

# **Application**

# Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

**Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25**

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

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: 1311 Grinnell, Key West, FL 33040

Zoning District: HMDR

Real Estate (RE) #: 00039410-000000

Property located within the Historic District? Yes No

**APPLICANT:** Owner Authorized Representative

Name: Trepanier and Associates, Inc. Mailing Address: 1421 First Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: 305-293-8983 Fax: \_\_\_\_\_

Email: Thomas@OwenTrepanier.com

**PROPERTY OWNER:** (if different than above)

Name: Nature's Boundary, LLC Mailing Address: 11741 Road 191

City: Oakwood State: Ohio Zip: 45873

Home/Mobile Phone: \_\_\_\_\_ Office: c/o 305-293-8983 Fax: \_\_\_\_\_

Email: c/o Thomas@OwenTrepanier.com

**Description of Proposed Construction, Development, and Use:** \_\_\_\_\_

To add a pool while reducing nonconforming building coverage, nonconforming impervious surface, increasing open space, and adding a conforming onsite parking space.

**List and describe the specific variance(s) being requested:**

Variance to Sec. 108-346(b) min. open space to increase open space from 27% existing to 29.7% proposed.

Variance to Sec. 122-600(4)a. max. building coverage to reduce building coverage from 70.8% existing to 70.2% proposed.

Variance to Sec. 122-600(4)b. max. impervious surface to reduce impervious surface from 72.9% existing to 70.2% proposed.

Variance to Sec. 122-600(6)d. min. street side setback from 2.75 ft. existing to 0.25 ft. proposed.

**Are there any easements, deed restrictions or other encumbrances attached to the property?** Yes No

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Will any work be within the dripline (canopy) of any tree on or off the property?  
If yes, provide date of landscape approval, and attach a copy of such approval.**

Yes     No

Yes     No

**Is this variance request for habitable space pursuant to Section 122-1078?**

**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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

**See Attached Site Data Table**

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City’s LDRs can be found in the Code of Ordinances online at [http://www.municode.com/Library/FL/Key\\_West](http://www.municode.com/Library/FL/Key_West) under Subpart B.

**\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

### 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: Please print your responses.**

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 exist which are particular to this site. The site has the following existing nonconformities: building coverage, impervious surface, and open space.

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

Existing special conditions are not created by applicant. All existing special conditions predate the current owner. The proposed action of the owner will improve the status of the existing building coverage, impervious surface, and open space.

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.

Special privileges will not be conferred upon the granting of the variance(s). The variance process is available to all property owners in the district, and if others have the right to add pools, they are entitled to the same process and consideration of fact.

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.

Hardship conditions exist. The literal interpretation of the land development regulations would deprive the applicant rights commonly enjoyed by properties in the same zoning district. Pools are a common feature of detached single-family dwellings in the historic district's residential neighborhoods.

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.

Only the minimum variance(s) are requested that would permit the applicant the opportunity to add a pool onsite, as evidenced by the fact the property's existing nonconforming building coverage, impervious surface, and open space will be reduced. Granting these variances will improve existing building coverage, impervious surface, and open space.



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.

Granting of the variance(s) is not injurious to the public welfare and will be in harmony with the general intent and purpose of the LDRs, by improving existing the existing nonconforming situation of the site.

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.

This application does not rely on other nonconforming lots and structures as justification.

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

- That the standards established in Section 90-395 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."

**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 and one (1) electronic version in PDF format.**

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request

# Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •  
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: Friday 2/11/2022 Zoning District: HMDR

Address/Location: 1311 Grinnell Street, KW

Request: Variations for improved existing nonconforming building coverage, impervious surface, and open space.

Type of Application: Variance

Thomas Francis-Siburg of Trepanier & Associates

Attendees: Kimberly Barua of Corradino Group

Notes:

**Completed Pre-App Notes form requested at Pre-App Meeting by applicant, but not provided by Planning.**

MEMORANDUM



**Date:** February 17, 2022 (*Revised March 10, 2022*)  
**To:** Ms. Katie Halloran, Planning Director  
**From:** Thomas Francis-Siburg  
**CC:** Ms. Cheri Cooper  
 Mr. Seth Neal  
 Mr. Owen Trepanier  
**Re:** **1311 Grinnell Street Variance**

1311 Grinnell Street is the site of many existing nonconformities. It is a corner lot located at the corner of Grinnell and Seminary streets. The project proposes adding a pool onsite and a conforming onsite parking area. In so doing, the project proposes to improve existing nonconforming building coverage, impervious surface, and open space, and relocate an existing staircase. This is proposed to be accomplished by removing an existing nonconforming carport which extends onto the right-of-way.

**Site Data Table**

Item	Code Req'd	Existing	Proposed	Compliance
Zoning	HMDR	HMDR	No Change	Complies
FLUM	HR	HR	No Change	Complies
Flood (FEMA)	X	X	No Change	Complies
Site Size	4,000 sq. ft.	4,555 sq. ft.	No Change	Complies
Height	30 sq. ft.	29'-1.5"	No Change	Complies
Building Coverage	40% (1,822 sq. ft.)	70.8% (3,227.7 sq. ft.)	70.2% (3,198.5 sq. ft.)	Improved Existing Nonconformity
Rear Yard Accessory Structure Coverage	30% (221.7 sq. ft.)	17.8% (132 sq. ft.)	20.8% (153 sq. ft.)	Complies
Impervious Surface	60% (2,733 sq. ft.)	72.9% (3,322.8 sq. ft.)	70.2% (3,198.5 sq. ft.)	Improved Existing Nonconformity
Open Space	35% (1,594 sq. ft.)	27% (1,232.2 sq. ft.)	29.7% (1,356.5 sq. ft.)	Improved Existing Nonconformity
Landscaping	20% (911 sq. ft.)	27% (1,232.2 sq. ft.)	29.7% (1,356.5 sq. ft.)	Complies
Front Setback	10'	9'-11"	No Change	Complies
Side Setback	5'	0'-7"	No Change	Complies
Street Side Setback	7.5'	2'-9"	0'-3"	Variance of 7'-3"
Rear Setback	15'	9'-6"	No Change	Complies
Density	16 du/ac (1.7 du)	1 du	No Change	Complies
FAR	1.0 (4,555 sq. ft.)	0.0	No Change	Complies
Auto Parking	1 space	1 space	No Change	Complies
Bicycle Parking	None	N/A	No Change	Complies

# **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, Nature's Boundary LLC as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Cheri Cooper, Authorized Representative of Nature's Boundary LLC  
*Name of office (President, Managing Member) Name of owner from deed*

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

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

X Cheryl J. Cooper  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this X 1/11/22  
*Date*

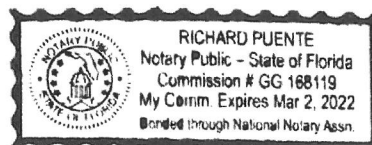
by X Cheryl J. Cooper  
*Name of person with authority to execute documents on behalf of entity owner*

He/She is personally known to me or has presented Ohio Drivers Lic R14452135 as identification.

Richard Puente  
*Notary's Signature and Seal*

Richard Puente  
*Name of Acknowledger typed, printed or stamped*

GG 168119  
*Commission Number, if any*



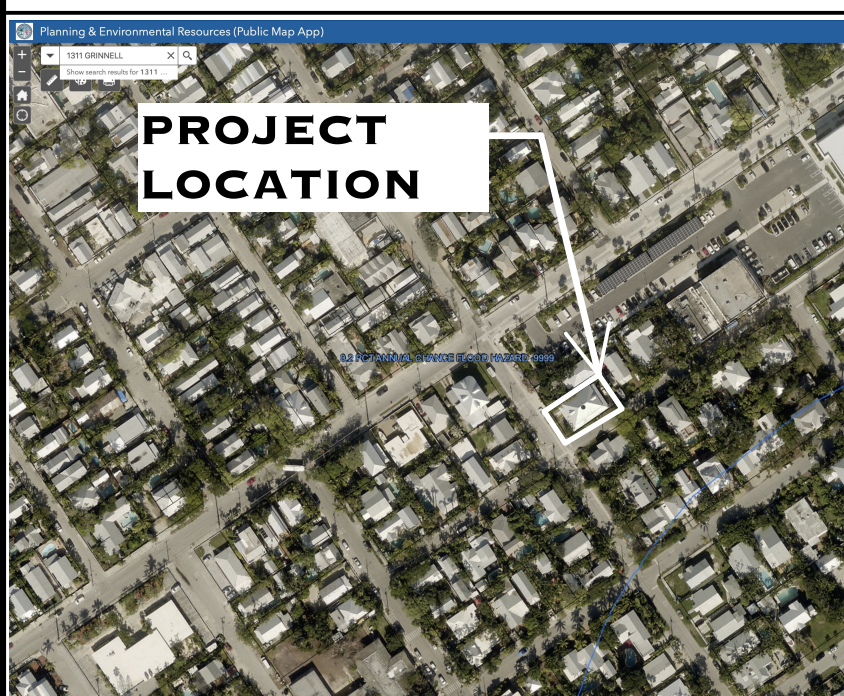
**Ukg' Rnc p**



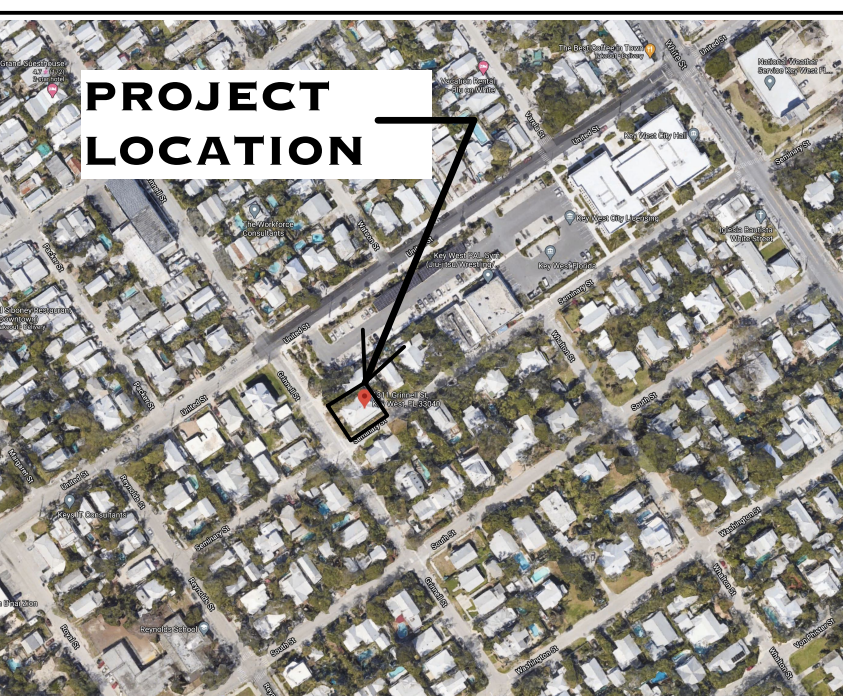
**SITE DATA** 1311 GRINNELL ST.  
PARCEL ID: 00039410-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	EXISTING	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	4,555 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	3,322.8 SQ FT (72.9%)	2,733 SQ FT (60% MAX)	3,198.5 SQ FT (70.2%)	IMPROVED NON CONFORMING
OPEN SPACE	1,232.2 SQ FT (27.0%)	1,594 SQ FT (35% MIN)	1,356.5 SQ FT (29.7%)	IMPROVED NON CONFORMING
BUILDING COV.	3,227.7 SQ FT (70.8%)	1,822 SQ FT (40% MAX)	3,198.5 SQ FT (70.2%)	IMPROVED NON CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	132 SQ. FT. (17.8%)	221.7 SQ. FT. (30% MAX COV.) REAR YARD AREA	153 SQ. FT. (POOL & EQUIP) (20.8%)	CONFORMING
<b>STRUCTURE SETBACKS</b>				
FRONT SETBACK (GRINNELL)	9'-11"	10'	EXISTING	NO CHANGE
REAR SETBACK	9'-6"	15'	EXISTING	NO CHANGE
SIDE SETBACK	0'-7"	5'	EXISTING	NO CHANGE
SIDE STREET SETBACK (SEMINARY)	2'-9"	7'-6"	EXISTING	NO CHANGE
SIDE STREET SETBACK (SEMINARY) SIDE STAIR	2'-9" EXISTING HOUSE	7'-6"	3" SIDE STAIR	VARIANCE FOR SIDE STAIR
BUILDING HEIGHT ACCESSORY STRUCTURE	+/- 29'-1 1/2"	30'	EXISTING	NO CHANGE

**FEMA MAP FLOOD ZONE: X (Ngvd1929)**



**SITE LOCATION MAP:**



**FUTURE FEMA MAP FLOOD ZONE: AE 8 (NAVD 1988)**



**GENERAL NOTES:**

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS. ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.



*A NEW POOL FOR*  
**1311 GRINNELL STREET**  
KEY WEST, FL 33040

**DESIGN NOTES:**

THE RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:  
FBC 2020 - RESIDENTIAL (FBC-R)  
A.S.C.E. 24-14 REGULATIONS  
PER FBC 07/ASCE 07-10  
EXPOSURE "C"  
LIVE LOAD 40 PSF  
WIND LOAD 180 M.P.H.  
SEE STRUCTURAL DRAWINGS, SHEET SO.0

**DRAWING SCHEDULE:**

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.0	SURVEY
C1.1	ARCHITECTURAL SITE PLAN
EX1.1	EXISTING 1ST FLOOR PLAN
EX1.2	EXISTING 2ND FLOOR & ROOF PLAN
EX1.3	EXISTING ELEVATIONS & SECTIONS
D1.1	DEMOLITION PLAN
A1.1	PROPOSED 1ST & 2ND FLOOR PLANS
A3.1	PROPOSED ELEVATIONS

**ABBREVIATION LEGEND:**

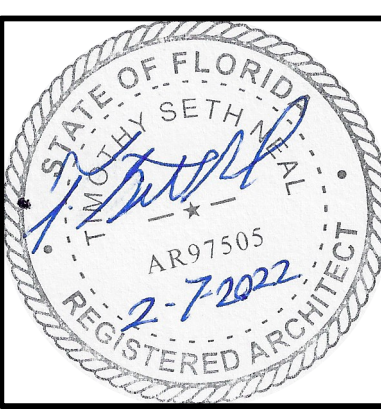
ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
ALUM.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
B.O.	= BOTTOM OF ...
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL.	= CLOSET
CL.	= CENTERLINE
CONC.	= CONCRETE
COOR.	= COORDINATE
C.O.R.	= CROWN OF ROAD
D	= DRYER
DIM.	= DIMENSION
DN.	= DOWN
DW	= DISHWASHER
DWG	= DRAWING
ELECT.	= ELECTRICAL
ELEV.	= ELEVATOR
E.P.	= ELECTRICAL PANEL
EQ.	= EQUAL
EX.	= EXISTING
E.J.	= EXPANSION JOINT
F.F.E.	= FINISH FLOOR ELEVATION
FIN.	= FINISH
FREZ.	= FREEZER
GYP. BD.	= GYPSUM WALL BOARD
HORIZ.	= HORIZONTAL
HR.	= HOUR
MAX.	= MAXIMUM
MECH.	= MECHANICAL
MIC.	= MICROWAVE OVEN
MIN.	= MINIMUM
M.R.	= MOISTURE RESISTANT
N.A.	= NOT APPLICABLE
N.I.C.	= NOT IN CONTRACT
O.H.	= OPPOSITE HAND
PT.	= PAINTED
P.T.	= PRESSURE TREATED
R.A.	= RETURN AIR
REF.	= REFERENCE
REFR.	= REFRIGERATOR
REQ.	= REQUIRED
SCHED.	= SCHEDULE
S.F.	= SQUARE FOOT
SIM.	= SIMILAR
STOR.	= STORAGE
STRUCT.	= STRUCTURAL
SQ.	= SQUARE
TL	= TILE
T.O.	= TOP OF ...
TYP.	= TYPICAL
U.C.	= UNDER COUNTER
U.N.O.	= UNLESS NOTED OTHERWISE
VERT.	= VERTICAL
V.I.F.	= VERIFY IN FIELD
W	= WASHER
W/	= WITH
WD.	= WOOD
W.H.	= WATER HEATER

**SCOPE OF WORK:**

THE RENOVATION OF THE EXISTING STRUCTURE WILL BE COMPREHENSIVE. A NEW POOL IS TO BE ADDED AT THE REAR YARD.

NOTE: EXISTING CARPORT TO BE DEMOLISHED.

**T.S. NEAL**  
ARCHITECT INC.  
22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042  
305-340-8857  
251-422-9547



A NEW POOL FOR  
**1311 GRINNELL STREET**  
KEY WEST, FL 33040

**DRAWING TITLE:**  
TITLE & SITE DATA & PROJECT INFORMATION

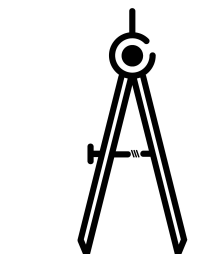
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CHECKED: TSN  
DATE: 02-07-2022

REV. #1	DATE
04-07-2022	

REVISION # DATE  
**T1.1**  
SHEET #

**TSN**  
T. S. NEAL ARCHITECTS, INC.



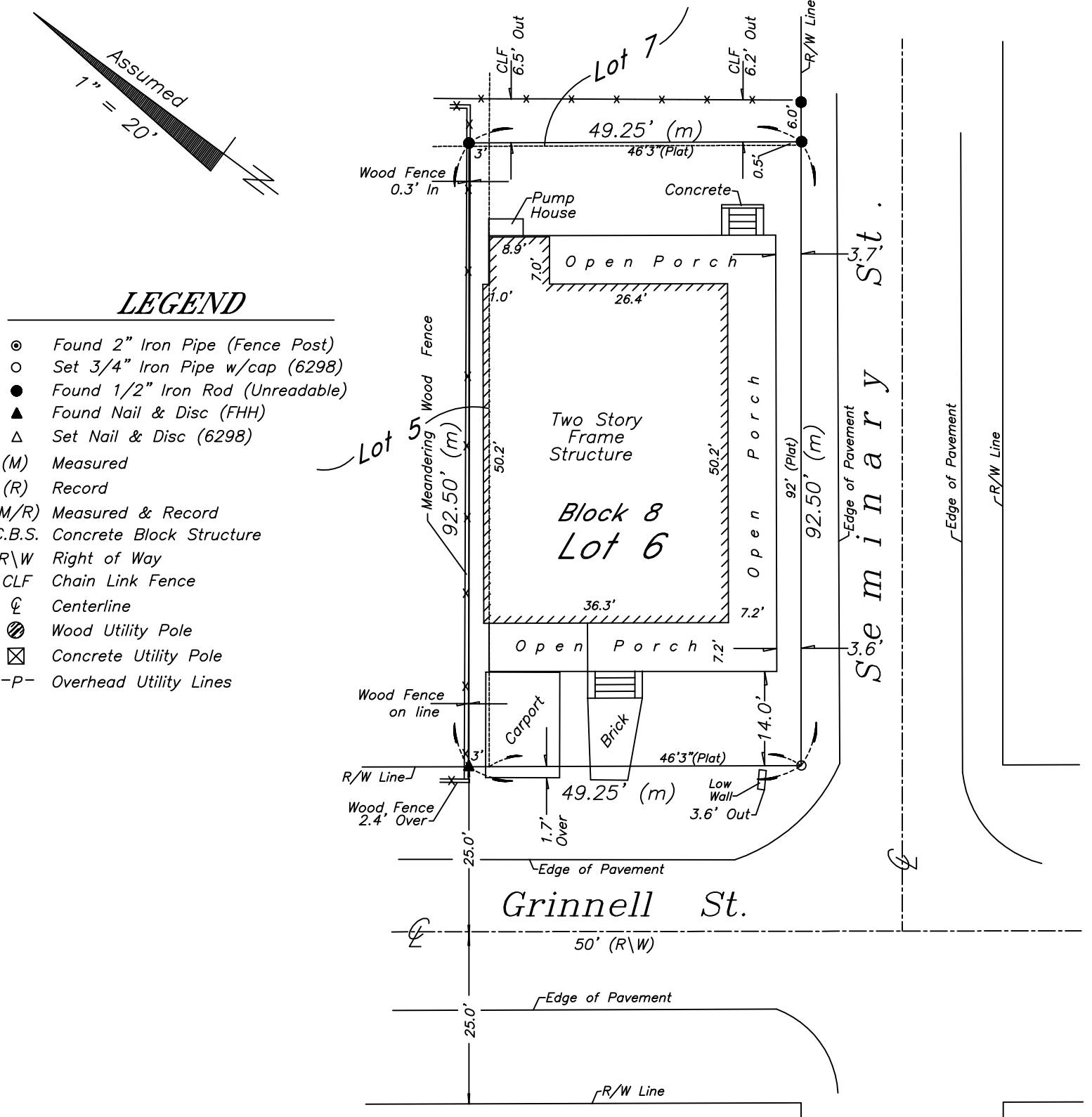


**T.S. NEAL**  
**ARCHITECT INC.**  
 22974 OVERSEAS HWY  
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 33042  
 305-340-8857  
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A NEW POOL FOR  
**1311 GRINNELL STREET**  
 KEY WEST, FL 33040

Boundary Survey Map of Lot 6, Square 8,  
 Tract 18, Island of Key West



- LEGEND**
- Found 2" Iron Pipe (Fence Post)
  - Set 3/4" Iron Pipe w/cap (6298)
  - Found 1/2" Iron Rod (Unreadable)
  - ▲ Found Nail & Disc (FTH)
  - △ Set Nail & Disc (6298)
  - (M) Measured
  - (R) Record
  - (M/R) Measured & Record
  - C.B.S. Concrete Block Structure
  - R\W Right of Way
  - CLF Chain Link Fence
  - ⊕ Centerline
  - ⊗ Wood Utility Pole
  - ⊗ Concrete Utility Pole
  - P- Overhead Utility Lines

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 1311 Grinnell Street, Key West, FL.
  5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  7. North Arrow is assumed and based on the legal description.
  8. Date of field work: April 10, 2018
  9. Ownership of fences is undeterminable, unless otherwise noted.
  10. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** In the City of Key West, and is part of Tract 18 according to Wm. A. Whitehead's map delineated in 1829, but is now better known as Lot Six of Square Eight of a part of said Tract Eighteen, according to a diagram made by the Webb Realty Co., recorded in Plat Book No. One on page 42, Monroe County, Florida Records. Commencing at the corner of Grinnell and Seminary Streets running along Grinnell Street in a Northwesterly direction 49 feet 3 inches; thence at right angles in a Northeasterly direction 92 feet 6 inches; thence at right angles in a Southeasterly direction 49 feet 3 inches; thence at right angles in a Southwesterly direction 92 feet 6 inches along Seminary Street back to the point of beginning.

**BOUNDARY SURVEY FOR:** Cheryl J. Cooper; Nature's Boundary, LLC;  
 Florida Hometown Title & Escrow, LLC;  
 Westcor Land Title Insurance Company;

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 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.  
 J. Lynn O'Flynn, PSM  
 Florida Reg. #6298  
 April 10, 2018

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

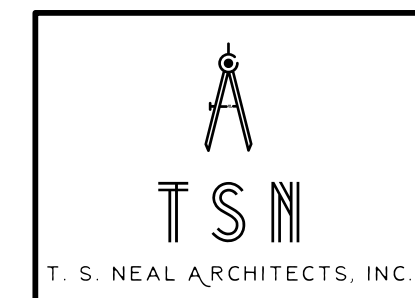
**SURVEY PROVIDED  
 BY OWNER**

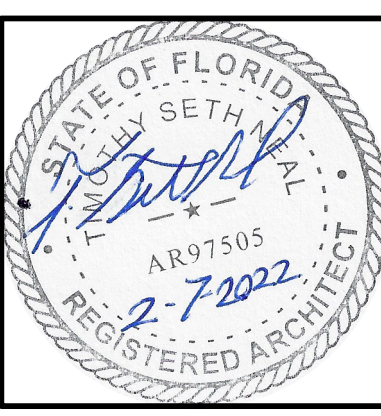
**DRAWING TITLE:**  
**SURVEY**

**DRAWN:** EDSA / TSN  
**CHECKED:** TSN  
**DATE:** 02-07-2022

REVISION #	DATE

**C1.0**  
 SHEET #





A NEW POOL FOR  
**1311 GRINNELL STREET**  
 KEY WEST, FL 33040

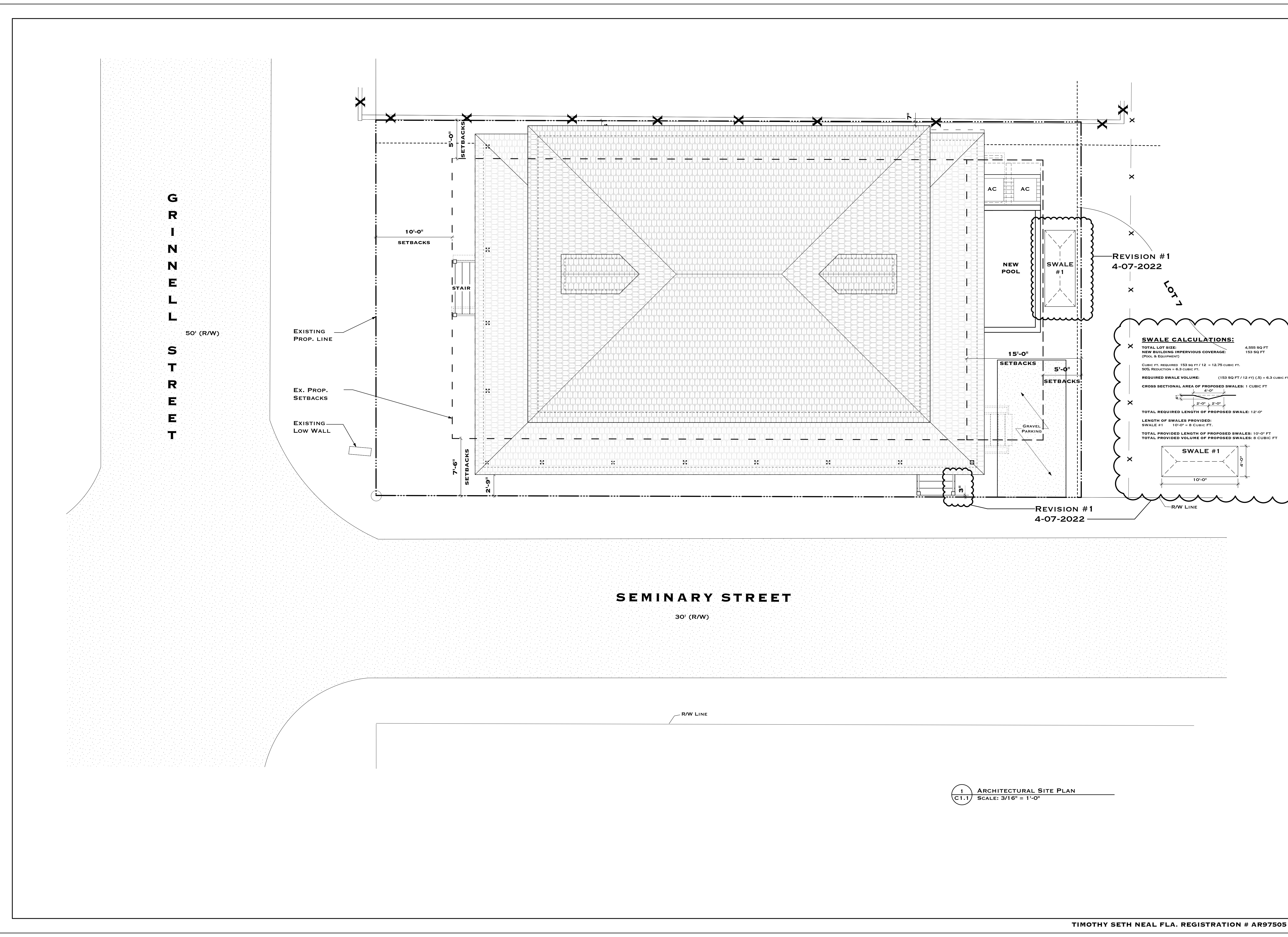
**DRAWING TITLE:**  
 ARCHITECTURAL SITE PLAN

**DRAWN:** EDSA / TSN  
**CHECKED:** TSN  
**DATE:** 02-07-2022

REV. #1	04-07-2022

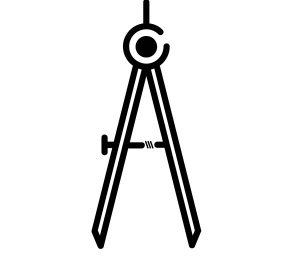
**REVISION # DATE**

**C1.1**  
 SHEET #



**1**  
**C1.1** ARCHITECTURAL SITE PLAN  
 SCALE: 3/16" = 1'-0"

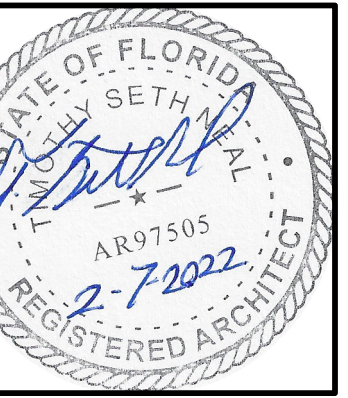




T.S. NEAL  
ARCHITECT INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042

305-340-8857  
251-422-9547



A NEW POOL FOR  
**1311 GRINNELL STREET**  
KEY WEST, FL 33040

**DRAWING TITLE:**  
EXISTING 1ST FLOOR PLAN

DRAWN: EDSA / TSN  
CHECKED: TSN  
DATE: 02-07-2022

REVISION # DATE

**Ex1.1**

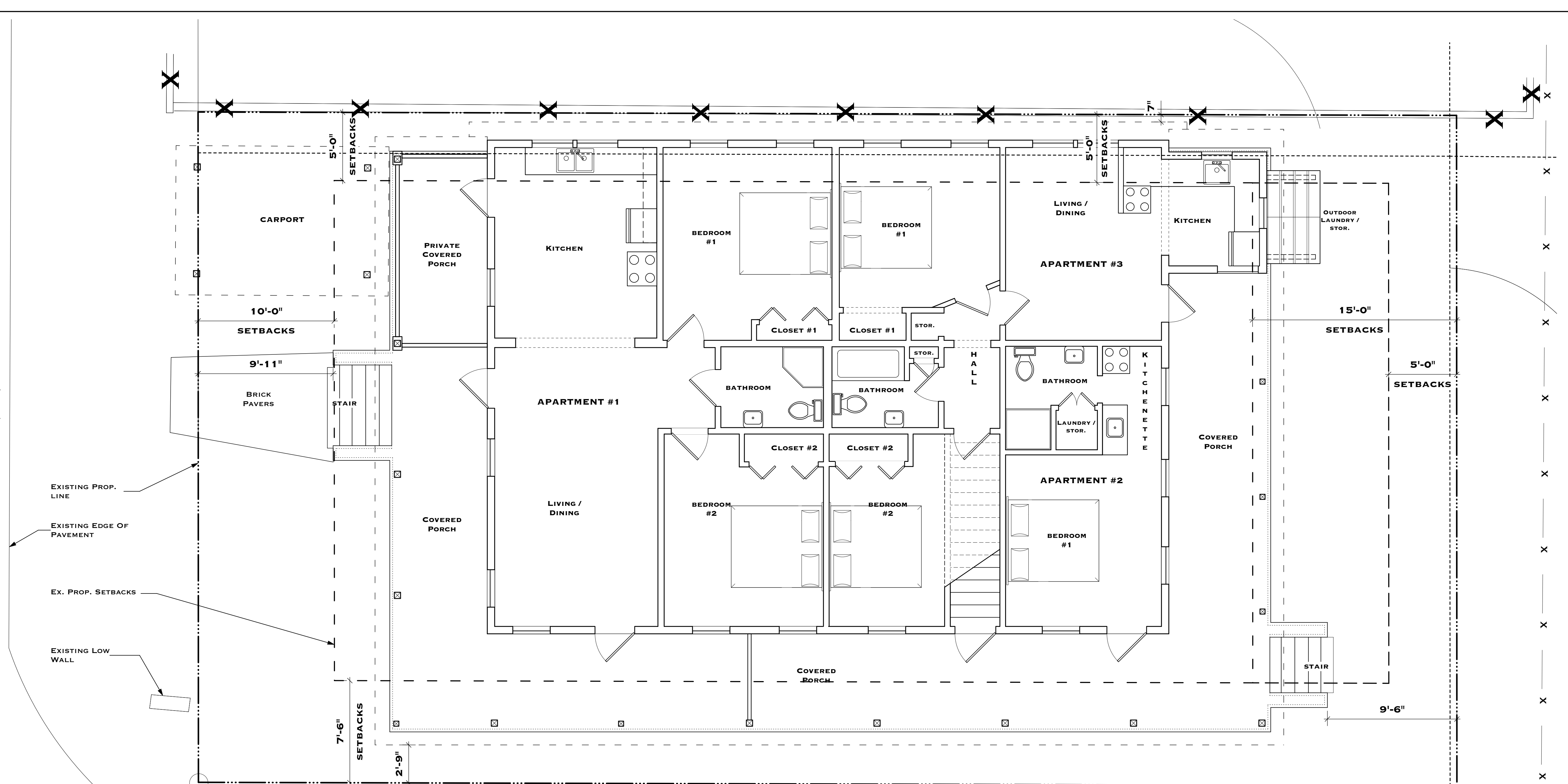
SHEET #



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

**GRINNELL STREET**  
50' (R/W)

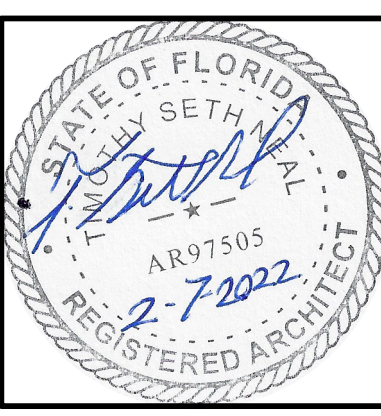
**SEMINARY STREET**  
30' (R/W)



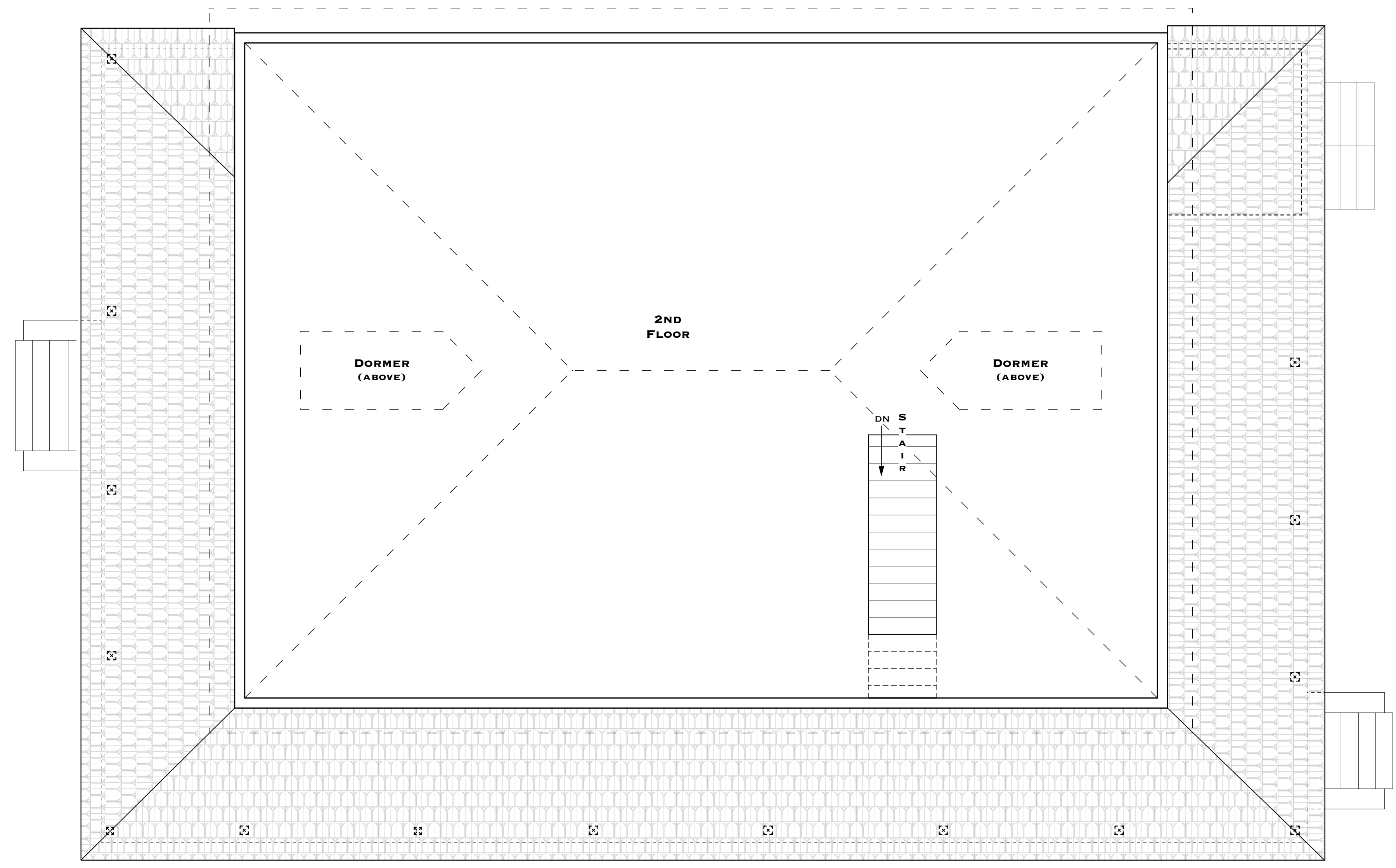
EXISTING PROP. LINE  
EXISTING EDGE OF PAVEMENT  
EX. PROP. SETBACKS  
EXISTING LOW WALL

1 EXISTING 1ST FLOOR PLAN  
EX1.1 SCALE: 1/4" = 1'-0"

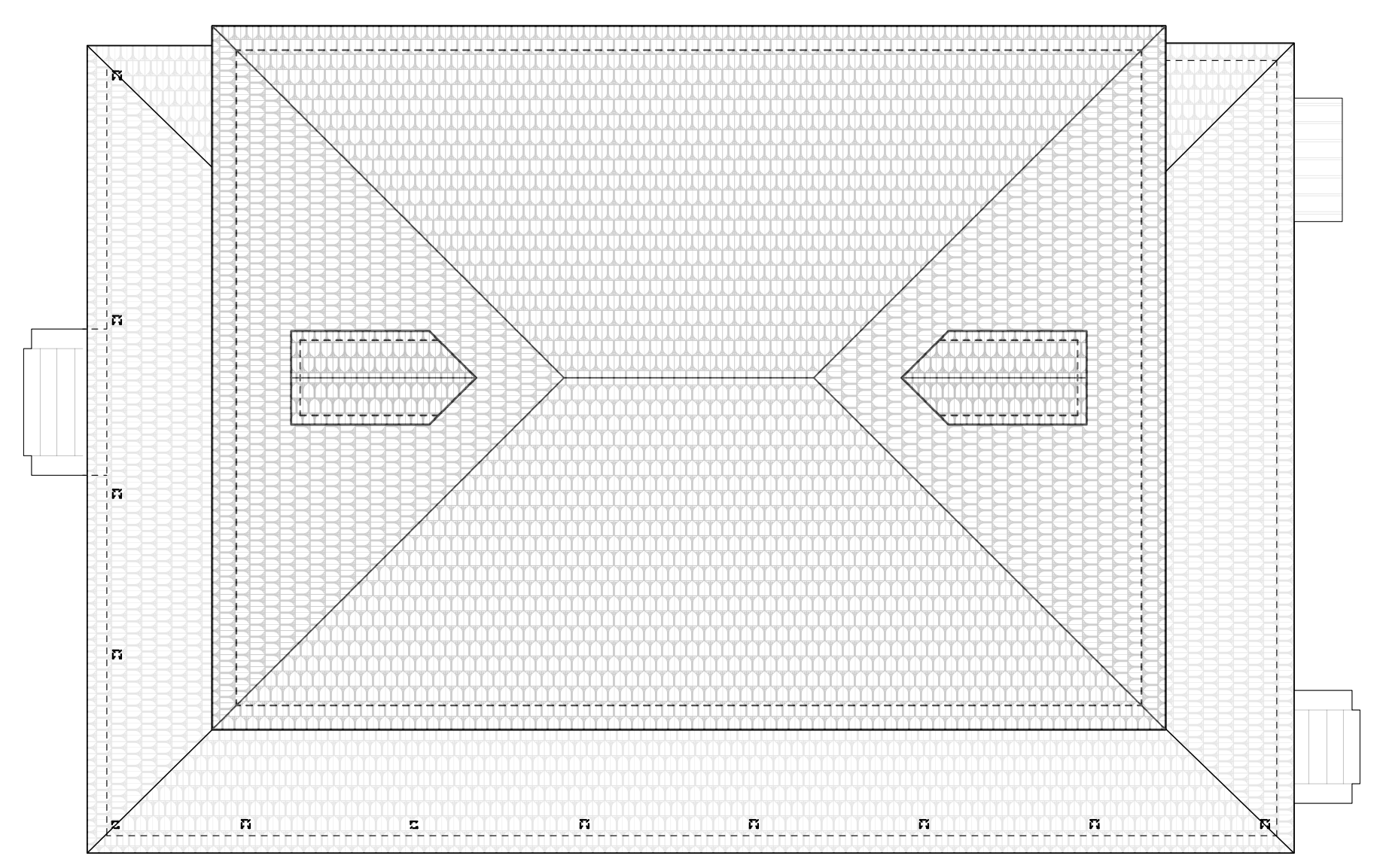
  
**T.S. NEAL**  
**ARCHITECT INC.**  
 22974 OVERSEAS HWY  
 CUDJOE KEY, FL  
 33042  
 305-340-9857  
 251-422-9547



A NEW POOL FOR  
**1311 GRINNELL STREET**  
 KEY WEST, FL 33040



**1** EXISTING 2ND FLOOR PLAN  
 EX1.2 SCALE: 1/4" = 1'-0"

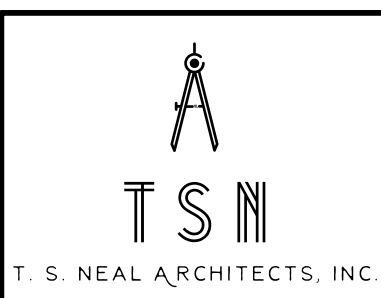


**2** EXISTING ROOF PLAN  
 EX1.2 SCALE: 1/8" = 1'-0"

**DRAWING TITLE:**  
 EXISTING 2ND FLOOR PLAN  
 + ROOF PLAN  
 DRAWN: EDSA / TSN  
 CHECKED: TSN  
 DATE: 02-07-2022

REVISION #	DATE

**EX1.2**  
 SHEET #





**T.S. NEAL**  
**ARCHITECT INC.**  
 22974 OVERSEAS HWY  
 CUDJOE KEY, FL  
 33042  
 305-340-8857  
 251-422-9547



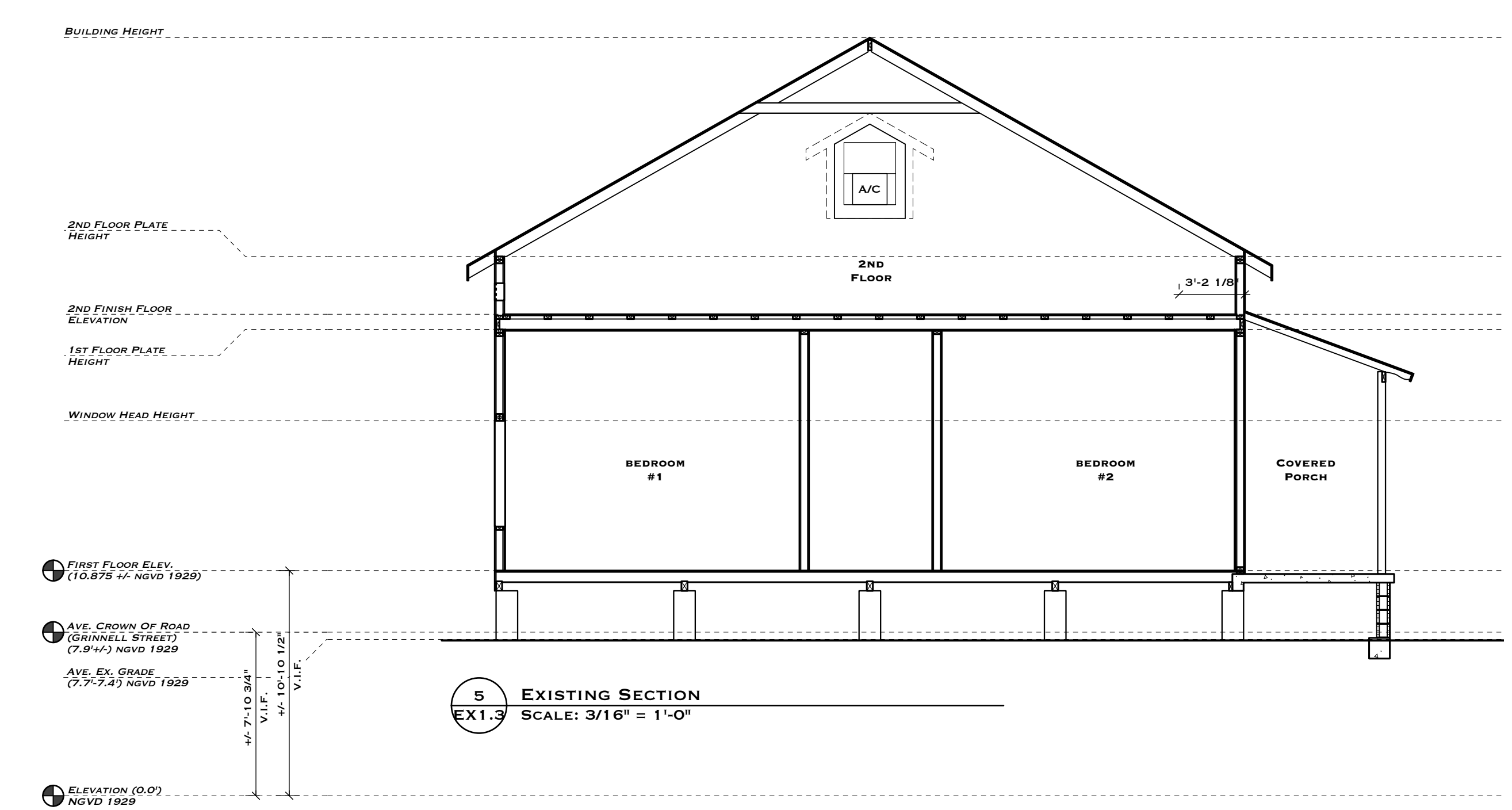
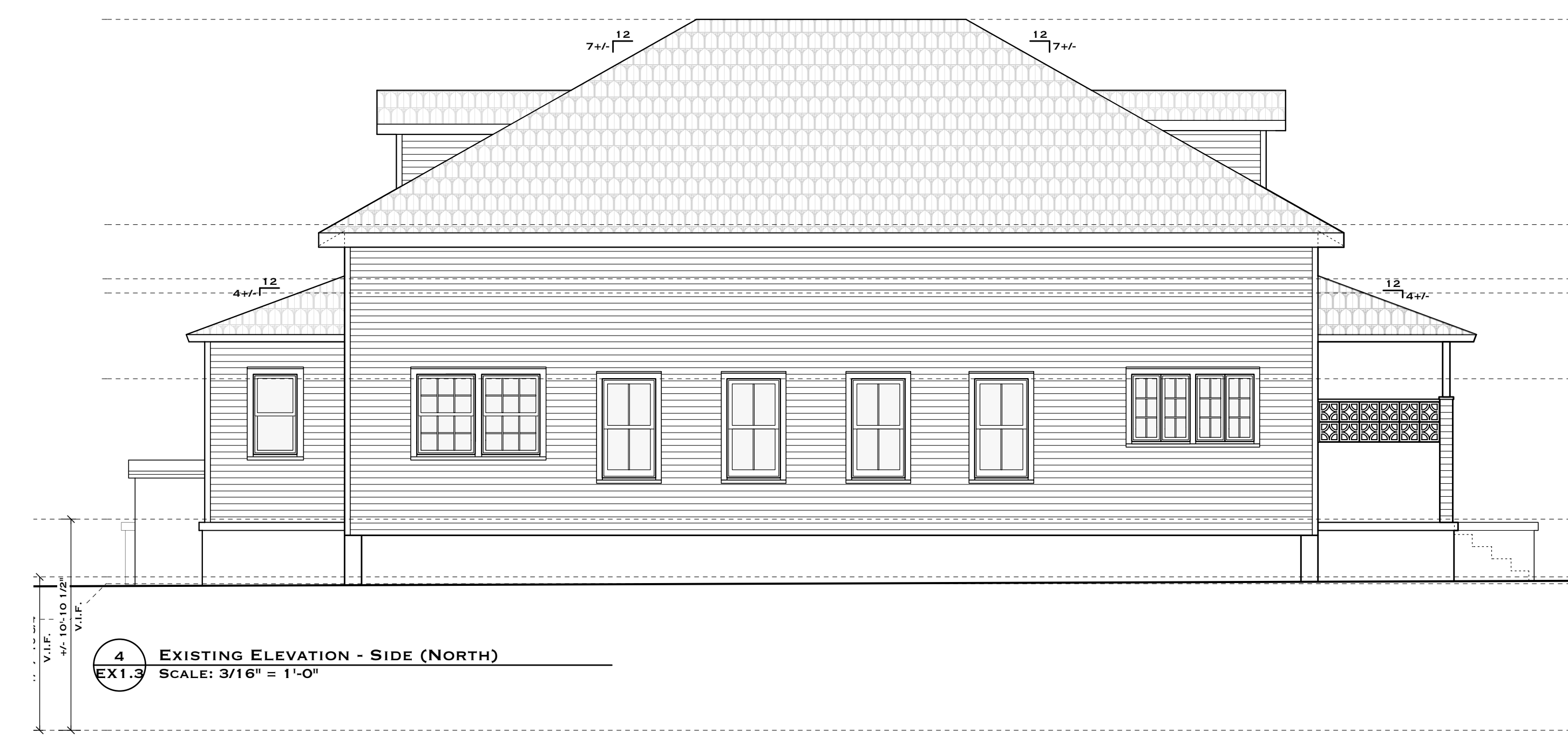
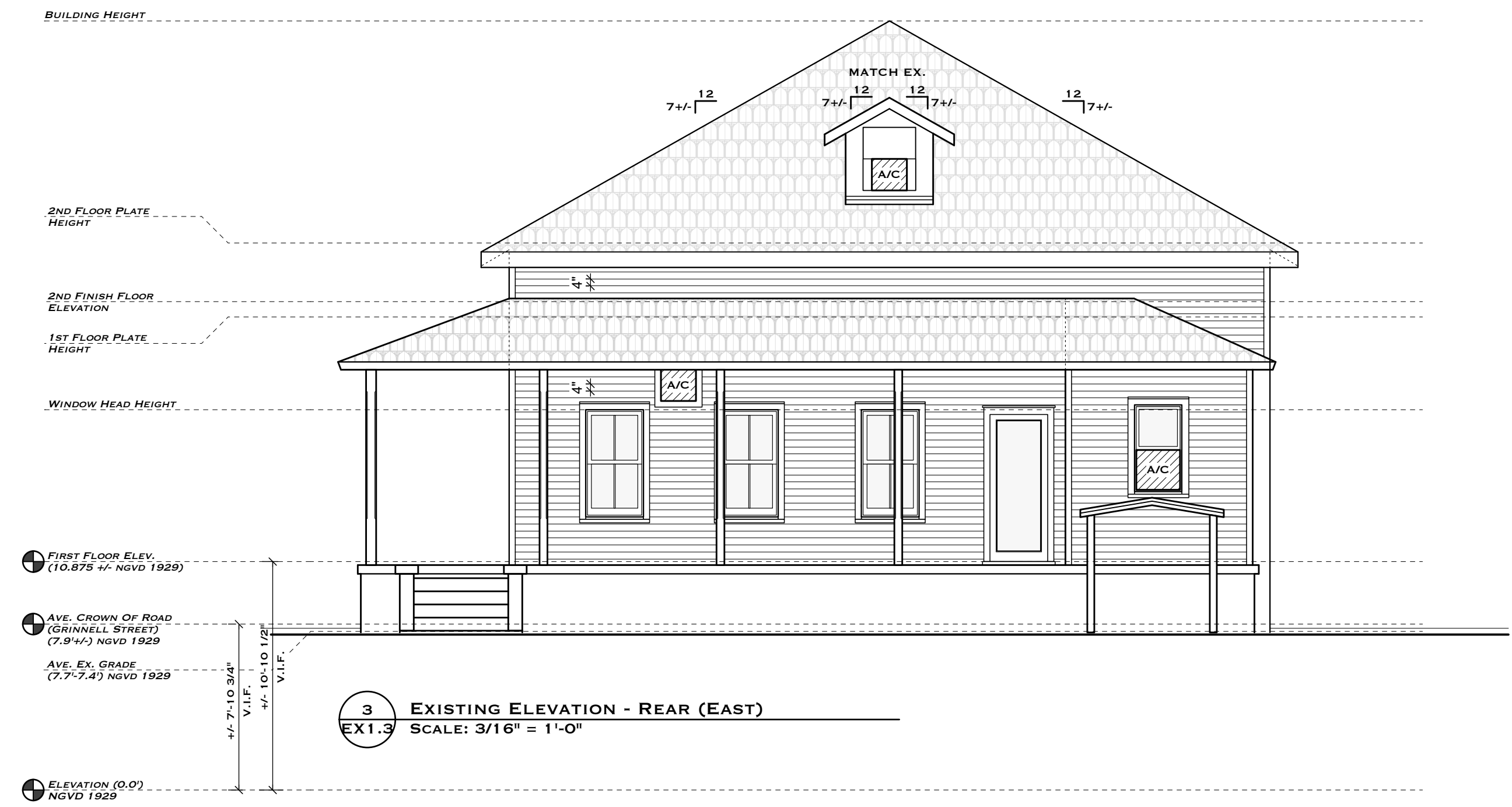
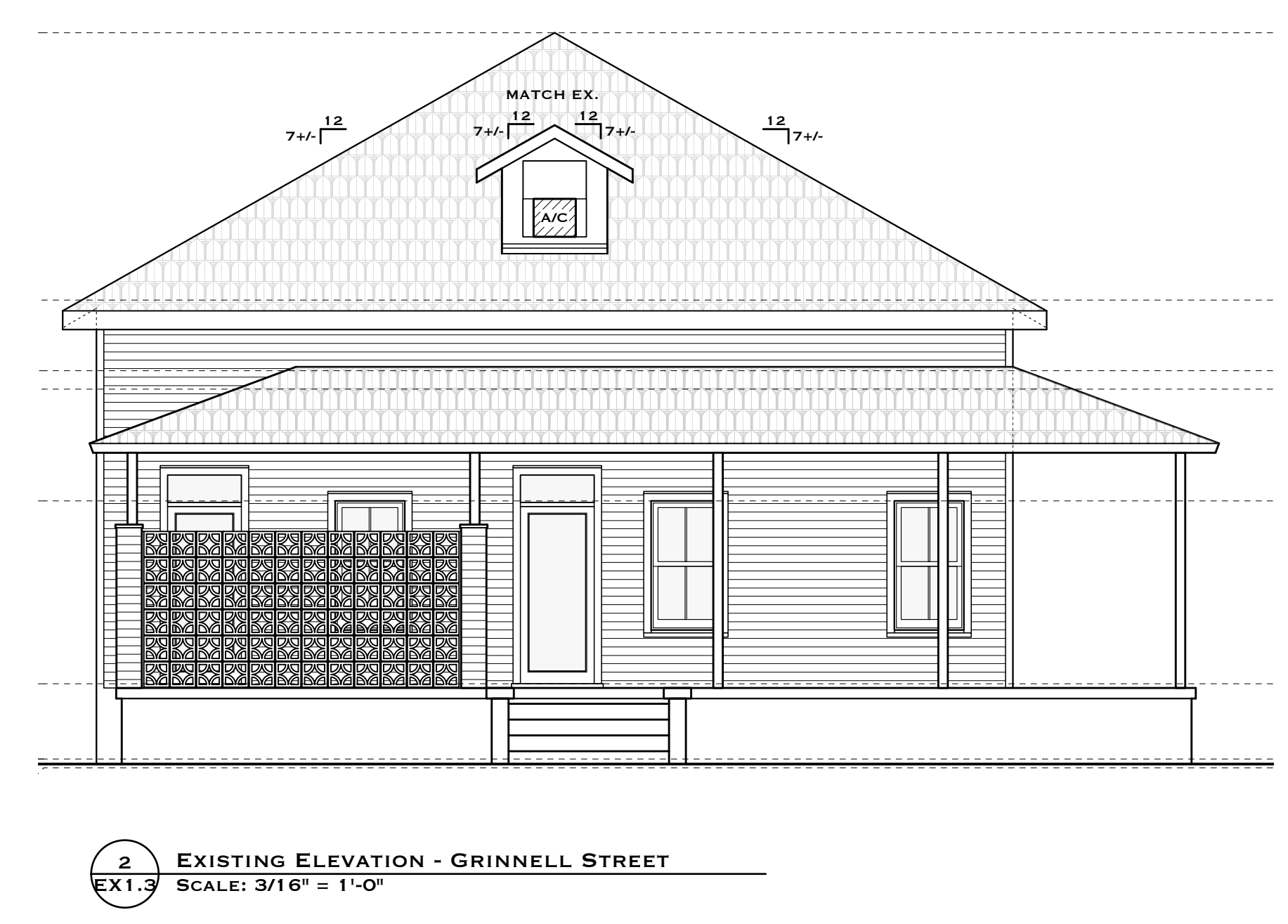
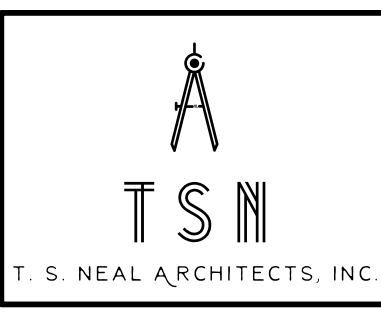
A NEW POOL FOR  
**1311 GRINNELL STREET**  
 KEY WEST, FL 33040

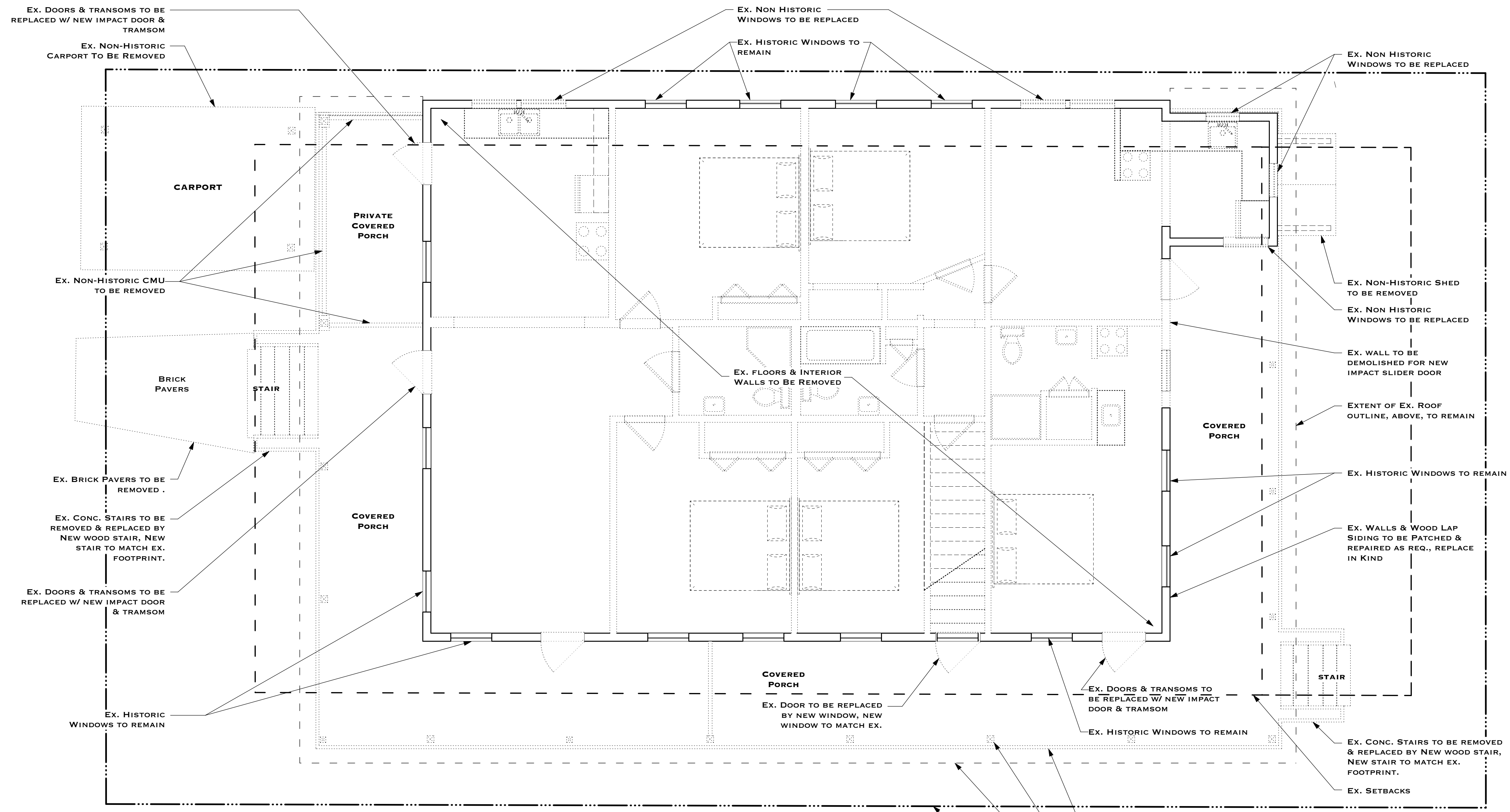
**DRAWING TITLE:**  
 EXISTING ELEVATIONS +  
 SECTIONS

**DRAWN:** EDSA / TSN  
**CHECKED:** TSN  
**DATE:** 02-07-2022

REVISION #	DATE

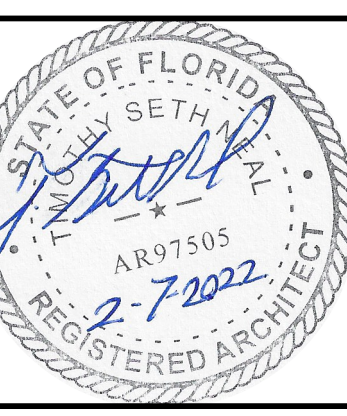
**EX1.3**  
 SHEET #





1 DEMOLITION PLAN  
 D1.1 SCALE: 1/4" = 1'-0"

**T.S. NEAL ARCHITECT INC.**  
 22974 OVERSEAS HWY  
 CUDJOE KEY, FL 33042  
 305-340-8857  
 251-422-9547



A NEW POOL FOR  
**1311 GRINNELL STREET**  
 KEY WEST, FL 33040

**DRAWING TITLE:**  
 DEMOLITION PLAN

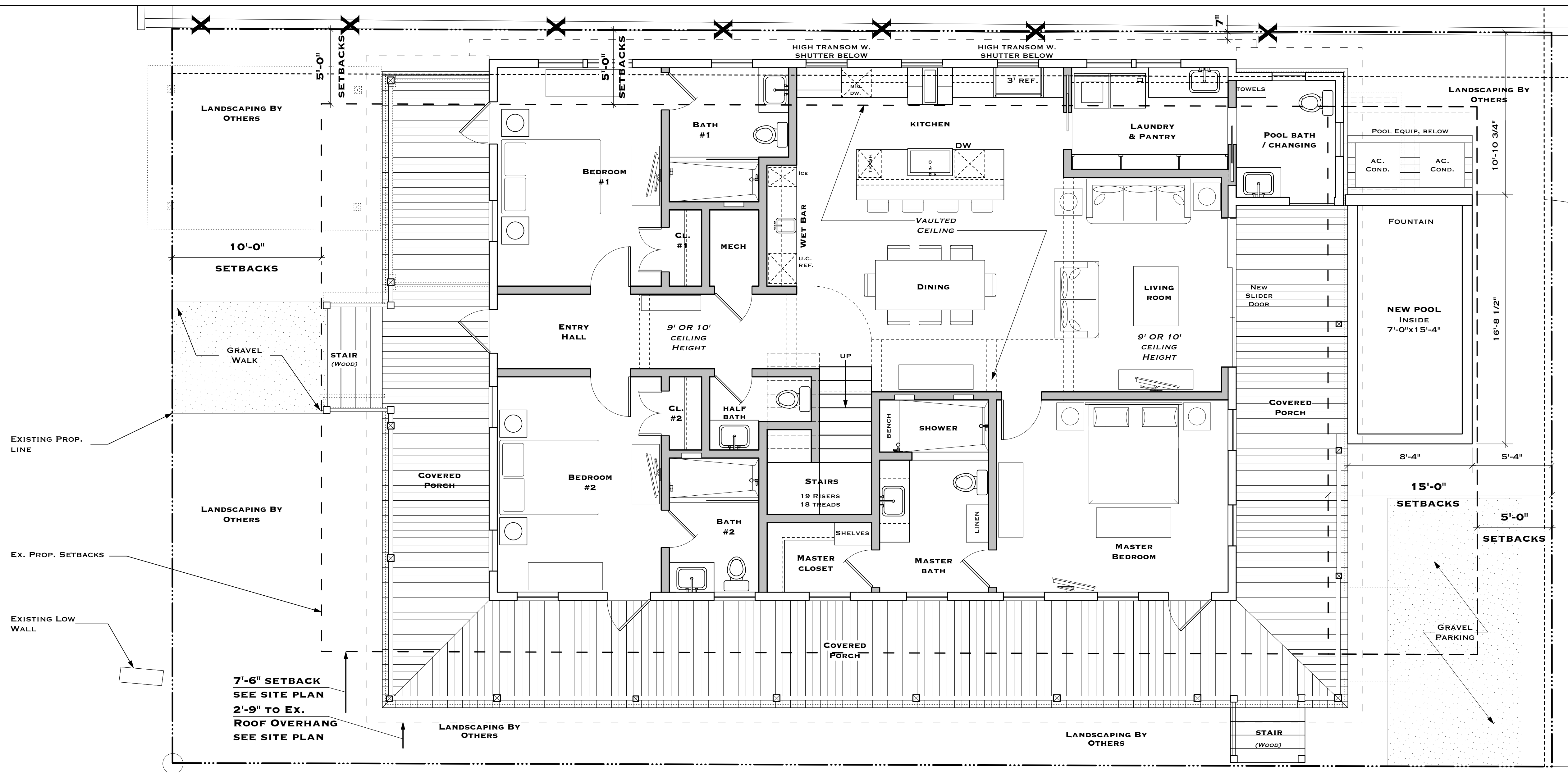
DRAWN: EDSA / TSN  
 CHECKED: TSN  
 DATE: 02-07-2022

REVISION #	DATE

**D1.1**  
 SHEET #







EXISTING PROP. LINE

EX. PROP. SETBACKS

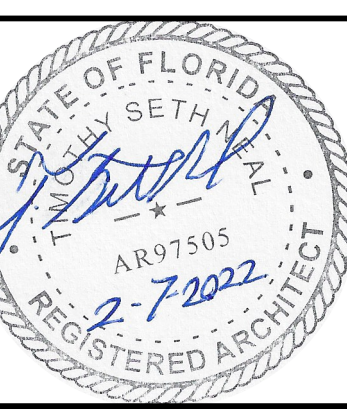
EXISTING LOW WALL

7'-6" SETBACK  
SEE SITE PLAN  
2'-9" TO EX.  
ROOF OVERHANG  
SEE SITE PLAN

1 FIRST FLOOR PLAN  
A1.1 SCALE: 1/4" = 1'-0"

T.S. NEAL  
ARCHITECT INC.

22974 OVERSEAS HWY  
CUDJOE KEY, FL  
33042  
305-340-8857  
251-422-9547



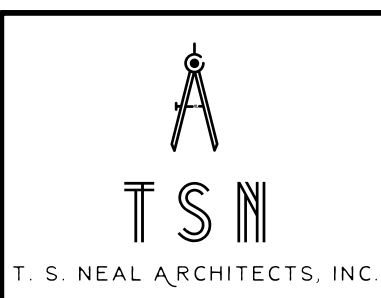
A NEW POOL FOR  
1311 GRINNELL STREET  
KEY WEST, FL 33040

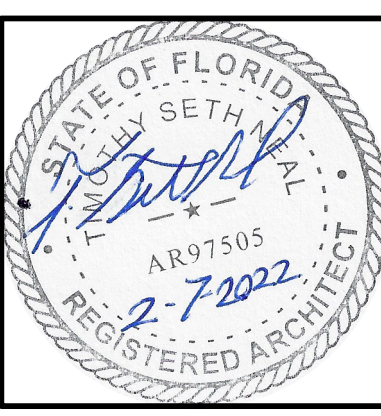
DRAWING TITLE:  
FIRST & SECOND FLOOR PLAN

DRAWN: EDSA / TSN  
CHECKED: TSN  
DATE: 02-07-2022

REVISION #	DATE

**A1.1**  
SHEET #



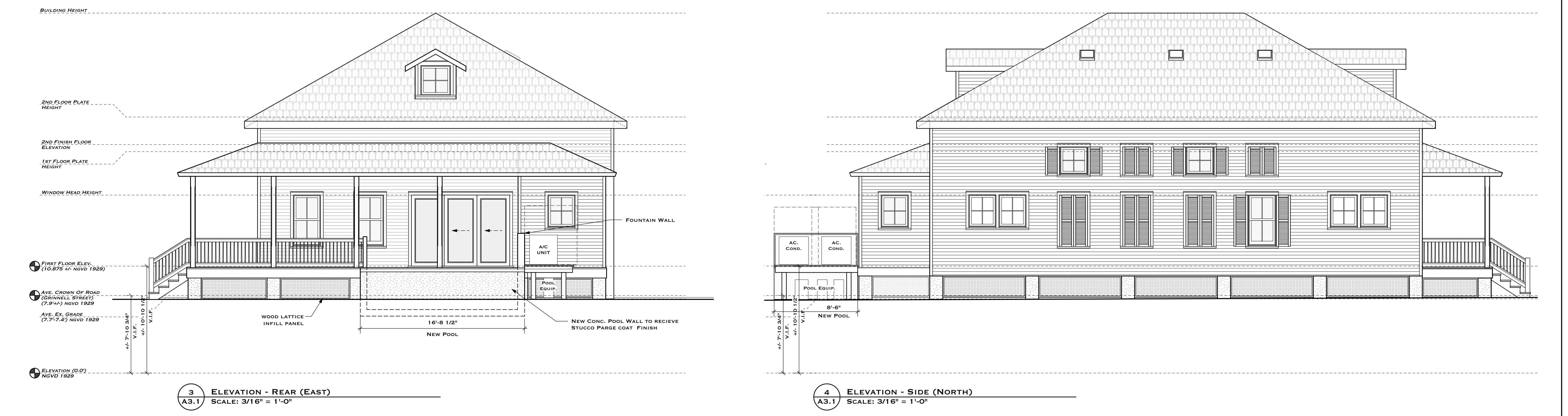
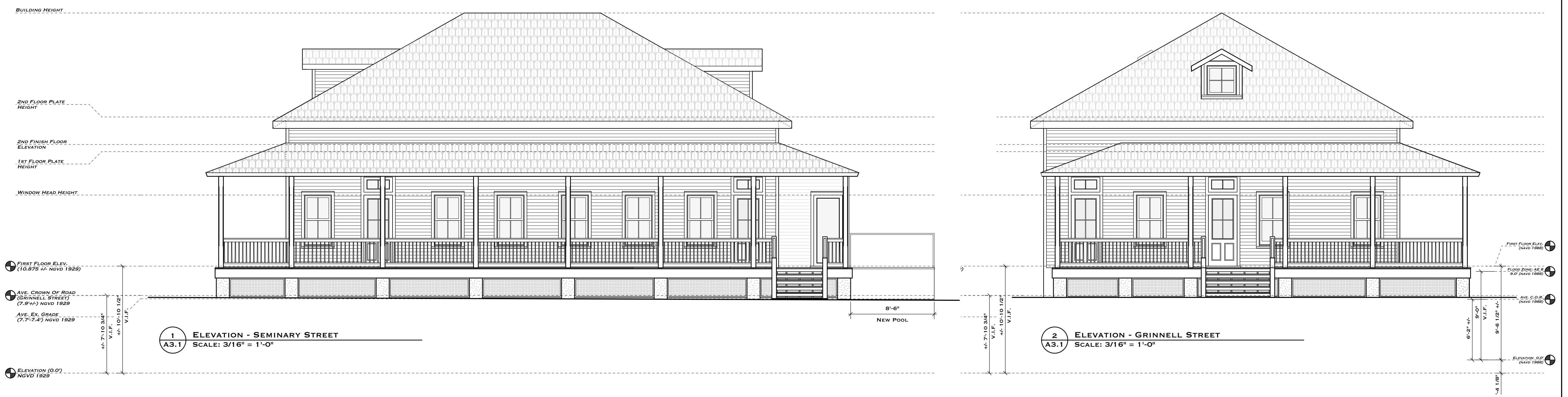


**A NEW POOL FOR**  
**1311 GRINNELL STREET**  
**KEY WEST, FL 33040**

**DRAWING TITLE:**  
**ELEVATIONS**  
 DRAWN: EDSA / TSN  
 CHECKED: TSN  
 DATE: 02-07-2022

REVISION #	DATE

**A3.1**  
SHEET #





# MEMORANDUM

TREPANIER



ASSOCIATES INC  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

**Date:** February 17, 2022  
**To:** Ms. Katie Halloran, Planning Director  
**From:** Thomas Francis-Siburg  
**CC:** Ms. Cheri Cooper  
 Mr. Seth Neal  
 Mr. Owen Trepanier  
**Re:** **1311 Grinnell Street Variance**

1311 Grinnell Street is the site of many existing nonconformities. It is a corner lot located at the corner of Grinnell and Seminary streets. The project proposes adding a pool onsite. In so doing, the project proposes to improve existing nonconforming building coverage, impervious surface, and open space. This is proposed to be accomplished by removing an existing onsite carport.

### Site Data Table

Item	Code Req'd	Existing	Proposed	Compliance
Zoning	HMDR	HMDR	No Change	Complies
FLUM	HR	HR	No Change	Complies
Flood (FEMA)	X	X	No Change	Complies
Site Size	4,000 sq. ft.	4,555 sq. ft.	No Change	Complies
Height	30 sq. ft.	29'-1.5"	No Change	Complies
Building Coverage	40% (1,822 sq. ft.)	70.8% (3,227.7 sq. ft.)	70.2% (3,198.5 sq. ft.)	Improved Existing Nonconformity
Rear Yard Accessory Structure Coverage	30% (221.7 sq. ft.)	17.8% (132 sq. ft.)	20.8% (153 sq. ft.)	Complies
Impervious Surface	60% (2,733 sq. ft.)	72.9% (3,322.8 sq. ft.)	70.2% (3,198.5 sq. ft.)	Improved Existing Nonconformity
Open Space	35% (1,594 sq. ft.)	27% (1,232.2 sq. ft.)	29.7% (1,356.5 sq. ft.)	Improved Existing Nonconformity
Landscaping	20% (911 sq. ft.)	27% (1,232.2 sq. ft.)	29.7% (1,356.5 sq. ft.)	Complies
Front Setback	10'	9'-11"	No Change	Complies
Side Setback	5'	0'-7"	No Change	Complies
Street Side Setback	7.5'	2'-9"	No Change	Complies
Rear Setback	15'	9'-6"	No Change	Complies
Density	16 du/ac (1.7 du)	1 du	No Change	Complies
FAR	1.0 (4,555 sq. ft.)	0.0	No Change	Complies
Auto Parking	1 space	1 space	No Change	Complies
Bicycle Parking	None	N/A	No Change	Complies



# **Property Record Card**

# qPublic.net™ Monroe County, FL

## Disclaimer

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

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

## Summary

**Parcel ID** 00039410-000000  
**Account#** 1040151  
**Property ID** 1040151  
**Millage Group** 10KW  
**Location** 1311 GRINNELL St, KEY WEST  
**Address**  
**Legal** KW WEBB REALTY CO SUB PB1-42 PT LOT 5 ALL LOT 6 SQR 8 TR 18 G4-29  
**Description** OR316-115/19 OR399-394-395 OR591-260 OR606-847 OR2189-352/53TR  
 OR2192-161/62TR OR2902-1810/11  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6131  
**Property** MULTI-FAMILY DUPLEX (0802)  
**Class**  
**Subdivision** The Webb Realty Co  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



1040151 1311 GRINNELL ST 05/23/18

## Owner

NATURE'S BOUNDARY LLC  
 11741 Road 191  
 Oakwood OH 45873

## Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$276,088	\$282,822	\$221,652	\$239,367
+ Market Misc Value	\$1,101	\$1,142	\$1,184	\$1,225
+ Market Land Value	\$462,287	\$449,510	\$464,610	\$500,617
- Just Market Value	\$739,476	\$733,474	\$687,446	\$741,209
- Total Assessed Value	\$739,476	\$733,474	\$687,446	\$598,656
- School Exempt Value	\$0	\$0	\$0	(\$9,395)
- School Taxable Value	\$739,476	\$733,474	\$687,446	\$589,261

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	4,555.00	Square Foot	49	92

## Buildings

<b>Building ID</b>	3087	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1943
<b>Building Type</b>	M.F. - R2 / R2	<b>EffectiveYearBuilt</b>	2005
<b>Gross Sq Ft</b>	4632	<b>Foundation</b>	WD CONC PADS
<b>Finished Sq Ft</b>	1863	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	2 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	SFT/HD WD
<b>Perimeter</b>	208	<b>Heating Type</b>	NONE with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	5
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Depreciation %</b>	22	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Grade</b>	500
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	875	0	264
FHS	FINISH HALF ST	1,750	0	170
FLA	FLOOR LIV AREA	1,863	1,863	258
DCU	U DET CARPORT	144	0	50
TOTAL		4,632	1,863	742

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	184 SF	1
WALL AIR COND	2005	2006	1	1 UT	2
FENCES	2005	2006	1	70 SF	5
TILE PATIO	1994	1995	1	72 SF	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/11/2018	\$825,000	Warranty Deed	2165471	2902	1810	01 - Qualified	Improved

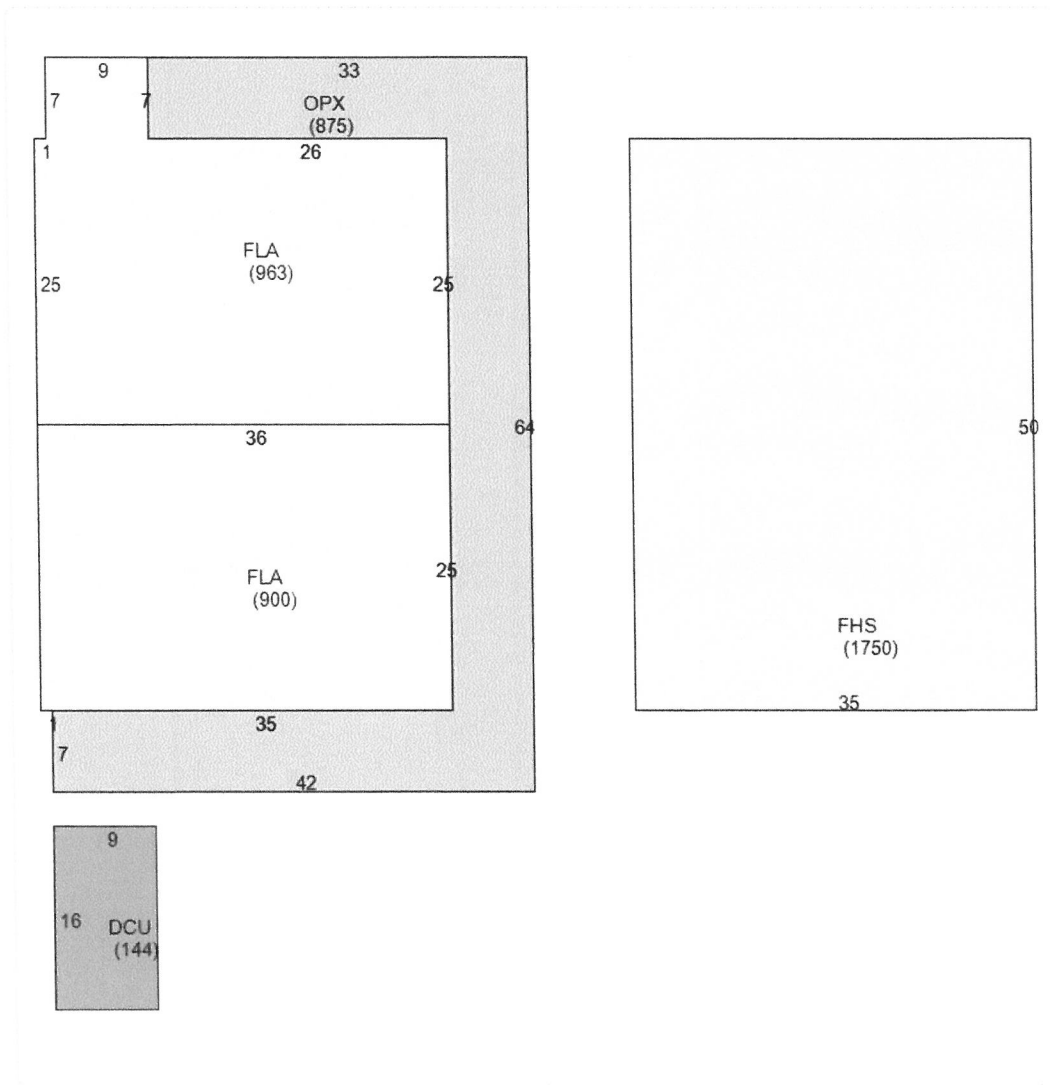
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-2060	5/9/2018	1/15/2020	\$4,500	Residential	RENOVATE EXISTING BATHROOM REMOVE TUB INSTALL NEW SHOWER
05-1960	5/26/2005	11/4/2005	\$2,000	Residential	epoxy injection on small cracks

**View Tax Info**

[View Taxes for this Parcel](#)

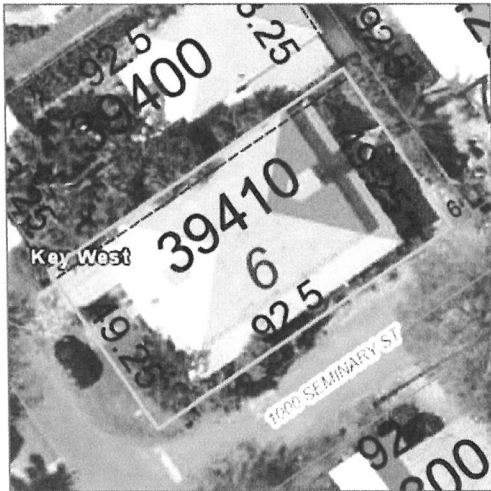
**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

No data available for the following modules: Exemptions.

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

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Last Data Upload: 2/16/2022, 2:33:29 AM

Version 2.3.176

Developed by  
 Schneider  
 GEOSPATIAL



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
NATURE'S BOUNDARY, LLC

### Filing Information

<b>Document Number</b>	L15000213343
<b>FEI/EIN Number</b>	81-1784957
<b>Date Filed</b>	12/28/2015
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF RA/RO CHG
<b>Event Date Filed</b>	12/27/2021
<b>Event Effective Date</b>	11/29/2016

### Principal Address

11741 ROAD 191  
OAKWOOD, OH 45873

### Mailing Address

11741 ROAD 191  
OAKWOOD, OH 45873

### Registered Agent Name & Address

Peregrin Law Firm, PA  
6621 Willow Park Drive  
Suite 1  
Naples, FL 34109

Name Changed: 02/07/2022

Address Changed: 02/07/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

COOPER, CHERI  
11741 ROAD 191  
OAKWOOD, OH 45873

### Annual Reports

Report Year	Filed Date
2020	01/28/2020
2021	03/31/2021
2022	02/07/2022

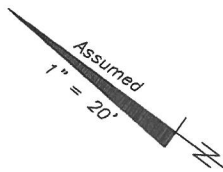
**Document Images**

<a href="#">02/07/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/27/2021 -- CORLGRACHG</a>	View image in PDF format
<a href="#">03/31/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/28/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/27/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/14/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/21/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/29/2016 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">12/28/2015 -- Florida Limited Liability</a>	View image in PDF format



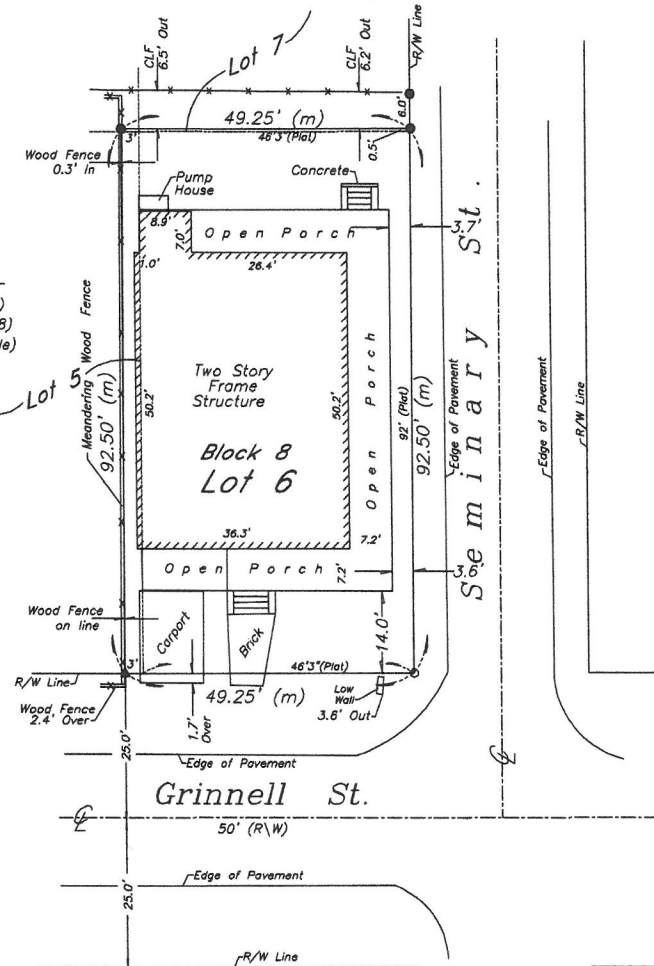
# **Boundary Survey**

# Boundary Survey Map of Lot 6, Square 8, Tract 18, Island of Key West



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines



### NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1311 Grinnell Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 10, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** In the City of Key West, and is part of Tract 18 according to Wm. A. Whitehead's map delineated in 1829, but is now better known as Lot Six of Square Eight of a part of said Tract Eighteen, according to a diagram made by the Webb Realty Co., recorded in Plat Book No. One on page 42, Monroe County, Florida Records. Commencing at the corner of Grinnell and Seminary Streets running along Grinnell Street in a Northwesterly direction 49 feet 3 inches; thence at right angles in a Northeasterly direction 92 feet 6 inches; thence at right angles in a Southeasterly direction 49 feet 3 inches; thence at right angles in a Southwesterly direction 92 feet 6 inches along Seminary Street back to the point of beginning.

**BOUNDARY SURVEY FOR:** Cheryl J. Cooper; Nature's Boundary, LLC;  
Florida Hometown Title & Escrow, LLC;  
Westcor Land Title Insurance Company;

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 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
April 10, 2018

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 295-7422 FAX (305) 296-2244

# **Verification Form**



**City of Key West  
Planning Department  
Verification Form**

*(Where Applicant is an entity)*

I, Thomas Francis Siburg in my capacity as Planner/Development Specialist  
*(print name)* *(print position; president, managing member)*  
of Owen Trepanier & Associates, Inc.  
*(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:

1311 Grinnell Street  
*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.

*Thomas Siburg*  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this 2/14/2022 by  
*date*

Thomas Francis Siburg  
*Name of Applicant*

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

*Nikita L. Stange*  
*Notary's Signature and Seal*

Nikita L. Stange  
*Name of Acknowledger typed, printed or stamped*



**Nikita L. Stange**  
Notary Public  
State of Florida  
Comm# HH149093  
Expires 7/5/2025

HH149093  
*Commission Number, if any*

**Deed**

Doc# 2165471 04/23/2018 1:18PM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

04/23/2018 1:18PM  
DEED DOC STAMP CL: MT \$5,775.00

Prepared by:  
Florida Hometown Title & Escrow, LLC  
6621 Willow Park Drive, Suite 1, Naples, Florida 34109

File Number: 03-18-0150

Doc# 2165471  
Book 2902 Page 1810

### Warranty Deed

Made this 11<sup>th</sup> day of April, 2018 A.D.

By **David Albert Kravitz, Individually and as Successor Trustee of the Lucile Loveland Colvin Kravitz Trust dated, December 27, 2005 and David Albert Kravitz, Individually and as Successor Trustee of the Boris Kravitz Trust dated, June 14, 2011**, whose address is: 9523 Stevebrook Road, Fairfax, Virginia 22032, hereinafter called the grantor,

to **Nature's Boundary, LLC**, whose post office address is: 11741 Road 191, Oakwood, Ohio 45873, hereinafter called the 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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Eight Hundred Twenty Five Thousand dollars & no cents, (\$825,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

In the City of Key West, and is part of Tract 18 according to Wm. A. Whitehead's Map delineated in 1829, but is now better known as Lot 6 of Square 8 of a part of said Tract 18, according to a deagram made by the Webb Realty Co., recorded in Plat Book Number 1 on Page 42, Monroe County, Florida Records. Commencing at the corner of Grinnell and Seminary Streets running along Grinnell Street in a Northwesterly direction 49 feet 3 inches; thence at right angles in a Northeasterly direction 92 feet 6 inches; thence at right angles in a Southeasterly direction 49 feet 3 inches; thence at right angles in a Southwesterly direction 92 feet 6 inches along Seminary Street back to the Point of Beginning.

Parcel ID Number: 00039410-000000

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.**

**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

DEED Individual Warranty Deed - Legal on Face

Doc# 2165471  
Bk# 2902 Pg# 1811

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, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

J. Ding  
Sign/Print Name JANE DING

David Albert Kravitz (Seal)  
David Albert Kravitz, Individually and as Successor Trustee of the Lucile Loveland Colvin Kravitz Trust dated, December 27, 2005

Witness #2

Farkhonda Zelawar  
Sign/Print Name FARKHONDA ZELAWAR  
Witness #1

Sahar Almarah  
Sign/Print Name Sahar Almarah

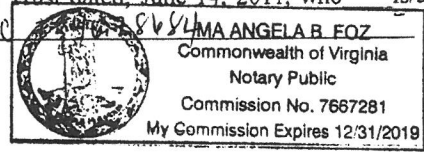
Witness #2

Reza Razavi  
Sign/Print Name Reza Razavi

David Albert Kravitz (Seal)  
David Albert Kravitz, Individually and as Successor Trustee of the Boris Kravitz Trust dated, June 14, 2011

State of Virginia  
County of Fairfax

The foregoing instrument was acknowledged before me this 11th day of April, 2018, by David Albert Kravitz, Individually and as Successor Trustee of the Lucile Loveland Colvin Kravitz Trust dated, December 27, 2005 and Individually and as Successor Trustee of the Boris Kravitz Trust dated, June 14, 2011, who is/are personally known to me or who VA DLCC has/have produced VA DLCC identification.



Notary Public  
Print Name: MA ANGELA FOZ

My Commission Expires: 12-31-2019

(Seal)

DEED Individual Warranty Deed - Legal on Face

MONROE COUNTY  
OFFICIAL RECORDS