

# **Application**



# Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**  
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

### PROPERTY DESCRIPTION:

Site Address: 1610 Trinidad Drive, Key West, Florida 33040

Zoning District: 4 SF Real Estate (RE) #: \_\_\_\_\_

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Alison Johnson

Mailing Address: 1610 Trinidad Drive

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-393-5599 Office: Same Fax: N/A

Email: alison.johnson@unb.ca

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

Name: Same

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_

**City of Key West • Application for Variance**

**Will any 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.

**Is this variance request for habitable space pursuant to Section 122-1078?**  Yes  No

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

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

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

**Standards for Considering Variances**

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

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.

Screened mesh enclosure is to be placed on top of existing 6 foot concrete wall. This wall is already built on the property line. As such the addition of a screen on top of this existing wall will not create a further obstruction. KW fire marshall has already verbally approved the structure.

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

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

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

Ms. Johnson has a severe insect allergy that precludes her from enjoying her outside space. She has tried other methods of insect control without sucess. Please see attached doctors note.

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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.

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**City of Key West • Application for Variance**

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.

All owner occupied residences who could be potentially affected by the screened enclosure

have signed letters that state this proejct will not affect the enjoyment of their properties.

Please see enclosed letters from 20 owner occupied residences in the project area.

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.

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

**REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.**

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

# John W. Norris III MD PA

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508 Southard Street #103  
Key West, FL 33040  
(305) 296-1022

March 26, 2018

Re: Alison Johnson

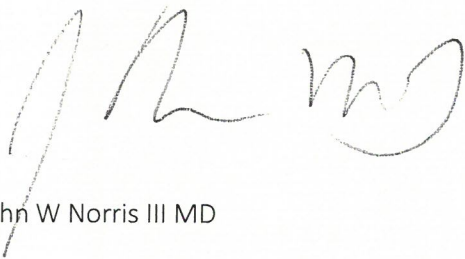
To whom it may concern.

I am writing this letter for my patient Alison Johnson at her request and for her use.

I support her request for a building variance on her home for a screen enclosure over an outdoor pool and recreation area. She lives near the salt ponds and is very allergic to mosquito and no see um bites. Her past physician had been giving her steroids but her bone density is extremely low now. Steroid treatment is associated with driving this lower, risking osteoporotic fractures. She attempted to buy a mosquito control system with very poor results based on her welting.

Please consider her request and needs on medical grounds.

Sincerely,

A handwritten signature in black ink, appearing to read 'JWN III MD', written in a cursive style.

John W Norris III MD

# **Warranty Deed**

\$379,000

11/02/2010 12:15PM  
DEED DOC STAMP CL: TRINA \$2,653.00

Prepared by and return to:  
Erica N. Hughes-Sterling  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 10-477-EM  
Will Call No.:

Doc# 1811761  
Blk# 2490 Pg# 458

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 27th day of **October, 2010** between **Randall Smithwick, III, a married man and Brigitte Smithwick** a single woman, grantor, and **Carl Blake Johnson and Alison Jane Johnson, husband and wife** whose post office address is **1610 Trinidad Drive, Key West, FL 33040**, grantee:

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

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

**Lot 93, AMENDED PLAT OF RIVIERA SHORES - FIRST ADDITION, according to the Plat thereof as recorded in Plat Book 5, Page 88, of the Public Records of Monroe County, Florida.**

**Parcel Identification Number: 00071050**

Subject to: Conditions, limitations, easements and restrictions of record, if any.

Grantors herein state subject property is not their homestead.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2009**.

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



Signed, sealed and delivered in our presence:

Gae Ganister  
Witness Name: GAE GANISTER

Randall Smithwick III (Seal)  
Randall Smithwick, III

Witness Name: \_\_\_\_\_

Monica Hornyak  
Witness Name: \_\_\_\_\_

Brigitte Smithwick (Seal)  
Brigitte Smithwick

MONICA HORNAYAK  
Witness Name: \_\_\_\_\_

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 27th day of October, 2010 by Randall Smithwick, III and Brigitte Smithwick, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Loan Number: 4120100056  
Property Address: 1610 TRINIDAD DRIVE  
KEY WEST, FL 33040

Date: 10/27/2010

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

APN# 00071050-000000

Lot 93, AMENDED PLAT OF RIVIERA SHORES - FIRST ADDITION, according to the Plat thereof as recorded in Plat Book 5, Page 88, of the Public Records of Monroe County, Florida.

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**This Document Prepared By:**  
Curphey & Badger Law  
Nikita George  
28100 US Hwy 19 North, Ste 300  
Clearwater, Florida 33761

Doc# 1920257 02/12/2013 2:24PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

02/12/2013 2:24PM  
DEED DOC STAMP CL: DS \$0.70

**Return To & Mail Tax Statements To:**  
Alison Jane Johnson  
1610 Trinidad Drive  
Key West, FL 33040

Doc# 1920257  
Bk# 2613 Pg# 474

Order #: 15837168 *AK*  
Property Tax ID#: 1074888

## QUIT CLAIM DEED

Made this 22<sup>nd</sup> day of January, 2013, by and between CARL BLAKE JOHNSON, an unmarried man, and ALISON JANE JOHNSON, an unmarried woman, who acquired title as husband and wife, whose post office address is 1610 Trinidad Drive, Key West, FL 33040, as Grantor, ALISON JANE JOHNSON, an unmarried woman, whose post office address is 1610 Trinidad Drive, Key West, FL 33040, as Grantee

Witnesseth, that said Grantor, for in consideration of the sum of ZERO and 00/100 (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Monroe County, State of Florida, to-wit:

THE FOLLOWING DESCRIBED PROPERTY:

LYING AND BEING IN MONROE COUNTY, FLORIDA TO-WIT:

LOT 93, AMENDED PLAT OF RIVIERA SHORES - FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 88, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Assessor's Parcel No: 1074888

Property Address: 1610 Trinidad Drive, Key West, FL 33040

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

**Recording requested by: LSI**  
**When recorded return to :**  
**Custom Recording Solutions**  
**5 Peters Canyon Road Suite 200**  
**Irvine, CA 92606 W15837168**  
**800-756-3524 Ext. 5011**

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seals the day and year first written above.

Signed, sealed and delivered in our presence:

Witnesses:

Roselle Westerband  
Witness

Alison Jane Johnson  
ALISON JANE JOHNSON

Roselle Westerband  
Print Name

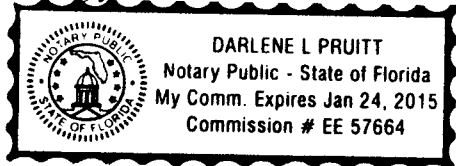
Dagmara Samuel  
Witness

Dagmara Samuel  
Print Name

STATE OF Florida )

COUNTY OF Monroe )

The foregoing instrument was hereby acknowledged before me this 22nd day of Jan, 2013, ALISON JANE JOHNSON, who is personally known to me or who has produced Id, as identification, and who signed this instrument willingly.



Darlene L. Pruitt  
Notary Public

My commission expires: Jan 24, 2015

Darlene L. Pruitt

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seals the day and year first written above.

Signed, sealed and delivered in our presence:

Witnesses:  
[Signature]  
Witness

Lizet zarate  
Print Name

[Signature]  
Witness

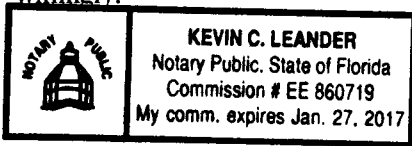
Kevin L Rousell  
Print Name

[Signature]  
CARL BLAKE JOHNSON

STATE OF FLORIDA )

COUNTY OF MONROE )

The foregoing instrument was hereby acknowledged before me this 22 day of JANUARY, 2013, CARL BLAKE JOHNSON, who is personally known to me or who has produced FLORIDA DRIVERS License, as identification, and who signed this instrument willingly.



[Signature]  
Notary Public  
My commission expires: 1-27-2017  
Kevin C. Leander

# **Verification Form**

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, Alison Johnson, 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:

1610 Trinidad Drive, 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.

Alison Johnson

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 4/4/18 by  
*date*

Alison Johnson

*Name of Authorized Representative*

He/She is personally known to me or has presented DL-J525 - 010-70-926<sup>1</sup> as identification.

Natalie L Hill

*Notary's Signature and Seal*

Natalie Hill

*Name of Acknowledger typed, printed or stamped*

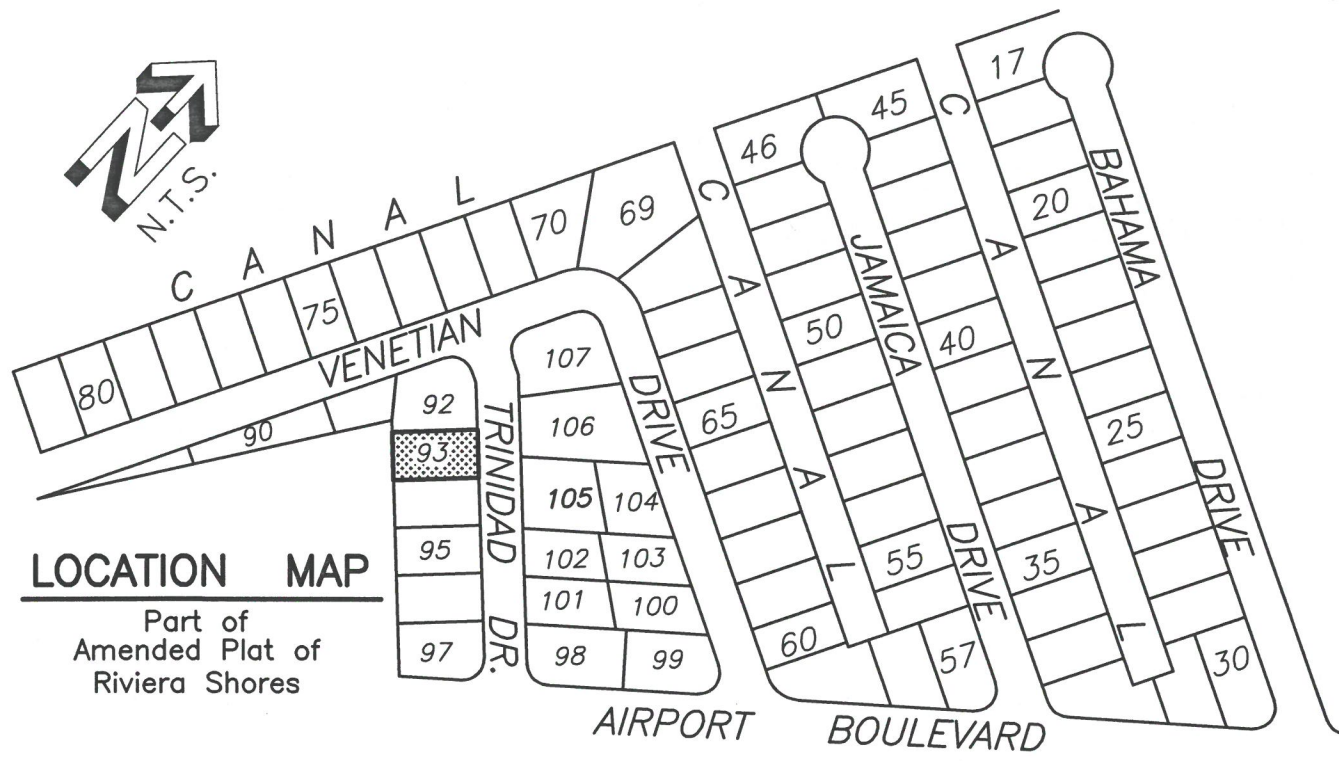


GG 051262

*Commission Number, if any*

# Site Plans





**LOCATION MAP**  
Part of Amended Plat of Riviera Shores

**LEGAL:**  
Lot 93, "AMENDED PLAT OF RIVIERA SHORES FIRST ADDITION, a subdivision on the Island of Key West, as recorded in Plat Book 5, Page 88, of the Public Records of Monroe County, Florida.

**MONUMENTATION:**  
 ⊕ = fd. 1/2" Iron Pipe, P.L.S. No. 2749  
 ● = Found 1/2" Iron Bar  
 △ = fd. P.K. Nail, P.L.S. No. 2749  
 ▲ = Found P.K. Nail  
 Field work performed on 5/7/18

**Abbreviations:**  
 Sty. = Story  
 R/W = Right-of-Way  
 fd. = Found  
 p. = Plat  
 m. = Measured  
 d. = Deed  
 N.T.S. = Not to Scale  
 ⊕ = Centerline  
 Elev. = Elevation  
 F.F.L. = Finish Floor Elevation  
 conc. = concrete  
 I.P. = Iron Pipe  
 I.B. = Iron Bar  
 C.B. = catch basin  
 C.B.S. = Concrete Block Stucco  
 cov'd. = Covered  
 P.O.C. = Point of Commence  
 P.O.B. = Point of Beginning  
 P.B. = Plat Book  
 pg. = page  
 wd. = Wood  
 Bal. = Balcony  
 Pl. = Planter  
 o/h = Overhead  
 ☒ = Concrete Utility Pole

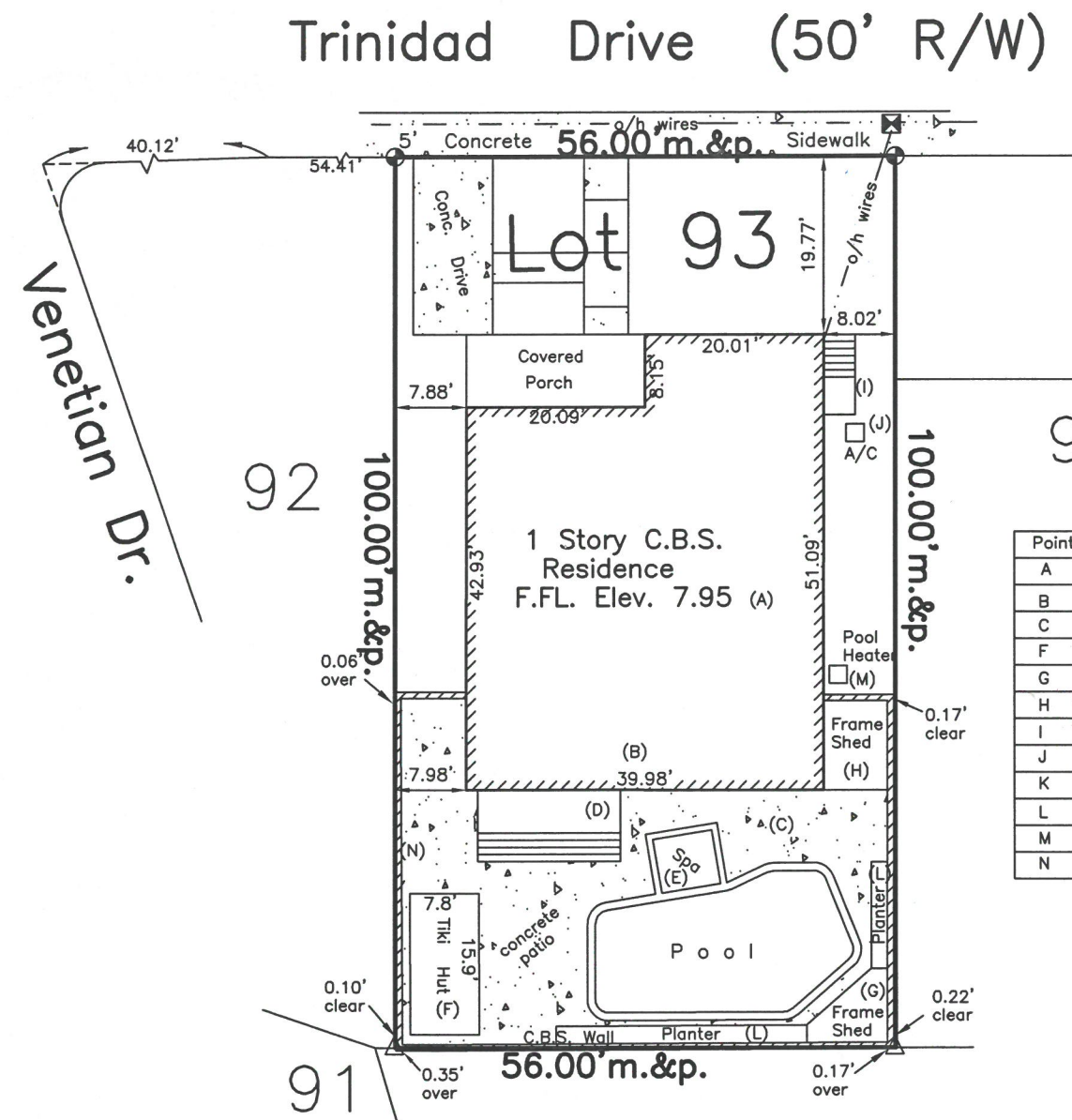
**CERTIFICATION:**  
 I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

*F.H.H.*  
 FREDERICK H. HILDEBRANDT  
 Professional Land Surveyor & Mapper No. 2749  
 Professional Engineer No. 36810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

**NOTE:**  
All angles are 90° unless noted

**SURVEYOR'S NOTES:**  
 North arrow based on assumed median  
 Reference Bearing: R/W Trinidad Drive  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: Bayou Elevation: 2.440'  
 Survey performed without benefit of title search for said and surrounding property's.



Point	Structure	Elev.
A	Finish Floor	7.95
B	Roof Peak	22.0
C	Conc. Patio	5.49
F	tiki	17.90
G	Corner shed	12.74
H	Side shed	12.49
I	Side steps	7.95
J	A/C	10.1
K	Pool Heater	9.5
L	Planter	7.00
M	Pool Heater	5.49
N	Top of wall	10.84

Alison Johnson 1610 Trinidad Drive, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 18-223	
Scale: 1"=20'	Ref. 47-14	Flood panel No. 1517 K	Dwn. By: F.H.H.
Date: 11/23/87		Flood Zone: AE	Flood Elev. 8'
REVISIONS AND/OR ADDITIONS			
5/8/18: Updated, spa, tiki, height elevations			
f/datafred/dwg/keywest/rivierashores/1610trinidad			

**ISLAND SURVEYING INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 3152 Northside Drive  
 Suite 201  
 Key West, Fl. 33040  
 (305) 293-0466  
 Fax. (305) 293-0237  
 fhildeb1@bellsouth.net  
 L.B. No. 7700

# JOHNSON RESIDENCE SCREEN ENCLOSURE

1610 Trinidad Drive Key West, Florida 33040



SITE LOCATION

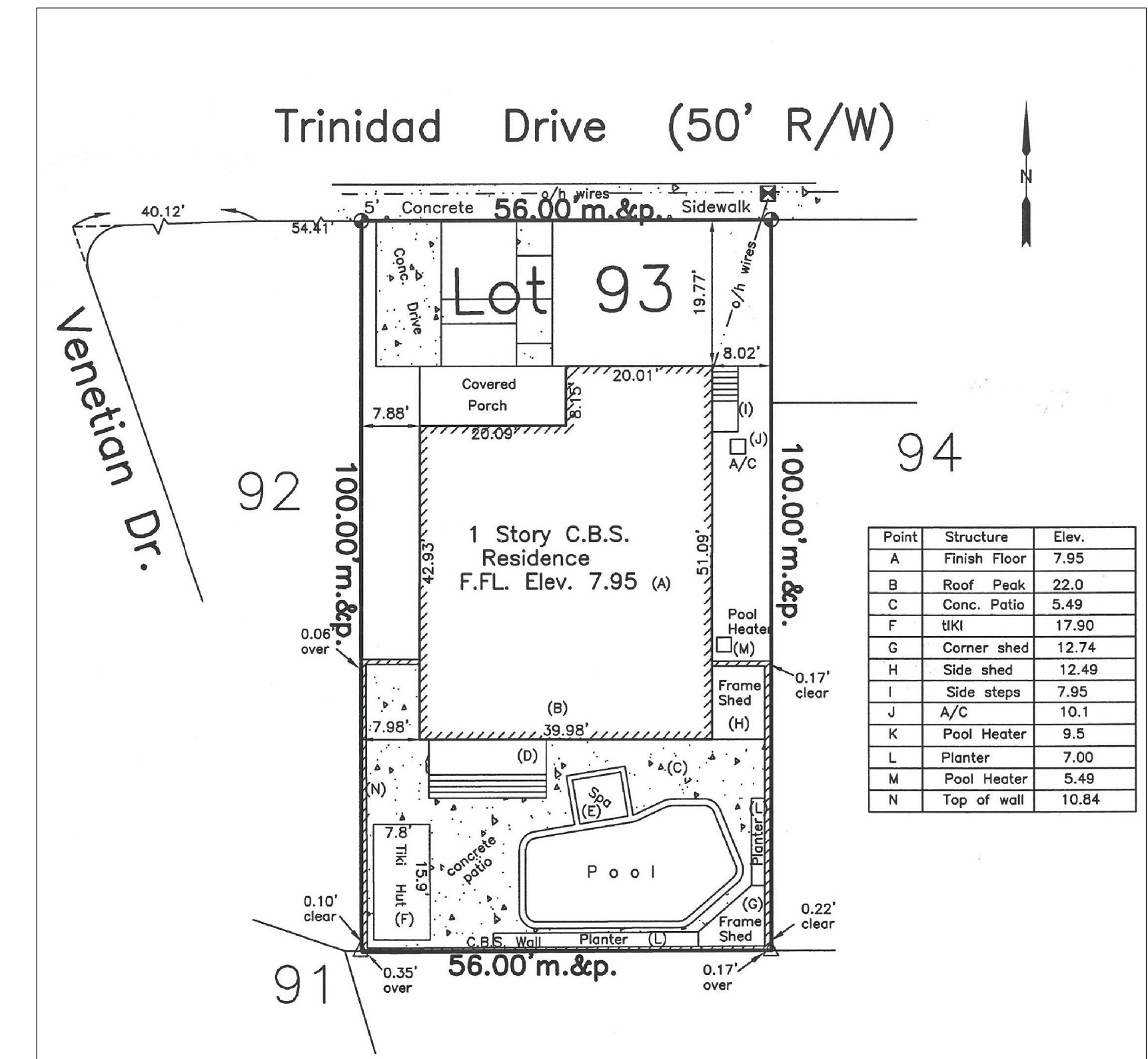


STREET VIEW

SHEET INDEX	
NO.	DESCRIPTION
1	C COVER - LOCATION, SITE PLAN, GENERAL NOTES, SURVEY
2	SI FRAMING PLAN, ELEVATION, DETAILS

### 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, 2017 6th edition



SITE PLAN PROPOSED / EXISTING

1/8" = 1'-0"

PROJECT DATA	1610 TRINIDAD DRIVE		FLOOD: AE-3	ZONE: SF
	PROPOSED	EXISTING	ALLOWED	
RE NO.	0007050-000000			
SETBACKS				
FRONT	19.77'	19.77'	30'	
SIDE	8.02'	8.02'	10'	
SIDE	7.88'	7.88'	5'	
REAR	29.21'	29.21'	25'	
LOT SIZE	5,600 SF.	5,600 SF.	8,000 SF. MIN.	
BUILDING COVERAGE (W/EAVES)	2,427 SF.	43%	2,369 SF.	42% 2,095 SF. 30%
BUILDING HEIGHT	16.5'	16.5'	30'	
IMPERVIOUS AREA	4,098 SF.	73%	4,098 SF.	73% 2,999 SF. 50%
OPEN SPACE	1,488 SF.	27%	1,488 SF.	27% 2,095 SF. MIN. 75%

SITE DATA BREAKDOWN				
LOCATION	COVERAGE	IMPERVIOUS	PERVIOUS	OPEN SPACE
HOUSE	2,040 SF.	2,040 SF.		
SHED #1	59 SF.	59 SF.		
SHED #2	75 SF.	75 SF.		
TIKI HUT	125 SF.	125 SF.		
CONC. WALL	70 SF.	70 SF.		
* SCREEN FRAME *	58 SF.	OVER EXISTING N/C		
POOL & SPA		485 SF.		
POOL AREA CONC.		780 SF.		
WOOD STEPS / DECK		14 SF.		
WOOD STEPS		27 SF.		
POOL EQUIPMENT		4 SF.		
A/C		5 SF.		
DRIVEWAY & WALKWAY		34 SF.		
GRAVEL DRIVE			354 SF.	
YARD & LANDSCAPE			1,058 SF.	1,058 SF.
PLANTERS AT POOL			90 SF.	90 SF.
TOTALS	2,427 SF.	43%	4,098 SF.	73% 1,502 SF. 27% 1,488 SF. 20%

JOB SCOPE:  
INSTALL NEW SCREEN ENCLOSURE AT REAR OF HOUSE APPROX SIZE 28' X 56'

GENERAL NOTES:  
1. Do not scale drawings, written dimensions govern. All partition locations shall be as shown on the partition plan. In case of conflict, verify with the owner or architect.  
2. Refer to screen enclosure drawings by Ramms Engineering, Inc.  
3. Dimensions marked +/- mean a tolerance not greater nor smaller than 2 inches from indicated dimension UNO verify field dimensions exceeding tolerance with architect or owner.  
4. Notify architect or owner of any discrepancies of conflicts in the locations of the new construction.  
5. All work shall be directed and installed, plumb, level, square, and true and in proper alignment.  
6. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.

REFER TO RAMMS ENGINEERING, INC. FOR DETAILS AND MATERIAL SPECIFICATIONS.

JOHNSON RESIDENCE  
SCREEN ENCLOSURE

1610 Trinidad Drive Key West, Florida 33040

WILLIAM ROWAN  
ARCHITECTURE

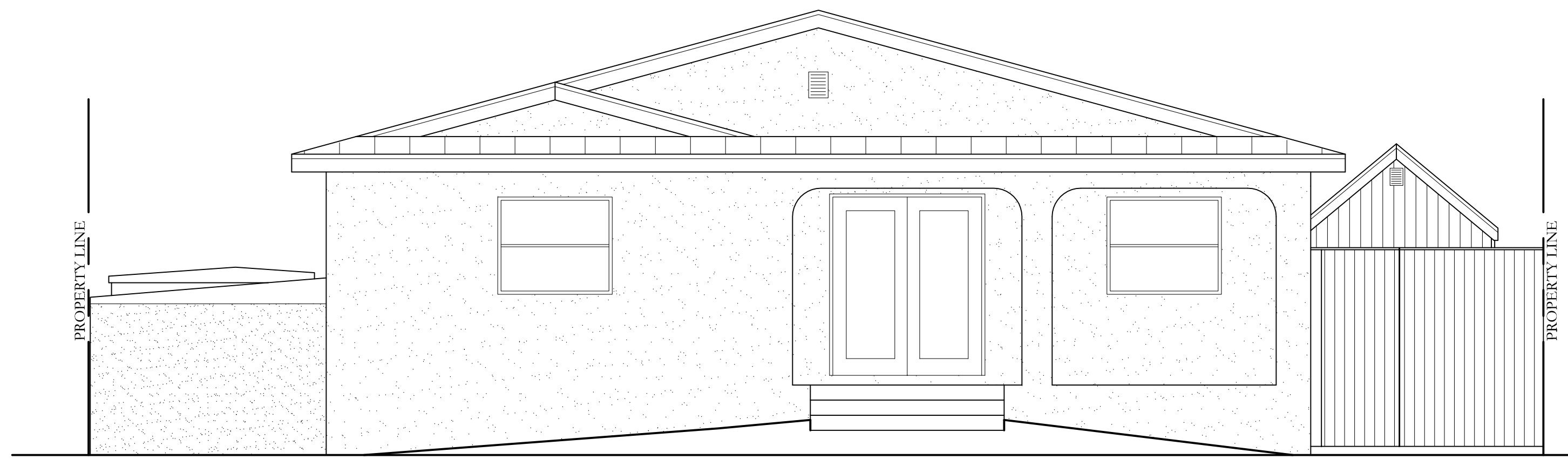
KEY WEST, FLORIDA  
FLORIDA LICENSE: AR001751

321 PEACOCK LANE  
305.296.7584

PROJECT NO:

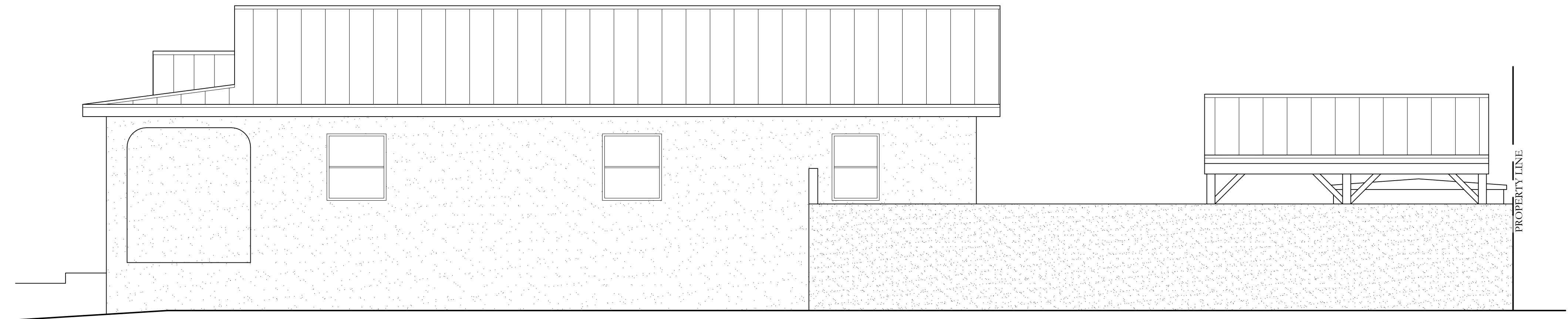
DATE: 5/10/2018

1 OF 3



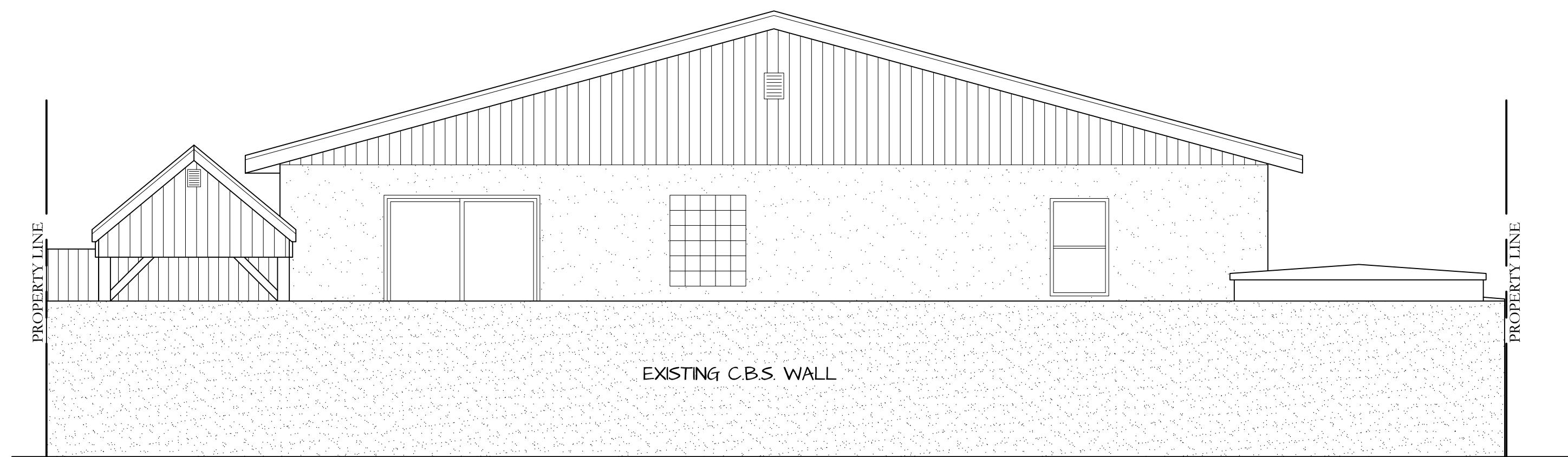
EAST ELEVATION (EXISTING)

1/4" = 1'-0"



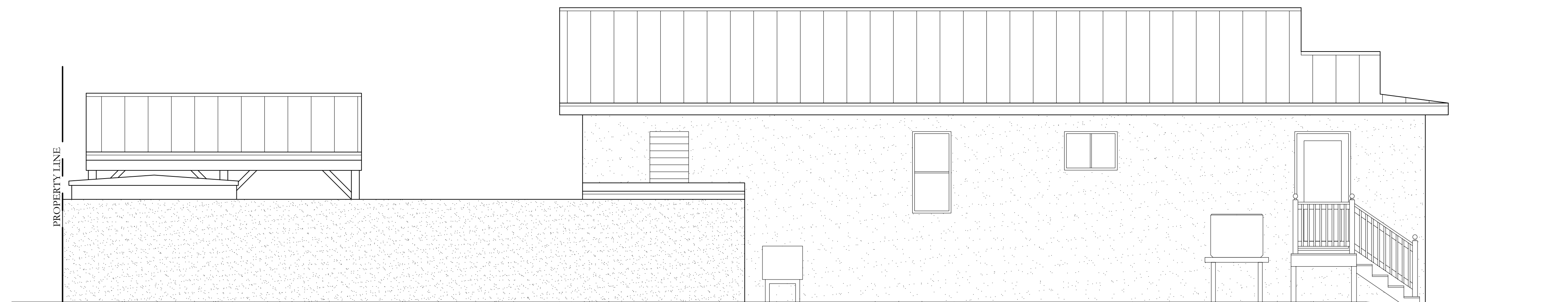
NORTH ELEVATION (EXISTING)

1/4" = 1'-0"



WEST ELEVATION (EXISTING)

1/4" = 1'-0"



SOUTH ELEVATION (EXISTING)

1/4" = 1'-0"

**JOHNSON RESIDENCE**  
**SCREEN ENCLOSURE**

1610 Trinidad Drive Key West, Florida 33040

**WILLIAM ROWAN**  
**ARCHITECTURE**

KEY WEST, FLORIDA  
 FLORIDA LICENSE AR001751

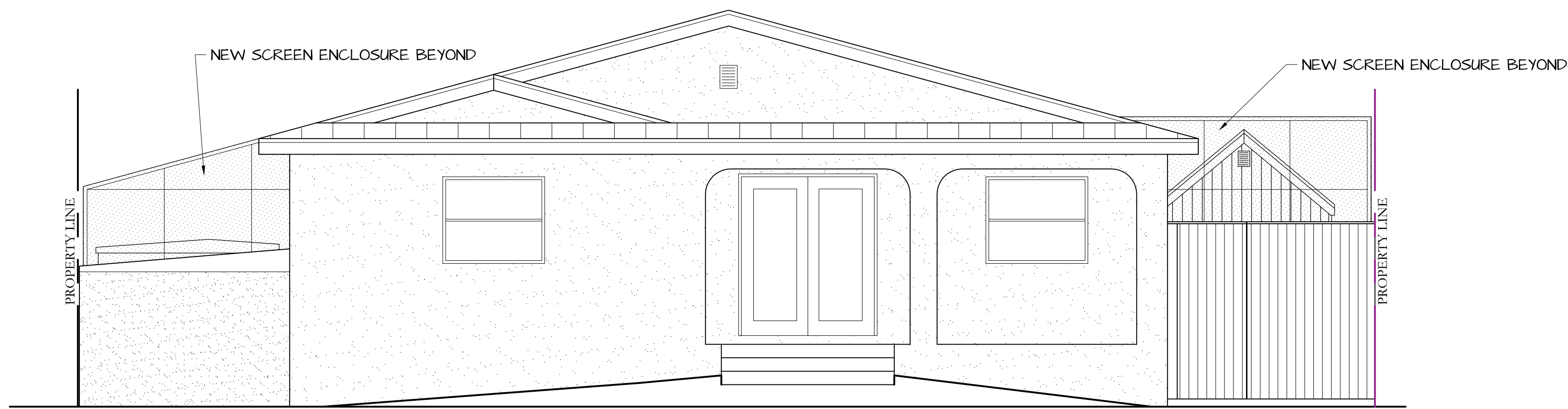
321 PEACOCK LANE  
 305 296 2784

PROJECT NO :

DATE : 5/10/2018

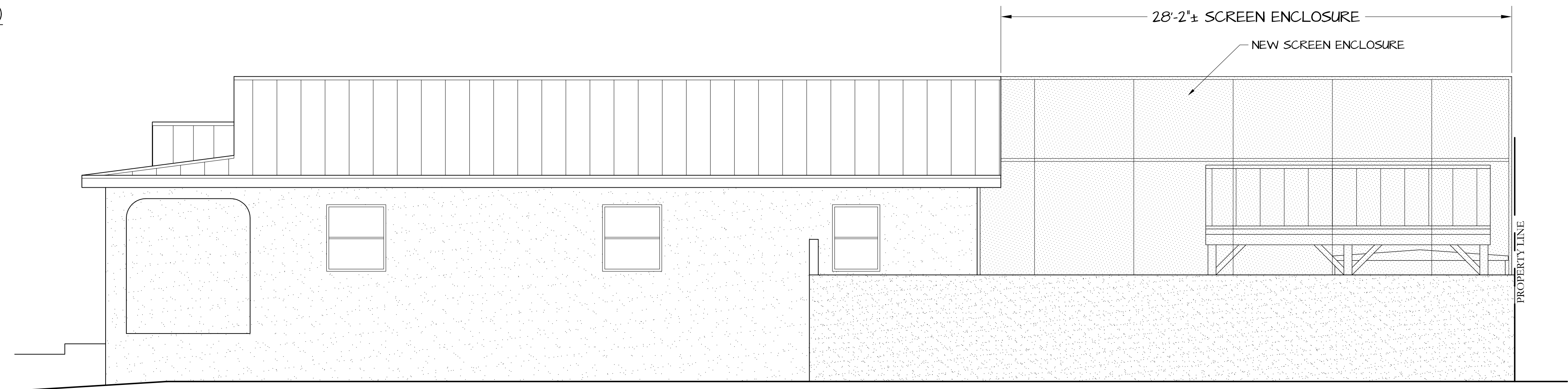
2

2 OF 3



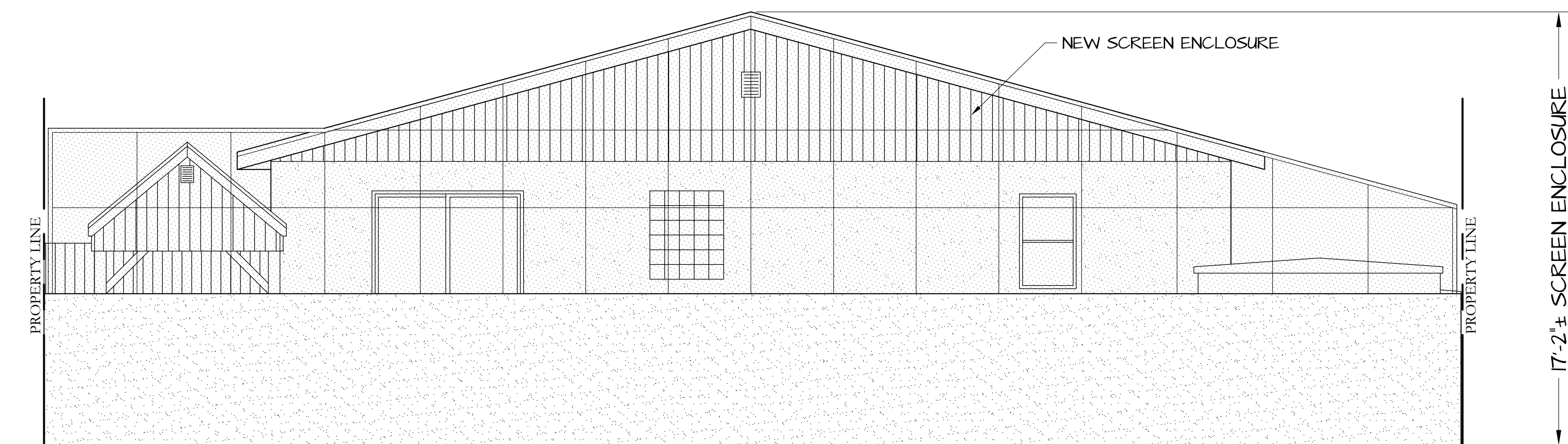
EAST ELEVATION (PROPOSED)

1/4" = 1'-0"



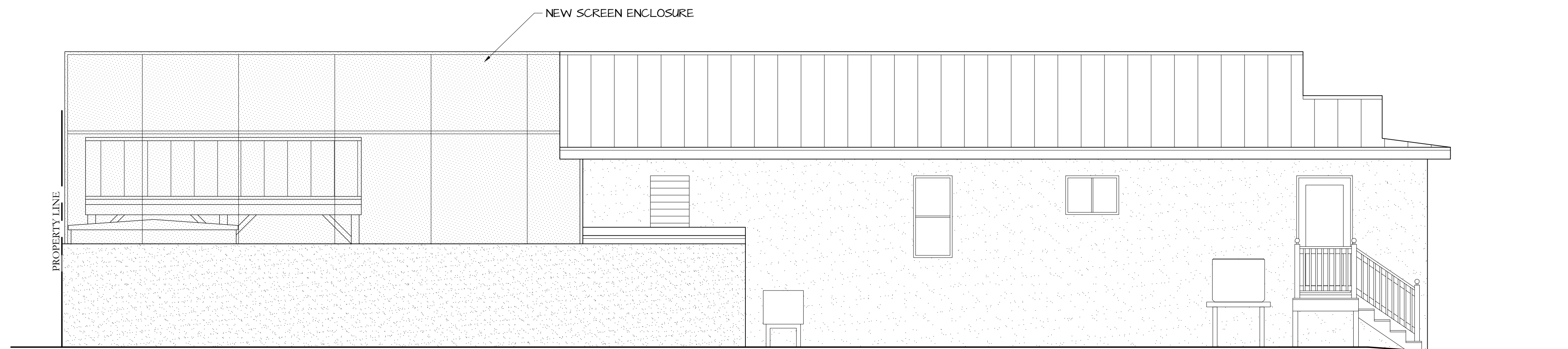
NORTH ELEVATION (PROPOSED)

1/4" = 1'-0"



WEST ELEVATION (PROPOSED)

1/4" = 1'-0"



SOUTH ELEVATION (PROPOSED)

1/4" = 1'-0"

**JOHNSON RESIDENCE**  
**SCREEN ENCLOSURE**

1610 Trinidad Drive Key West, Florida 33040

**WILLIAM ROWAN**  
**ARCHITECTURE**

KEY WEST, FLORIDA  
 FLORIDA LICENSE AR001751

321 PEACOCK LANE  
 305.296.3784

PROJECT NO.:

DATE: 5/10/2018

3

3 OF 3

**Site Visit**

1610 Trinidad Drive  
SITE VISIT



1610 Trinidad Drive  
SITE VISIT



1610 Trinidad Drive  
SITE VISIT





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1610 Trinidad Drive  
SITE VISIT



1610 Trinidad Drive  
SITE VISIT



# **Additional Information**





**Disclaimer**

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

**Summary**

Parcel ID 00071050-000000  
 Account # 1074888  
 Property ID 1074888  
 Millage Group 10KW  
 Location 1610 TRINIDAD Dr , KEY WEST  
 Address  
 Legal LT 93 KW AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88  
 Description OR524-321 OR551-205 OR648-251 OR820-1283 OR976-1146/1154F/J  
 OR981-878 OR1029-874 OR1033-1971/72 OR1351-1172L/E OR1596-  
 1257L/E OR1700-1376/79 OR2335-1064/88F/J OR2490-458/60  
 OR2598-2451/59F/J OR2613-474/76  
 (Note: Not to be used on legal documents)  
 Neighborhood 6249  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Amended Plat of Riviera Shores First Addn  
 Sec/Twp/Rng 04/68/25  
 Affordable No  
 Housing



**Owner**

JOHNSON ALISON JANE  
 1610 Trinidad Dr  
 Key West FL 33040

**Valuation**

	2017	2016	2015	2014	2013	2012
+ Market Improvement Value	\$207,045	\$180,949	\$195,301	\$186,178	\$177,875	\$187,183
+ Market Misc Value	\$42,902	\$44,345	\$38,540	\$35,199	\$17,776	\$17,794
+ Market Land Value	\$274,400	\$252,000	\$242,200	\$176,400	\$134,400	\$134,400
= Just Market Value	\$524,347	\$477,294	\$476,041	\$397,777	\$330,051	\$339,377
= Total Assessed Value	\$347,186	\$340,046	\$337,682	\$335,002	\$330,051	\$339,377
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$322,186	\$315,046	\$312,682	\$310,002	\$305,051	\$314,377

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,600.00	Square Foot	56	100

**Buildings**

Building ID	5832	Exterior Walls	C.B.S.
Style		Year Built	1978
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1998
Gross Sq Ft	2280	Foundation	CONCR FTR
Finished Sq Ft	1840	Roof Type	GABLE/HIP

<b>Stories</b>	1 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	AVERAGE	<b>Flooring Type</b>	CONC S/B GRND
<b>Perimeter</b>	180	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	3
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Depreciation %</b>	27	<b>Half Bathrooms</b>	0
<b>Interior Walls</b>	WD PANL/CUSTOM	<b>Grade</b>	500
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	160	0	0
FLA	FLOOR LIV AREA	1,840	1,840	0
OPU	OP PR UNFIN LL	200	0	0
SBF	UTIL FIN BLK	80	0	0
<b>TOTAL</b>		<b>2,280</b>	<b>1,840</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	1977	1978	1	450 SF	3
FENCES	1979	1980	1	912 SF	4
HOT TUB	2000	2001	1	1 UT	2
PATIO	2001	2002	1	120 SF	4
PATIO	2000	2001	1	1552 SF	1
FENCES	2000	2001	1	42 SF	4
TILE PATIO	2000	2001	1	60 SF	1
DET CABANA	2000	2001	1	112 SF	3
FENCES	2000	2001	1	595 SF	3

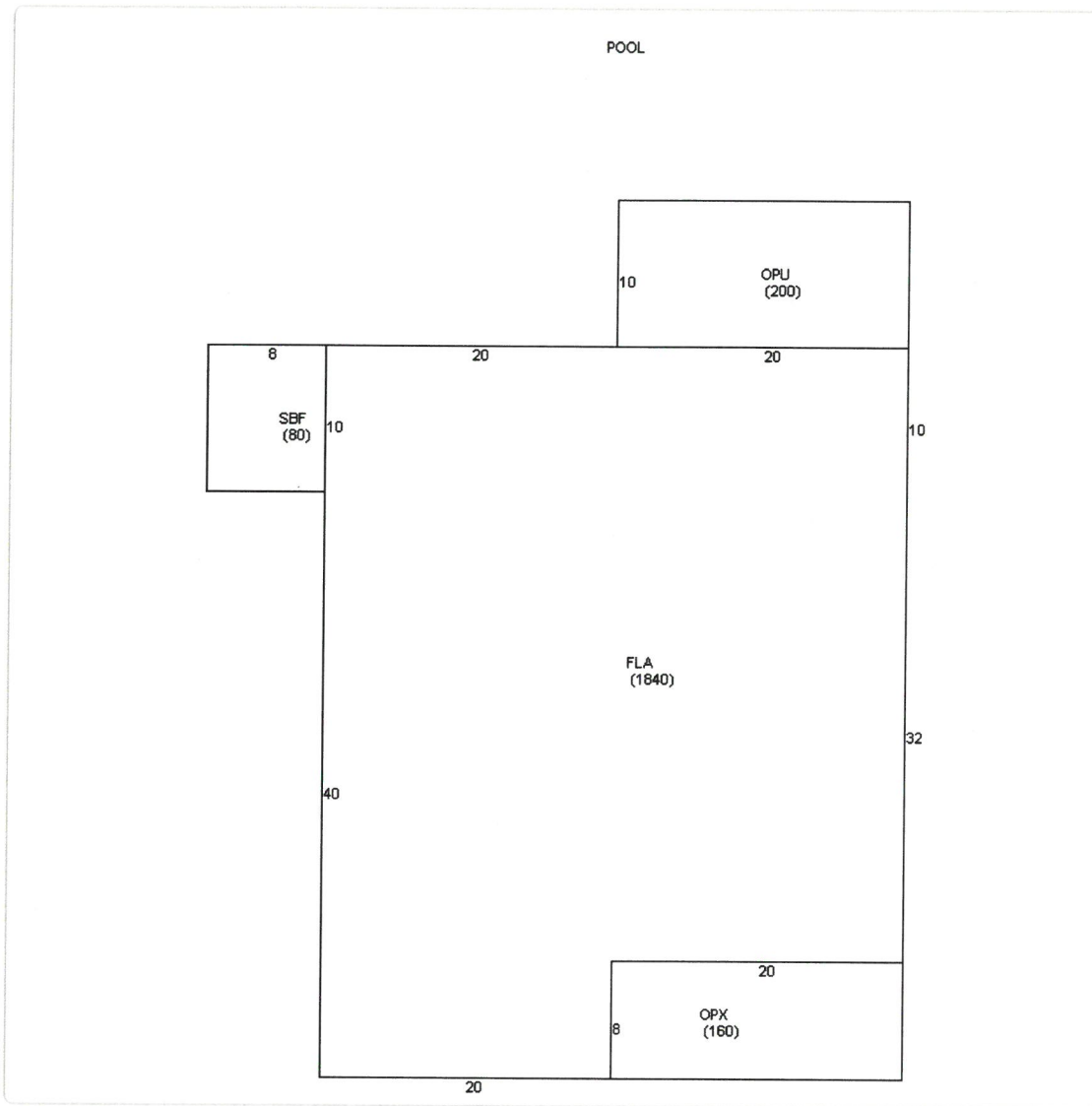
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/22/2013	\$100	Quit Claim Deed		2613	474	11 - Unqualified	Improved
10/27/2010	\$379,000	Warranty Deed		2490	458	01 - Qualified	Improved
5/29/2001	\$350,000	Warranty Deed		1700	1376	Q - Qualified	Improved
11/1/1987	\$140,000	Warranty Deed		1033	1971	Q - Qualified	Improved
10/1/1980	\$60,000	Warranty Deed		820	1283	Q - Qualified	Improved
2/1/1973	\$5,500	Conversion Code		648	251	Q - Qualified	Improved

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-1512	4/18/2017		\$2,000	Residential	REPLACE MASTER BEDROOM WINDOW WITH PGT IMPACT DOOR.
13-1441	4/12/2013		\$3,600	Residential	CONSTRUCT 8' X 15' CARPORT.
04-2130	7/13/2004	11/2/2004	\$1,050	Residential	HURRICANE SHUTTERS
04-2189	6/30/2004	11/2/2004	\$23,800	Residential	A/C & SOUND ABATEMENT PRJ
0102311	6/20/2001	12/20/2001	\$3,500	Residential	1800SF TILE
9602767	7/1/1996	11/1/1996	\$6,600	Residential	NEW ROOF

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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