

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



To: Chairman and Planning Board Members
From: Brendon Cunningham, Senior Planner
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: March 20, 2014

Agenda Item: **Variances – 527 Louisa Street (RE# 00028680-000000, AK 1029467) -**
A request for variances to side-yard setback requirements to construct a small addition on the house and add a gable roof on the garage in the HNC-1 zoning district per Section 122-810(6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The applicant is requesting variances to side yard setback requirements to construct a 50 square foot addition for use as a bathroom and replace the flat roof on the garage with a gable roof.

Applicant: William Rowan

Property Owner: Guest Services, Inc. Tim Ryan, President

Location: 527 Louisa Street (RE# 00028680-000000, AK 1029467)

Zoning: Historic Neighborhood Commercial (HNC-1) Zoning District



Background:

The property is comprised of one contributing historic house and one non-contributing garage. The applicant would like to make modest changes to add a bathroom to the house and change the roof on the garage.

Relevant HNC-1 Zoning District Dimensional Requirements: Section 122-810			
Side Setback	Zoning Regulations	Existing Conditions	Proposed Changes
Left, House	5'	3.4'	No Change
Right, Garage	5'	4.4'	No Change

Process:

Development Review Committee Meeting:

January 23, 2014

Planning Board Meeting:

March 20, 2014

HARC:

April 22, 2014, Pending

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.**

The existing structures are nonconforming to side-yard setback requirements. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not by themselves generate the existence of special conditions or circumstances.

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

The nonconforming aspects on the site are not created by the applicant. The existing building is legal non-conforming. However, the applicant is attempting to expand the nonconformity.

- 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.**

Allowing the new construction, as proposed, would confer special privileges upon the applicant.

- 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.

The applicant is not deprived of rights commonly enjoyed by other properties without the variance approval.

- 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 that will make possible the continued use of the land, building, or structure. However, the applicant had reasonable use of the property prior to the new construction.

- 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.**

The granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest. In fact, adding the gable roof to the garage will be a visual improvement to the surrounding community.

- 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.**

Existing conforming or nonconforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

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

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

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 standards established by Section 90-395 of the City Code have not been fully met by the applicant for the granting of variances.

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.**

Planning Staff has not received any public comment.

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**.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR VARIANCE
APPROVAL FOR SIDE-YARD SETBACK
REQUIREMENTS FOR PROPERTY LOCATED
AT 527 LOUISA STREET (RE#00028680-000000,
AK 1029467) IN THE HISTORIC
NEIGHBORHOOD ZONING DISTRICT, PER
SECTION 122-810(6)b. OF THE LAND
DEVELOPMENT REGULATIONS OF THE
CODE OF ORDINANCES OF THE CITY OF
KEY WEST.**

WHEREAS, the existing structure has legal non-conforming side-yard setbacks; and

WHEREAS, Section 122-810(6) b. of the Code of Ordinances provides that the minimum allowed side-yard setback shall be 5 feet; and

WHEREAS, the applicant requested a variance to the side-yard setbacks and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 20, 2014; and

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 with the general intent and purpose of the land development regulations and that such variances will

_____ Chairman

_____ Planning Director

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 use of an existing building as detached habitable space per plans received January 22, 2013, on property located at 527 Louisa Street (RE# 00028680-000000, AK 1029467645) in the HRCC-3

_____ Chairman

_____ Planning Director

zoning district per Section 122-810(6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

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.

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 Economic Opportunity. 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 DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO 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 regularly scheduled meeting held this 20th day of March, 2014.

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

Richard Klitenick, Planning Board Chairman

_____ Date

Attest:

Page 5 of 6
Resolution Number 2014-

_____ Chairman

_____ Planning Director

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 527 LOUISIA ST.
2. Name of Applicant WILLIAM ROWAN
3. Applicant is: Owner _____ Authorized Representative
4. Address of Applicant 321 PEACOCK LN.
5. Phone # of Applicant 305 296 3784 Mobile# _____
6. E-Mail Address wrowan@gmail.com
7. Name of Owner, if different than above TIM RYAN
8. Address of Owner _____
9. Phone # of Owner 305 304 1496
10. Email Address _____
11. Zoning District of Parcel _____ RE# _____
12. Description of Proposed Construction, Development, and Use
1. ADDITION (BATHROOM) APPROX. 52 SQ. FT.
2. CONSTRUCT NEW GABLE ROOF OVER EXISTING GARAGE
13. List and describe the specific variance(s) being requested:
1. 5' SIDEYARD SETBACK (WEST) ADDITION 3.4'
2. 5' SIDEYARD SETBACK (EAST) GARAGE 4.4'

Variance Application
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 3140 Flagler Avenue, Key West, FL 33040
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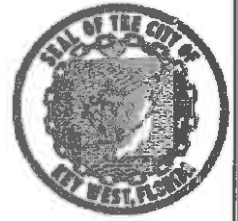
14. Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HNC-1			
Flood Zone	AEG			
Size of Site	3512			
Height	22'	22.0'	NC	--
Front Setback	5'	9.5'	NC	--
Side Setback (W)	5'	3.4'	NC	YES
Side Setback (E)	5'	4.4'	NC	YES
Street Side Setback	--	--	--	--
Rear Setback	15'	14.0	NC	--
F.A.R	--	--		
Building Coverage	80%/1756	36%/1267	38.7%/1321	--
Impervious Surface	60%/2107	42%/1477	43.5%/1531	--
Parking	0	1	NC	--
Handicap Parking	--	--	--	--
Bicycle Parking	--	--	--	--
Open Space/ Landscaping				
Number and type of units	N.A.			
Consumption Area or Number of seats	N.A.			

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

Meeting Date _____ HARC Approval # _____

Variance Application
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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

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.**

Variance Application
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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.

THE EXISTING CIRCUMSTANCES FOR BOTH CONDITIONS
ARE QUITE SIMPLE. THE ONE STORY WOOD FRAMED
DWELLING AND HORSE BUGGY GARAGE WERE
BUILT IN THE EARLY 1900'S BEFORE CITY
PLANNING RULES WERE PUT IN PLACE

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

THESE CONDITIONS WERE IN PLACE UPON
PURCHASE OF PROPERTY BY OWNER.

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.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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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.

NO HARDSHIP CONDITIONS EXIST, THE
MAIN REASON FOR THE BUSH ADDITION IS
TO ADD A SECOND BATHROOM WHICH CONSIDERING
THE 5' SETBACK WOULD NOT ALLOW ADEQUATE ROOM
FOR A BATH.

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.

BOTH VARIANCES WOULD BE MINIMAL
IN SO FAR AS NOT ENCRoACHING INTO THE
SET BACKS ANY FARTHER THAN NOW EXIST,

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.

IN THE CONCEPT RECONFIGURING THE
OLD GARAGE (WHICH HAS A FLAT METAL ROOF)
WITH A GABLE ROOF TO COMPLEMENT THE
EXIST DWELLING.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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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.

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."

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, WILLIAM ROWAN, 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:

527 LOUBIA BT.

Street address of subject property

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

[Signature]

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this January 15, 2014 by

William Rowan

Name of Authorized Representative

date

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

[Signature]

Notary's Signature and Seal



Jo Bennett

Name of Acknowledger typed, printed or stamped

EE097995

Commission Number, if any

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Timothy Ryan, in my capacity as President
(print name) *(print position; president, managing member)*
of Guest Services, Inc
(print name of entity serving as Authorized Representative)

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

527 Louisa St. Key West
Street Address of subject property

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

X [Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 6th day of Jan, 2014 by
Timothy Ryan
Name of Authorized Representative

He/She is personally known to me or has presented Florida D. L. as identification.

[Signature]
Notary's Signature and Seal



Lisa M. McCarthy
Name of Acknowledger typed, printed or stamped

EE 106776
Commission Number, if any

SunBiz Information

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Profit Corporation**

GUEST SERVICES, INC.

Filing Information

Document Number	P97000055074
FEI/EIN Number	650768974
Date Filed	06/23/1997
State	FL
Status	ACTIVE

Principal Address1317 DUVAL ST.
KEY WEST, FL 33040**Mailing Address**1007 SIMONTON ST
KEY WEST, FL 33040

Changed: 02/16/2004

Registered Agent Name & AddressRYAN, TIMOTHY
1007 SIMONTON STREET
KEY WEST, FL 33040

Name Changed: 09/03/1997

Address Changed: 02/23/2010

Officer/Director Detail**Name & Address**

Title D

RYAN, TIMOTHY
1007 SIMONTON STREET
KEY WEST, FL 33040**Annual Reports**

Report Year	Filed Date
2012	02/27/2012
2013	01/29/2013

2014 01/21/2014

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State of Florida, Department of State

Authorization

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, Timothy Ryan as
Please Print Name of person with authority to execute documents on behalf of entity

President of Guest Services, Inc
Name of office (President, Managing Member) Name of owner from deed

authorize William Rowan
Please Print Name of Representative

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

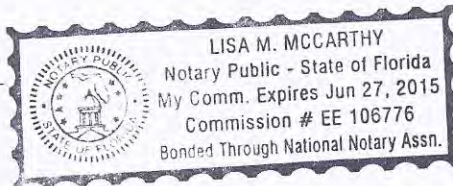
[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 6th day of Jan, 2014 by
Date

Timothy Ryan
Name of Authorized Representative

He/She is personally known to me or has presented Florida D. L. as identification.

[Signature]
Notary's Signature and Seal



Lisa M. McCarthy
Name of Acknowledger typed, printed or stamped

EE 106776
Commission Number, if any

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Florida Profit Corporation**

GUEST SERVICES, INC.

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Title D

RYAN, TIMOTHY
1007 SIMONTON STREET
KEY WEST, FL 33040**Annual Reports**

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2013 01/29/2013

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09/03/1997 -- Reg. Agent Change				View image in PDF format
06/23/1997 -- Domestic Profit Articles				View image in PDF format

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State of Florida, Department of State

Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:

FELDMAN, KOENIG, & HIGHSMITH, P.A.
3158 NORTHSIDE DRIVE
KEY WEST, FL 33040

Property Appraisers Parcel Identification (Folio) Numbers:
00028680-000000
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **15th** day of **December, A.D. 2000** by **CHRISTINE KASTRINOS**, a single woman, herein called the grantor, to **GUEST SERVICES, INC.**, a Florida corporation whose post office address is **1007 Simonton Street, KEY WEST, FL 33040**, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars 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, State of Florida**, viz:

On the Island of Key West and is part of Trace Eleven (11), according to W.A. Whitehead's Map of said Island delineated in February 1829, better known according to D.T. Sweeney's Subdivision of Lots 1, 2, 3 and 4 of Square Eight (8) of Tract Eleven (11) recorded in Book "L" of Deeds, at Page 215 of the Public Records of Monroe County, Florida, as Lot Eighteen (18).

Subject to easements, restrictions and reservations of record and to taxes for the year 2001 and thereafter.

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, and hereby 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, 2000.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Timothy J. Koenig
Witness #1 Signature
TIMOTHY J. KOENIG
Witness #1 Printed Name

Bonita Robinson
Witness #2 Signature
BONITA ROBINSON
Witness #2 Printed Name

Christine Kastrinos

CHRISTINE KASTRINOS L.S.
527 LOUISA STREET, KEY WEST, FL 33040

**STATE OF FLORIDA
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me this **15th** day of **December, 2000** by **CHRISTINE KASTRINOS** who is personally known to me or has produced *F.D.L.* as identification.

SEAL

Timothy J. Koenig

Notary Signature

Printed Notary Signature

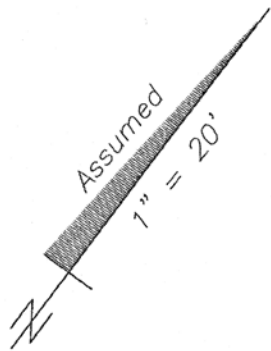
My Commission Expires:



Survey

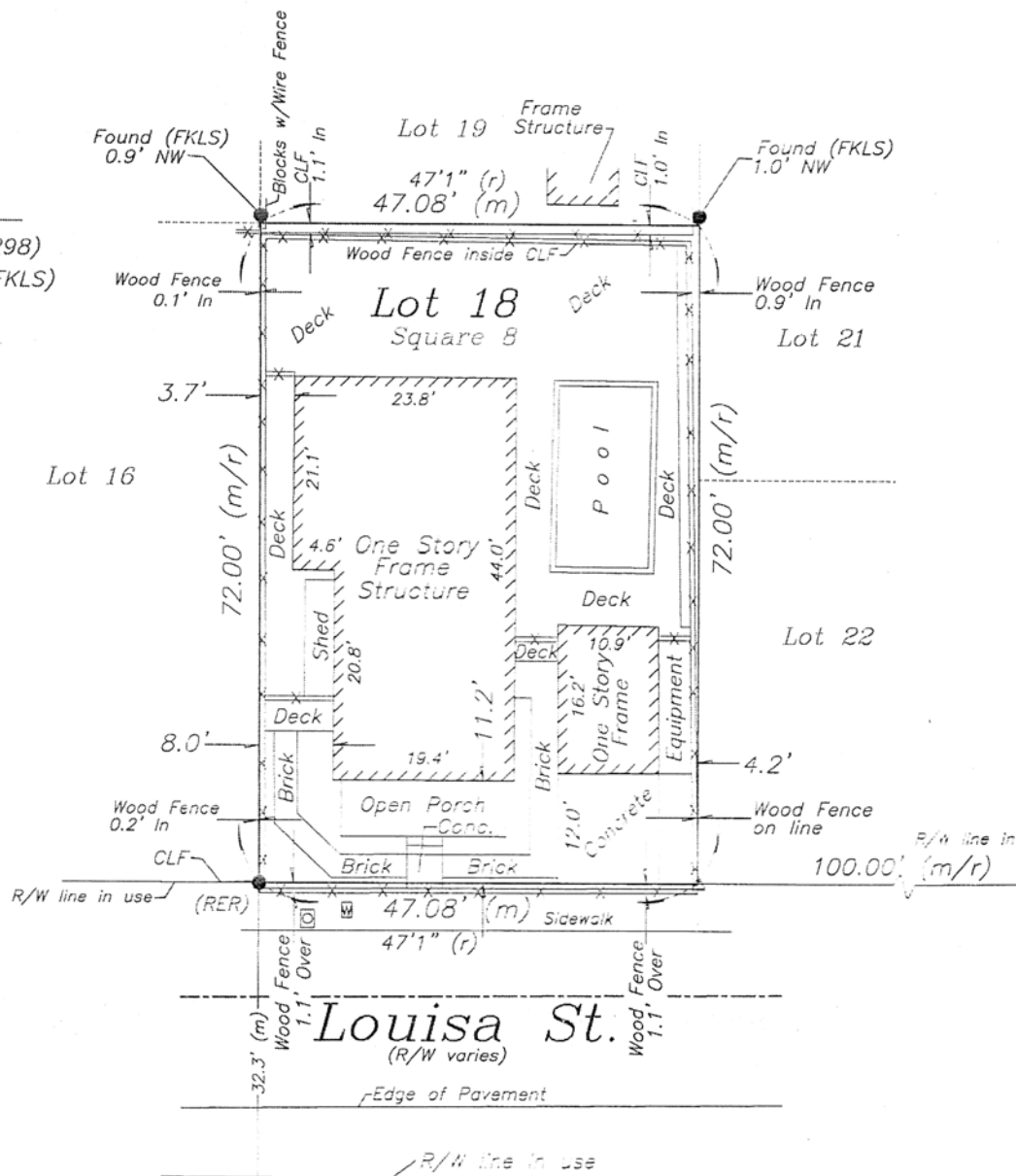
Boundary Survey Map of Lot 18, Square 8, Tract 1 Island of Key West, Florida

Catherine St.



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (RER) (FKLS)
- ▲ Found Nail & Disc (PTS)
- △ 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
- ⊕ Fire Hydrant
- ⊠ Sewer Cleanout
- ⊠ Water Meter
- Conc. Concrete



NOTES:

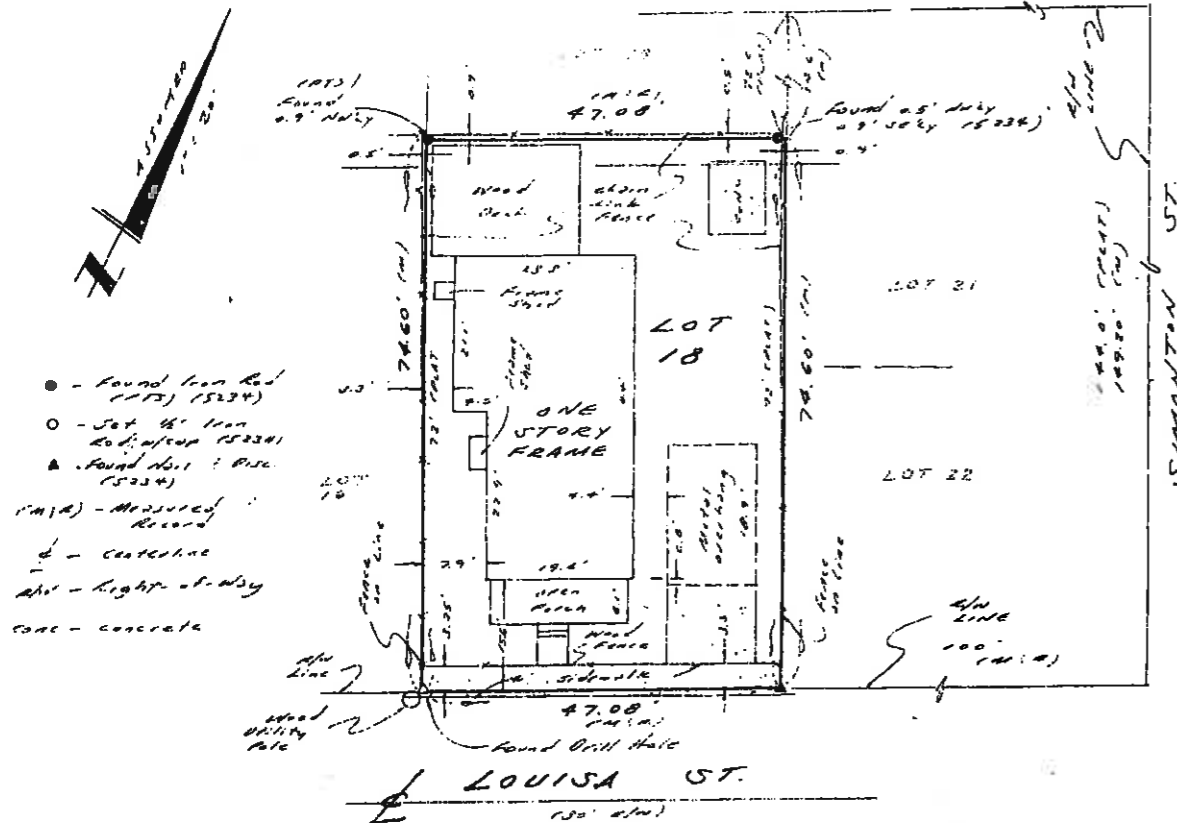
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 527 Louisa Street, Key West, FL.
5. This survey is not valid without the signature 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: February 4, 2014.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

Site Plans

NORBY

& Associates, Inc.
Professional Land Surveyors
3104 Flagler Avenue Key West, FL 33040 (305) 296-7422 FAX (305) 293-9924

Thomas A. Norby, PLS
Reg. No. 5234



- - Found Iron Rod (15234)
- - Set 4" Iron Rod (15234)
- ▲ - Found 1/2" Pipe (15234)
- (M/R) - Measured & Record
- ⊥ - Centerline
- AW - Right-of-Way
- CONC - concrete

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. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
6. Street address: 527 Louisa Street, Key West, FL 33040.
7. Date of field work: December 5, 2000.

BOUNDARY SURVEY OF: On the Island of Key West and is part of Tract Eleven (11), according to W.A. Whitehead's Map of said Island delineated in February 1829, better known according to D.T. Sweeney's Subdivision of Lots 1, 2, 3 and 4 of Square Eight (8) of Tract Eleven (11) recorded in Book "L" of Deeds, at Page 215 of the Public Records of Monroe County, Florida, as Lot Eighteen (18).

BOUNDARY SURVEY FOR: Timothy Ryan;
Feldman, Koenig & Highsmith, P.A.;
Attorneys' Title Insurance Fund, Inc.;

NORBY & ASSOCIATES, INC.

Thomas A. Norby
Thomas A. Norby, PLS
Florida Reg. #5234

December 12, 2000

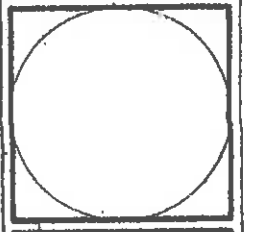
SITE DATA			
ZONE	ALLOWED	EXISTING	PROPOSED
LOT SIZE	3512 SF		
BUILDING COVERAGE	50%/1756#	30%/1207#	30.7%/1321#
IMPERVIOUS	60%/3010#	42.7%/1497#	45.5%/1591#
SETBACK			
FRONT	15	15	NC
SIDE (WEST) ADDITION	5	3.3	NC
SIDE (EAST) GARAGE	5	4.0	NC
STORM DRAINAGE			
ADDITION (BATH)			5430. FT ² ÷ 12 = 4.5 CU. FT.
SEE SHT. 3 FOR SIZE/LOCATION			

GENERAL NOTES

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:
 BUILDING: Florida Building Code, 2010
 ELECTRICAL: National Electrical Code, 2010
 PLUMBING: Florida Building Code (Plumbing), 2010
 MECHANICAL: Florida Building Code (Mech.), 2010
 GAS: LP Gas Code, 2010 edition (NFPA 58)

This project is designed in accordance with A.S.C.E 7-10 to resist wind loads of 180 mph (gusts) (Exposure C)

RYAN RESIDENCE
ADDITION & GARAGE ROOF
527 LOUISIA ST. KEY WEST, FL.

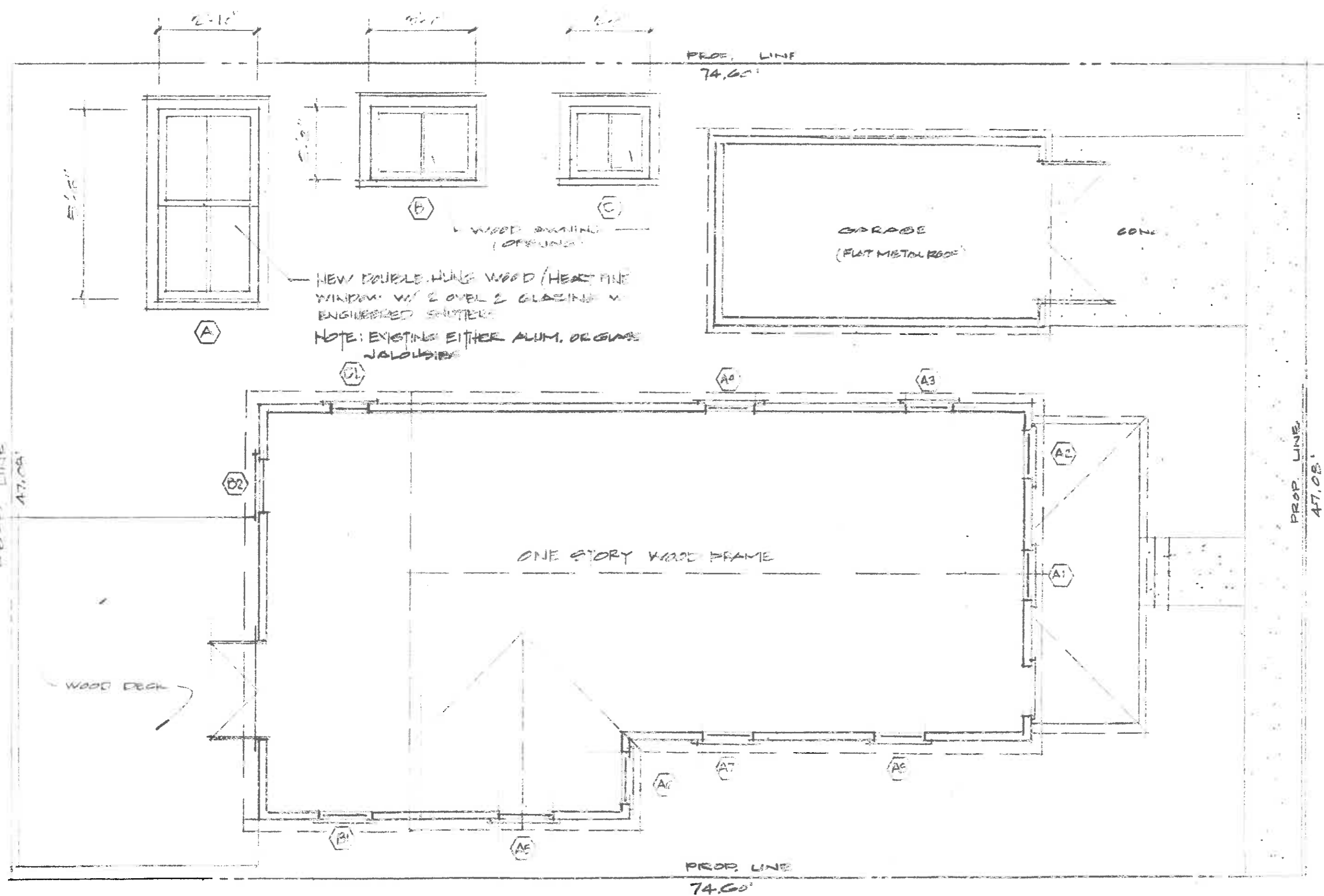


WILLIAM R. G. W. A. N.
ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE # 15234
 527 PEACOCK BLVD
 305 296 5784

Project No:

Date: 12-26-12

1



NEW DOUBLE HUNG WOOD (HEART PINE) WINDOW: W/ 2 OVER 2 GLASSING W/ ENGINEERED SHUTTERS
 NOTE: EXISTING EITHER ALUM. OR GRASS JALOUSIES

SITE PLAN

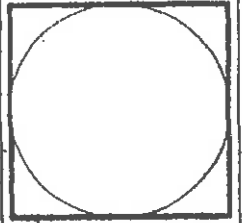
SCALE 3/16" = 1'-0"



EXISTING

L O U I S I A N A S T.

RYAN RESIDENCE
 ADDITION & GARAGE ROOF
 527 LOUISIA ST. KEY WEST, FL



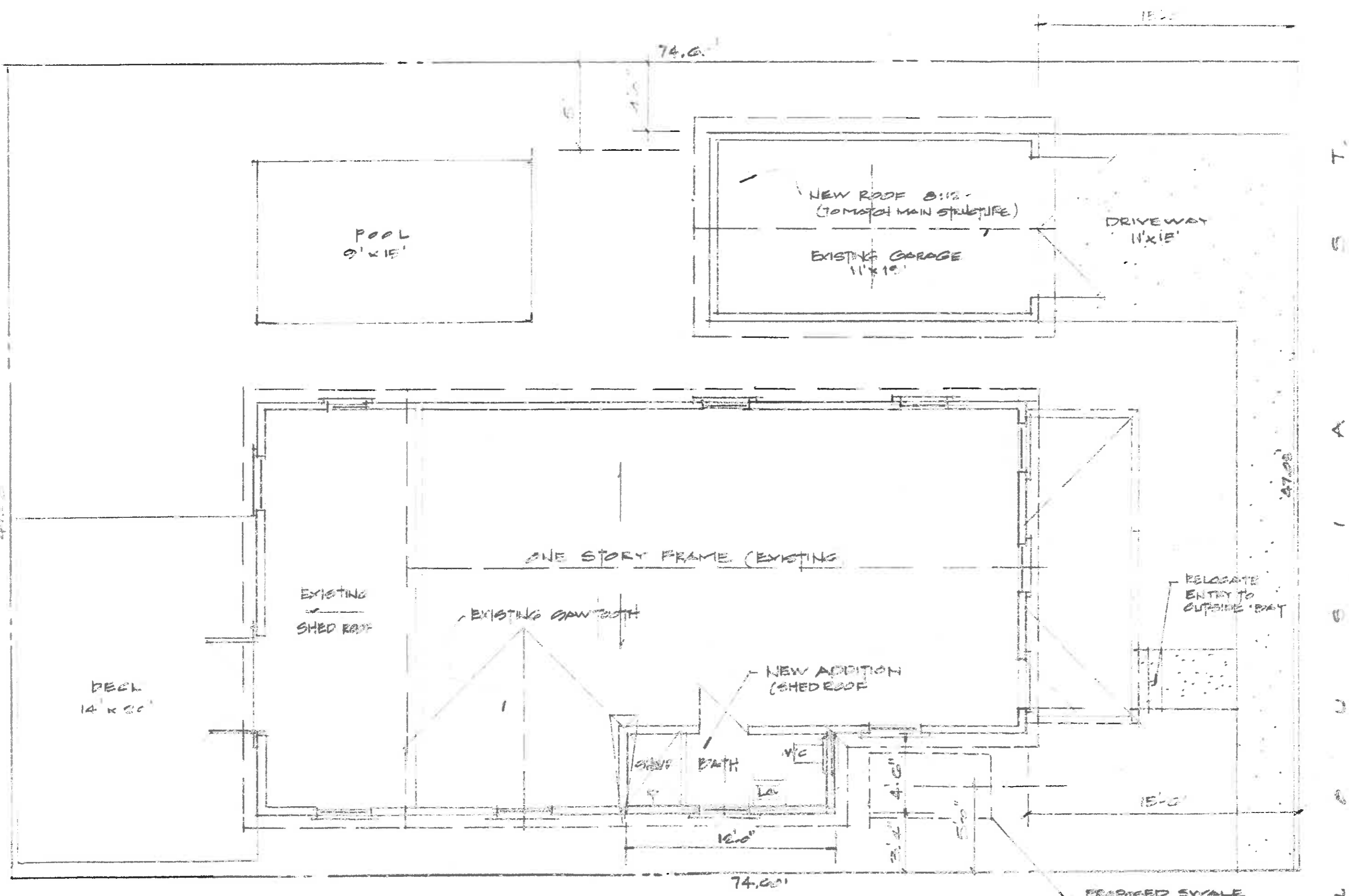
W I L L I A M R O W A N
 ARCHITECTURE
 KEY WEST, FLORIDA
 321 BEACON LANE
 305 296 5764
 FLORIDA LICENSE #1809228

Project #: 1300

Date: 12.11.12

2

2 OF 3



SITE PLAN

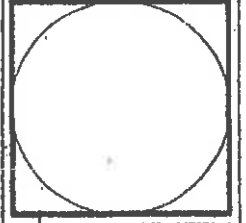
SCALE 3/16" = 1'-0"



PROPOSED

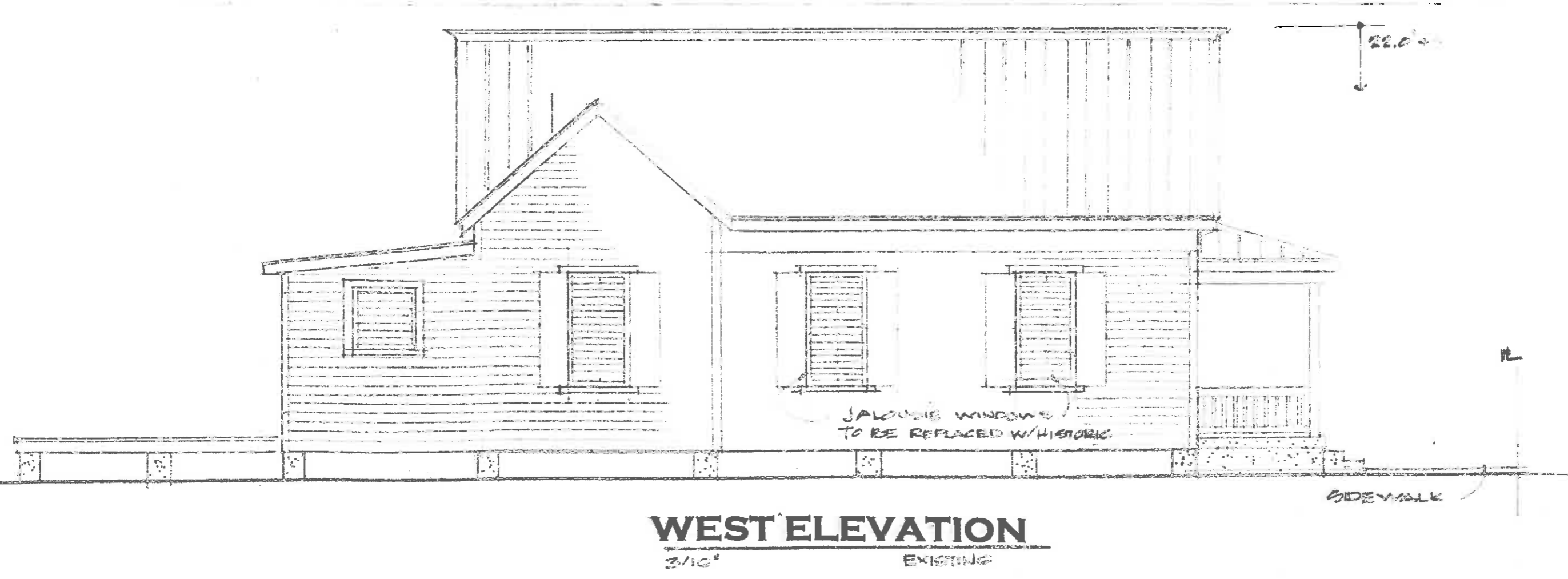
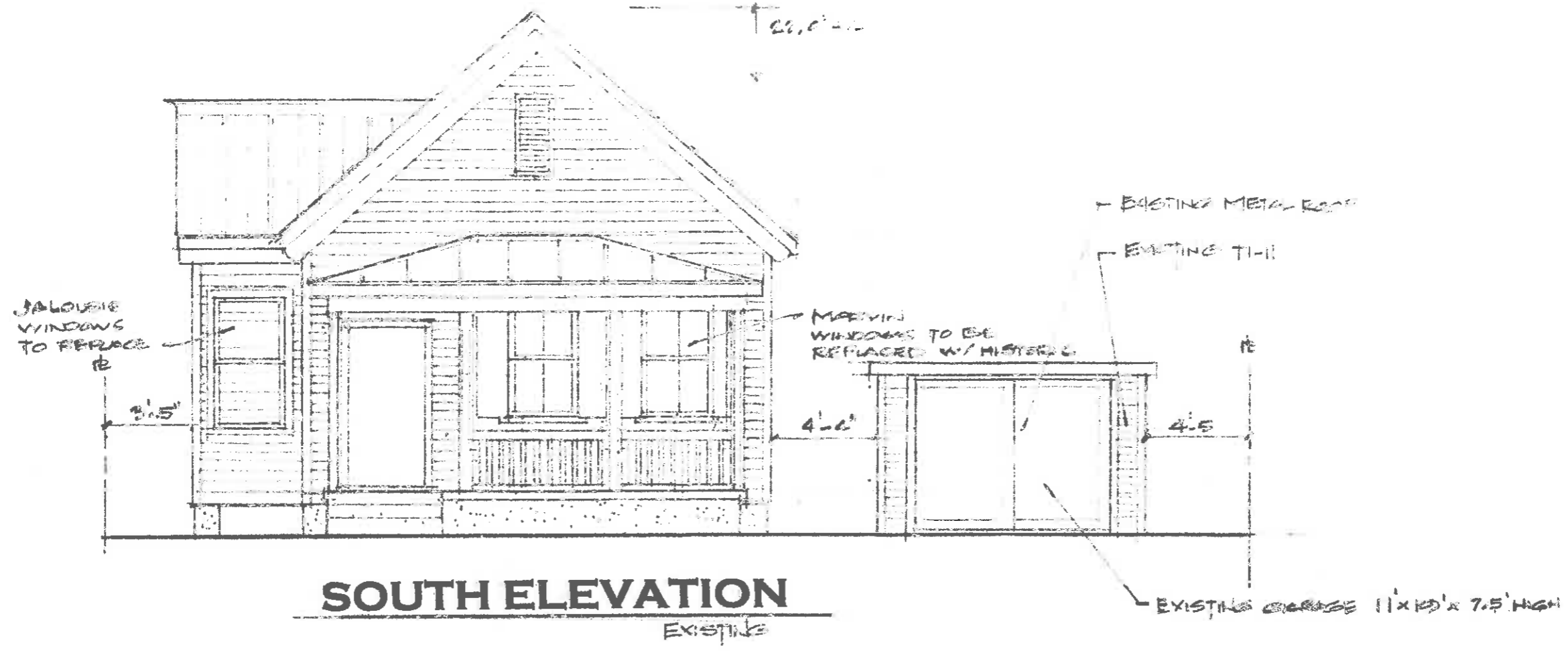
L O U I S I A N A S T.

RYAN RESIDENCE
 ADDITION & GARAGE ROOF
 527 LOUISIA ST. KEY WEST, FL.

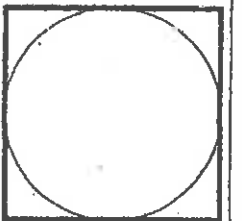


WILLIAM R. W. AN
 ARCHITECTURE
 KEY WEST, FLORIDA
 521 PEARSON DANE
 305 296 5764

Project #: _____
 Date: 12-22-15



RYAN RESIDENCE
ADDITION & GARAGE ROOF
527 LOUISIA ST. KEY WEST, FL.



WILLIAM ROWAN
ARCHITECTURE
KEY WEST, FLORIDA
FLORIDA LICENSE #180000000
321 PEARSON LANE
305 296 5744

Project No:
Date: 12-20-17

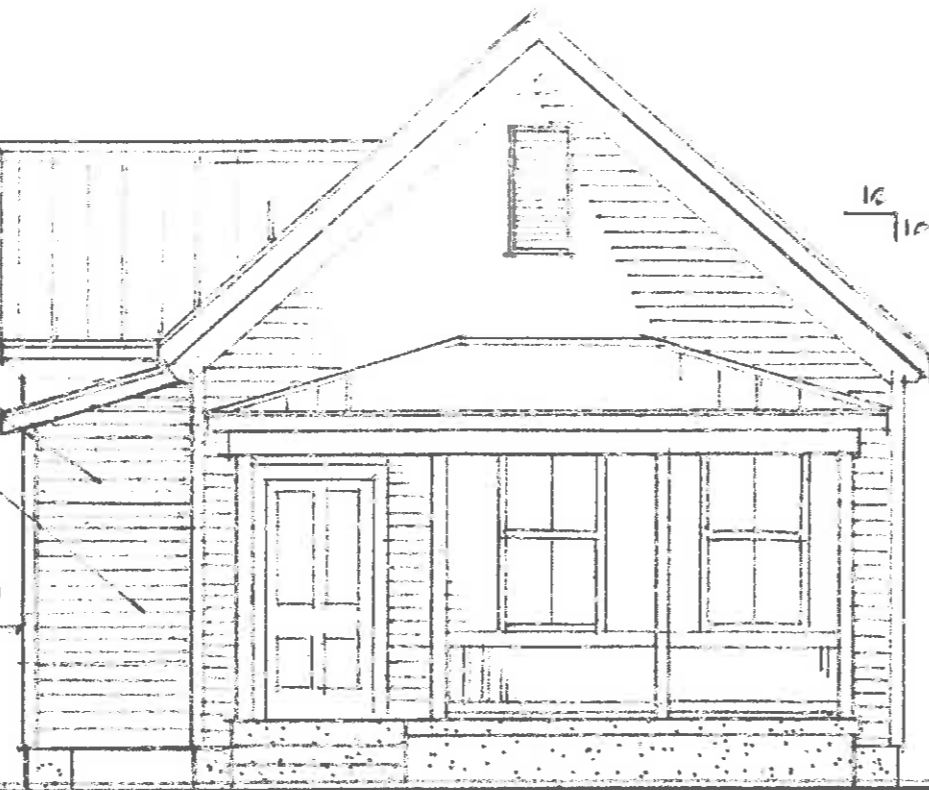
4
405

HT. OF SHED 12'-0"

NEW ADDITION SHED ROOF

MATCH NOVELTY SIDING

3'-5"



RELOCATE ENTRY TO

SOUTH ELEVATION

3/16"

PROPOSED

NEW GABLE ROOF

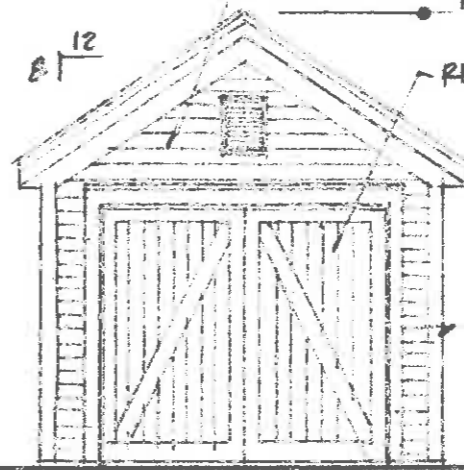
W/NOVELTY SIDING

NEW NOVELTY SIDING TO MATCH RESIDENCE

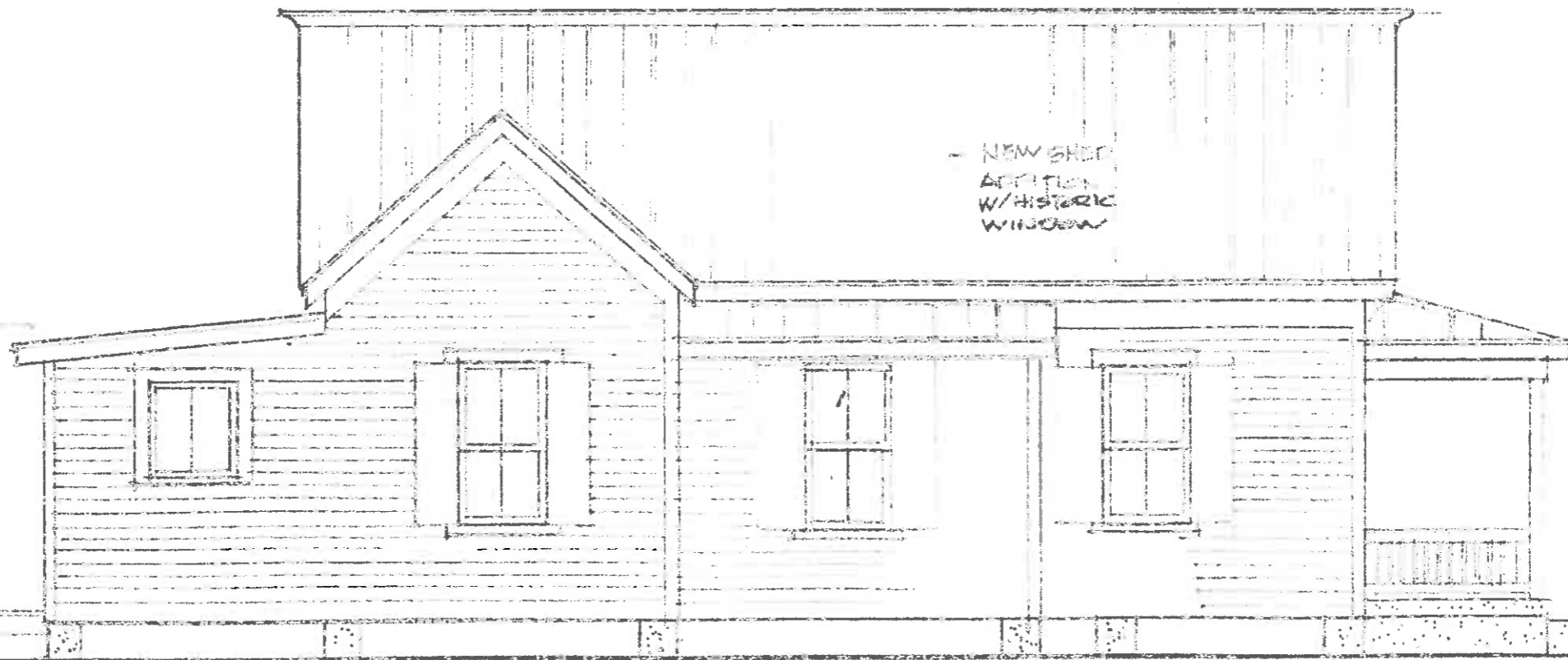
12'-0" HT. OF GARAGE

REBUILD GARAGE DOORS
C/12' HIGH W/1x4 TRIM

8'-12"



4'-5"



NEW SHED
ADDITION
W/HISTORIC
WINDOW

WEST ELEVATION

3/16"

PROPOSED

RYAN RESIDENCE
ADDITION & GARAGE ROOF
527 LOUISIA ST. KEY WEST, FL.

WILLIAM ROWAN
ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE #120020201

321 PERSON DRIVE
305 296 5784

Project No:

Date: 12-28-18

5

5 00 0

DRC
Minutes & Comments

Minutes of the Development Review Committee
Approved February 27, 2014

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

No comments.

PLANNING DIRECTOR:

No comments.

ENGINEERING:

Please address ADA access into the commercial property. Proposed porch design does not include provisions for ADA accessibility. Pursuant to 403.814 F.S., general permit is granted for construction of a stormwater management system serving a project area up to 10 acres, and in accordance with Part IV of Chapter 373. An electronic self-certification shall be submitted to SFWMD within 30 days after construction begins, certifying system design and criteria. Electrical Site Plan E1.1 shows SW3 type poles mounted within the bicycle parking spaces. Please coordinate light pole and bicycle rack placement. Proposed Architectural Site Plan A1.1 shows geo-web pervious pavers placement in vehicle parking spaces, including beneath parking shelter. Geo-web pavers shall be installed in accordance with manufacturer's recommendations, regarding fill material, compaction, sodding criteria, and frequency of parking use.

FIRE DEPARTMENT:

No comments.

BUILDING OFFICIAL:

PLANNING DIRECTOR

No comments.

SUSTAINABILITY COORDINATOR:

No comments.

KEYS ENERGY:

No objections.

8. **Variance – 527 Louisa (RE # 00028680-000000; AK # 1029467)** – A request for side-yard setback requirements to construct a room addition on the house and reconstruct the roof on the garage in the HNC-1 zoning district per Section 122-810(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the variance request.

The applicant, William Rowan, Architect, gave members an overview of the variance request.

DRC Member Comments:

Minutes of the Development Review Committee

Approved February 27, 2014

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

Ms. DeMaria stated applicant will need to ensure tree protection during construction and expansion would not impact any existing trees. Prior to any tree removal, please contact her to see if the tree will need a tree permit.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

Ms. Torregrosa stated that she met with the applicant. She stated that the survey was old. She asked if there was an existing swimming pool. She stated that the proposal does not have any HARC issues.

PLANNING DIRECTOR:

Mr. Craig agreed with Ms. Torregrosa that the survey is very old. He stated that a new survey is needed to show how the property exists now.

ENGINEERING:

Please construct gutters and downspouts on garage roof, side along property line. Direct downspout discharge back onto property, into swale and landscaped areas.

FIRE DEPARTMENT:

Mr. Barroso stated initial concerns with the setbacks. said to set up an appointment

BUILDING OFFICIAL:

No comments.

SUSTAINABILITY COORDINATOR:

No comments.

KEYS ENERGY:

No objections.

9. **Variations – 2315 North Roosevelt Boulevard (RE # 00072082-001000; AK # 8757760) – A** variance request for development within the Coastal Construction Control Line Setback in the CG zoning district per Section 122-1148 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Mr. Cunningham gave members an overview of the variance request.

The applicant, Mr. Bob Harvey and Mr. Jay McDaniel gave members an overview of the variations request.

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1029467 Parcel ID: 00028680-000000

Ownership Details

Mailing Address:
GUEST SERVICES INC
1007 SIMONTON ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 527 LOUISA ST KEY WEST
Legal Description: KW LOT 18 SQR 8 TR 11 G34-423/427 OR826-1755 OR826-1757Q/C OR839-1655 OR874-164 OR890-564/565 (UNRECORDED D/C ON FILE WITH HX) OR1632-1834/35 OR1666-2237(LG)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	47	72	3,390.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 831
Year Built: 1943

Building 1 Details

Building Type R1
Effective Age 13
Year Built 1943
Functional Obs 0

Condition A
Perimeter 130
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 13
Grnd Floor Area 831

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

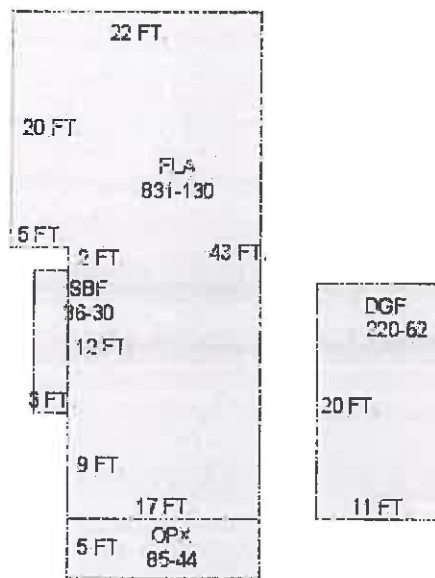
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1942	N N	0.00	0.00	831
2	OPX		1	1942	N N	0.00	0.00	85
3	DGF	12:ABOVE AVERAGE WOOD	1	1979	N N	0.00	0.00	220
5	SBF	1:WD FRAME/COMPOSITE	1	2003	N N	0.00	0.00	36

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	1,360 SF	0	0	2003	2004	2	40
2	PT3:PATIO	132 SF	0	0	1979	1980	2	50
3	FN2:FENCES	188 SF	4	47	1979	1980	2	30
4	AC2:WALL AIR COND	2 UT	0	0	1988	1989	2	20
6	AC2:WALL AIR COND	1 UT	0	0	1993	1994	1	20
7	PT3:PATIO	96 SF	12	8	2001	2002	2	50
8	PO3:RES POOL GNIT	200 SF	20	10	2003	2004	5	40
9	FN2:FENCES	720 SF	144	5	2003	2004	2	30
10	PT5:TILE PATIO	124 SF	62	2	2003	2004	1	50

Appraiser Notes

SATELLITE OF AVALON BED AND BREAKFAST. "THE LOUISA BELLA"
2009-03-25 ONE NON TRANSIENT LICENSE PER CITY OF KW.DKRAUSE
2004-16-3 MEASURED OVER FENCE. JA

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
97-0664	03/01/1997	11/01/1997	1,000		ELECTRICAL
03-0471	02/18/2003	12/11/2003	18,000		INSTALL POOL
03-0603	03/10/2003	12/11/2003	2,500		BUILD DECK
03-0918	03/20/2003	12/11/2003	1,600		REMOVE CHIAN LINK FENCE

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
2013	106,594	31,537	340,235	478,366	440,987	0	478,366
2012	109,016	32,344	259,538	400,898	400,898	0	400,898

2011	107,805	33,524	252,598	393,927	393,927	0	393,927
2010	110,228	34,331	316,253	460,812	460,812	0	460,812
2009	123,791	35,508	480,705	640,004	640,004	0	640,004
2008	119,123	20,450	593,250	732,823	732,823	0	732,823
2007	174,359	16,930	452,565	643,854	643,854	0	643,854
2006	339,285	17,315	271,200	627,800	627,800	0	627,800
2005	243,558	17,871	288,150	549,579	549,579	0	549,579
2004	194,262	18,275	210,180	422,717	422,717	0	422,717
2003	188,010	2,532	77,970	268,512	268,512	0	268,512
2002	161,694	2,588	77,970	242,252	242,252	0	242,252
2001	94,547	2,934	77,970	175,451	175,451	0	175,451
2000	94,610	4,082	54,240	152,932	135,698	26,000	109,698
1999	79,840	3,475	48,816	132,131	132,131	26,000	106,131
1998	84,042	3,812	48,816	136,670	136,670	136,670	0
1997	69,061	2,640	42,714	114,415	114,415	0	114,415
1996	53,090	2,111	42,714	97,915	97,915	0	97,915
1995	53,090	1,945	42,714	97,749	97,749	0	97,749
1994	47,479	1,810	42,714	92,003	92,003	0	92,003
1993	47,609	1,021	47,460	96,090	96,090	0	96,090
1992	47,609	1,048	47,460	96,117	96,117	0	96,117
1991	47,609	1,076	47,460	96,145	96,145	0	96,145
1990	44,209	1,103	39,833	85,145	85,145	0	85,145
1989	44,054	232	38,985	83,271	83,271	0	83,271
1988	41,391	235	33,900	75,526	75,526	0	75,526
1987	40,868	237	21,188	62,293	62,293	0	62,293
1986	41,097	240	20,340	61,677	61,677	0	61,677
1985	39,830	242	17,868	57,940	57,940	0	57,940
1984	37,177	245	17,868	55,290	55,290	25,500	29,790
1983	33,459	247	12,208	45,914	45,914	0	45,914
1982	34,127	250	10,547	44,924	44,924	0	44,924

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
12/15/2000	1666 / 2237	280,000	WD	Q
2/1/1983	874 / 164	83,000	WD	U
9/1/1981	839 / 1655	70,000	WD	Q

This page has been visited 254,990 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
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 20, 2014 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:

Variance – 527 Louisa (RE # 00028680-000000; AK # 1029467) – A request for side-yard setback requirements to construct a room addition on the house and reconstruct the roof on the garage in the H NC-1 zoning district per Section 122-810(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: Variance – 527 Louisa (RE # 00028680-000000; AK # 1029467) – A request for side-yard setback requirements to construct a room addition on the house and reconstruct the roof on the garage in the H NC-1 zoning district per Section 122-810(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: William Rowan **Owner:** Tim Ryan

Project Location: Variance – 527 Louisa (RE # 00028680-000000; AK # 1029467)

Date of Hearing: Thursday, March 20, 2014 **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, the week of the meeting, 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 Stacy L. Gibson at sgibson@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 305-809-3731 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

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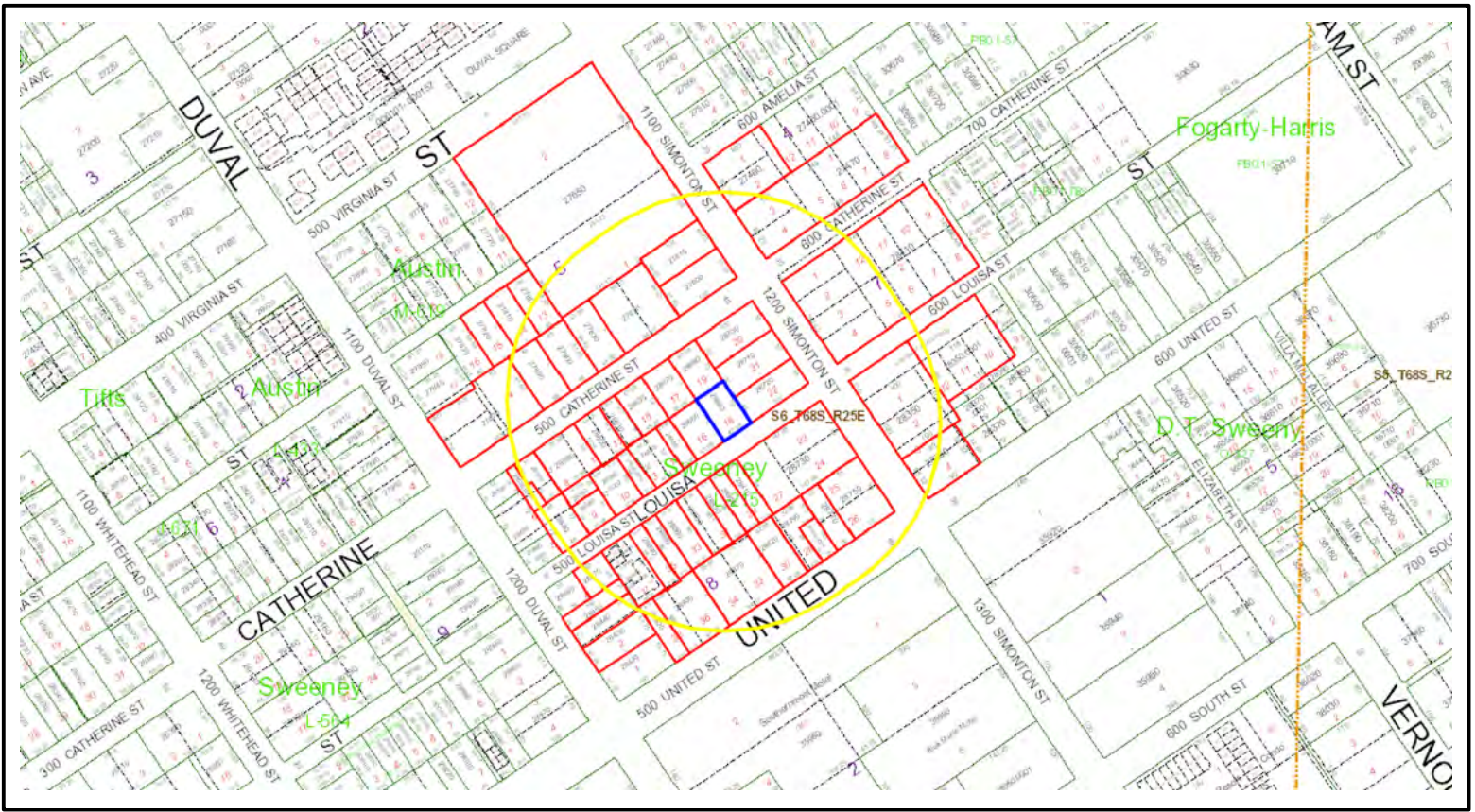
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Monroe County, Florida

527 Louisa



Printed: Mar 14, 2014

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
BUCCELLO DAVID AND PATRICIA	87 MILL BROOK RD		BAR HARBOR	ME	04609-7375	
UNITED STREET TRUST LLC	307 NE 1ST ST		MIAMI	FL	33132-2505	
VARGAS LIONEL D AND ANITA R	1001 16TH TER		KEY WEST	FL	33040	
KEY WEST STATE BANK	3406 N ROOSEVELT BLVD		KEY WEST	FL	33040-4266	
515 LOUISA STREET LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
ABBONDANZA INC	1007 SIMONTON ST		KEY WEST	FL	33040	
HUKWEEM LLC	2231 SAINT JOHNS AVE		JACKSONVILLE	FL	32204-4621	
MONROE COUNTY FLORIDA	500 WHITEHEAD ST		KEY WEST	FL	33040	
IRWIN MICHAEL SCOTT	1014 SEMINARY ST		KEY WEST	FL	33040-4803	
CANALEJO ELBA CECILIA	510 AMELIA ST		KEY WEST	FL	33040	
CENTENNIAL BANK	PO BOX 966		CONWAY	AR	72033-0966	
WINTER KEVIN M	516 CATHERINE ST		KEY WEST	FL	33040-3104	
KIRKMAN C G JR	521 LOUISA ST		KEY WEST	FL	33040-3105	
MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040-3105	
ROGERS MICHAEL L AND MADELINE J	1932 OAK KNOLL DR		BELMONT	CA	94002-1755	
SANCHEZ PEDRO ESTATE	509 LOUISA ST		KEY WEST	FL	33040	
YOUNG LORI A	1508 JUNO ISLES BLVD		NORTH PALM BE.	FL	33408-2415	
CATHERINE SIMONTON CORPORATION	1128 SIMONTON ST		KEY WEST	FL	33040	
PRADAS-BERGNES ZULEMA AND FELIX	512 AMELIA ST		KEY WEST	FL	33040-3123	
BROWN JAMES F AND KATHERINE H	603A MAID MARION HILL		ANNAPOLIS	MD	21405	
MARIGOLD INC	1202 SIMONTON ST		KEY WEST	FL	33040	
522 CATHERINE ST LLC	4412 HICKORY LAKE CT		GLEN ALLEN	VA	23059-2606	
1122 SIMONTON RESIDENCES LLC	506 LOUISA ST		KEY WEST	FL	33040	
SHIREY EDMA I	1007 WILLOWOOD AVE		GOOSE CREEK	SC	29445	
DEMIER CAL T AND MILAGROS	825 DUVAL ST STE 3		KEY WEST	FL	33040-7624	
CATALFOMO ANTHONY J	506 LOUISA ST		KEY WEST	FL	33040	
STEPHENS JENNIFER	2531 NE 8TH ST		FORT LAUDERDA	FL	33304-3521	
BELLIN XAVIER	529 UNITED ST		KEY WEST	FL	33040-3144	
517 LOUISA TRUST	PO BOX 6448		ALEXANDRIA	VA	22306	
RIZZO ANTHONY	508 LOUISA ST APT 2		KEY WEST	FL	33040-3179	
TAY BIN INC	1215 SIMONTON ST		KEY WEST	FL	33040	
DEUTSCH FAMILY LOUISA LLC	6712 VENDOME TER		BETHESDA	MD	20817-4027	
ELWELL CHRISTOPHER R	508 LOUISA ST	UNIT 3	KEY WEST	FL	33040	
MARTINEZ AMPARO L	509 LOUISA ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
POU E LYNNE	302 SOUTHARD ST STE 102		KEY WEST	FL	33040-8404	
HEGARTY PATRICK T	1125 DUVAL ST		KEY WEST	FL	33040-3156	
HERNANDEZ RIGOBERTO AND TOMASA	515 CATHERINE ST		KEY WEST	FL	33040-3103	
ANDREWS JERRY AND YULIYA	8311 BRIER CREEK PKWY STE 105-353		RALEIGH	NC	27617-7328	
GUEST SERVICES INC	1007 SIMONTON ST		KEY WEST	FL	33040	
CORAL HEAD PROPERTIES LLC	530 CATHERINE ST		KEY WEST	FL	33040-3104	
KEY HUGH	1616 ATLANTIC BLVD APT 3		KEY WEST	FL	33040-5350	
LARSEN VICTOR O JR	514 LOUISA ST		KEY WEST	FL	33040	
508 LOUISA CONDOMINIUM	508 LOUISA ST		KEY WEST	FL	33040	
MORGAN HUGH J	404 SOUTH ST		KEY WEST	FL	33040	
BENAVIDES JAMIE M REV TRUST	1205 CALAIS LN		KEY WEST	FL	33040	
HAYES PAUL N	1075 DUVAL ST STE C11		KEY WEST	FL	33040-3195	
RIVET ENTERPRISES INC	17188 FLYING FISH LN WEST		SUMMERLAND KI	FL	33042-3630	
CLARISSA JANICE	508 LOUISA ST APT 1		KEY WEST	FL	33040-3179	
HARBORSIDE MOTEL AND MARINA INC	903 EISENHOWER DR		KEY WEST	FL	33040	
WEBB WILLIAM AND LINDA	2995 FRIENDS RD		ANNAPOLIS	MD	21401-7221	
HILLS AMY L	526 LOUSIA ST		KEY WEST	FL	33040	
WAGNER PETER F	1207 DUVAL ST		KEY WEST	FL	33040	