

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



**To:** Chairman and Planning Board Members

**From:** Brendon Cunningham

**Through:** Donald Leland Craig, AICP, IPlanning Director

**Meeting Date:** July 21, 2011

**Agenda Item:** After-the-fact variance request for building coverage, impervious surface ratio, and setbacks in the Single Family zoning district per Sections 122-238 (4)(a), 122-238 (4)(b)(1), and 122-238 (6) a. 2. & 3. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE# 00065570-001010).

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**Request:** To allow after-the-fact variances for an accessory dwelling unit constructed without building permits that exceeds building coverage and impervious surface requirements and located in the rear and side-yard setbacks.

**Applicant:** Samuel J. Kaufman

**Property Owner:** Angel F. and Daniela O. Rodriguez

**Location:** 908 Trinity Drive #4, RE# 00065570-001010

**Zoning:** Single Family (SF) Zoning District



**Background:**

The existing nonconforming accessory dwelling unit is located within the City’s Single Family (SF) zoning district. The structure is located within the side and rear yard setbacks, and is also nonconforming to the building coverage, and impervious surface requirements permitted in the SF zoning district. The original application for this development contemplated accessory units for the project overall. Section 122-233 (4) stipulates that “When an accessory unit permit is initiated, the principal structure needs to be owned and occupied by a permanent resident”. The determination at the time of the original approval was that the accessory units would have to be built by the purchaser/owner. Therefore, the accessory unit was constructed in accordance with that code section. However, Section 122-233 (8) requires that the accessory unit comply with coverages Building coverage and impervious surface requirements have been exceeded.

**Request:**

The applicant is requesting variances to side and rear setbacks and building coverage and impervious surface ratio to accommodate the construction of a detached accessory residential unit, which is allowed in the SF zoning district. Additionally, the proposed accessory units were not allocated at the time of the original development approval. The applicant will have to request a BPAS unit to account for the additional dwelling. At this time the City can allocate deed restricted units only. This unit would then be subject to Section 122-233 (a)(1) which restricts rental rates to 15% of the median household income for Monroe County.

The table below provides site data calculations as proposed by the applicant:

<b>SF District Dimensional Requirements: Section 122-238</b>			
	<b>Zoning Regulations</b>	<b>Existing Conditions</b>	<b>Proposed Changes</b>
Side	5’	3.59’	No Change
Rear	25’	2.31’	No Change
Building Coverage	35% Maximum	35.9%	No Change
Impervious Surface	50% Maximum	62.9%	No Change

**Process:**

**Development Review Committee Meeting:**

June 24, 2010

**Planning Board Meeting:**

January 25, 2011, postponed

February 17, 2011, no quorum

March 17, 2011, postponed

April 21, 2011, postponed

May 19, 2011, postponed

June 16, 2011, no quorum

July 21, 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 existing structure is nonconforming to side and rear setback requirements in the SF zoning district, as well as to overall building coverage and impervious surface requirements. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The nonconforming aspects on the site are created by the applicant. The accessory unit was built without permits. Therefore, the request for variances generates from specific actions initiated by the applicant.

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

Section 122-232 of the City Code permits the construction of accessory units in the SF zoning district. However, this same code section requires the accessory unit comply with the same dimensional requirements as the principle structure. Therefore, allowing the accessory structure, as constructed, would confer special privileges upon the applicant.

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

The applicant was not deprived of rights commonly enjoyed by other properties without the variance approval. Accessory units are allowed as of right in the SF zoning district. 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 variances requested are the minimum variances that will make possible the continued use of the land, building, or structure. However, the applicant had reasonable use of the property prior to the construction of the accessory unit.

6. **Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations**

**and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

The granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest.

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

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

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

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

**The Planning Board shall make factual findings regarding the following:**

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

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

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

No objections have been raised at this time.

**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**. However, if the Planning Board approves this request, staff would like to require the following conditions:

- That the accessory unit be deed restricted according to Section 122-233(a)(1).
- That a Certificate of Elevation be provided to confirm that the structure meets FEMA base flood elevation requirements. In the event that the structure does not meet the required elevation, the structure will need to comply.

**Draft  
Resolution**

**RESOLUTION NO- 2011-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW AFTER-THE-FACT GRANTING OF VARIANCES TO BUILDING COVERAGE, IMPERVIOUS SURFACE RATIO, SIDE, AND REAR YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 908 TRINITY DRIVE #4 (RE#00065570-001010), PURSUANT TO SECTION 122-238 (4) a. AND b.(1) AND (6) a. 2. AND 3. UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 122-238 (4) a. and b.(1) and 122-238(6) a. 2. and 3. of the Code of Ordinances provides that the maximum dimensional requirements for building coverage is 50%, maximum impervious surface ratio is 60%, and building setbacks in the SF zoning district are 25 feet in the rear and five feet on each side; and

**WHEREAS**, the applicant requested variances to building coverage, impervious surface ratio, rear and side yard setbacks to allow after the fact approval to a non-conforming, accessory residential structure; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on July 21, 2011; and

**WHEREAS**, the Planning Board finds that special conditions and circumstances exist

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

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

\_\_\_\_\_ Chairman

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

not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any 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.** That after the fact variances for a non-conforming accessory residential structure for building coverage, impervious surface ratio, rear and side yards setback requirements, for a property in the Single Family Residential (SF) zoning district for property located at 908 Trinity Drive #4 (RE # 00065570-001010), per Sections 122-238 (4) a. and b.(1) and 122-238(6) 2. and 3. of the Land Development Regulations of the Code of Ordinances of the City of Key West,

\_\_\_\_\_ Chairman

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



Florida, as shown on the attached plan set.

**Section 3.** It is a condition of these variances that full, complete, and final application for all permits required for any new construction for any use and occupancy for which these variances are wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of these variances, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variances are wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to submit a full and complete application for permits for new construction for which these variances are wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to these variances in accordance with the terms of a City building permit issued upon timely application as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

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

\_\_\_\_\_ Chairman

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

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

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

Read and passed on first reading at a regularly scheduled meeting held this 21st day of July, 2011.

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

\_\_\_\_\_ Chairman

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

Richard Klitenick, Chairman  
Key West Planning Board

Date

**Attest:**

\_\_\_\_\_  
Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk

Date

*Draft*

\_\_\_\_\_ 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 908 TRINITY DR. #4, KEY WEST, FL 33040
2. Name of Applicant ANGEL I. RODRIGUEZ, DANIELA O. RODRIGUEZ, ANGEL F. RODRIGUEZ, SR.
3. Applicant is: Owner  Authorized Representative   
(attached Authorization Form must be completed)
4. Address of Applicant SAME AS SITE ADDRESS
5. Phone # of Applicant SAMUEL KAUFMAN - 292-3926 ANGEL F. RODRIGUEZ - Mobile# 879-8726 Fax# 295-7947
6. E-Mail Address SAM@SAMKAUFMANLAW.COM
7. Name of Owner, if different than above \_\_\_\_\_
8. Address of Owner \_\_\_\_\_
9. Phone Number of Owner 305 879-8726 Fax# \_\_\_\_\_
10. Email Address AR00415@COMCAST.NET
11. Zoning District of Parcel SF RE# 00065570-001010
12. Description of Proposed Construction, Development, and Use  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

	Required	Existing	Requested
Front Setback			
Side Setback	5	3.59	3.59
Side Setback			
Rear Setback	25	2.3	2.3
Building Coverage	35%	35.9	35.9
Open Space Requirements			
Impervious Surface	50%	62.9%	62.9%

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 \_\_\_\_\_ HARC # \_\_\_\_\_

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. Drainage Easement - See Survey.

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.

**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
<input checked="" type="checkbox"/>	<u>CB</u>	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<input checked="" type="checkbox"/>	<u>CB</u>	Application Fee (to be determined according to fee schedule)
<input checked="" type="checkbox"/>	<u>CB</u>	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
<input checked="" type="checkbox"/>	<u>CB</u>	Floor Plans of existing and proposed development (8.5 x 11)
<input checked="" type="checkbox"/>	<u>CB</u>	Copy of the most recent survey of the subject property
<input checked="" type="checkbox"/>	<u>CB</u>	Elevation drawings as measured from crown of road
<input checked="" type="checkbox"/>	<u>CB</u>	Stormwater management plan
NA	<u>CB</u>	HARC Approval (if applicable)
<input checked="" type="checkbox"/>	<u>CB</u>	Notarized Verification Form
<input checked="" type="checkbox"/>	NA	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.

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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.

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

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

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**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.



1. Variances are requested to be approved to allow for the built accessory unit to remain on the subject property. Special conditions particular to the lot size and dimensions require a variance to build the City-approved accessory unit.
2. The applicant did not create the size or dimensions of the property.
3. No special privileges are requested only variances to allow for the accessory unit as built on the property.
4. Without the variances the accessory unit could not be built given the code requirements on the subject property.
5. The variances would be the least required to approve the accessory unit.
6. The intent in approving the Trinity Sub-Division was to allow the subject property to build an accessory unit. The unit does not interfere with neighbors in any way.
7. Not applicable.

# 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, Samuel J. Kaufman, 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:

908 Trinity Drive Unit #4, Key West, FL  
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.

Samuel J. Kaufman \_\_\_\_\_  
Signature of Owner/Legal Representative      Signature of Joint/Co-owner

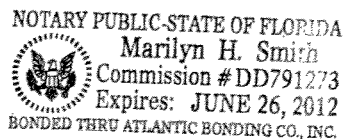
Subscribed and sworn to (or affirmed) before me on May 10, 2010 (date) by  
Samuel J. Kaufman (name). He/She is ~~personally known~~ to me or has

presented \_\_\_\_\_ as identification.

Marilyn H. Smith  
Notary's Signature and Seal

Marilyn H. Smith Name of Acknowledger typed, printed or stamped

\_\_\_\_\_ Title or Rank \_\_\_\_\_ 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, Angel I. Rodriguez authorize  
Please Print Name(s) of Owner(s)

Samuel J. Kaufman  
Please Print Name of Representative

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

Angel I. Rodriguez  
Signature of Owner  
Angel I. Rodriguez

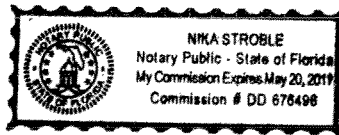
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on May 7, 2010 (date) by

Angel I. Rodriguez  
Please Print Name of Affiant

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

Nika Stroble  
Notary's Signature and Seal



NIKA STROBLE Name of Acknowledger printed or stamped

NOTARY PUBLIC Title or Rank

676496 Commission Number (if any)

# 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, Daniela O. Rodriguez authorize  
Please Print Name(s) of Owner(s)

Samuel J. Kaufman  
Please Print Name of Representative

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

Daniela O. Rodriguez  
Signature of Owner  
Daniela O. Rodriguez

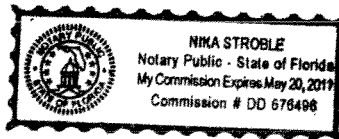
\_\_\_\_\_  
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on May 7, 2010 (date) by

Daniela O. Rodriguez  
Please Print Name of Affiant

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

Nika Stroble  
Notary's Signature and Seal



NIKA STROBLE Name of Acknowledger printed or stamped

NOTARY PUBLIC Title or Rank

676496 Commission Number (if any)

**Deed**

This Instrument Prepared by and Return to:  
JOHN M. SPOTTSWOOD, JR.  
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD  
500 FLEMING STREET  
Key West, FL 33040

Doc# 1543516 09/29/2005 10:03AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

2107  
5715 00  
-----  
11/20/05

Parcel ID Number: 0006570-001040

09/29/2005 10:03AM  
DEED DOC STAMP CL: SG

\$5,775.00

# Special Warranty Deed

Doc# 1543516  
Bk# 2154 Pg# 806

This Indenture, Made this 13<sup>th</sup> day of September, 2005, A.D., Between

OLD TOWN KEY WEST DEVELOPMENT, LTD, a Florida limited partnership

of the County of Monroe, State of Florida, grantors, and ANGEL I. RODRIGUEZ and DANIELA O. RODRIGUEZ, husband and wife, and ANGEL F. RODRIGUEZ, SR., a single man, as joint tenants with right of survivorship, whose address is: 2908 Staples Avenue, Key West, FL 33040, of the County of Monroe, State of Florida, grantees

Witnesseth that the GRANTORS, for and in consideration of the sum of -----TEN DOLLARS (\$10)-----DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe State of Florida to wit:

Lot 1 of Trinity Subdivision, according to the plat thereof, as recorded in Plat Book 7, at Page 72 of the Public Records of Monroe County, Florida. a/k/a 908 Trinity Drive, Unit #4, Key West, FL

## SUBJECT TO THE FOLLOWING:

1. Real estate taxes and assessments for the current year and all subsequent years;
2. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, F.S., on February 7, 1984, effective February 28, 1984, recorded in Official Records Book 906, Pages 200-208, of the Public Records of Monroe County, Florida.
3. City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida. Said assessment is not yet due and payable.
4. Any outstanding city tax liens and sewer charges.
5. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges. Said assessment is not yet due and payable.
6. Easements, or claims of easements, not shown by the public records.
7. Utility Easement from Holy Trinity Evangelical Lutheran Church, Inc. to The Utility Board of the City of Key West recorded on February 21, 1967, in Official Records Book 386 at Page 707 of the Public Records of Monroe County, Florida.
8. Ingress/Egress Easement set forth in Warranty Deed recorded in Official Records Book 587 at Page 976 of the Public Records of Monroe County, Florida.
9. Any claim to that portion of the property known as Trinity Drive by the City of Key West.



10. Easement as set forth in Warranty Deed recorded in Official Records Book 943 at Page 2231 of the Public Records of Monroe County, Florida, as affected by that Agreement for Termination of Easement by General Release dated February 4, 2003, by Michael Marrone and Old Town Key West Development, Ltd. recorded on February 10, 2003, in Official Records Book 1857 at Page 1279; and (Corrective) Agreement for Termination of Easement by General Release dated June 5, 2003, by Michael Marrone, III, and Old Town Key West Development, Ltd. recorded on June 6, 2003, in Official Records Book 1895 at Page 1269; and said (Corrective) Agreement for Termination of Easement by General Release dated June 5, 2003, by Michael Marrone, III, and Old Town Key West Development, Ltd., re-recorded on June 24, 2003, in Official Records Book 1901 at Page 1809; all of the Public Records of Monroe County, Florida, as depicted on that certain survey by Frederick H. Hildebrandt, dated April 22, 2004.

11. Terms and conditions of that certain Mutual Access Easement Agreement dated May 14, 2002, by Holy Trinity Evangelical Lutheran Church and Old Town Key West Development, Ltd. recorded on May 20, 2002, in Official Records Book 1785 at Page 2463; and Modification of Mutual Access Easement Agreement dated August 1, 2003, by Old Town Key West Development, Ltd. recorded on August 19, 2003, in Official Records Book 1922 at Page 427, both of the Public Records of Monroe County, Florida.

12. A 17' by 72' foot Exclusive Easement as set forth in that certain Agreement to Grant Exclusive Easement dated February 4, 2003, by Michael Marrone and Old Town Key West Development, Ltd. recorded on February 10, 2003, in Official Records Book 1857 at Page 1290; and (Corrective) Agreement to Grant Exclusive Easement dated June 5, 2003, by Michael Marrone, III, and Elizabeth Jankowski, and Old Town Key West Development, Ltd. recorded on June 6, 2003, in Official Records Book 1895 at Page 1278; said (Corrective) Agreement to Grant Exclusive Easement dated June 5, 2003, by Michael Marrone, III, and Elizabeth Jankowski, and Old Town Key West Development, Ltd. re-recorded on June 24, 2003, in Official Records Book 1901 at Page 1794; all of the Public Records of Monroe County, Florida, as depicted on that certain survey by Frederick H. Hildebrandt, dated April 22, 2004.

13. Easement between OLD TOWN KEY WEST DEVELOPMENT, LTD. and THE UTILITY BOARD OF THE CITY OF KEY WEST, recorded on April 7, 2004 in Official Records Book 1990, at Page 1594, of the Public Records of Monroe County, Florida.

14. Emergency Access Easement between HOLY TRINITY LUTHERAN EVANGELICAL CHURCH, and OLD TOWN KEY WEST DEVELOPMENT, LTD, dated May 6, 2004, and filed for record on May 17, 2004, in Official Records Book 2005 at page 441 of the Public Records of Monroe County, Florida.

15. Easement Agreement between OLD TOWN KEY WEST DEVELOPMENT, LTD., and CITY OF KEY WEST dated May 6, 2004, and filed for record on May 19, 2004, in Official Records Book 2005 at page 2056 of the Public Records of Monroe County, Florida.

16. Easement Agreement (Drainage) between OLD TOWN KEY WEST DEVELOPMENT, LTD., and CITY OF KEY WEST dated May 6, 2004, and filed for record on May 19, 2004, in Official Records Book 2005 at page 2061 of the Public Records of Monroe County, Florida.

17. Resolution No. 04-228 filed for record on June 21, 2004, in Official Records Book 2017 at page 2387 of the Public Records of Monroe County, Florida.

18. Declaration of Protective Covenants, Restrictions and Easements of THE TRINITY SUBDIVISION filed for record on August 24, 2005, in Official Records Book 2146 at page 872 of the Public Records of Monroe County, Florida.

19. Conditions, restrictions and easements as shown in Plat Book 7 at page 72, of the Public Records of Monroe County, Florida.

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



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


And the grantors hereby covenant with said grantees that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

OLD TOWN KEY WEST DEVELOPMENT, LTD, a  
Florida limited partnership

  
\_\_\_\_\_  
TIM Atwell  
Type/Print Witness Name  
  
\_\_\_\_\_  
Randy Sterling  
Type/Print Witness Name

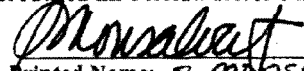
  
\_\_\_\_\_  
EDWIN O. SWIFT, III, GENERAL PARTNER  
201 Front Street, Ste 301  
Key West, FL 33040

STATE OF Florida  
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 13th day of September, 2005 by EDWIN O. SWIFT, III, as General Partner of OLD TOWN KEY WEST DEVELOPMENT, LTD, a Florida Limited Partnership he is personally known to me or he has produced his Florida driver's license as identification.



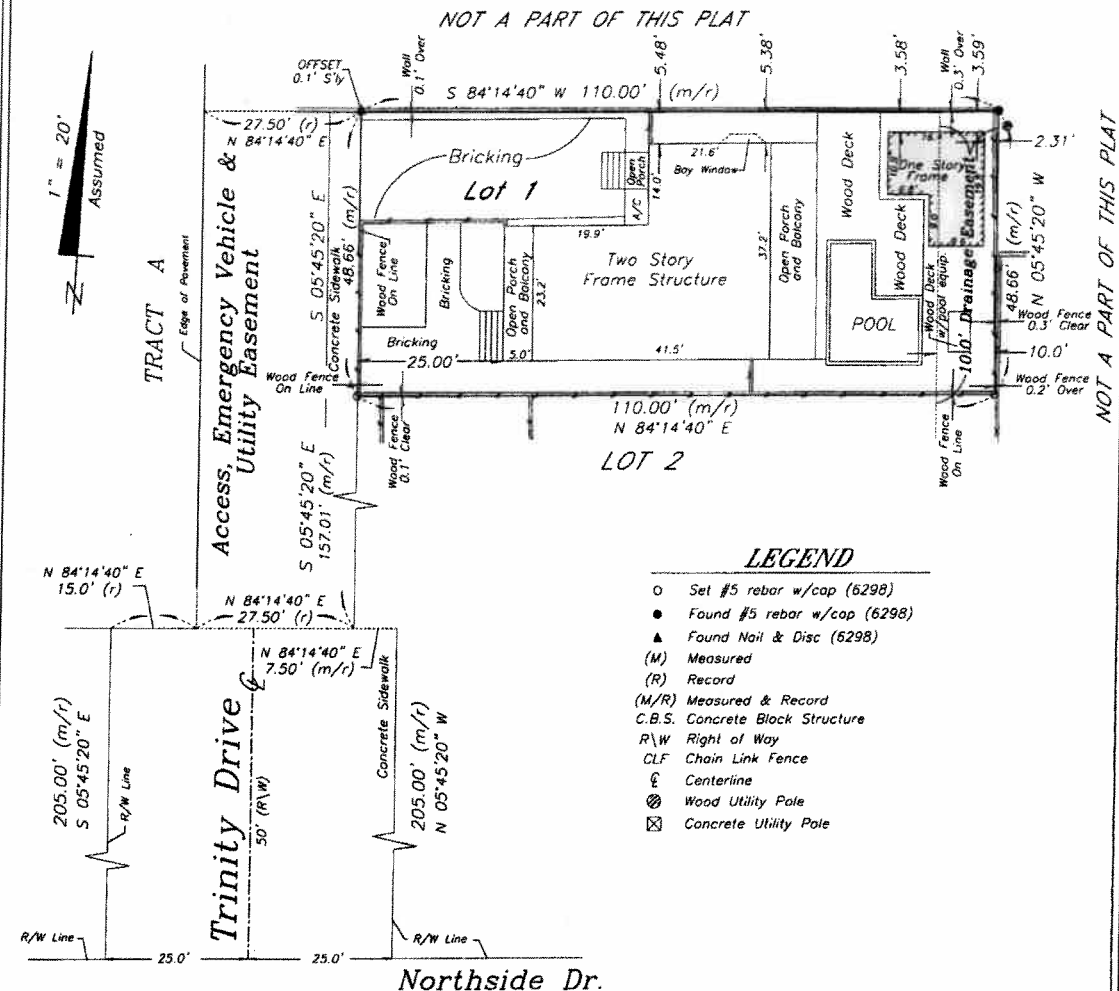
S. Monsalvatge  
MY COMMISSION # DD156555 EXPIRES  
November 23, 2006  
BONDED THRU TROY FARM INSURANCE, INC

  
\_\_\_\_\_  
Printed Name: S. MONSALVATGE  
Notary Public  
My Commission Expires: 11/23/06

MONROE COUNTY  
OFFICIAL RECORDS

# Survey

# Boundary Survey Map of Lot 1 of Trinity Subdivision



## LEGEND


- Set #5 rebar w/cap (6298)
- Found #5 rebar w/cap (6298)
- ▲ Found Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ± Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole

### NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 908 Trinity Drive, Unit 4, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and derived from the plat whereas Trinity Drive is called N 05°45'20" W.
8. This survey is not assignable.
9. Date of field work: October 25, 2006.
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** Lot 1 of Trinity Subdivision, according to the plat thereof, as recorded in Plat Book 7, at Page 72 of the Public Records of Monroe County, Florida.

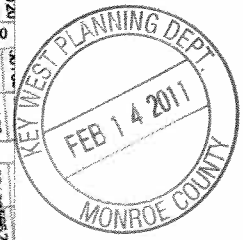
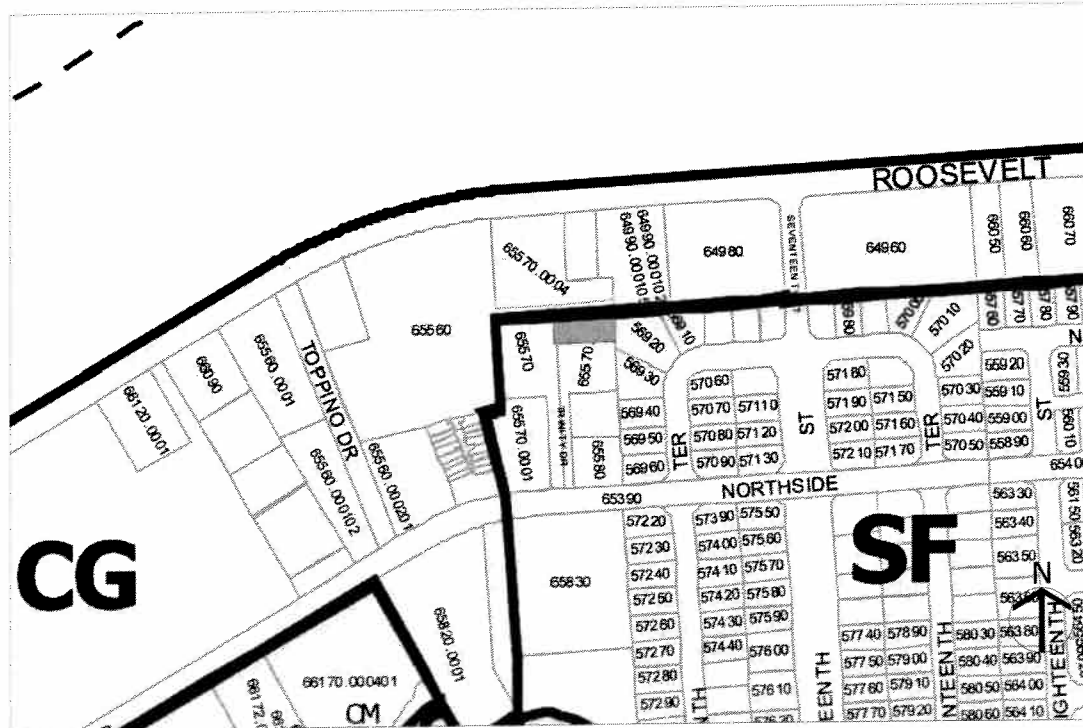
**BOUNDARY SURVEY FOR:** Angel I. Rodriguez;  
Countrywide Home Loans;  
Chicago Title of the Florida Keys;

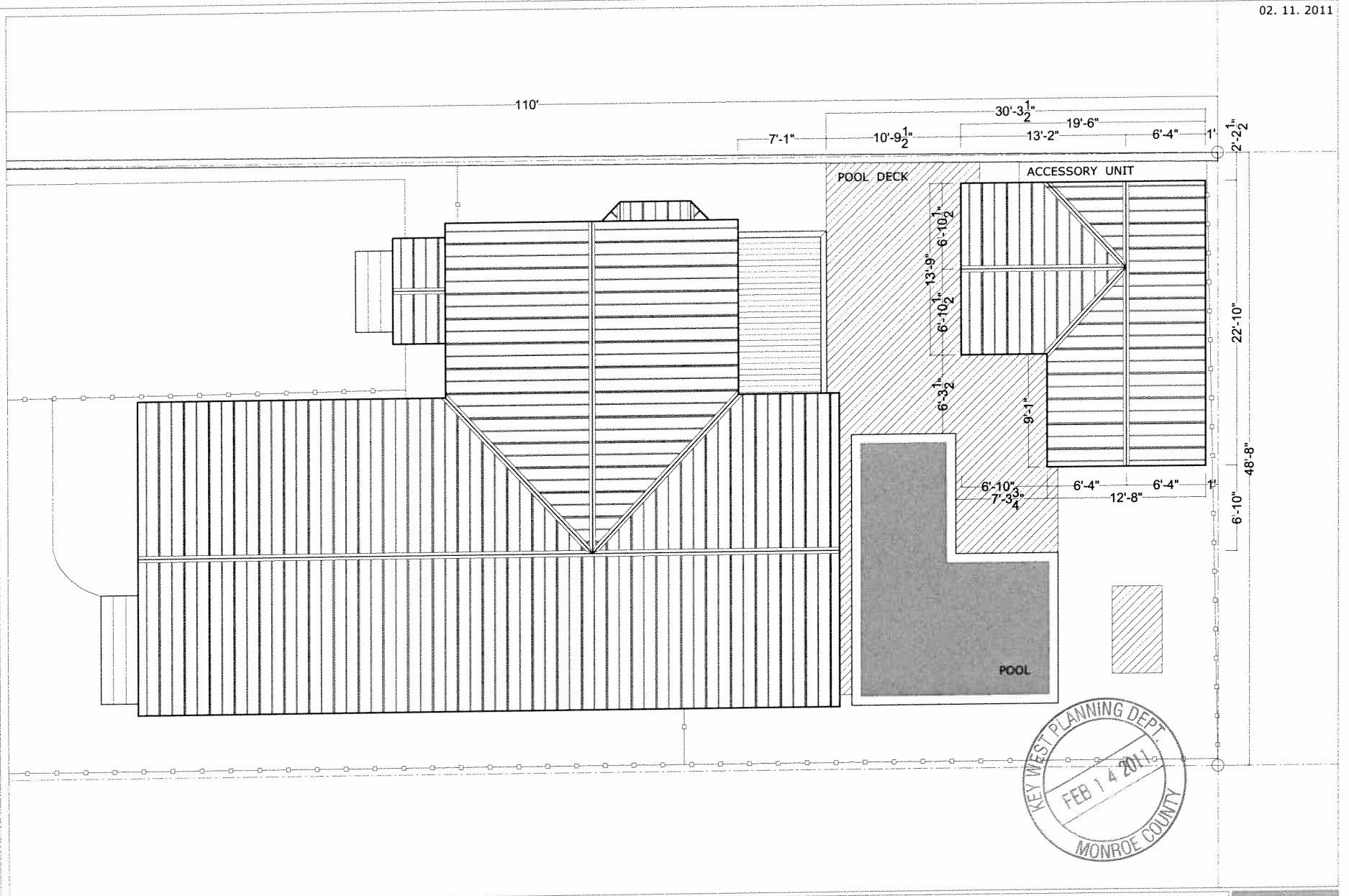
J. LYNN O'FLYNN, INC.  
  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
October 25, 2006

J. LYNN O'FLYNN, Inc.  
Professional Surveyor & Mapper  
PSM #6298  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# **Site Plan / Stormwater Plan**

**RODRIGUEZ RESIDENCE**  
VARIANCE PROPOSAL  
908 TRINITY DRIVE  
KEY WEST, FLORIDA





NOTE: THIS SITE PLAN WAS CREATED REFERENCING A SURVEY BY J. LYNN O'FLYNN, INC. DATED: 10.25.1006.

ENLARGED SITE PLAN

0 2 4 8 14  
SCALE: 3/32"=1'-0"

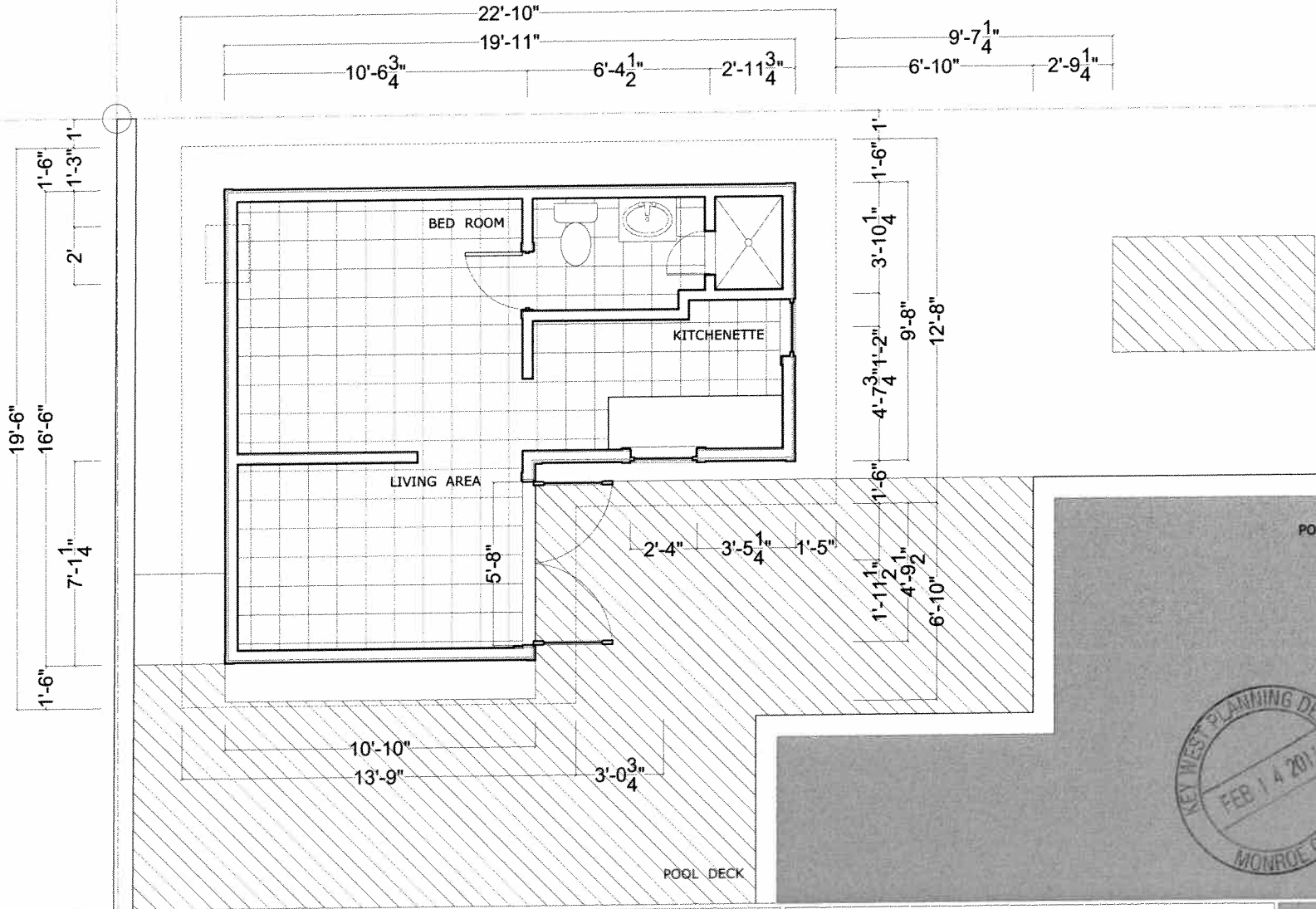


RODRIGUEZ RESIDENCE

VARIANCE PROPOSAL  
908 TRINITY DRIVE  
KEY WEST, FL 33040

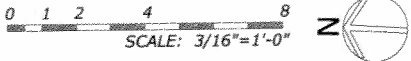
2 OF 7





NOTE: ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT.

### GROUND FLOOR PLAN

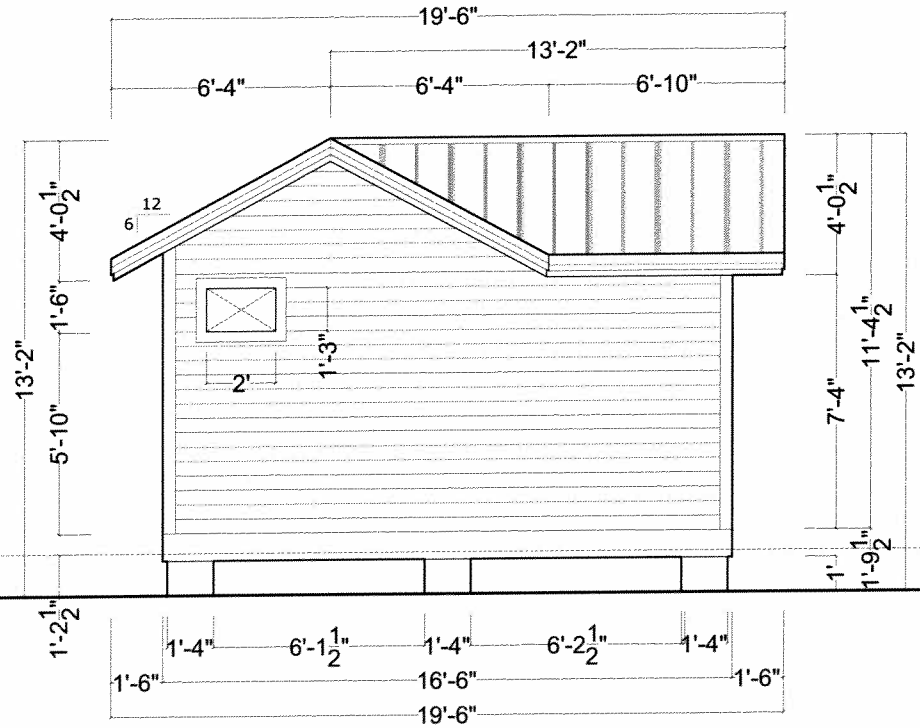


**RODRIGUEZ RESIDENCE**  
 VARIANCE PROPOSAL  
 908 TRINITY DRIVE  
 KEY WEST, FL 33040

3 OF 7







NOTE: ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT.

NORTH ELEVATION

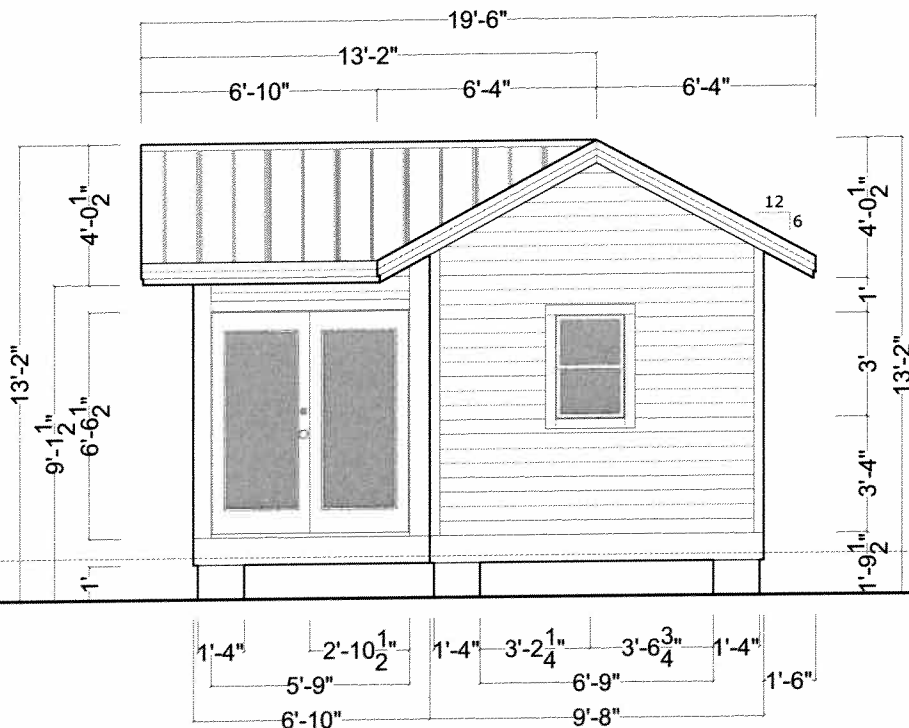


RODRIGUEZ RESIDENCE

VARIANCE PROPOSAL  
908 TRINITY DRIVE  
KEY WEST, FL 33040

4  
OF  
7





POOL DECK LEVEL: GRADE+1'-0"  
GRADE



NOTE: ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT.

**SOUTH ELEVATION**

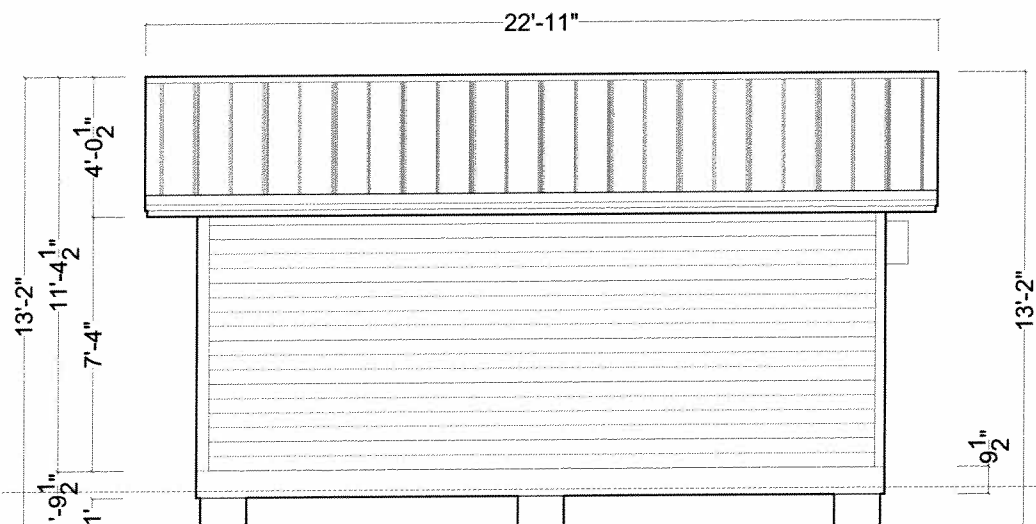


**RODRIGUEZ RESIDENCE**

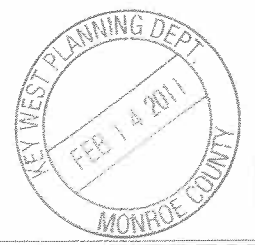
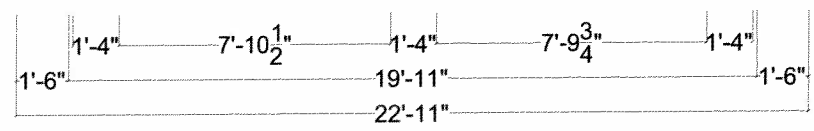
VARIANCE PROPOSAL  
908 TRINITY DRIVE  
KEY WEST, FL 33040

5  
OF  
7





POOL DECK LEVEL: GRADE+1'-0"  
GRADE



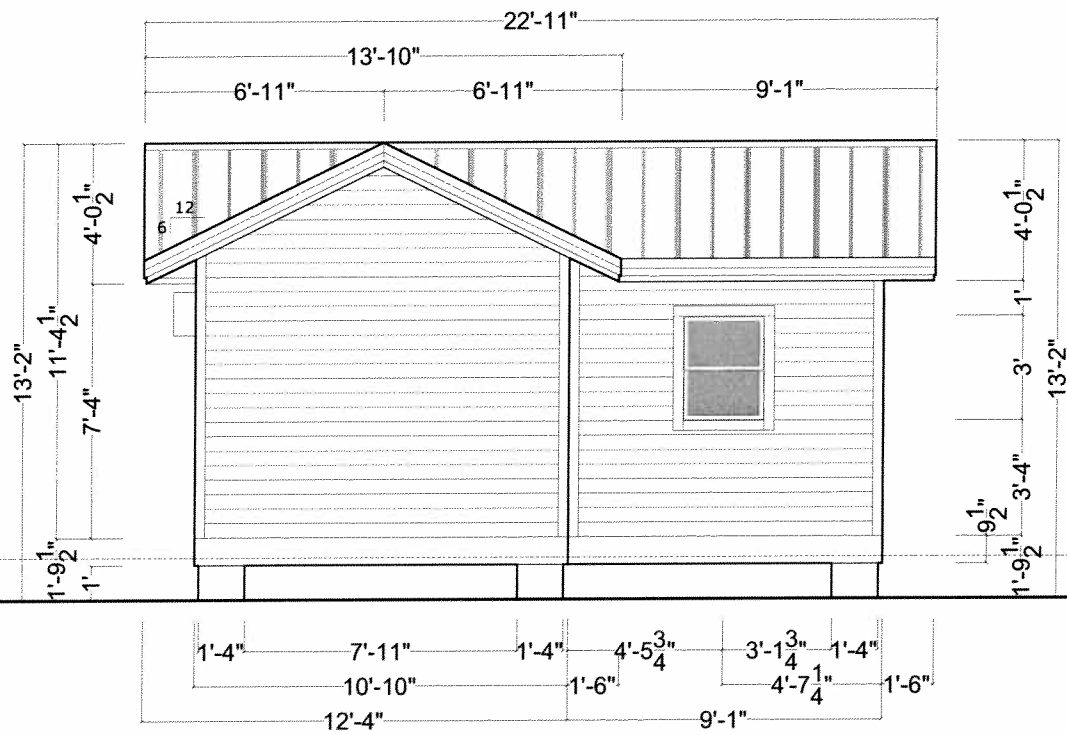
NOTE: ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT.

**EAST ELEVATION**  
0 1 2 4 8  
SCALE: 3/16"=1'-0"

**RODRIGUEZ RESIDENCE**  
VARIANCE PROPOSAL  
908 TRINITY DRIVE  
KEY WEST, FL 33040

6  
of  
7





POOL DECK LEVEL: GRADE+1'-0"  
GRADE



NOTE: ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT.

### WEST ELEVATION

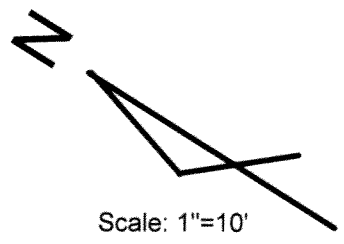


### RODRIGUEZ RESIDENCE

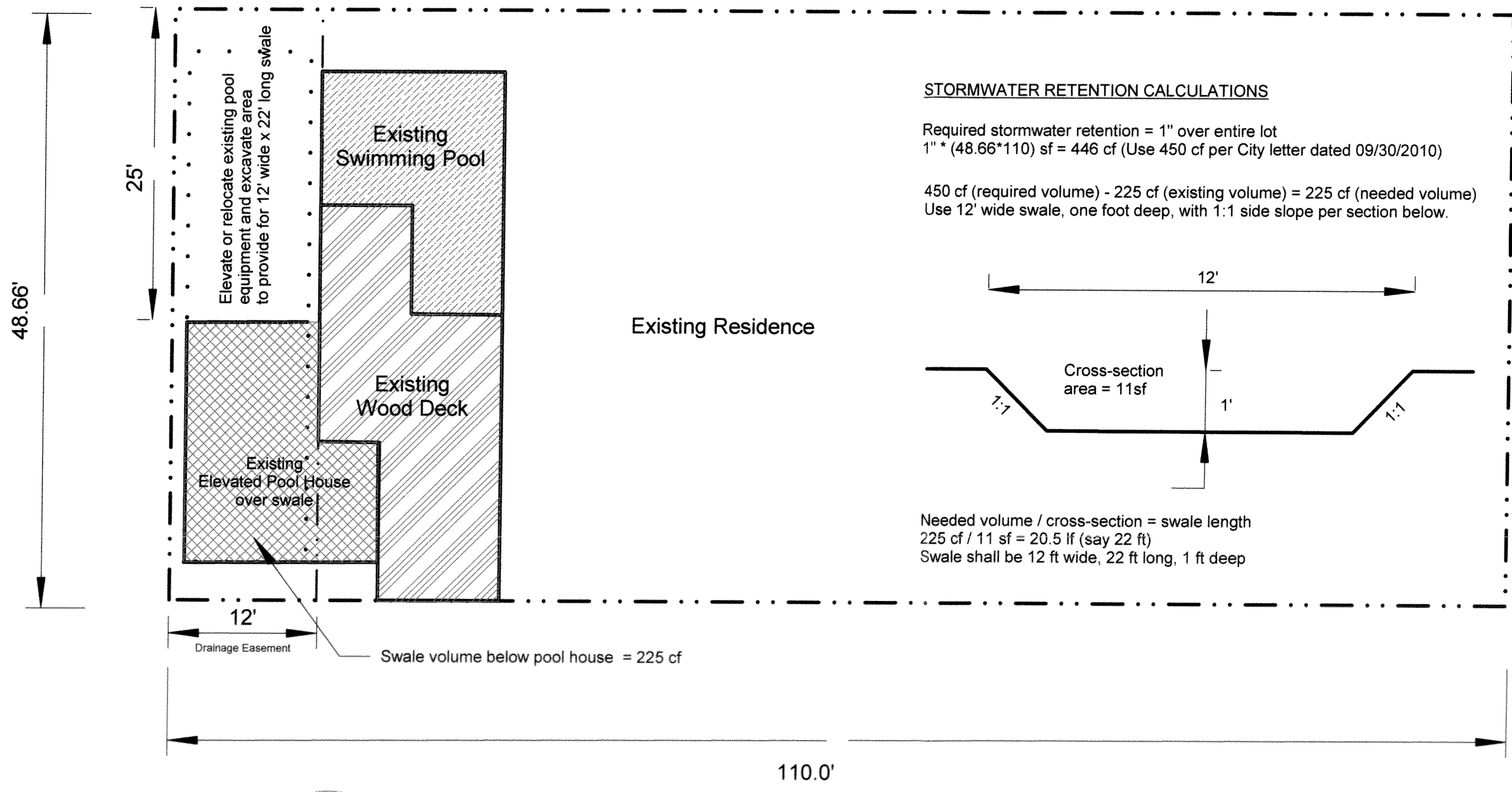
VARIANCE PROPOSAL  
908 TRINITY DRIVE  
KEY WEST, FL 33040

7  
OF  
7





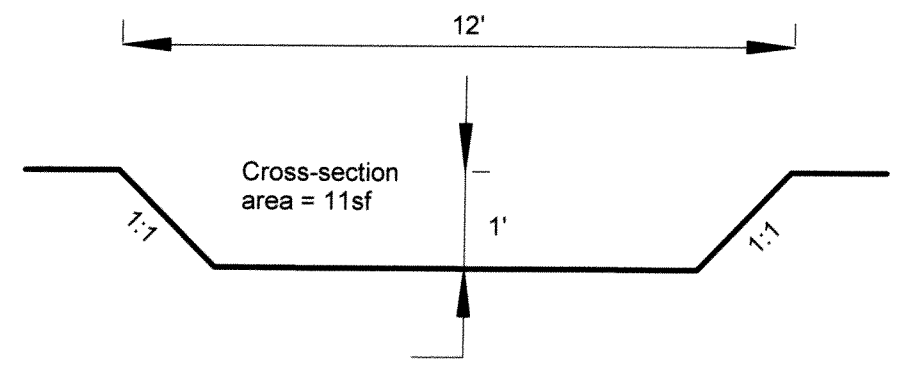
Scale: 1"=10'



STORMWATER RETENTION CALCULATIONS

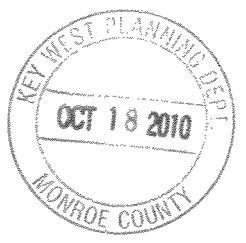
Required stormwater retention = 1" over entire lot  
 $1" * (48.66 * 110) \text{ sf} = 446 \text{ cf}$  (Use 450 cf per City letter dated 09/30/2010)

$450 \text{ cf (required volume)} - 225 \text{ cf (existing volume)} = 225 \text{ cf (needed volume)}$   
 Use 12' wide swale, one foot deep, with 1:1 side slope per section below.



Needed volume / cross-section = swale length  
 $225 \text{ cf} / 11 \text{ sf} = 20.5 \text{ lf}$  (say 22 ft)  
 Swale shall be 12 ft wide, 22 ft long, 1 ft deep

Trinity Drive



Revisions:  
 James C. Reynolds, PE  
 Fl. License No. 46685  
 22330 Lafitte Drive  
 Cudjoe Key, Fl. 33042  
 305-394-5987  
 ReynoldsEngineer@bellsouth.net

*ASD*  
 10/15/10

TITLE:  
 Stormwater Drainage Plan  
 for  
 Angel Rodriguez  
 908-4 Trinity Drive, Key West, Fl.

Date:  
 10/15/2010

Page:  
 1 of 1



# **Engineering Reports**



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

---

TO: Amy Kimball-Murley, Planning Director

FROM: Elizabeth Ignoffo, E.I., Permits and Contracts Engineer

CC: Doug Bradshaw, Senior Project Manager  
Brendon Cunningham, Planner

DATE: October 26, 2010

SUBJECT: **908 Trinity Drive, Unit 4: After the Fact Variances**

Building Coverage and Impervious Surface Ratios for Angel Rodriguez, 908-4 Trinity Drive, Key West, dated October 23, 2010, was reviewed and the following items are noted:

1. Total lot area and building coverage are 5,352.6 sq ft and 1,924 sq ft, respectively. Building Coverage Ratio is 35.9%.
2. Impervious Coverage is incomplete. The paver walkway is not included, and approximates 210 sq ft. The wood deck, 378 sq ft, should not be included in impervious coverage. Impervious Ratio more nearly approximates 60%.
3. As noted on the calculation submittal, the Impervious Coverage Ratio includes the cottage roof area. In accordance with the City of Key West Code of Ordinances, roofs are impervious surfaces that shall be included in the Impervious Coverage Ratio.

Retention volume shall be equal to 50 percent of one-inch times the lot area, 225 cubic feet.

Reconstruction of the swales adjacent to and below the cottage pool house will create 250 cu ft of dry retention volume, which will be adequate to meet the stormwater retention requirements of the City of Key West Code of Ordinances, Chapter 108, Article VIII, Stormwater and Surface Water Management.

**JIM REYNOLDS, PE**  
**REYNOLDS ENGINEERING SERVICES**

22330 Lafitte Rd  
Cudjoe Key, Fl. 33042  
Phone: (305) 394-5987  
ReynoldsEngineer@Bellsouth.net

October 23, 2010

Brendon Cunningham, Planner  
3140 Flagler Avenue  
Key West, Fl. 33040

Re: 908 Trinity Drive, Unit 4: After the Fact Variance

Dear Mr. Cunningham:

Below are my determinations of the building coverage and impervious surface ratios for the referenced property:

Total lot area: (48.66' x 110') = 5,352.6 sf

Building coverage:

Residential unit :	1,663 sf
Pool Cottage :	<u>261 sf</u>
Total building coverage =	1,924 sf



**Building Coverage Ratio = 1,924 sf / 5,352.6 sf = 35.9%**

Impervious Coverage:

Cottage:	261 sf
Residence:	1,663 sf
Pool:	256 sf
Wood Deck:	378 sf
Driveway:	<u>808 sf</u>
Total Impervious area=	3,366 sf

**Impervious ratio = 3,366 sf / 5,352.6 sf = 62.9% \*\***



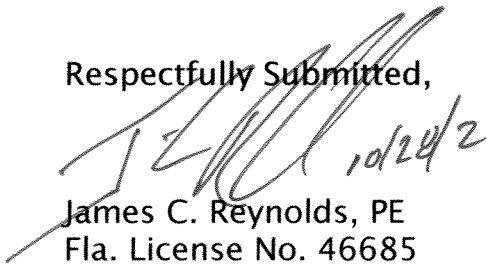
Brendon Cunningham  
October 23, 2010  
Page 2

\*\* The above calculation for impervious considers the cottage area in the calculation, however, the cottage is uniquely constructed above the excavated swale in the easement and therefore does not contribute runoff to an impervious area or interfere with the original drainage design intent.

The calculation for impervious coverage without the cottage area is then:

**Impervious ration w/o Cottage =  $(3,366 \text{ sf} - 261 \text{ sf}) / 5352.6 \text{ sf} = 58\%$**

Respectfully Submitted,

  
10/24/2

James C. Reynolds, PE  
Fla. License No. 46685



Cc: Angel Rodriguez

# **Property Appraiser Information**

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

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

## Property Record View

Alternate Key: 9075771 Parcel ID: 00065570-001010

### Ownership Details

**Mailing Address:**

RODRIGUEZ ANGEL F SR  
904 TRINITY DR  
UNIT 4  
KEYWEST, FL 33040

**All Owners:**

RODRIGUEZ ANGEL I AND DANIELA O R/S, RODRIGUEZ ANGEL F SR

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-  
Range:** 34-67-25

**Property Location:** 908 TRINITY DR UNIT 4 KEYWEST

**Subdivision:** TRINITY SUB

**Legal Description:** LOT 1 TRINITY SUB PB7-72 OR216-146/147 OR1785-2450 OR1922-427/430E OR2017-2387 (RES NO 04-228) OR2146-872/933DEC/REST OR2154/806 /08R/S

### Parcel Map



### Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	49	110	5,352.60 SF

### Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 0  
Total Living Area: 2812  
Year Built: 2005

### Building 1 Details

Building Type R1  
Effective Age 4  
Year Built 2005  
Functional Obs 0

Condition G  
Perimeter 312  
Special Arch 0  
Economic Obs 0

Quality Grade 550  
Depreciation % 3  
Grnd Floor Area 2,464

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

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

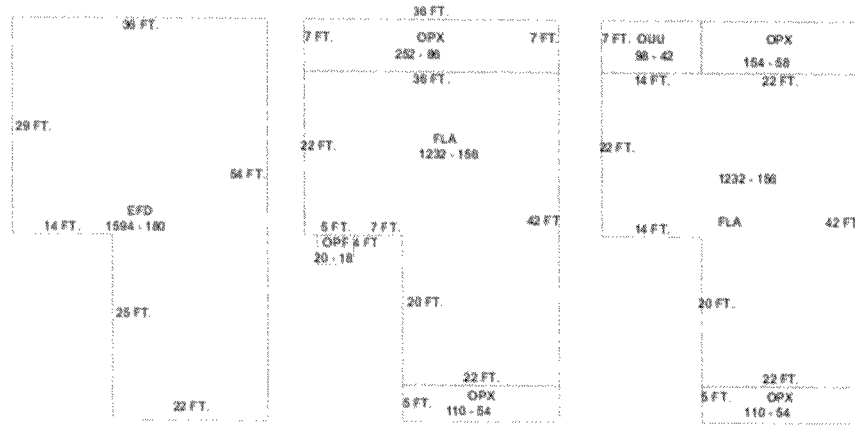
Roof Cover METAL  
Heat 2  
Heat Src 2

Foundation CONC BLOCK  
Bedrooms 3

Extra Features:

2 Fix Bath 0  
3 Fix Bath 2  
4 Fix Bath 0  
5 Fix Bath 0  
6 Fix Bath 0  
7 Fix Bath 0  
Extra Fix 1

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	EFD	4:CONC BLOCK	1	2005				1,594
0	FLA	12:ABOVE AVERAGE WOOD	1	2005	Y			1,232
0	OPX		1	2005				110
0	OPX		1	2005				252
0	OPF		1	2005				20
0	OPX		1	2005				110
0	FLA	12:ABOVE AVERAGE WOOD	1	2005	Y			1,232

0	OPX	1	2005	154
0	OUU	1	2005	98

## Building 2 Details

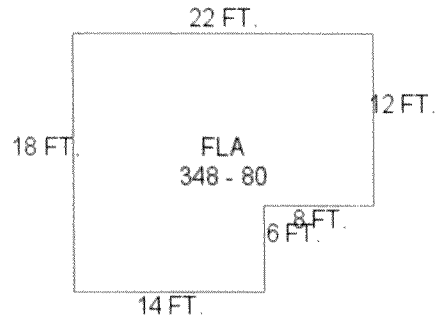
<b>Building Type</b> R1	<b>Condition</b> G	<b>Quality Grade</b> 450
<b>Effective Age</b> 1	<b>Perimeter</b> 80	<b>Depreciation %</b> 0
<b>Year Built</b> 2008	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 348
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> CONCRETE SLAB
<b>Heat 1</b> FCD/AIR NON-DC	<b>Heat 2</b>	<b>Bedrooms</b> 0
<b>Heat Src 1</b> ELECTRIC	<b>Heat Src 2</b>	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 1	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 0
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	2008		Y			348

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	748 SF	17	44	2005	2006	2	50
2	FN2:FENCES	1,368 SF	228	6	2005	2006	2	30
3	FN2:FENCES	236 SF	59	4	2005	2006	2	30



4	PO4:RES POOL	228 SF	0	0	2006	2007	4	50
5	WD2:WOOD DECK	280 SF	0	0	2006	2007	2	40

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	04-1588	03/29/2004	09/07/2005	281,700	Residential	NEW S.F.R.
	05-4278	09/29/2005	12/15/2005	2,200	Residential	PICKET FENCE
	05-4834	11/09/2005	05/31/2006	11,500	Residential	POOL 11 X 20

### 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	412,848	32,238	108,990	554,076	554,076	25,000	529,076
2009	393,570	32,990	359,666	786,226	786,226	0	786,226
2008	365,056	33,781	551,318	950,155	950,155	0	950,155
2007	383,347	29,403	294,393	707,143	707,143	0	707,143
2006	516,648	11,224	334,136	862,008	862,008	0	862,008
2005	0	0	243,008	243,008	243,008	0	243,008
2004	0	0	182,256	182,256	182,256	0	182,256

### Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/13/2005	2154 / 806	825,000	WD	V

This page has been visited 346,814 times.

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

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., April 21, 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:

**After the Fact Variances – 908 Trinity Drive #4 (RE# 00065570-001010)** – A variance request for building coverage, impervious surface ratio, side, and rear setbacks in the Single Family zoning district per 122-238 (4)(a), 122-238 (4)(b)(1), 122-238 (6)(a)(2) and (3) 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:

**Request:** After the Fact Variances – 908 Trinity Drive #4 (RE# 00065570-001010) – A variance request for building coverage, impervious surface ratio, side, and rear setbacks in the Single Family zoning district per 122-238 (4) (a), 122-238 (4)(b)(1), 122-238 (6)(a)(2) and (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

**Applicant:** Angel I. Rodriguez

**Project Location:** 908 Trinity Drive **Date of Hearing:** Thursday, April 21, 2011

**Time of Hearing:** 6:00 PM **Location of Hearing:** 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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# 908 Trinity #4

- 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.

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ARENCEBIA PEDRO AND HEATHER L  
3436 16TH TER  
KEY WEST, FL 33040

BOROS BRUCE L  
3401 NORTHSIDE DR  
KEY WEST, FL 33040

CAT 1 LLC  
3428 N ROOSEVELT BLVD  
KEY WEST, FL 33040

CHABAD OF KEY WEST  
906 TRINITY DR  
KEY WEST, FL 33040

CHRISTIAN VELMA L  
906 16TH TERRACE  
KEY WEST, FL 33040

ETHRIDGE W DAVID  
908 TRINITY DR  
KEY WEST, FL 33040

GALVAN GEORGE L AND JEAN MARIE  
3416 16TH TER  
KEY WEST, FL 33040

GARCIA MANUEL E AND ANITA L  
30 EVERGREEN AVE  
KEY WEST, FL 33040

IKW BORROWER LLC  
731 VIA LOMBARDY  
WINTER PARK, FL 32789

JAGASIA RACHNA AND KISHORE  
905 16TH TER  
KEY WEST, FL 33040

JKH HOLDINGS LLC  
1622 LAIRD ST  
KEY WEST, FL 33040

KAUFMAN SAMUEL J AND JULIA V  
908 TRINITY DR  
KEY WEST, FL 33040

LIPPI ANDREW F  
32 DRIFTWOOD DR  
KEY WEST, FL 33040

MALESKE MICHAEL J AND INGA M  
907 SERENA VENEDA LN  
LAS VEGAS, NV 89138

MONGELLI ROBERT CHARLES DECL OF TR  
DTD 01/15/02  
1025 SANDYS WAY  
KEY WEST, FL 33040

MURRAY JANET E  
3385 NORTHSIDE DR  
KEY WEST, FL 33040

NATIONWIDE HEALTH PROPERTIES INC  
3520 PIEDMONT RD NE STE 410  
ATLANTA, GA 0

OSTERHOUDT WILLIAM L JR AND TAMMY L  
3435 16TH TER  
KEY WEST, FL 33040

PARADISE COURT HOMEOWNERS'  
ASSOCIATION INC  
3395 NORTHSIDE DR  
KEY WEST, FL 33040

ROBINSON SONIA  
910 16TH TER  
KEY WEST, FL 33040

RODRIGUEZ ANGEL F SR  
904 TRINITY DR  
KEY WEST, FL 33040

SAUNDERS ANDREW W JR AND HELEN  
911 TRINITY DR  
KEY WEST, FL 33040

SAWYER NELSON A AND MARTHA C  
3415 16TH TERRACE  
KEY WEST, FL 33040

SHATKUN BENJAMIN  
1443 SE LAGACY COVE CIR  
STUART, FL 34997

SMITH JASON R  
900 16TH TERR  
KEY WEST, FL 33040

SYRING MICHAEL  
905 TRINITY DR  
KEY WEST, FL 33040

TALMAN ROBERT L  
3391 NORTHSIDE DR  
KEY WEST, FL 33040

TRAVELKEY LLC  
1000 MARKET ST  
PORTSMOUTH, NH 0

TRINITY SUBDIVISION HOMEOWNERS  
ASSOC INC  
201 FRONT ST  
KEY WEST, FL 33040

VON RUSH JANIS A L/E  
3387 NORTHSIDE DR  
KEY WEST, FL 0

WALSH JOSEPH H & CAREN W DEMENT  
(H/W)  
909 16TH TERRACE  
KEY WEST, FL 33040