Staff Report

10a Raise existing house 28" above grade. New roof at rear- **#319 Grinnell Street- Michael Skoglund (H12-01-601)**

This staff report is for the review for a Certificate of Appropriateness for a small addition to the south east corner of the house, a new side gable roof for the back portion of the house and for raising the house 28" above grade for flood prevention. The plans also include the removal of an above ground swimming pool, which is located where the old cistern used to be, in order to build the proposed back addition.

The house located on #319 Grinnell Street is listed as a contributing resource in the surveys. The one and a half story frame vernacular structure was built in 1924 and is located on a corner lot. According to the 1948 Sanborn map the house used to have a one story "L" shape back attached addition. In the 1962 Sanborn map this back portion of the house is depicted as a one story and rectangular in footprint, as it stands today. Moreover the actual pool is located where the cistern used to be.

The applicant has submitted an Elevation Certificate indicating that the structure is on an AE 7 Base Flood Elevation and that the top of bottom floor is 4'-3". Substantial improvements done to historic properties do not require compliance with FEMA regulations; the request to elevate the house is for flood prevention and not a requirement by the Florida Building Code.

For the back addition the new walls will have wood lap siding, new proposed windows will be 6 over 6 true divided lite wood units and new back doors will be wood. The new roof will be covered with metal v-crimp panels.

Guidelines that should be reviewed for this application;

Roofing (page 26);

...Roof form and secondary features such as dormers, chimneys, and other details are important in defining the architectural style of the building.

(4) The form and configuration of a roof must not be altered in pitch, design, materials or shape unless the resulting changes would return the roof to a verifiable and appropriate historical form. Original features such as scuttles, chimneys and roof porches should not be removed or altered.

Additions/ Alterations and New Construction (pages 36-38a);

(1) *A structure shall not be altered and/or expanded in such a manner that it's essential character defining features are disguised or concealed.*

(2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*

(3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*

(4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*

(5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*

(6) *Additions should not alter the balance and symmetry of an historic structure.*

(7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

New Construction (pages 36-38a);

(2) ***Elevation of finished floor above grade*** - *Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood. In situations wherein parking is proposed below the first finished floor, HARC shall consider how visible the parking is from the public right-of-way; whether the parking area is enclosed or otherwise concealed by walls, louvers, lattice, landscaping or other features; and whether fill and/or berms are used to minimize the gap between the first finished floor and the crown of the nearest road.*

It is staff's opinion that the proposed design is consistent with the guidelines. The proposed addition as well as the new roof will be sensible to the historic fabric. Staff recommends the Commission to verify how much more the house will be elevated from its current height and to request that new footings be visually compatible with the existing ones, including location.

Application

CITY OF KEY WEST Fax 809-3978
BUILDING DEPARTMENT

CERTIFICATE of APPROPRIATENESS

APPLICATION # H12-01000601

HISTORIC ARCHITECTURAL REVIEW APPLICATION

OWNER NAME:	HIKKI HARRA / SAI FINANCIAL LTD	DATE:	4-4-12
OWNERS ADDRESS:		PHONE #:	
APPLICANT'S NAME:	M. SKOGLUND.	PHONE #:	296-2632
APPLICANT'S ADDRESS:	522 ELIZABETH ST.		
ADDRESS OF CONSTRUCTION:	319 GRINNELL ST	# OF UNITS:	1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:
RAISE EXISTING BLDG 28" ABOVE EXIST. GRADE. NEW ROOF AT REAR. REMOVE EXISTING POOL.

Chapter 837.06 F.S.- False Official Statements- Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or s. 775.083

****

This application for Certificate of Appropriateness must precede applications for building permits, variances and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required submittals will be considered incomplete and will not be reviewed for approval.

REQUIRED SUBMITTALS

TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
TREE REMOVAL PERMIT (if applicable)
PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings or additions)
ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date:__________

Staff Approval:

____

Fee Due:
$__________

PLANNING APR 5 2012 COUNTY

Date: 4-4-12

Applicant Signature: M Skoglund

OK

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

****

Approved ______ Denied ______ Deferred ______

Reason for Deferral or Denial:

HARC Comments:
Contributing resource. Frame Vernacular structure build in 1924.
• Guidelines for additions, alterations & New construction (pages 36-38a)
• Ordinance for Demolitions.

Limit of Work Approved, Conditions of Approval and/or Suggested Changes:

Date: ______ Signature: ______
Historic Architectural Review Commission

TF 821 AIO

3093800

Doc# 1868626 02/01/2012 9:00AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

02/01/2012 9:00AM
INTANGIBLE TAX CL: DS $487.00
MORTGAGE DOC STAMP CL: DS $862.75

This instrument prepared
by and return to:
Peter Rysman
The Law Firm of Garcia and Smith, PA
515 Whitehead Street
Key West, Florida 33040

Doc# 1868626
Bk# 2553 Pg# 1471

MORTGAGE

THIS MORTGAGE executed this 27th day of January, 2012 by SAI FINANCIAL, LTD, a Texas Limited Partnership whose post office address is 4616 9th Street, Lubbock, TX 79416, hereinafter called "Mortgagor," to CITY BANK TEXAS, whose address is P.O. Box 5060, Lubbock, TX 79408-5060, hereinafter called "Mortgagee."

WITNESSETH:

That for good and valuable consideration of the aggregate sum of money set forth in the Promissory Note and other instruments described below (the "Loan Documents"), together with interest thereon, as well as any and all future advances of money (collectively, "the Debt"), Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto Mortgagee in fee simple, the following described real property situate in Monroe County, Florida ("the Mortgaged Property"):

See Exhibit A

TOGETHER WITH all structures and improvements now or hereafter existing on the Mortgage Property, which are now or may hereafter pertain to or be used with, in or on the Mortgage Property, irrespective of whether they be either detached or detachable.

TOGETHER WITH all easements, rights-of-way, strips and gores, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, and all estates, rights, title, interest, privileges, liberties, tenements, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the said mortgaged property, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor, and the reversion(s) remainder(s) and all of Mortgagor's estate, right, title, interest, property, possession, claim and demand whatsoever, at law as well as in equity in and to the same, including, but not limited to all judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the mortgaged property or any part thereof under the power of eminent domain, the alteration of the grade of any street, or for any damage (whether caused by such taking or otherwise to the mortgaged property or any part thereof, or to any rights appurtenant thereto) and all proceeds of any sales or other dispositions of the mortgaged property or any part thereof (all of which, together with the Land, the rights, titles and interests hereinafter described, the improvements and any additional property hereafter acquired by Mortgagor and subject to the lien of this Mortgage, hereinafter referred to as "the Mortgaged Property").

TOGETHER WITH all rents, royalties, issues, profits, revenue, income and other benefits from the Mortgaged Property to be applied against the Debt; provided, however, that permission is hereby given to Mortgagor for so long as no default hereunder (a "Default") has occurred, to collect, receive, take, use and enjoy such rents, royalties, issues, profits, revenue, income and other benefits as they become due and payable, but not in advance thereof. The foregoing assignment shall be fully operative

16. Cumulative Remedies. No right, power or remedy conferred upon or reserved to Mortgagee by this Mortgage is intended to be exclusive of any other right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power or remedy given hereunder or now or hereafter existing at law or in equity or by statute.

17. Successor and Assigns. Whenever in this Mortgage one of the parties hereto is named or referred to, the heirs, legal representatives, successors and assigns of such party shall be included, provided that the foregoing shall not be deemed to constitute permission to transfer the Mortgaged Property which is otherwise restricted hereby. All covenants and agreements contained in this Mortgage by or on behalf of Mort-gagor or by or on behalf of Mortgagee shall bind and inure to the benefit of their respective heirs, legal representatives, successors and assigns. Whenever the singular or plural number or masculine or feminine or neuter gender is used herein, it shall include the other.

18. Exculpation. Notwithstanding anything contained herein to the contrary, the Promissory Note which this Mortgage secures is a non-recourse note, and such Promissory Note shall be enforced against Mortgagor only to the extent of Mortgagor's interest in the Mortgaged Property as described herein and to the extent of Mortgagor's interest in any personalty as may be described herein.

19. Cross Default. Borrower's default or breach under any note or agreement in which Mortgagee has an interest shall be a breach under this Mortgage and in that event Mortgagee may invoke any of the remedies under this Mortgage.

IN WITNESS WHEREOF, Mortgagor, on the day and year first above written has executed these presents.

Signed, sealed and delivered
in the presence of:

Doc# 1868626
Bk# 2553 Pg# 1477

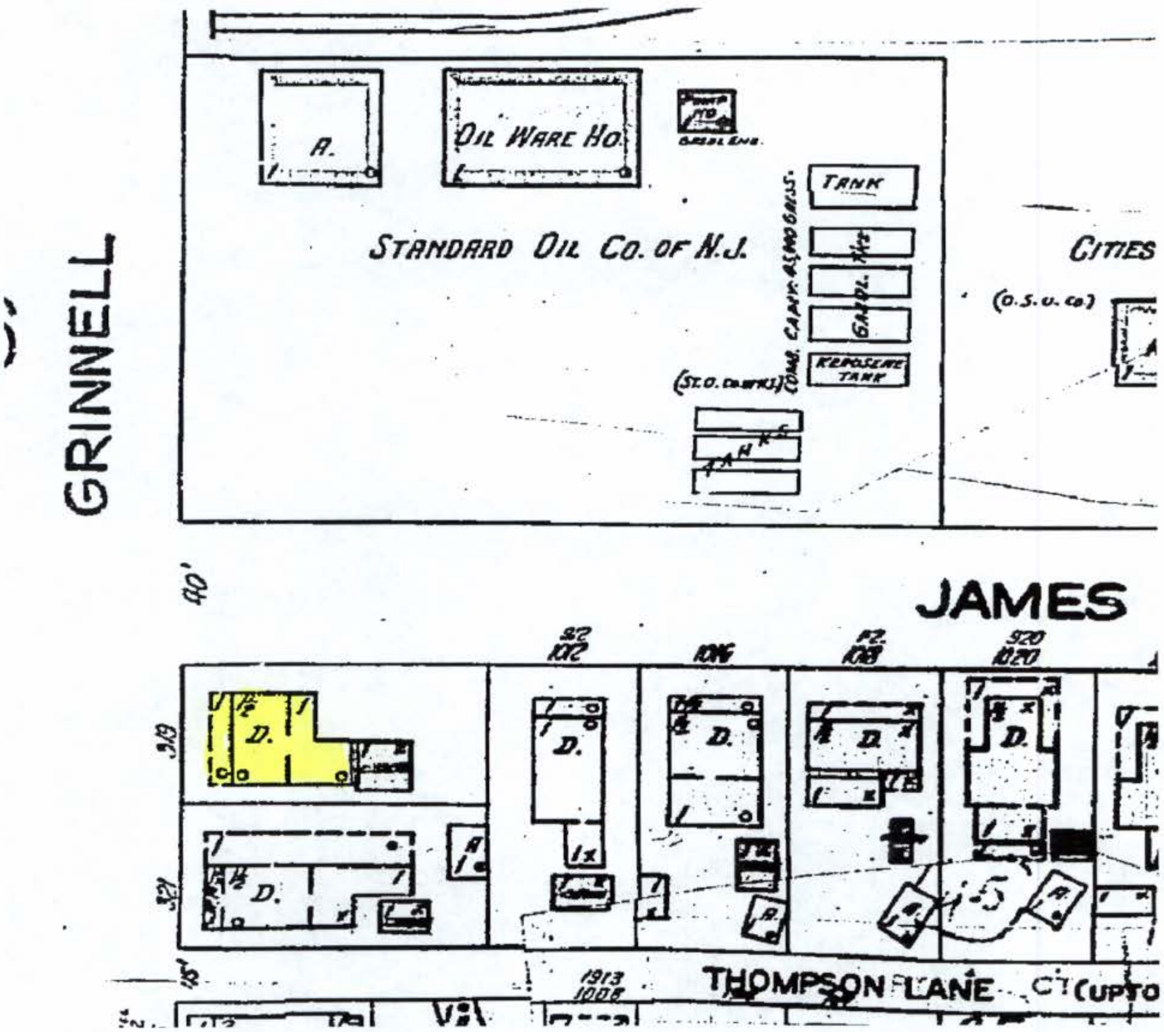
Dawn Clements

SAI FINANCIAL, Ltd

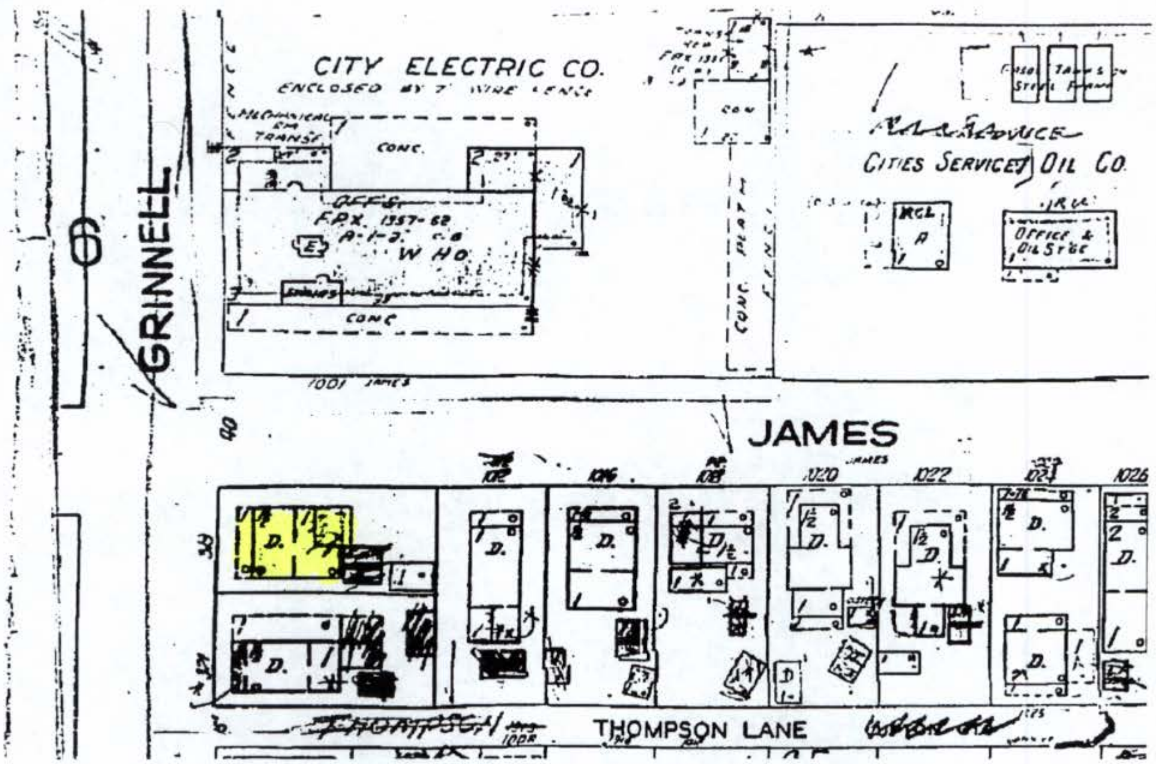
By: Nikhila Narra
Nikhila C. Narra, Its General Partner

STATE OF TEXAS) SS
)

Sanborn Maps



#319 Grinnell Street Sanborn map 1948



#319 Grinnell Street Sanborn map 1962

Project Photos

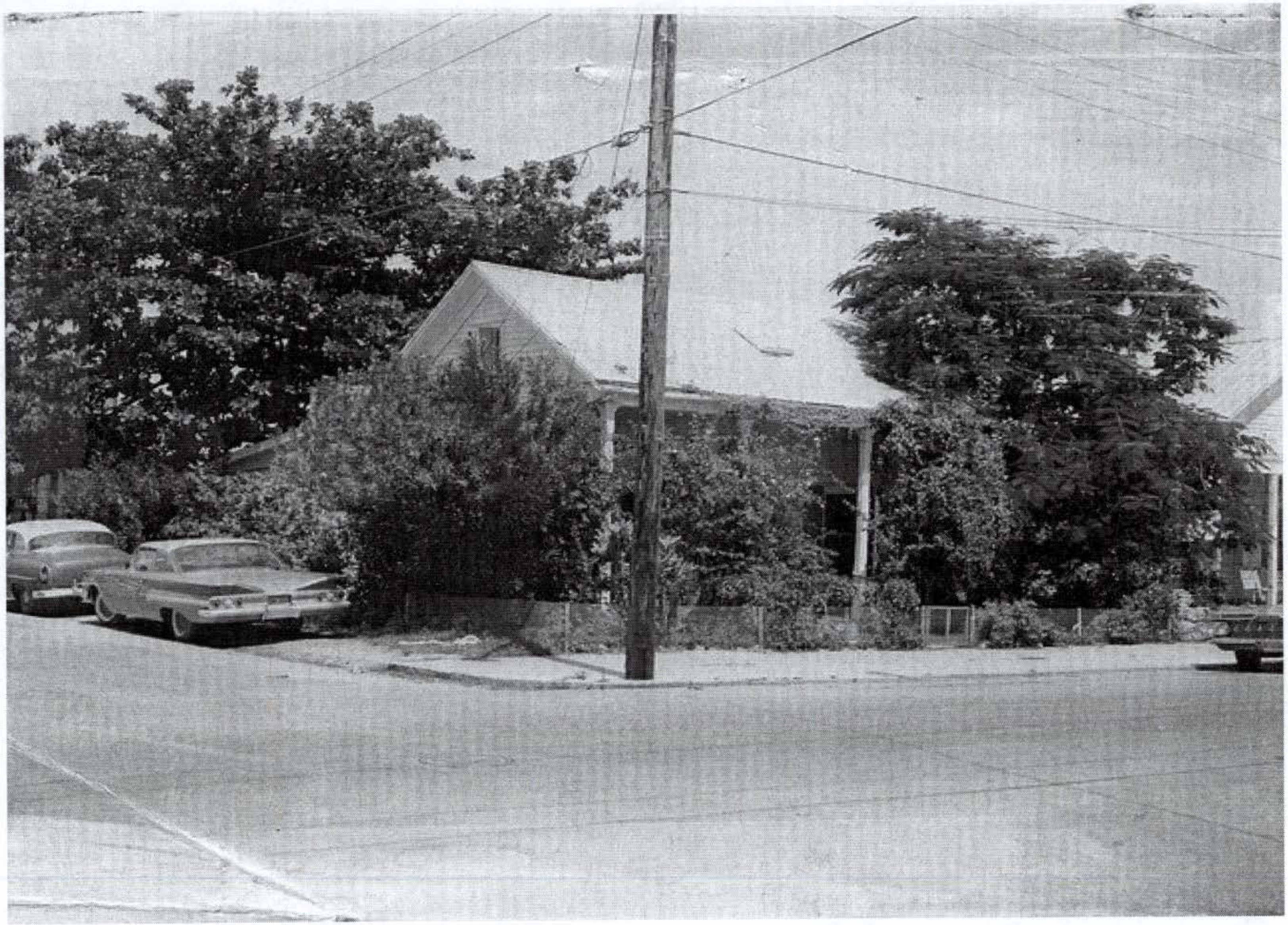


Photo taken by Property Appraiser's office c1965; 319 Grinnell St; built 1924; Monroe County Library

KINKY CONSTRUCTION CO.

ARCHITECTURE
CONSTRUCTION
RENOVATION

(305) 296-2632
KEY WEST, FLA.

RIGHT REAR

LEFT. REAR

KINKY CONSTRUCTION CO.

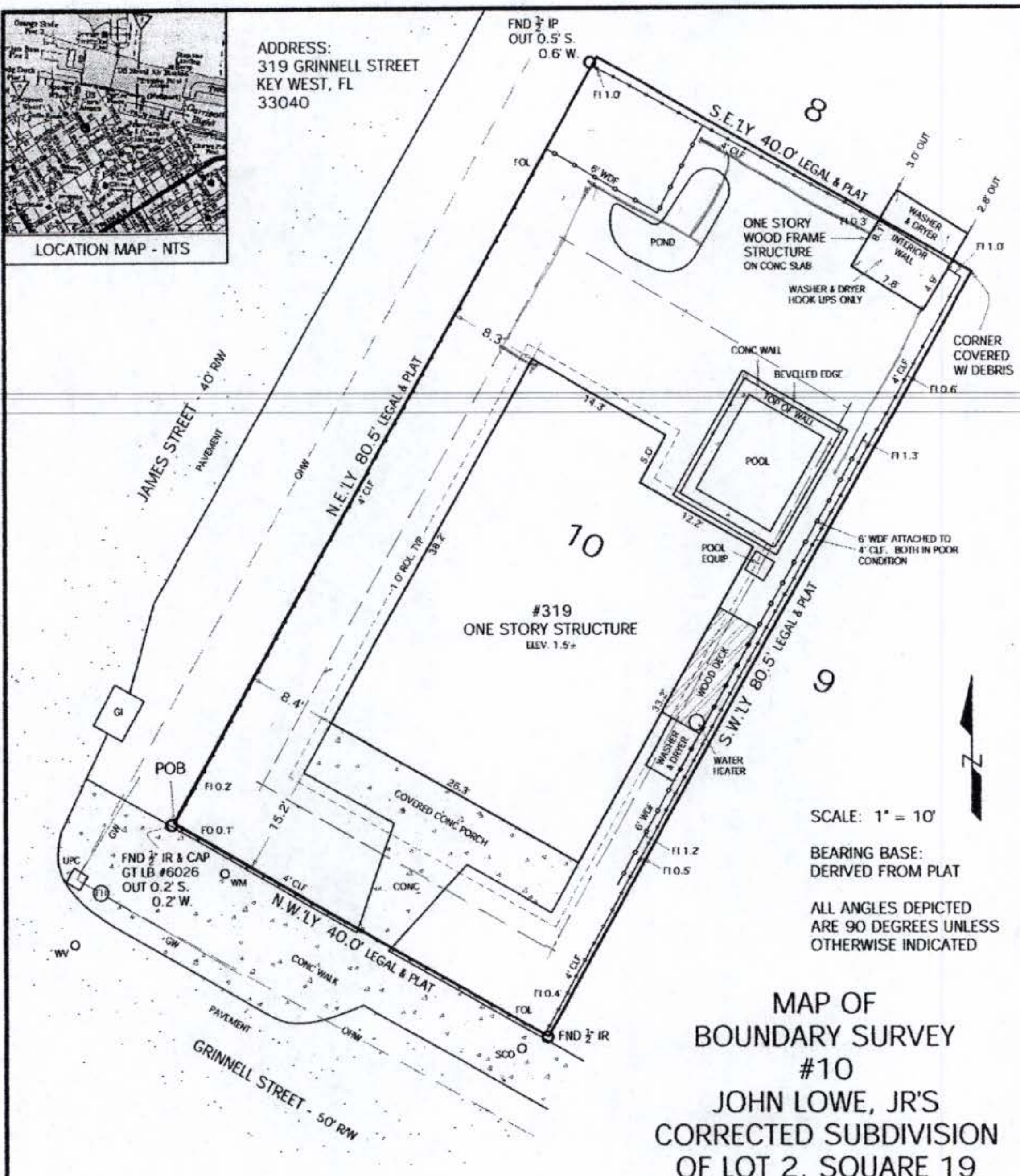
ARCHITECTURE
CONSTRUCTION
RENOVATION

(305) 296-2632
KEY WEST, FLA.

FRONT.

LEFT SIDE

Survey



MAP OF BOUNDARY SURVEY #10 JOHN LOWE, JR'S CORRECTED SUBDIVISION OF LOT 2, SQUARE 19

LEGAL DESCRIPTION -

IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA AND SUBDIVISION TEN (10), OF LOT TWO (2), SQUARE NINETEEN (19), ACCORDING TO JOHN LOWE JR'S CORRECTED SUBDIVISION OF SAID LOT TWO (2), SQUARE NINETEEN (19): COMMENCING AT THE CORNER OF GRINNELL AND JAMES STREETS AND RUN ON JAMES STREET NORTHEASTERLY EIGHTY (80) FEET AND SIX (6) INCHES; THENCE SOUTHEASTERLY FORTY (40) FEET; THENCE SOUTHWESTERLY EIGHTY (80) FEET AND SIX (6) INCHES TO GRINNELL STREET; THENCE NORTHWESTERLY ON GRINNELL STREET FORTY (40) FEET TO THE PLACE OF BEGINNING.

CERTIFIED TO -

SAI FINANCIAL LTD

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

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

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE,PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES

SCALE:	1"=10'
FIELD WORK DATE	12/01/11
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RW
INVOICE #:	11112802

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

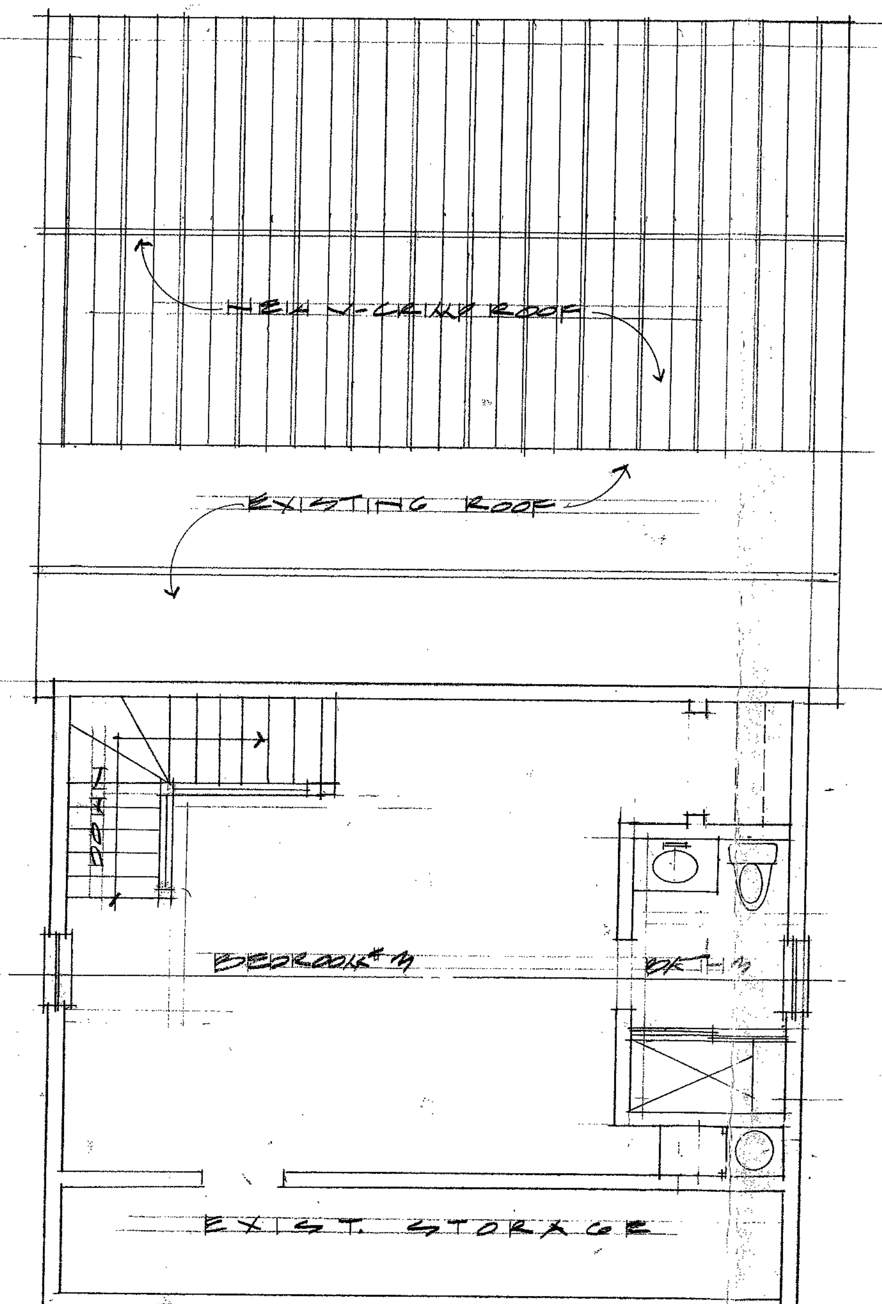
SIGNED

JOE ROBERT WHITE, LS 6688, PROFESSIONAL SURVEYOR AND MAPPER

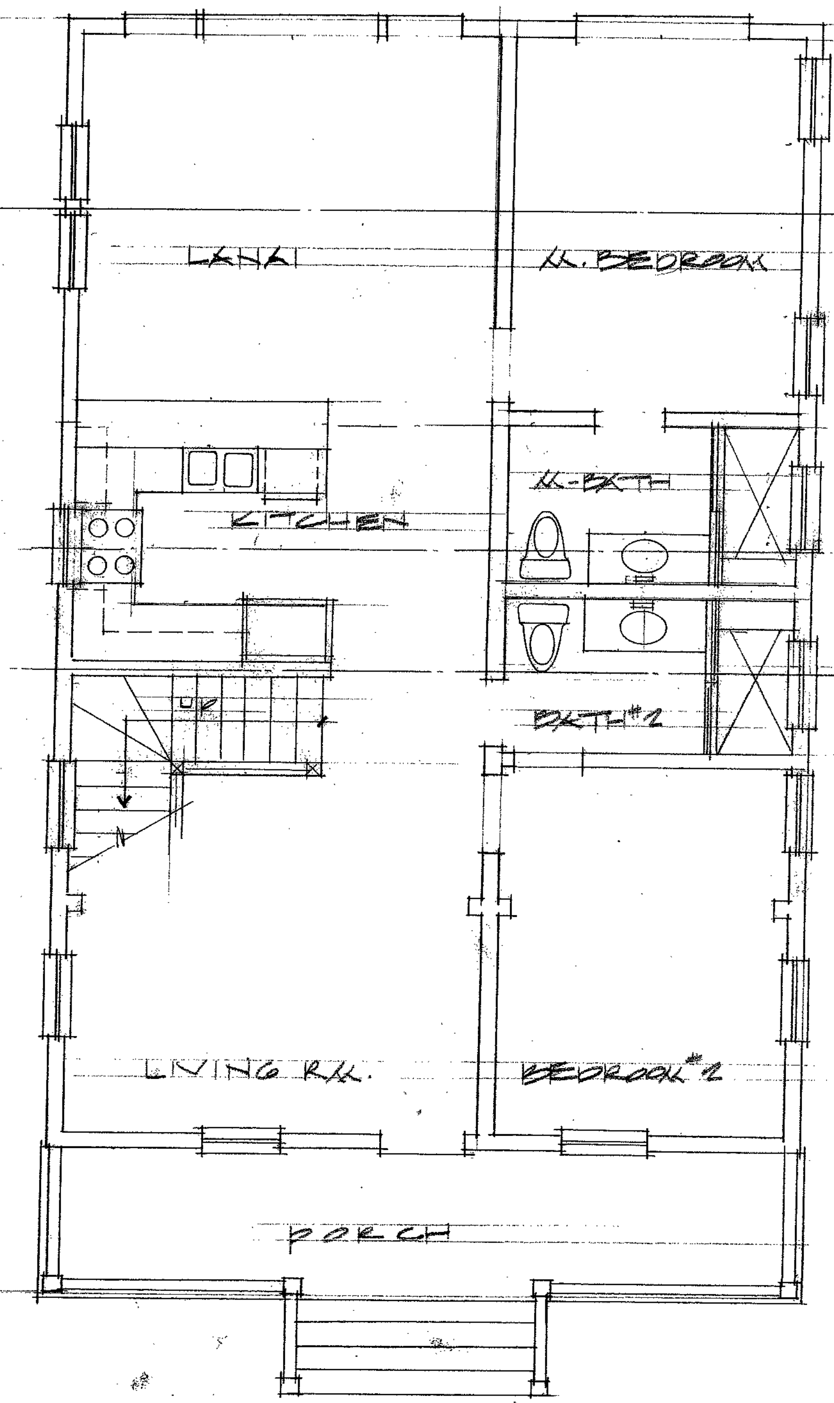
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

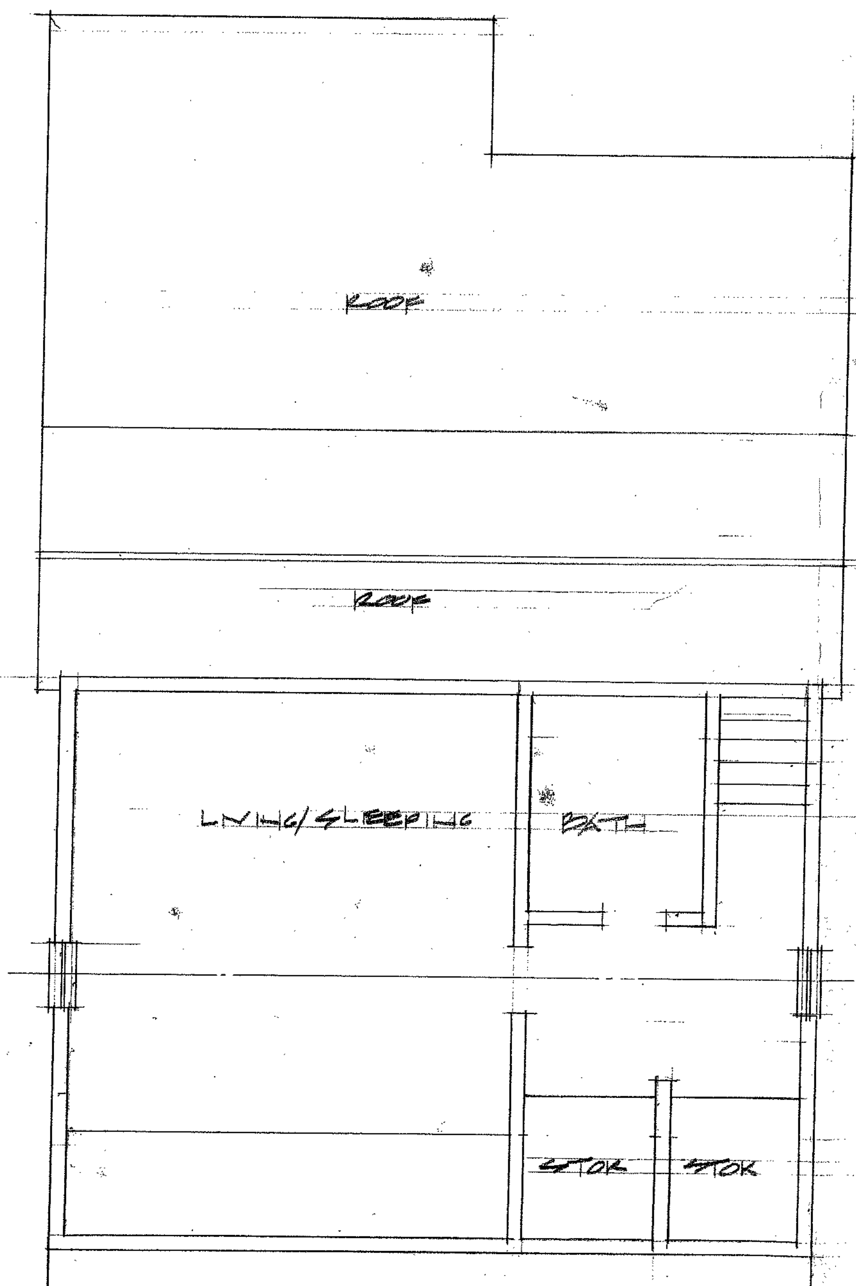
Proposed design



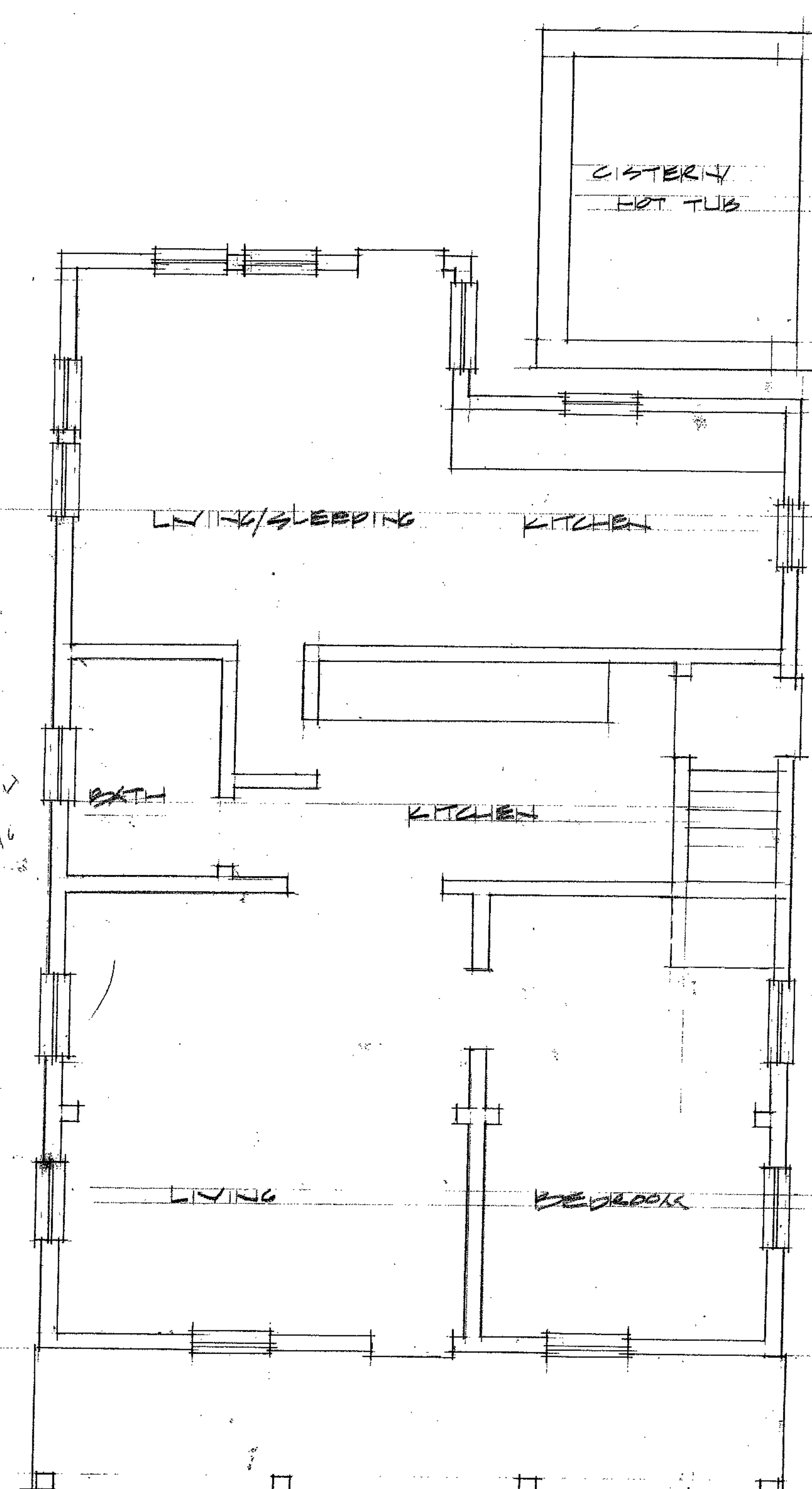
2ND FLOOR PLAN
1/4"=1'0"



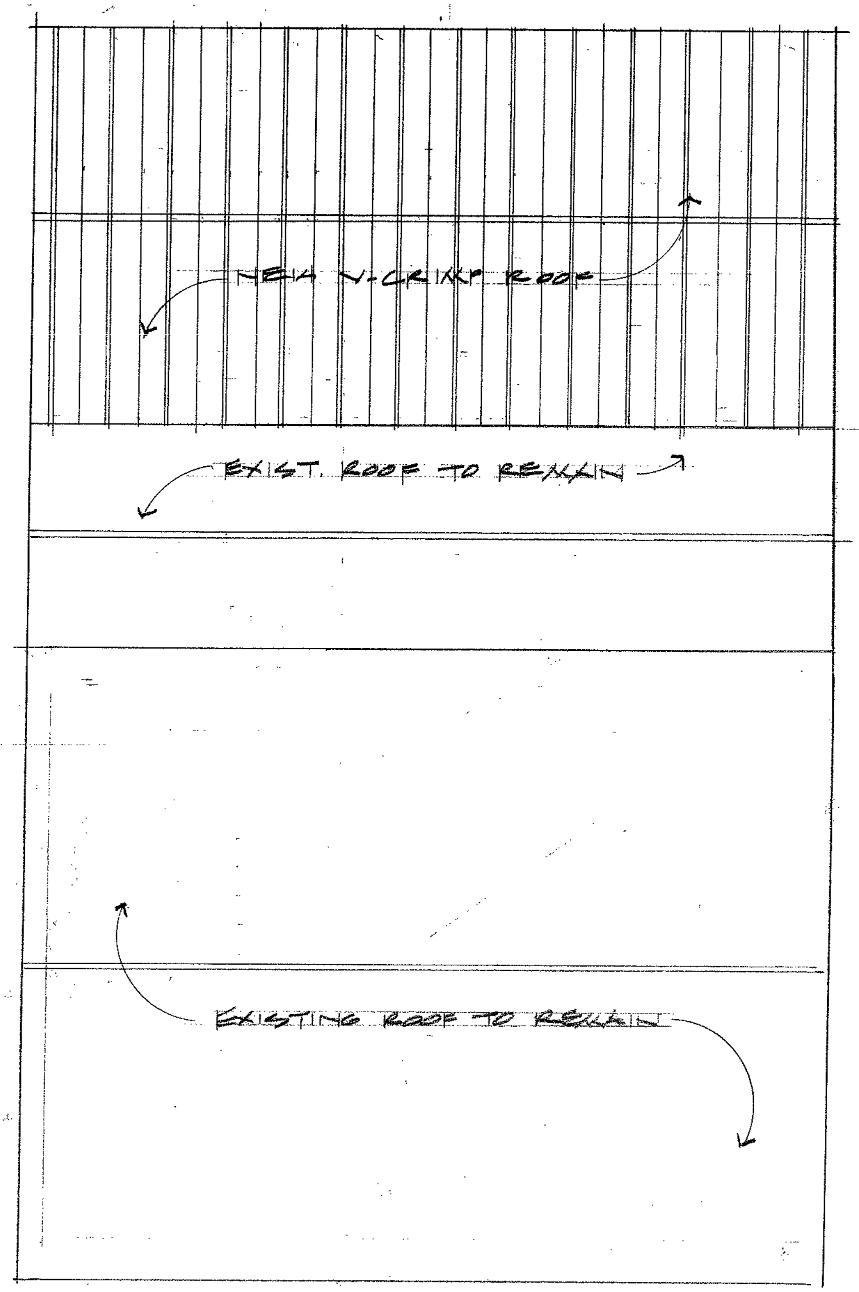
FIRST FLOOR PLAN
1/4"=1'0"



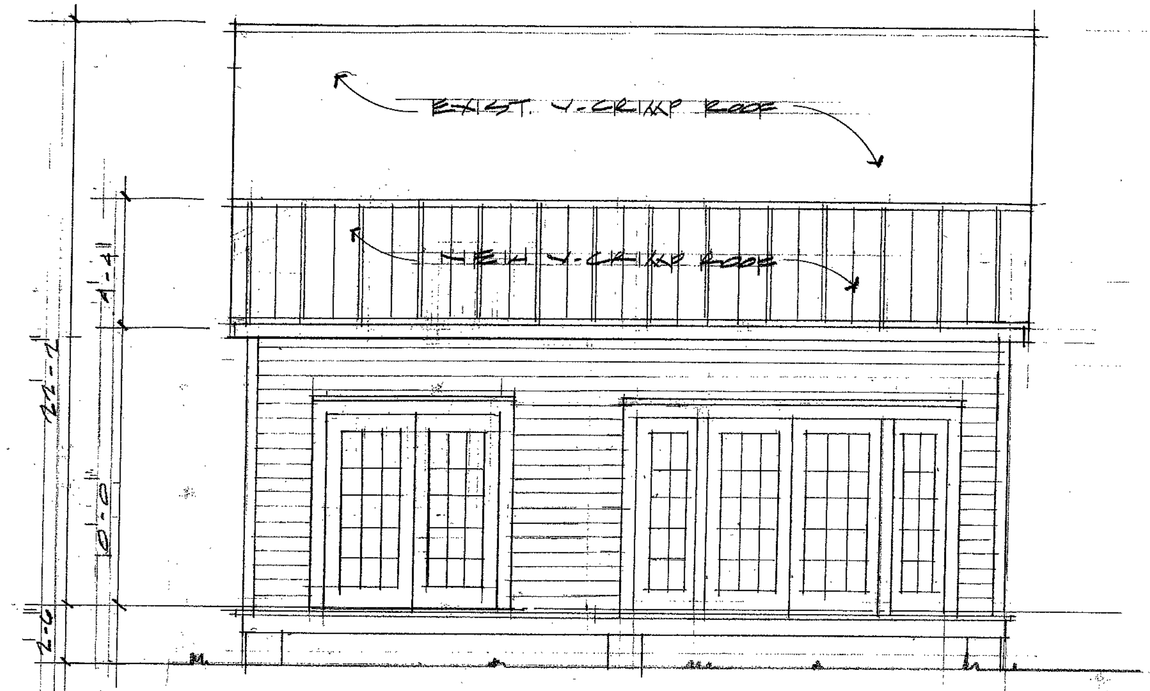
2ND FLOOR PLAN (EXISTING)
1/4"=1'-0"



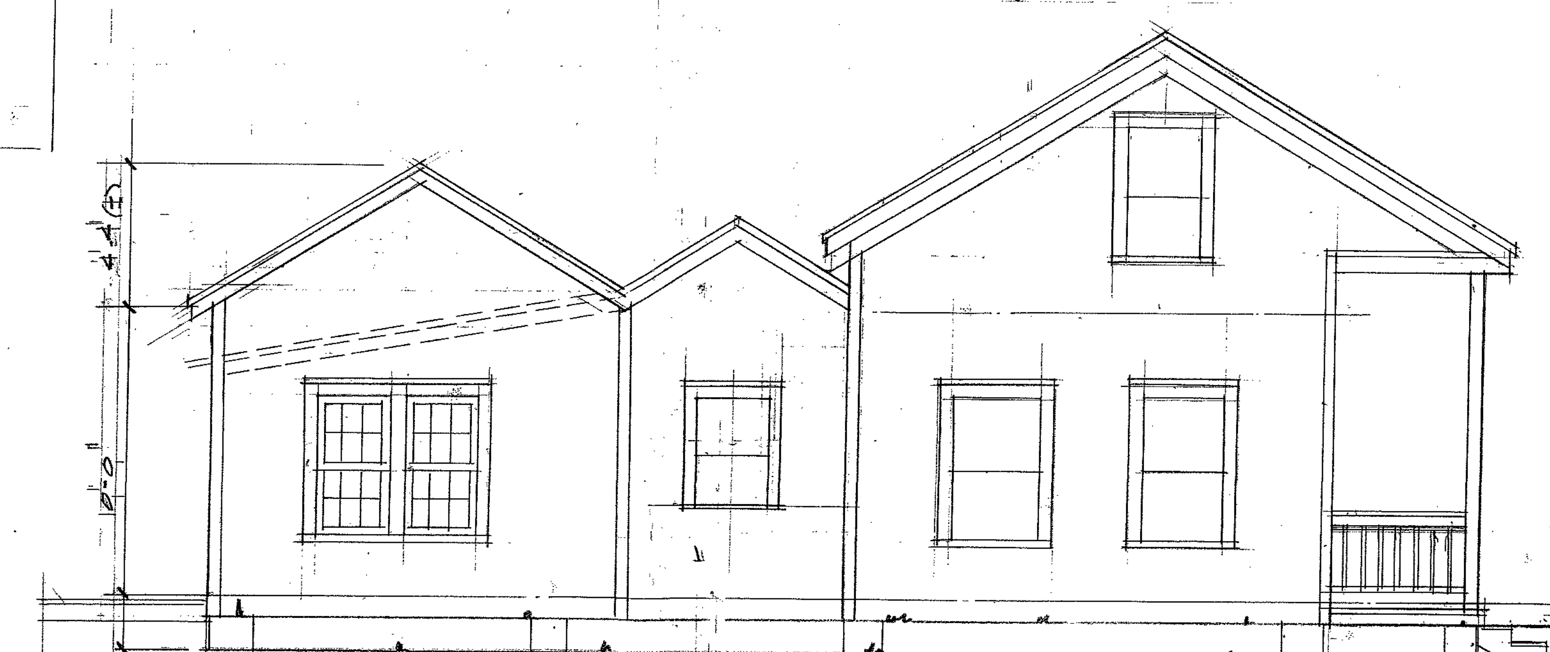
1ST FLOOR PLAN (EXISTING)
1/4"=1'-0"



ROOF PLAN
1/4"=1'-0"

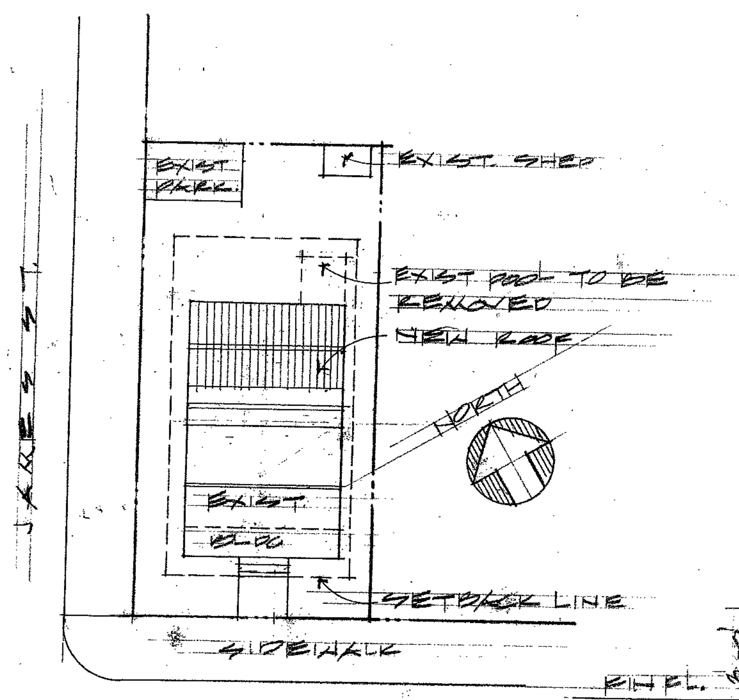


REAR ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

KEY WEST PLANNING DEPT
APR 5 2012
MONROE COUNTY



SITE PLAN
1"=20'-0"

RIGHT SIDE ELEVATION
1/4"=1'-0"

Miscellaneous Information

FILE COPY

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expires March 31, 2012

SECTION A - PROPERTY INFORMATION

For Insurance Company Use:
Policy Number
Company NAIC Number

A1. Building Owner's Name SAI Financial LTD

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
319 Grinnell Street

City Key West State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
KW SUB 10 PT LT 2 SQR 19; RE# 00002680-000000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 24 33 39.6 Long. 081 47 53.3 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):
a) Square footage of crawlspace or enclosure(s) NA sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A8.b NA sq in
d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:
a) Square footage of attached garage NA sq ft
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade NA
c) Total net area of flood openings in A9.b NA sq in
d) Engineered flood openings? ☐ Yes ☐ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
City of Key West 120168	Monroe	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
12807C-1516	K	02-18-05	02-18-05	AE	7'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) ____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) ____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date ____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
Benchmark Utilized PID AA0004 EL. 5.11' Vertical Datum NGVD29
Conversion/Comments NA

			Check the measurement used.
a)	Top of bottom floor (including basement, crawlspace, or enclosure floor)	4.3	☒ feet ☐ meters (Puerto Rico only)
b)	Top of the next higher floor	NA.	☐ feet ☐ meters (Puerto Rico only)
c)	Bottom of the lowest horizontal structural member (V Zones only)	NA.	☐ feet ☐ meters (Puerto Rico only)
d)	Attached garage (top of slab)	NA.	☐ feet ☐ meters (Puerto Rico only)
e)	Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	4.0	☒ feet ☐ meters (Puerto Rico only)
f)	Lowest adjacent (finished) grade next to building (LAG)	2.5	☒ feet ☐ meters (Puerto Rico only)
g)	Highest adjacent (finished) grade next to building (HAG)	3.1	☒ feet ☐ meters (Puerto Rico only)
h)	Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	NA.	☐ feet ☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name Joe Robert White License Number 6688

Title Professional Surveyor & Mapper Company Name Reece & White Land Surveying Inc.

Address 127 Industrail Road Suite B City Big Pine Key State FL ZIP Code 33043

Signature [signature] Date 04/17/12 Telephone 305-872-1348

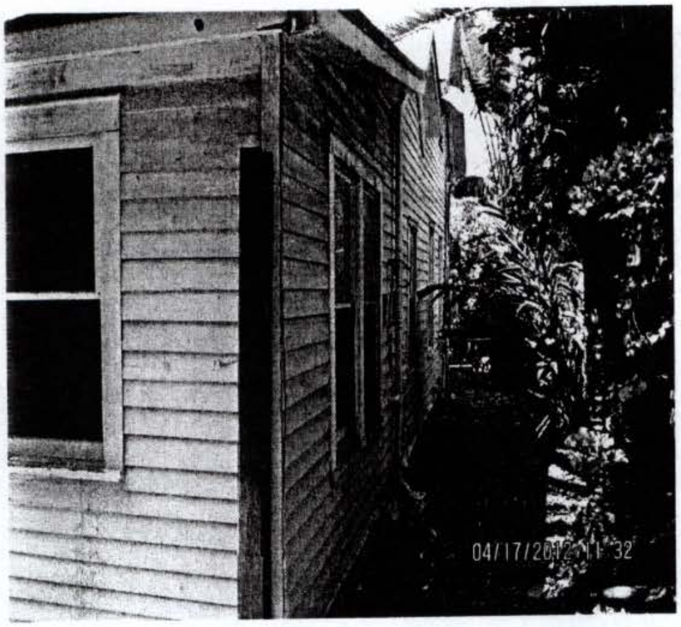
JOE ROBERT WHITE LICENSE NUMBER 6688 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Building Photographs

Continuation Page

	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 319 Grinnell Street	Policy Number
City Key West State FL ZIP Code 33040	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."



Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing **at 5:30 p.m., May 9, 2012 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RAISE EXISTING HOUSE 28" ABOVE GRADE. NEW ROOF AT REAR. DEMOLITION OF REAR ROOF AND DEMOLITION OF ABOVE GROUND SWIMMING POOL

#319 GRINNELL STREET

Applicant- Michael Skoglund - Application Number H12-01-601

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 809-3973 or visit our website at **www.keywestcity.com** .

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

Property Record View

Alternate Key: 1002771 Parcel ID: 00002680-000000

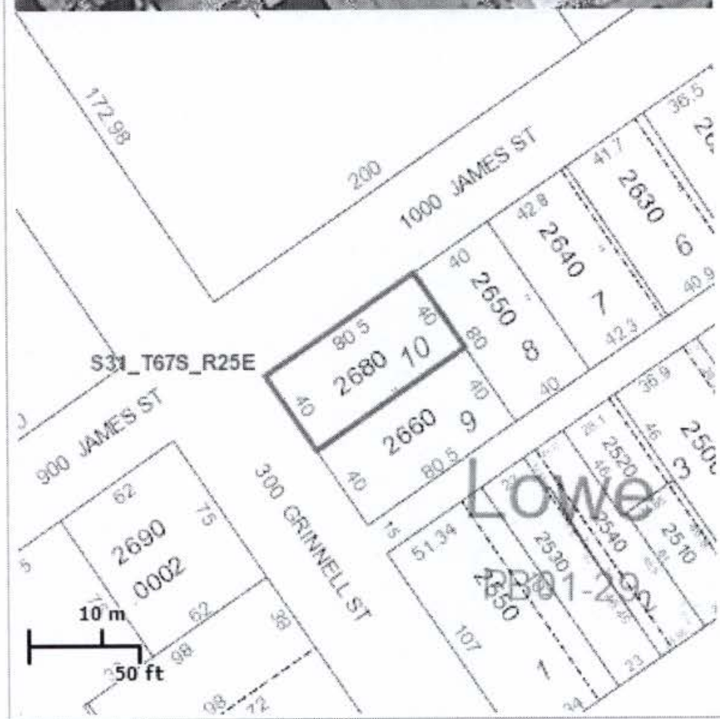
Ownership Details

Mailing Address:
SAI FINANCIAL LTD
4616 9TH ST
LUBBOCK, TX 79416-4720

Property Details

PC Code:	01 - SINGLE FAMILY
Millage Group:	12KW
Affordable Housing:	No
Section-Township-Range:	31-67-25
Property Location:	319 GRINNELL ST KEY WEST
Subdivision:	Corrected Diagram
Legal Description:	KW SUB 10 PT LT 2 SQR 19 G34-497/98 OR97-445/46 OR425-918 OR1175-617/618R/S OR1746-1750 OR2505-2307/10C/T OR2541-1924

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	3,220.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 944
Year Built: 1924

Building 1 Details

Building Type R1
Effective Age 27
Year Built 1924
Functional Obs 0

Condition P
Perimeter 130
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 33
Grnd Floor Area 944

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

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

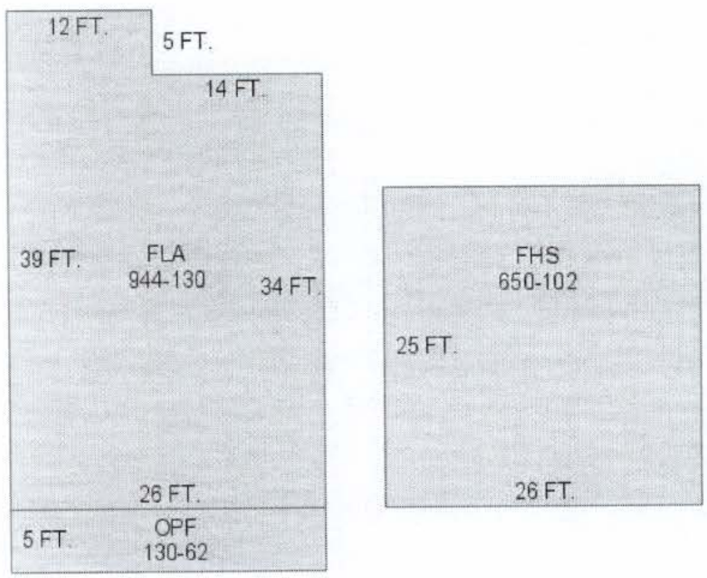
Roof Cover WOOD SHINGLE
Heat 2 NONE
Heat Src 2 NONE

Foundation NONE
Bedrooms 2

Extra Features:

2 Fix Bath	0
3 Fix Bath	0
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	12:ABOVE AVERAGE WOOD	1	1923	N	N	0.00	0.00	944
2	OPF	12:ABOVE AVERAGE WOOD	1	1923	N	N	0.00	0.00	130
3	FHS	12:ABOVE AVERAGE WOOD	1	1923	N	N	0.00	0.00	650

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	960 SF	0	0	1964	1965	1	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
		09/23/2009	02/17/2011	450		CUT TWO OPENINGS IN EXISTING NON STRUCTURAL DRYWALL PARTITIONS, EACH 26"W X 6'10" H TO RESTORE INTERIOR ACCESS TO UPSTAIRS & FRONT OF HOUSE
	B911814	07/01/1994	12/01/1994	3,000		EXTERIOR REPAIRS
	B911782	07/01/1991	12/01/1994	500		REPLACE ROTTEN SIDING

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
2011	99,402	672	247,919	347,993	135,297	25,000	110,297
2010	109,685	672	310,311	420,668	133,298	25,000	108,298
2009	122,306	672	471,673	594,651	129,794	25,000	104,794
2008	112,799	672	563,500	676,971	129,664	25,000	104,664
2007	157,918	599	429,870	588,387	125,887	25,000	100,887
2006	343,849	599	305,900	650,348	122,817	25,000	97,817
2005	272,896	599	276,920	550,415	119,240	25,000	94,240
2004	232,643	599	241,500	474,742	115,767	25,000	90,767
2003	185,057	599	112,700	298,356	113,609	25,000	88,609
2002	165,190	599	89,194	254,983	110,947	25,000	85,947
2001	148,671	599	89,194	238,464	109,200	25,000	84,200
2000	148,671	953	61,180	210,803	106,020	25,000	81,020
1999	134,770	861	61,180	196,812	103,233	25,000	78,233
1998	108,501	694	61,180	170,375	101,608	25,000	76,608
1997	102,791	657	54,740	158,188	99,910	25,000	74,910
1996	77,093	493	54,740	132,326	97,000	25,000	72,000
1995	70,240	0	54,740	124,980	94,635	25,000	69,635
1994	37,408	0	54,740	92,148	92,148	25,000	67,148
1993	37,408	0	54,740	92,148	92,148	25,000	67,148
1992	37,408	0	54,740	92,148	92,148	0	92,148
1991	37,408	0	54,740	92,148	92,148	25,000	67,148
1990	38,777	0	41,055	79,832	79,832	25,000	54,832
1989	35,252	0	40,250	75,502	75,502	25,000	50,502
1988	29,407	0	34,615	64,022	64,022	25,000	39,022

1987	24,621	0	21,830	46,451	46,451	25,000	21,451
1986	24,722	0	21,097	45,819	45,819	25,000	20,819
1985	24,143	0	10,530	34,673	34,673	25,000	9,673
1984	22,927	0	10,530	33,457	33,457	25,000	8,457
1983	22,927	0	10,530	33,457	33,457	25,000	8,457
1982	23,271	0	10,530	33,801	33,801	25,000	8,801

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/2/2011	2541 / 1924	308,100	WD	37
2/25/2011	2505 / 2307	100	CT	12
6/1/1991	1175 / 617	75,000	WD	U
2/1/1969	425 / 918	6,300	00	Q

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