

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



To: Chairman and Planning Board Members

From: Brendon Cunningham, Senior Planner
Revised by Carlene Smith, Planner Analyst

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: July 17, 2014

Agenda Item: **Variations – 1512 Dennis Street & 1515-1525 Bertha Street (RE#00063400-000000, AK#1063835 & RE#00063400-000100, AK#8850701)** - A request for variations to maximum building coverage, maximum impervious surface ratio, front, side and rear-yard setback requirements for property located in the CL zoning district per Sections 90-395 & 122-390(4)a. & b., 122-390(6)a.& b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

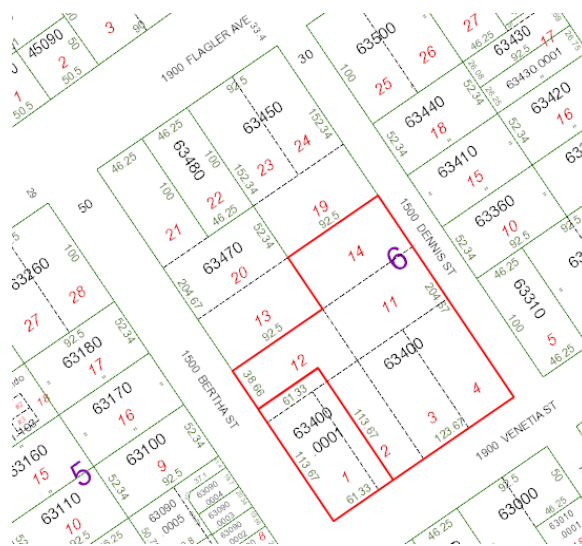
Request: The applicant is requesting variations to building coverage, impervious surface ratio, front, side and rear-yard setback requirements for the phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building.

Applicant: Trepanier & Associates Inc.

Property Owner: AIDS Help of Monroe County

Location: 1512 Dennis Street & 1515-1525 Bertha Street (RE#00063400-000000, AK#1063835 & RE#00063400-000100, AK#8850701)

Zoning: Limited Commercial (CL) Zoning District



Background:

This project is proposed for the redevelopment of an existing convalescence-home property fronting on to Dennis, Venetia and Bertha Streets. The property is comprised of 16 residential units now converted to the current home. The applicant proposes to redevelop the property to add an administration building and 7 residential units.

Relevant CL Zoning District Dimensional Requirements: Section 122-390			
Requirements	Zoning Regulations	Existing Conditions	Proposed Changes
Front Setback, Dennis	25'	10'5"	17'5"
Front Setback, Venetia	25'	11'11"	12'5"
Front Setback, Bertha	25'	8'9"	10'
Side Setback	15'	4'	4"
Rear Setback	25'	9'7"	Same
Building Coverage	40%	29.5%	45.2%
Impervious Surface	50%	56.2%	69.6%

Process:

Development Review Committee Meeting:

March 27, 2014

Planning Board Meeting:

June 19, 2014 - postponed

July 17, 2014

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 and proposed structures are nonconforming to building coverage, impervious surface ratio and setback requirements. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not by themselves generate the existence of special conditions or circumstances.

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

The nonconforming aspects on the site are not created by the applicant. The buildings are legal non-conforming. However, the applicant is increasing the non-conformities with the proposed structures.

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

Allowing the new construction, as proposed, would not 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 would be deprived of rights commonly enjoyed by other properties without the variance approval.

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variance requested is the minimum variance that will make possible the continued use of the land, building, or structure. However, the applicant has reasonable use of the property prior to the new construction.

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

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

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 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.**

The applicant has been in contact with adjacent property owners.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

General Conditions:

1. The applicant shall obtain major development plan and conditional use approval.
2. The applicant shall obtain final landscape plan approval.
3. The applicant shall address Engineering comments dated March 27, 2014.
4. Any lighting fixtures shall meet "Dark Sky" lighting standards.
5. Construction Management Plan be implemented.
6. Any use of new BPAS allocations for any part of this project shall require that all structures meet the minimum prerequisites of the BPAS ordinance as to sustainable building features and elevation for FEMA purposes.

Conditions subject to a Conditional Approval Permit, per Ordinance 10-22 subject to an associated annual inspection:

7. All swales and landscaping shall be maintained.
8. Phase 1 of the development shall be complete by October 31, 2017, or shall require one and only one extension approved by the City Commission prior to the expiration date of the resolution of the City Commission approving the Development Plan.
9. Phase 2 of the development Plan shall be complete by October 31, 2019 or shall require one and only one extension approved by the City Commission prior to the expiration date of the resolution of the City Commission approving the Development Plan.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCES TO MAXIMUM BUILDING COVERAGE, MAXIMUM IMPERVIOUS SURFACE RATIO, FRONT, SIDE, AND REAR YARD SETBACKS ON PROPERTY LOCATED AT 1512 DENNIS STREET & 1515-1525 BERTHA STREET (RE# 00063400-000000, AK# 1063835 & RE# 00063400-000100, AK# 8850701) IN THE LIMITED COMMERCIAL (CL) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 & 122-390(4A. & B., 122-390(6)A. & B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposed the redevelopment of an existing convalescence-home, via phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building on property located at 1512 Dennis Street & 1515-1525 Bertha Street (RE# 00063400-000000, AK#1063835 & RE#00063400-000100, AK#8850701); and

WHEREAS, the existing structure is currently nonconforming to the building coverage, impervious surface ratio and setback requirements within the Limited Commercial (CL) Zoning District; and

WHEREAS, Section 122-390 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the maximum building coverage is 40 percent, maximum impervious surface ratio is 60 percent, the minimum front and rear yard setback is 25 feet (or as an alternative ten percent of lot depth for buildings up to 25 feet in height or 20 percent of lot depth for buildings over 25 feet in height;

_____ Chairman
_____ Planning Director

provided, however, the maximum setback shall be 50 feet) and the minimum side yard setback is 15 feet (or 10 percent of lot width up to a maximum of 20 feet, whichever is greater); and

WHEREAS, the proposed building coverage is 45.2%, impervious surface is 69.6%, front yard setback which fronts Dennis Street is 17'5", front yard setback which fronts Venetia Street is 12'5", front yard setback which fronts Bertha Street is 10', side yard setback is 4", and proposed rear yard setback is 9'7"; and

WHEREAS, the applicant requests a variance to maximum building coverage, maximum impervious surface ratio, front, side and rear-yard setback requirements; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 17, 2014; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue

hardship on the applicant; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony with the general intent and purpose of the land development regulations and that such variances will 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 are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds 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.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for variances to allow the redevelopment of an existing convalescence-home, via phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building per the attached plans signed and sealed on July 2, 2014 by Richard J. Milelli, Registered Architect, on property located at 1512 Dennis Street & 1515-1525 Bertha Street

_____ Chairman
_____ Planning Director

(RE#00063400-000000, AK#1063835 & RE#00063400-000100, AK#8850701) in the CL Zoning District pursuant to Sections 90-395 & 122-390(4)a. & b., 122-390(6)a.& b. of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The applicant shall obtain major development plan and conditional use approval.
2. The applicant shall obtain final landscape plan approval.
3. The applicant shall address Engineering comments dated March 27, 2014.
4. Any lighting fixtures shall meet “Dark Sky” lighting standards.
5. Construction Management Plan be implemented.
6. Any use of new BPAS allocations for any part of this project shall require that all structures meet the minimum prerequisites of the BPAS ordinance as to sustainable building features and elevation for FEMA purposes.

Conditions subject to a Conditional Approval Permit, per Ordinance 10-22 subject to an associated annual inspection:

7. All swales and landscaping shall be maintained.
8. Phase 1 of the development shall be complete by October 31, 2017, or shall require one and only one extension approved by the City Commission prior to the expiration date of the resolution of the City Commission approving the Development Plan.
9. Phase 2 of the development Plan shall be complete by October 31, 2019 or shall require one and only one extension approved by the City Commission prior to the expiration date of the resolution of the City Commission approving the Development Plan.

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 shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for

permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

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

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 17th day of July 2014.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

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: 1515-1525 Bertha Street & 1512 Dennis Street

Zoning District: (CL) Commercial limited Real Estate (RE) #: 00063400-000000,00063400-000100

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates Inc.

Mailing Address: 402 Appelrouth Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983 Fax: _____

Email: patrick@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: A.H. of Monroe County Inc.

Mailing Address: PO Box 4374

City: Key West State: FL Zip: 33041-4374

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: scott.p@aidshelp.cc

Description of Proposed Construction, Development, and Use: A.H of Monroe County Inc. is proposing the phased partial redevelopment of their existing rest home facility at Marty's Place

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

Front, Rear, and Side setbacks

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? 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
Zoning	CL			
Flood Zone	TBD			
Size of Site	33,067 sq. ft.			
Height				
Front Setback - Dennis Street	25' 0"	10' 5"	17' 5"	Variance
Front Setback - Venetia Street	25' 0"	11' 11"	12' 5"	Variance
Front Setback - Bertha Street	25' 0"	8' 9"	10'	Variance
Side Setback - From Dennis St.	20' 0"	0' 0"	0' 0"	Variance
Side Setback - From Bertha St.	20' 0"	4' 0"	4"	Variance
Rear Setback	25' 0"	9' 7"	9' 7"	Variance
Building Coverage	40%	9,744 sf (29.5%)	14,927 sf (45.2%)	Variance
Impervious Surface	60%	18,585 sf (56.2%)	23,043 sf (69.6%)	Variance
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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 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.

Special conditions exist which are peculiar to the land, buildings, and structures. This property was developed prior before the current code and was converted to an AH of Monroe County, Inc. rest home facility. The property can not be redeveloped in a manner that would comply with a strict interpretation of the land development regulations due to the existing structures, the mature landscaping, the ADA requirements of the facility, and the three front yards created by the location of the site.

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

These conditions were not created by the 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.

Special privileges will not be conferred as a result of these variance. In fact the variances will allow for a substantial improvement to the public health and welfare of some of the Florida Keys most vulnerable residents.

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.

Hardships conditions exist. If the variance are not granted the property will not be capable of fulfilling the intended use by AH and the community members will lose the opportunity for safe, respectful housing.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only the minimum variances are requested. As demonstrated in the Site Data Table, the property will not be fully developed.

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.

The granting of these variance will not be injurious to the public welfare, in fact it will be quite the opposite. If the variance are granted, public welfare will be enhanced as a result of the improved AH services to the residents of the Florida Keys.

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.

Existing nonconforming uses of other properties are considered the basis for this request.

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

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Eugene Scott Bridger my capacity as Executive Director / CEO
(print name) (print position; president, managing member)
of A. H. of Monroe County Inc
(print name of entity serving as Authorized Representative)

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

1512 Dennis Street Key West FL 33040
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.

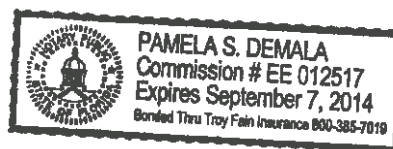
Eugene Scott Bridger
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 3/3/14 by
date
E. Scott Bridger
Name of Authorized Representative

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

Pamela S. Demala
Notary's Signature and Seal

PAMELA S. DEMALA
Name of Acknowledger typed, printed or stamped



EE 012517
Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Engin Scott Prudgen, in my capacity as Executive Director/CEO
(print name) (print position; president, managing member)
of A.H.I Real Estate Properties Inc
(print name of entity serving as Authorized Representative)

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

1515 - 1519 Beetha Street Key West, FL
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.

Engin Scott Prudgen
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 3/3/14 by
date
E. Scott Prudgen
Name of Authorized Representative

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

Pamela S. DeMala
Notary's Signature and Seal

PAMELA S. DEMALA
Name of Acknowledger typed, printed or stamped



EE 012517
Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Eugene Scott Priddy as
Please Print Name of person with authority to execute documents on behalf of entity

Executive Director / CEO of A.H.I. Real Estate Properties, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Kenmar General Contracting, LLC, Meridian Engineering, LLC, Trepanier & Associates Inc.
Please Print Name of Representative

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

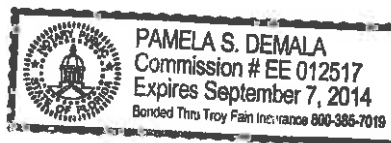
Eugene Scott Priddy
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 3/3/14 by
date
Kenmar General Contracting, LLC
Meridian Engineering, LLC
Trepanier & Associates Inc.
Name of Authorized Representative

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

Pamela S. Demala
Notary's Signature and Seal

PAMELA S. DEMALA
Name of Acknowledger typed, printed or stamped



EE 012517
Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Eugene Scott Priddy as
Please Print Name of person with authority to execute documents on behalf of entity

Executive Director / CEO of A.H. of Monroe County, Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize Kenmar General Contracting, LLC, Meridian Engineering, LLC, Trepanier & Associates Inc.
Please Print Name of Representative

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

Eugene Scott Priddy
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 3/3/14 by
date
Kenmar General Contracting, LLC
Meridian Engineering, LLC
 Trepanier & Associates Inc.
Name of Authorized Representative

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

Pamela A. Demala
Notary's Signature and Seal

PAMELA S. DEMALA
Name of Acknowledger typed, printed or stamped



EE 012517
Commission Number, if any

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

A.H. OF MONROE COUNTY, INC.

Filing Information

Document Number	N13659
FEI/EIN Number	592678740
Date Filed	03/03/1986
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	01/05/2009
Event Effective Date	NONE

Principal Address1434 KENNEDY DRIVE
KEY WEST, FL 33040

Changed: 06/12/2000

Mailing Address1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Changed: 02/11/2011

Registered Agent Name & AddressPRIDGEN, EUGENE S
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Name Changed: 10/26/2012

Address Changed: 08/08/2012

Officer/Director Detail**Name & Address**

Title TD

VARNER, MARCUS P
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Title PD

GREEN, BRYAN C
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Title VD

McChesney, Laura
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Title MGR

PRIDGEN, EUGENE S
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Title SD

WEEKLEY, SUSAN T
1434 KENNEDY DRIVE
KEY WEST, FL 33040-7008

Annual Reports

Report Year	Filed Date
2012	01/20/2012
2013	01/28/2013
2014	01/09/2014

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[04/28/2005 -- ANNUAL REPORT](#)
[04/26/2004 -- ANNUAL REPORT](#)
[01/27/2003 -- ANNUAL REPORT](#)
[02/05/2002 -- ANNUAL REPORT](#)
[05/14/2001 -- ANNUAL REPORT](#)
[06/12/2000 -- ANNUAL REPORT](#)
[05/10/1999 -- ANNUAL REPORT](#)
[05/12/1998 -- ANNUAL REPORT](#)
[03/05/1997 -- ANNUAL REPORT](#)
[03/26/1996 -- ANNUAL REPORT](#)
[04/05/1995 -- ANNUAL REPORT](#)

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Deed

Prepared By:
Erica Hughes Sterling
Spottswood, Spottswood and Spottswood
500 Fleming St.
Key West, Fl. 33040

Doc# 1969790 02/21/2014 1:55PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 1969790
Bk# 2672 Pg# 253

**DEED FOR CONVEYANCE
OF DEVELOPMENT RIGHTS AND ROGO ALLOCATIONS
IN THE CITY OF KEY WEST, FLORIDA**

THIS INDENTURE is made, executed, delivered and effective this 5th day of September, 2013, by A.H. OF MONROECOUNTY, INC., a Florida not-for-profit corporation, whose mailing address is P.O. Box 4374, Key West, FL 33041, hereinafter referred to as ("Grantor"), to and in favor of the Receiving Site (hereinafter defined), the fee simple owner of which is C. TODD KEMP, a single man, whose mailing address is P.O. Box 527, Key West, FL 33041 ("Grantee").

WITNESSETH

A. Grantor is the record owner of the real property in Key West, Florida more particularly described in Exhibit "A" (the "Sender Site"). In connection with the Grantor Property, Grantor is owner of and vested with certain rights of development, including two (2) Transient Dwelling Units which were allocated to the Sender Site by the City of Key West, Florida (the "Assigned Development Rights"); and

B. Grantee is the record owner of the real property located at 1306 Villa Mill Alley, Key West, Florida (the "Receiving Site"); and

C. Grantee has secured the approval of the Planning Board for the City of Key West to transfer two (2) transient dwelling units from the Sender Site to the Receiving Site pursuant to a letter from the City Planner.

NOW, THEREFORE, for and in consideration of payment to Grantor of the sum of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, assigned and transferred, and hereby confirms the granting, sale, assignment and transfer, to Grantee, and its successors and assigns forever, the Assigned Development Rights.

Grantor warrants that Grantor has good right and lawful authority to sell and convey the Assigned Development Rights, and that Grantor hereby fully warrants the title to the Assigned Development Rights, and will defend the same against the lawful claims of all persons whomsoever; provided, however, Grantor makes no representations or warranties in regard to the transferability of the Assigned Development Rights; and Grantee, by acceptance of this Deed, assumes fully responsibility for all applicable zoning and building provisions applicable to the

Assigned Development Rights, and Grantee warrants compliance with any condition of approval required by the City of Key West.

Grantor further represents and warrants that this instrument, and the execution, delivery and recordation hereof, and the transaction and conveyances provided for herein, are duly authorized by all necessary action on the part of Grantor.

Grantee shall deliver a copy of this instrument after recording to the City of Key West Planning Department.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly authorized, executed and delivered effective as of the date first above written.

WITNESSES:

[Signature]

Signature of Witness

Erica Hughes Sterling

Printed Name of Witness

[Signature]

Signature of Witness

Patricia Gae Ganister

Printed Name of Witness

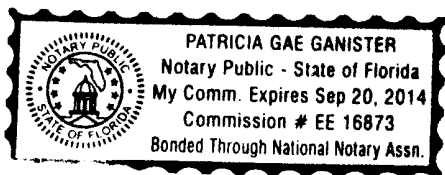
A.H. OF MONROE COUNTY, INC.,
a Florida not-for-profit corporation

By: [Signature]
Bryan C. Green, President

STATE OF FLORIDA)
)ss:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 5 day of September, 2013, by Bryan C. Green, as President of A.H. OF MONROE COUNTY, INC.. He is personally known to me or has produced evidence satisfactory to me as to his identification.

NOTARY PUBLIC



[Signature]
[Seal]

EXHIBIT A
Legal Description Sender Site

Doc# 1969790
Bk# 2672 Pg# 255

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Tract Thirty but now particularly described as follows, to-wit:

Lots 1, 2, 3, 4, 11, 12 and 14, in Square 6, according to W.D. Cash's Diagram of land in Tract Thirty, surveyed and drawn from map of William A. Whitehead's by T.J. Ashe, Deputy County Surveyor, dated March 8, 1887, said diagram being recorded in Plat Book 1, Page 13, Monroe County, Florida Public Records.

Return to: (enclose self addressed stamped envelope)
Name Robert T. Feldman, Esq.

Address: 417 Eaton Street
Key West, Florida 33040 857010

OFF REC 1322 PAGE 1342

1300
200
70

This Instrument Prepared by: Robert T. Feldman

Address: Above

Grantee Name and S.S. -: 65-0363080
Address: _____

Grantee Name and S.S. -: _____
Address: _____

FILED FOR RECORD
94 SEP 12 A9:44
DANNY B. ROBERTS
CLK. DIR. OF
MONROE COUNTY, FLA.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Made this 8th day of September, A. D. 19 94,

Between, AIDS HELP, INC., a Florida not-for-profit corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and

A.H.I. REAL ESTATE PROPERTIES, INC., a Florida not-for-profit corporation

of the County of Monroe and State of Florida party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remise, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Subject to conditions, restrictions, limitations and easements of record and to taxes for the current and subsequent years.

Property Appraiser's Parcel Identification Number: 0006340

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever. And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its _____ the day and year above written.



AIDS HELP, INC., a Florida not-for-profit corporation

Signed, Sealed and Delivered in Our Presence:

Charles E. Larkin
CHARLES E. LARKIN

By Carol L. Rogers
CAROL L. ROGERS
President.

Robert T. Feldman
Robert T. Feldman

State of Florida

County of Monroe

I Hereby Certify that on this 8th day of September A.D. 1994 before me personally appeared Carol L. Rogers and

Presidents and respectively of AIDS HELP, INC., a Florida not-for-profit corporation under the laws of the State of Florida, and who are personally known to me or have produced as identification and did (did not) take an oath; they have severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.



Ruth Smith
Signature
Ruth Smith
Printed Name
Notary Public
Title
CC236903
Serial #, if Any

Warranty Deed

FORM 1123 REV. 11/91

FROM CORPORATION

TO

Date

ABSTRACT OF DESCRIPTION

TITLEBLANK REGISTERED U. S. PATENT OFFICE
TUTTLE LAW PRINT. PUBLISHERS, WILMINGTON, VT 05702

ATTORNEY AT LAW
FELDMAN & KOENIG, P.A.
417 EATON STREET
KEY WEST, FL 33040

857010

OFF
REC | 322 PAGE | 344

On the island of Key West and known as Lot 1 and part of Lots 2 and 12, in Square 6 according to W. D. Cash's Diagram of Land in Tract Thirty, by T.J. Ashe, Deputy County Surveyor, dated March 8, 1887, as recorded in Plat Book 1 at Page 13 of the Public Records of Monroe County, Florida; said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection of the NW'ly right of way line of Venetia Street with the NW'ly right of way line of Dennis Street and run thence in a SW'ly direction along the NW'ly right of way line of Venetia Street for a distance of 123.67 feet to the Point of Beginning; thence NW'ly and at right angles for a distance of 113.67 feet; thence SW'ly and at right angles for a distance of 61.33 feet to the NE'ly right of way line of Bertha Street; thence SE'ly and at right angles along the NE'ly right of way line of Bertha Street for a distance of 113.67 feet to the NW'ly right of way line of the said Venetia Street; thence NE'ly at right angles and along the NW'ly right of way line of the said Venetia Street for a distance of 61.33 feet back to the Point of Beginning.

Recorded in Official Records
in Monroe County, Florida
Record Verified
DANNY L. KOYFACE
Clerk Circuit Court

EXHIBIT A

Survey

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|---------------|-----------------------------------|---------------------|---------------------------|------------------|-----------------------|------------------------|------------------|-----------------------------|--|-----------------------|---------------------------|----------------------|---------------------|-----------------------|-------------------------------|-------------------------------|------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|------------------------------------|-----------------------|------------|------------------------|---------------------------------|----------------|---------------------------|-------------------|--------------------|-----------------|-------------------|---------------|------------------|------------------------|----------------|-----------------|-------------------|------------------|-----------------------|--------------------------------------|------------------|
| BFP = BACK-FLOW PREVENTER | BO = BLOW OUT | C 4 G = 2" CONCRETE CURB & GUTTER | CB = CONCRETE BLOCK | CBW = CONCRETE BLOCK WALL | CL = CENTERLINE | CLF = CHAINLINK FENCE | CM = CONCRETE MONUMENT | CONC = CONCRETE | CPP = CONCRETE POWER POLE | CRVD = COVERED | DELTA = CENTRAL ANGLE | DEASE = DRAINAGE EASEMENT | EL = ELEVATION | ENCL = ENCLOSURE | EP = EDGE OF PAVEMENT | FF = FINISHED FLOOR ELEVATION | FH = FIRE HYDRANT | FI = FENCE INSIDE | FL = FLOW LINE | FND = FOUND | FOL = FENCE OUTSIDE | FOL = FENCE ON LINE | | | | | | | | | | | | | | | | | | | | | |
| GUY = GUY WIRE | HB = HOSE BIB | IP = IRON PIPE | IR = IRON ROD | L = ARC LENGTH | LS = LANDSCAPING | MB = MAILBOX | MEAS = MEASURED | MF = METAL FENCE | MHWL = MEAN HIGH WATER LINE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | NTS = NOT TO SCALE | OH = ROOF OVERHANG | OHW = OVERHEAD WIRES | PC = POINT OF CURVE | PM = PARKING METER | PCC = POINT OF COMPOUND CURVE | PCP = PERMANENT CONTROL POINT | PK = PARKER KALON NAIL | POB = POINT OF BEGINNING | PI = POINT OF INTERSECTION | POC = POINT OF COMMENCEMENT | PRC = POINT OF REVERSE CURVE | PRM = PERMANENT REFERENCE MONUMENT | PT = POINT OF TANGENT | R = RADIUS | RW = RIGHT OF WAY LINE | SSCO = SANITARY SEWER CLEAN-OUT | SW = SIDE WALK | TBM = TEMPORARY BENCHMARK | TOB = TOP OF BANK | TOS = TOE OF SLOPE | TR = TOP OF RIM | TS = TRAFFIC SIGN | TYP = TYPICAL | UIR = UNREADABLE | LIE = UTILITY EASEMENT | WD = WOOD DECK | WF = WOOD FENCE | WL = WOOD LANDING | WM = WATER METER | WPP = WOOD POWER POLE | WRACK LINE = LINE OF DEBRIS ON SHORE | WV = WATER VALVE |

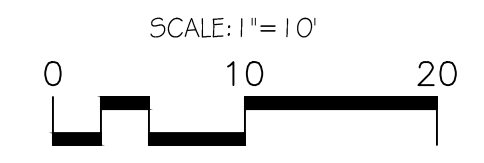
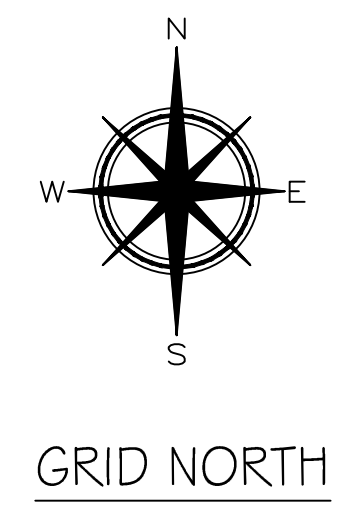
NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.

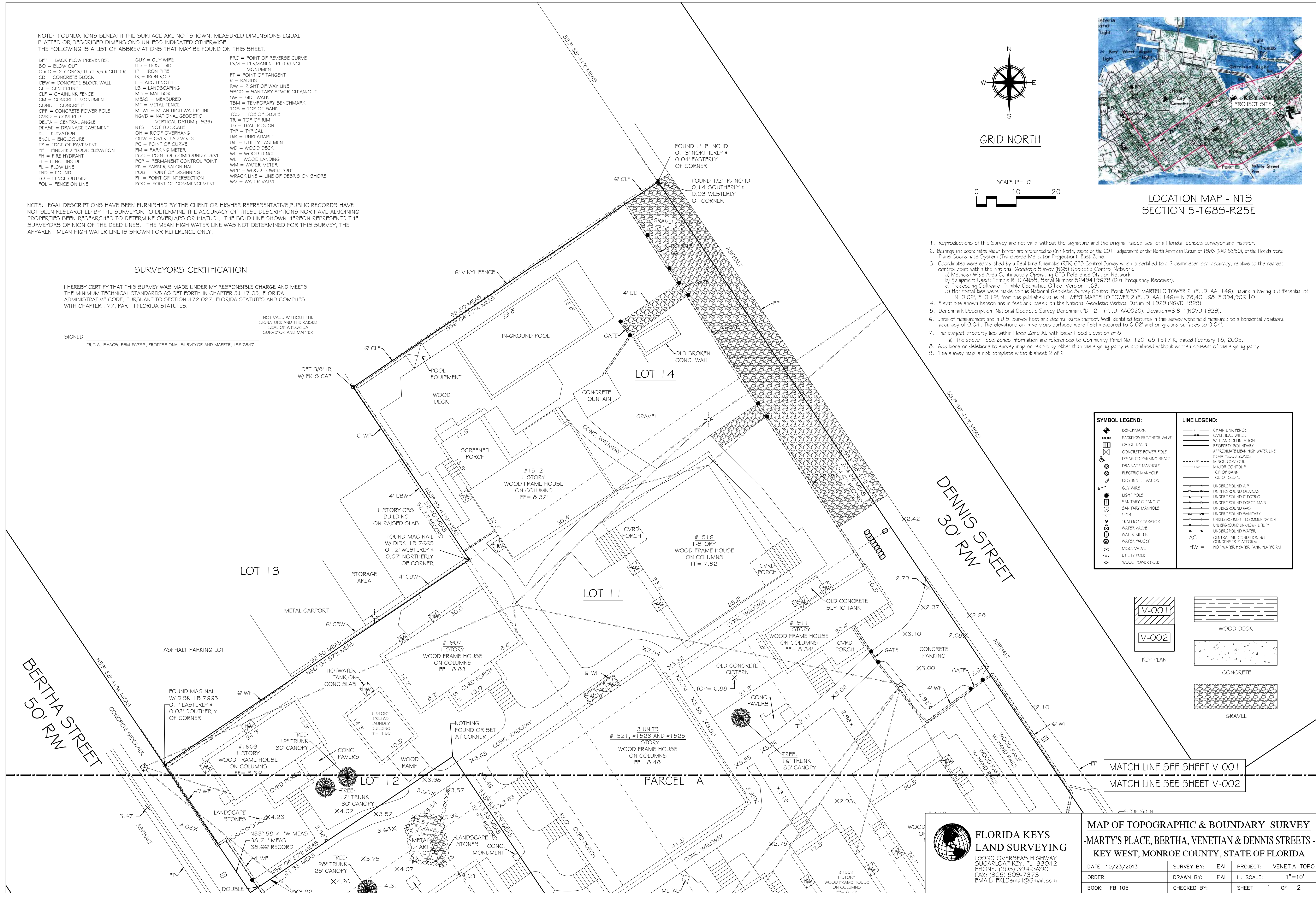
SIGNED: ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



LOCATION MAP - NTS SECTION 5-T685-R25E

- Reproductions of this Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings and coordinates shown hereon are referenced to Grid North, based on the 2011 adjustment of the North American Datum of 1983 (NAD 83/0), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone.
- Coordinates were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy, relative to the nearest control point within the National Geodetic Survey (NGS) Geodetic Control Network.
 - Method: Wide Area Continuously Operating GPS Reference Station Network.
 - Equipment Used: Trimble R10 GNSS, Serial Number 5249419679 (Dual Frequency Receiver).
 - Processing Software: Trimble Geomatics Office, Version 1.63.
 - Horizontal ties were made to the National Geodetic Survey Control Point "WEST MARTELLO TOWER 2" (P.I.D. AA1146), having a differential of N 0.02', E 0.12', from the published value of: WEST MARTELLO TOWER 2 (P.I.D. AA1146) = N 78,401.68' E 394,906.10'
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
- Benchmark Description: National Geodetic Survey Benchmark "D 121" (P.I.D. AA0020), Elevation=3.91' (NGVD 1929).
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.04'. The elevations on impervious surfaces were field measured to 0.02' and on ground surfaces to 0.04'.
- The subject property lies within Flood Zone AE with Base Flood Elevation of 8.
 - The above Flood Zones information are referenced to Community Panel No. 12016B 1517 K, dated February 18, 2005.
- Additions or deletions to survey map or report by other than the signing party is prohibited without written consent of the signing party.
- This survey map is not complete without sheet 2 of 2



SYMBOL LEGEND:	LINE LEGEND:

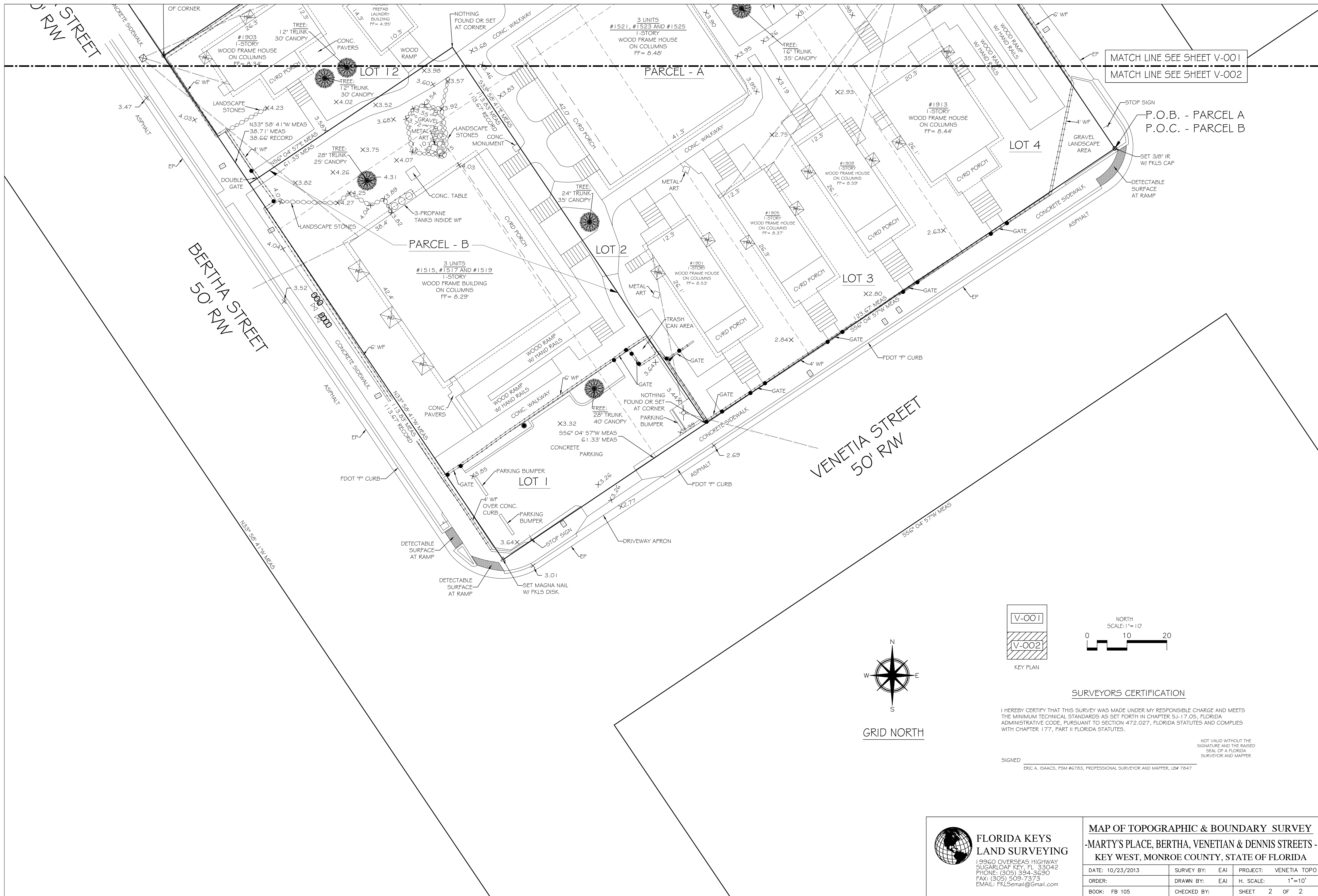
KEY PLAN	WOOD DECK

MATCH LINE SEE SHEET V-001
MATCH LINE SEE SHEET V-002

FLORIDA KEYS LAND SURVEYING
1996 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@gmail.com

MAP OF TOPOGRAPHIC & BOUNDARY SURVEY - MARTY'S PLACE, BERTHA, VENETIAN & DENNIS STREETS - KEY WEST, MONROE COUNTY, STATE OF FLORIDA

DATE: 10/23/2013	SURVEY BY: EAI	PROJECT: VENETIA TOPO
ORDER:	DRAWN BY: EAI	H. SCALE: 1"=10'
BOOK: FB 105	CHECKED BY:	SHEET 1 OF 2

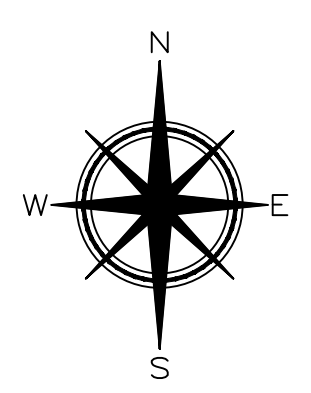
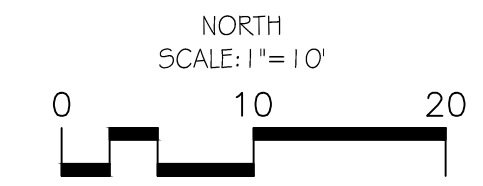
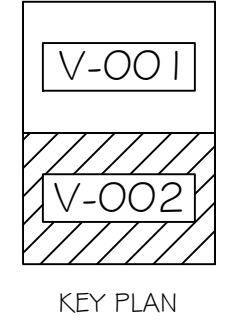


MATCH LINE SEE SHEET V-001
 MATCH LINE SEE SHEET V-002

P.O.B. - PARCEL A
 P.O.C. - PARCEL B

BERTHA STREET
 50' RW

VENETIA STREET
 50' RW



GRID NORTH

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
 SIGNED: ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

FLORIDA KEYS LAND SURVEYING
 19960 OVERSEAS HIGHWAY
 SUGARLOAF KEY, FL 33042
 PHONE: (305) 394-3690
 FAX: (305) 509-7373
 EMAIL: FKLSeMail@gmail.com

MAP OF TOPOGRAPHIC & BOUNDARY SURVEY			
-MARTY'S PLACE, BERTHA, VENETIAN & DENNIS STREETS - KEY WEST, MONROE COUNTY, STATE OF FLORIDA			
DATE: 10/23/2013	SURVEY BY: EAI	PROJECT: VENETIA TOPO	
ORDER: 10/23/2013	DRAWN BY: EAI	H. SCALE: 1"=10'	
BOOK: FB 105	CHECKED BY:	SHEET 2 OF 2	

Site Plans

DEVELOPMENT DOCUMENTS for:
MARTY'S PLACE
AH of MONROE COUNTY INC
KEY WEST FL 33040

DESIGN BUILD CONTRACTOR:

KENMAR GENERAL CONTRACTING, LLC

SBA Certified 8(a) WOSB Design/Build Construction Company
Jacksonville Office: 31 W. Adams Street, Suite 102, Jacksonville, FL 32202
Key West Office: 923 White Street, Key West, FL 33040
www.kenmargc.com
PHONE: 305-797-5344 Fax: 866-941-6701

CONSTRUCTION DOCUMENTS

FEBRUARY 17, 2014

DEVELOPMENT CONSULTANT:

TREPANIER & ASSOCIATES

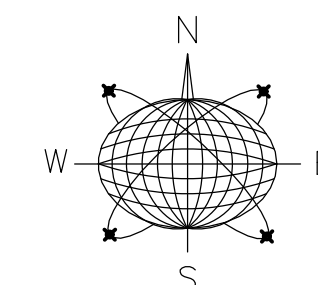
402 APPLEROUTH LANE, Key West Florida 33040 PHONE: 305-293-8983
Fax: 305-293-8748

INTERIOR DESIGN:

M INTERIOR DESIGN

923 White Street, Key West Florida 33040
PHONE: 305-509-2659 Fax: 305-320-0521

RICHARD J. MILELLI
FL PE # 58315



MERIDIAN ENGINEERING, LLC

201 FRONT STREET, SUITE 209, KEY WEST FL 33040, PHONE 305-293-3263, FAX 305-293-4899, AUTHORIZATION NO. 29401

DRC
Minutes & Comments

Minutes of the Development Review Committee

Approved April 24, 2014

POLICE DEPARTMENT:

Mr. Torrence has concerns regarding parking.

HARC PLANNER:

Ms. Torregrosa stated the building is not in HARC. She suggested that the packet should have a demolition plan.

PLANNING DIRECTOR:

Mr. Craig stated that the 7 units are new units and are subject to the new BPAS ordinance. Mr. Craig stated to look at that the one parking space underneath the building, one to the south, not sure it meets the requirements of access.

ENGINEERING:

Ms. Ignaffo stated that based on the total number of units, please provide a solid waste generation quantity and resulting volume, number and type of waste containers, indicate dimensions for the storage area, and show how the containers will be located within the storage area. Please indicate how the solid waste & recycling storage area will be screened from the public. Please provide scooter parking areas, showing where they will be located within the site. Please provide a parking area lighting plan, noting lighting shall be provided for bicycle parking areas. Please show the propane tank location, or indicate propane tank will be removed.

FIRE DEPARTMENT:

Mr. Barroso requests a meeting with the applicant to review the site plans and setback variances. At this time there are life safety concerns that will need to be worked thru. Life safety plan will be required and full size plans for review will need to be available for the meeting. There will be additional comments once this information has been received and will need to be done prior to the next scheduled planning board meeting.

6. **Variance – 1512 Dennis Street & 1515-1525 Bertha Street (RE # 00063400-000000; AK # 1063835)** – A request for variances to maximum building coverage, impervious surface ratio, front, side and rear-yard setback requirements in order to redevelop an existing nursing/convalescent home with the addition of 7 new living and 5,500 square feet of office and rehabilitation space on property located within the CL zoning district pursuant to Sections 90-395, 122-390(4)a.&b., (6) a.&b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

The applicant, Mr. Patrick Wright, of Trepanier & Associates, gave members an overview of the variance request.

DRC Member Comments:

ART IN PUBLIC PLACES:

Mr. Moody stated that AIDS Help has always been a significant contributor to the arts community.

Minutes of the Development Review Committee

Approved April 24, 2014

URBAN FORESTRY MANAGER:

Ms. DeMaria stated there is an existing, open tree removal permit for this property for the removal of a coconut palm. The tree has been removed but the file is still open because a replacement has not been verified as being planted. Property owner should discuss this issue with the Urban Forester. She stated nice plant palette on the landscape plan. She asked, what are the existing trees on the property? She would like to remind property owners of the requirement to protect any trees near and within the project area during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

POLICE DEPARTMENT:

Mr. Torrence has concerns regarding parking.

HARC PLANNER:

Ms. Torregrosa stated the building is not in HARC. She suggested that the packet should have a demolition plan.

PLANNING DIRECTOR:

Mr. Craig stated that the 7 units are new units and are subject to the new BPAS ordinance. Mr. Craig stated to look at that the one parking space underneath the building, one to the south, not sure it meets the requirements of access.

ENGINEERING:

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FIRE DEPARTMENT:

Mr. Barroso requests a meeting with the applicant to review the site plans and setback variances. At this time there are life safety concerns that will need to be worked thru. Life safety plan will be required and full size plans for review will need to be available for the meeting. There will be additional comments once this information has been received and will need to be done prior to the next scheduled planning board meeting.

7. **Variance – 1314 Newton Street (RE # 00023000-000000, AK # 1023795)** – A request for a variance for detached habitable space on property located within the HMDR zoning district to Sections 90-395 and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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



THE CITY OF KEY WEST

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

Engineering Services Comments

Development Review Committee
March 27, 2014

**907 Frances Street
Easement**

No comments.

**2800 Flagler Avenue
Development Plan and Conditional Use Application**

Survey shows disturbed salt marsh wetlands along the Flagler Avenue property line, in an area designated for the proposed stormwater management system and landscape planting. Impacting wetland areas will require a permitted wetland mitigation plan, or possibly obtain transfer of permit authorization from SFWMD. Alternately, proposed plans could be adjusted to accommodate the wetlands.

**617 Grinnell Street
Front and Side-yard Setback Variance**

No comments.

**807 Washington Street to 1224 Duval Street
Transient License Transfer**

No comments.

**1512 Dennis Street & 1515-1525 Bertha Street
Major Development Plan, Conditional Use, and Variances**

1. Based on the total number of units, please provide a solid waste generation quantity and resulting volume, number and type of waste containers, indicate dimensions for the storage area, and show how the containers will be located within the storage area. Please indicate how the solid waste & recycling storage area will be screened from the public.
2. Please provide scooter parking areas, showing where they will be located within the site.
3. Please provide a parking area lighting plan, noting lighting shall be provided for bicycle parking areas.
4. Please show the propane tank location, or indicate propane tank will be removed.

**1314 Newton Street
Impervious Surface Variance**

Please construct gutters and downspouts on the structure roof, on the side along the property line. Direct downspout back onto property and into swale and landscape buffer areas.

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 1063835 Parcel ID: 00063400-000000

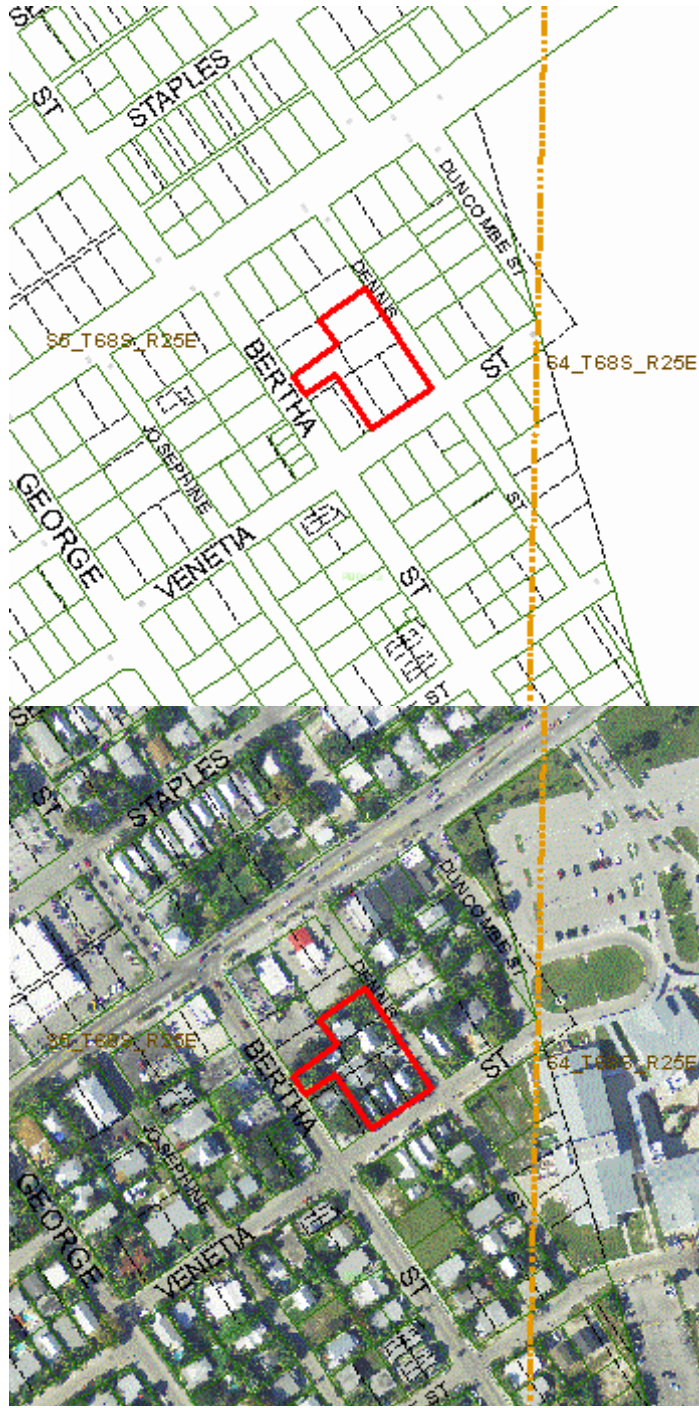
Ownership Details

Mailing Address:
A.H. OF MONROE COUNTY INC
PO BOX 4374
KEY WEST, FL 33041-4374

Property Details

PC Code: 74 - HOMES FOR THE AGED
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1521 BERTHA ST KEY WEST
1523 BERTHA ST KEY WEST
1525 BERTHA ST KEY WEST
1512 DENNIS ST KEY WEST
Legal Description: KW DIAG PB1-13 PT LOT 2 & ALL LOTS 3 & 4 & 11 & PT LOT 12 & ALL LOT 14 SQR 6 TR 30 G26-184 G30-254/255 G33-408/409 OR629-174 OR654-569 OR1138-1952/1953 OR1198-1899/1900(LG) OR1235-1857/61 (RES NO 92-493)(LG)

[Click Map Image to open interactive viewer](#)



Exemptions

Exemption	Amount
12 - NON-PROFIT	1,087,147.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	26,050.00 SF

Building Summary

Number of Buildings: 10
 Number of Commercial Buildings: 0
 Total Living Area: 5460
 Year Built: 1943

Building 1 Details

Building Type R1	Condition G	Quality Grade 500
Effective Age 16	Perimeter 76	Depreciation % 18
Year Built 1943	Special Arch 0	Grnd Floor Area 312
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990	N Y	0.00	0.00	312

12:ABOVE AVERAGE WOOD								
2	SPF	1	1990	N	N	0.00	0.00	72

Building 2 Details

Building Type R1
 Effective Age 16
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 76
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 18
 Grnd Floor Area 312

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

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

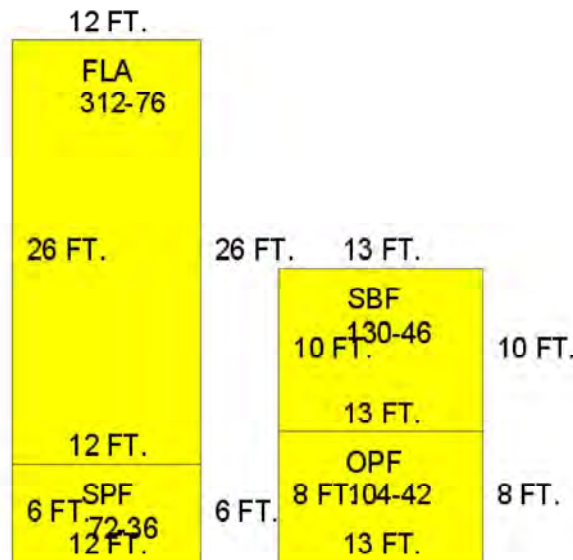
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 1

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	SPF		1	1990	N Y	0.00	0.00	72
3	SBF		1	1990	N N	0.00	0.00	130

12:ABOVE AVERAGE WOOD								
4	OPF	1	1990	N	N	0.00	0.00	104

Building 3 Details

Building Type R1
 Effective Age 16
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 80
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 18
 Grnd Floor Area 384

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

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

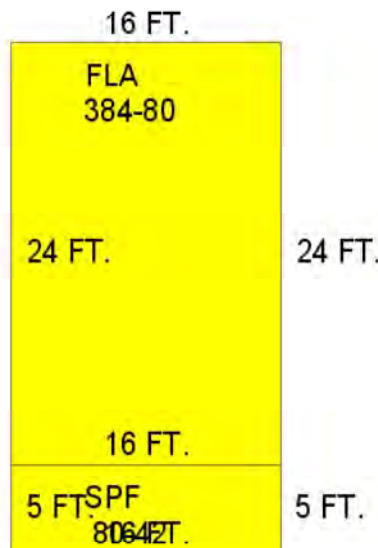
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 1

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	384
2	SPF		1	1990	N N	0.00	0.00	80

Building 4 Details

Building Type R1
Effective Age 16
Year Built 1943
Functional Obs 0
Condition G
Perimeter 76
Special Arch 0
Economic Obs 0
Quality Grade 500
Depreciation % 18
Grnd Floor Area 312

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE
Foundation CONC BLOCK
Bedrooms 1

Extra Features:
 2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0
 Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	OPF		1	1990	N N	0.00	0.00	72

Building 5 Details

Building Type R1
Condition G
Quality Grade 500

Effective Age 16
 Year Built 1943
 Functional Obs 0

Perimeter 80
 Special Arch 0
 Economic Obs 0

Depreciation % 18
 Grnd Floor Area 300

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

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

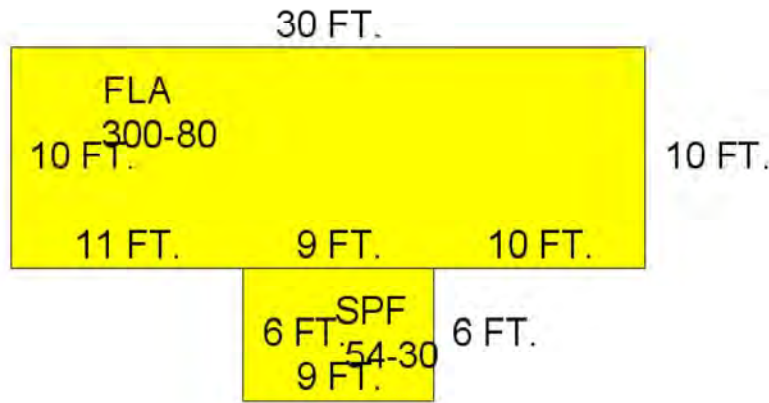
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 1

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	300
2	SPF		1	1990	N N	0.00	0.00	54

Building 6 Details

Building Type R1
 Effective Age 16
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 92
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 18
 Grnd Floor Area 520

R1 includes 1 3-fixture bath and 1 kitchen.

Inclusions:

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

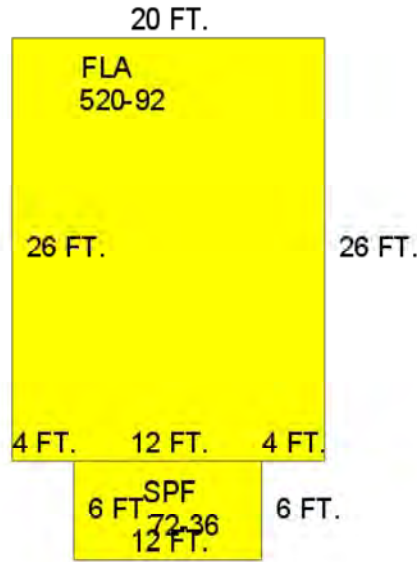
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 1

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	520
2	SPF		1	1990	N N	0.00	0.00	72

Building 7 Details

Building Type R1
Effective Age 16
Year Built 1943
Functional Obs 0

Condition G
Perimeter 76
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 18
Grnd Floor Area 312

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

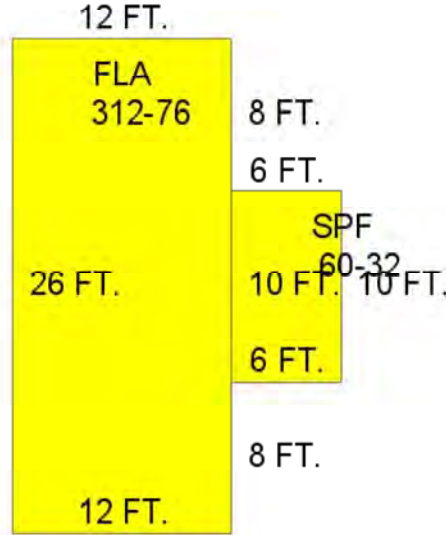
Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 1

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	SPF		1	1990	N N	0.00	0.00	60

Building 8 Details

Building Type R1	Condition G	Quality Grade 500
Effective Age 16	Perimeter 100	Depreciation % 18
Year Built 1943	Special Arch 0	Grnd Floor Area 600
Functional Obs 0	Economic Obs 0	

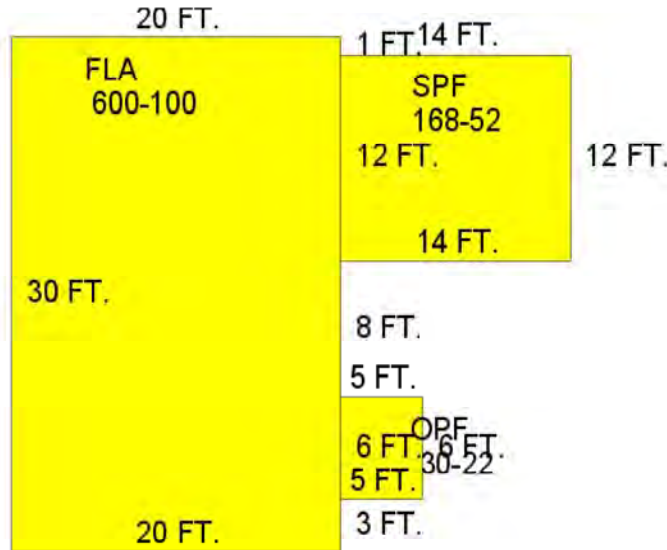
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0

5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	600
2	OPF		1	1990	N N	0.00	0.00	30
3	SPF	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	168

Building 9 Details

Building Type R2	Condition G	Quality Grade 500
Effective Age 10	Perimeter 122	Depreciation % 8
Year Built 1992	Special Arch 0	Grnd Floor Area 854
Functional Obs 0	Economic Obs 0	

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

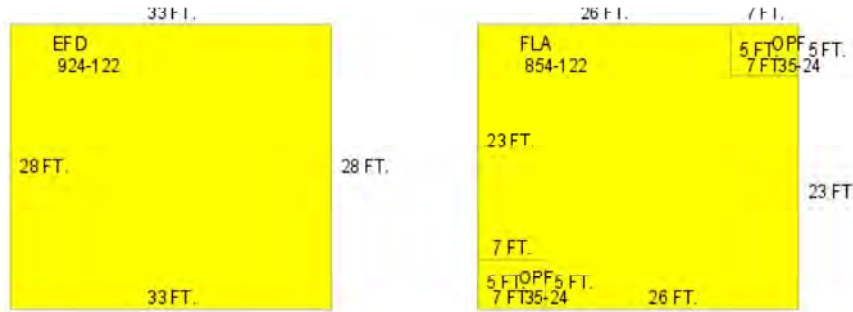
Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0

7 Fix Bath 0
Extra Fix 0

Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	EFD		1	1992	N Y	0.00	0.00	924
2	FLA	12:ABOVE AVERAGE WOOD	1	1992	N Y	0.00	0.00	854
3	OPF		1	1992	N Y	0.00	0.00	35
4	OPF		1	1992	N Y	0.00	0.00	35

Building 10 Details

Building Type R3
Effective Age 7
Year Built 2006
Functional Obs 0

Condition G
Perimeter 158
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 5
Grnd Floor Area 1,554

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

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

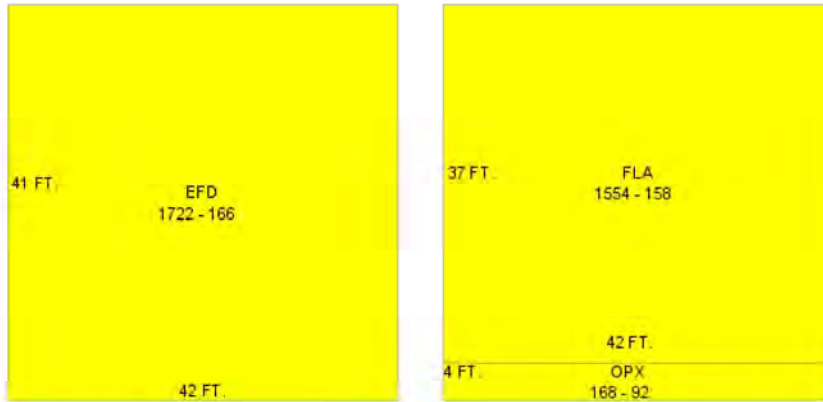
Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 3

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	EFD		1	2006					1,722
2	FLA	10:CUSTOM/HARDIE BD	1	2006		Y			1,554
3	OPX		1	2006					168

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	450 SF	30	15	1984	1985	3	50
2	WD2:WOOD DECK	687 SF	0	0	1984	1985	2	40
3	FN2:FENCES	462 SF	0	0	1985	1986	2	30
4	AC2:WALL AIR COND	5 UT	0	0	1982	1983	1	20
5	PT3:PATIO	804 SF	0	0	1949	1950	1	50
6	FN2:FENCES	300 SF	0	0	1991	1992	2	30
7	AC2:WALL AIR COND	6 UT	0	0	1994	1995	2	20
8	UB2:UTILITY BLDG	140 SF	14	10	2006	2007	3	50
9	FN2:FENCES	92 LF	0	0	2012	2013	5	30

Appraiser Notes

BUILDING 1 = 1909 2 = 1905 3 = 1907 4= 1903 5 = 1911 6 = 1913 7 = 1901 8 = 1512 DENNIS ST 9 = 1516 DENNIS ST
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2006-01-17 2005-01-30 WAS APPROVED BY THE CITY FOR A CONDITIONAL USE EXPANSION AND MINOR DEVELOPEMENT PLAN FOR 1512 DENNIS ST.-SKI

2003-01-30 - 1901 VENETIA ST=9 TRANSIENT UNITS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
61	08-0141	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION, 1100 SF REMOVE & REPLACE V-CRIMP & MODIFIED RUBBER, REPLACE APPROX 100 SF ROTTEN ROOF SHEATHING
61	06-6829	01/02/2007	06/17/2007	700 Residential	DISCONNECT PLUMBING TO RAISE THE HOME AND RECONNECT SEWER AND WATER SUPPLY
62	08-3765	10/13/2008	12/15/2008	3,500 Residential	CONSTRUCT 24' X 18' CONCRETE PARKING PAD
63	08-3766	10/13/2008	12/15/2008	1,200 Residential	BUILD 3' X 8' CLOSET IN BEDROOM
64	08-3556	09/24/2008	12/15/2008	4,500 Residential	CHANGE OUT TWO 1.5 TON A/C UNITS
65	08-2679	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
66	08-2678	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
67	08-2676	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
68	08-2677	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
69	08-2675	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
70	08-3003	08/16/2008	12/15/2008	1,500 Residential	REPLACE CONDENSOR
71	08-3004	08/16/2008	12/15/2008	900 Residential	REMOVE AND RE-INSTALL CONDENSOR
72	08-3005	08/16/2008	12/15/2008	400 Residential	REMOVE AND RE-INSTALL CONDENSOR
73	08-3006	08/16/2008	12/15/2008	900 Residential	REPLACE CONDENSOR
74	08-3007	08/16/2008	12/15/2008	900 Residential	REMOVE AND RE-INSTALL CONDENSOR
75	08-3009	08/16/2008	12/15/2008	1,500 Residential	REPLACE CONDENSOR
76	07-1856	04/16/2007	12/15/2008	3,500 Residential	REMOVE WALL A/C AND ADD CENTRAL SYSTEM
77	07-1855	04/16/2007	12/15/2007	4,200 Residential	REWIRE EXISTING 400 SF COTTAGE
78	07-1852	04/16/2007	12/15/2007	6,250 Residential	REMOVE EXISTING FIXTURES & RE-PLUMB WATER SERVICE AND CONNECTIONS.
79	07-1687	04/12/2007	12/15/2007	48,000 Residential	RENOVATE 400 SF COTTAGE ENCLOSE 60 SF PORCH AND ADD 65 SF PORCH. REPLACE WALL A/C WITH CENTRAL SYSTEM
80	06-6306	12/28/2006	05/01/2007	20,000 Residential	RAISE BUILDING TO MEET 8' ELEVATION. ROTATE STRUCTURE 90 DEGREES. RECONNECT UTILITIES AND ADD STAIRS.
81	06-6830	01/02/2007	05/01/2007	700 Residential	DISCONNECT PLUMBING TO RAISE STRUCTURE AND RE-PLUMB TO MEET ELEVATION.

82	08-6727	07/09/2008	07/09/2008	0	Residential	ISSUED C/O
83	07-4217	04/10/2007		0	Residential	ISSUED C/O
61	12-1679	05/10/2012	05/10/2012	3,000	Commercial	INSTALL APPROX 92 LF OF VINYL FENCE W/ 6 X 6 POST IN BETWEEN
	13-4233	10/03/2013		2,786	Residential	CHANGE OUT 1 AND 1/2 TON AC SYSTEM USING EXISTING ELECTRICAL, STAND AND DUCTING
62	08-0139	01/23/2008	04/10/2008	45,000	Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,RAISE STRUCTURE TO FEMA ELEVATION,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
63	08-0060	01/23/2008	04/10/2008	45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
64	08-0058	01/23/2008	04/10/2008	45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION,550SF REMOVE CONCH SHINGLES AND REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
65	08-0140	01/23/2008	04/10/2008	45,000	Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMPRAISE STRUCTURE TO FEMA ELEVATION,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
66	08-0059	01/23/2008	04/10/2008	45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
41	05-4334	12/06/2005	12/01/1997	10,000	Residential	INSTALL FOUNDATION STEPS FOR MODULAR HOUSERENOVATIONS
1	97-0304	02/01/1997	12/01/1997	1,200	Residential	ELECTRICAL
2	98-2803	09/10/1998	12/31/1998	250	Residential	REPLACE REMEX WIRING
4	98-3355	10/27/1998	12/31/1998	500	Residential	STORM DAMAGE LIGHTING
3	98-3017	10/02/1998	12/31/1998	1,000	Residential	STORM DAMAGE
11	01-2660	07/27/2001	11/06/2001	18,000	Residential	RENOVATIONS
10	01-2132	05/31/2001	11/06/2001	5,000	Residential	16 SQS BUILTUP
9	01-1040	03/12/2001	11/06/2001	12,000	Residential	RENOVATIONS
5	00-4547	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
12	01-2728	08/17/2001	11/06/2001	8,000	Residential	RENOVATIONS
6	01-0105	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
7	01-0106	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
8	01-0108	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS
13	02-1548	06/14/2002	10/09/2002	5,000	Residential	INTERIOR WOOD WORK
15	02-1969	08/14/2002	10/09/2002	2,000	Residential	2-SMOKE DEDECTORS
14	02-2151	08/12/2002	10/09/2002	8,000	Residential	PLUMBING

22	03-3002	08/26/2003	11/17/2003	400	Residential	ELE. FOR A/C 1905
23	03-3003	08/26/2003	11/17/2004	400	Residential	ELE.FOR A/C,1903
24	03-3001	08/26/2003	11/17/2004	400	Residential	ELE FOR A/C 1909
17	03-2856	08/18/2003	11/17/2004	3,650	Residential	NEW A/C UNIT 1901
18	03-2858	08/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1905
19	03-2860	08/18/2003	11/17/2004	3,650	Residential	NEW 2-TON FOR 1913
16	03-2630	07/28/2003	11/17/2004	950	Residential	REPLACE SEWER LINE
26	04-1129	04/08/2004	11/17/2004	3,974	Residential	INSTALL SHUTTERS FOR 1911
27	04-1130	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR1913
28	04-1131	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTERS FOR 1909
29	04-1132	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR 1901
30	04-1133	04/08/2004	11/17/2004	5,010	Residential	INSTALL SHUTTERS FOR 1903
31	04-1134	04/08/2004	11/17/2004	7,160	Residential	INSTALL SHUTTERS FOR 1907
32	04-1128	04/08/2004	11/17/2004	9,432	Residential	SHUTTERS FOR 1512 DENNIS
33	04-1127	04/08/2004	11/17/2004	8,368	Residential	INSTALL SHUTTERS FOR 1516
21	03-3004	08/25/2003	11/17/2004	400	Residential	ELECTRICAL HEAT
25	03-2857	10/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1903
20	03-2859	08/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1909
37	05-1161	04/12/2005	07/07/2006	7,000	Residential	install a 10'X14' teds shed
38	05-2252	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1907 VENETIA ST.
39	05-2253	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1911 VENETIA ST.
40	05-2254	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1913 VENETIA ST.
50	06-4210	07/11/2006	11/01/2006	2,300	Residential	INSTALL 1.5 TON A/C
42	05-4332	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULAR HOME 1521 BETHA ST
43	05-4335	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULA HOUSR FOR 1525 BERTHA ST
53	06-4401	07/21/2006	07/07/2006	1,500	Residential	SEWER CONNECT
47	06-3184	05/25/2006	07/07/2006	1,700	Residential	INSTALL 200 AMP SVC
54		07/21/2006	11/01/2006	1,500	Residential	HOOK UP SEWER LINE + WATER METER CAN

	06-4402							
51	97-0304	07/11/2006	11/01/2006	2,300	Residential		A/C INSTALL 5 DROPS	
48	06-3185	05/25/2006	07/07/2006	1,700	Residential		INSTALL 200 AMP SVC CENTRAL A/C	
44	06-4334	12/06/2005	07/07/2006	10,000	Residential		INSTALL FOUNDATION + MODULAR STEPS	
46	06-2898	05/15/2006	07/07/2006	2,300	Residential		HOOK UP SEWER + WATER LINE	
52	06-4201	07/11/2006	11/01/2006	2,300	Residential		1.5 TON A/C 5 DROPS	
49	06-3186	05/25/2006	07/07/2006	1,700	Residential		200 AMP SVC	
45	05-4335	12/06/2005	07/07/2006	10,000	Residential		INSTALL FOUNDATION + STEPS	
55	06-6823	12/28/2006	02/21/2007	500	Residential		RELOCATE EXISTING 100AMP SERVICE	
56	06-6824	12/28/2006	02/21/2007	500	Residential		RELOCATE EXISTING 100 AMP SERVICE FOR 1907 VENETIA ST	
58	07-168	04/12/2007	08/16/2007	48,000	Residential		RENOVATE EXISTING 400SF COTTAGE AND ENCLOS EXISTING PORCH ADD CENTAL A/C	
57	06-6531	12/28/2006	04/10/2007	20,000	Residential		RAISE EXISTING SFR TO FEMA FLOOD ELEV,8.0 NGVD	
59	07-2419	05/17/2007	06/17/2007	3,978	Residential		INSTALL 600 SF OF V-CRIMP ROOFING TO 1907 VENETIA ST	
60	07-2511	05/22/2007	06/17/2007	150	Residential		ADD 3 MORE OPENINGS IN PERMIT #07-1856	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	828,570	26,922	247,371	1,102,863	1,102,863	1,102,863	0
2012	838,778	26,738	247,371	1,112,887	1,112,887	1,112,887	0
2011	843,519	27,475	494,742	1,365,736	1,365,736	1,365,736	0
2010	852,890	28,211	789,419	1,670,520	1,670,520	1,670,520	0
2009	862,260	28,979	986,774	1,878,013	1,878,013	1,878,013	0
2008	871,633	30,026	986,774	1,888,433	1,888,433	1,888,433	0
2007	883,719	25,473	1,693,250	2,602,442	2,602,442	2,602,442	0
2006	1,006,934	24,187	1,563,000	2,594,121	2,594,121	2,594,121	0
2005	1,205,148	25,062	859,650	2,089,860	2,089,860	2,089,860	0
2004	656,346	26,014	859,650	1,542,010	1,542,010	1,542,010	0
2003	596,678	26,927	416,800	1,040,405	1,040,405	1,040,405	0
2002	616,508	27,956	390,750	1,035,214	1,035,214	1,035,214	0
2001	506,009	28,869	390,750	925,628	925,628	925,628	0
2000	442,464	26,100	325,625	794,189	794,189	794,189	0

1999	489,534	29,848	325,625	845,007	845,007	845,007	0
1998	423,635	26,703	325,625	775,963	775,963	775,963	0
1997	399,298	21,408	273,525	694,231	694,231	694,231	0
1996	288,904	15,913	273,525	578,341	578,341	578,341	0
1995	288,904	16,290	273,525	578,719	578,719	578,719	0
1994	258,369	15,047	273,525	546,941	546,941	546,941	0
1993	257,352	16,382	346,721	620,455	620,455	620,455	0
1992	197,270	18,066	346,721	562,057	562,057	562,057	0
1991	197,270	18,610	346,721	562,600	562,600	562,600	0
1990	26,082	13,492	36,300	75,874	75,874	0	75,874
1989	23,711	12,539	35,090	71,340	71,340	0	71,340
1988	14,466	9,829	26,620	50,915	50,915	0	50,915
1987	14,289	10,039	18,513	42,841	42,841	0	42,841
1986	14,370	10,271	17,485	42,126	42,126	0	42,126
1985	9,596	0	17,651	27,247	27,247	0	27,247
1984	8,976	0	17,651	26,627	26,627	0	26,627
1983	8,976	0	17,651	26,627	26,627	0	26,627
1982	9,150	0	11,655	20,805	20,805	0	20,805

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
7/1/1990	1138 / 1952	795,000	WD	Q

This page has been visited 31,120 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 8850701 Parcel ID: 00063400-000100

Ownership Details

Mailing Address:

A H I REAL ESTATE PROPERTIES INC
PO BOX 4374
KEY WEST, FL 33041-4374

Property Details

PC Code: 74 - HOMES FOR THE AGED

Millage Group: 10KW

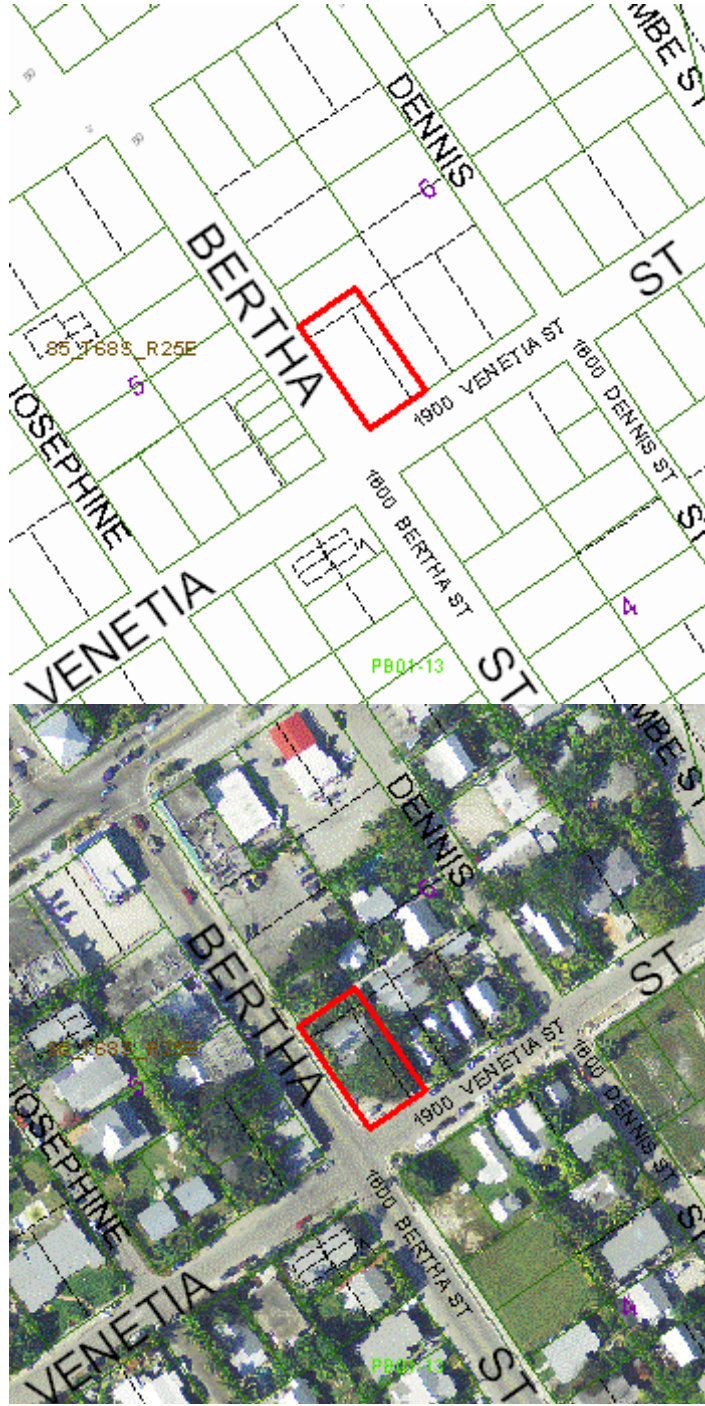
Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1515 BERTHA ST KEY WEST
1517 BERTHA ST KEY WEST
1519 BERTHA ST KEY WEST

Legal Description: KW W D CASH DIAGRAM PB1-13 LOT 1 & PT LOTS 2 & 12 SQR 6 TR 30 OR1322-1342/44

[Click Map Image to open interactive viewer](#)



Exemptions

Exemption	Amount
12 - NON-PROFIT	306,420.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	114	61	6,971.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1428
 Year Built: 1994

Building 1 Details

Building Type R3
 Effective Age 16
 Year Built 1994
 Functional Obs 0

Condition G
 Perimeter 152
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 18
 Grnd Floor Area 1,428

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 3

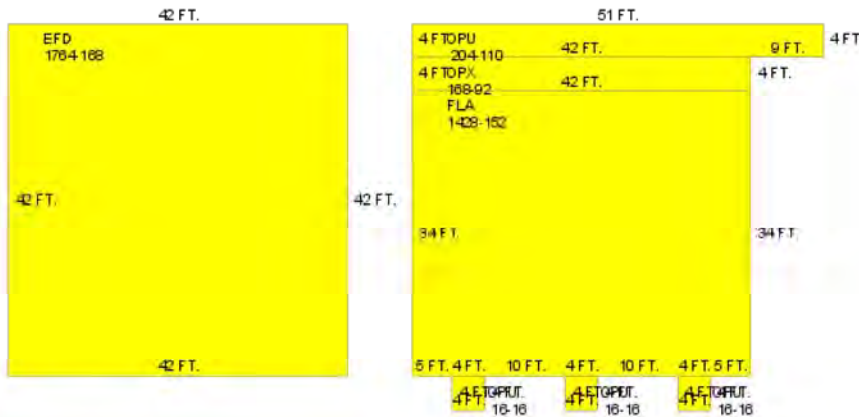
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement	% Finished	Basement %	Area
1	EFD		1	1994	N	N	0.00	0.00		1,764

2	FLA	10:CUSTOM/HARDIE BD	1	1994	N	Y	0.00	0.00	1,428
3	OPU		1	1994	N	N	0.00	0.00	16
4	OPU		1	1994	N	N	0.00	0.00	16
5	OPU		1	1994	N	N	0.00	0.00	16
6	OPX		1	1994	N	N	0.00	0.00	168
7	OPU		1	1994	N	N	0.00	0.00	204

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	396 SF	99	4	1989	1990	2	30
2	FN2:FENCES	720 SF	120	6	1994	2007	2	30
3	PT3:PATIO	345 SF	0	0	1993	1994	2	50

Appraiser Notes

HURRICANE DAMAGES

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
11-3029	08/23/2011	08/10/2012	3,800	Commercial	AREA OF 4 X 50 APPLY PRIMER COAT TO WALL SURFACE, INSTALL HYDRO-STOP WATER PROOFING SYSTEM, APPLY 2 COATS OF HYDRO FINISH COAT AND CLEAN JOB SITE
B943088	09/01/1994	12/01/1994	170,000	Commercial	NEW 3 UNIT STRUCTURE
M943972	12/01/1994	12/01/1994	6,000	Commercial	1.5 TON AC
P944042	12/01/1994	12/01/1994	9,500	Commercial	PLUMBING
98-3018	10/01/1998	08/09/1999	500	Commercial	ELECTRICAL
04-1117	04/08/2004	06/22/2004	5,734	Commercial	STORM SHUTTERS
06-0094	01/19/2006	07/06/2006	2,300	Commercial	HURICANE REPAIRS REPLACE 120'x6' FENCING & ONE GATE
06-2779	05/03/2006	07/06/2006	4,500	Commercial	INSTALL THREE 1.5TON AC W/15 DROPS
06-2784	05/03/2006	07/06/2006	7,000	Commercial	20 SQRS VCRIMP
06-4760	09/15/2006	11/01/2006	1,500	Commercial	INSTALL WATER TO THREE WASHING MACHINES AND SINK
06-4761	09/15/2006	11/01/2006	1,500	Commercial	INSTALL BREAKER BOX FOR THREE DRYERS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	194,026	3,273	113,795	311,094	311,094	311,094	0

2012	196,532	3,404	113,795	313,731	313,731	313,731	0
2011	198,646	3,560	227,589	429,795	429,795	429,795	0
2010	200,956	3,691	255,194	459,841	459,841	459,841	0
2009	203,266	3,822	318,993	526,081	526,081	526,081	0
2008	205,575	3,977	348,550	558,102	558,102	558,102	0
2007	189,282	4,150	453,115	646,547	646,547	646,547	0
2006	279,961	3,686	418,260	701,907	701,907	701,907	0
2005	338,254	3,829	230,043	572,126	572,126	572,126	0
2004	187,717	3,989	230,043	421,749	421,749	421,749	0
2003	170,652	4,146	111,536	286,334	286,334	286,334	0
2002	191,229	4,290	104,565	300,084	300,084	300,084	0
2001	175,702	4,449	104,565	284,716	284,716	284,716	0
2000	153,637	2,948	87,138	243,723	243,723	243,723	0
1999	180,950	3,368	87,138	271,455	271,455	271,455	0
1998	162,794	3,015	87,138	252,947	252,947	252,947	0
1997	153,750	2,941	73,196	229,887	229,887	229,887	0
1996	105,944	2,188	73,196	181,328	181,328	181,328	0
1995	105,944	2,258	73,196	181,398	181,398	181,398	0
1994	0	772	73,196	73,968	73,968	73,968	0

Parcel Sales History

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There are no sales to display for this parcel.

This page has been visited 31,139 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., July 17, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

1512 Dennis Street & 1515 - 1525 Bertha Street (RE#00063400-000000, AK#1063835 & RE#00063400-000100; AK#885071) - Major Development Plan & Conditional Use Application – Variances – Request for Major Development Plan and Conditional Use Application with Landscape and Buffer-Yard Waiver approval for the phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building at property located in the CL zoning district per Sections 108-91(B)(2)(a)&(b) and 122-388(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West. A request for variances to maximum building coverage, maximum impervious surface ratio, front, side and rear-yard setback requirements for property located in the CL zoning district per Sections 90-395 & 122-390(4)a. & b., 122-390(6)a.& b. 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.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

1512 Dennis Street & 1515 - 1525 Bertha Street - Request for Major Development Plan and Conditional Use with Landscape and Buffer-Yard Waiver approval for the phased demolition and reconstruction of 7 of the 16 existing convalescent-units, construction of 7 new units and an administration building; A request for variances to maximum building coverage, maximum impervious surface ratio, front, side and rear-yard setback requirements at property located in the CL zoning district per Sections 90-395, 108-91(B)(2)(a)&(b), 122-388(6), 122-390(4)a. & b., and 122-390(6)a.& b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Trepanier & Associates, Inc. **Owner:** Aids Help of Monroe County, Inc.

Locations: (RE#00063400-000000, AK#1063835 & RE#00063400-000100; AK#885071)

Date of Hearing: July 17, 2014 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to: Planning Department

E-mail: cesmith@keywestcity.com; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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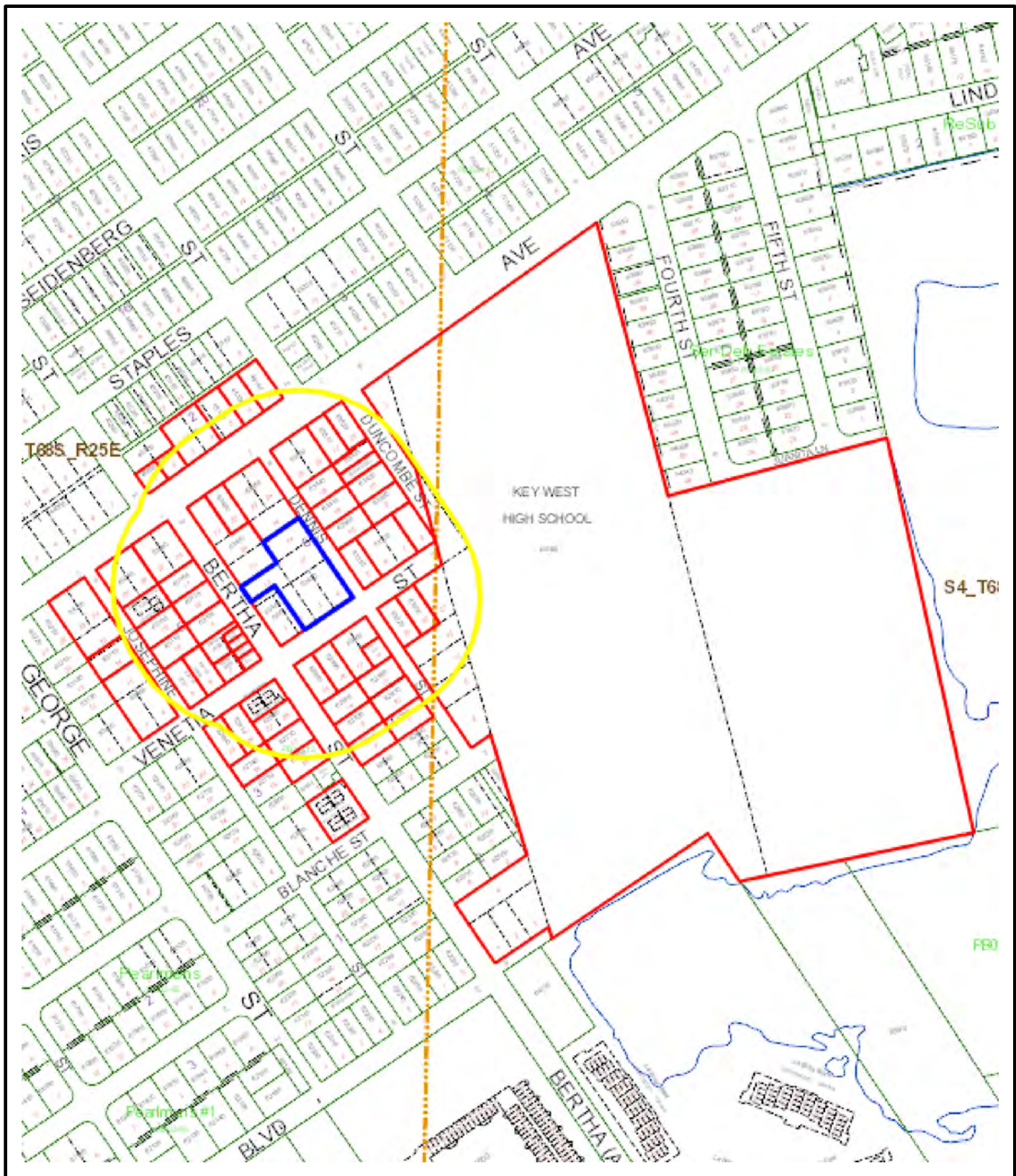
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Monroe County, Florida

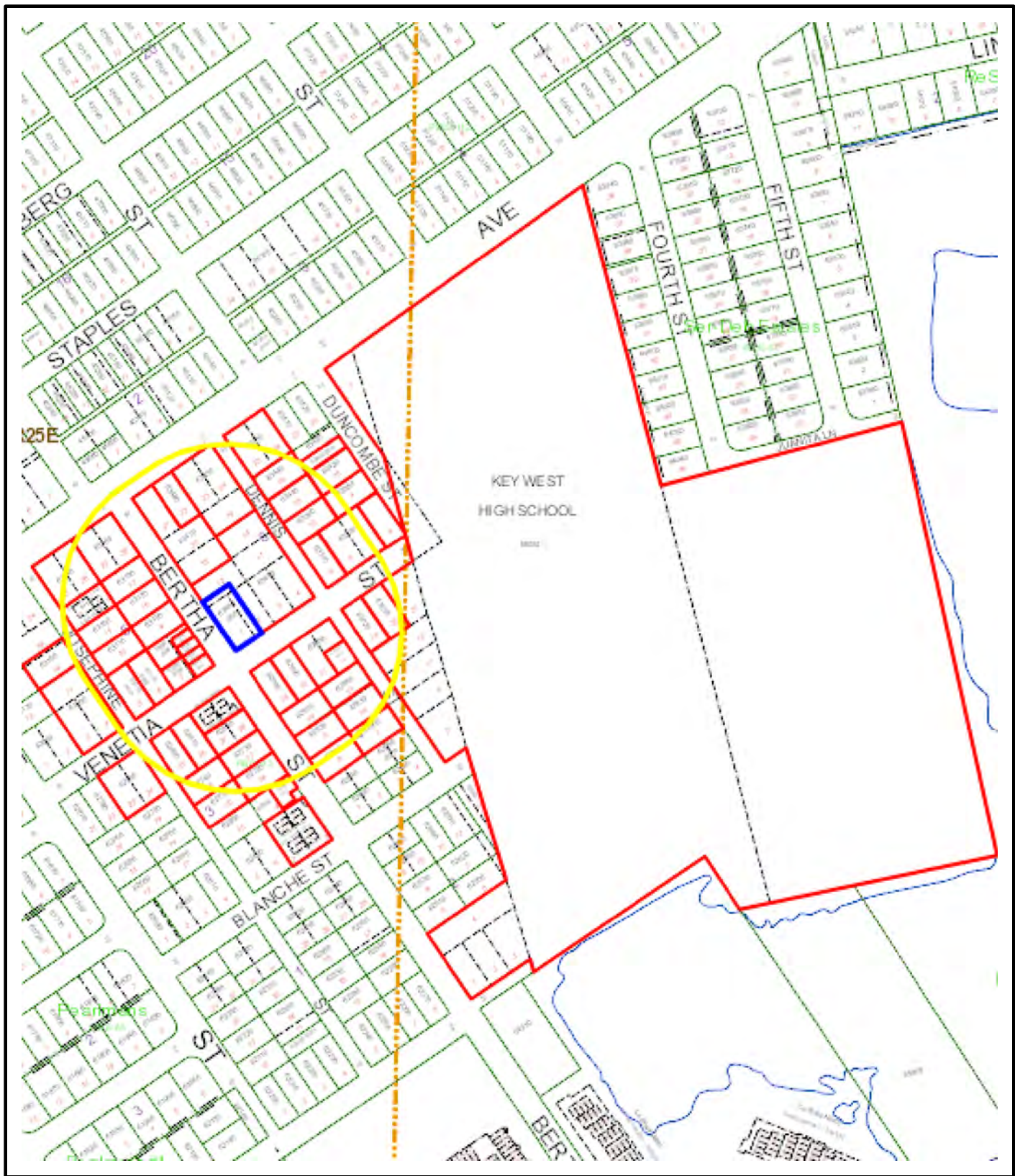
Printed: May 01, 2014

1512 Dennis & 1515-1525 Bertha



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.





Monroe County, Florida

Printed: Jul 10, 2014

1515-1525 Bertha

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Owner Name	Address1	Address2	City	State	Zip	Country
1509 JOSEPHINE STREET LLC		3130 NORTHSIDE DR	KEY WEST	FL	33040-8026	
1908 FLAGLER AVENUE CORP		209 DUVAL ST	KEY WEST	FL	33040-6507	
1921 FLAGLER LLC		P O BOX 1865	KEY LARGO	FL	33037	
A H I REAL ESTATE PROPERTIES INC		PO BOX 4374	KEY WEST	FL	33041-4374	
A.H. OF MONROE COUNTY INC		PO BOX 4374	KEY WEST	FL	33041-4374	
BENSON FRANK AND MAUREEN		43 MOUNTAIN DR	WATCHUN	NJ	7069	
BERTHA STREET HOLDINGS LLC		1612 BERTHA ST B	KEY WEST	FL	33040-5327	
BISCARDI CARLA		1516 DUNCOMBE ST	KEY WEST	FL	33040-5334	
BI-STATE REALTY LLC		444 NORTH MAIN ST	HUBBARD	OH	44425	
BK TRUST 09/09/2009	C/O JOHN \	PO BOX 566	EFFINGHAM	IL	62401-0566	
BLAKE OLIVER S		17243 SNAPPER LN	SUGARLOA	FL	33042	
BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY FL		241 TRUMBO RD	KEY WEST	FL	33040-6684	
CHAMBERLAIN NEIL		1609 JOSEPHINE ST	KEY WEST	FL	33040-5337	
COBO ARTURO		PO BOX 1273	KEY WEST	FL	33041-1273	
CONFIDENTIAL DATA F.S. 119.07		1624 BERTHA ST	KEY WEST	FL	33040	
CONFIDENTIAL DATA F.S. 119.07		1510 DUNCOMBE ST	KEY WEST	FL	33040	
D ERCOLE DENNIS		2200 FOGARTY AVE	KEY WEST	FL	33040-3808	
DANIEL WILLIAM P		1600 JOSEPHINE ST	KEY WEST	FL	33040-5374	
DEHN ERIC S		PO BOX 114	KEY WEST	FL	33041-0114	
DION RENTAL PROPERTIES LLC		638 UNITED ST	KEY WEST	FL	33040-3250	
DODGE BRUCE		1620 BERTHA ST APT 2	KEY WEST	FL	33040-5375	
DODGE BRUCE G		1620 BERTHA ST APT 2	KEY WEST	FL	33040-5375	
ESQUINALDO MILTON AND AMELIA		1614 BERTHA ST	KEY WEST	FL	33040-5327	
GARCIA GREGORIO AND ISABEL		820 SIMONTON ST	KEY WEST	FL	33040-7446	
HAMILTON DANIEL H AND MARY E		22 EVERGREEN AVE	KEY WEST	FL	33040-6244	
HART DOUGLAS C		1721 S HILL RD	MORETOW	VT	05660-9325	
HERMAN JEAN D		1809 VENETIA ST	KEY WEST	FL	33040-5340	
HJH AND SGH LTD		1128 11TH ST	KEY WEST	FL	33040-4071	
HOARD MITCHELL SCOT		1825 VENETIA ST	KEY WEST	FL	33040-5340	
HODGE JAN E		2520 PATTERSON AVE	KEY WEST	FL	33040-3919	
JOSEPHINE STREET CONDOMINIUM		1509 JOSEPHINE ST	KEY WEST	FL	33040	
KLOTHAKIS JASON		3333 DUCK AVE APT A203	KEY WEST	FL	33040-7925	
KRYSZTOFIAK ELZBIETA B		1525 FLAGLER AVE	KEY WEST	FL	33040-4923	

KW EMPIRE LLC	1901 FLAGLER AVE	KEY WEST FL	33040-3639
LEARMOUTH EDWIN O	1616 BERTHA ST	KEY WEST FL	33040
MEANS THOMAS H	1210 8TH ST	KEY WEST FL	33040
MONROE ASSOCIATION OF RETARDED CITIZENS INC	PO BOX 428	KEY WEST FL	33041-0428
MOSBLECH WILLIAM J AND TRACIE L	1908 VENETIA ST	KEY WEST FL	33040-5343
NIELSEN JULIE ANNE	1620 BERTHA ST UNIT 4	KEY WEST FL	33040
NORTH CAROLINA PROPERTIES I LLC	195 PINE LN	WHITEVILL NC	28472-8719
NUNAN BRIAN MICHAEL AND PAMELA LYNN	1919 VENETIA ST	KEY WEST FL	33040-5351
OCEAN BREEZE A CONDOMINIUM PB1-13	1600 BERTHA ST	KEY WEST FL	33040
OCEAN BREEZE A CONDOMINIUM PB1-13	1514 BERTHA ST	KEY WEST FL	33040
POULIDES CHRISTOPHER AND KATHLEEN W	2101 WOODSIDE LN	NEWTOWN PA	19073-2753
POULSEN LINNEA L	314 N COLUMBUS ST	ALEXANDR VA	22314-2414
PRICE ARDEL DECLARATION OF TRUST 11/2/2010	3616 SUNRISE DR	KEY WEST FL	33040-4636
PUMAR ALBERTO SR AND PAMELA L	1510 JOSEPHINE ST	KEY WEST FL	33040-5336
RAMLO CONSTRUCTION CORP	209 DUVAL ST	KEY WEST FL	33040-6507
RENDUELES MARIE DEL CARMEN	1425 2ND ST	KEY WEST FL	33040
RODRIGUEZ DAVID AND MARJORIE A	1519 JOSEPHINE ST	KEY WEST FL	33040-5335
ROTH CEE	1824 FLAGLER AVE	KEY WEST FL	33040-3655
RUDOLPH JOHN D LIV TRST 03/10/09	C/O RUDOLPH PO BOX 510017	KEY COLON FL	33051-0017
SALVATION ARMY	PO BOX 500217	MARATHON FL	33050-0217
SCHOOL BOARD OF MONROE COUNTY FLORIDA	241 TRUMBO RD	KEY WEST FL	33040-6684
SEITZ CHARLES A AND MARIA V	1512 B BERTHA ST	KEY WEST FL	33040
SHELDON FRANK LEE	1812 FLAGLER AVE	KEY WEST FL	33040-3678
SMILEY S CATHERINE	2 KINGFISHER LN	KEY WEST FL	33040-4376
SPOTTSWOOD ANDREA A	42 FLORAL AVE	KEY WEST FL	33040-6243
TENNYSON KYLE	1508 BERTHA ST	KEY WEST FL	33040-5373
TONNO LLC	1507 FLORIDA ST	KEY WEST FL	33040-5009
VURAL YLEANA	1313 8TH ST	KEY WEST FL	33040-3971
WALTERS ANNE	PO BOX 4872	KEY WEST FL	33041-4872
WOLFE JILL	1107 KEY PLZ PMB 260	KEY WEST FL	33040-4086
ZORSKY MARJORIE LIV TR 10/29/1985	C/O ZORSKY 1609 BERTHA ST	KEY WEST FL	33040-5326