

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: March 27, 2012

Agenda Item: **Variances – 812-814 Baptist Lane (RE# 00014520-000000)** - A request for rear and side-yard setback variances in the HMDR zoning district per Section 90-391 and Section 122-600(6)b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To allow the requested variances to rear and side-yard setback from the 15 feet and five feet allowed respectively to the 2 feet existing for the renovation and reconstruction of an existing two-story building.

Applicant: Ty Symroski

Property Owner: Baptist Street Enterprises

Location: 812-814 Baptist Lane, RE# 00014520-000000

Zoning: Historic Medium Density Residential (HMDR) Zoning District

Background: The building is legally nonconforming regarding impervious rear and side-yard setback requirements. The building is in poor condition and is in need of considerable work. The building encroaches into the rear and side-yard setbacks. Variances are required as the scope of work will greatly exceed 66% of the value of the structure.

Request: The applicant is requesting variances to rear and side-yard setback requirements to renovate and reconstruct an existing building.

	Allowed/Required	Existing	Request
Rear Yard Setback	15 ft	2.17 ft	same
Side Yard Setback	5 ft	1.71 and 2.48 ft	same

Process:

Development Review Committee Meeting:

December 16, 2011, Continued
February 23, 2012

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

Special conditions or circumstances do exist which are peculiar to the land, structure or building involved. The building is in such a state of deterioration that the applicant will necessarily exceed the value of the building by more than 66%. However, the applicant has not demonstrated that there is not a viable use of the land if the variances are not approved.

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

The location of the existing building within the rear and side-yard setbacks was not constructed by the applicant nor is the required scope of work to renovate and reconstruct the building conditions created by the applicant.

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

Granting the variance request will confer upon the applicant special privileges denied to other lands, buildings or structures in the same zoning district.

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

No hardship conditions exist. Without the approval of this variance request the property owner would still have reasonable use of the land. The applicant's desire to renovate and reconstruct does not constitute a hardship.

- 5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variances requested are the minimum variances needed to construct the roof addition.

6. **Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

This renovation and reconstruction does not appear injurious to the public welfare.

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

This request is not based on existing conditions on surrounding properties.

The Planning Board shall make factual findings regarding the following:

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

The applicant does not meet all of the standards established by the City Code of Ordinances for a variance.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The Planning Department has not received any public input to date.

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

The approval of this application will have no impact on any facilities, utilities or services.

RECOMMENDATION:

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

If the Planning Board chooses to approve this request, Staff recommends the following conditions:

1. That the building be centered between the side property lines.
2. The proposed gravel parking area be replaced with brick pavers.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2012-**

**A RESOLUTION OF THE KEY WEST
PLANNING BOARD FOR VARIANCE
APPROVAL TO RENOVATE AND
RECONSTRUCT A TWO UNIT RESIDENTIAL
BUILDING ON PROPERTY LOCATED AT 812-
814 BAPTIST LANE (RE#00014520-000000) IN
THE HISTORIC MEDIUM DENSITY
RESIDENTIAL ZONING DISTRICT, REAR
AND SIDE-YARD SETBACK REQUIREMENTS
PER SECTIONS 90-391 AND 122-600(6) b. & c.
OF THE LAND DEVELOPMENT
REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, Section 122-600 (6) b. & c. of the Code of Ordinances provides that the minimum allowed rear-yard setback shall be 15 feet and the minimum side-yard setback shall be 5 feet; and

WHEREAS, the applicant requested variances to the existing rear and side-yard setbacks of 2 feet; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 27, 2012; and

_____ Chairman
_____ Planning Director

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

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

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

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony

_____ Chairman
_____ Planning Director

with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by resolution of the Key West Planning Board for variances to allow the renovation and reconstruction of an existing building with the following conditions:

1. That the building be centered between the side property lines.
2. The proposed gravel parking area be replaced with brick pavers.

_____ Chairman
_____ Planning Director

on property located at 812-814 Baptist Lane (RE# 00014520-000000) in the HMDR zoning district per Section 122-600(6)b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

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

_____ Chairman
_____ Planning Director

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

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a special meeting held this 27th day of March, 2012.

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

Richard Klitenick
Planning Board Chairman

_____ Date

_____ Chairman
_____ Planning Director

Attest:

Donald Leland Craig, AICP, Planning Director Date

Filed with the Clerk:

Cheryl Smith, City Clerk Date

Draft

_____ Chairman
_____ Planning Director

Application

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 812/814 Baptist Lane
2. Name of Applicant Ty Symroski
3. Applicant is: Owner Authorized Representative
4. Address of Applicant 2328 Staples Ave.
Key West, FL 33040
5. Phone # of Applicant 305-294-1815 Mobile# 305-395-9363
6. E-Mail Address UncleTy@bellsouth.net
7. Name of Owner, if different than above Baptist St. Enterprises
8. Address of Owner 6810 Front St.
Key West, FL 33040-6040
9. Phone # of Owner 305-797-4733 cell 305-294-9797 off.
10. Email Address Galtarusa@Mac.com
11. Zoning District of Parcel HMDR RE# 00014520-000000
12. Description of Proposed Construction, Development, and Use
A. Reconstruct historic building (814 Baptist Ln)
B. Demolish existing shed & replace with
addition to 814 Baptist. C. Construct picket
fence between parking & yard & around trash area.
13. List and describe the specific variance(s) being requested:
Two side yard & two rear yard
setback variances & impervious surface
see chart on following page



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14. Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	AE-6			
Size of Site	6,806			
Height	30'	16'	19'	0
Front Setback	10'	12'	12'	0
Side Setback	5'	2.48	2.48	2.52
Side Setback	5'	1.71	1.71	3.29
Street Side Setback	NA	—	—	—
Rear Setback	15'	2.17 0.5	2.17 5.0	12.83 10.0
F.A.R	NA	—	—	—
Building Coverage	40%	2,096 30.1%	2,395 35.2	0
Impervious Surface	60%	5,244 77%	4,285 63%	3%
Parking	6	9	9	0
Handicap Parking	0	0	1	0
Bicycle Parking	.6	6	6	0
Open Space/ Landscaping	35%	23%	37%	0
Number and type of units	2.3	6	6	0
Consumption Area or Number of seats	NA	—	—	—

15. Is Subject Property located within the Historic District? Yes _____ No _____
 If Yes, attach HARC approval and approved site plans

Meeting Date _____ HARC Approval # _____

Applied to HARC 11/14/11 for concurrent review.



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

17. Will the work be within the dripline (canopy) of any tree on or off the property?

YES NO _____ *see below*

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

***Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

The entire 814 Baptist Lane & shed are in the dripline of existing trees. One the reasons to grant the variances & not move the building is to preserve the trees & minimize impacts.

Background

The subject property contains 812 Baptist Lane with four (4) residential units and 814 Baptist Lane with two (2) units. The Planning Department has acknowledged the lawful entitlement to all these six (6) units¹. The Department of Community Affairs acknowledged receipt of the determination and chosen not to appeal the determination²

Neither building is included in the City's surveys of contributing structures. However, 814 Baptist Lane (with 2 units) is shown on the 1948 Sanborn Map.

Project Goal: The goal of the project is to have successful rental units and never have any vacancies. This will be achieved by providing:

- On site laundry
- On site storage for residents
- Maximize the ability for people in wheel chairs to be able to visit and make the downstairs unit able to be adapted to be "accessible" if desired by a renter
- Attractive property
 - Attractive architecture
 - Better define the open space from the parking
 - Hide garbage containers
- Proper storm water management
- Nice parking that is shaded
 - Shaded
 - Clearly delineated
 - Convenient bicycle storage
- Safe setting
 - Fire protection
 - Outdoor lighting

Proposal: This project proposes:

- The reconstruction of 814 Baptist Lane in the existing location. The area between the building and property line will be cleared of all landscaping in order to improve emergency ingress and egress.

The overall height will be increased by approximately 3 feet by:

- The first floor will be elevated slightly to improve the foundation and better limit rain runoff from entering the building
- The ceiling of the first floor will be elevated to code requirements
- Replace the existing storage building which is really ugly with a new building to contain a master bedroom for the upstairs apartment and downstairs with storage lockers and laundry
- Install picket fence between parking and yard and around trash area.

¹ June 23, 2009 letter from Amy Kimball-Murley, Planning Director to Jason Barroso

² June 17, 2009 letter from Rebecca Jetton, Administrator, Area of Critical State Concern to Amy Kimball-Murley Note: It is presumed that this letter was incorrectly dated.



Processes:

This project is seeking:

- HARC approval
 - The reconstruction of 814 Baptist Lane form irreparable deterioration
 - Demolition of the accessory shed
 - Replacement of the accessory shed with addition to 814 Baptist Lane
- Variances to the rear and side yards for:
 - The restoration of 814 Baptist lane
 - The replacement of the accessory shed with the addition to 814 Baptist Lane and also containing storage lockers and laundry room for the residents of 812 and 814 Baptist Lane.
- City Commission approval for the vacation of the “bulb” of the cul-de-sac



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Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

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

see attached

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

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



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

see attached

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.



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

see attached

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."



STANDARDS FOR CONSIDERING VARIANCES

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

814 Baptist Lane:

This structure, 814 Baptist Lane, is a historic structure. It is contrary to the general historic guidelines to move historic structures from their original location. Thus the variances should be granted to allow the significant restoration required to retain this historic structure.

Additionally, if the structure were to be moved forward to conform with the setbacks, then a large, mature Sapodilla Tree would need to be removed. However, it is important to preserve the large, mature Sapodilla Tree (*Manilkara zapota*) on the property. As reported by David Sturrock in Fruits for Southern Florida,

"In Southern Florida, it [Sapodilla] is quite hardy, and is at home equally well on the alkaline and the acid soils. It is well adapted to conditions on the Florida Keys where several desirable forms have been found. It was one of the first fruits brought into southern Florida, from the Bahama Islands, by early settlers."

Thus, large mature Sapodilla trees are part of the historic fabric of Bahama Village and are a historic component of the Historic District. It would be contrary to cause the destruction of such a tree in order to relocate a building.

Sapodilla Trees are also afforded special protection under Section 110-253 of the Land Development Regulations.

Accessory Structure:

The existing accessory structure is located less than 1 foot from the rear property line. The proposal is to build a new structure in generally the same location and foot print but 5 feet from the rear property line. This is a unique circumstance to this property.

Impervious Coverage:

The project reduces impervious surface coverage from 77% to 63%. This allows the existing number of parking spaces (9) to remain. Storm water retention swales are being added. There are none now.

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

The applicant did not construct these buildings, plant the Sapodilla Tree or provide 9 parking spaces but does acknowledge the importance of maintaining the historic building in order to preserve historic integrity of the property and the benefit of providing sufficient parking. The owner also acknowledges the benefit of removing the accessory structure that



is so close to the property line but does not want to give up this structure entirely.

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

There will be no special privileges conferred by granting this variance. The applicant will only restore a historic structure, preserve a historic tree, keep the foot print of an existing building and keep the same number of parking spaces.

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

If denied, the applicant would be deprived of reconstructing a historic structure.

Restored, historic structures, each with their unique character are valued in the market. This is the result of the diligent efforts of HARC and the entire community to all the historic structures in the Historic District. If the applicant is not granted the requested variance and is thus prevented from rebuilding this historic structure in its historic location, then the applicant suffers the financial hardship of loosing a quaint, unique structure that is highly valued in today's market.

Destroying the Sopadilla Tree would deprive the owner of a major asset of the property, a historic tree, and require extensive and costly mitigation. This tree has a 81" dbh and a preliminary estimate replacement value of 65" – 70" dbh.

Removing parking spaces would deprive tenants sufficient parking. It should be noted that the open space on the property is improving from 23% to 37% and storm water retention swales are being installed.

(5) Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The request is the minimum variance requested and is improving the safety of the property. The open space will be brought into conformance and the installation of retention swales will improve storm water management.

(6) Not injurious to the public welfare. That the grant of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

Granting the variance will not be injurious to the public. 814 Baptist lane has been in this historic location since at least 1948 and has been in the same location with respect to



adjacent buildings since at least 1962 based on the 1962 Sanborn maps. Clearly this has not been injurious to the public for nearly half a century.

The accessory building has been in place also for many years (the precise number is not known). The proposed relocation to be 5 feet from the property line will improve emergency access by fire fighters during an emergency.

Storm water retention swales will be installed. There are none now.

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

No other nonconformities form the basis for granting this variance.

- (b) The board of adjustment shall make factual findings regarding the following:
- (1) That the standards established in subsection (a) have been met by the applicant for a variance.
 - (2) That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The applicant will mail drawings to property owners within 300 feet and will post drawings on the site for neighbors to see.



Verification Form



Verification

I, Ty Symroski, being duly sworn, depose and say that I am
Print Name of Applicant
the owner 812/814 Baptist Lane /legal representative of the property, which is the subject
matter of this application. All of the answers to the above questions, sketches
and attached data that make up this application, are true and correct to the best
of my knowledge and belief.

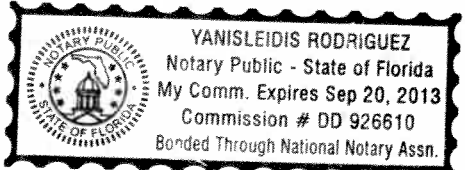
Ty Symroski
Signature of Applicant

Subscribes and sworn to (or affirmed) before me on November 14 2011
(date)

by Ty Symroski (name of affiant, deponent or other signer).

He/She is personally known to me or has presented 2 FL DH 356252552200-0
as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped Yanisleidis Rodriguez

Commission Number, if any DD 926610

*original with variance application
copies with HARC Application & Petition for
Vacation of City Property.*



Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Walter S. Crumbley Jr as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Baptist Street Enterprises, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Ty Symroski
Please Print Name of Representative

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

x Walter Crumbley
Signature of person with authority to execute documents on behalf on entity owner

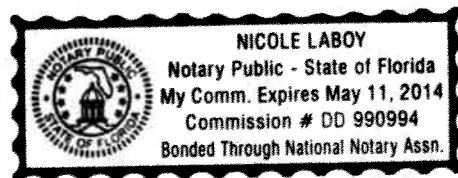
Subscribed and sworn to (or affirmed) before me on this NOV. 14, 2011 by
date

Walter Sidney Crumbley
Name of Authorized Representative

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

Nicole Laboy
Notary's Signature and Seal

Nicole Laboy
Name of Acknowledger typed, printed or stamped



DD 990994
Commission Number, if any



Deed

\$150,000.00

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 11-376-EJ

Doc# 1852116 09/21/2011 1:14PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE
09/21/2011 1:14PM
DEED DOC STAMP CL: MT \$3,150.00

Doc# 1852116
Bk# 2534 Pg# 2400

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Warranty Deed

This Warranty Deed made this 20th day of September, 2011 between Barroso Real Estate Development, LLC, a Florida limited liability company whose post office address is 1014 White Street, Key West, FL 33040, grantor, and Baptist Street Enterprises, LLC, a Florida limited liability company whose post office address is 6810 Front Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Parcels C and E of Patone's Subdivision, a subdivision of the City of Key West, Monroe County, Florida, according to a Plat by M.B. Garris, C.E., recorded in Plat Book 2, Page 27, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00014520-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2011 and subsequent years.

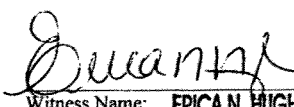
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: ERICA N. HUGHES-STERLING



Witness Name: Jenny M. Sterling


Witness Name: ERICA N. HUGHES-STERLING


Witness Name: Jenny M. Sterling

BARROSO REAL ESTATE DEVELOPMENT, LLC, a Florida limited liability company

By: 
Barry Barroso, Jr., Managing Member

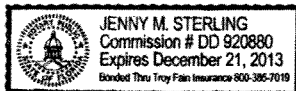
By: 
Jason Barroso, Managing Member



State of Florida
County of Monroe

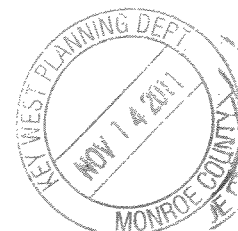
The foregoing instrument was acknowledged before me this 20th day of September, 2011 by Barry Barroso, Jr., Manager and Jason Barroso, Manager of BARROSO REAL ESTATE DEVELOPMENT, LLC, a Florida limited liability company, on behalf of said firm. They are personally known or have produced a driver's license as identification.

[Notary Seal]



Jenny M Sterling
Notary Public
Printed Name: _____
My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS



This Instrument Prepared By:
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, Florida 33040

Doc# 1852117
Bk# 2534 Pg# 2402

LIMITED LIABILITY COMPANY AFFIDAVIT

BEFORE ME, the undersigned Notary Public, personally appeared Walter S. Crumbley, Jr. and Lena Warner (collectively "Affiants"), to me well known and who, after being by me first duly sworn, deposed and stated that:

1. Affiants are the sole Members and Managers of BAPTIST STREET ENTERPRISES, LLC, a Florida limited liability company (the "Company").

2. The Company is currently in existence under valid Articles of Organization and Operating Agreement, and the Company has not been dissolved (resulting from transfer of member's interest or otherwise), and is currently in full force and effect.

3. The undersigned are the only members of the Company existing as of the date hereof. The management of the Company is vested in two (2) Managers and the two (2) Managers are currently Walter S. Crumbley, Jr. and Lena Warner.

4. The Company is purchasing the property commonly referred to as 812 Baptist Lane, Key West, FL 33040 and more particularly described on the attached Exhibit A ("Property").

5. Walter S. Crumbley, Jr. and Lena Warner, as Managers of the Company, are authorized and directed to execute any and all documents that may be necessary and required in order to borrow \$410,000.00 from Walter S. Crumbley, Jr. and encumber the Property with a first mortgage securing the note, including but not limited to a closing statement, note, mortgage, no lien affidavit, loan documents, and any and all other necessary documents to close the above-described loan which will be secured by the Property.

6. Neither the Company nor any of the members of the Company have been debtors in any bankruptcy proceeding during the existence of the Company.

7. The undersigned acknowledges that Spottswood, Spottswood & Spottswood and Chicago Title Insurance Company are relying upon this Affidavit to insure title to the Property.

Dated as of the 19 day of September, 2011.

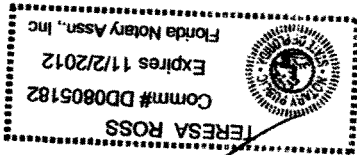

WALTER S. CRUMBLEY, JR.



Lena Warner
Lena Warner

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 19th day of September, 2011, by Walter S. Crumbley, Jr. and Lena Warner.



Teresa Ross
Notary Public
Print Name: Teresa Ross
My Commission Expires: 11-20-12

Personally Known (OR) Produced Identification
Type of identification produced _____

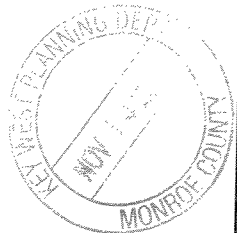


Exhibit "A"

Doc# 1852117
Bk# 2534 Pg# 2404

Parcels C and E of Patone's Subdivision, a subdivision of the City of Key West, Monroe County, Florida, according to a Plat by M.B. Garris, C.E., recorded in Plat Book 2, Page 27, of the Public Records of Monroe County, Florida.

MONROE COUNTY
OFFICIAL RECORDS



FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS



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Entity Name Search

No Events

No Name History

Detail by Entity Name

Florida Limited Liability Company

BAPTIST STREET ENTERPRISES, LLC

Filing Information

Document Number L11000104167
FEI/EIN Number NONE
Date Filed 09/12/2011
State FL
Status ACTIVE

Principal Address

6810 FRONT STREET
KEY WEST FL 33040

Mailing Address

6810 FRONT STREET
KEY WEST FL 33040

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK, INC.
11380 PROSPERITY FARMS ROAD #221E
PALM BEACH GARDENS FL 33410 US

Manager/Member Detail

Name & Address

Title MGR

CRUMBLEY, WALTER
6810 FRONT STREET
KEY WEST FL 33040

Title MGR

WARNER, LENA
6810 FRONT STREET
KEY WEST FL 33040

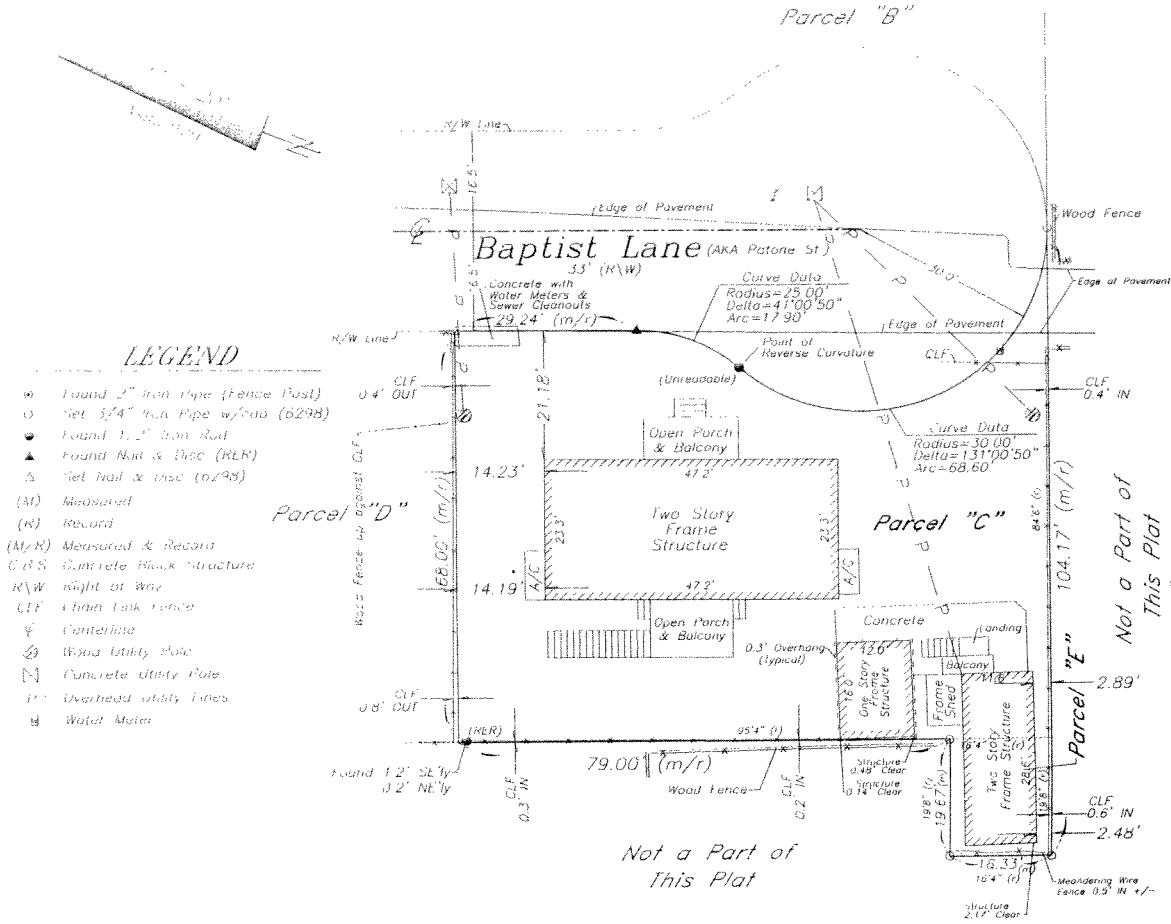
Annual Reports

No Annual Reports Filed



Survey

Boundary Survey Map of Parcels "C" & "E" Patone's Subdivision



- LEGEND**
- ⊙ Found 2" Iron Pipe (Fence Post)
 - Set 3/4" Iron Pipe w/soo (6298)
 - Found 1.2" Iron Rod
 - ▲ Found Nail & Disc (RLK)
 - △ Set Nail & Disc (6298)
 - (M) Measured
 - (R) Record
 - (M/R) Measured & Record
 - C/S Concrete Block Structure
 - R/W Right of Way
 - CLF Chain Link Fence
 - ⊕ Centerline
 - ⊗ Wood Utility Pole
 - ⊞ Concrete Utility Pole
 - ⊖ Overhead Utility Lines
 - ⊕ Water Meter

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 812 Baptist Lane, Key West, FL.
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 7. North Arrow is assumed and based on the legal description.
 8. Date of field work: September 15, 2011.
 9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Parcels C and E of Patone's Subdivision, a subdivision of the City of Key West, Monroe County, Florida, according to a Plat by M.B. Garris, C.E., recorded in Plat Book 2, Page 27, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Baptist Street Enterprise, LLC;
Spottswood, Spottswood, & Spottswood;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.
[Signature]
Lynn O'Flynn, PSM
Florida Reg #6298
September 16, 2011

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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



Site Plans

Additional Information



Cul de sac of Batist Lane (AKA Patone St.) looking across the front of 812 / 814 Baptist Lane and area requested to be vacated.



Subject Building, 814 Baptist Lane



The bottom photo is looking towards the subject building across the yard of the adjacent property



9/17/2009 Roof of shed in in background behind trailer.



These photos highlight the importance to elevate the floor of the subject building and gain ceiling clearance on the first floor. The subject property (814 Baptist Lane) is on the back corner of the the same parcel as 812 Baptist Lane.



Roots of the Sapodilla Tree immediately in front of subject building.



The street names and addresses are confusing. Patone St. & Baptist Lane are often used for the same street but actually Patone St. is the portion of the street coming off of Petronia St. This then leads to Baptist Lane which is a narrow pedestrian path.



Looking North, from the front of the subject building down Patone St. towards Petronia St

On the left is 812 Baptist Lane. Just beyond that is 806 Patone St.. On the right is 813 Patone St. and beyond that is 805 Patone St.



806 Patone St.



805 Patone St.



813 Patone St.



814 Baptist Lane and neighboring buildings. Photos by Ty Symroski. Oct. 18, 2011 unless noted otherwise.

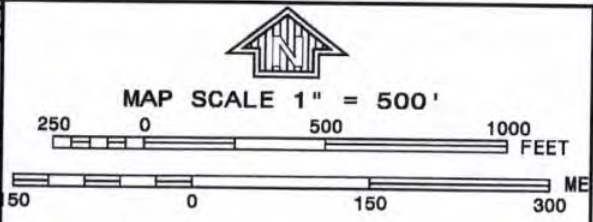
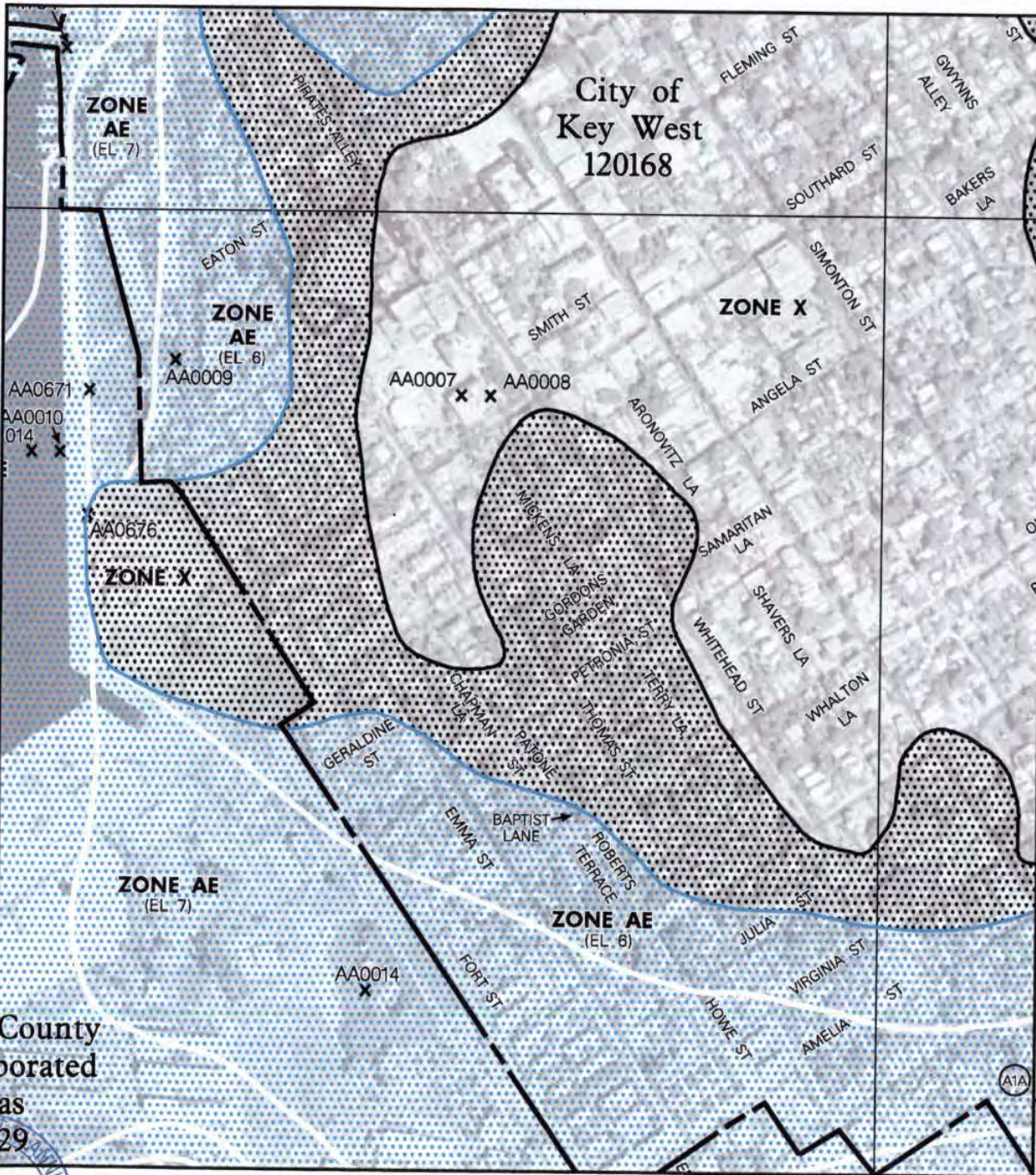


The photo to the side is of the parking area directly across from the subject building



Looking across the street and to the South down Baptist Lane where it narrows to a pedestrian path.





NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1516K

FIRM
FLOOD INSURANCE RATE MAP
MONROE COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 1516 OF 1585

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
KEY WEST, CITY OF	120168	1516	K
MONROE COUNTY	126129	1516	K

-NOTE-
 THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF COASTAL BARRIER RESOURCES SYSTEM UNITS AND/OR OTHERWISE PROTECTED AREAS ESTABLISHED UNDER THE COASTAL BARRIER IMPROVEMENT ACT OF 1990 (PL 101-501).

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
12087C1516K

MAP REVISED
FEBRUARY 18, 2005

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



DRC Comments

**Minutes of the Development Review Committee of the City of Key West
February 23, 2012**

DRAFT

Page 7 of 12

the hurricane evacuation workshops in the next several months, we need to put that issue to bed in writing. Mr. Craig concluded that the next step is the Planning Board meeting.

Keys Energy – Mr. Craig reminded the Commission members concerning the letter from Keys Energy Services which was included as part of the meeting package.

There were no additional Committee member comments for the record.

Public Comments:

- Steve Dawkins – 1212 Angela Street
Asked that the fence remain. Mr. Horan responded that the plan is for it to remain.
- Cynthia Domenech-Coogle – 1006 16th Terrace
Reminded everyone that health of the trees on the property needs to be monitored.

2 Variances – 812 & 814 Baptist Lane (RE# 00014520-000000) - A variance application for side and rear-yard setback requirements in the HMDR zoning district per Section 122-600 (6) b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Staff Report:

Brendon Cunningham presented the variance application. Mr. Cunningham stated that this is a re-visit of this variance application. Mr. Cunningham added that the applicant had also entertained applying for a vacation of City property but has since re-thought that approach and made changes in their plans as appropriate by reducing the scope of their plan.

Applicant:

Ty Symroski, Chris Liddle, and Cynthia Domenech-Coogle presented the application for a rear setback variance. Mr. Symroski stated that they have revised their plan, which allows them to withdraw the Vacation of Property request, and minimized their need for a setback variance. Mr. Symroski described the work that is planned to take place on the property, which will include improvements to for the property parking. Mr. Symroski concluded that he feels this project will improve the property greatly. Mr. Symroski, Mr. Liddle, and Ms. Domenech-Coogle remained to respond to any questions from Committee members.

DRC Member Comments:

General Services/Engineering Director –

Ms. Ignoffo stated she has concerns about the parking and recycling area. Code prohibits gravel – the surface must be HARC approved dust free material. Ms. Ignoffo stated that there is a problem with backing onto the right-of-way and the City is making efforts to eliminate such situations. Ms. Ignoffo also mentioned concerns about the water meters and that requires FKAA coordination. Mr. Liddle responded that they will address the issue of the dust and Mr. Ignoffo’s other parking concerns.

Fire Chief – Mr. Averette asked if only building #3 was being brought into compliance. Mr. Symroski responded that they are only working on building #3 at this time. There was a discussion concerning how Fire could access the property in an emergency. Mr. Averette stated that with the changes as outlined by the applicant he could support the application.

Police Chief – Mr. Torrence stated that the changes outlined are a vast improvement for the property.

Landscaping Coordinator – Mr. Williams inquired about the relocation of an avocado tree. Ms. Domenech-Coogle responded that they have an application, scheduled for the next Tree Commission meeting, which is a request to remove the avocado. Ms. Domenech-Coogle explained

**Minutes of the Development Review Committee of the City of Key West
February 23, 2012**

DRAFT

Page 8 of 12

that they had determined the tree to be in too poor of health to save. Mr. Williams inquired about the other trees and how they would be protected. Ms. Domenech-Coogle stated that barricades as well as other methods of protection would be used during construction.

Sustainability Coordinator – Ms. Higgins asked the client to use low flow faucets and toilets and other energy efficient equipment.

FEMA Coordinator – Mr. Fraser stated the main structure is technically in an AE-6 flood zone and the accessory buildings are located wholly within the AE-6 zone. Mr. Fraser added that however, spot elevation on the survey submitted show the grade is at least 7 feet above MSI and by default any new construction (absent a basement) would be above flood minimum elevations for the location. Mr. Fraser stated, as such, it would be appropriate to waive the mid-construction Elevation Certificates that would otherwise be required during construction. Mr. Fraser recommended the applicant consult with a flood insurance specialist to ascertain if pursuing a Letter of Map Amendment (LOMA) from FEMA would have long-term favorable results when it comes to flood insurance rates. Mr. Fraser added that a LOMA would likely certify any and all structures on this lot to be located in the more favorable X-Zone. Mr. Fraser stated that the accessory structure to be moved would normally require Elevation Certificates as well, but given the grade, the same exception from above would apply. Mr. Fraser stated that unfortunately FEMA still requires a final "Finished Construction" E/C for the additional accessory building, even though the new building will likely by default be above minimum flood levels. Mr. Fraser concluded stating that however, the E/C would otherwise be necessary to obtain a permanent LOMA exemption.

Building Official – Mr. Giordano stated the plans would be reviewed during the Building Department's Plan Check process.

HARC Planner – Mr. Craig stated that the plan was approved by HARC at the meeting Tuesday night, February 21, 2012.

Planning Director – Mr. Craig stated that Mr. Cunningham covered the Planning comments. Mr. Craig reminded the applicant that they would need to be able to respond to the items discussed by the members as the application moves forward in the process.

Keys Energy – Ms. Bennett read the comments from Matthew Alfonso of Keys Energy submitted by into the record - *"Keys has no objections to the Variances."*

There were no additional Committee member comments for the record.

Public Comments:

There were no public comments.

3 Easement - 1015 Simonton Street (RE# 00027070-000000) - An easement application for use of 25' by 248' of City Right-of-Way along Virginia Street between Simonton Street and St. Mary's property per Section 90-587 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Staff Report:

Brendon Cunningham presented the application for easement for the existing trailer park. Mr. Cunningham stated he needed to clarify that this would allow for the continued placement of the trailers that have been there for quite some time. Mr. Cunningham stated that there standing stipulations for easements and the applicant must meet all requirements.

Applicant:

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: 1014915 Parcel ID: 00014520-000000

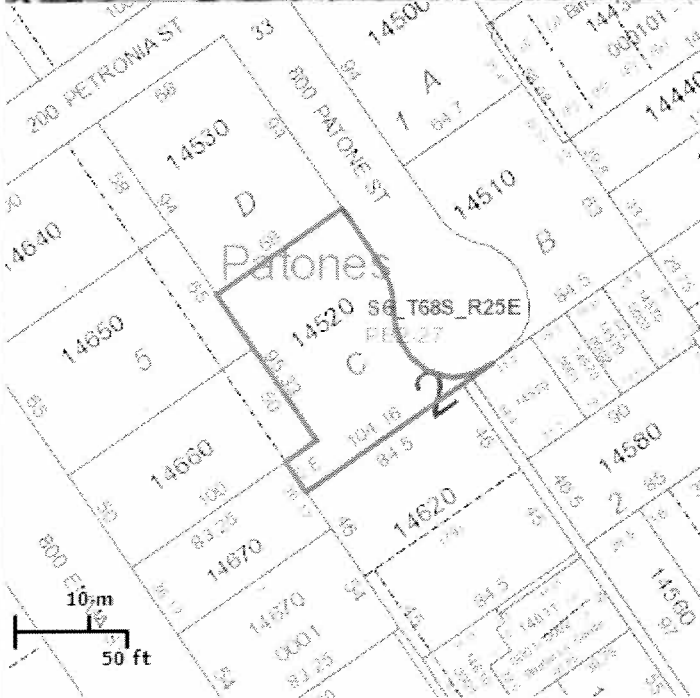
Ownership Details

Mailing Address:
BAPTIST STREET ENTERPRISES LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 814 BAPTIST LN KEY WEST
812 BAPTIST LN KEY WEST
Legal Description: KW PT LOT 1 SQR 2 TR 3 PARCEL C AND PARCEL E PB2-27 G58-464/65 OR994-2195 OR1623-916D/C
OR1626-841/42ORD OR1757-681/84WILL OR1812-1337/39 OR1812-1340/42 OR2534-2400/01

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	68	95	6,182.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 0

Total Living Area: 2832
 Year Built: 1938

Building 1 Details

Building Type R4
 Effective Age 11
 Year Built 1938
 Functional Obs 0

Condition G
 Perimeter 284
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 10
 Grnd Floor Area 2,208

Inclusions: R4 includes 4 3-fixture baths and 4 kitchens.

Roof Type GABLE/HIP
 Heat 1 FCD/AIR DUCTED
 Heat Src 1 ELECTRIC

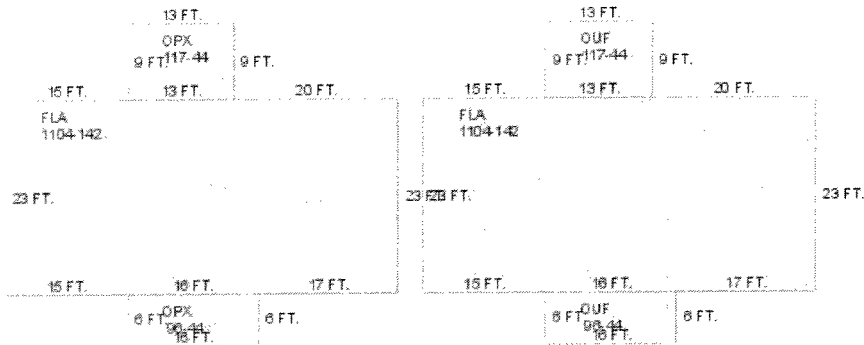
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 4

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 -9

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	2:B & B	1	1993	N	Y	0.00	0.00	1,104
2	OPX		1	1993	N	N	0.00	0.00	117
3	OPX		1	1993	N	N	0.00	0.00	96
4	FLA	2:B & B	1	1993	N	Y	0.00	0.00	1,104
5	OUF		1	1993	N	N	0.00	0.00	96
6	OUF		1	1993	N	N	0.00	0.00	117

Building 2 Details

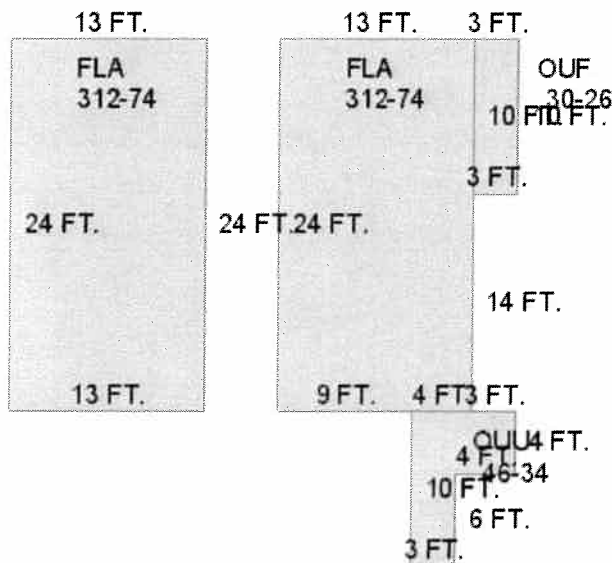
Building Type R1 **Condition** P **Quality Grade** 450
Effective Age 37 **Perimeter** 148 **Depreciation %** 38
Year Built 1946 **Special Arch** 0 **Grnd Floor Area** 624
Functional Obs 0 **Economic Obs** 0

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

Roof Type GABLE/HIP **Roof Cover** MIN/PAINT CONC **Foundation** CONCRETE SLAB
Heat 1 NONE **Heat 2** NONE **Bedrooms** 1
Heat Src 1 NONE **Heat Src 2** NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1993	N	Y	0.00	0.00	312
2	FLA	1:WD FRAME	1	1993	N	Y	0.00	0.00	312
3	OUF		1	1993	N	N	0.00	0.00	30
4	OOU		1	1993	N	N	0.00	0.00	46

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
3	UB2:UTILITY BLDG	132 SF	0	0	1975	1976	1	50

Appraiser Notes

2003-13-3 - TOTAL RENOVATION GUTTED.(041)

FOR THE 1973 TAX ROLL PARCEL E (F/K/A RE 00014540-000000) WAS COMBINED WITH THIS PARCEL. I RESEARCHED THIS COMBINATION PER PROPERTY OWNER'S REQUEST.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
08-4213	01/14/2008	07/28/2009	2,150		REPAIR EXSTNG ROOF/REPLACE 2X4 ROTTEN BOARDS ON SHED-INSTALL NEW DOOR+PAINT EXTERIOR SHED+ REPLACE ROTTEN EXTERIOR SIDING
1 9803289	10/26/1998	12/10/1998	100	Residential	REPAIR/REPL PICKET FENCE
02/2487	09/11/2002	05/03/2003	5,000		REPLACE SIDING
02/2466	09/17/2002	05/03/2003	3,500		ELECTRIC
02/2435	09/18/2002	05/03/2003	10,001		INSTALL 4 A/C
02/2860	10/22/2002	05/03/2003	7,680		REPLACE SODING
02-3135	11/25/2002	05/03/2003	7,600		REPLACE WINDOWS
02-3135	11/25/2002	05/12/2003	7,500		RENOVATE
02-2466	01/28/2003	05/03/2003	3,500		NEW TEMP ELECT
03-0410	02/13/2003	07/21/2003	14,500		PAINT INSIDE
02-2152	09/06/2002	05/12/2003	8,000		SEWER WORK
02-2487	09/10/2002	05/12/2003	5,000		SIDING WK.

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	325,189	897	217,630	543,716	543,716	0	543,716
2010	331,248	897	189,515	521,660	521,660	0	521,660

2009	370,667	1,563	336,390	708,620	708,620	0	708,620
2008	340,892	1,563	562,562	905,017	905,017	0	905,017
2007	398,650	1,509	618,200	1,018,359	1,018,359	0	1,018,359
2006	462,873	1,509	446,650	841,601	841,601	0	841,601
2005	364,336	1,529	432,740	756,098	756,098	0	756,098
2004	388,845	1,549	262,735	653,129	653,129	0	653,129
2003	197,424	2,008	148,368	347,800	347,800	0	347,800
2002	178,185	2,028	108,185	288,398	288,398	288,398	0
2001	162,300	2,048	108,185	272,533	272,533	272,533	0
2000	162,300	2,557	74,184	239,041	239,041	239,041	0
1999	129,434	2,107	74,184	205,725	205,725	205,725	0
1998	105,440	1,695	74,184	181,319	181,319	181,319	0
1997	94,896	1,554	61,820	158,269	158,269	158,269	0
1996	83,961	1,442	61,820	147,223	147,223	147,223	0
1995	83,961	1,133	61,820	146,914	146,914	25,000	121,914
1994	100,205	1,037	61,820	163,062	163,062	25,000	138,062
1993	60,863	3,154	61,820	125,837	125,837	25,000	100,837
1992	74,252	3,154	61,820	139,226	139,226	25,000	114,226
1991	74,252	3,154	64,911	142,317	142,317	25,000	117,317
1990	57,311	3,154	49,456	109,921	109,921	25,000	84,921
1989	47,365	2,867	47,911	98,143	98,143	25,000	73,143
1988	41,764	2,867	35,547	80,178	80,178	25,000	55,178
1987	40,510	2,867	20,092	63,469	63,469	25,000	38,469
1986	40,718	2,867	18,546	62,131	62,131	25,500	36,631
1985	39,468	2,867	19,374	61,709	61,709	25,500	36,209
1984	36,054	2,867	19,374	58,295	58,295	25,500	32,795
1983	36,054	2,867	19,374	58,295	58,295	25,500	32,795
1982	37,674	2,867	15,111	55,652	55,652	25,500	30,152

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
9/20/2011	2534 / 2400	450,000	WD	02
8/29/2002	1812 / 1337	410,000	WD	Q

This page has been visited 47,011 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., March 27, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variations - 812 & 814 Baptist Lane (RE# 00014520-000000) - A request for side and rear-yard setback requirements in the HMDR zoning district per Section 122-600 (6) b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: Variances - 812 & 814 Baptist Lane (RE# 00014520-000000) - A request for side and rear-yard setback requirements in the HMDR zoning district per Section 122-600 (6) b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Ty Symroski	Owner:	Baptist Street Enterprises
Project Location:	812 & 814 Baptist Lane	Date of Hearing:	Tuesday, March 27, 2012
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

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

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

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

ADA Assistance: 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 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: Variances - 812 & 814 Baptist Lane (RE# 00014520-000000) - A request for side and rear-yard setback requirements in the HMDR zoning district per Section 122-600 (6) b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

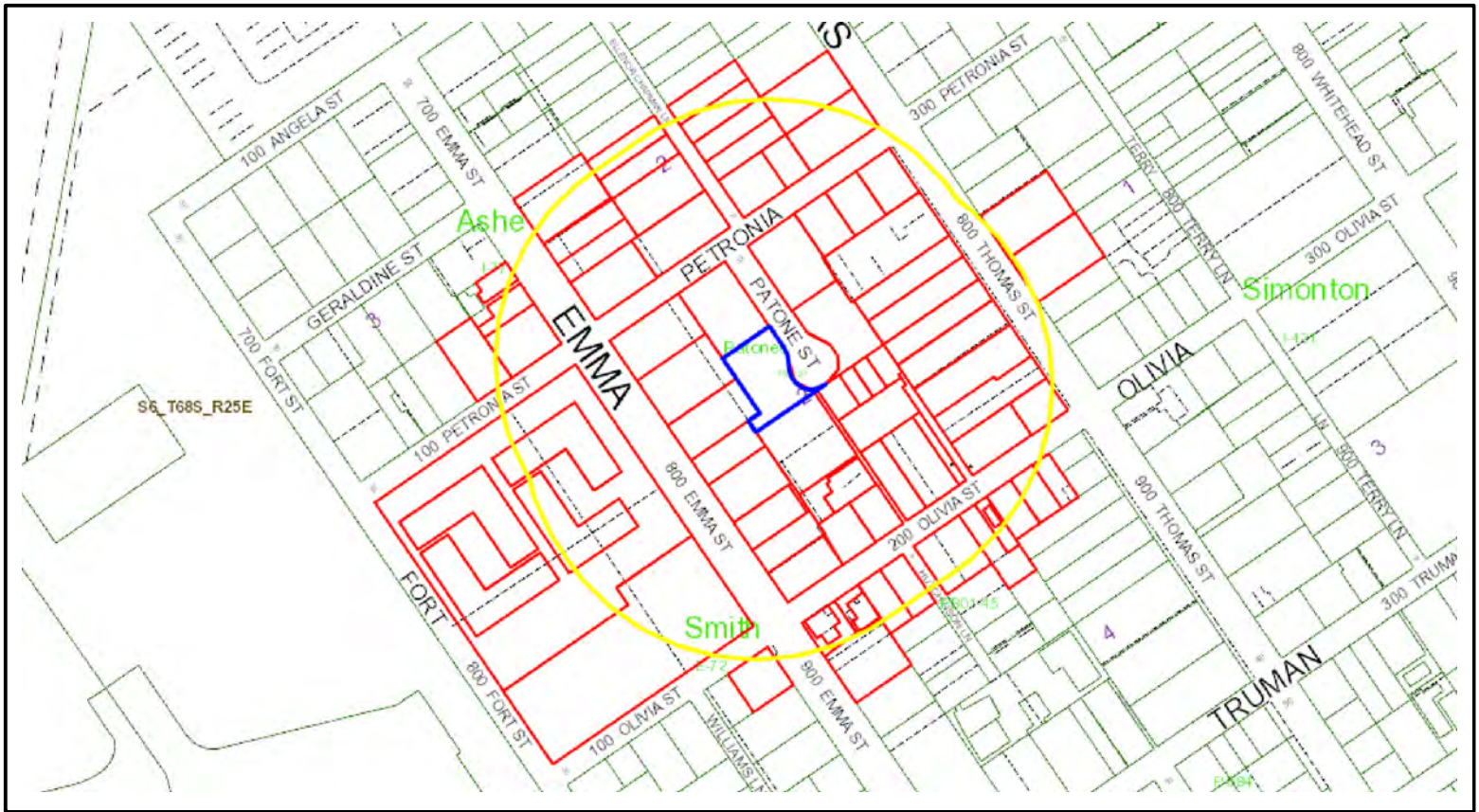
Applicant:	Ty Symroski	Owner:	Baptist Street Enterprises
Project Location:	812 & 814 Baptist Lane	Date of Hearing:	Tuesday, March 27, 2012
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Monroe County, Florida

812 & 814 Baptist Lane

Printed: Mar 14, 2012

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



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 COX OTHA P DEC OF TRUS 07/07/2000	600 ALMINAR AVE		CORAL GABLES	FL	33146	
2 OVERTOWN PUBLIC ASSISTANCE TRUST NO 9 THE 09/10/1	632 BLACKBEARD RD		SUMMERLAND KI	FL	33042-5507	
3 SAUNDERS SHELLEY	PO BOX 4290		KEY WEST	FL	33041-4290	
4 JORIS THOMAS J	217 OLIVIA ST		KEY WEST	FL	33040	
5 HELLSTROM STEPHANIE L	901 EMMA ST		KEY WEST	FL	33040	
6 MINGO-THOMAS TRACI B	220 OLIVIA ST		KEY WEST	FL	33040	
7 JOHNSON LEONARD	29 6TH AVE		KEY WEST	FL	33040	
8 BAHAMA CONCH COMMUNITY LAND TRUST OF KEY WEST	201 TRUMAN AVE		KEY WEST	FL	33040-7340	
9 PRAZEN RUDY	225 PETRONIA ST		KEY WEST	FL	33040	
10 BI STATE REALTY LIMITED LLC	444 NORTH MAIN ST		HUBBARD	OH	44425	
11 BAIER MICHAEL	219 OLIVIA ST		KEY WEST	FL	33040-7375	
12 JOSEPH JUNE HARRISON	310 HILLCREST AVE		SOMERSET	NJ	08873-3083	
13 CHAVIS DONNA	827 EMMA ST		KEY WEST	FL	33040	
14 HARRINGTON SCOTT A	P O BOX 4598		KEY WEST	FL	33041	
15 MONROE MICHAEL	206 OLIVIA ST		KEY WEST	FL	33040	
16 COIRA STANLEY MD TRUST AGR 4/23/201	4140 BONITA AVE		COCONUT GROV	FL	33133	
17 BAPTIST LANE CONDOMINIUM	827 BAPTIST LN		KEY WEST	FL	33040	
18 BOBO LESA L	W12035 COUNTRY RD C		ETTRICK	WI	54627-9118	
19 CAMPBELL JULIA A L/E	209 OLIVIA ST		KEY WEST	FL	33040-7319	
20 BURR EDWARD D	824 THOMAS ST		KEY WEST	FL	33040	
21 HARKOW JAYE FREDRICA	2 BAPTIST LANE		KEY WEST	FL	33040	
22 HALL MITCHELL C SR AND JUANITA	717 CHAPMAN LN		KEY WEST	FL	33040-7309	
23 DICKSTEIN ERIC R	4 LOPEZ LN		KEY WEST	FL	33040	
24 KEE CARNETTA	226 OLIVIA ST		KEY WEST	FL	33040	
25 AGH PROPERTY INVESTMENTS INC	805 UNITED ST		KEY WEST	FL	33040-3246	
26 CURTIS JERRY T/C	724 THOMAS ST		KEY WEST	FL	33040	
27 CHAPMAN JAMES MATHEW	221 PETRONIA ST		KEY WEST	FL	33040	
28 JORDAN BARBARA	2251 NW 188TH TER		MIAMI	FL	33056	
29 805 BAPTIST LANE LLC	729 THOMAS ST		KEY WEST	FL	33040-7334	
30 ROSE MARCI L	810 THOMAS ST		KEY WEST	FL	33040-7337	
31 THOMAS STANLEY LEROY	224 OLIVA ST		KEY WEST	FL	33040	
32 MARTINI JOHN M	812 GALVESTON LN		KEY WEST	FL	33040	
33 WEST INDIES LLC	226 PETRONIA ST		KEY WEST	FL	33040	
34 WHITEHEAD LOUISE SUAREZ	824 BAPTIST LN		KEY WEST	FL	33040-7308	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 ROUSE RONALD E AND LORIE A	301 MAIN ST		LEBANON	NJ	08833-4532	
36 MINGO CLIFFORD K AND YOLANDA	708 EMMA ST		KEY WEST	FL	33040	
37 BAPTIST STREET ENTERPRISES LLC	6810 FRONT ST		KEY WEST	FL	33040-6040	
38 TRUSTEES AMERICAN LEGION NBR 168	P O BOX 903		KEY WEST	FL	33040	
39 VITA SARA M	4 BAPTIST LN		KEY WEST	FL	33040-7313	
40 WALSH SALLY ANN	5380 CHEMIN DE VIE		ATLANTA	GA	30342-2560	
41 THE HOUSING AUTHORITY OF THE CITY OF KEY WEST	1400 KENNEDY DR		KEY WEST	FL	33040-4079	
42 BAHAMA CONCH COMMUNITY LAND TRUST OF KEY WEST	201 TRUMAN AVE		KEY WEST	FL	33040-7340	
43 JENNINGS ERIC BENVENUE AND BENVENUE PAM (WIFE)	966 NORTH ORMEWOOD PARK DR		ATLANTA	GA	30316	
44 DULINSKI DAVID A AND HEATHER M	822 THOMAS ST		KEY WEST	FL	33040	
45 BI-STATE REALTY LTD	444 N MAIN ST		HUBBARD	OH	44425-1421	
46 MAJOR CHARLIE MAE CAMBRIDGE AND CHARLES L W/H	728 EMMA ST		KEY WEST	FL	33040	
47 COX JOE AND JOAN	228 OLIVIA ST		KEY WEST	FL	33040-7376	
48 BYRNES-GAMBERT JULIA	PO BOX 4294		KEY WEST	FL	33041-4294	
49 CUSHMAN VICTOR L	PO BOX 1551		KEY WEST	FL	33041-1551	
50 ROSE MARCI L	810 THOMAS ST		KEY WEST	FL	33040-7337	
51 DIXON GLORIA	718 CHAPMAN LN		KEY WEST	FL	33040	
52 MAJOR CHARLIE MAE CAMBRIDGE	728 EMMA ST		KEY WEST	FL	33040	
53 KEE GILBERT	308 VIRGINIA ST		KEY WEST	FL	33040	
54 MINGO CLIFFORD AND YOLANDA	708 EMMA ST		KEY WEST	FL	33040	
55 TREGO PHILIP M	1000 DUVAL ST		KEY WEST	FL	33040-3126	
56 MARQUARDT JAMES L	204 OLIVIA ST		KEY WEST	FL	33040	
57 BIMINI VILLAGE CONDOMINIUM	806 THOMAS ST		KEY WEST	FL	33040	
58 SPARKS LESLIE G AND ANDREA M	721 CHAPMAN LN		KEY WEST	FL	33040-7309	
59 SOUTHERNMOST INVESTMENTS LLC	44 KEY HAVEN RD		KEY WEST	FL	33040	
60 MAJOR CHARLES L	210 OLIVIA ST		KEY WEST	FL	33040	
61 CREATIVE CHOICE MANAGEMENT	8895 N MILITARY TRL STE 101B		WEST PALM BEACH	FL	33410-6259	
62 CICERI PAUL BRIAN	222 OLIVIA ST		KEY WEST	FL	33040	
63 WILLIAMS JON M	2721 13TH ST	UNIT 2	WASHINGTON	DC	20009	
64 GONSALVES THEODORIS F	828 THOMAS ST		KEY WEST	FL	33040	
65 MINGO GWENUUEL W AND CYNTHIA E	PO BOX 13119		GAINESVILLE	FL	32604	
66 DOUCETTE PAUL H	829 BAPTIST LN REAR		KEY WEST	FL	33040-7308	
67 HOUSING AUTHORITY OF THE CITY	1400 KENNEDY DR STE A		KEY WEST	FL	33040-4055	
68 CUSHMAN VICTOR L	P O BOX 1551		KEY WEST	FL	33041-1551	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 DIXON GLORIA	718 CHAPMAN LN		KEY WEST	FL	33040	
70 MARTINI JOHN	812 GALVESTON LN		KEY WEST	FL	33040	
71 MYERS BOBBIE E AND POOCHIE	813 THOMAS ST		KEY WEST	FL	33040-7336	
72 VAGNONI JOHN R AND DEBRA H	225 OLIVIA ST		KEY WEST	FL	33040	