

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



**To:** Chairman and Planning Board Members

**From:** Nicole Malo

**Through:** Donald L. Craig, AICP, Planning Director

**Meeting Date:** June 16, 2011

**Agenda Item:** **Variances - 921 Eaton Street (RE# 00002710-000000)** - A request for variances for existing front and side yard setbacks, and new rear yard setback, impervious surface ratio, and building coverage for property located in the HMDR zoning district per Section 122-600(6)(a.), (b.), and (c.) and Section 122-600(4)(a.) and (b.) and for open space requirements per Section 108-346(b.), and for detached habitable space per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

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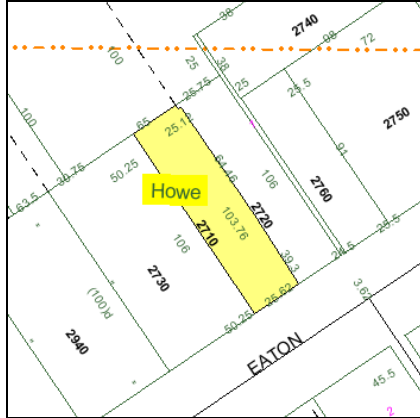
**Request:** To consider variances associated with an addition, pool, deck and detached habitable space to be used as a one storey guest house in the rear yard of the property

**Applicant:** William P. Horn Architect, P.A

**Property Owner:** Chris and Frances Clark

**Location:** 921 Eaton Street (RE#00002710-000000)

**Zoning:** Historic Medium Density Residential – HMDR



**Background:**

This single family home, designed as a Shotgun House, is approximately 1,200 square feet and is a contributing structure listed in the Historic Architectural Survey as built sometime around 1906. The historic lot configuration is approximately half of the required minimum lot size in the zoning district.

At a public meeting held on March 14, 2011 the Historic Architectural Review Committee approved the design of the rear addition new pool and deck, and a one storey guest house in the rear yard of the property. Please see the attached Historic Preservation Planner’s report for design details.

**Request:**

This proposal includes a rear addition, new pool, deck and a guest house. The guest quarters of roughly 280 square feet requires a variance for detached habitable space: No kitchen is proposed. Additional variance requests increase already non-conforming building coverage, impervious surface ratio and reduce open space. However, the proposed design creates privacy buffers for adjacent property owners by locating the detached guest house toward the rear of the property, facing the interior, and outdoor activity areas towards the center of the property. Recently three large single family homes were built, abutting the rear of the property that have created privacy issues.

Other site improvements include a drainage plan in the rear of the property, although no net increase in impervious surface ratio is proposed due to the removal of brick areas. Stormwater management is not required.

No new construction is proposed in the front of the structure however, existing front and side yard setbacks are nonconforming and are therefore considered part of the variance request as well.

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
<b>Zoning</b>	HMDR			
<b>Size of Site</b>	4,000s.f	2,786 s.f	No change	
<b>Height</b>	30’	22’3”	No change	None Required

<b>Front Setback</b>	10'	0'	No change	10'
<b>Northeasterly Side Yard Setback</b>	5'	0'	No change	5'
<b>Southwesterly Side Yard Setback</b>	5'	3' 10"	No change	3' 10"
<b>Rear Setback</b>	15'	40'	5'	10'
<b>Building Coverage</b>	40% (1,120 s.f)	45.6% (1,278 s.f)	58 % (1,631s.f)	18% (501 s.f)
<b>Impervious Surface</b>	60% (1,679 s.f)	72% (2,021 s.f)	No change	11% (306 s.f)
<b>Open Space</b>	35% (975 s.f)	25% (721 s.f)	20.5% (575 s.f)	15% (417 s.f)

**Process:**

**Development Review Committee Meeting:**

April 28, 2011

**HARC Meeting:**

March 14, 2011

**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 lot size and dimensions is below the minimum standards required in the zoning district, making changes to the property impossible without seeking some variances. The width of the property is only 25', therefore the width of the structure would have to be a maximum of 15' to meet side yard setback requirements. However the property is over 100' in length (meeting dimensional requirements) and due to the proposed design, a rear yard setback and detached habitable space variances are required.

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

Although the existing conditions and circumstances do not result from the action or negligence of the owners the proposed addition is the result of the applicant's request.

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

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

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

A single family home already exists on the property. If the variance for the proposed addition is denied the applicant would not be deprived of reasonable use of the land and the existing structure. Therefore, hardship conditions do not exist.

- 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 proposed request and design appear to be modest in nature. The proposed attached and detached additions are each less than 300 square feet. No changes are proposed to the side and front yard setbacks and the impervious surface is not being increased. The request appears to be the minimum variances needed to construct the proposed design.

- 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 variance for an addition, new pool, deck, and detached habitable space does not appear injurious to the public welfare. The addition is in the rear of the property and is not visible to the public. The design promotes modest expansion on a compact lot while continuing in the nature of the historic ground level design which also creates buffering. Stormwater retention is proposed on the site that should improve run off conditions. Furthermore, HARC has approved the design to modify the contributing structure.

- 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 nonconforming uses of other properties do not form the basis for this analysis.

**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 application does not meet all the standards established by the City Code for a variance.

- 2. That the applicant has demonstrated a "good neighbor policy" by contacting or**

**attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The department is not aware of any neighborhood objections to date.

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

No utilities or services are required with this application; however, a stormwater drainage plan is proposed.

**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  
2011-xx**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW VARIANCES FOR FRONT AND SIDE YARD SETBACKS, IMPERVIOUS SURFACE RATIO, NEW REAR YARD SETBACK, BUILDING COVERAGE AND OPEN SPACE FOR PROPERTY LOCATED AT 921 EATON STREET (RE# 00002710-000000) IN THE HMDR ZONING DISTRICT PER SECTION 122-600(6)(A.), (B.), AND (C.) AND SECTION 122-600(4)(A.) AND (B.), AND SECTION 108-346(B.) AND FOR DETACHED HABITABLE SPACE FOR A GUEST ROOM ADDITION PER SECTION 122-1078 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA**

**WHEREAS**, Code Section 90-391 allows applicants to request variances from the Planning Board; and

**WHEREAS**, Section 122-600 (4) (a.) and (b.) and 122-600(6)( a.), (b.) and (c.) of the Code of Ordinances provides that the maximum dimensional requirements for building coverage is 40% and maximum impervious surface ratio of 50%, and front yard building setbacks are 10' feet, and side yard building setbacks are 5' and, rear yard building setbacks are 15' in the HMDR zoning district; and

**WHEREAS**, the applicant requested variances to building coverage (18% (501 s.f)) and impervious surface (11% (306 s.f)), and front yard setbacks (10'), side yard setbacks (5' and 3' 10") and rear yard setbacks (10'), and open space (15% 9417s.f)) to allow improvements to a historically

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

contributing single family structure; and

**WHEREAS**, Section 108-346(b.) of the Land Development Regulations requires that residential uses shall provide 35% of permeable open surfaces; and

**WHEREAS**, the applicant requested variances to 15% (417 s.f) of the required open space for residential uses; and

**WHEREAS**, Section 122-1078 provides that variances must be sought for habitable space that is detached from the principal structure; and

**WHEREAS**, the applicant requested variances to detached habitable space for a rear yard guest house of less than 300 square feet; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on June 16, 2011; 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 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; 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 variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

other districts shall be considered grounds for the issuance of any variance; 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 variance 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 to allow variances for an addition, new pool, deck, front and side yard setbacks, impervious surface ratio, new rear yard setback, increased building coverage and decreased open space for property located at 921 Eaton Street (re# 00002710-000000) in the HMDR zoning district per Section 122-600(6)(a.), (b.), and (c.) and Section 122-600(4)(a.) and (b.) and Section 108-346(b.) and for detached habitable space for a guest room addition per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. As pictured on the attached site plans dated March 23, 2011.

**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

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

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 Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 16th day of June, 2011.

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

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

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Richard Klitenick  
Planning Board Chairman

Date

**Attest:**

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Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

# Application

**VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS  
IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD  
OF ADJUSTMENT MEMBER ABOUT THE VARIANCE  
OUTSIDE THE HEARING**

***Variance Application***

City of Key West  
Planning Department



Please print or type a response to the following:

1. Site Address 921 BATON ST.
2. Name of Applicant WILLIAM P. HORN ARCHITECT, P.A.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative    
 (attached Authorization Form must be completed)
4. Address of Applicant 915 BATON ST.  
KEY WEST, FL. 33040
5. Phone # of Applicant 296-8302 Mobile# \_\_\_\_\_ Fax# 296-1033
6. E-Mail Address WPHORN@AOL.COM
7. Name of Owner, if different than above CHRIS + FRANCES CLARK
8. Address of Owner 921 BATON ST.  
KEY WEST, FL. 33040
9. Phone Number of Owner 757-229-3898 Fax# \_\_\_\_\_
10. Email Address CMCLARK@COX.NET
11. Zoning District of Parcel HMDR RE# 271
12. Description of Proposed Construction, Development, and Use  
ADDITION OF ONE STORM GUESTHOUSE IN REAR YARD  
OF PROPERTY AND NEW POOL + DECK.

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10.0'	0.0'	0.0'
Side Setback - NE	5.0'	0.0'	0.0'
Side Setback - SW	5.0'	3.83'	3.83'
Rear Setback	15.0'	40.0'	5.0'
Building Coverage	40%	45.6%	58.2%
Open Space Requirements	20%	25.9%	20.5%
Impervious Surface	60%	72.2%	72.2%

14. Is Subject Property located within the Historic District? Yes  No   
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date 2/22/11 HARC # H11-01-185

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

\_\_\_\_\_

16. 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.

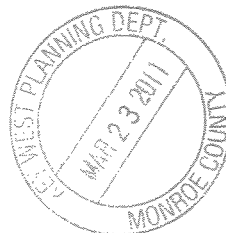
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### Check List

*(to be completed by Planning Staff and Applicant at time of submittal)*

Applicant Initials	Staff Initials	The following must be included with this application
<u>  <i>o</i>  </u>	_____	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<u>  <i>o</i>  </u>	_____	Application Fee (to be determined according to fee schedule)
<u>  <i>o</i>  </u>	_____	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
<u>  <i>o</i>  </u>	_____	Floor Plans of existing and proposed development (8.5 x 11)
<u>  <i>o</i>  </u>	_____	Copy of the most recent survey of the subject property
<u>  <i>o</i>  </u>	_____	Elevation drawings as measured from crown of road
<u>  <i>o</i>  </u>	_____	Stormwater management plan
<u>  <i>o</i>  </u>	_____	HARC Approval (if applicable)
<u>  <i>o</i>  </u>	_____	Notarized Verification Form
<u>  <i>o</i>  </u>	_____	A PDF or compatible electronic copy of the complete application on a compact disk

**Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.**



## 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.

WE COULD POSSIBLY ADD A SECOND STORY ADDITION TO THE REAR OF THE PROPERTY, ATTACHED TO THE MAIN BUILDING AND AVOID VARIANCES, BUT IT WOULD NOT SOLVE OUR PRIVACY ISSUE AND H.A.R.C. PREFERS THE SEPARATE BUILDING IN THE REAR SETBACK.

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

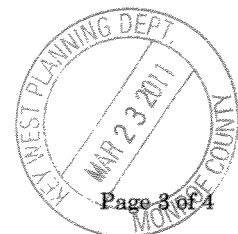
THE PRIVACY PROBLEM IS A RESULT OF OUR REAR NEIGHBORS BUILDING MULTIPLE TWO STORY BUILDINGS VERY CLOSE TO OUR PROPERTY AND OUR LONG AND SKINNY PROPERTY WAS NOT CREATED BY APPLICANT.

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

GRANTING THESE VARIANCES WILL ALLOW THIS SITE TO BE SIMILAR TO MOST OF THE IMMEDIATE NEIGHBORS.

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 OF PRIVACY EXISTS NOW BUT CAN BE SOLVED BY GRANTING THE VARIANCES. DUE TO THE EXISTING SURROUNDINGS AND LOT SIZE & SHAPE, OTHER IMMEDIATE NEIGHBORS HAVE SIMILAR CONDITIONS TO WHAT WE ARE ASKING FOR.





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.

THE GUEST HOUSE IS A YEARLY SMALL ONE STORY BUILDING (15'-6" X 12'-6") AND A 5'-0" PORCH IN FRONT. THE BEDROOM FOR THIS GUEST HOUSE MEASURES 11'-6" X 9'-0" INSIDE. THE SIDE SETBACK IMPERVIOUS AREA IS NO MORE THAN WHAT IS AT PROPERTY NOW.

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 THE VARIANCES DOES NOT CREATE ANY SAFETY ISSUES. THERE IS 5'-0" CLEAR ALL AROUND THE GUEST HOUSE FROM THE PROPERTY LINES.

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 REASON FOR THE VARIANCES ARE TO CREATE PRIVACY FROM THE NEIGHBORING PROPERTIES AND TO NOT OVERWHELM THE EXISTING HISTORIC HOUSE BY ADDING AN ADDITION TO THE REAR.

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.



# Verification Form

# Verification Form

**Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.**

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, William P. Horn, being duly sworn, depose and say  
Name(s) of Applicant(s)

that: I am (check one) the  Owner  Owner's Legal Representative  
for the property identified as the subject matter of this application:

921 BAYTON STREET  
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature]  
Signature of Owner/Legal Representative

\_\_\_\_\_  
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on March 18, 2011 (date) by  
William Horn (name). He/She is personally known to me or has

presented (personally known) as identification.

[Signature]  
Notary's Signature and Seal

NOTARY PUBLIC-STATE OF FLORIDA  
David W. Gangwisch  
Commission # EE032981  
Expires: OCT. 08, 2014  
BONDED THRU ATLANTIC TITLE & SURETY CO., INC.

\_\_\_\_\_  
Name of Acknowledger typed, printed or stamped

\_\_\_\_\_  
Commission Number (if any)



# **Authorization Form**

## Authorization Form

**Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.**

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

I, CHRISTOPHER M. CLARK AND FRANCES W. CLARK authorize  
Please Print Name(s) of Owner(s)

WILLIAM P. HORN

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.

Christopher M. Clark  
Signature of Owner

Frances W. Clark  
Signature of Joint/Co-owner if applicable

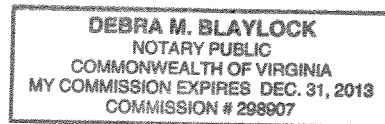
Subscribed and sworn to (or affirmed) before me on Feb 25, 2011 (date) by

Christopher M. Clark + Frances W. Clark  
Please Print Name of Affiant

He/She is personally known to me or has

presented WADL as identification.

Debra M. Blaylock  
Notary's Signature and Seal



Debra M. Blaylock

Name of Acknowledger printed or stamped

Notary

Title or Rank

297908

Commission Number (if any)



**Deed**

Doc# 1745262 06/05/2009 12:47PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

This Instrument Was Prepared By:  
Rose Marrazzo  
REO Closing Coordinator  
LAW OFFICES OF DAVID J. STERN, P.A.  
900 S. Pine Island Road , Suite 400  
Plantation, FL 33324  
File No.: 09-C26142  
Tax Folio No.: 00002710000000066825

06/05/2009 12:47PM  
DEED DOC STAMP CL: TRINA \$2,520.00

Doc# 1745262  
Bk# 2416 Pg# 688

### SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20th day of May, 2009 between THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE, whose post-office mailing address is 500 Enterprise Road, Suite 150, Horsham, PA 19044, hereinafter called the Grantor, and CHRISTOPHER M. CLARK and FRANCES W. CLARK, husband and wife, whose post-office mailing address is 244 Williams Barkdale, Williamsburg, VA 23185, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

**WITNESSETH:** the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00 ) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in Monroe County Florida, viz:

ON THE ISLAND OF KEY WEST AND IS PART OF LOT ONE (1), OF SQUARE TWENTY (20), ACCORDING TO WHITEHEADS MAP OF 1829; COMMENCING AT A POINT OF EATON STREET DISTANT ONE HUNDRED TWENTY-FIVE (125) FEET, SEVEN AND ONE-HALF (7 ½) INCHES FROM THE CORNER OF EATON AND GRINNELL STREETS AND RUNS SOUTHWESTERLY ON EATON STREET TWENTY-FIVE (25) FEET, ONE AND ONE-HALF (1-1/2) INCHES; THENCE RUNS NORTHWESTERLY ONE HUNDRED SIX (106) FEET, MORE OR LESS; THENCE RUNS NORTHEASTERLY TWENTY-FIVE (25) FEET, ONE AND ONE-HALF (1-1/2) INCHES; THENCE RUNS SOUTHEASTERLY ONE HUNDRED AND SIX (106) FEET, MORE OR LESS, TO EATON STREET, THE POINT OF BEGINNING;

AND ALSO

COMMENCE AT THE INTERSECTION OF THE SW'LY RIGHT OF WAY LINE OF GRINNELL STREET WITH THE NW'LY RIGHT OF WAY LINE OF EATON STREET AND RUN THENCE SW'LY ALONG THE NW'LY RIGHT OF WAY LINE OF THE SAID EATON STREET FOR A DISTANCE OF 125.62 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE NW'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 1.6 FEET; THENCE SE'LY WITH A DEFLECTION ANGLE OF 89°52' TO THE RIGHT ALONG THE NE'LY FACE OF AN EXISTING WOOD FENCE FOR A DISTANCE OF 64.46 FEET TO THE N'LY CORNER OF AN EXISTING TWO STORY FRAME STRUCTURE; THENCE CONTINUE SE'LY WITH A DEFLECTION ANGLE OF 01°57' TO THE RIGHT AND ALONG THE NE'LY FACE TO THE SAID STRUCTURE FOR A DISTANCE OF 39.3 FEET TO THE NW'LY RIGHT OF WAY LINE OF SAID EATON STREET, THENCE SW'LY AND ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 0.50 OF A FOOT BACK TO THE POINT OF BEGINNING.

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the current year and all prior and subsequent years.

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

Pursuant to the provisions of Sec. 689.071, F.S., the within named Trustee has the power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the above-described real property.

The undersigned Agent further states that the attached Power of Attorney has not been heretofore revoked by the Principal and is still in full force and effect.

Wherever the text in this Special Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

**IN WITNESS WHEREOF** the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in our presence:

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION FKA THE  
BANK OF NEW YORK TRUST COMPANY N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK N.A.  
AS TRUSTEE

(CORPORATE SEAL)

By: Residential Funding Company, LLC  
It's Attorney-In-Fact pursuant to Power of  
Attorney attached hereto.

By: [Signature]  
Name/Title: Mark Via - pmj

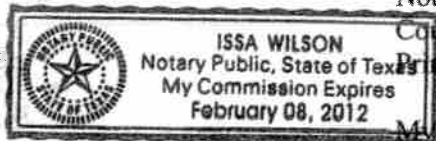
[Signature]  
Print Name: Rebecca Green  
[Signature]  
Print Name: Issa Wilson



STATE OF Texas  
COUNTY OF Collin

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 2009 by/as Mark Via - pmj, of Residential Funding Company, LLC as Attorney-In-Fact for THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE, who executed same on behalf of the said corporation and who did take an oath. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

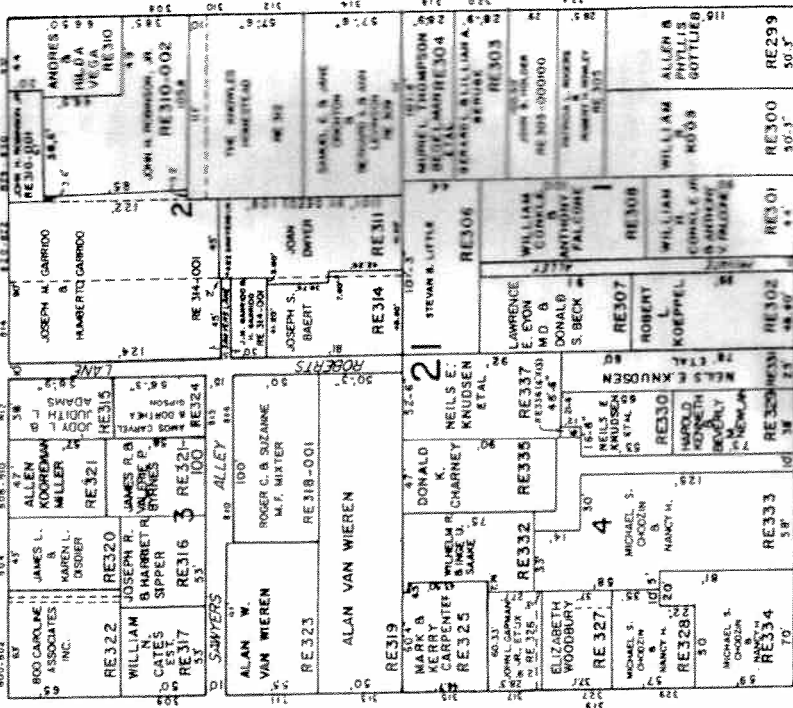
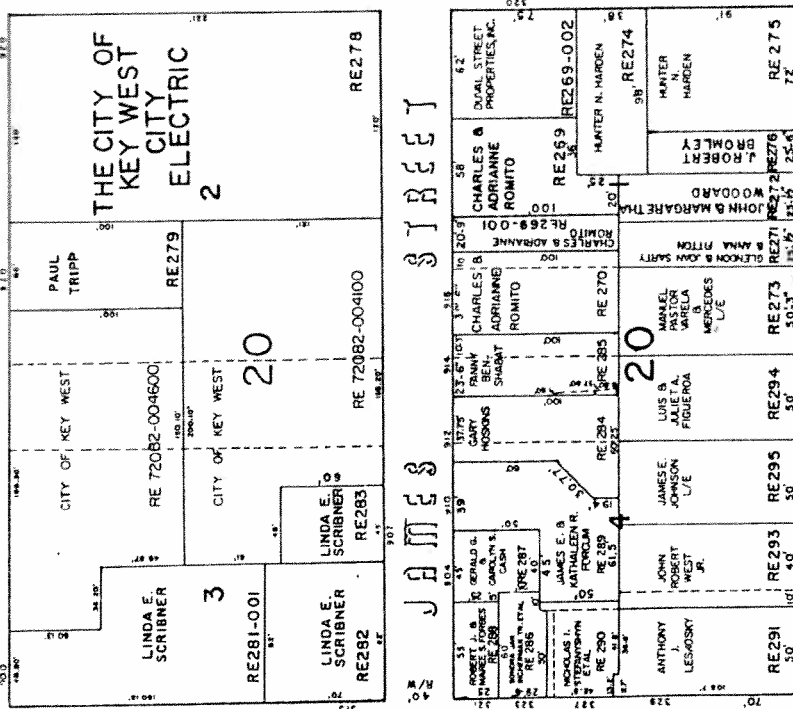
[Signature]  
Notary Public, State of Texas  
County of: Collin  
Print Name: Issa Wilson  
My commission expires: 2/8/12





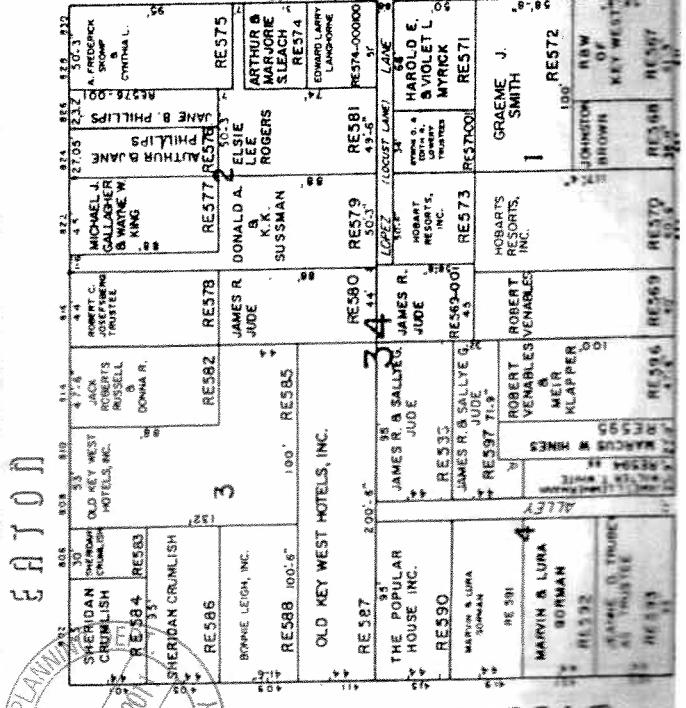
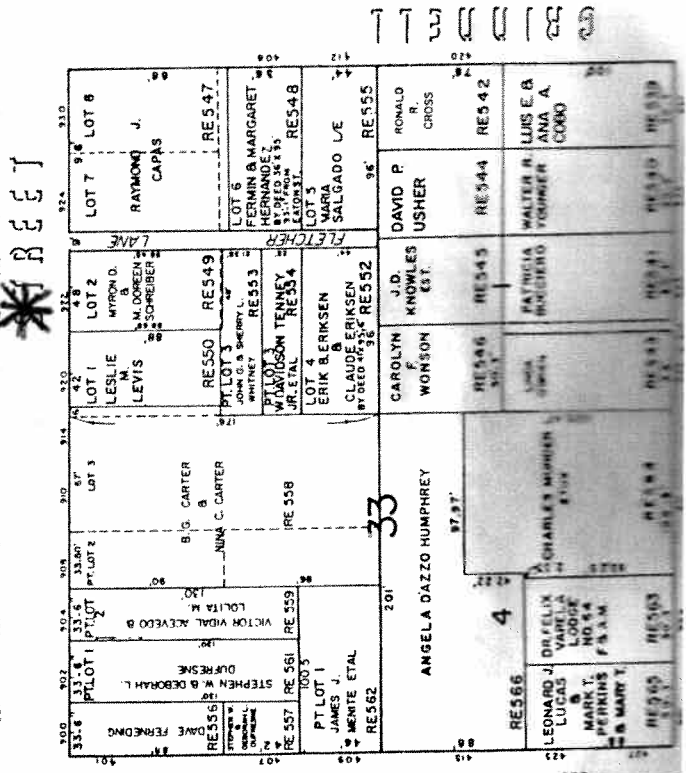
CAROLINE STREET

JAMES STREET

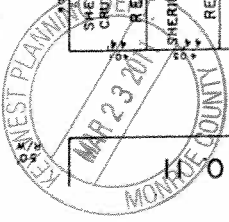


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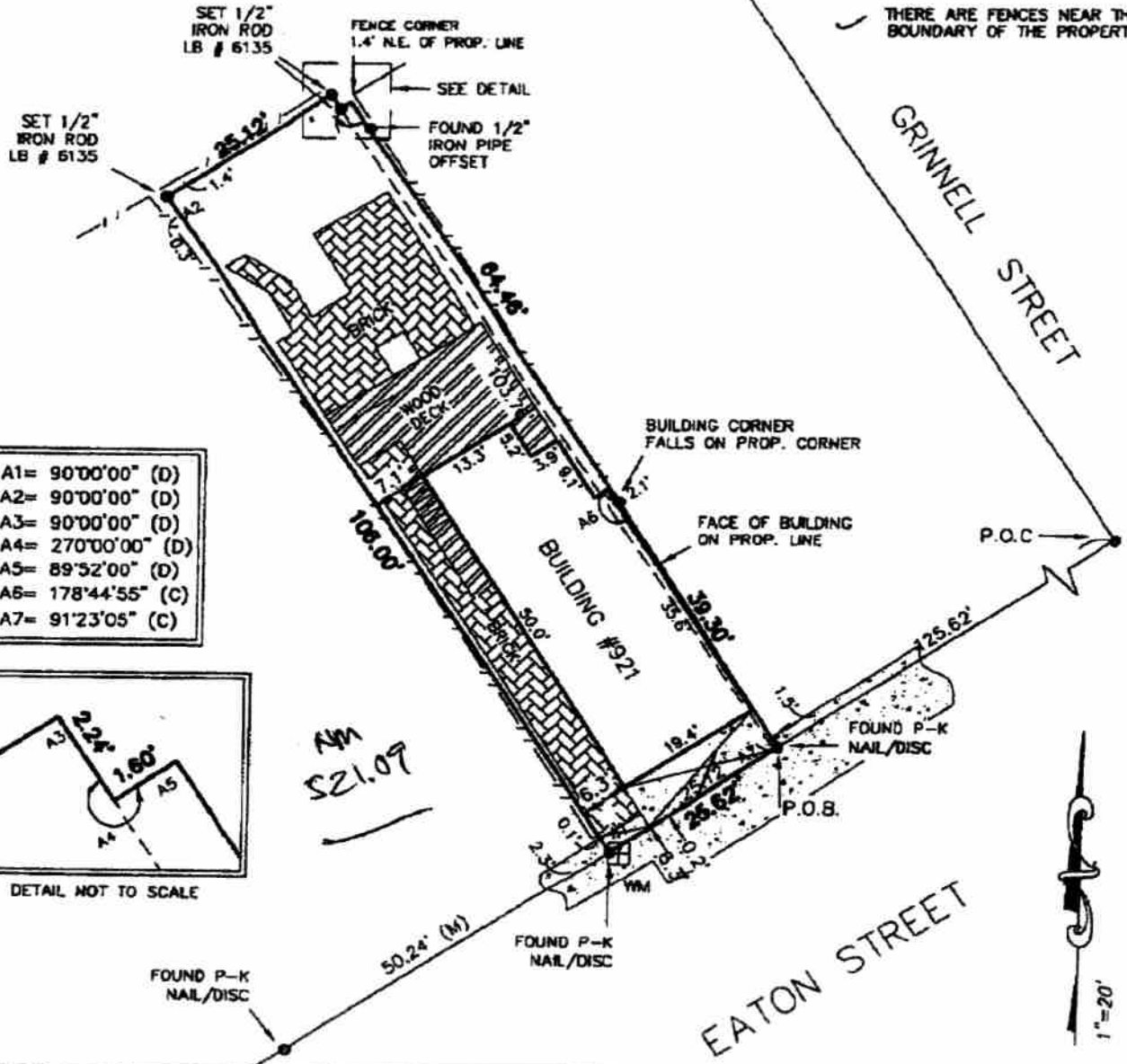


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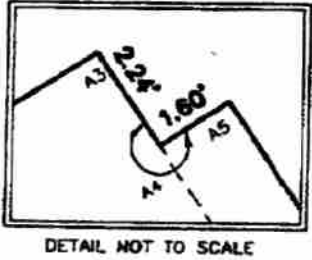


# Survey

**SURVEY NOTES**  
 ✓ BRICK & CONCRETE CROSSING  
 PROPERTY BOUNDARY  
 ON SOUTHERLY SIDE OF LOT  
 ✓ THERE ARE FENCES NEAR THE  
 BOUNDARY OF THE PROPERTY



- A1= 90°00'00" (D)
- A2= 90°00'00" (D)
- A3= 90°00'00" (D)
- A4= 270°00'00" (D)
- A5= 89°52'00" (D)
- A6= 178°44'55" (C)
- A7= 91°23'05" (C)



FOUND P-K  
 NAIL/DISC

50.24' (M)  
 FOUND P-K  
 NAIL/DISC

P.O.B.



PAGE 2 OF 2 PAGES  
**BOUNDARY SURVEY**

LB #6135



**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY  
 IS A TRUE AND CORRECT REPRESENTATION OF A  
 SURVEY PREPARED UNDER MY DIRECTION.  
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC  
 SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,  
 OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Clyde  
 McNeal

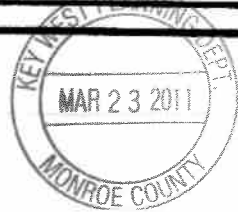
(SIGNED) *[Signature]*  
 CLYDE Q. MCNEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883



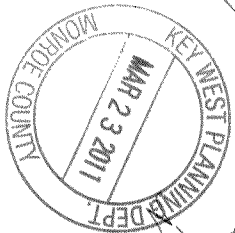
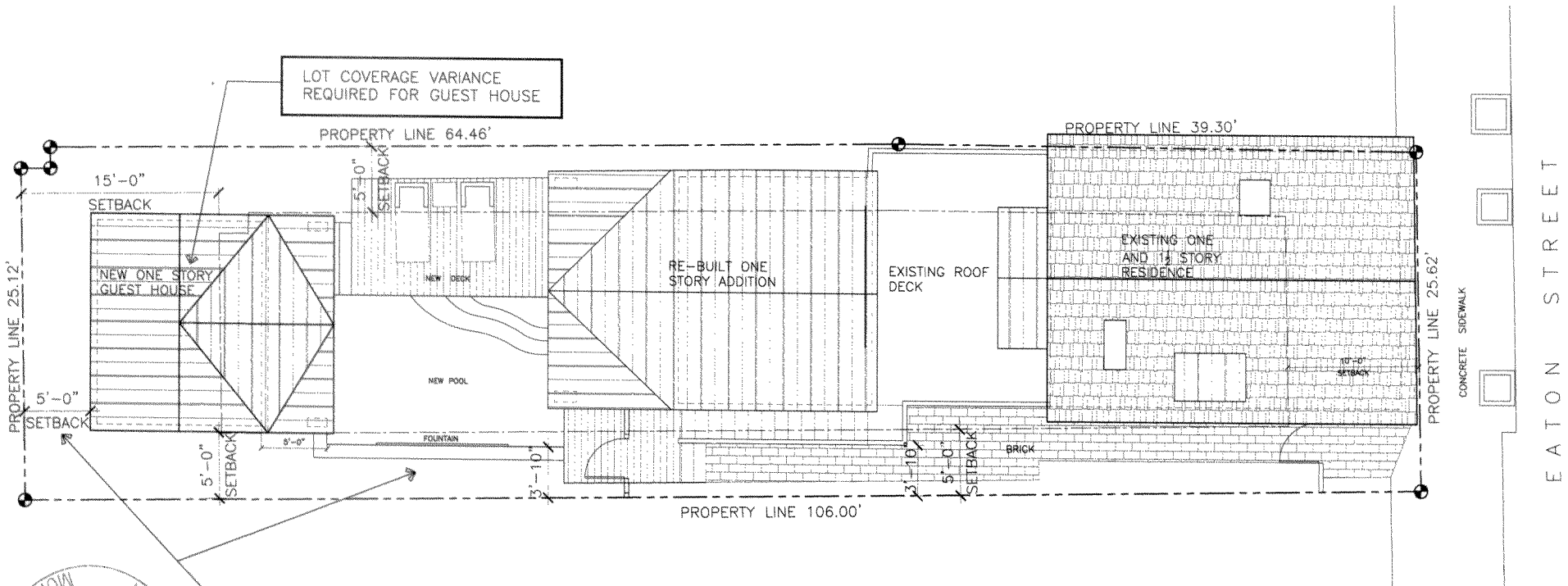
**TARGET  
 SURVEYING, INC.**

SERVING ALL FLORIDA COUNTIES

5601 CORPORATE WAY SUITE 210  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 FACSIMILE (561) 640-0576  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0578



# Site Plans



SIDE YARD  
AND REAR  
YARD SETBACK  
VARIANCE  
REQUIRED

PROPOSED ROOF-SITE PLAN

N.T.S.

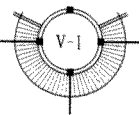
WILLIAM P. HORN  
ARCHITECT, P.A.

LICENCE NO.  
AA 0003040  
TEL: (305) 296-6302  
FAX (305) 296-1033

CLARK RESIDENCE

921 EATON STREET  
KEY WEST, FLORIDA

PROJECT 1009 DATE 03-11-11



# SITE DATA

SITE AREA: 2,799 S.F.

LAND USE: HMDR

FLOOD ZONE: AE +7.0'

**SETBACKS:**

**FRONT SETBACK:**

REQUIRED = 10.0'  
 EXISTING = 0.00'  
 PROPOSED = 0.00'

**SIDE SETBACK:**

REQUIRED = 5.0'  
 EXISTING = 0.00'  
 PROPOSED = 0.00'

**SIDE SETBACK:**

REQUIRED = 5.0'  
 EXISTING = 3.16'  
 PROPOSED = 3.16

**REAR SETBACK:**

REQUIRED = 15.0'  
 EXISTING = 40.0'  
 PROPOSED = 5.0'

**FAR:**

ALLOWABLE: 1.0 MAX. (2,799 S.F.)  
 EXISTING: 0.51 ( 1,433 S.F.)  
 PROPOSED: 0.59 ( 1,674 S.F.)

**HEIGHT:**

ALLOWABLE: 30.0'  
 EXISTING: 22'-3"  
 PROPOSED: 22'-3"

**LOT COVERAGE AREA:**

REQUIRED: 1,120 S.F. (40% MAX.)  
 EXISTING: 1,278 S.F. (45.6%)  
 PROPOSED: 1,631 S.F. (58.2%)

**IMPERVIOUS AREA:**

REQUIRED: 1,679 S.F. (60% MAX.)  
 EXISTING: 2,021 S.F. (72.2%)  
 PROPOSED: 2,021 S.F. (72.2%)

**LANDSCAPE AREA:**

REQUIRED: 560 S.F. (20%)  
 EXISTING: 721 S.F. (25.9%)  
 PROPOSED: 575 S.F. (20.5%)

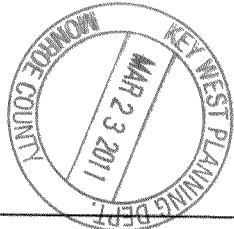
## BUILDING DATA

### EXISTING BUILDING DATA

1ST. FLOOR ENCLOSED	918 S.F.	1ST. FLOOR COVERED	284 S.F.
2ND. FLOOR ENCLOSED	515 S.F.	2ND. FLOOR COVERED	0.00 S.F.
TOTAL EXISTING ENCLOSED 1,432 S.F.		TOTAL EXISTING COVERED 284 S.F.	

### PROPOSED BUILDING DATA

1ST. FLOOR ENCLOSED	1160 S.F.	1ST. FLOOR COVERED	388 S.F.
2ND. FLOOR ENCLOSED	515 S.F.	2ND. FLOOR COVERED	0.00 S.F.
TOTAL PROPOSED ENCLOSED 1,1674 S.F.		TOTAL PROPOSED COVERED 388 S.F.	

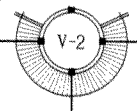


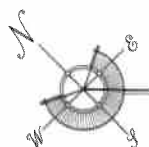
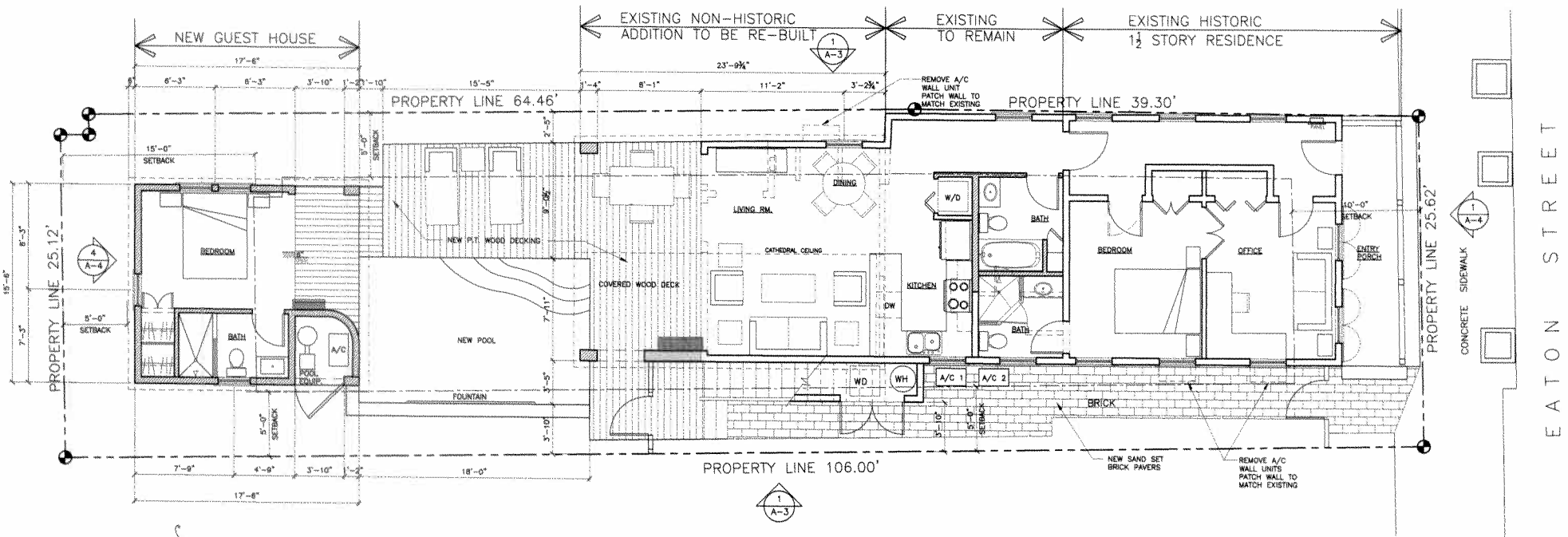
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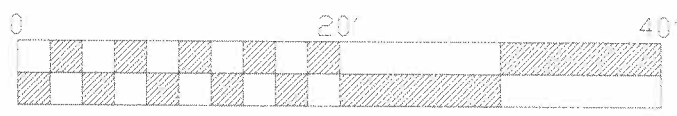
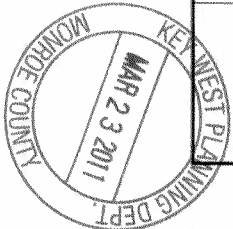




**PROPOSED FLOOR PLAN**

N.T.S.

WALL LEGEND	
	EXISTING WD. FRAME WALL CONST.
	NEW WALL
	EXISTING TO BE REMOVED

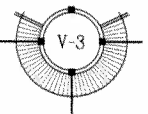


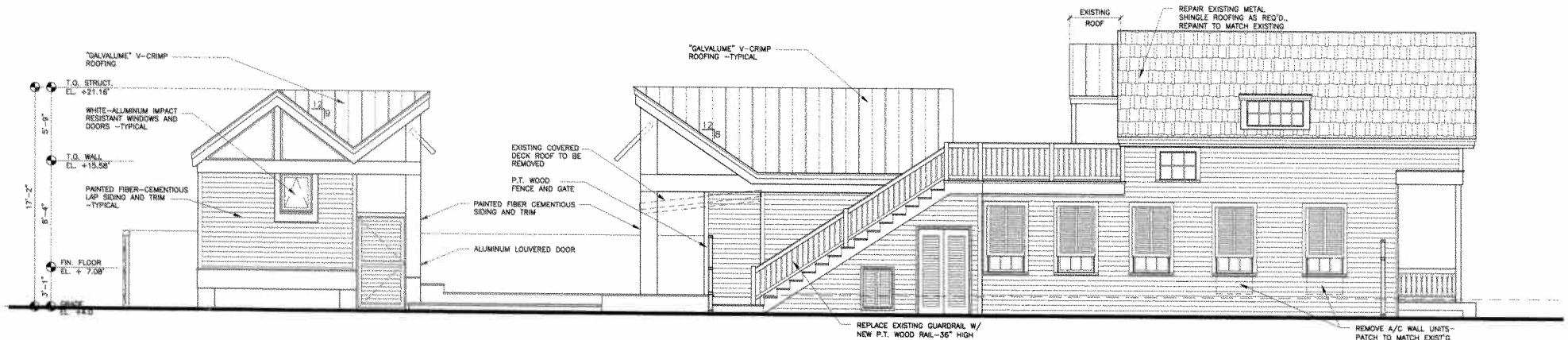
**WILLIAM P. HORN**  
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KEY WEST, FLORIDA

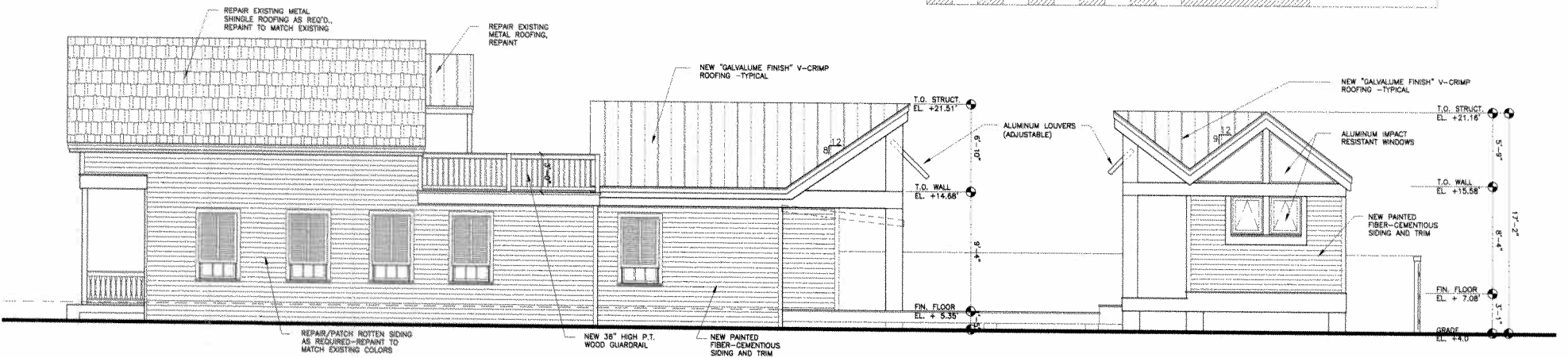
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**DATE** 03-11-11





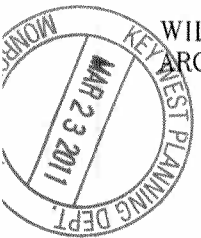
**PROPOSED SIDE ELEVATION**

N.T.S.



**PROPOSED SIDE ELEVATION**

N.T.S.

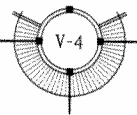


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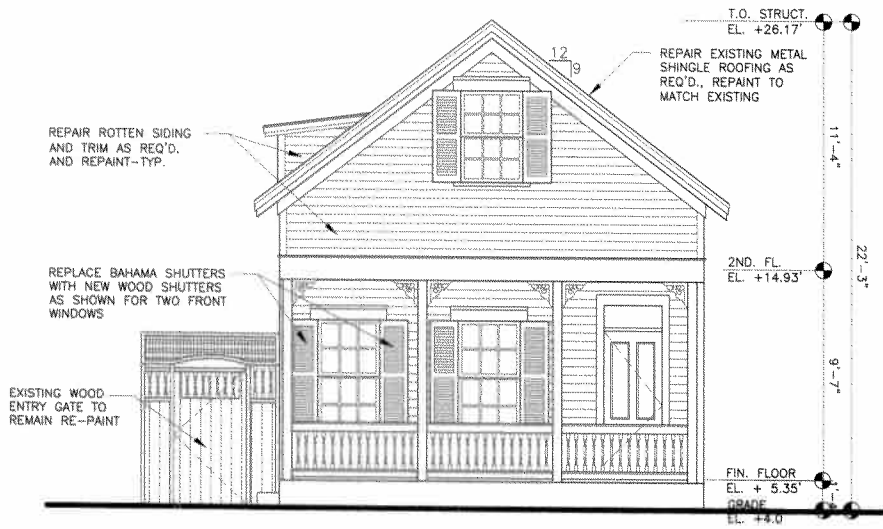
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PROJECT 1009 DATE 03-11-11

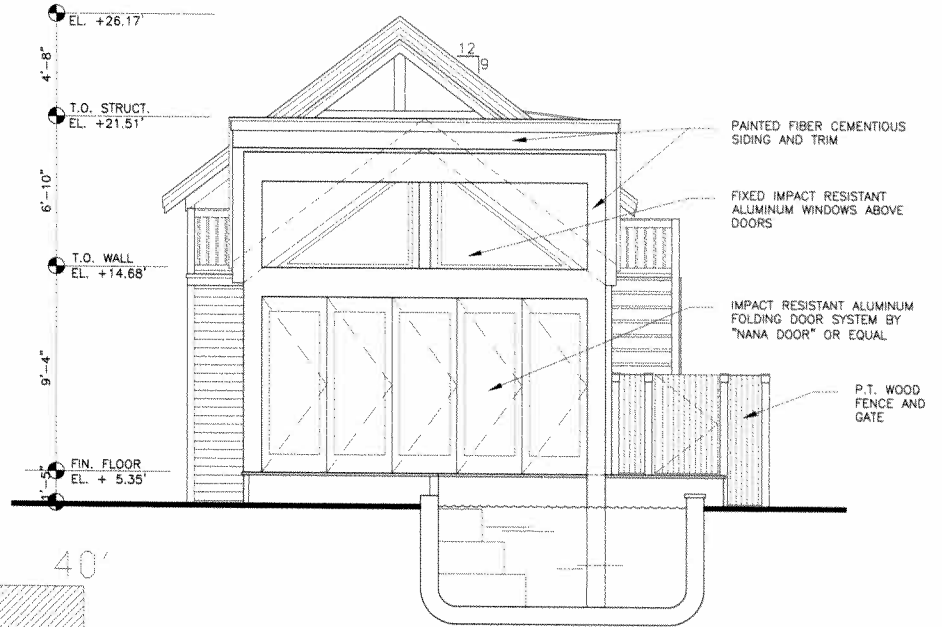
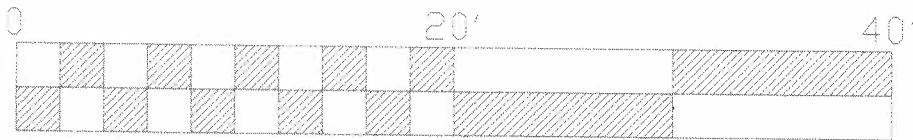






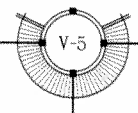
**PROPOSED FRONT ELEVATION**

N.T.S.



**PROPOSED BACK ELEVATION**

N.T.S.

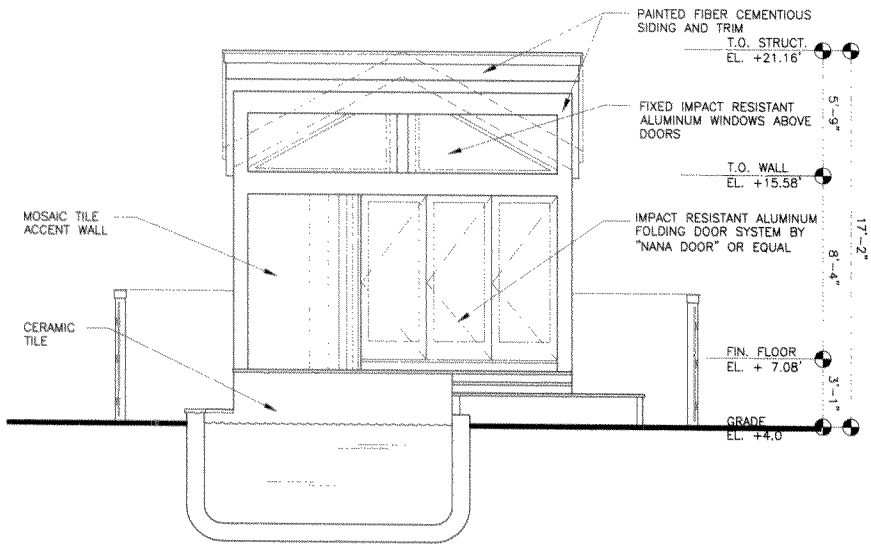


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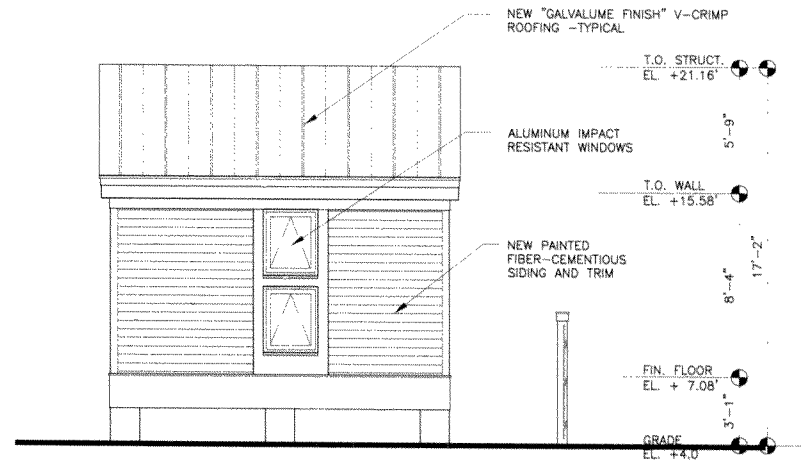
**CLARK RESIDENCE**  
921 EATON STREET  
KEY WEST, FLORIDA

PROJECT 1009      DATE 03-11-11



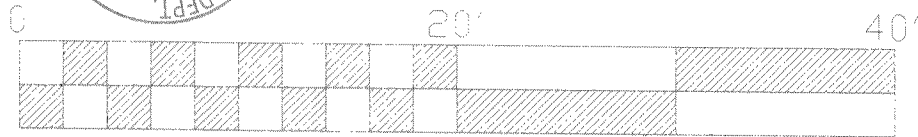
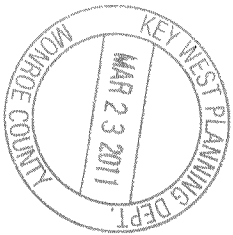
PROPOSED FRONT ELEVATION - GUEST HOUSE

N.T.S.



PROPOSED BACK ELEVATION - GUEST HOUSE

N.T.S.



WILLIAM P. HORN  
ARCHITECT, P.A.

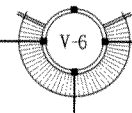
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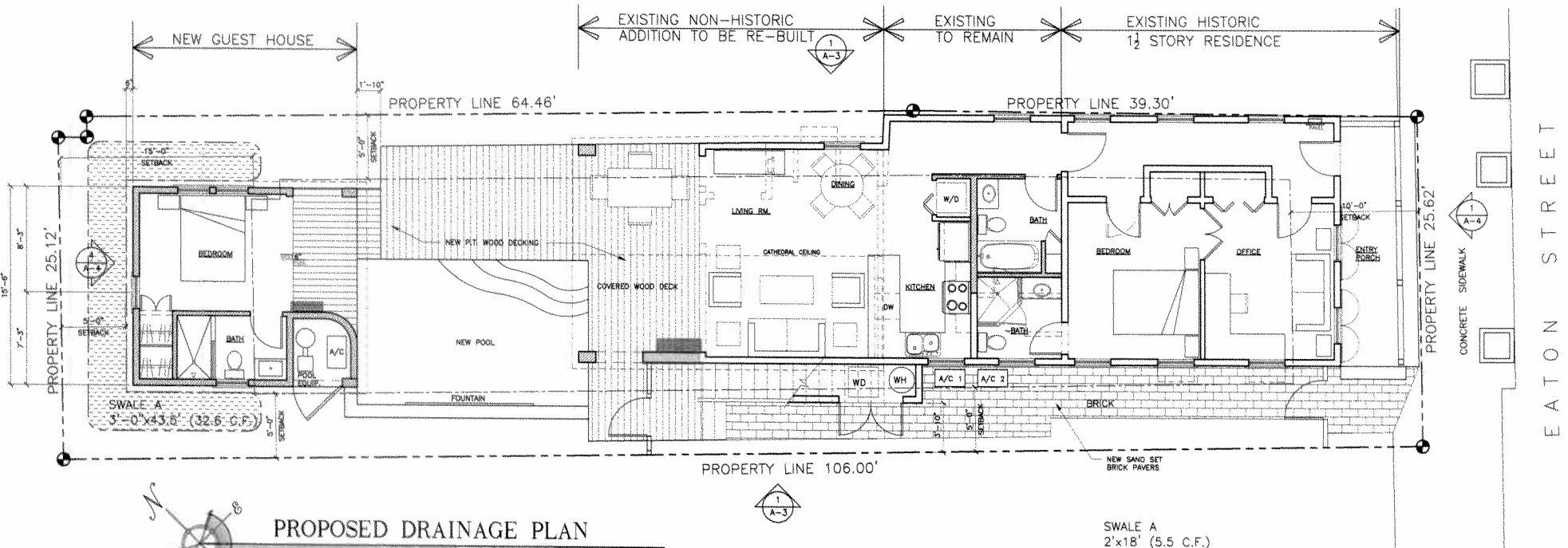
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921 EATON STREET  
KEY WEST, FLORIDA

PROJECT  
1009

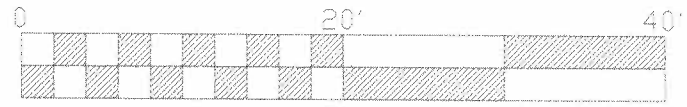
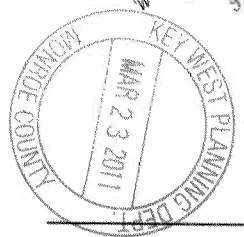
DATE  
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PROPOSED DRAINAGE PLAN

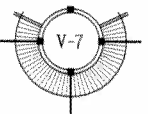
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WILLIAM P. HORN  
 ARCHITECT, P.A.  
 LICENCE NO.  
 AA 0009040  
 TEL: (305) 296-5302  
 FAX: (305) 296-1033

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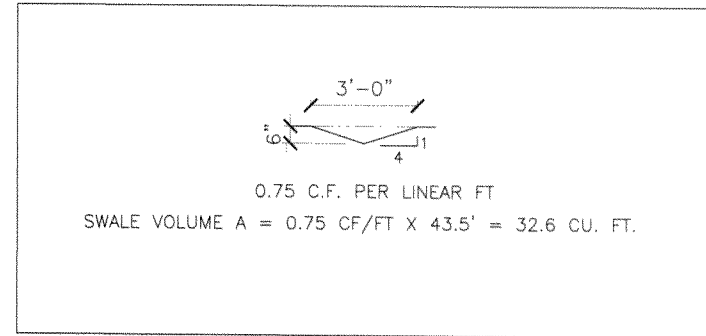
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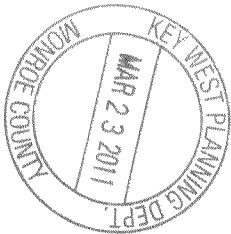
EATON STREET

## STORMWATER DATA-NEW GUEST HOUSE

SITE AREA= 2,799 S.F.  
 NEW IMPERVIOUS AREA = 309 S.F.  
 309 S.F. IMPERVIOUS / 2,799 S.F. LOT = 11% IMPERVIOUS COVERAGE  
 2,799 S.F. x 0.104 x 11% = 32 C.F. (REQUIRED SWALE VOLUME)  
  
 SWALE A = 32.6 CU. FT.  
 SWALE TOTAL = 32.6 CU. FT. (SWALE VOLUME PROVIDE)



## SWALE PROFILE



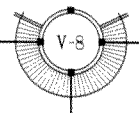
WILLIAM P. HORN  
 ARCHITECT, P.A.

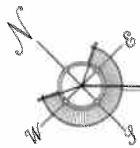
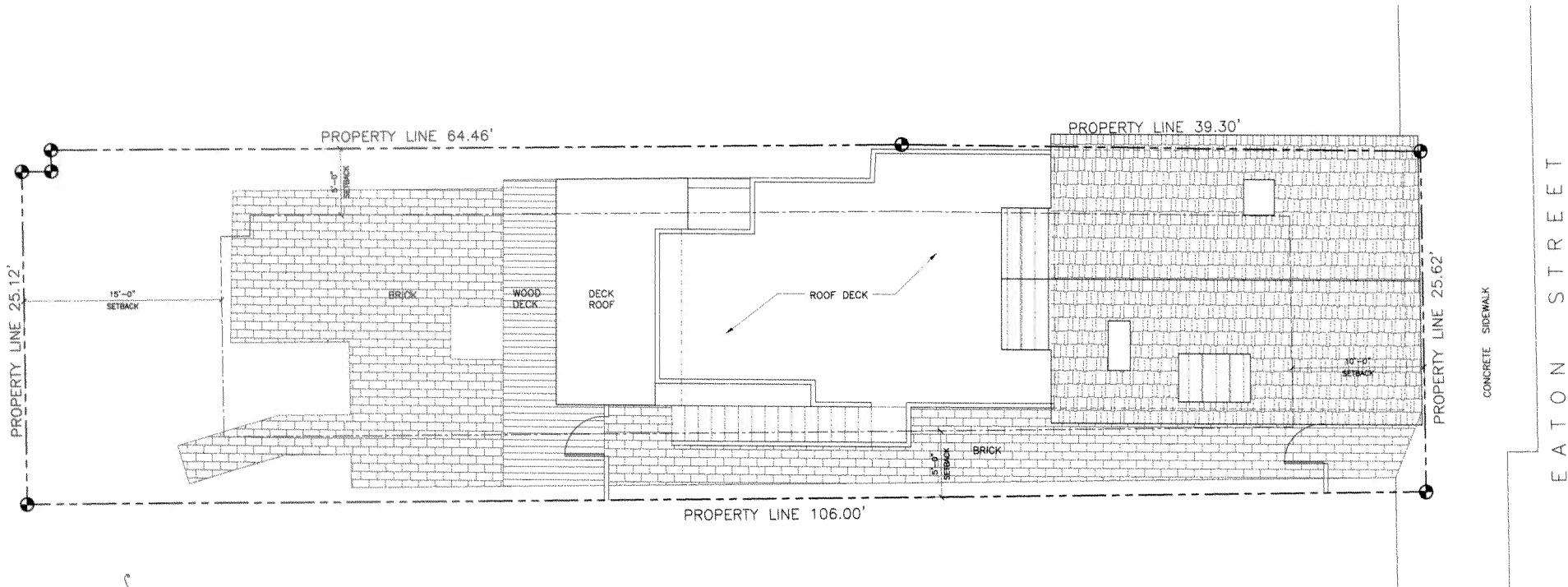
LICENCE NO.  
 AA 0003040  
 TEL: (305) 296-8302  
 FAX (305) 296-1033

## CLARK RESIDENCE

921 EATON STREET  
 KEY WEST, FLORIDA

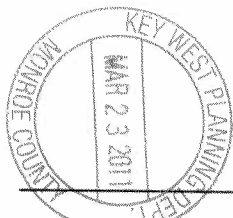
PROJECT 1009  
 DATE 03-11-11





EXISTING ROOF - SITE PLAN

N.T.S.

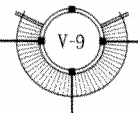


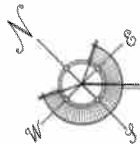
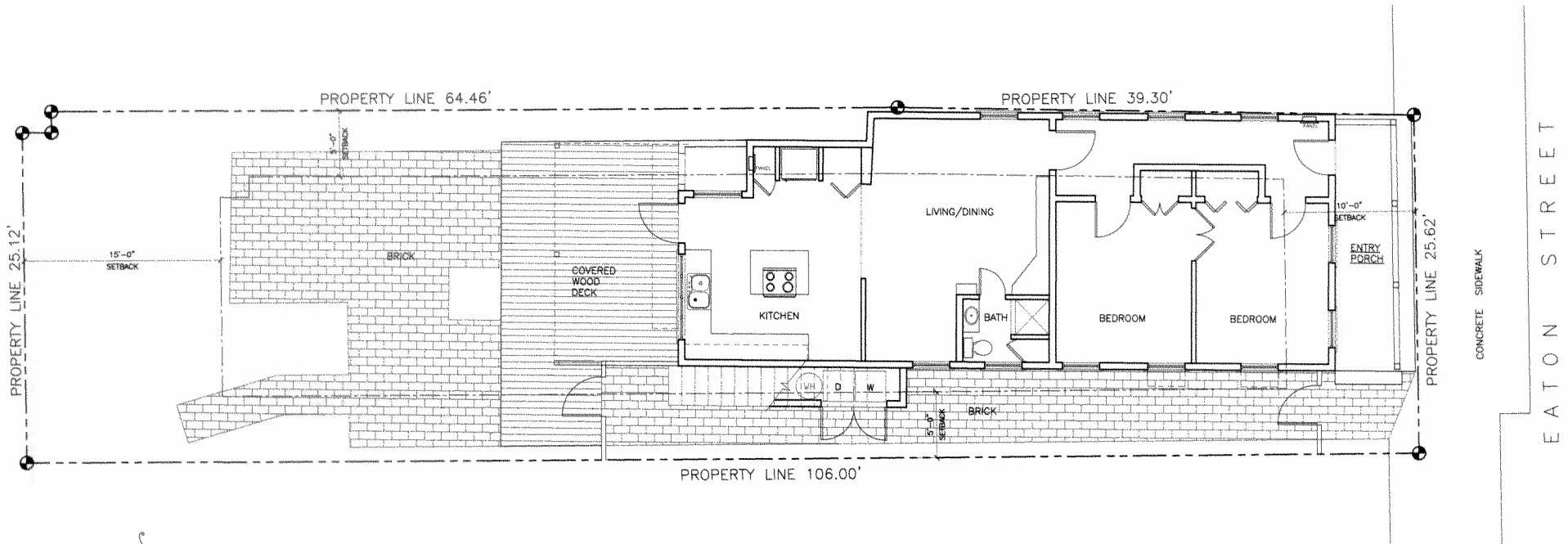
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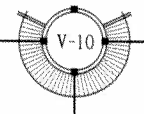
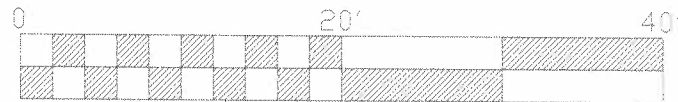
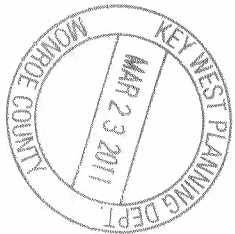
PROJECT 1009 DATE 03-11-11





EXISTING FLOOR PLAN

N.T.S.



WILLIAM P. HORN  
ARCHITECT, P.A.

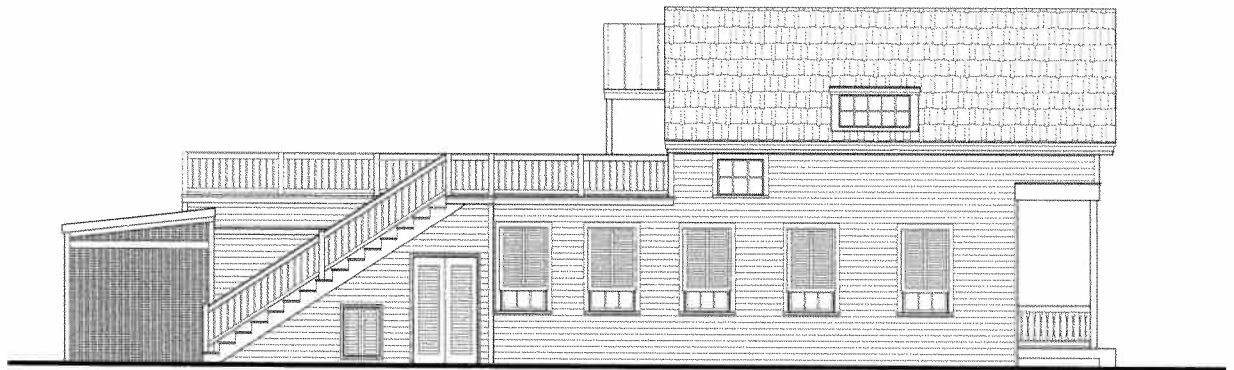
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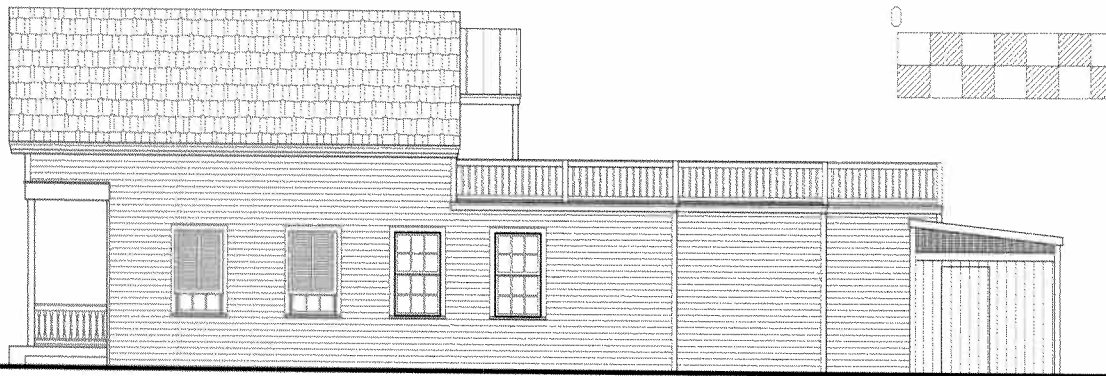
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03-11-11



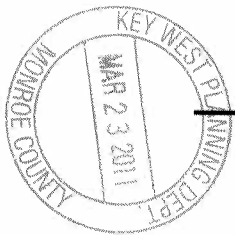
EXISTING SIDE ELEVATION

N.T.S.



EXISTING SIDE ELEVATION

N.T.S.



WILLIAM P. HORN  
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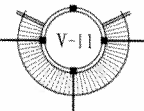
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CLARK RESIDENCE

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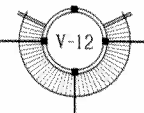
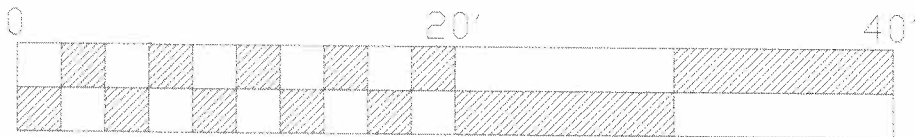
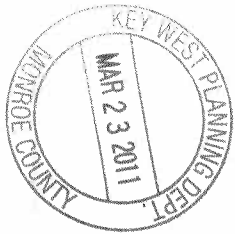
EXISTING FRONT ELEVATION

N.T.S.



EXISTING BACK ELEVATION

N.T.S.



WILLIAM P. HORN  
ARCHITECT, P.A.

LICENCE NO.  
AA 0003040  
TEL. (305) 296-8302  
FAX (305) 296-1033

**CLARK RESIDENCE**

921 EATON STREET  
KEY WEST, FLORIDA

PROJECT 1009      DATE 03-11-11



# Site Photos



FRONT YARD



REAR OF HOUSE

921 BAYON STREET





REAR YARD



921 EATON STREET





**DRC**  
**Minutes & Comments**

**Minutes of the Development Review Committee**  
**Meeting of April 28, 2011**

Nicole Malo, Planning Representative, convened a meeting of the Development Review Committee of the City of Key West at 10:00AM, February 24, 2011 was held at Old City Hall, in the antechamber at 510 Greene Street, Key West.

**Roll Call**

Nicole Malo, On behalf of Don Craig  
John Cruz, Building Official  
Diane Nicklaus, ADA Coordinator  
Steve Torrence, KWPD

Elizabeth Ignaffo, General Services  
Alan Averette, Fire Department  
Enid Torregrosa, HARC Planner

**Planning Staff:**  
Patrick Wright

**Comments received from:**

Myra Wittenberg, DOT Director,

Keys Energy  
Florida Keys Aqueduct Authority

**Approval of Agenda**

Mr. Torrence made a motion to approve the agenda it was seconded by Mr. Averette. Motion carried.

**Approval of Minutes**

**1. January 24, 2011**

Ms. Ignaffo made a motion to approve the agenda it was seconded by Mr. Torrence. Motion carried.

**Discussion Items**

2. **Variance - 921 Eaton Street (RE Number 00002710-000000) - A Variance request for detached habitable space, building coverage and impervious surface coverage, and front, side and rear yard setbacks for a rear addition and renovations to a contributing structure in the HMDR zoning district per Section 122- 1078, and Section 122- 600(4) a. and b., and Section 122- 600(6) a. b. and c., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

Nicole Malo reviewed the project.

William Horn presented the project.

Mr. Torrence and Mr. Avertte had no comments.

Ms. Ignaffo stated a 4:1 slope is recommended for the retention area.

Mrs. Torregrosa stated that the applicant needs to add the approval date of March 8, 2011 for the second reading for demolition to the application.

5 **New back rear addition and new guesthouse, new pool and deck- #921 Eaton Street - Applicant William P. Horn Architect (H11-01-185)**

The house located on #921 Eaton Street is listed as a contributing resource. The house is a one and a half story frame structure and was built circa 1906. According to the Sanborn Maps as well as the circa 1965 picture from the Property Appraiser's record the house used to have a one story sawtooth attached to the back. By looking at the Sanborn maps the back portion of the house has been altered through time. The immediate back neighboring structures are two story in height.

The proposed new design includes, among other things, the demolition of the existing non historic back portion of the house for a new one story attached addition. The plans also include the construction of a one story detached structure on the back of the lot and a new swimming pool and deck between the detached addition and the back of the house. On February 22, 2011 the commission approved the proposed design and the first reading for demolition.

Staff understands that the Code of Ordinances as well as the Historic Architectural Guidelines should be reviewed for this application. The Code, under Sec. 102-218, establishes the criteria for demolitions to be used by the Historic Architectural Review Commission when reviewing a Certificate of Appropriateness. According to the Code Sec. 102-218 establishes the following;

*(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:*

*(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the criteria of section 102-125(1) through (9).*

*(2) For a contributing historic or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

*(b) The historic architectural review commission shall not issue permits that would result in:*

*(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

*(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space; and*

*(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

*(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

*(c) Nothing in this section is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in chapter 14 of the Code of Ordinances.*

*(Ord. No. 97-10, § 1(3-10.3(E) (2) (c)), 7-3-1997; Ord. No. 06-14, § 12, 8-1-2006)*

The Code also establishes, under Sec. 102-1, Definitions, that a historic building or structure is;

*any building or structure which, in whole or in any structural part, was built 50 or more years prior to the current date, and which is located in the historic zoning districts of the city or has been designated as a historic building and/or structure.*

It is staff understanding that the proposed structure to be demolished is not historic nor it can be considered to be contributing in a near future therefore the proposed undertaking can be considered by the commission pursuant the Code of Ordinance Section 102-218- Demolitions in the historic district.



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

March 14, 2011

Arch. William P. Horn  
915 Eaton Street  
Key West, Florida 33040

RE: NEW BACK REAR ADDITION AND NEW GUESTHOUSE, NEW POOL  
AND DECK  
FOR: #921 EATON STREET - HARC APPLICATION # H11-01-185  
KEY WEST HISTORIC DISTRICT


Dear Architect Horn:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the application for the above mentioned project on the public hearing held on Tuesday, March 8, 2011. The Commission decision was based on the documents submitted and your presentation.

You may now apply for the necessary permits. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West historic heritage.

Sincerely:

  
Enid Torregrosa, MSHP  
Historic Preservation Planner  
City Of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973



etorregr@keywestcity.com





(305) 295-1000  
1001 James Street  
PO Box 6100  
Key West, FL 33040-6100  
www.KeysEnergy.com

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UTILITY BOARD OF THE CITY OF KEY WEST

April 27, 2011

Mr. Don Craig  
City of Key West  
PO Box 1409  
Key West, Florida 33040

RE: DEVELOPMENT REVIEW COMMITTEE  
KEYS ENERGY SERVICES COMMENTS MEETING OF APRIL 28, 2011.

Dear Mr. Don Craig:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for April 28, 2011. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 921 Eaton Street – Variance  
COMMENT: KEYS has no objections to the Variance request.
2. LOCATION: 802-808 Whitehead Street – Conditional Use  
COMMENT: KEYS has no objections to the Conditional Use request.
3. LOCATION: 321 Catherine Street - Variance  
COMMENT: KEYS has no objections to the Variance request.
4. LOCATION: 1621 Bahama Dr – Variance  
COMMENT: KEYS has no objections to the Variance.
5. LOCATION: 616 Virginia Street - Variances  
COMMENT: KEYS has no objections to these Variances.  
Customer will need to provide full set of plans for future project.
6. LOCATION: 711 Baker's Lane – Variances  
COMMENT: KEYS has no objections to these Variances.  
Customer must provide full set of plans and coordinate with Keys for new location of electrical service.
7. LOCATION: 1315 Third Street – Variance  
COMMENT: KEYS has no objections to the Variance.
8. LOCATION: 529 United Street – Conditional Use  
COMMENT: KEYS has no objections to the Conditional Use request.  
Customer will need to coordinate with Keys and provide a "Project Review Form". Keys will need to verify existing facilities and/or any upgrades will be needed.

Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295-1055.

Sincerely:

*Matthew Alfonso*

Matthew Alfonso

Matthew Alfonso  
Supervisor of Engineering  
[Matthew.Alfonso@KeysEnergy.com](mailto:Matthew.Alfonso@KeysEnergy.com)

C:  
L. Tejada, General Manager & CEO  
J. Wetzler, Asst. General Manager & CFO  
D. Finigan, Director of Engineering/Control Center  
A. Tejada, Director of Customer Service  
File: PLI-132

# **Property Appraiser Information**

# Ervin A. Higgs, CFA Property Appraiser Monroe County, Florida

office (305) 292-3420  
fax (305) 292-3501

- Home
- Departments
- Exemptions
- Save Our Homes
- Amendment 1
- Report Homestead Fraud
- Contact Us
- Property Search
- Tax Estimator
- GIS/Maps
- Millages/Taxroll Info
- Appeals/VAB
- Forms
- Office Locations

## Property Record View

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1002810 Parcel ID: 00002710-000000** [Next Record](#)

### Ownership Details

**Mailing Address:**

CLARK  
CHRISTOPHER  
M AND  
FRANCES W  
244 WILLIAMS  
BARKDALE  
WILLIAMSBURG,  
VA 23185

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS

**Millage Group:** 10KW

**Affordable Housing:** No

### Monroe County Links

- [» Monroe County Home Page](#)
- [» BOCC](#)
- [» Growth Management](#)
- [» Building Dept.](#)
- [» Code Compliance](#)
- [» FEMA Flood Insurance Info](#)

### Monroe County Constitutional Officers

- [» Clerk of the Courts](#)
- [» Sheriff's Office](#)
- [» Elections Supervisor](#)
- [» Tax Collector](#)

### Monroe County Cities

- [» City of Key West](#)
- [» City of Marathon](#)
- [» City of Key Colony Beach](#)
- [» City of Layton](#)
- [» Islamorada, Village of Islands](#)

### First Time Home Buyer

Section-Township-Range: 06-68-25

Property Location: 921 EATON ST KEY WEST

Legal Description: KW PT LOT 1 SQR 20 OR66-495/496 OR69-290-291 OR593- 740D/C OR596-518 OR709-31-32 OR766-1727 OR784-859 OR818-2032PROB 85-20-CP-12 OR994-1425/1426P/R OR1012-1105 OR1101-808 CT OR1137-130/131 OR1347-887Q/C OR1347-888/893-E OR1347-894/895 OR1373-969/970R/S OR1385-2227D/C OR1442-1164/5 OR1464-907/913(RES NO 97-231) OR2161-2340/41R/S OR2400-1973/74C/T OR2416-688

**Parcel Map**



**(IRS)**

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

**IRS Links**

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

**Other Links**

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)

**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	26	106	2,786.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 800  
 Year Built: 1924

**Building 1 Details**

<b>Building Type</b> R2	<b>Condition</b> G	<b>Quality Grade</b> 500
<b>Effective Age</b> 18	<b>Perimeter</b> 120	<b>Depreciation %</b> 25
<b>Year Built</b> 1924	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 800
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

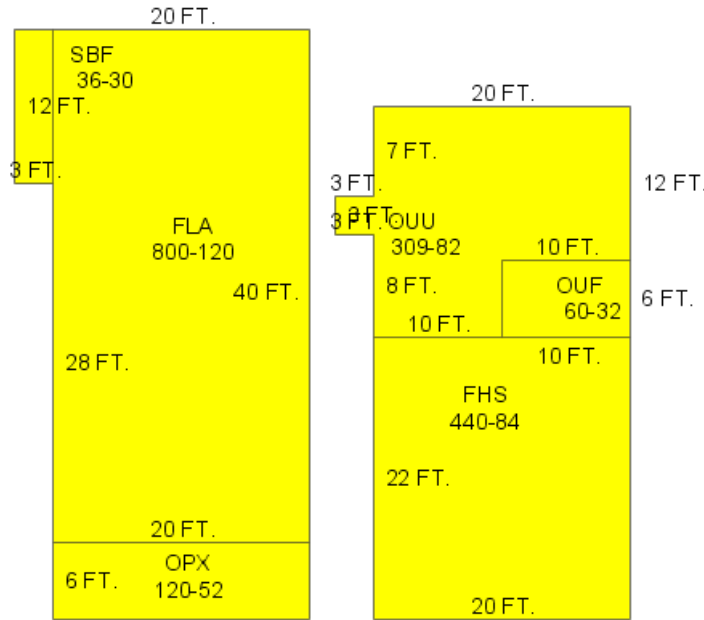
**Inclusions:** R2 includes 2 3-fixture baths and 2 kitchens.

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> WD CONC PADS
<b>Heat 1</b> NONE	<b>Heat 2</b> NONE	<b>Bedrooms</b> 2
<b>Heat Src 1</b> NONE	<b>Heat Src 2</b> 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
0	FHS	12:ABOVE AVERAGE WOOD	1	1993		N			440
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	800
2	OPX		1	1993	N	N	0.00	0.00	120
3	SBF		1	1993	N	N	0.00	0.00	36
5	OUU		1	1993	N	N	0.00	0.00	309
6	OUF		1	1993	N	N	0.00	0.00	60

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	120 SF	0	0	1978	1979	2	40

2	PT2:BRICK PATIO	148 SF	0	0	1984	1985	4	50
3	FN2:FENCES	48 SF	0	0	1984	1985	5	30
4	FN2:FENCES	150 SF	25	6	2005	1985	2	30
5	TK2:TIKI	112 SF	0	0	1984	1985	1	40
6	AC2:WALL AIR COND	1 UT	0	0	1987	1988	1	20

## Appraiser Notes

2003 CUT OUT DONE 5/18/01 - OWNER LIVES DOWNSTAIRS BLUE

2007-05-21 MLS OFFER \$887,000 3/2 LEGAL DUPLEX IN PRIME OLD TOWN LOCATION. TWO BEDROOM UNIT ON FIRST FLOOR CURRENTLY VACANT. SECOND FLOOR ONE BEDROOM UNIT CURRENTLY RENTED FOR \$1100/MONTH

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	11-0768	03/16/2011	05/04/2011	1,975		MAINT & PAINT V METAL SHINGLE ROOFING
	05-0719	03/11/2005	10/31/2005	250		REPLACE REAR 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
2010	111,759	2,627	94,983	209,369	209,369	0	209,369
2009	206,091	3,035	262,622	471,748	471,748	0	471,748
2008	191,473	3,112	278,600	473,185	473,185	0	473,185
2007	251,591	3,145	459,690	714,426	714,426	0	714,426
2006	473,685	3,223	264,670	741,578	741,578	0	741,578
2005	396,500	3,030	208,950	608,480	379,013	25,000	354,013
2004	217,216	3,092	195,020	415,328	306,575	25,000	281,575
2003	209,171	3,145	97,510	309,826	266,643	25,000	241,643
2002	178,182	3,289	77,172	258,643	245,021	25,000	220,021
2001	159,930	2,514	77,172	239,616	235,928	25,000	210,928
2000	170,250	3,944	52,934	227,128	227,128	25,000	202,128
1999	153,943	3,717	52,934	210,594	210,594	0	210,594
1998	128,847	3,137	52,934	184,918	184,918	0	184,918
1997	122,065	3,087	47,362	172,514	172,514	0	172,514
1996	87,188	2,415	47,362	136,966	136,966	0	136,966
1995	69,007	2,041	45,186	116,233	113,314	25,000	88,314
1994	61,713	1,906	45,186	108,806	108,806	25,000	83,806
1993	60,623	343	45,186	106,152	106,152	25,000	81,152
1992	74,104	376	45,186	119,666	119,666	25,000	94,666
1991	74,104	376	47,844	122,324	122,324	0	122,324
1990	139,123	342	40,535	180,000	180,000	0	180,000
1989	139,788	342	39,870	180,000	180,000	25,000	155,000
1988	37,510	342	28,574	66,426	66,426	25,000	41,426
1987	37,033	342	19,802	57,177	57,177	25,000	32,177
1986	37,236	342	19,138	56,716	56,716	25,000	31,716
1985	36,107	342	10,786	47,235	47,235	25,000	22,235
1984	33,820	342	10,786	44,948	44,948	25,000	19,948
1983	33,842	342	10,786	44,970	44,970	25,000	19,970
1982	34,479	342	10,786	45,607	45,607	25,000	20,607

## 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
4/20/2009	2416 / 688	360,000	WD	02
2/19/2009	2400 / 1973	100	CT	37
10/14/2005	2161 / 2340	870,000	WD	Q
2/1/1997	1442 / 1164	235,000	WD	Q
3/1/1995	1347 / 0894	225,000	WD	U
7/1/1990	1137 / 130	161,000	WD	Q
8/1/1989	1101 / 808	22,900	WD	U
9/1/1980	818 / 2032	69,000	WD	Q

This page has been visited 8,699 times.

Monroe County Property Appraiser  
 Ervin A. Higgs, CFA  
 P.O. Box 1176  
 Key West, FL 33041-1176



**Public Notices**  
**(mailings, posting & radius map)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., June 16, 2011 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:

**Variances – 921 Eaton Street (RE# 00002710-000000)** - A request for existing front and side yard setbacks, and new rear yard setback, impervious surface ratio, and building coverage for property located in the HMDR zoning district per Section 122-600(6)(a.), (b.), and (c.), Section 122-600(4)(a.) and (b) and detached habitable space per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will be holding a Public Hearing on the following requests:

**Request:**       **Variations – 921 Eaton Street (RE# 00002710-000000) - A request for existing front and side yard setbacks, and new rear yard setback, impervious surface ratio, and building coverage for property located in the HMDR zoning district per Section 122-600(6)(a.), (b.), and (c.), Section 122-600(4)(a.) and (b) and detached habitable space per Section 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

<b>Applicant:</b>	William P. Horn, Architect P.A.	<b>Owner:</b>	Chris and Frances Clark
<b>Project Location:</b>	921 Eaton	<b>Date of Hearing:</b>	Thursday, June 16, 2011
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, City Commission Chambers 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. 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. **Packets can be viewed online at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas.** Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409, by FAX (305) 809-3978 or by email [ccowart@keywestcity.com](mailto:ccowart@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: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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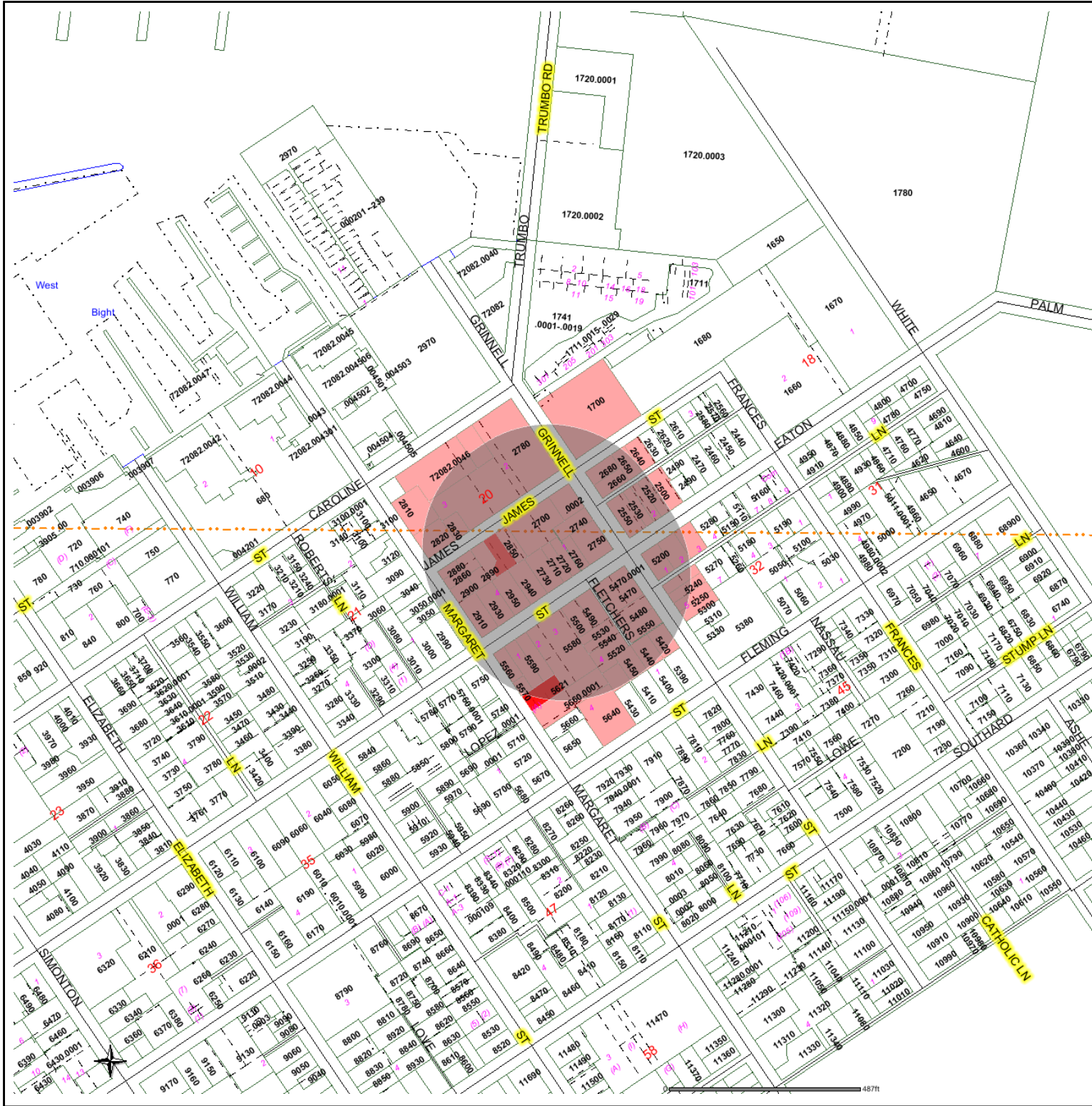
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# 921 Eaton

- Legend
- theBuffer
  - theBufferTarget
  - Real Estate Number
  - Parcel Lot Text
  - Block Text
  - Hooks/Leads
  - Lot Lines
  - Easements
  - Road Centerlines
  - Water Names
  - Parcels
  - Shoreline
  - Section Lines



PALMIS

Monroe County Property Appraiser  
500 Whitehead Street  
Key West, 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.

Date Created: June 6, 2011 2:30 PM

921 Eaton

1810632 ONTARIO LIMITED  
100 HAYDEN ST  
TORONTO ONTARIO M4Y 3C7  
CANADA

915 EATON STREET LLC  
915 EATON ST  
KEY WEST, FL 33040

930 EATON LLC  
143 BULL CREEK RD  
ASHEVILLE, NC 28805

AMATO CRAIG T QPRT 06/13/09  
911 FLEMING ST  
KEY WEST, FL 33040

BATINOVIC MIRKO ESTATE TRUST  
06/13/2007  
412 GRINNELL ST  
KEY WEST, FL 33040

BONSER DONALD H REV LIVING  
TRUST 3/31/2010  
PO BOX 6116  
KEY WEST, FL 33041

BROMLEY J ROBERT REVOCABLE  
TRUST DTD 3/19/03  
73 HOYCLO RD  
STAMFORD, CT 06903

BUDZYN BERNARD R TR 1/22/2004  
904 JAMES ST  
KEY WEST, FL 33040

CARDENAS ROBERT H JR AND  
DEBORAH S  
917 EATON ST  
KEY WEST, FL 33040

CARLSON JOANNE N  
1012 JAMES ST  
KEY WEST, FL 33040

CARTER B G  
904 EATON ST  
KEY WEST, FL 33040

CARTER B G  
914 EATON ST  
KEY WEST, FL 33040

CHABAD OF KEY WEST INC  
321 GRINNELL ST  
KEY WEST, FL 33040

CHADASH REALTY LLC  
231 NORTH AVE W  
WESTFIELD, NJ 07090

CLARK CHRISTOPHER M AND  
FRANCES W  
244 WILLIAMS BARKDALE  
WILLIAMSBURG, VA 23185

CLARK J KAREN  
PO BOX 6374  
EVANSTON, IL 60204

DAMRON LEONARD A AND DIANE B  
PO BOX 2349  
CRYSTAL RIVER, FL 34423

DAVIS MEGHAN K  
1102 WHITE ST (BUSINESS)  
KEY WEST, FL 33040

DILLON JOHN R III AND JEAN H  
1507 19TH ST  
KEY WEST, FL 33040

DISABATINO MARIO P REV TR  
8/30/2002  
10 MISSOURI AVE  
LEWES, DE 19958

DYKES DAWN MARIE  
1016 JAMES ST  
KEY WEST, FL 33040

ERIKSEN ERIK B ESTATE  
4 FLETCHER LN  
KEY WEST, FL 33040

FAZIO CRAIG  
509 SOUTH ST  
KEY WEST, FL 33040

FEDERAL NATIONAL MORTGAGE  
ASSOC  
2424 N FEDERAL HWY STE 360  
BOCA RATON, FL 33431

FELGER MARY M  
914 JAMES ST  
KEY WEST, FL 33040

FRANTZEN BRIAN J AND LAURIE  
ANN  
409 MARGARET ST  
KEY WEST, FL 33040

GARDNER BENJAMIN F ESTATE  
415 GRINNELL ST  
KEY WEST, FL 33040

GAULT THEODORE MICHAEL AND  
CAROL ANN  
PO BOX 501853  
MARATHON, FL 33050

GOTHIER ROBERT VINCENT JR AND  
BONNY LYNNE  
3100 MARKET ST  
CAMP HILL, PA 17011

HARDEN HUNTER N  
1065 BOCA CHICA RD  
KEY WEST, FL 33040

HARDNER JOHN G  
1005 EATON ST  
KEY WEST, FL 33040

HICKS THOMAS H AND KATHLEEN R  
3318 PROVIDENCE PLANTATION LN  
CHARLOTTE, NC 28270

HIGGINS KENNETH H AND MARY  
GAY  
2035 SUE CREEK DR  
ESSEX, MD 21221

HRABETOVA JITKA  
329 MARGARET ST  
KEY WEST, FL 33040

HUGHES MARILOU  
2615 PATTTERTSON AVE  
KEY WEST, FL 33040

HUMPHREY WILLIAM F  
4857 VINCENT AVE S  
MINNEAPOLIS, MN 55410

KEYS FEDERAL CREDIT UNION  
PO BOX 370  
KEY WEST, FL 33041

KLINGENER NANCY  
411 GRINNELL ST  
KEY WEST, FL 33040

KONCHER LEO ALEXANDER  
409 GRINNELL ST  
KEY WEST, FL 33040

KYROPOULOS CONSTANTINE D REV  
TR 8/28/98  
2110 BANCROFT PL NW  
WASHINGTON, DC 20008

LEVIS LESLIE M REVOCABLE TRUST  
13 HILTON HAVEN RD  
KEY WEST, FL 33040

LEVY MARK H AND NANCY  
35787 SPINNAKER CIR  
LEWES, DE 19958

LOCKWOOD DALE  
311 MARGARET ST  
KEY WEST, FL 33040

MACKENZIE DREW IRA  
191 PEARL AVE  
TAVERNIER, FL 33070

METZMAN MITCHELL A AND  
MARNIE D  
6124 ROSELAND DR  
ROCKVILLE, MD 20852

MORNING TOWN INC  
3 LOWES LN  
KEY WEST, FL 33040

MORRIS DONAL SR  
916 JAMES ST  
KEY WEST, FL 33040

MYCHALCEWYCZ ROMAN  
P O BOX 1212  
KEY WEST, FL 33041

NAKONECZNA ANNA L/E  
912 JAMES ST REAR  
KEY WEST, FL 33040

NELSON MARGARET C  
58191 MORTON ST  
MARATHON, FL 33050

PIZZO JOSEPH A TRUST 12/22/98  
909 EATON ST  
KEY WEST, FL 33040

RASMUSSEN VAUGHN B  
3939 XERVES AVE SOUTH  
MINNEAPOLIS, MN 55410

RPV REALTY TRUST 7/16/02  
24 GULF HILL DR  
SO DARTMOUTH, MA 02748

SALMINEN JYRKI  
912 JAMES ST  
KEY WEST, FL 33040

SAYLOR CLIFFORD H  
321 MARGARET ST  
KEY WEST, FL 33040

SELKA STEPHEN L  
744 WINDSON LN  
KEY WEST, FL 33040

SHEPARD MARCIA  
155 MAIN ST  
FARMINGTON, CT 06032

TEAM SCOTT LLC  
415 MARGARET ST  
KEY WEST, FL 33040

VOLLMERT LESLIE J LIV TR  
11/26/2010  
1004 EATON ST  
KEY WEST, FL 33040

WEST DAVID M  
903 EATON ST  
KEY WEST, FL 33040

WILLIAMS TERRY DEAN  
2 FLETCHERS LN  
KEY WEST, FL 33040

WILSON DONALD R JR 2002 TRUST  
540 W MADISON ST  
CHICAGO, IL 60661