

Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review

Commission Members

From: Daniela Salume, MFA

Historic Preservation Manager

Meeting Date: November 18, 2025

Applicant: T.S. Neal Architect, Seth Neal

Application Number: C2025-0091

Address: 906 Williams Alley

Description of Work:

New one-story wood frame residence on vacant lot and new pool at rear. Addition of solar panels on roof.

Site Facts:

The site is currently vacant located in Williams Alley. Currently the site is located within an AE-7 flood zone.



Photo taken by the Property Appraiser's office 12/20/23.



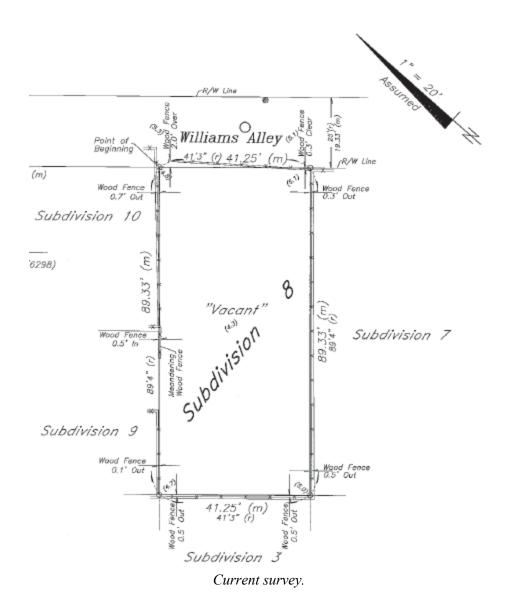
Photo taken by the Property Appraiser's office 10/03/25.



Current photo of property under review.



Current photo of property under review.



Guidelines Cited on Review:

- Guidelines for Building Exteriors (page 24), specifically guideline 2.
- Guidelines for Roofing (pages 26-26a), specifically guidelines 2 and 3.
- Guidelines for Dormers (page 27), specifically guidelines 2 (first sentence), 3, 4, and 5.
- Guidelines for Solar Collectors (page 28), specifically guidelines 1, 2, 3, 4, 6, 7, 8, and 9.
- Guidelines for entrances, porches, and doors (pages 32-33), specifically guidelines 8, 9, and 12.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1 and 2.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 5, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 17, 18, 21, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.
- Guidelines for Parking areas, landscaping and open space (page 43), specifically guidelines 2, 3, 4, 5, 6, and 7.

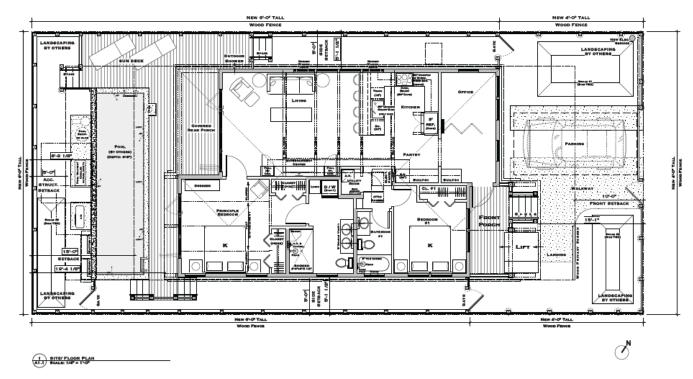
Staff Analysis:

A Certificate of Appropriateness is currently under review for the construction of a new one-story wood-frame residence on a vacant lot. The proposed plans include a rear pool and pool deck with composite decking, with all pool equipment located behind the pool feature wall at the rear of the property. The site plan also includes a driveway for one vehicle, a 4-foot wood picket fence along the front property line, and 6-foot wood picket fencing along the sides.

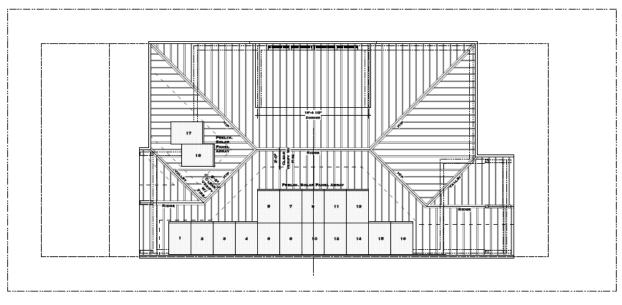
The residence will have a 5V-crimp hip roof with a shed dormer and an array of 18 roof-mounted solar panels that will have limited visibility from the street due to the alley location. Exterior materials will include composite lap siding with a 5-inch exposure, composite trim, and 2-over-2 aluminum impact-rated windows. Half-round gutters with round downspouts are proposed.

The front porch will feature a gable roof, wood railings, decorative wood brackets, and a lift to provide ADA accessibility. The rear elevation will include aluminum bifold impact doors opening to the pool area. Vertical lattice panels will be installed between piers, which will be finished with smooth stucco. The surrounding area is a mix of one- and two-story structures, with the majority being two-story. The total height of the structure will be approximately 22'6" from the crown of road.

The large tree overhanging the property seen in the photos, located on the adjacent lot, has received approval from the neighboring property owner to be trimmed enough to allow for construction of the proposed structure.



Proposed Floor/Site Plan.

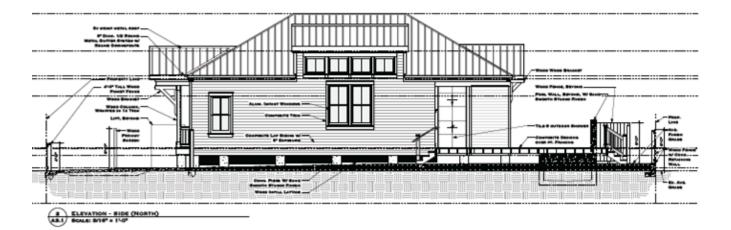


S ROOF PLAN

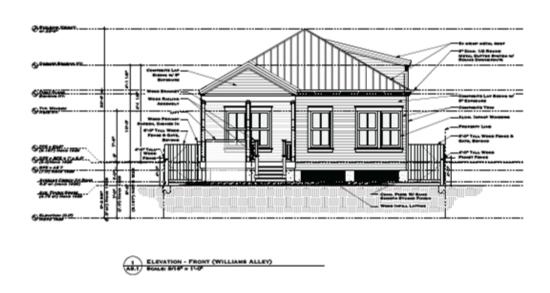
Proposed Roof Plan.



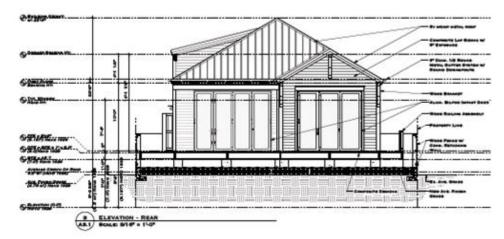
Proposed South Elevation.



Proposed North Elevation.



Proposed Front Elevation.



Proposed Rear Elevation.



Proposed Olivia Streetscape Elevation.

Consistency with Guidelines Cited Guidelines:

The proposed new one-story residence maintains traditional proportions and materials appropriate for new construction, including lap siding, wood detailing, and a front porch that reinforces the pedestrian scale of the streetscape. The proposed hip roof helps reduce the overall scale of the structure and accommodates the required flood elevation with a height of approximately 22'6". The height and overall massing are compatible with the surrounding mix of one and two-story buildings. The roof-mounted solar panels are appropriately located with minimal visibility from the public right-of-way. The proposed concrete driveway and parking area are located along an alley and appear to cover roughly fifty percent or less of the front yard, which is consistent with the HARC Landscaping Guidelines. While concrete is typically discouraged in favor of more permeable materials, its use in this case may be appropriate to accommodate ADA accessibility requirements. The proposed lift for ADA accessibility is consistent with the HARC Guidelines for Entrances, Porches & Doors, which call for new porch elements to be compatible in size, scale, and design. The lift is discreetly integrated into the porch and not visible from the street. Staff believes that the overall design will be cohesive with the surrounding context.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE AE 7	ZONING DISTRICT HMDR	BLDG PERMIT#

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	906 Williams Alley Key West FI 33040	
NAME ON DEED:	Clifford E. Rhoades Jr	PHONE NUMBER 808-276-0191
OWNER'S MAILING ADDRESS:	13 McCoy Circle	EMAIL rhoadesc@bellatlantic.net
	Key West FI 33040	
APPLICANT NAME:	T.S. Neal Architect- Seth Neal	PHONE NUMBER 305-340-8857
APPLICANT'S ADDRESS:	22974 Overseas Hwy	EMAIL sethneal@tsnarchitects.com
	Cudjoe Key Fl 33042	
APPLICANT'S SIGNATURE:	Seth Neal	DATE October 13, 2025
ANY PERSON THAT MAKES CHANGES	TO AN APPROVED CERTIFICATE OFAPPROPRIATEN	ESS MUST SUBMIT A NEW APPLICATION.
DESCRIPTION OF WORK, AS DESCRIBED AND THE SUBMITTED PLANS, THE AFORE PROJECT INCLUDES: REPLACEMENT OF PROJECT INVOLVES A STRUCTURE THA	T IS INDIVIDUALLY LISTED ON THE NATIONAL REGI	ON BETWEEN THE DESCRIPTION OF WORK TROLLING. E ELEVATION OF A STRUCTURE HISTORIC STRUCTURE: YES NO_x_ STER: YES NO_x_
DETAILED PROJECT DESCRIPTIO	N INCLUDING MATERIALS, HEIGHT, DIMENSIONS, S	QUARE FOOTAGE, LOCATION, ETC.
GENERAL:		
New one story wood framed residence	e on vacent lot and pool at rear yard.	
See Plans for additional information		
MAIN BUILDING:		
New house will have composite lap si	ding & trim, 5 v metal roofing, stucco piers with lattice infi	II, and metal impact doors & windows.
Provide one on site parking space a	nd pool at rear.	
DEMOLITION (PLEASE FILL OUT AND A	TTACH DEMOLITION APPENDIX):	
no		

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE	E(S):			
pool				
PAVERS:		FENCES:		
none		yes,wood on seperate permit		
DECKS:		PAINTING:		
pool deck				
SITE (INCLUDING GRADIN	G, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):		
yes		yes		
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):		OTHER:		
yes				
OFFICIAL USE ONLY:	HARC COM	MISSION REVIEW	EXPIRES ON:	
OFFICIAL USE ONLY: MEETING DATE:			EXPIRES ON:	
	APPROVED NOT APPROVED	_ DEFERRED FOR FUTURE CONSIDERATION		
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THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

PROJECT PHOTOS



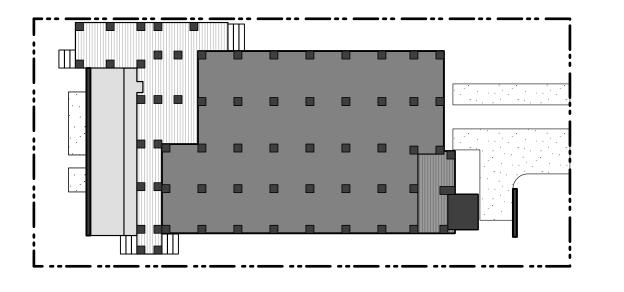




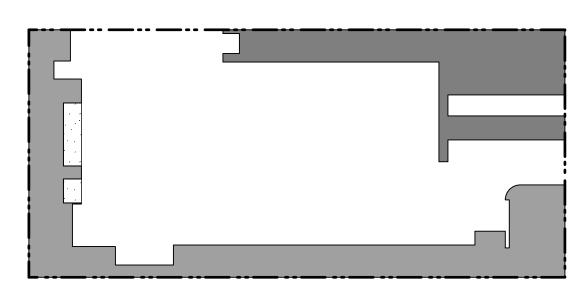


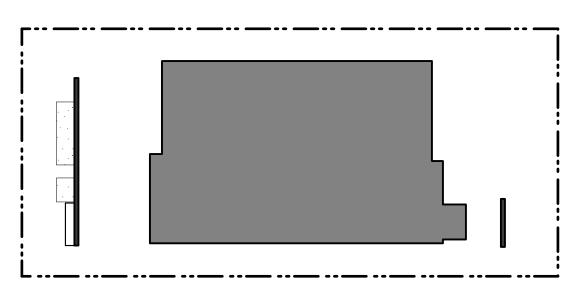


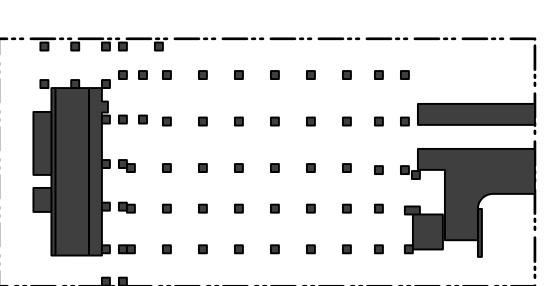




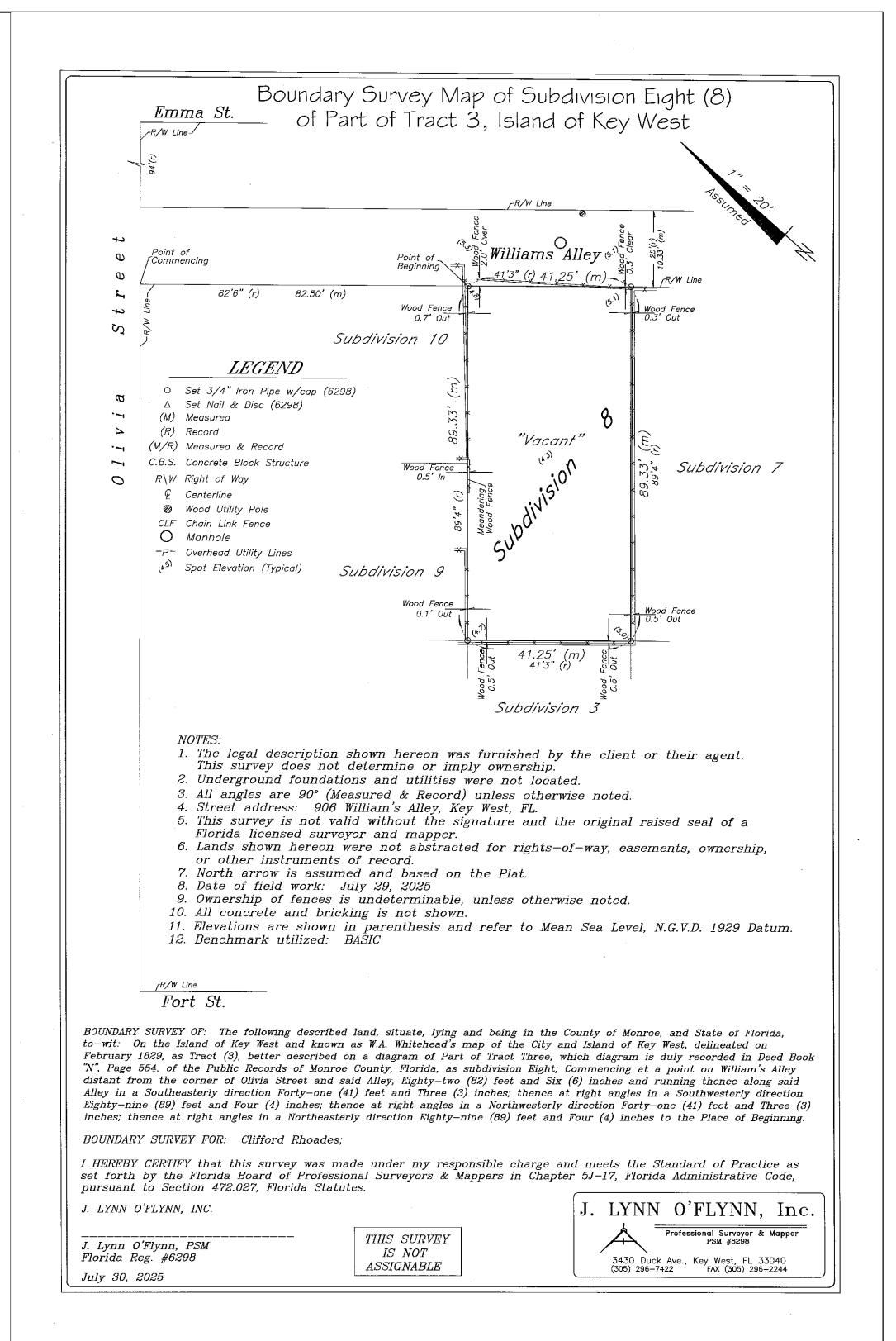




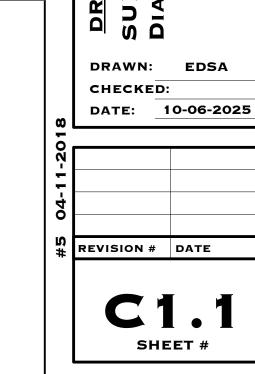




ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
		11-411-111		
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	3,685.275 s.f.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	41.5' X 89.34'	40' X 90' (MIN)	EXISTING	EXISTING
IMPERVIOUS	0%	2,211.16 (60% MAX)	709 SQ FT (19.2%)	CONFORMING
OPEN SPACE	100%	1,289.8 (35% MIN)	1,289.4 SQ FT (35%)	CONFORMING
BUILDING COV.	0%	1,474.1 (40% MAX)	1,464.4 SQ FT (39.7%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	0%	(30% MAX COV.) 618.75 SQ. FT. REAR YARD AREA = 185.6 SQ FT	176.5 SQ FT (28.5%)	Conforming
FRONT YARD 50% GREEN SPACE COV.	100%	618.75 SF @ 50% MIN = 309.37 SQ FT MIN	404 SQ FT (65.2%)	CONFORMING
SETBACKS				•
FRONT SETBACK	N.A.	10 ¹	15'-1"	CONFORMING
REAR SETBACK	N.A.	15'	19'-4"	CONFORMING
WEST SIDE SETBACK	N.A.	5'	5'-1 1/2"	Conforming
EAST SIDE SETBACK	N.A.	5'	5'-1 1/2"	CONFORMING
BUILDING HEIGHT	N.A.	30,	22'-6"	CONFORMING



SURVEY PROVIDED BY OWNER

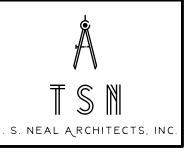


T.S. NEAL

ARCHITECT INC.

22974 OVERSEAS HWY CUDJOE KEY, FL 33042

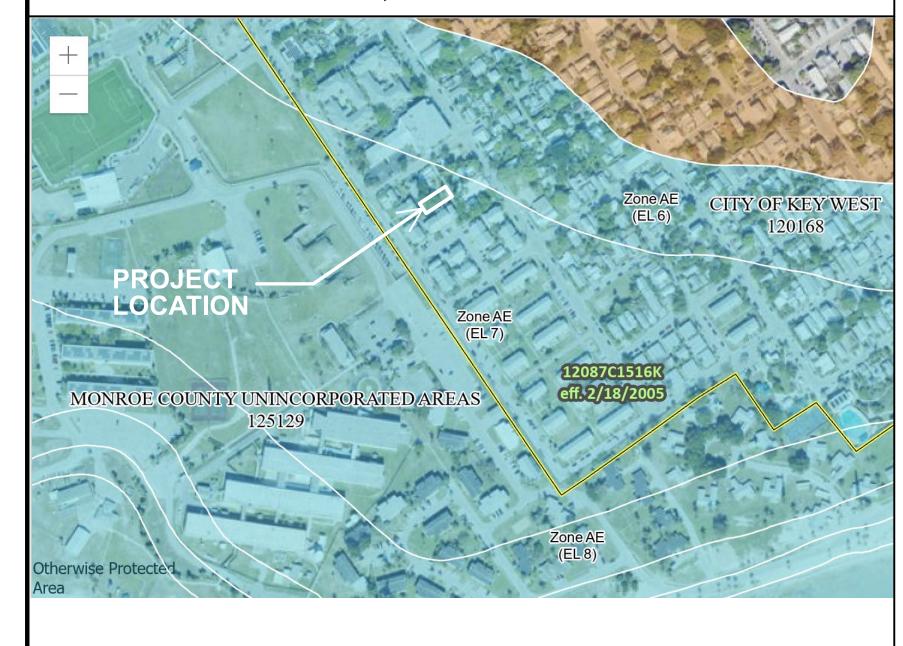
> 305-340-8857 251-422-9547



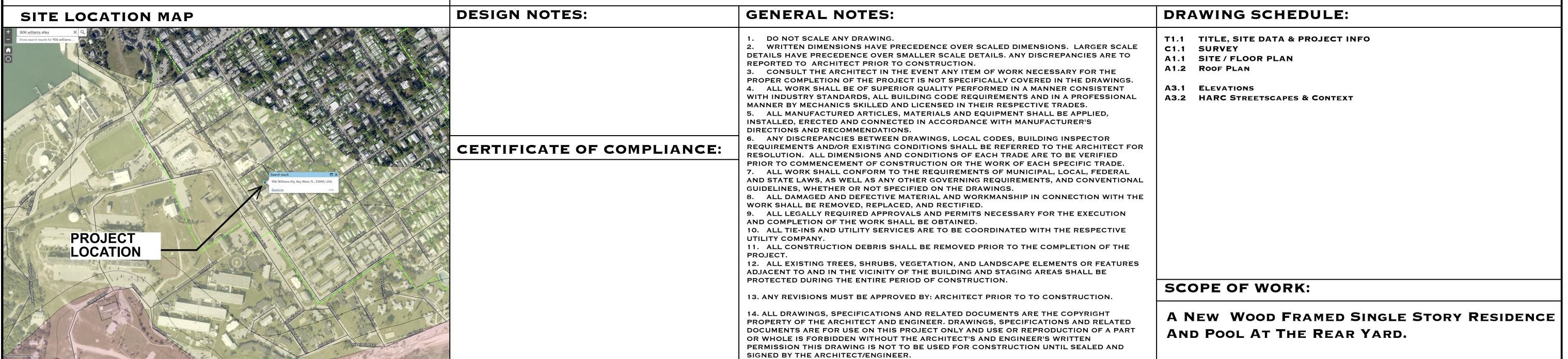
PROPOSED DESIGN

SITE DATA 906 WILLIAMS ALLEY PARCEL ID:00015430-000000			
EXISTING	REQ. PER LDR	PROPOSED	REMARK
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100%	618.75 SF @ 50% MIN = 309.37 SQ FT MIN	404 SQ FT (65.2%)	Conforming
			•
N.A.	101	15'-1"	CONFORMING
N.A.	15'	19'-4"	CONFORMING
N.A.	5'	5'-1 1/2"	CONFORMING
N.A.	5'	5'-1 1/2"	CONFORMING
N.A.	301	22'-6"	Conforming
	HMDR 3,685.275 s.f. 41.5' X 89.34' 0% 100% 0% N.A. N.A. N.A. N.A.	HMDR HMDR 3,685.275 s.f. 4,000 SQ. FT. 41.5' X 89.34' 40' X 90' (MIN) 0% 2,211.16 (60% MAX) 100% 1,289.8 (35% MIN) 0% 1,474.1 (40% MAX) (30% MAX COV.) 618.75 SQ. FT. REAR YARD AREA = 185.6 SQ FT 618.75 SF @ 50% MIN = 309.37 SQ FT MIN N.A. 10' N.A. 5' N.A. 5' N.A. 5' N.A. 30'	HMDR HMDR HMDR 3,685.275 s.f. 4,000 SQ. FT. EXISTING 41.5' X 89.34' 40' X 90' (MIN) EXISTING 0% 2,211.16 (60% MAX) 709 SQ FT (19.2%) 100% 1,289.8 (35% MIN) 1,289.4 SQ FT (35%) 0% 1,474.1 (40% MAX) (39.7%) (30% MAX COV.) 618.75 SQ. FT. REAR YARD AREA = 185.6 SQ FT (28.5%) 100% 618.75 SF @ 50% MIN = 309.37 SQ FT MIN (65.2%) N.A. 10' 15'-1" N.A. 5' 5'-1 1/2" N.A. 5' 5'-1 1/2"

FLOOD ZONE: BFE = AE 7, DFE = 7'-0" + 1'-0" = 8.0' NGVD 1929



A NEW RESIDENCE FOR C L I F F O R D R H O A D E S 906 WILLIAMS ALLEY KEY WEST, FL 33040



T.S. NEAL
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22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

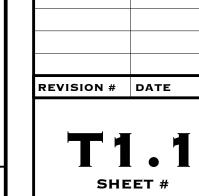
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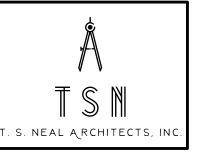


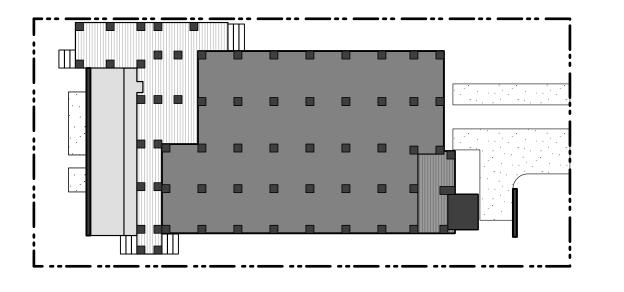
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906 WILLIAMS ALLEY
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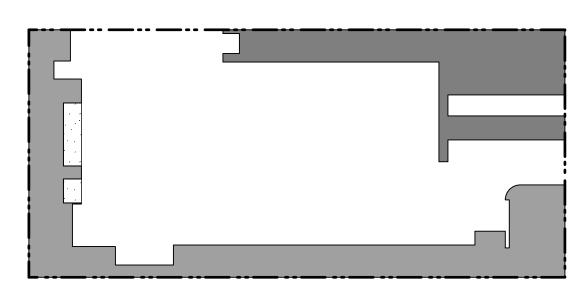
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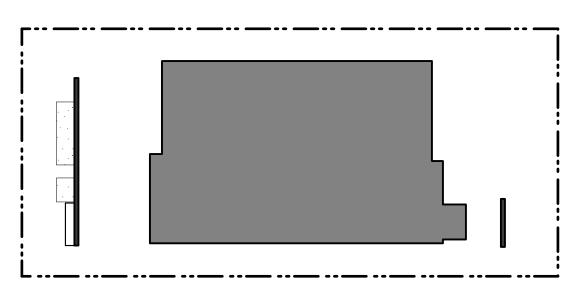


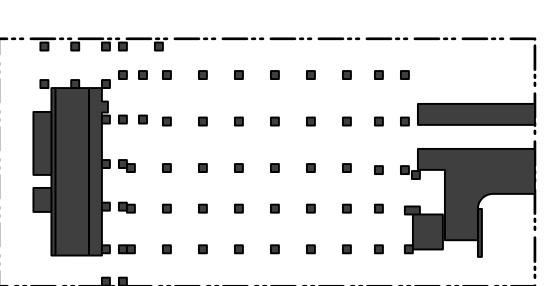




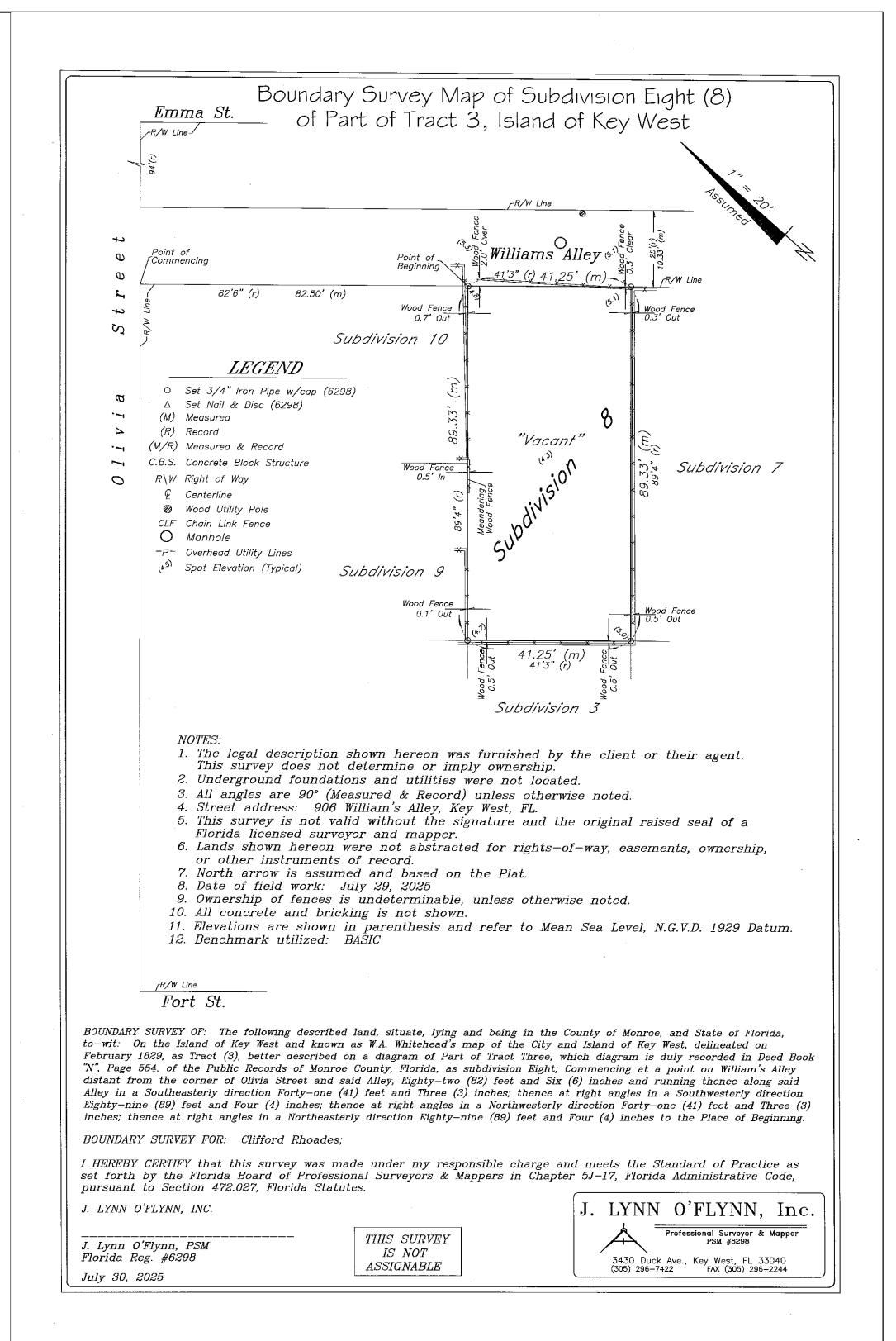




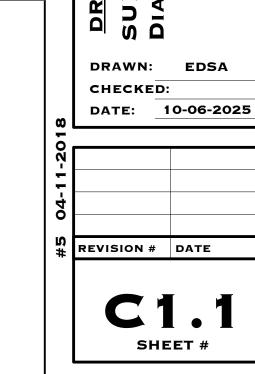




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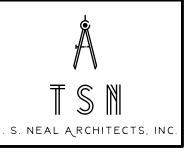


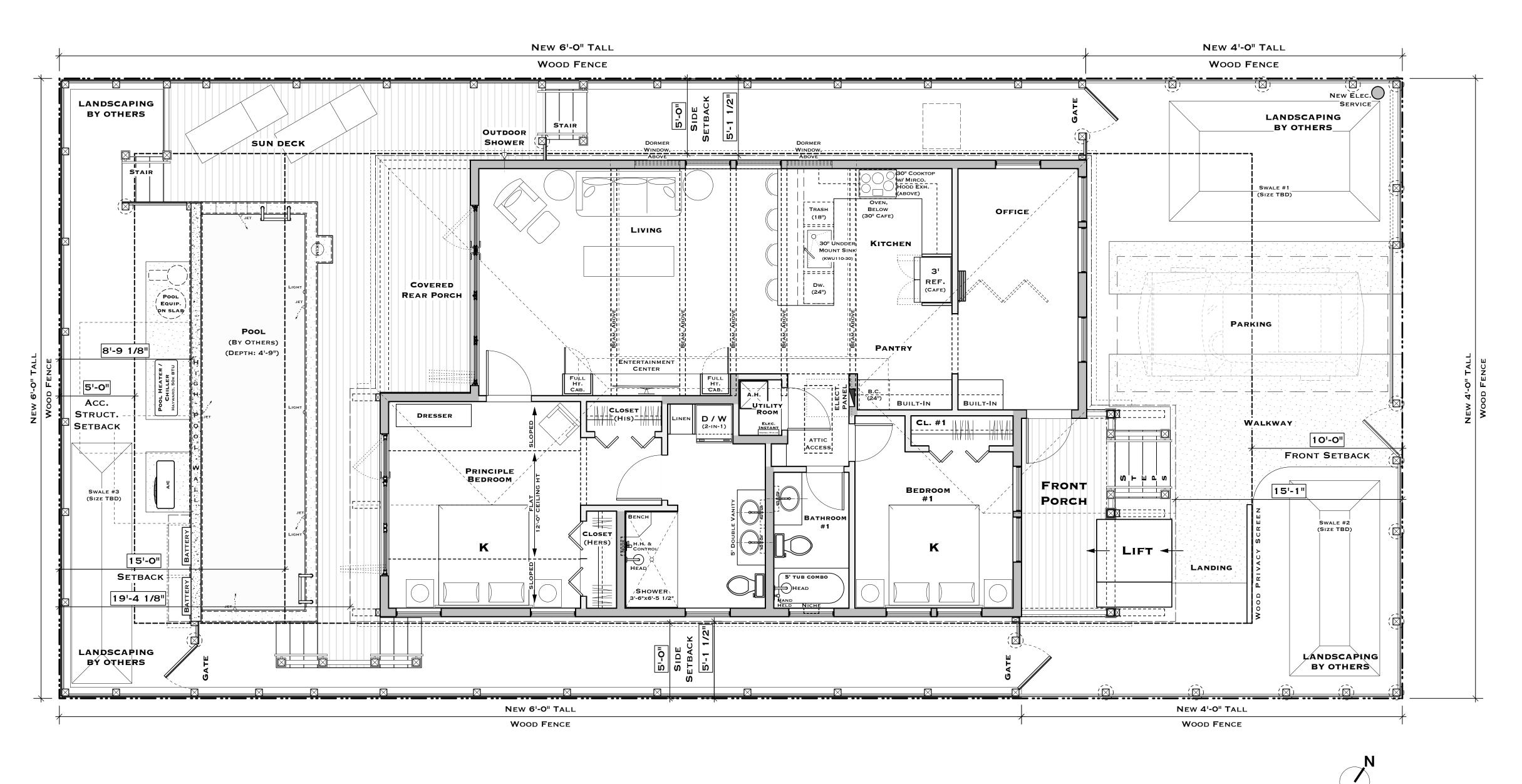
T.S. NEAL

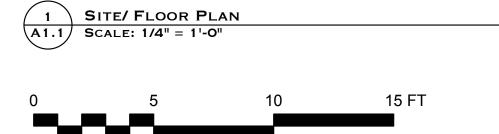
ARCHITECT INC.

22974 OVERSEAS HWY CUDJOE KEY, FL 33042

> 305-340-8857 251-422-9547

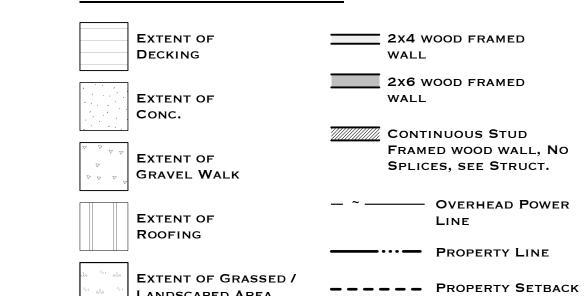


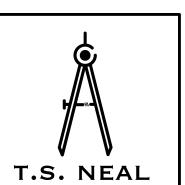






LANDSCAPED AREA





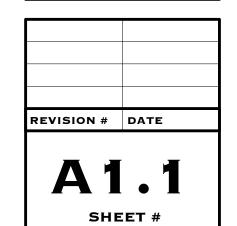
ARCHITECT INC. 22974 OVERSEAS HWY

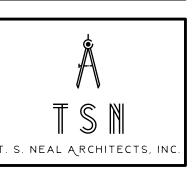
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CUDJOE KEY, FL 33042

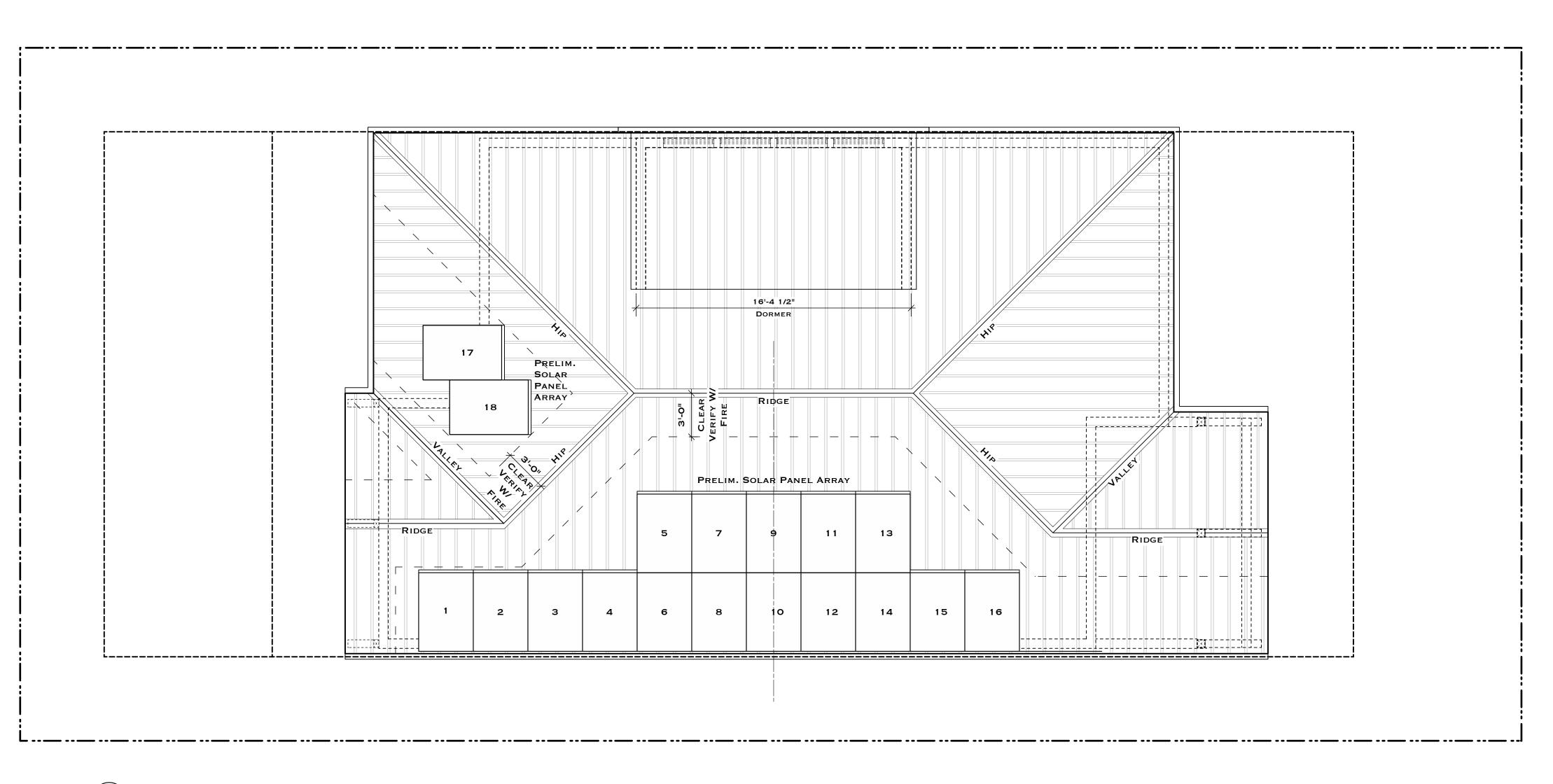


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LINE





ROOFING NOTES:

ROOF TYPE 1:

PROVIDE METAL ROOFING SYSTEM & ALL REQUIRED COMPONENTS SIMILAR OR EQUAL TO BERRIDGE DOUBLE RIB, 24-GAUGE STEEL 5V-CRIMP, SEE NOA FOR MORE INFORMATION.

INSTALL NEW PEEL & STICK MEMBRANE UNDERLAYMENT.

VERIFY COMPATIBILITY OF ROOFING AND UNDERLAYMENT WITH MANUFACTURER.

ROOFING MANUFACTURER SHALL CONFIRM THAT METAL ROOFING MEETS ALL GOVERNING CODES REGARDING UPLIFT & WIND CRITERIA AND ANY OTHER DESIGN OR SPECIFIC CRITERIA AFFECTING THE ROOFING. PROVIDE NOA OR FLORIDA APPROVAL FOR ROOFING PRODUCT AND INSTALLATION. MANUFACTURERS INSTALLATION INSTRUCTIONS & RECOMMENDATION SHALL BE STRICTLY ADHERED TO.

ROOFING MANUFACTURER SHALL SUPPLY ALL PRODUCTS & COMPONENTS INCLUDING BUT NOT LIMITED TO FLASHING, TRIM, MITERED CORNERS, FASTENERS, SEALANT, ETC. COMPATIBLE WITH ROOFING SYSTEM FOR A COMPLETE AND WEATHERTIGHT ROOFING SYSTEM INSTALLED IN A FIRST-CLASS WORKMAN-LIKE MANNER. PROVIDE FLASHING AND TRIM AS PER MANUFACTURERS RECOMMENDATIONS AND SMACNA'S REFERENCE MANUAL DETAILS.

PROVIDE 20 YEAR MINIMUM FINISH WEATHERTIGHTNESS & CORROSION WARRANTY.

GUTTER NOTES:

PROVIDE CONC. SPLASHBLOCKS @ ALL DOWNSPOUT DISCHARGES, DIRECT FLOW AWAY FROM THE HOUSE & TO SWALES.

DOWNSPOUTS TO BE INSTALLED IN THE LEAST VISIBLE MANNER, CONFIRM FINAL LAYOUT WITH ARCHITECT ON SITE.

ALL GUTTERS & DOWNSPOUTS TO BE PREFINISHED METAL, COLOR & STYLE AS SELECTED BY OWNER.

T.S. NEAL

T.S. NEAL ARCHITECT INC.

22974 OVERSEAS HWY CUDJOE KEY, FL 33042

> 305-340-8857 251-422-9547



A NEW RESIDENCE AT

906 WILLIAMS ALLEY

KEY WEST, FL 33040

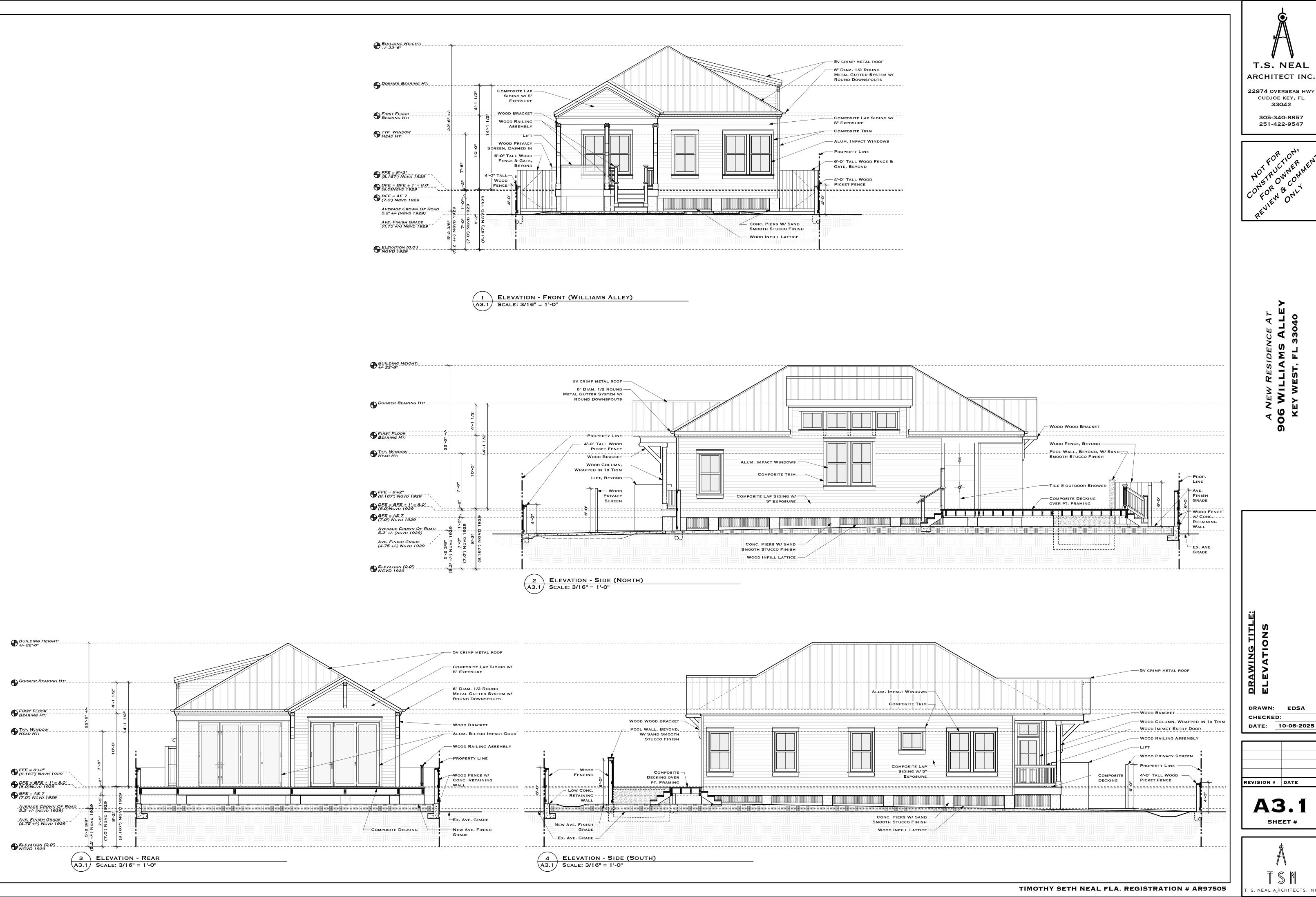
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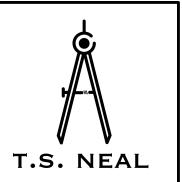
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DATE: 10-06-2025

REVISION # DATE

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ARCHITECT INC.

305-340-8857 251-422-9547

CUDJOE KEY, FL

33042

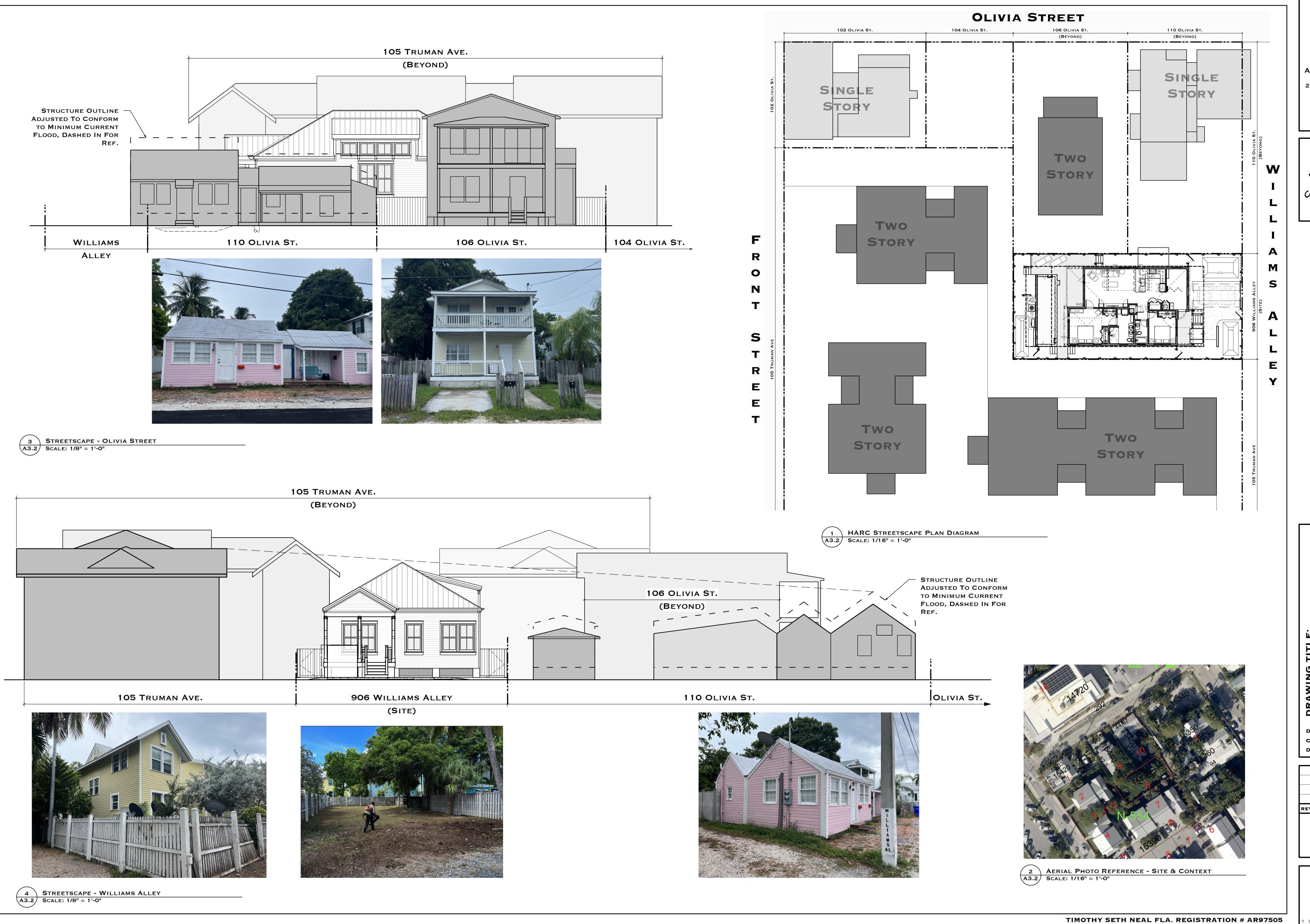


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SHEET #

. S. NEAL A RCHITECTS, INC

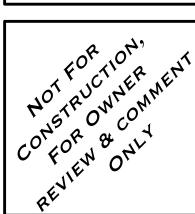


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33042



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REVISION # DATE

SHEET #

. S. NEAL ARCHITECTS, INC.

The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m., November 18, 2025, at</u> <u>City Hall, 1300 White Street</u>, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY WOOD FRAME RESIDENCE ON VACANT LOT AND NEW POOL AT REAR. ADDITION OF SOLAR PANELS ON ROOF.

#906 WILLIAMS ALLEY

Applicant – T.S. Neal Architect, Seth Neal Application #C2025-0091

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.citvofkevwest-fl.gov.

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

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:

COUI	NTY OF MONROE:
1	The undersigned authority, personally appeared, who, first being duly sworn, on oath,
	se and says that the following statements are true and correct to the best of er knowledge and belief:
1.	That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 906 WILLIAMS ALL EY
	/ Q day of Bo OND NOV., 20,25.
	This legal notice(s) contained an area of at least 8.5"x11".
	The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on NOV /8 20_25
	The legal notice(s) is/are clearly visible from the public street adjacent to the property.
	The Certificate of Appropriateness number for this legal notice is #C2025-009.
2.	A photograph of that legal notice posted in the property is attached hereto.
	Signed Name of Affiant:
	Date: 11-10 - 2.025
	Address: 22974 0 U50 5505 HW
	City: <u>cult of 45</u> State, Zip: <u>FC</u> 33042
The fo	orgoing instrument was acknowledged before me on this <u>10</u> day of <u>Nivember</u> , 20 <u>25</u> .
perso	rint name of Affiant) Seth Neal who is nally known to me or has produced as fication and who did take an oath.
Sign I	Name: Gerzale R. Curry Hill Commission # HH 262984 Expires May 11, 2026 Notary Public - State of Florida (seal)

My Commission Expires: _____







PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00015430-000000
Account# 1015806
Property ID 1015806
Millage Group 11KW

Location 906 WILLIAMS Alley, KEY

Address WES

 Legal
 KW SUB 8 OF LOT 11 OF

 Description
 TR 3 (N-554) A5-565

 OR3327-2032 OR3324

0634 OR3343-1039 (Note: Not to be used on legal documents.)

Neighborhood 6021

Property Class VACANT RES (0000)

Subdivision Sec/Twp/Rng 06/68/25

Affordable No
Housing

Owner



Owner

RHOADES JR CLIFFORD E 13 McCoy Cir Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$316,523	\$316,523	\$316,523	\$191,878
= Just Market Value	\$316,523	\$316,523	\$316,523	\$191,878
= Total Assessed Value	\$316,523	\$213,160	\$193,782	\$176,165
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$316,523	\$316,523	\$316,523	\$191,878

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$316,523	\$0	\$0	\$316,523	\$213,160	\$0	\$316,523	\$0
2023	\$316,523	\$0	\$0	\$316,523	\$193,782	\$0	\$316,523	\$0
2022	\$191,878	\$0	\$0	\$191,878	\$176,165	\$0	\$191,878	\$0
2021	\$160,150	\$0	\$0	\$160,150	\$160,150	\$0	\$160,150	\$0
2020	\$158,639	\$0	\$0	\$158,639	\$158,639	\$0	\$158,639	\$0
2019	\$161,661	\$0	\$0	\$161,661	\$161,661	\$0	\$161,661	\$0
2018	\$161,661	\$0	\$0	\$161,661	\$161,661	\$0	\$161,661	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	3,685.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/3/2025	\$450,000	Warranty Deed	2514120	3343	1039	01 - Qualified	Vacant		
5/22/2025	\$0	Final Judgment	2502199	3327	2032	19 - Unqualified	Improved		
8/19/2024	\$100	Ouit Claim Deed	2499363	3324	0634	11 - Unqualified	Improved		

View Tax Info

View Taxes for this Parcel

Photos





Мар



TRIM Notice

2025 TRIM Notice (PDF)

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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

| <u>User Privacy Policy</u> | <u>GDPR Privacy Notice</u> <u>Last Data Upload: 11/12/2025, 1:26:17 AM</u> Contact Us



ADDITIONAL DOCUMENTATION



August 21, 2025

VIA ELECTRONIC MAIL

Richard L. McChesney 500 Flemming St Key West, Florida 33040

RE: Beneficial Use Determination for 906 Williams Alley (RE#: 00015430-000000)

Dear Mr. McChesney,

This letter is in response to a request for one (1) beneficial use dwelling unit allocation received by the Planning Department on August 7, 2025, for the property located at 906 Williams Alley, identified by RE#:00015430-000000.

The subject parcel is located within the Historic Medium Density Residential (HMDR) zoning district, which permits a maximum density of 16 dwelling units per acre (du/acre) and requires a minimum lot size of 4,000 square feet. The area of the subject parcel is 3,685 square feet according to Monroe County Property Appraiser records. The lot size accommodates a maximum density of one (1) dwelling unit. While the square footage does not meet the minimum lot size, code section Sec. 122-31(a) and 122-1079 provide further explanation.

Sec. 122-31. - Noncomplying lots or building sites of record.

(a) In any district in which single-family dwellings are allowed, a single-family dwelling and customary accessory buildings may be erected on any legal nonconforming single lot that is in existence on January 1, 1994, and that is in different ownership from the adjoining property. This subsection shall apply even though such lot fails to meet the requirements for area, depth or width, provided that all other zoning requirements shall apply.

Section 122-1079. - Lots of record less than minimum size.

The provision shall not be construed to permit more than one dwelling unit on a lot with less area per family than required for the district in which the lot is located.

According to property records, the subject property is a vacant lot. Through staff research and applicant submittals there was a single-family residential unit existed on the property from 1962-1998. The property was in existence prior to 1994 and under different ownership.

Pursuant to the below code section staff has determined that units not in physical existence at the time of April 2010 must obtain a unit through the Building Permit Allocation System, Beneficial Use, or Lawful Unit Determination. Beneficial Use is the most feasible route as the property is



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located within the Single Family (SF) zoning district and without a unit there is no viable or reasonable use of the land.

Sec. 108-991. - Development not affected by article.

Development consistent with the following shall not be affected by the terms of this article, but such development shall comply with all applicable sections of the city's land development regulations:

- (1) Any use, development, project, structure, building, fence, sign or activity which does not result in a net addition to the number of residential dwelling unit stock.
- (2) Redevelopment or rehabilitation which replaces but which does not increase the number of dwelling units above that existing on the site prior to redevelopment or rehabilitation.
- (3) Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

Pursuant with Section 108-999, neither provisions of the Comprehensive Plan nor the Land Development Regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of adoption of the Comprehensive Plan in August of 1993. The City defines all reasonable economic use as the minimum use of the property necessary to avoid taking within a reasonable period as established by land use case law.

Pursuant to Section 108-999(b), the relief to which an owner shall be entitled may be provided through the use of one or a combination of the following:

- (1) Granting of a permit for development which shall be deducted from the pre-existing reserve units/beneficial use pool reserved to address outstanding beneficial use claims. All units that are recaptured by the city through a waiver and release of building permit allocation for residential units lawfully existing prior to May 2, 2013 shall be recorded and dedicated for beneficial use only. Beneficial use allocations shall be valid until such time that the owner chooses to obtain building permits, so long that no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the beneficial use allocation is granted as described in subsection (a) above.
- (2) Granting the use of transfer of development rights (TDRs) consistent with the comprehensive plan.



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- (3) Purchasing by the city of all or a portion of the lots or parcels upon which all beneficial use is prohibited.
- (4) Such other relief as the city may deem appropriate and adequate.

The relief granted shall be the minimum necessary to avoid a taking of property under existing state and federal law.

The subject lot was a legal lot of record in August of 1993. In accordance with the City of Key West Land Development Regulations Section 108-999, the Planning Department has determined that 906 Williams Alley is eligible for a beneficial use allocation.

The one (1) beneficial use allocation granted to 906 Williams Alley shall be deducted from the City's pre-existing reserve units/beneficial use pool. Beneficial use allocations shall be valid until such time that the owner chooses to obtain building permits, so long as no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the beneficial use allocation is granted.

The City Planner's decision shall be rendered to the Department of Commerce for a determination of consistency with the principals for guiding development. Please do not hesitate to contact the Planning Department with further questions.

Best Regards,

Benjamin Gagnon

Benjamin Jagnon

Planner II

Attachments:

- A. Application and Additional Submittals
- B. Monroe County Property Appraiser Cards
- C. Boundary Survey
- D. Warranty Deed
- E. Chapter 122 Zoning, Division 3 Residential Districts, Subdivision III Single Family Residential (SF)
- F. Section 108-999 Procedures for ensuring beneficial use of private property

APPLICATION



BENEFICIAL USE DETERMINATION APPLICATION CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Beneficial Use Determination Application Fee: \$638.20

Ordinance 13-19, Sec 108-999, Effective March 1, 2014

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:		
Site Address: 906 Williams Alley		
Real Estate (RE) #: 00015430-000000		
Zoning District:	Total Land Area (sq ft):	
Property located within the Historic District?	☑ Yes □ No	
APPLICANT: □ Owner \$	✓ Authorized Representative	
Name: Spottswood, Spottswood & Ste		
Mailing Address: 500 Fleming Street	<u> </u>	No. of the state o
City: Key West	State: FL	Zip: 33040
Home/Mobile Phone: 305-304-3884	Office: 305-294-9556	Fax:
Email: Richard@spottswoodlaw.com		
PROPERTY OWNER: (if different than above	,	
Name: 906 WILLIAMS ALLEY LAND TRUST 08/09	9/2024 C/O ESTATECO LLC TRUSTEE	
Mailing Address: 1330 Palmetto Ave, Ste B		
City: Winter Park	State: FL	Zip: 32789
Home/Mobile Phone: Email: 6/0 BASCOM & BASCOMGROOMS . COM	Office:	Fax:
Email: 60 BASCOM & BASCOM GROOMS. CON	И	
 Was the parcel of real property, a lot of Appraiser as a separate lot or parcel) as 1993)? Please submit documentation to s If the lot does not meet the minimum lo if it is under the same ownership as adjoint 	s of the date of adoption of the C substantiate.	omprehensive Plan (August 10,
(3) Were there any dwelling units located of If the answer is yes, your property may the right to construct a residential unit were supported to the construct of the construct	be eligible for a Lawful Unit Dete	ermination, which may result in
(4) Please describe how the property has been	used since August 10, 1993:	
A single-family home existed on the Property through 19	98, since that time the lot has remained v	acant.

- (a) It is the policy of the city that neither provisions of the comprehensive plan nor the land development regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan (August 10, 1993) or lots of record which have been reconfigured such that the number of minimum sized lots are not increased. An owner of real property may apply for relief from the literal application of applicable land use regulations or of this plan when such application would have the effect of denying all economically reasonable or viable use of that property unless such deprivation is known to be necessary to prevent a nuisance under state law or in the exercise of the city's police power to protect the health, safety, and welfare of its citizens. All reasonable economic use shall mean the minimum use of the property necessary to avoid a taking within a reasonable period of time as established by land use case law.
- (b) The relief to which an owner shall be entitled may be provided through the use of one or a combination of the following:
 - (1) Granting of a permit for development which shall be deducted from the Pre-existing Reserve Units/Beneficial Use pool reserved to address outstanding beneficial use claims. All units that are recaptured by the City through a Waiver and Release of Building Permit Allocation for residential units lawfully existing prior to May 2, 2013 shall be recorded and dedicated for beneficial use only. Beneficial Use allocations shall be valid until such time that the owner choses to obtain building permits, so long that no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the Beneficial Use allocation is granted as described in subsection (a) above.
 - (2) Granting the use of transfer of development rights (TDRs) consistent with the comprehensive plan.
 - (3) Purchasing by the city of all or a portion of the lots or parcels upon which all beneficial use is prohibited.
 - (4) Such other relief as the city may deem appropriate and adequate.

The relief granted shall be the minimum necessary to avoid a taking of the property under existing state and federal law.

(c) Development approved pursuant to a beneficial use determination shall be consistent with all other objectives and policies of the comprehensive plan and land development regulations unless specifically exempted from such requirements in the final beneficial use determination.

The property may be configured, arranged, or platted to the extent which the Code allows as follows:

Legal nonconforming lots are defined in Chapter 86 of the Land Development Regulations as meaning a lot, area, dimensions, or location of which that was lawful prior to the adoption, revision, or amendment of the Land Development Regulations, but which fails because of such adoption, revision, or amendment to conform to the present Land Development Regulations. Pursuant to Section 122-31, noncomplying lots or building sites of record are subject to the following regulations:

- (1) In any district in which single-family dwellings are allowed, a single-family dwelling and customary accessory buildings may be erected on any legal nonconforming single lot that is in existence on January 1, 1994, and that is in different ownership from the adjoining property. This subsection shall apply even though such lot fails to meet the requirements for area, depth or width, provided that all other zoning requirements shall apply. (Note: the critical date for beneficial use allocations is actually August 10, 1993, per 108-999 of the Land Development Regulations).
- (2) If two or more adjoining lots or portions of lots in single ownership on January 1, 1994, do not meet the requirements for building site width, depth and area as established by this article, the land involved shall be considered to be an undivided parcel, and no portion of the parcel shall be used or sold that does not meet building site width, depth and area requirements, nor shall any division of the parcel be made that leaves remaining any lot with substandard width, depth, area, parking, open space or stormwater retention. Notwithstanding anything to the contrary in this subsection, two or more adjoining lots or building sites shall not be considered to be an undivided parcel and may be sold or used for single-family dwellings, if allowed by applicable district regulations, so long as each lot or building site is at least 75 percent of the minimum lot size of the applicable district regulations and is not otherwise required to provide required parking for the adjacent parcel.

REQUIRED SUBMITTALS: *All* of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.

- Application fee. Please make checks payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Marranty deed Copy of recorded warranty deed
- Survey (Survey must be within 10 years from submittal of application)

ATTACHMENT A

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PHOTO PHOTO

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IMPROVEMENTS

LAND TOTAL IMPROVEMENTS

19_

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LAND

IMPROVEMENTS

- NOTES -

TOTAL

19

IMPROVEMENTS

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TOTAL

QUAN - TYPE-DESC. SIZE - AREA LAND COMPUTATIONS UNIT PRICE D.F. CF. FRONT FOOT TOTAL 350 280 VALUE

PHOTO

REAL PROPERTY RECORD CARD
MONROE COUNTY, FLORIDA
MONROE COUNTY, FLORIDA
MONROE COUNTY, FLORIDA
MONROE COUNTY, FLORIDA

KNOWLES CATHERING

REAR 196 OLIVIA ST

1600

PC -01

1924

IMPROVEMENTS

3427

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VALUATION TOTALS

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u 0	NO PHY.		DEP REP VALUE	CONDITION	REP. COST NEW	E.F.	EF	AREA	ADJ RATE	BASE RATE	TOTAL UNITS	CLASS UNITS	CONST UNITS	CLASS & SCALE	Good	Poor	None	Cntrl. Cool & Heat	Contr. Hearing	Unit Heat	None	Good, Tile	Good Plain	Nane			Marble	Conc Q Tile	- Parquet	Double Hardwood Precast Conc.	Double Pine	Conc., Terrazzo	Concrete	Single Pine	-		Drywall Wood Panel	Plaster, Furring	Plaster, No Furring	Wd. or Cail. Bds.	Unfinished	THE PERSON NAMED IN
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ATTACHMENT B

ATTACHMNET B

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18 N O O 815.0 SF BEDROOMS 2 FIREPLACES O BUILT-IN KITCHEN N	L ATTIC BASEMENTX FINISHED FLOOR AREA REFINISH BASEMENTX	APPRAISED BY EAH ERVIN A HIGGS ON YEAR BUILT 1918 FUNCTIONAL OBSOLESCENCE O SPEC.ARC.CODE S LOCATIONAL OBSOLESCENCE O PERIMETER 132.0	R15U9R5U32.			等 使 化化二甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲	THOMAS INTAL LAND CLASSIFIED 0 36.850	A 01+************************************	PARCEL 00015430-000000 01 01 01 ALTERNATE KEY 1015806 MILL GROUP 10kw 0048	RECORD CARD 10/22/92	-000000 KNOWLES CATHERINE
											M 1

ATTACHMNET B

BEDROOMS 2 FIREPLACES O BUILT-IN KITCHEN N

PARCEL/NAME: 00015430-00000 KNOWLES CATHERINE **N 1** ROOF COVER 07 MIN/PAINT CONC 1NT.FINISH 02 SFT/HD W 03 DRYWALL 4FIXBATH 1 INTERCOM SRC: HEAT 04 NONE 00 00 XFIXTURE 3 SECURITY N COMPACTOR N APPRAISER NOTES ************************************	MARKET METHOD 55, 882 TAXABLE 15, 332 17, 362 17, 362 17, 964 20, 296 21, 266 33, 266 33, 266 42, 359 55, 888 55, 888 NEW-CON-VAL	* *	VALUE METH: ********* ASSESSED 15,362 17,3	**************************************	ERVIN A HIGGS WE BUILDING UE VALUE 794 6,538 791 8,349 7013 8,951 9,241 10,553 10,643 12,879 13,879 13,8	OF 71 VAN VAN VAN 2882 11 11 11 11 12 18 18 18 18 18 18 18 18 18 18 18 18 18 18 18 18 1	SPECIFIE HISTORY TAX YEAR 1982 1983 1984 1985 1986 1989 1990 1991 1992 TOTAL V
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ATTACHMENT C

E-135 X

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PARCEL/NAME: 00015430-000000 KNOWLES CATHERINE PROPERTY RECATED TO THE CHANGE OF STATE OF STATE

PARCEL 00015430-000000 01 01 01 ALIERNATE KEY 1015806 MILL GROUP 10KW 0048

33055

KNOWLES CATHERINE
% HOWARD B NEWMAN
17590 N W 52ND AVE
CAROL CITY FL

NEIGHBORHOOD 6021 PARCELS LYING W'LY OF THOMAS TOTAL LAND CLASSIFIED 1.100

:FLA01

BUILDING 01 OF 01

FI.A01=L20b32L5b8R5b1R15U9R5U32.

BUILDING 01 OF 01
EFF. AGE GROUP 6 SIX
CONDITION A GAD
A GADALITY GRADE 400 GRADE 8
IMPROVE. TYPE R1 S.F.R.

APPRAISED BY EAH ERVIN A HIGGS ON NEXT REVIEW 00/00 YEAR BUILT 1918 FUNCTIONAL OBSOLESCENCE PERIMETER 132.0 SECTION EXTERIOR WALL TYPE TYPE ID

NBR ROLL STORIES YR

FLA 01 12 ABOVE AVERAGE WOOD 1.0

ATTIC BASEMENTX FINISHED FINISH BASEMENTX

FLOOR AREA

00

815.0 SF

2 FIREPLACES 0 BUILT-IN KITCHEN N

BEDROOMS

BUILDING 01 OF 01 ROOF TYPE 02 GABLE/HIP BUILDING REFINEMENTS 9-01 8-135 X Pt

x 2E1-8

4707 4707

EQUI

BUILDING 01 OF 01 ROOF TYPE 02 GABLE/HIP

ATTACHMENT D

8-135 X

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SPECIFIED BY ERVIN A HIGGS ON 01/01/88 VALUE METHOD 1 COST/MARKET METHOD 36,850	
HISTORY OF TAXABLE VALUES ************************************	
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TOTAL VALUES ************************************	

ATTACHMENT E

1		
PARCEL/NAME: 00015450-000000 MCKENDRY BRIAN O A S I S - MONTH ACHMENT E PROPERTY RECORD CARD CARD	Z *	**9
ST		
LAND DATA OB************************************		
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LEGAL DESCRIPTION ************************************		
KW SUB 10 LOT 11 OF TR3 OR421-302/303 SEE MARRIAGE CERTIFICATE OR1002-519(LG) BUILDING SKETCH ************************************		
*6+ : 312+ : 58003		
7		
: FLA02		
· · · · · ·		
a-BOPFO1 : +-8410+		
CHARAC		
BUILDING 01 OF 02 APPRAISED BY 021 ERVIN A. HIGGS CONDITION P GAP YEAR BUILT QUALITY GRADE 450 GRADE 9 SPEC.ARC.CODE S LOCATIONAL OBSOLESCENCE LOCATIONAL OBSOLESCENCE LOCATIONAL OBSOLESCENCE		
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US 12 ABOVE AVERAGE WOOD 1.0 90 N 0 0 216.0		

ATTACHMENT F

ATTACHMENT F

Monroe County Property Record Card (185)

Alternate Key: 1015806 **Roll Year** 2010 **Effective Date:** 10/21/2010 11:59:59 PM **Run:** 05/04/2017 09:39 AM

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2010F	O	132,112	0	0	0	132,112	132,112	0	z	132,112
2009F	O	210,178	0	0	0	210,178	210,178	0	z	210,178
2008F	O	315,501	0	0	0	315,501	315,501	0	z	315,501
2007F	O	350,075	0	0	0	350,075	350,075	0	z	350,075
2006F	O	313,225	0	0	0	313,225	313,225	0	z	313,225
2005F	O	261,635	0	0	0	261,635	261,635	0	z	261,635
2004F	U	250,580		0	0	250,580	250,580	0	z	250,580
2003F	O	88,440		0	0	88,440	88,440	0		88,440
2002F	O	58,960		0	0	58,960	28,960	0		58,960
2001F	0	55,275		0	0/	55,275	55,275	0		55,275
2000F	O	44,220		0	/ ₀	44,220	44,220	0		44,220
1999F	O	44,220		0	0	44,220	44,220	0		44,220
1998F	O	44,220		24,141	0	68,361	68,361	0		68,361
1997F	O	36,850		21,727	0	88,577	58,577	0		58,577
1996F	O	36,850		19,796	0	56,646	56,646	0		56,646
1995E	U	36,850		19,796	6	56,646	56,646	0		56,646
1994F	O	36,850		17.703	0	54,553	54,553	0		54,553
1993F	O	36,850		19,032	0	55,882	55,882	0		55,882
1992F	O	36,850		19,032	0	55,882	55,882	0		55,882
1991F	U	36,850		19,032	0	55,882	55,882	0		55,882
1990F	U	29,480		12,879	0	42,359	42,359	0		42,359
1989F	O	28,559		10,643	0	39,202	39,202	0		39,202
1988F	O	23,953		806,6	0	33,261	33,261	0		33,261
1987F	O	11,976		9,189	0	21,165	21,165	0		21,165
1986F	O	11,055		9,241	0	20,296	20,296	0		20,296
1985F	O	9,013		8,951	0	17,964	17,964	0		17,964
1984F	U	9,013		8,349	0	17,362	17,362	0		17,362
1983F	O	9,013		8,349	0	17,362	17,362	0		17,362
1982F	O	8,794		6,538	0	15,332	15,332	0		15,332

Page: 2 of 3

ATTACHMENT G

ATTACHMENT G

Keys Energy Records - 106 Olivia St. rear/AKA 906 Williams Alley Installation of Service 1964

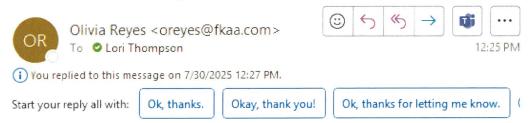
ETER 10. 4347		neana.	3392
		KŁAUIN	
DORESS 106 OLS	ino (1	w)	
COUNT NO.	1-1000	ORDER	HO. 627
EASON FOR INSTALLATION.	02-10-	-3 W/	<u>il</u>
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ETED MISTREY CARD BY	The same of the sa		

ATTACHMENT H

FKAA Account:

ATTACHMENT H

RE: 906 Williams Alley 00015430-000000 003534



I have that. This is super old account.



AUTHORIZATION & VERIFICATION



Commission Number, if any

City of Key West Planning Department

Authorization Form

(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this Michael Kara

Please Print Name of person with authority to execute documents on behalf of entity Of Mame of Office (President, Managing Member)

906 WILLIAMS ALLEY LAND TRUST 08/09/2024

C/O ESTATECO LLC TRUSTEE

Name of owner from deed Spottswood, Spottswood, Spottswood & Sterling, PLLC authorize Please Print Name of Representative to be the representative for this application and act on my/our behalf before the City of Key West. Signature of person with authority to execute documents on behalf of entity owner Subscribed and sworn to (or affirmed) before me on this

| Simple Michael Kara

Name of person with authority to execute documents on behalf of entity owner He/She is personally known to me or has presented (PCHSONally [Charles] as identification. MY COMMISSION # HH 605638 EXPIRES: February 23, 2029



Commission Number, if any

City of Key West Planning Department Verification Form

(Where Applicant is an entity)

_{I.} Richard J. McChesney	_, in my capacity as _	Member		
(print name)	,,	(print position; president, managing member)		
of Spottswood, Spottswood & Sterling, PLLC				
(print name of entity)				
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:				
906 Willams Alley				
Street address of subject property				
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.				
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.				
Signature of Applicant Subscribed and sworn to (or affirm Richard McChest Name of Applicant He/She is personally known to me Soldyn Signature and Seal Adlyn Jernigan	or has presented	July 31, 2025 by date as identification. Notary Public State of Florida Adlyn M. Jernigan My Commission HH 629847 Expires 1/16/2029		
Name of Acknowledger typed, printed	or stamped			

WARRANTY DEED

Doc # 2499363 Bk# 3324 Pg# 634 Electronically Recorded 5/2/2025 at 3:18 PM Pages 2 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK ElectronicallyREC: \$18.50 Deed Doc Stamp \$0.70

Prepared By and Return To:

Michael Kara, EstateCo LLC 1330 Palmetto Ave, Ste B Winter Park, FL 32789 Parcel: 00015430-000000

OUIT CLAIM DEED

THIS QUITCLAIM DEED, dated as of the date of the last of the granters to sign their respective portion of this deed, between Heather Staples, a Married person, whose mailing address is 189 Copeland Hill Rd Holden ME 04429, (hereinafter "GRANTOR") and EstateCo, LLC, a Florida Limited Liability Company, as Trustee of the 906 Williams Alley Land Trust dated August 9 2024, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described, whose address is 1330 Palmetto Ave Suite B, Winter Park, FL 32789 (hereinafter collectively "GRANTEE").

(Whenever used herein, the term "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 the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, remise, release, and quit-claim unto the said Grantee forever, all the right, title, interest, claim, and demand which the said Grantor has in and to the following described lot, piece, or parcel land, situate, lying, and being in the County of Monroe, State of Florida, to-wit:

The following described land, situate, lying and being in the County of Monroe, and State of Florida, to-wit:On the Island of Key West and known as W.A. Whitehead's map of the City and Island of Key West, delineated on February 1829, as Tract (3), better described on a diagram of Part of Tract Three, which diagram is duly recorded in Deed Book "N", Page 554, of the Public Records of Monroe County, Florida, as subdivision Eight;Commencing at a point on William's Alley distant from the corner of Olivia Street and said Alley, Eight-two (82)feet and six (6) inches and running thence along said Alley in a Southeasterly direction Forty-one (41) feet and three (3) inches; thence at right angles in a Southwesterly direction Eighty-nine (89) feet and four (4) inches; thence at right angles in a Northwesterly direction Forty-one (41) feet and three (3) inches; thence at right angles in a Northwesterly direction Eighty-nine (89) feet and four (4) inches to the place of beginning. More commonly known as: 906 Williams Alley Key West FL 33040;

The property herein conveyed is not, and never has been, the homestead, or contiguous to the homestead, of any grantor or any grantor's spouse. It was inherited through an estate.

SUBJECT TO all taxes due and unpaid for the year of conveyance and prior years and all subsequent years; all easements, zoning restrictions, covenants, prohibitions, limitations and matters of public record and other requirements imposed by Governmental authority; and all mortgages of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity to the only proper use, benefit, and profit of the trust and for the purposes set forth in this Deed and in the 906 Williams Alley Land Trust (Trust Agreement).

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This deed is given and accepted in accordance with Section 689. 073, Florida Statutes. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property, which the Trustee holds under the trust agreement referred to above.

This instrument prepared without benefit of title examination and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or conditions of the title. Signatures to follow on following pages.

QCDEED-010924 | Page 1 of 2

Doc. # 2499363 Page Number: 2 of 2

IN WITNESS WHEREOF, the Grantors, having signed in counterparts, have intentionally caused this instrument to be executed on the date the last of the grantors signed this deed.

Uh
Witness 2 Signature: Whitness 2 Printed Name: Whitness 2 Printed Name: Whitness 2 Address: 94 44 Street, Apt 3 Banegos, ME 5440
dged before me [/] in my physical presence or [] via online eather Staples, [/] who is personally known to me or [] has dentification.
Signature of Notary Public Tracy L Hogan Printed Name of Notary
My Commission Expires: 9-2-2024 Tracy L. Hogan Notary Public, State of Maine My Commission Expires Sept. 2, 2024

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QCDEED-010924 | Page 2 of 2

2/2

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW 500 FLEMING STREET KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR. ERICA HUGHES STERLING ROBERT A. SPOTTSWOOD, JR. RICHARD J. McCHESNEY ROBERT H. GEBAIDE

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 - 1975)

Aug. 7, 2025

Katie Halloran Planning Director Key West Planning Department 1300 White Street Key West, FL 33040

RE: Request for Beneficial Use Determination

906 Williams Alley - Parcel # 00015430-000000

Dear Ms. Halloran:

Please accept this letter and attached application along with required supplemental materials as a request for a Beneficial Use determination for the vacant lot located at 906 Williams Alley, Key West, FL 33040 (the "Property"). On behalf of our client, 906 WILLIAMS ALLEY LAND TRUST 08/09/2024 C/O ESTATECO LLC TRUSTEE, (the "Applicant"), we are requesting a market rate unit be allocated from the beneficial use pool to rebuild one residential unit. This lot qualifies for a Beneficial Use unit pursuant to code Sec. 108-999, as being a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan, August 10, 1993.

By way of background, a single-family home existed on the Property as documented from c. 1962 (Sanborn map) to 1998. The Property is within the Historic Medium Density Residential (HMDR) zoning district. The previous residential unit is documented on the historic property record card (PRC) for 1966 and 1974 under the address of

106 Olivia Street, rear¹. Additionally, we have included documentation that the parcel (Lot 8) was a lot of record in 1993. Two of the adjacent parcels, Lots 9 and 10, are and have been privately owned. The lots on the opposite side and rear of Lot 8 are owned by the Key West Housing Authority.

Monroe County property records for 1992² and 1993³ are included to clarify that the subject Property was a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan, August 10, 1993. We have provided the 1993

PRCs for the property at 106 Olivia and 110 Olivia Street to show

the subject Property was not in shared ownership at the time, nor is it today. We have also included a page from



² Attachment B



Telephone | 305-294-9556 Facsimile | 305-504-2696

³ Attachment C

⁴ Attachment D

⁵ Attachment E

the 2010⁶ PRC that indicates the residential unit existed until 1999 as indicated under the building value column of "Value History".

Documents referenced above are attached as follows:

ATTACHMENT	DATE	PARCEL RE # /ADDRESS	DOCUMENT TITLE
ATTACHMENT A	1966 and 1974	00015430-000000	Monroe County Historic Property Record Card
ATTACHMENT B	1992	00015430-000000	Monroe County Property Record Card
ATTACHMENT C	1993	00015430-000000	Monroe County Property Record Card
ATTACHMENT D	1993	00015440-000000 106 Olivia St.	Monroe County Property Record Card
ATTACHMENT E	1993	00015450-000000 110 Olivia St.	Monroe County Property Record Card
ATTACHMENT F	2010	00015430-000000	Monroe County Property Record Card
ATTACHMENT G	1964	106 Olivia St. Rear	Keys Energy Connect Order
ATTACHMENT H	1985	106 Olivia St. Rear	FKAA record

The Property has available electric and water service. Keys Energy⁷ confirms the Property had electric service connected in the 1960s under the previous address of 106 Olivia Street (rear). Florida Keys Aqueduct Authority⁸ also confirms that this Property had water service dated 1985.

In compliance with Code Section 108-999, Procedures for ensuring beneficial use of private property, of the Land Development Regulations, we are requesting the city determine that the Property meets the requirements under this code section and, therefore, is eligible for a beneficial use allocation as being a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan, August 10, 1993. As such, a residential unit can be allocated under the following:



Code Sec. 108-999 (b) the relief to which an owner shall be entitled may be provided through the use of one or a combination of the following:

(1) Granting a permit for development which shall be deducted from the pre-existing reserve units beneficial use pool reserved to address outstanding beneficial use claims. All units that are recaptured by the city through a waiver and release of building permit allocation for residential units lawfully existing prior to May 2, 2013, shall be recorded and dedicated for beneficial use only. Beneficial use allocations shall be valid until such time that the owner chooses to obtain building permits, so long that no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the beneficial use allocation is granted as described in subsection (a) above.

The following are applicable HMDR dimensional requirements and Property information.

Dimensional Requirements	Code Requirement	Subject Property
Lot Size	4,000 sf	3,685 sf
Width & Depth	40' x 90'	41.25' x 89.34'
Density	16 du/acre	1.35 units

⁶ Attachment F

⁷ Attachment G

⁸ Attachment H

Thank you for your consideration and we look forward to working with you for a successful completion to this project.

Sincerely,

Richard J. McChesney

Enclosures as stated

Monroe County, FL

PROPERTY RECORD CARD

Summary

Parcel ID 00015430-000000 Account# 1015806 Property ID 1015806 Millage Group 11KW

Location 906 WILLIAMS Alley, KEY Address WEST

KW SUB 8 OF LOT 11 OF Legal TR 3 (N-554) A5-565 Description OR3327-2032 OR3324-

0634

(Note: Not to be used on legal documents.)

Neighborhood 6021

Property Class VACANT RES (0000)

Subdivision Sec/Twp/Rng Affordable Housing

06/68/25 No



Owner

906 WILLIAMS ALLEY LAND TRUST 08/09/2024 C/O ESTATECO LLC TRUSTEE 1330 Palmetto Ave, Ste B Ste B Winter Park FL 32789

Valuation

	2025 Preliminary			
	Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$316,523	\$316,523	\$316,523	\$191,878
= Just Market Value	\$316,523	\$316,523	\$316,523	\$191,878
= Total Assessed Value	\$316,523	\$213,160	\$193,782	\$176,165
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$316,523	\$316,523	\$316,523	\$191,878

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$316,523	\$0	\$0	\$316,523	\$213,160	\$0	\$316,523	\$0
2023	\$316,523	\$0	\$0	\$316,523	\$193,782	\$0	\$316,523	\$0
2022	\$191,878	\$0	\$0	\$191,878	\$176,165	\$0	\$191,878	\$0
2021	\$160,150	\$0	\$0	\$160,150	\$160,150	\$0	\$160,150	\$0
2020	\$158,639	\$0	\$0	\$158,639	\$158,639	\$0	\$158,639	\$0
2019	\$161,661	\$0	\$0	\$161,661	\$161,661	\$0	\$161,661	\$0
2018	\$161.661	\$0	\$0	\$161.661	\$161.661	\$0	\$161.661	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	3.685.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/22/2025	\$0	Final Judgment	2502199	3327	2032	19 - Unqualified	Improved		
8/19/2024	\$100	Quit Claim Deed	2499363	3324	0634	11 - Unqualified	Improved		

View Tax Info

View Taxes for this Parcel

Photos





TRIM Notice

2024 TRIM Notice (PDF)

$\textbf{No data available for the following modules:} \ \textbf{Buildings, Yard Items, Permits, Sketches (click to enlarge)}.$

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

| <u>User Privacy Policy</u> | <u>GDPR Privacy Notice</u> <u>Last Data Upload: 8/21/2025, 2:14:21 AM</u> Contact Us



Sec. 108-999. Procedures for ensuring beneficial use of private property.

- (a) It is the policy of the city that neither provisions of the comprehensive plan nor the land development regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan (August 10, 1993) or lots of record which have been reconfigured such that the number of minimum sized lots are not increased. An owner of real property may apply for relief from the literal application of applicable land use regulations or of this plan when such application would have the effect of denying all economically reasonable or viable use of that property unless such deprivation is known to be necessary to prevent a nuisance under state law or in the exercise of the city's police power to protect the health, safety, and welfare of its citizens. All reasonable economic use shall mean the minimum use of the property necessary to avoid a taking within a reasonable period of time as established by land use case law.
- (b) The relief to which an owner shall be entitled may be provided through the use of one or a combination of the following:
 - (1) Granting of a permit for development which shall be deducted from the pre-existing reserve units/beneficial use pool reserved to address outstanding beneficial use claims. All units that are recaptured by the city through a waiver and release of building permit allocation for residential units lawfully existing prior to May 2, 2013 shall be recorded and dedicated for beneficial use only. Beneficial use allocations shall be valid until such time that the owner chooses to obtain building permits, so long that no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the beneficial use allocation is granted as described in subsection (a) above.
 - (2) Granting the use of transfer of development rights (TDRs) consistent with the comprehensive plan.
 - (3) Purchasing by the city of all or a portion of the lots or parcels upon which all beneficial use is prohibited.
 - (4) Such other relief as the city may deem appropriate and adequate.
 - The relief granted shall be the minimum necessary to avoid a taking of the property under existing state and federal law.
- (c) Development approved pursuant to a beneficial use determination shall be consistent with all other objectives and policies of the comprehensive plan and land development regulations unless specifically exempted from such requirements in the final beneficial use determination.

(Ord. No. 13-19, § 2, 11-6-2013)

Subpart B - LAND DEVELOPMENT REGULATIONS Chapter 122 - ZONING ARTICLE IV. - DISTRICTS

DIVISION 3. - RESIDENTIAL DISTRICTS

Subdivision III. Single-Family Residential District (SF)

Subdivision III. Single-Family Residential District (SF)

Sec. 122-231. Intent.

- (a) The single-family residential district (SF) is established to implement comprehensive plan policies for areas designated "SF" on the comprehensive plan future land use map, especially comprehensive plan policy 1-2.1.3. The SF district is designed to accommodate single-family permanent residential development and may also include one accessory attached or detached unit per principal dwelling unit.
- (b) The SF district shall not include transient accommodations. Supportive community facilities and accessory land uses may be located within areas designated for single-family residential uses.
- (c) The single-family residential (SF) designation is established to:
 - (1) Protect the quality and character of existing single-family neighborhoods;
 - (2) Preserve open space;
 - (3) Encourage densities which are compatible with existing and anticipated future developments;
 - (4) Promote compatibility with natural features of the land; and
 - (5) Minimize the burden on supportive public services and facilities within the area.

(Ord. No. 97-10, § 1(2-5.2.2(A)), 7-3-1997)

Sec. 122-232. Accessory units.

The single-family residential district (SF) shall accommodate one accessory attached or detached unit per principal dwelling unit so long as the accessory unit is duly approved pursuant to the building permit allocation system, as provided in article IV of chapter 54, and meets the criteria cited in this subdivision. The building permit allocation methodology includes a permit formula in which one accessory unit equals 0.78 dwelling unit. Accessory units shall meet size and dimension requirements as provided herein and shall not be excluded from impact fee provisions.

(Ord. No. 97-10, § 1(2-5.2.2(A)(1)), 7-3-1997; Ord. No. 22-20, § 1, 7-6-2022; Ord. No. 24-10, § 1, 3-14-2024)

Sec. 122-233. Special criteria applicable to accessory units.

- (a) Accessory units proposed within the single-family residential district (SF) shall met the following criteria:
 - (1) The monthly rent for a rented accessory unit, not including utilities, shall not exceed 25 percent of that amount which represents 100 percent of the monthly median household income (adjusted for family size) for Monroe County. This affordability criteria shall be duly recorded as a deed restriction in perpetuity. Occupants of an accessory unit shall meet the income limits associated with the City's Workforce Housing Ordinance for Affordable Housing (Middle Income) pursuant to Sec. 86-9.
 - (2) Accessory units shall be restricted to occupancy by permanent residents.

- (3) Accessory units shall not be sold separately as a condominium.
- (4) Accessory units shall be exempt from lot coverage requirements.
- (5) Accessory units shall be exempt from impervious surface regulation within the SF district provided that all stormwater shall be contained on site as certified by a licensed engineer. Parking surfaces shall not be counted as open space.
- (6) Accessory units shall be exempt from applicable landscaping requirements.
- (7) Accessory units shall be exempt from the maximum threshold for lot coverage by impervious surfaces.
- (8) There shall be no additional parking requirement for the Accessory unit.
- (9) Density shall be calculated based only upon the number of principal units on a site.
- (10) Accessory units shall not exceed 600 square feet and the minimum size shall be 300 square feet.
- (11) Accessory units shall maintain a minimum setback of five (5) feet from any rear or side yard. The front yard setback for an accessory unit may be reduced to the existing setback for the principal structure on site or the average depth of front yards on developed lots within 100 feet on each side, whichever is less.
- (b) Any application for accessory units shall include deed restrictions which shall be filed with the city and the clerk of the circuit court. The deed restrictions shall incorporate mandatory compliance with the criteria cited in subsection (a) of this section.

(Ord. No. 97-10, § 1(2-5.2.2(A)(2)), 7-3-1997; Ord. No. 22-20, § 1, 7-6-2022; Ord. No. 24-10, § 1, 3-14-2024)

Sec. 122-234. Potential increase in accessory unit threshold size.

No accessory unit in the single-family residential district (SF) shall have more than one bedroom unless an additional bedroom is approved as a variance by the planning board. If such variance is approved, the total square footage shall not exceed 600 square feet. The permit allocation system shall be coordinated with the county's analysis of evacuation clearance times in order to maintain or decrease the standard time for such clearance.

(Ord. No. 97-10, § 1(2-5.2.2(A)(3)), 7-3-1997; Ord. No. 08-04, § 27, 5-20-2008)

Sec. 122-235. Uses permitted.

Uses permitted in the single-family residential district (SF) are as follows:

- (1) Single-family residential dwellings and accessory residential units.
- (2) Group homes with less than or equal to six residents as provided in section 122-1246.

(Ord. No. 97-10, § 1(2-5.2.2(B)), 7-3-1997)

Sec. 122-236. Conditional uses.

Conditional uses in the single-family residential district (SF) are as follows:

- (1) Two-family residential dwellings (duplexes). Note: Duplexes shall not be located within the following portions of the SF district:
 - a. The Venetian Subdivision located south of the Riviera Canal; and

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- b. The area bounded on the north by Flagler Drive, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street.
- (2) Educational institutions and day care.
- (3) Parks and recreation, active or passive.
- (4) Places of worship.
- (5) Protective services.
- (6) Public and private utilities.

(Ord. No. 97-10, § 1(2-5.2.2(C)), 7-3-1997)

Sec. 122-237. Prohibited uses.

In the single-family residential district (SF), all uses not specifically or provisionally provided for in this subdivision are prohibited.

(Ord. No. 97-10, § 1(2-5.2.2(D)), 7-3-1997)

Sec. 122-238. Dimensional requirements.

The dimensional requirements in the single-family residential district (SF) are as follows:

- (1) Maximum density: eight dwelling units per acre (8 du/acre).
- (2) Maximum floor area ratio: not applicable.
- (3) Maximum height: 25 feet plus an additional five feet for nonhabitable purposes if the structure has a pitched roof.
- (4) Maximum lot coverage:
 - a. Maximum building coverage: 35 percent, except that in the following areas the maximum building coverage shall be 30 percent:
 - 1. The Venetian Subdivision located south of the Riviera Canal; and
 - 2. The area bounded on the north by Flagler Drive, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street.
 - b. Maximum impervious surface ratio:
 - 1. Single-family: 50 percent.
 - 2. Community facilities: 60 percent.
- (5) Minimum lot size:
 - a. Single-family and two-family units: 6,000 square feet, except that in the following areas the minimum lot area shall be 8,000 square feet:
 - The Venetian Subdivision located south of the Riviera Canal; and
 - 2. The area bounded on the north by Flagler Drive, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street.
 - b. Two-family dwelling units (duplexes) are permitted as a conditional use in all portions of the SF district, excepting the area defined below, but only if the land area comprised a minimum area of

Created: 2025-08-15 13:42:48 [EST]

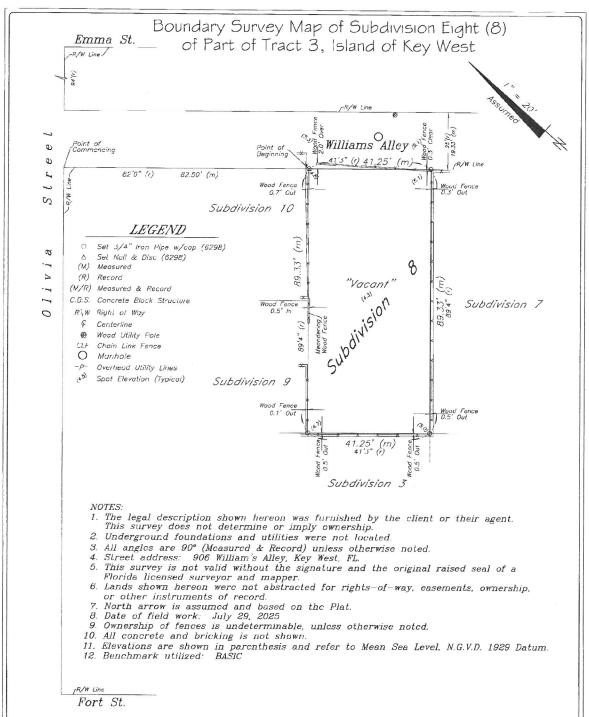
10,890 square feet in order to satisfy minimum density requirements. Two-family dwellings shall not be allowed within the areas described in subsections (5)a.1 and (5)a.2 of this section.

- c. The minimum lot size for educational institutions and community facilities, including places of worship areas, follows:
 - 1. Community facilities including places of worship: one-half acre; and
 - 2. Educational institutions: 1 acre.
- d. Minimum width: 50 feet.
- e. Minimum depth: 100 feet.
- f. Minimum width: 100 feet.
- g. Minimum depth: 100 feet.
- (6) Minimum setbacks:
 - a. Single-family:
 - 1. Front: 30 feet or the average depth of front yards on developed lots within 100 feet each side, but not less than 20 feet.
 - 2. Side: 5 feet.
 - 3. Rear: 25 feet or 20 feet when abutting an alley.
 - 4. Street side: 10 feet.
 - b. Community facilities:
 - 1. Front: 30 feet.
 - 2. Side: 15 feet.
 - 3. Rear: 25 feet.
 - 4. Street side: 20 feet.

(Ord. No. 97-10, § 1(2-5.2.2(E)), 7-3-1997; Ord. No. 09-06, § 2, 4-7-2009)

Secs. 122-239-122-265. Reserved.

SURVEY



BOUNDARY SURVEY OF: The following described land, situate, lying and being in the County of Monroe, and State of Florida, to-wit: On the Island of Key West and known as W.A. Whitehead's map of the City and Island of Key West, delineated on February 1629, as Tract (3), better described on a diagram of Part of Tract Three, which diagram is duly recorded in Deed Book "N", Page 554, of the Public Records of Monroe County, Florida, as subdivision Eight, Commoncing at a point on William's Alley distant from the corner of Olivia Street and said Alley, Eighty-two (82) feet and Six (6) inches and running thence along said Alley in a Southwesterly direction Forty-one (41) feet and Three (3) inches; thence at right angles in a Southwesterly direction Eighty-nine (69) feet and Four (4) inches; thence at right angles in a Northeasterly direction Eighty-nine (69) feet and Four (4) inches to the Place of Beginning.

BOUNDARY SURVEY FOR: Clifford Rhoades;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM Florida Reg. #6298 July 30, 2025 THIS SURVEY IS NOT ASSIGNABLE



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PARCEL/NAME: 00015430-000000 KNOWLES CATHERINE
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                       O A S I S - MONROE COUNTY
                                                             10/22/92
                 PROPERTY RECORD CARD
                                    PARCEL 00015430-000000 01 01 01 ALTERNATE KEY 1015806 MILL GROUP 10kw 0048
KNOWLES CATHERINE
% HOWARD B NEWMAN
17590 N W 52ND AVE
                         33055
CAROL CITY FL
 LINE USE FRONT DEPTH ZONE NOTES NBR. UNITS TYP RATE DEPTH% LOC% SHP% PHY% JUS VAL
                              3685.00 SF
                                        10.00 100 100 100 100 36850
01 01LN
NEIGHBORHOOD 6021 PARCELS LYING W'LY CF THOMAS :UTAL LAND CLASSIFIED 1.100 TOTAL LAND JUST VALUE
                                                              36,850
 1.100
KW SUB 8 LOT 11 OF TR 3 A5-565
BUILDING 01 OF 01
                    +----20-----a
                    :FLA01
                  +5-+---15----+
BUILDING 01 OF 01
                  FLA01=L20D32L5D8R5D1R15U9R5U32.
BUILDING CHARACTERISTICS
BUILDING 01 OF 01
                       APPRAISED BY EAH ERVIN A HIGGS
                      NEXT REVIEW 00/00
YEAR BUILT 1918
EFF. AGE GROUP 6 SIX
                                        FUNCTIONAL OBSOLESCENCE
           A GAP
CONDITION
QUALITY GRADE 400 GRADE 8 SPEC.ARC.CODE S
                                        LOCATIONAL OBSOLESCENCE
IMPROVE. TYPE R1 S.F.R.
                                    132.0
                       PERIMETER
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TYPE ID
                                                              815.0 SF
FLA 01 12 ABOVE AVERAGE WOOD 1.0
                               18
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BUILDING REFINEMENTS
BUILDING 01 OF 01
                             BEDROOMS 2 FIREPLACES 0 BUILT-IN KITCHEN N
ROOF TYPE 02 GABLE/HIP
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07/03/93

PARCEL/NAME: 00015430-000000 KNOWLES CATHERINE

O A S I S - MONROE COUNTY

PROPERTY RECORD CARD

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KNOWLES CATHERINE PARCEL 00015430-000000 01 01 01 % HOWARD & NEWMAN ALTERNATE KEY 1015806 MILL GROUP 10KW 17590 N W 52ND AVE CAROL CITY FL 33055 LINE USE FRONT DEPTH ZONE NOTES NOR.UNITS TYP RATE DEPTH% LOC% SHP% PHY% JUS VAL 01 01LN 0 0 3685.00 SF 10.00 100 100 100 36850 NEIGHBORHOOD 6021 PARCELS LYING W'LY OF THOMAS TOTAL LAND CLASSIFIED 1.100 TOTAL LAND JUST VALUE 36,850 KW SUB 8 LOT 11 OF TR 3 A5-565 BUILDING 01 OF 01 +----20------:FLA01 +5-+ 8 +5-+----15----+ BUILDING 01 OF 01 FI.A01=L20D32L5D8R5D1R15U9R5U32. **BUILDING CHARACTERISTICS** BUILDING 01 OF 01 APPRAISED BY EAH ERVIN A HIGGS ON EFF. AGE GROUP 6 SIX NEXT REVIEW 00/00 CONDITION A GAP YEAR BUILT 1918 FUNCTIONAL OBSOLESCENCE QUALITY GRADE 400 GRADE 8 SPEC.ARC.CODE S LOCATIONAL OBSOLESCENCE IMPROVE. TYPE R1 S.F.R. PERIMETER 132.0 SECTION EXTERIOR WALL TYPE NBR ROLL ATTIC BASEMENT% FINISHED FLOOR AREA TYPE ID STORIES YR FINISH BASEMENT% FLA 01 12 ABOVE AVERAGE WOOD 1.0 0 18 N 0 815.0 SF **BUILDING REFINEMENTS** BUILDING 01 OF 01 ROOF TYPE 02 GABLE/HIP BEDROOMS 2 FIREPLACES O BUILT-IN KITCHEN N

33

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PARCEL/NAME: 00015430-000000 KNOWLES CATHERINE **[6** ROOF COVER 07 MIN/PAINT CONC 2FIXBATH U DISHWASHER N AIR-CONDITIONING N N GARBAGE DISPOSAL N N COMPACTOR N FOUNDATION 00 3FIXBATH 1 VACUUM INT.FINISH 02 SFT/HD W 03 DRYWALL 4FIXBATH 0 INTERCOM SRC. HEAT 04 NONE 00 TYPE HEAT 01 NONE 00 XFIXTURE 3 SECURITY QG=200 COST/MARKET METHOD********************************** BLDG REPLACEMENT ADJUSTED 19,032 03/06/91 0 03/06/91 BLDG. VALUES REPLACEMENT COST COST M.I. VALUES 40,235 LAND VALUES 19,032 36,850 06/30/88 PROP VALUES 55,882 SPECIFIED BY ERVIN A HIGGS ON 01/01/88 VALUE METHOD 1 COST/MARKET METHOD VALUE HISTORY OF TAXABLE VALUES *********************************** LAND BUILDING MISC.IMPR/ ASSESSED EXEMPTION TAXABLE TAX YEAR VALUE VALUE EQUIPVALUE VALUE VALUE VALUE 1982 8,794 17,362 17,362 1983 9,013 17,362 17,362 8,349 0 1984 9,013 8,349 0 1985 9,013 8.951 17,964 17,964 1986 11,055 9,241 20,296 20,296 1987 11,976 9,189 Ō 21,165 21,165 23,953 28,559 33,261 39,202 1988 9,308 33,261 1989 10,643 39,202 42,359 1990 29,480 12,879 42,359 1991 36,850 19,032 55,882 55,882 1992 36,850 19,032 55,882 55,882 EQUIPMENT LINES TYPE DESCRIPTION # UNITS UN RATE YEAR IN/PWT DEPR VALUE 55,882

PA SRC.

APPR

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VALU

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SALE O.R. BOOK

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201 M 4 201-

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GOLDSMITH IVA MAE
PARCEL/NAME: 00015420-000000
60,452 01/01/96
496 01/01/96
22,820 05/23/96
83,768
                                                                                                                     BLDG.VALUES
M.I. VALUES
LAND VALUES
PROP VALUES
                                                                                                 28,134
SPECIFIED BY ERVIN A. HIGGS ON 01/01/97 VALUE METHOD 1 COST/MARKETOD VALUE 83,768 SOH VALUE 55,601
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VALUE YR CD
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                     VALUE YR CD
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                                                                                                                  VALUE YR CD
                                                                                                                                                                  VALUE YR
39
BASE YEAR 1994 OWHERSHIP % = 52%
PREV ASSD = 40,751 52% CÜRR JUST = 43,559
SH BASE BASE CHANGE ADDITIONS PCT CHG PCT MAX SOH DIFF
39,701 3,858 0 9.70 3.00 2,667
SOH JUST EXEMPTIONS SOH TAXABLE
81,101 25,500 55,601
                                                                                                                                                                           SOH LIMIT
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B 16

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PARCEL/NAME: 00015430-000000 KNOWLES CATHERINE ESTATE **C 16**
                                                                                   O A S I S - MONROE COUNTY
                                                   PROPERTY RECORD CARD
                                                                                                                                                                                                            07/18/97
KNOWLES CATHERINE ESTATE
%BRYAN K POLLARD ESQ &
DR TERRECITA PINDER WATKIS
26 ST REGIS PL-HEMPSTEAD NY 11550
                                                                                                                 PARCEL 00015430-000000 01 01 01
ALTERNATE KEY 1015806 MILL GROUP 11KW
WILLIAMS ALLEY
OFF OLIVIA BETW FORT & EMMA
 KW SUB 8 LOT 11 OF TR 3 A5-565
+----20-----a
                                                                         :FLA01
                                                                                                       +5-+
                                                                 +5-+
  BUILDING O1 OF O1
 FLA01=L20D32L5D8R5D1R15U9R5U32.
 BUILDING 01 OF 01 APPRAISED BY015 ERVIN A. HIGGS ON EFF. AGE GROUP 6 SIX MEXT REVIEW DO/OD CONDITION P GAP YEAR BUILT 1918 FUNCTIONAL OBSOLESCENCE D MACHINE GRADE 8 SPEC.ARC.CODE S LOCATIONAL OBSOLESCENCE D MACHINE ROLL OF THE REVIEW DO/OD STATE OF THE
  SECTION EXTERIOR WALL TYPE NBR ROLL ATTIC BASEMENT% FINISHED TYPE ID STORIES YR FINISH BASEMENT%
                                                                                                                                                                                                                FLOOR
  FLA 01 12 ABOVE AVERAGE WOOD 1.0 18
                                                                                                                                                                       0
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 BUILDING REFINEMENTS
 BUILDING O1 OF O1
ROOF TYPEOZ GABLE/HIP
                                                                                                  BEDROOMS 2 FIREPLACES 0 BUILT-IN KITCHENN
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PARCEL/NAME: 00015430-000000 KNOWLES CATHERINE ESTATE **D 16** ROOF COVEROZ METAL PADS STIXBATH O DISHWASHER N GARBAGE DISPOSALN COMPACTOR N GARBAGE DISPOS

Monroe County Property Record Card (185)

Alternate Key: 1015806

Roll Year 2010

Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 09:39 AM

Value Hist	tory									
Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2010F	С	132,112	0	0	0	132,112	132,112	0	N	132,112
2009F	С	210,178	0	0	0	210,178	210,178	0	N	210,178
2008F	С	315,501	0	0	0	315,501	315,501	0	N	315,501
2007F	С	350,075	0	0	0	350,075	350,075	0	N	350,075
2006F	С	313,225	0	0	0	313,225	313,225	0	N	313,225
2005F	С	261,635	0	0	0	261,635	261,635	0	N	261,635
2004F	С	250,580		0	0	250,580	250,580	0	N	250,580
2003F	С	88,440		0	0	88,440	88,440	0		88,440
2002F	С	58,960		0	0	58,960	58,960	0		58,960
2001F	С	55,275		0	0	55,275	55,275	0		55,275
2000F	С	44,220		0	0	44,220	44,220	0		44,220
1999F	С	44,220		0	0	44,220	44,220	0		44,220
1998F	С	44,220		24,141	0	68,361	68,361	0		68,361
1997F	С	36,850		21,727	0	58,577	58,577	0		58,577
1996F	С	36,850		19,796	0	56,646	56,646	0		56,646
1995F	С	36,850		19,796	0	56,646	56,646	0		56,646
1994F	С	36,850		17,703	0	54,553	54,553	0		54,553
1993F	С	36,850		19,032	0	55,882	55,882	0		55,882
1992F	С	36,850		19,032	0	55,882	55,882	0		55,882
1991F	С	36,850		19,032	0	55,882	55,882	0		55,882
1990F	С	29,480		12,879	0	42,359	42,359	0		42,359
1989F	С	28,559		10,643	0	39,202	39,202	0		39,202
1988F	С	23,953		9,308	0	33,261	33,261	0		33,261
1987F	С	11,976		9,189	0	21,165	21,165	0		21,165
1986F	С	11,055		9,241	0	20,296	20,296	0		20,296
1985F	С	9,013		8,951	0	17,964	17,964	0		17,964
1984F	С	9,013		8,349	0	17,362	17,362	0		17,362
1983F	С	9,013		8,349	0	17,362	17,362	0		17,362
1982F	С	8,794		6,538	0	15,332	15,332	0		15,332

Page: 2 of 3