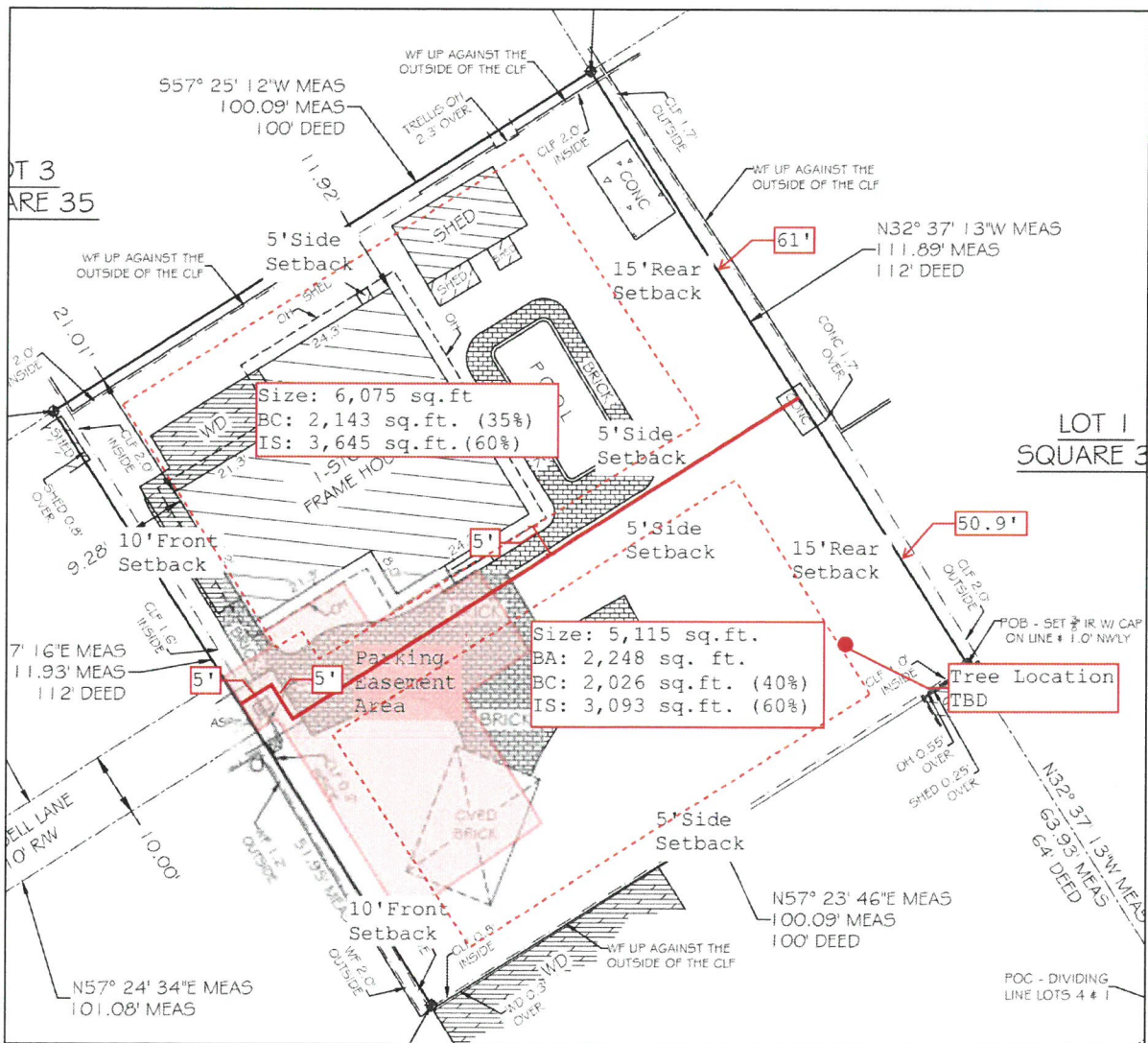
The proposed subdivision is in keeping with the general character of the residential single-family home lots within the historic district. The subdivision will allow for infill development of a new fee-simple single-family residence.

Waiver of the following subdivision requirements is sought:

- **Sec. 118-3(2). Definitions; major and minor subdivisions and lot splits.** – There is a provision of this section which requires no extension of off-site utilities. This property does not have FKAA water. The owner intends to extend FKAA water to the site along Russell lane, at his own expense. The applicant has no objection to the extension of the water line as a condition of approval.

- **Art. III. Plats and Plans** – This subdivision is so small that the requirements of code literally applied would be overly burdensome and excessive on the applicant.
- **Art. IV. Required Improvements and Design Criteria** – This is an infill lot in a fully developed neighborhood. The design criteria laid out in the code contemplates the creation of a large-scale subdivisions with roads, infrastructure, etc.
- **Art. V. Construction and Required Improvements** – Again, as mentioned above, this is an infill lot in a fully developed neighborhood. The construction and improvement requirements laid out in the code contemplate the creation of large-scale subdivisions with roads, infrastructure, etc.

Proposed Lot Configuration:



Criteria for Consideration (Section 118-68.):

The following analysis addresses requirements of Sec. 118-68 and demonstrates compliance with the criteria for consideration. The waiver is consistent with the purpose of this chapter and with the comprehensive plan and the HMDR zoning district.

(1) General criteria. General criteria shall be as follows:

- a. Consistency with purpose and intent of comprehensive plan. The waiver or modification is consistent with the stated purpose and intent of this chapter and with the comprehensive plan.

The Comprehensive Plan encourages permanent residential in-fill development. The proposed configuration will allow a second lot to be developed in a manner that is consistent and sympathetic to the existing historic configurations of other similar lots in the HMDR district and creating the opportunity for a fee-simple permanent residential unit to be constructed on the site. The proposed subdivision conforms to the intent of the zoning district by preserving the residential character and historic quality of the Old Town central residential community.

- b. Impact on public interest, adjacent property. The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.

The waiver or modification would not have an adverse impact on the public interest, or on adjacent property as it does not increase density, intensity or building rights.

- c. Not discriminatory. The waiver or modification is not discriminatory, considering similar situations in the general area and in past subdivision regulations.

The waiver is not discriminatory. This has been demonstrated by the fact that the proposed subdivision configuration conforms to zoning requirements. The proposed residential lots are compatible with the intent of the historic residential character of HMDR zoning district.

(2) Specific standards. No waiver or modification may be granted unless the developer clearly shows the existence of one or more of the following:

- a. Superior alternatives. The development will provide an alternative which will achieve the purposes of the requirement through clearly superior design, efficiency, or performance.

One historic single-family dwelling, constructed c. 1948, currently exists on the site. The subdivision furthers the goals and preserves the character of the historic district by maintaining its historic fabric and allowing for appropriate infill housing consistent with the historic development of the district. The new home sitting on it won lot, also allows fee-simple ownership. Individual fee-simple homes further the permanent residential

goals of the comprehensive plan. Without a subdivision, this property will likely develop into a very upscale/ gentrified compound and become inaccessible to the permanent residential market.

- b. Protection of significant features. The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.

The existing one-story frame home is listed as a potentially contributing structure to the historic district. The subdivision configuration will provide historically sensitive & appropriate infill development on the proposed second lot.

- c. Deprivation of reasonable use. Strict application of the requirement would effectively deprive the owner of all reasonable use of the land to be subdivided, due to its unusual size, shape, topography, natural conditions, or location, provided that:
 - 1. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and

The denial to subdivide this Parcel will deny individual ownership of a second conforming residential lot without undergoing the burdensome process to subdivide under the full subdivision and platting code. Without subdividing, the lot, in its current configuration, promotes gentrification and upper-class development, while depriving the creation of more affordable fee-simple ownership of a permanent residential unit. Finally the subdivision will allow reasonable use of the land.

- 2. The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.

This parcel is the remnant parcel of the historic subdivision of this neighborhood. It exceeds the minimum lot size and is large enough to provide two conforming residential lots. The conditions that created the need to reconfigure these lot lines predate the current owner and the effective date of the ordinance from which this section derives. The existing home was constructed prior to 1950, prior to the current code and, prior to the current ownership.

- d. Technical impracticality. Strict application of the requirement would be technically impractical in terms of engineering, design, or construction practices, due to the unusual size, shape, topography, natural conditions or location, of the land or due to improved efficiency, performance, safety, or construction practices which will be realized by deferral of the installation of required improvement, provided that:
 - 1. The development will provide an alternative adequate to achieve the purposes of the requirement, including security for the current construction cost, adjusted for inflation, of any required improvements which may be deferred; and

The proposed lot configuration will allow historically appropriate/ sympathetic residential infill development. The proposed lots will further the intent of the comprehensive plan. Requiring strict compliance with the subdivision code will not result in any additional benefit and therefore serves only to act as a burden by increasing cost, approval time frames and procedural bureaucracy.

2. Any unusual conditions creating the impracticality are not the result of the actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.

The unusual conditions creating the existing lot's impracticality with regard to its present condition, and the impracticality of literal application of the subdivision ordinance are not the result of the developer or property owner. This oversized remnant parcel predates the effective date of the ordinance from which this section derives.

- e. Relationship to proposed development or its impacts. Where all or any part of the regulation has no relationship to the needs of the development or to the impact of the development on the public facilities, land use, traffic, or environment of the neighborhood and the general community, due to the location, scale, or type of development involved, provided that any specific waiver or modification requirements set forth in this division are met.

The subdivision will not create any new or additional density or property rights and will not trigger a need for additional facilities or other impacts. The density currently exists; this subdivision will only allow the future residential dwelling to be owned fee simple.

- f. Planned developments. If the subdivision concerns a planned residential or mixed-use project and the waiver is not inconsistent with an approved conceptual, preliminary, or final development plan for the planned development.

N/A – proposal does not involve planned developments

- g. Nonresidential subdivisions. If the subdivision concerns a nonresidential development and the subdivision requirement is clearly applicable only to residential subdivisions in view of their unique needs, impacts, and characteristics.

N/A – This is not a nonresidential subdivision.

Conclusion:

The proposed subdivision will allow for a second conforming lot to be individually owned fee simple without increasing density, intensity or building rights. As the subdivision is consistent with the HMDR zoning district, comprehensive plan policies and criteria listed above, we are requesting a subdivision waiver.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lori Thompson", written in dark ink.

Lori Thompson

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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

417 Elizabeth St.

Street Address of subject property

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

A handwritten signature in blue ink, appearing to read "Owen Trepanier", is written over a horizontal line.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Nov 18, 2019 by
owen Trepanier
Name of Authorized Representative

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

A handwritten signature in blue ink, appearing to read "Alvin Covington", is written over a horizontal line.

Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped

GG328928

Commission Number, if any

Authorization Form

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, Richard N. Bascom as
Please Print Name of person with authority to execute documents on behalf of entity

Trustee of Richard N. Bascom 2008 REV TR 8/17/2008
Name of office (President, Managing Member) *Name of owner from deed*

authorize Owen Trepanier & Associates, Inc.
Please Print Name of Representative

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

Richard N Bascom
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 7th May 2019
Date

by Richard N. Bascom
Name of person with authority to execute documents on behalf on entity owner

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

Alvina Covington
Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM



Boundary Survey

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X
BASE ELEVATION: N/A

(On the island of Key West, and known as William A. Whitehead's map of said Island delineated in February A.D., 1829, as a part of Lot 4 in Square 38; COMMENCING at a point distant from Fleming Street, on the line dividing Lots 4 and 1, 64 feet, and extending along said line in a Northwesterly direction 112 feet; thence at right angles Southwesterly 100 feet; thence at right angles Southeastery 112 feet; thence at right angles Northeasterly 100 feet to the Point of Beginning.

Ukg'Rnc p

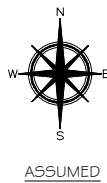
BEARING BASE:
ALL BEARINGS ARE BASED
ON N32°37'19"W ASSUMED
ALONG THE CENTERLINE OF
ELIZABETH STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

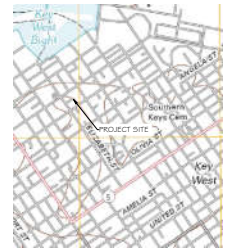
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
417 ELIZABETH STREET, REAR
KEY WEST, FL 33040

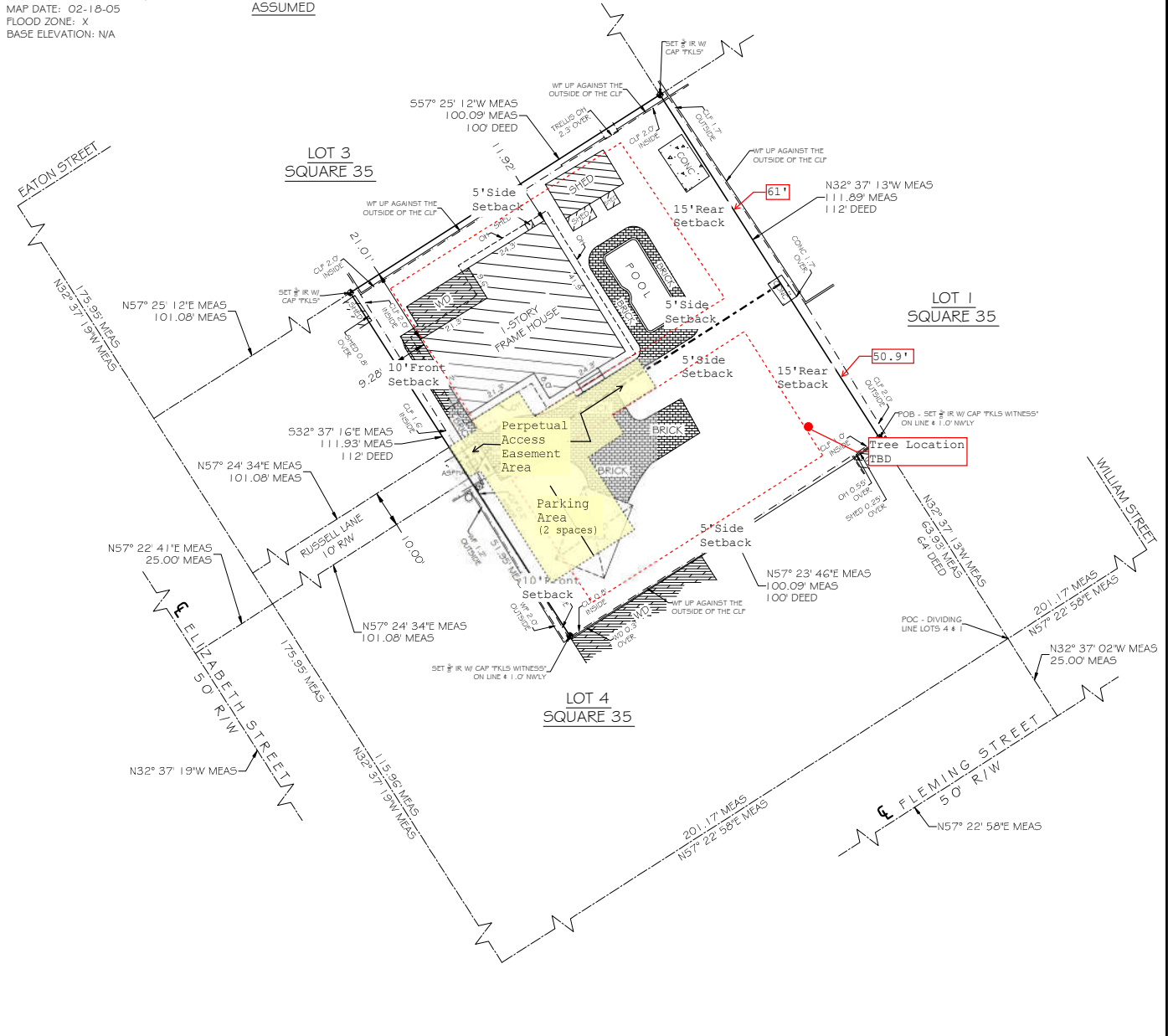
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X
BASE ELEVATION: N/A



MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E



CERTIFIED TO -

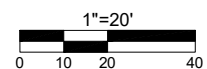
Richard N. Bascom, Trustee;
Jeanne F. Kennedy, Trustee;
Richard M. Klitenick, PA;
Old Republic National Title Insurance Company;

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.

BFF = BACKFLOW PREVENTER BO = BLOW OUT C & G = 2" CONCRETE CURB & GUTTER CB = CONCRETE BLOCK CBW = CONCRETE BLOCK WALL CL = CENTERLINE CLF = CHAINLINK FENCE CONC = CONCRETE CP = CONCRETE POWER POLE COV = COVERED CUL = CULVERT DEAD = DEATH EASE = EASEMENT BL = ELEVATION ENCL = ENCLOSURE FF = FINISHED FLOOR ELEVATION FI = FIRE INSULATION FI = FENCE POST FO = FOUND FOL = FENCE ON LINE	GLY = GUY WIRE HB = HOSE BIN IR = IRON ROD L = AC LUGGING L2 = LANDSCAPING MB = MAILBOX MEAS = MEASURED MF = METAL FENCE MHWL = MEAN HIGH WATER LINE NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) NTS = NOT TO SCALE OR = ROOF OVERHANG PC = POINT OF CURVE PA = PARKING AREA PCC = POINT OF COMPOUND CURVE PK = PARKER KALIN NAIL POB = POINT OF BEGINNING PI = POINT OF INTERSECTION	POC = POINT OF COMMENCEMENT PFC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE BENCHMARK PT = POINT OF TANGENT R = RADIUS RW = RIGHT OF WAY LINE SSOD = SANITARY SEWER CLEAN-OUT SW = SIDE WALK TBM = TEMPORARY BENCHMARK TOB = TOP OF BANK TOS = TOP OF SLOPE TS = TRAFFIC SIGN TYP = TRIP UE = UTILITY EASEMENT W = WOOD WF = WOOD FENCE WM = WOOD METER WMP = WOOD POWER POLE WRACK LINE = LINE OF DEBRIS ON SHORE WV = WATER VALVE
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LEGEND

- 0 - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- ⊕ - WATER VALVE



TOTAL AREA = 11,200.59 SQFT±

LEGAL DESCRIPTION -

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D., 1829, as a part of Lot 4 in Square 35; COMMENCING at a point distant from Fleming Street, on the line dividing Lots 4 and 1, 64 feet, and extending along said line in a Northwesterly direction 112 feet; thence at right angles Southwesterly 100 feet; thence at right angles Southeasterly 112 feet; thence at right angles Northeasterly 100 feet to the Point of Beginning.

SCALE: 1"=20'
FIELD WORK: 05/06/2015
DATE: 05/06/2015
REVISION: XXXXXXXX
SHEET: 1 OF 1
DRAWN BY: MPB
CHECKED BY: _____
INVOICE NO.: _____

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 30-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED: _____
ERIC A. ISAACS, FPM #6763, PROFESSIONAL SURVEYOR AND MAPPER, LSW 7847

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



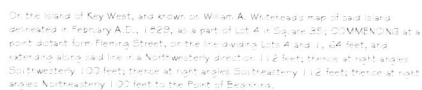
FLORIDA KEYS
LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 344-3690
FAX: (305) 508-7373
EMAIL: FKLSEmail@gmail.com


COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X
BASE ELEVATION: N/A

ASSUMED

[illegible]

LOCATION MAP - NTS
SEC. 06-T685-R25E



FILE NO. <u>17-02</u>	RETURN CERTAIN THAT THE ABOVE NAMED USER OR ORGANIZATION CHARGE AND MEETS THE CRITERIA OF PRACTICE ACT SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL JUDICIAL AND JUDICIAL SUPPORTS IN CHAPTER 37, FLORIDA ADMINISTRATIVE CODE, IS ELIGIBLE TO DETENTION AT 42-02, FLORIDA STATUTES AND COMPLY WITH CHAPTER 37, FLORIDA STATUTES.
FILE DATE <u>05/06/15</u>	
REVISION DATE <u>XXXXXX</u>	
SHEET <u>1</u> OF <u>1</u>	
ISSUED BY <u>MPB</u>	SIGNED: 
CHECKED BY _____	ERIC A. GAULT, POSITIVE, FREDERICK J. GALT, JUDICIAL AND JUDICIAL SUPPORTS, 42-02
REVIEWED BY _____	

NOT VALID
SIGNATURE
SEAL OR
SURVEY

FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

Warranty Deed

PREPARED BY AND RETURN TO:

RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE15-035
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$10,374.00

05/29/2015 2:43PM
DEED DOC STAMP CL: Krys \$10,374.00

Doc# 2031002
Bk# 2743 Pg# 107

[Space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this ~~28th~~ day of May, 2015, between FERN K. HATZENBUHLER, a married woman, whose address is c/o Convergent Technologies LLC, 1555 Oakbrook Drive Suite 165, Norcross, GA 30093 (hereinafter referred to as 'Grantor'), and RICHARD N. BASCOM, AS TRUSTEE OF THE RICHARD N. BASCOM 2008 REVOCABLE TRUST u/a/d August 17, 2008-as to a fifty percent (50%) interest; and, JEANNE F. KENNEDY, AS TRUSTEE OF THE JEANNE F. KENNEDY 2008 REVOCABLE TRUST u/a/d August 17, 2008-as to a fifty percent (50%) interest, as Tenants in Common, whose address is 105 Keys Road, Sunapee, NH 03782, (hereinafter collectively 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 ONE MILLION FOUR HUNDRED EIGHTY-TWO THOUSAND & 00/100^{ths} DOLLARS (\$1,482,000.00) 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 417 Elizabeth Street, Rear, Key West FL 33040, and more particularly described as:

ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND, DELINEATED IN FEBRUARY A.D. 1829, AS A PART OF LOT 4 IN SQUARE 35; COMMENCING AT A POINT DISTANT FROM FLEMING STREET, ON THE LINE DIVIDING LOTS 4 AND 1, 64 FEET; AND EXTENDING ALONG SAID LINE IN A NORTHWESTERLY DIRECTION 112 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY 100 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 112, FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 100 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00006190-000000; ALTERNATE KEY ("AK") NO.: 1006416

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

GRANTOR WARRANTS THAT AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT THE GRANTOR'S HOMESTEAD WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF HER HOMESTEAD PROPERTY. GRANTOR'S RESIDENCE AND HOMESTEAD ADDRESS IS IN THE STATE OF GEORGIA.

SUBJECT TO: TAXES FOR THE YEAR 2015 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 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, 2014, 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:

Allen L. Thorpe
Witness # 1 signature
Print name: Allen L. Thorpe

Fern K. Hatzenbuehler
FERN K. HATZENBUHLER

Rick Barker
Witness # 2 signature
Print name: RICK BARKER

STATE OF GEORGIA
COUNTY OF GWINNETT

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FERN K. HATZENBUHLER, who is personally known to me, or who produced DRIVERS LICENSE as identification, to be the same person who is the Grantor in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Gwinnett County, State of Georgia, on this 28th day of May, 2015.

(STAMP/SEAL)



Lee F. Smith
Notary Public - State of GA
Commission Expires: 3/21/2017

MONROE COUNTY
OFFICIAL RECORDS

Property Record Card



Summary

Parcel ID 00006190-000000
 Account# 1006416
 Property ID 1006416
 Millage Group 10KW
 Location Address 417 ELIZABETH St, KEY WEST
 Legal Description KW PT LOT 4 SQR 35 OR168-423-424 OR183-81 OR1494-663/64ORD
 OR2394-2003/05 OR2399-345/48C OR2743-107/08
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BASCOM RICHARD N 2008 REV TR 8/17/2008
 105 Keyes Rd
 Sunapee NH 03782

KENNEDY JEANNE F REV TR 8/17/2008

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$234,721	\$237,273	\$202,700	\$142,607
+ Market Misc Value	\$22,709	\$16,056	\$31,105	\$15,213
+ Market Land Value	\$895,104	\$895,104	\$1,066,955	\$949,113
= Just Market Value	\$1,152,534	\$1,148,433	\$1,300,760	\$1,106,933
= Total Assessed Value	\$1,152,534	\$1,148,433	\$1,300,760	\$1,037,358
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,152,534	\$1,148,433	\$1,300,760	\$1,106,933

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	11,200.00	Square Foot	0	0

Buildings

Building ID	405	Exterior Walls	CUSTOM	
Style	1 STORY ELEV FOUNDATION	Year Built	1948	
Building Type	S.F.R. - R1/ R1	EffectiveYearBuilt	2014	
Gross Sq Ft	1872	Foundation	WD CONC PADS	
Finished Sq Ft	1464	Roof Type	IRR/CUSTOM	
Stories	1 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	CONC S/B GRND	
Perimeter	170	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	3	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	3	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	600	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
DCF	F DET CARPORT	240	0	0
FLA	FLOOR LIV AREA	1,464	1,464	0
OPF	OP PRCH FIN LL	168	0	0
TOTAL		1,872	1,464	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1974	1975	1	200 SF	3
FENCES	1999	2000	1	300 SF	2
FENCES	1999	2000	1	48 SF	2
BRICK PATIO	1999	2000	1	1726 SF	2
CONC PATIO	1969	1970	1	45 SF	1
LOW COST POOL	1999	2000	1	275 SF	5

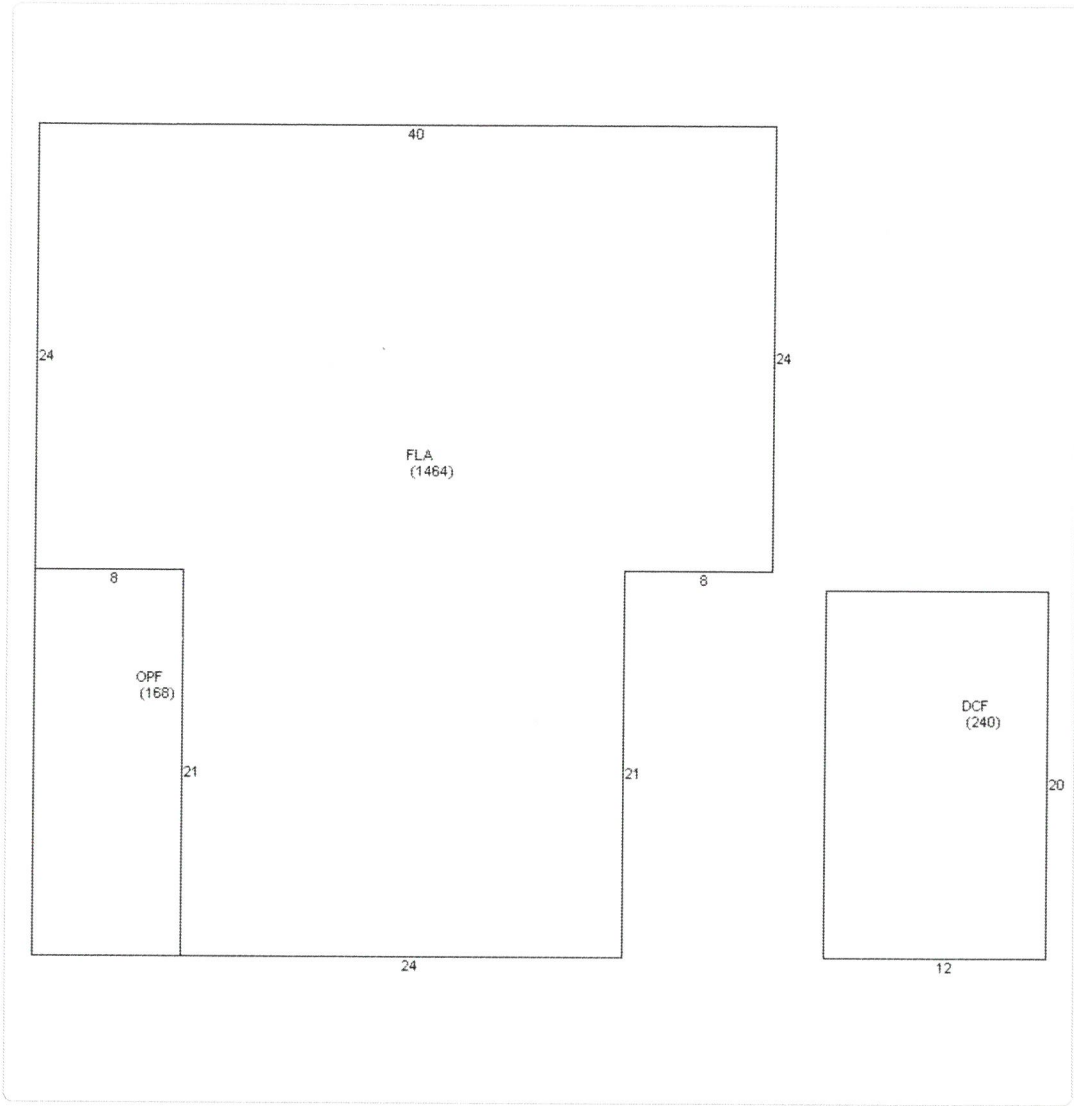
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/28/2015	\$1,482,000	Warranty Deed		2743	107	37 - Unqualified	Improved
2/5/2009	\$100	Quit Claim Deed		2399	345	11 - Unqualified	Improved
12/30/2008	\$100	Quit Claim Deed		2394	2003	J - Unqualified	Improved

Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
13-0088	1/11/2013	4/17/2013	\$2,200	Commercial	REMOVE AND REPLACE EXISTING CONCH SHINGLES W/ SAME INSTALL MODIFIED RUBBER TO GUTTER
06-2324	4/12/2006	7/24/2006	\$14,000		INSTALL V-CRIMP OVER CONCH SHINGLES
02/2906	10/23/2002	11/25/2002	\$2,500		ROOFING V-CRIMP
02/2066	7/30/2002	11/25/2002	\$5,000		BUILD CARPORT
9901657	5/17/1999	11/2/1999	\$2,000		RENOVATIONS
9900463	2/8/1999	11/2/1999	\$300		PAINT SOUTH SIDE HOUSE
9900309	1/26/1999	11/2/1999	\$2,200		MOVE METER
9804042	1/4/1999	11/2/1999	\$19,500		POOL/BRICK DECK

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Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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