

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



To: Chairman and Planning Board Members

Through: Donald Leland Craig, AICP, Planning Director

From: Carlene Smith, LEED Green Associate, Planner II

Meeting Date: November 20, 2014

Agenda Item: **Variance – 1119 Johnson Street (RE # 00058470-000000; AK # 1058955)** – A request for variance to construct a trellis over the entry gate on property located within the Single Family (SF) zoning district pursuant to Sections 90-395 and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: Construction of an accessory structure in the front yard on property located in the Casa Marina district.

Applicant: Trepanier & Associates, Inc.

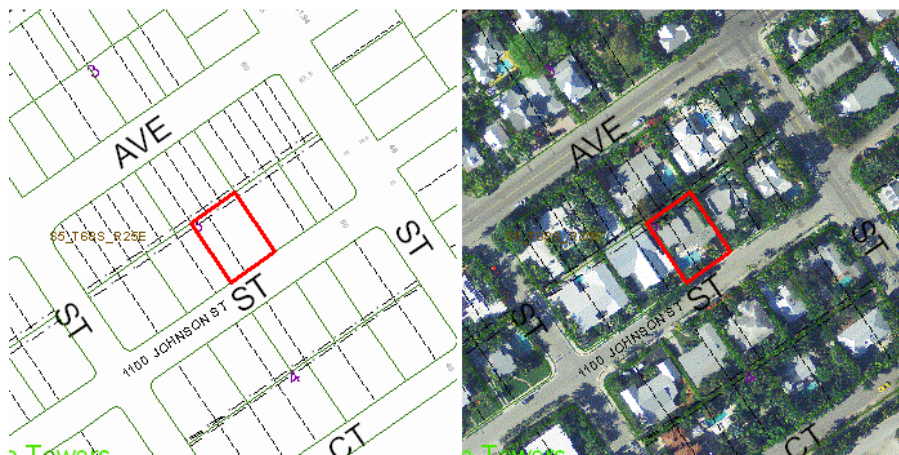
Owner: Lawrence and Carol Abramovitz

Location: 1119 Johnson Street (RE # 00058470-000000; AK # 1058955)

Zoning: Single Family (SF) Zoning District

Background and Request:

The subject property is located in the Casa Marina district. The property currently has a 7' 5 1/2" wall across the front of the property. The applicant is proposing to renovate the existing wall and construct a carport, horizontal aluminum flatbar louvered fence and an entry gate structure. The 12'x5' trellis would be constructed over the entry gate, triggering the need for the variance for accessory structure in the front yard.



Relevant SF Zoning District Dimensional Requirements: Code Section 122-238				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum lot size	6,000 SF	8,000 SF	n/a	-
Maximum density	8 dwelling units per acre	1 unit	1 unit	-
Maximum height	25 feet	24 feet 6 inches	No Change	-
Minimum front setback (Accessory Structure)	30 feet	0 feet	0 feet	Variance Requested
Minimum right side setback	5 feet	7 feet	No Change	-
Minimum street side setback	10 feet	n/a	n/a	-
Minimum rear setback	25 feet	25 feet	No Change	-
Maximum building coverage	30%	28% (2,250)	No Change	-
Maximum impervious surface	50%	80% (6,450)	60% (4,800)	Improving

Process:

Development Review Committee Meeting:

October 23, 2014

Planning Board Meeting:

November 20, 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 applicant is requesting to renovate the existing wall and construct an entry gate structure in the front yard setback. Although “gate houses” are prevalent in the Casa Marina district, the existing site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The existing conditions are not created by the applicant, nor do they result from the action or negligence of the applicant. However, the request for the accessory structure in the front yard setback are generated from specific actions initiated by the applicant.

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

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, constructing an accessory structure in the front yard setback would confer special privileges upon the applicant.

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

The applicant currently has existing use of the site without the approval of the variance. Therefore, hardship conditions do not exist. Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the SF Zoning District.

- 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 not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request.

- 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.**

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

- 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 non-conforming 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:

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

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variance requested.

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 Planning Department has not received any public comment for the variance request as of the date of this report.

RECOMMENDATION:

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

General Conditions:

1. The proposed development shall be consistent with the plans dated October 28, 2014 by Craig Reynolds, Landscape Architect. No approval granted for any other work or improvements shown on the plans other than the construction of an entry gate structure at the front of the property.
2. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO CONSTRUCT AN ACCESSORY STRUCTURE IN THE FRONT YARD SETBACK ON PROPERTY LOCATED AT 1119 JOHNSON STREET (RE # 00058470-000000; AK # 1058955) IN THE SINGLE FAMILY (SF) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-1181 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct an entry gate structure in the front yard on property located at 1119 Johnson Street (RE # 00058470-000000; AK # 1058955); and

WHEREAS, Section 122-1181 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 no accessory uses or structure shall be erected in any required front or side yard; and

WHEREAS, the applicant requests variance to construct an accessory structure in the front yard setback; and

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

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

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

WHEREAS, the Planning Board finds that granting the variance requested will not confer

_____ Chairman
_____ Planning Director

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 variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds 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; 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 variance to allow the construction of an entry gate structure in the front yard on property located at 1119 Johnson Street (RE # 00058470-000000; AK # 1058955) in the SF Zoning District pursuant to Sections 90-395 and 122-1181 of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans dated October 28, 2014 by Craig Reynolds, Landscape Architect. No approval granted for any other work or improvements shown on the plans other than the construction of an entry gate structure at the front of the property.
2. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in its 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. This variance does 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 20th day of November 2014.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

_____ Chairman
_____ Planning Director

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: 1119 Johnson Street

Zoning District: SF Real Estate (RE) #: 00058470-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 First Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983 Fax: 305-293-8748

Email: Patrick@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Lawrence and Carol Abramovitz

Mailing Address: 1020 Von Phister Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 856-889-4360 Office: _____ Fax: _____

Email: abramovitzlawrence@gmail.com

Description of Proposed Construction, Development, and Use: Construction of a "entry gate structure" on the property line to be incorporated into the proposed fence.

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

Variance to Sec. 122-1181 to allow for an accessory structure in a front yard

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	SF			
Flood Zone				
Size of Site	8,000.00 SF			
Height	25 ft. +5 unhab.	24' 6"	No change	
Front Setback	30'	0'	No change	
Side Setback East	5'	7'	No change	
Side Setback West	5'	5'	No change	
Street Side Setback	10 ft.	NA	No change	
Rear Setback	25 ft. or 20 ft if alley	25'		
F.A.R	N/A			
Building Coverage	30%	2,250 sq ft	2,250 sq ft	
Impervious Surface	50%	6,450 sq ft	4,800 sq ft	
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping				
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

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 or circumstances do exist. This property is located within the special SF Zoning District known as the Casa Marina District. This special district has specific dimensional requirements to ensure the character of the neighborhood continues to reflect its original associations with the Casa Marina Hotel. The district is characterized by larger lots and architecture sympathetic to the Casa Marina Hotel and district. One of the defining features of this district are distinctive walls and gateway structures, which until now have been permitted by right.

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

Conditions are not created by the applicant. The existing streetscape and special district character is representative of Key West's residential architecture dating from the early 20th century through the immediate post World War II period. The "Gate House" has become ubiquitous with the district and until now have been permitted by right. The recent change in interpretation has created a condition that does not result from the actions or negligence of the property owner.

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

Special privileges are not conferred. Granting this variance 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. The granting of this variance will allow this property to conform to the special circumstances and character of this specific and unique district.

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

Hardship conditions do exist. If this variance were not granted the existing streetscape of this special district will be slowly altered and affected in a negative negative architectural manner. Additionally the policy of the City has been to permit gate houses, where appropriate, based on the architectural character of the neighborhood and the application of the HARC guidelines. The denial of this variance would place an undue hardship on this property owner and deprive them of rights commonly enjoyed by other properties in this special zoning district. Denial of the variance would also place an adverse hardship on the character of the special district by the affects of the recently implemented change to a long held permitting policy.

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

The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure without negatively impacting the character of the neighborhood and the reasonable expectations of the property owner based on the long held permitting policy of permitting gatehouses by right in appropriate areas such as this special district.

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 variance if granted will in no way be injurious to the public welfare. It will be beneficial to the existing street scape of the neighborhood and provide the property with essential security as well as an appropriate form of ingress and egress to their property. This variance will allow the existing character of this special zoning district to be maintained and enhanced, rather than degraded by a change in permitting policy.

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 property are not the basis for this approval. Until recently gate houses were permitted by right, where HARC approved in the Casa Marina District and therefore the existing permitted gate houses were permitted as conforming. They are only made nonconforming by a change in interpretation not a change in code. The basis for this approval is the the overall intent and character of this special zoning district.

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

05/24/2013 2:55PM
DEED DOC STAMP CL: DS \$9,100.00

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2013-65
Will Call No.:

Doc# 1934703
BK# 2630 Pg# 1696

Parcel Identification No. 00058470-000000

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 23rd day of May, 2013 between **Warren A Monson and Susan M Monson, husband and wife** whose post office address is **1119 Johnson Street, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **Lawrence F Abramovitz and Carol Abramovitz, husband and wife** whose post office address is **1020 Von Phister Street, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantee*,

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

IN THE CITY OF KEY WEST, KNOWN AS LOT TWENTY (20) OF BLOCK THREE (3), AND THE NORTHEASTERLY HALF OF LOT TWENTY ONE (21) OF BLOCK THREE (3), IN TRACT TWENTY SEVEN (27) OF MARTELLO TOWERS SUBDIVISION, HAVING A FRONT OF SEVENTY FIVE (75) FEET ON BAXTER COURT, ALSO KNOWN AS JOHNSON STREET, AND HAVING A DEPTH BACK AT RIGHT ANGLES OF ONE HUNDRED (100) FEET, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 AT PAGE 140 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Richard Michesney
Witness Name: Richard Michesney

Warren A Monson (Seal)
Warren A Monson

Madison Labrada
Witness Name: Madison Labrada

Richard Michesney
Witness Name: Richard Michesney

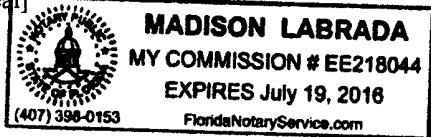
Susan M. Monson (Seal)
Susan M Monson

Madison Labrada
Witness Name: Madison Labrada

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 23rd day of May, 2013 by Warren A Monson and Susan M Monson, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Madison Labrada
Notary Public

Printed Name: _____

My Commission Expires: _____

Verification

Verification Form

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

I, Owen Trepanier & Assoc., being duly sworn, depose and say
Name(s) of Applicant(s)

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

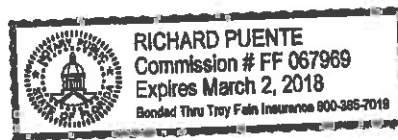
1119 JOHNSON ST.
Street Address and Commonly Used Name (if any)

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

[Signature] Pres. _____
Signature of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on Sept 30, 2014 (date) by
Mr. Owen Trepanier (name). /She is personally known to me or has
presented _____ as identification.

Richard Puente
Notary's Signature and Seal
Richard Puente



Name of Acknowledger typed, printed or stamped
Notary Title or Rank FF 067969 Commission Number (if any)

Authorization

Authorization Form

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

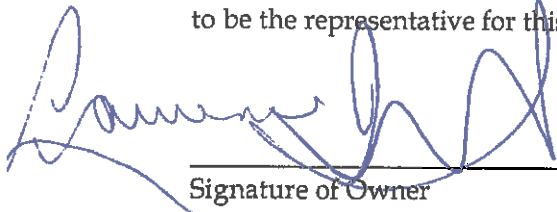
I, Lawrence and Carol Abramovitz authorize

Please Print Name(s) of Owner(s)

Trepanier & Associates, Inc

Please Print Name of Representative

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


Signature of Owner

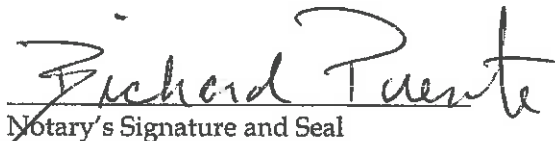

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on Sept 30, 2014 (date) by

Mr. & Mrs. Lawrence Abramovitz

Please Print Name of Affiant

He/She is personally known to me or has
presented A 165-526 52-420-0 # as identification.
A 165-117-43 568-0


Notary's Signature and Seal



Richard Puente

Name of Acknowledger printed or stamped

Notary

Title or Rank

FF 067969

Commission Number (if any)

Deed

05/24/2013 2:55PM
DEED DOC STAMP CL: DS \$9,100.00

Doc# 1934703
Bk# 2630 Pg# 1696

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2013-65
Will Call No.:

Parcel Identification No. 00058470-000000

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 23rd day of May, 2013 between Warren A Monson and Susan M Monson, husband and wife whose post office address is 1119 Johnson Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Lawrence F Abramovitz and Carol Abramovitz, husband and wife whose post office address is 1020 Von Phister Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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

IN THE CITY OF KEY WEST, KNOWN AS LOT TWENTY (20) OF BLOCK THREE (3), AND THE NORTHEASTERLY HALF OF LOT TWENTY ONE (21) OF BLOCK THREE (3), IN TRACT TWENTY SEVEN (27) OF MARTELLO TOWERS SUBDIVISION, HAVING A FRONT OF SEVENTY FIVE (75) FEET ON BAXTER COURT, ALSO KNOWN AS JOHNSON STREET, AND HAVING A DEPTH BACK AT RIGHT ANGLES OF ONE HUNDRED (100) FEET, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 AT PAGE 140 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Richard McChesney
Witness Name: Richard McChesney

Warren A Monson (Seal)
Warren A Monson

Madison Labrada
Witness Name: Madison Labrada

Richard McChesney
Witness Name: Richard McChesney

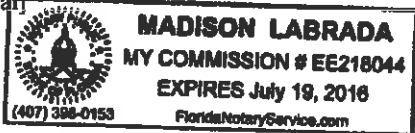
Susan M. Monson (Seal)
Susan M Monson

Madison Labrada
Witness Name: Madison Labrada

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 23rd day of May, 2013 by Warren A Monson and Susan M Monson, who are personally known or have produced a driver's license as identification.

[Notary Seal]



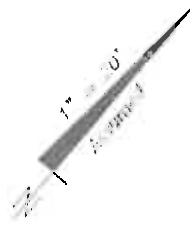
Madison Labrada
Notary Public

Printed Name: _____

My Commission Expires: _____

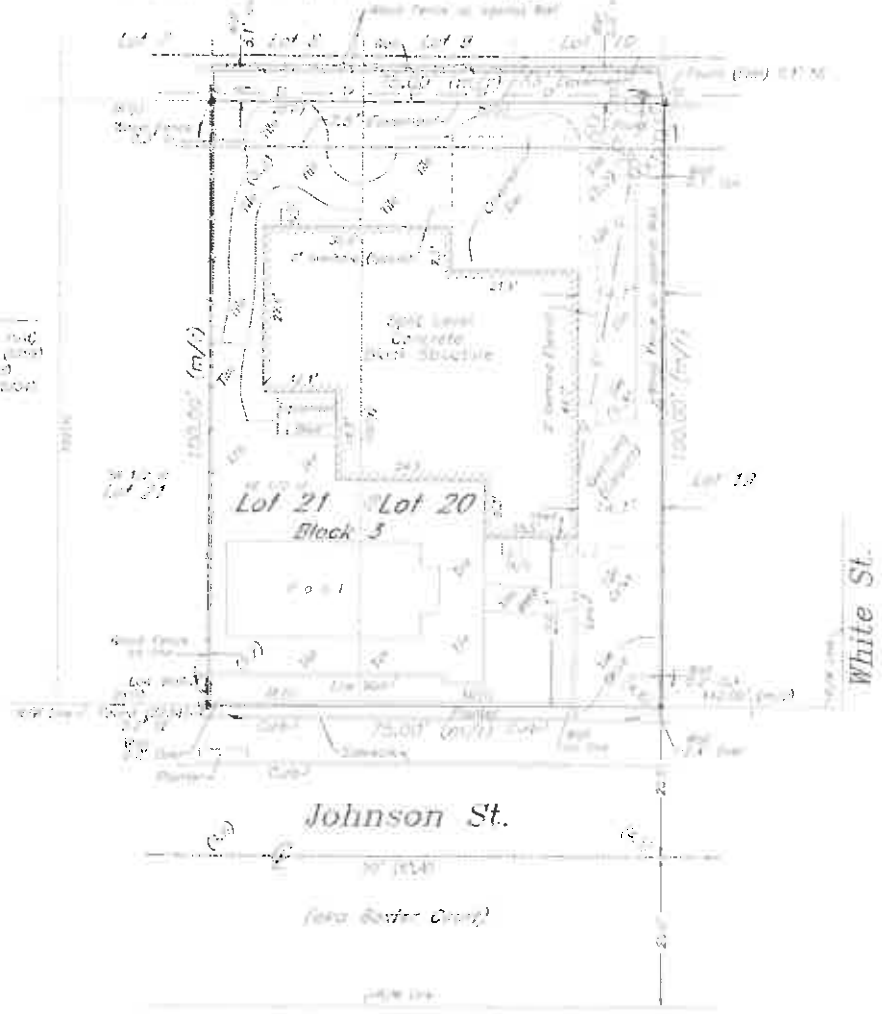
Survey

Boundary Survey Map of Lot 20 & NE 1/2 of Lot 21, Block 3 Martello Towers Subdivision



LEGEND

- 1. Found 27" iron pipe (1960-1961)
- 2. Found 3/4" iron pipe (1960)
- 3. Found 1/2" iron pipe (1960)
- 4. Found 3/4" iron pipe (1960)
- 5. Found 1/2" iron pipe (1960)
- (M) Manhole
- (S) Sewer
- (W) Water
- (E) Electric
- (G) Gas
- (C) Concrete
- (S.C.) Temporary Block Structure
- (R) Right of Way
- (L) Chain Link Fence
- 1. Concrete
- 2. Block Wall
- 3. Concrete Block Wall
- 4. Concrete Block Wall
- 5. Concrete Block Wall



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (observed or inferred) unless otherwise noted.
4. Street address: 1116 Johnson Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 13, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.
10. All concrete and brickwork is not shown.
11. Flood Insurance Rate Map Zone: AE (34 C); Community Panel #120166; 1516 E; dated 2-18-05.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1989 Datum.

BOUNDARY SURVEY OF: in the City of Key West, known as Lot Twenty (20) of Block Three (3), and the Northeastly half of Lot Twenty one (21) of Block Three (3), in Tract Twenty seven (27) of MARTELLO TOWERS SUBDIVISION, having a front of Seventy five (75) feet on Easter Court, also known as Johnson Street, and having a depth back at right angles of One Hundred (100) feet, according to the plat thereof recorded in Plat Book 1 at Page 110 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Lawrence F. Mirmovitch & Carol Mirmovitch
First State Bank of the Florida Keys;
Smith J. Orsogna, P.L.L.C.;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, F.S.M.
Florida Reg. #5892
May 17, 2013

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

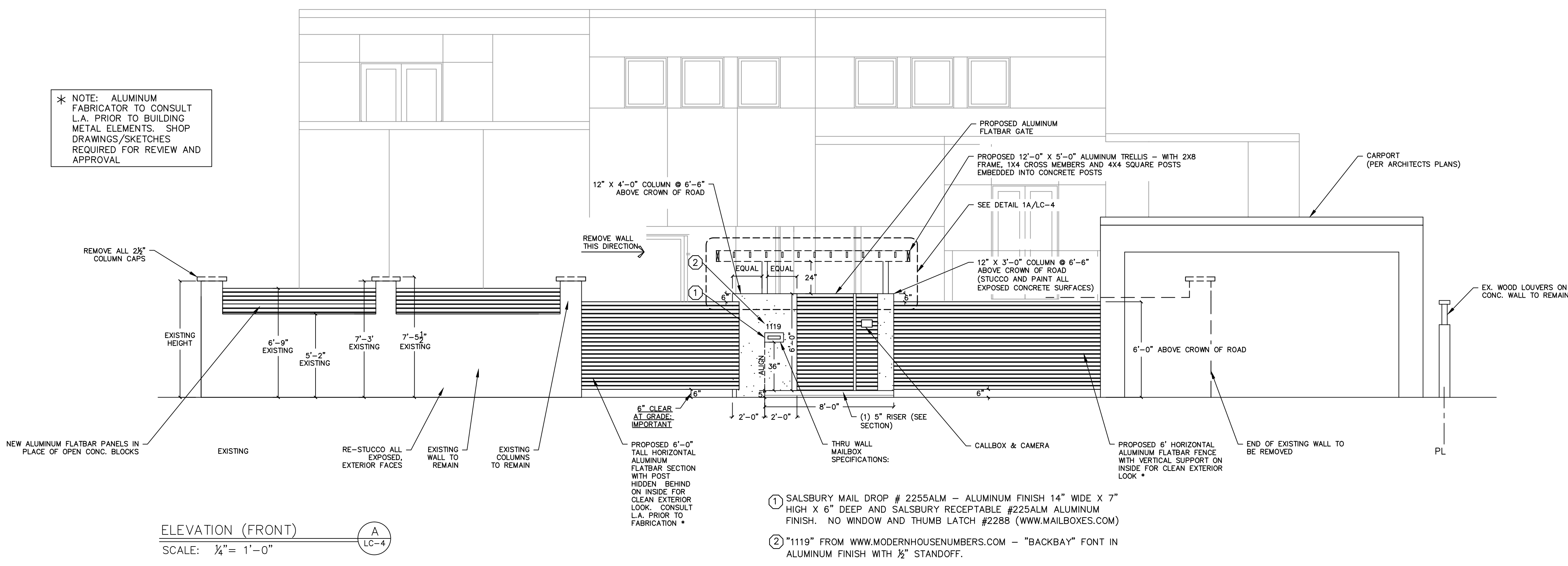


Professional Surveyor & Mapper
1966 (0048)

2430 South Ave., Key West, FL 33549
305-241-2441 FAX 305-241-2442

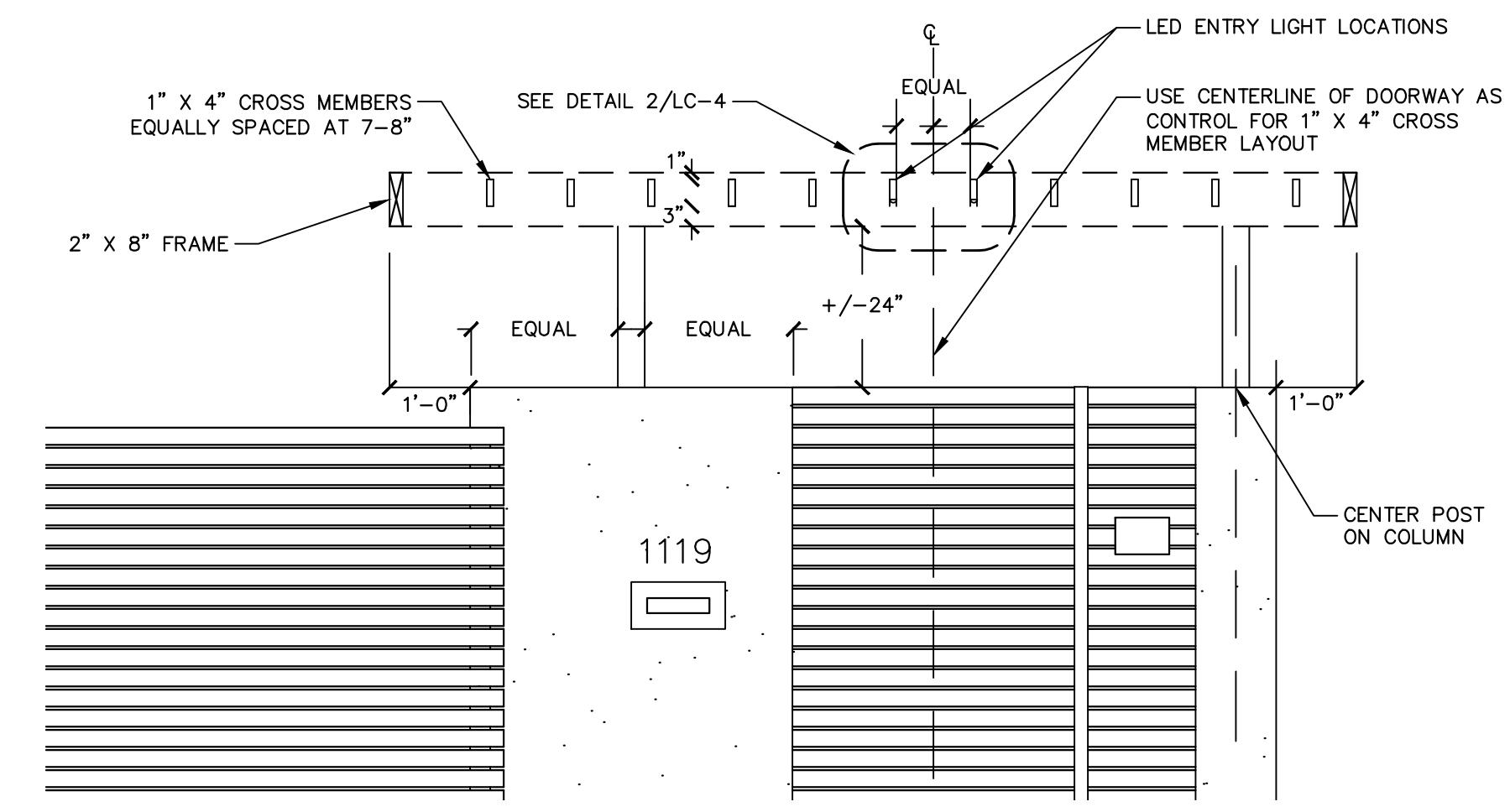
Site Plans

* NOTE: ALUMINUM FABRICATOR TO CONSULT L.A. PRIOR TO BUILDING METAL ELEMENTS. SHOP DRAWINGS/SKETCHES REQUIRED FOR REVIEW AND APPROVAL

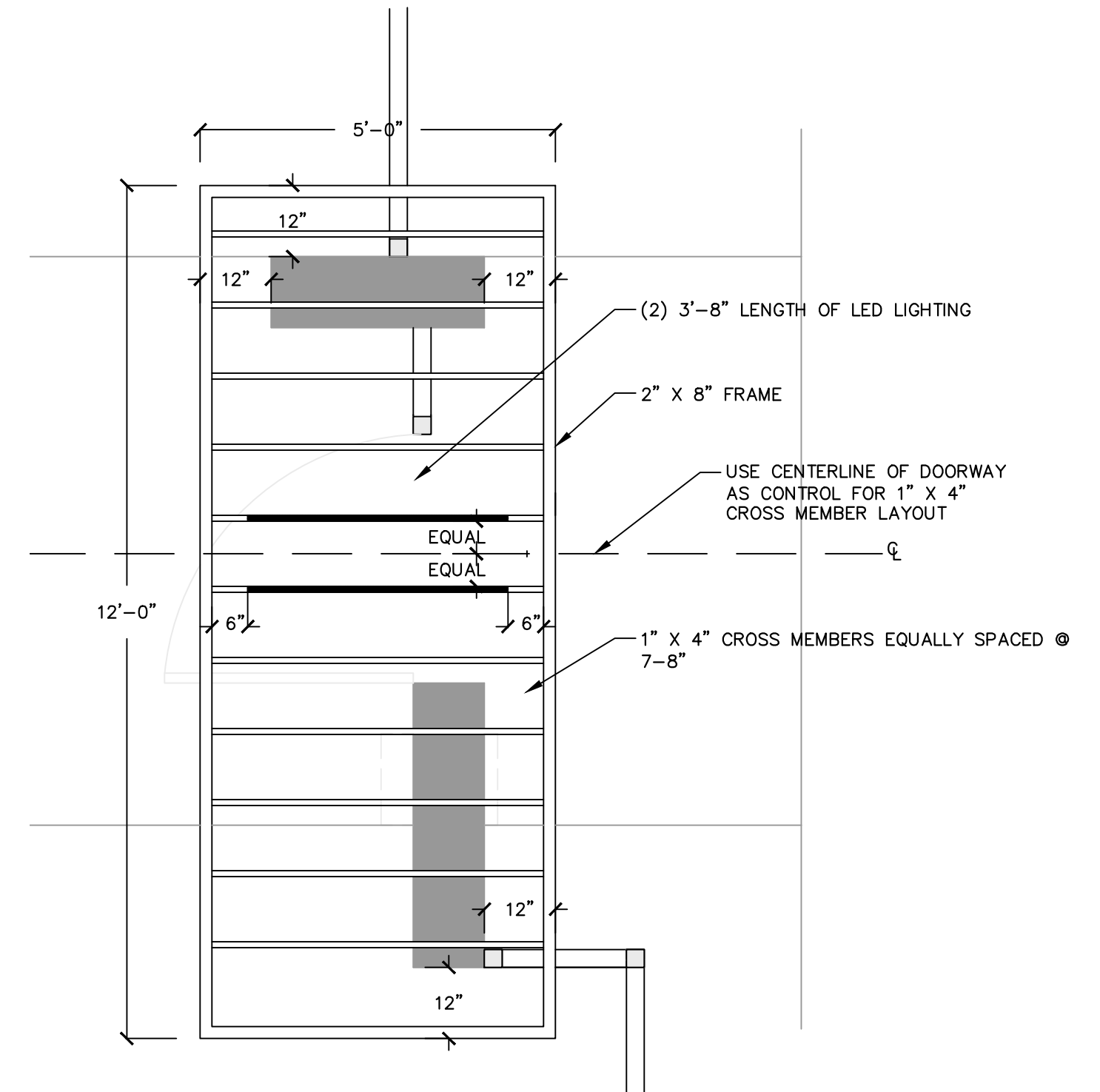


ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

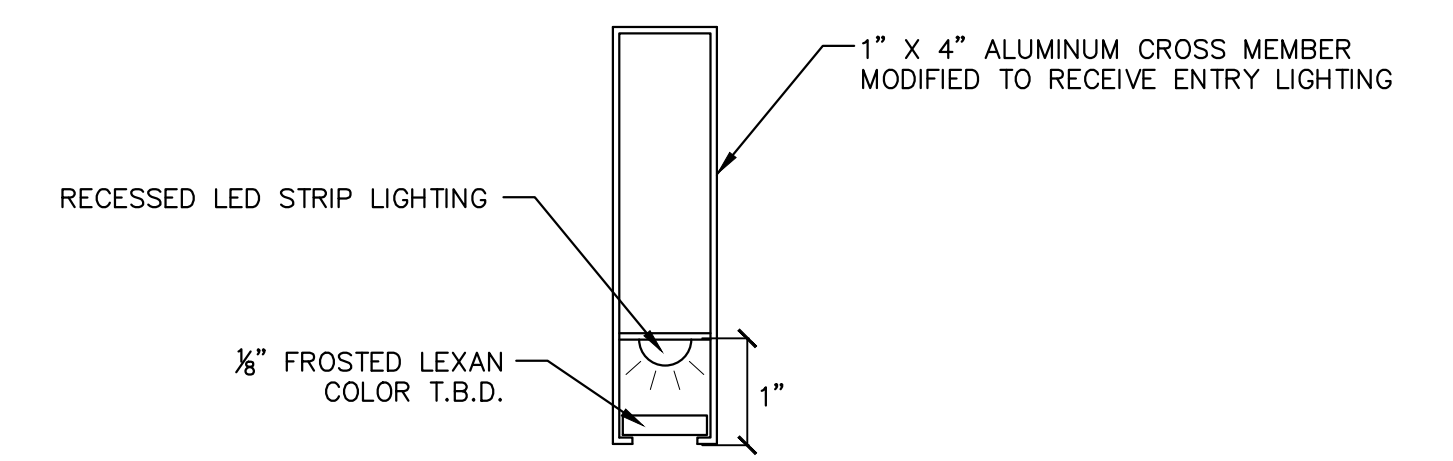
- ① SALSURY MAIL DROP # 2255ALM - ALUMINUM FINISH 14" WIDE X 7" HIGH X 6" DEEP AND SALSURY RECEPTABLE #225ALM ALUMINUM FINISH. NO WINDOW AND THUMB LATCH #228B (WWW.MAILBOXES.COM)
- ② "1119" FROM WWW.MODERNHOUSENUMBERS.COM - "BACKBAY" FONT IN ALUMINUM FINISH WITH 1/2" STANDOFF.



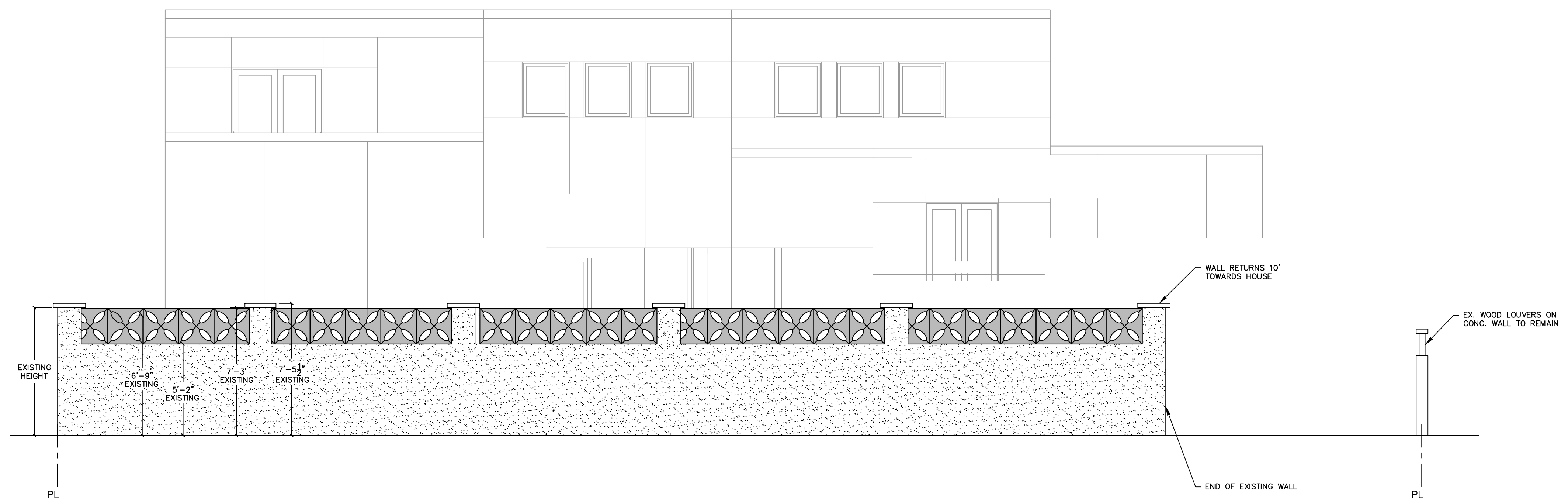
TRELLIS LAYOUT (FRONT)
SCALE: 1/2" = 1'-0"



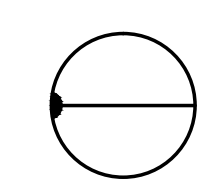
TRELLIS LAYOUT (PLAN)
SCALE: 1/2" = 1'-0"



ENTRY LIGHTING DETAIL (FRONT)
SCALE: NOT TO SCALE



EXISTING WALL
SCALE: 1/4" = 1'-0"



Site Photos





Additional Information

11/03/14

Mr. Donald Craig, AICP, Planning Director
City of Key West
3140 Flagler Avenue
Key West, FL 33040

**Re: 1119 Johnson Street
Variance Request Sec. 122-1181
RE# 00058470-000000**

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Mr. Craig,

We submitted a variance request for the above address on 09/30/14 as a result of the recent change in permitting policy with regard to gatehouses in the Casa Marina district. Prior to the recent change, gatehouses were permitted outside the historic district as a normal part of the fence permitting process.

Since the change in policy, gatehouses are treated as an accessory structure thus variances are required pursuant to section 122-1181 to allow for an accessory structure in a front yard. The purpose of this request is to construct an "entry gate structure" or gatehouse on the property line to be incorporated into the proposed 6 ft fence.

1119 Johnson Street is located in a special zoning section of the Single-Family ("SF") district known as the "Casa Marina District"¹. Casa Marina District is characterized by larger lots, generally larger homes with more limited building coverages².

The general architecture of the district reflects architectural traits of the Casa Marina Hotel – the district's defining architectural style. When translated into the single family environment Casa Marina-defining traits become large and defined front and side yards, large setbacks, distinctive landscaping as well as masonry finishes including walls, "entry gate structures" or "gatehouses"³ most of which are approximately 8ft in height.

This variance request seeks to maintain the neighborhood streetscape and district-defining characteristics by, along with a home design by the award-winning historic district architect, Bert Bender, constructing an entry gate, or gate house incorporated into the proposed front wall.

As defined in the application, there are special circumstances. The conditions are not created by the applicant and special privileges are not conferred. Hardship conditions do exist and only the minimum variance is being requested. The variance will not be injurious to the public welfare and existing nonconforming uses of other property are not considered as the basis for this approval.

Thank you for your time and consideration in this matter. Please don't hesitate to call me if you have any questions or need additional information.

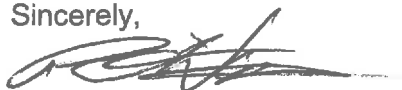
¹ Exhibit A (excerpt from the Key West Historic Resource Survey 2011)

² Pursuant to Sec. 122-238

³ Exhibit B (Casa Marina district photos)

November 3, 2014
Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Wright', with a long horizontal flourish extending to the right.

Patrick Wright

Proposed Flagler-Johnson-Casa Marina Historic District

The 2011 HRS surveyors recommend the Flagler-Johnson-Casa Marina (FJCM) Historic District, which as proposed is bound by Flagler Avenue, Reynolds Street, Casa Marina Court, and White Street. The proposed historic district boundaries encompass a three-block by two-block area that includes some of the best representative examples of Key West's residential architecture dating from the early twentieth century through the immediate post World War II period (Figure 5.8). The proposed FJCM Historic District consists of 46 single family houses primarily of masonry construction; only a few residences display frame construction (Table 5.4). Houses share similar masonry exterior finishes (i.e. brick, stucco, and concrete block). With the proximity of the very grand Casa Marina Hotel on the west side of Reynolds Street, builders of the FJCM Historic District may have been inspired by the hotel's style, setting, and landscaping. The district shares a similar setting with its similar use of materials and landscaping.



Figure 5.8. Boundary for the proposed Flagler-Johnson-Casa Marina Historic District (Data source: Monroe County Property Appraiser).

Table 5.4. Contributing Resources to the Proposed Flagler-Johnson-Casa Marina Historic District.

Resource Address	Yr Blt	2011 HRS	Determination of Eligibility
901 Casa Marina Ct	n/a		Needs evaluation when reaches 50 years of age
903 Casa Marina Ct	1948	X	Non Contributing to proposed FJCM HD
1003 Casa Marina Ct	1958	X	Contributing to proposed FJCM HD
1007 Casa Marina Ct	n/a		Needs evaluation when reaches 50 years of age
1015 Casa Marina Ct	1957	X	Contributing to proposed FJCM HD
1019 Casa Marina Ct	1958	X	Non Contributing to proposed FJCM HD
1025 Casa Marina Ct	1935	X	Inaccessible during 2011 HRS; needs evaluating
1101 Casa Marina Ct	1953	X	Contributing to proposed FJCM HD
1109 Casa Marina Ct	1943	X	Inaccessible during 2011 HRS; needs evaluating
1115 Casa Marina Ct	n/a		Needs evaluation when reaches 50 years of age
900 Flagler Avenue	c1918		Contributing to proposed FJCM HD
904 Flagler Avenue	n/a		Needs evaluation when reaches 50 years of age
908 Flagler Avenue	n/a		Needs evaluation when reaches 50 years of age
924 Flagler Avenue	1920		Contributing to proposed FJCM HD
1014 Flagler Avenue	c1889		Contributing to proposed FJCM HD
1016 Flagler Avenue	n/a		Needs evaluation when reaches 50 years of age
1022 Flagler Avenue	1958	X	Contributing to proposed FJCM HD
1028 Flagler Avenue	1958		Contributing to proposed FJCM HD
1100 Flagler Avenue	1958		Contributing to proposed FJCM HD
1128 Flagler Avenue	1958	X	Contributing to proposed FJCM HD
1509 Grinnell Street	n/a		Needs evaluation when reaches 50 years of age
1525 Grinnell Street	1939	X	Contributing to proposed FJCM HD
900 Johnson Street	1958	X	Contributing to proposed FJCM HD
901 Johnson Street	1958	X	Contributing to proposed FJCM HD
906 Johnson Street	1953		Contributing to proposed FJCM HD
915 Johnson Street	1958	X	Contributing to proposed FJCM HD
920 Johnson Street	1953		Needs evaluation when reaches 50 years of age
923 Johnson Street	1950		Contributing to proposed FJCM HD
1000 Johnson Street	n/a		Needs evaluation when reaches 50 years of age
1012 Johnson Street	1935		Contributing to proposed FJCM HD
1014 Johnson Street	1953	X	Contributing to proposed FJCM HD
1021 Johnson Street	1958	X	Contributing to proposed FJCM HD
1023 Johnson Street	1938		Contributing to proposed FJCM HD
1025 Johnson Street	n/a		Needs evaluation when reaches 50 years of age
1100 Johnson Street	1959	X	Contributing to proposed FJCM HD
1101 Johnson Street	n/a		Needs evaluation when reaches 50 years of age
1110 Johnson Street	1959	X	Contributing to proposed FJCM HD
1111 Johnson Street	1958	X	Non Contributing to proposed FJCM HD
1119 Johnson Street	n/a		Needs evaluation when reaches 50 years of age
1120 Johnson Street	n/a		Needs evaluation when reaches 50 years of age
1127 Johnson Street	n/a		Needs evaluation when reaches 50 years of age
1128 Johnson Street	n/a		Needs evaluation when reaches 50 years of age
1131 Johnson Street	1948	X	Contributing to proposed FJCM HD
1500 Whalton Street	n/a		Needs evaluation when reaches 50 years of age
1500 White Street	n/a		Needs evaluation when reaches 50 years of age
1520 White Street	1956	X	Contributing to proposed FJCM HD

The FJCM Historic District contains a collection of residential architecture that is significant as an example of a distinctive period of construction reflective of state and national trends. Included in the proposed district are examples of more traditional high style interpretations of popular architectural styles such as Georgian Revival, Mediterranean Revival, Neo-classical Revival, International, Ranch, and Mid-Century Modern (Figures 5.9-5.11). Historically, residential housing in the KWHD followed local frame vernacular building traditions and did not conform to stylistic embellishments exemplified in the popular architectural styles spanning from the early-twentieth century through the mid-twentieth century.



Figure 5.9. A ca. 1965 photograph of a Mediterranean Revival style house at 924 Flagler Ave.; built 1920s; Tract 27, Square 1, Lot 12. Reproduced courtesy of Monroe County Library Collection, available online at Florida Keys Public Libraries' photostream.

Located on the south side of one of the principal east-west arteries in the City, the FJCM Historic District was planned with access to all primary roadways on the island. The role of the automobile in the early to-mid twentieth century is also reflected in the house and landscape designs found in the proposed district. Most of the homes have detached or attached garages or carports. Landscaped circular driveways are also a feature in the district.

The proposed Flagler-Johnson-Casa Marina Historic District is distinctive for its collection of early-to-mid century residences that exhibit the conscious effort of builders/architects to embrace the nationally-recognized designs of residential architectural styles in the period spanning from the 1920s through the 1950s. Further, the subdivided lots are larger in size than those found in the KWHD and feature discernible front and side yards. The scale and design of residences, along with their landscaped plots, define the proposed Flagler-Johnson-Casa Marina Historic District.



Figure 5.10. A ca. 1965 photograph of 1101 Casa Marina Court. Reproduced courtesy of Monroe County Library Collection, available online at Florida Keys Public Libraries' photostream.



Figure 5.11. A ca. 1965 photograph of 900 Johnson Street (see Section 4: Figure 4.14 for a recent photograph). Reproduced courtesy of Monroe County Library Collection, available online at Florida Keys Public Libraries' photostream.

Street address ranges for properties in the proposed Flagler-Johnson-Casa Marina Historic District:

- 900, 1000, and 1100 blocks of Flagler Avenue (south side)
- 900, 1000, and 1100 blocks of Johnson Street (both sides)
- 900, 1000, and 1100 blocks of Casa Marina Court (north side)
- East side of Reynolds Street, from Flagler Avenue to Casa Marina Court
- 1400 (south of Flagler Avenue), 1500, and 1600 blocks of Grinnell Street (both sides)
- 1400 (south of Flagler Avenue), 1500, and 1600 blocks of Whalton Street (both sides)
- West side of White Street, Flagler Avenue to Casa Marina Court

Character defining features of the proposed district include wide, landscaped lots with ornamental plantings; palm tree lined streets; and poured concrete sidewalks, grassy strips, and curbing. The variety of architectural styles in this defined three-by-two block area, as well as its associated landscape and design elements, distinguish it from other neighborhoods in Key West. Buildings on Casa Marina Court overlook County Park land, Higgs Beach, and the Straits of Florida.

Several properties on Flagler Avenue and Casa Marina Court were not fully visible from the right of way, Google street view, or aerial views on Google Earth. The survey team based their initial observations on limited visual inspection of these obscured properties. Further access to the properties will be needed to assess their potential as contributing resources to the proposed district.

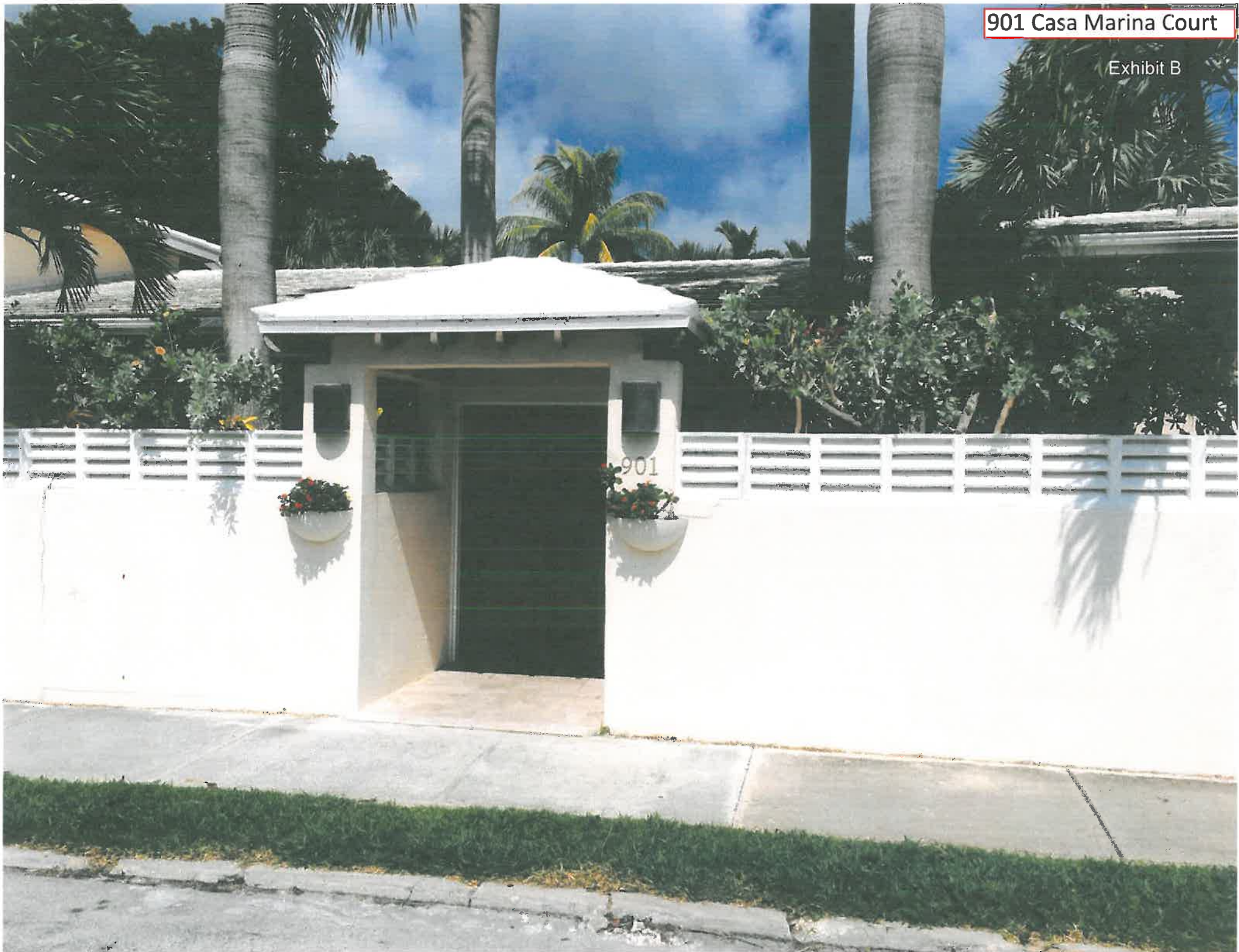
Proposed Pearlman Heights Historic District

Pearlman Heights was developed by Monroe County Development Company, Inc., a company operated by Joe Pearlman as president and Philip C. Toppino as secretary. Located in the northeastern section of the island, construction of Pearlman Heights began in 1959. Pearlman Heights includes the area south of North Roosevelt between Sixteenth Terrace to the west, Seventeenth to the east, and Donald Avenue to the south. Commercial properties border the subdivision to the north, to the east are additional Pearlman Subdivisions, the Poinciana Housing development is located to the south, and residential housing borders the western boundary.

Typical to residential architectural styles of the 1950s, developers of New Town and Pearlman Heights created subdivisions of affordable housing of similar construction on narrow parcels along streets encompassing numerous blocks (refer to Section 3). In keeping with other subdivisions built during this period, houses in Pearlman Heights were constructed of concrete block and stucco. With the exception of a few homes built on irregular-sized lots, each house in the subdivision shares the same plan and layout, which includes a rectangular plan and side-gabled roof. Pearlman Heights was originally laid out with eight blocks containing 130 lots with a typical lot size being 60 feet by 100 feet. This subdivision is unique in Key West for its design and road network as it features a curvilinear ring road encircling a central street (Seventeenth Street) with a park. Streets in Pearlman Heights are aligned to true north, the only streets in Key West to deviate from the city's original street alignment. Northside Drive extends in an east-west direction across the northern portion of the subdivision. The filed subdivision plan for Pearlman Heights notes Northside Drive was not included in the plat. The longer section of park south of Northside Drive has a width of 60 feet, while the portion north of Northside Drive measures 50 feet wide. Seventeenth Street was laid out around the park and has a width of 25 feet on either side.

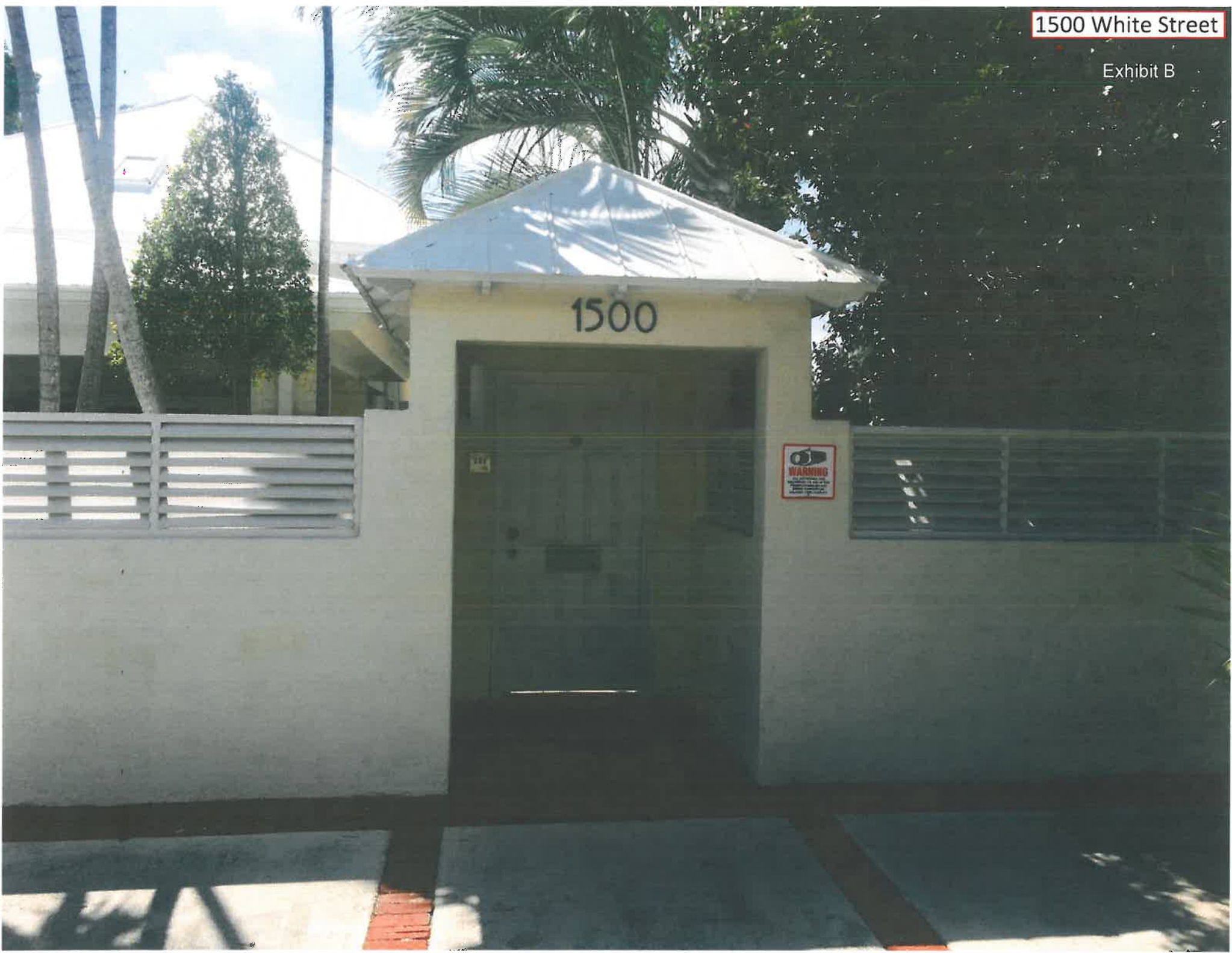
901 Casa Marina Court

Exhibit B



1500 White Street

Exhibit B



1500

WARNING
DO NOT ENTER
UNLESS AUTHORIZED
PERSONNEL
ARE PRESENT

1500 White Street second entrance

Exhibit B



1127 Johnson Street

Exhibit B

1127



1127 Johnson Street second entrance

Exhibit 8



1115 Casa Marina Court

Exhibit B



1111 Johnson Street

Exhibit



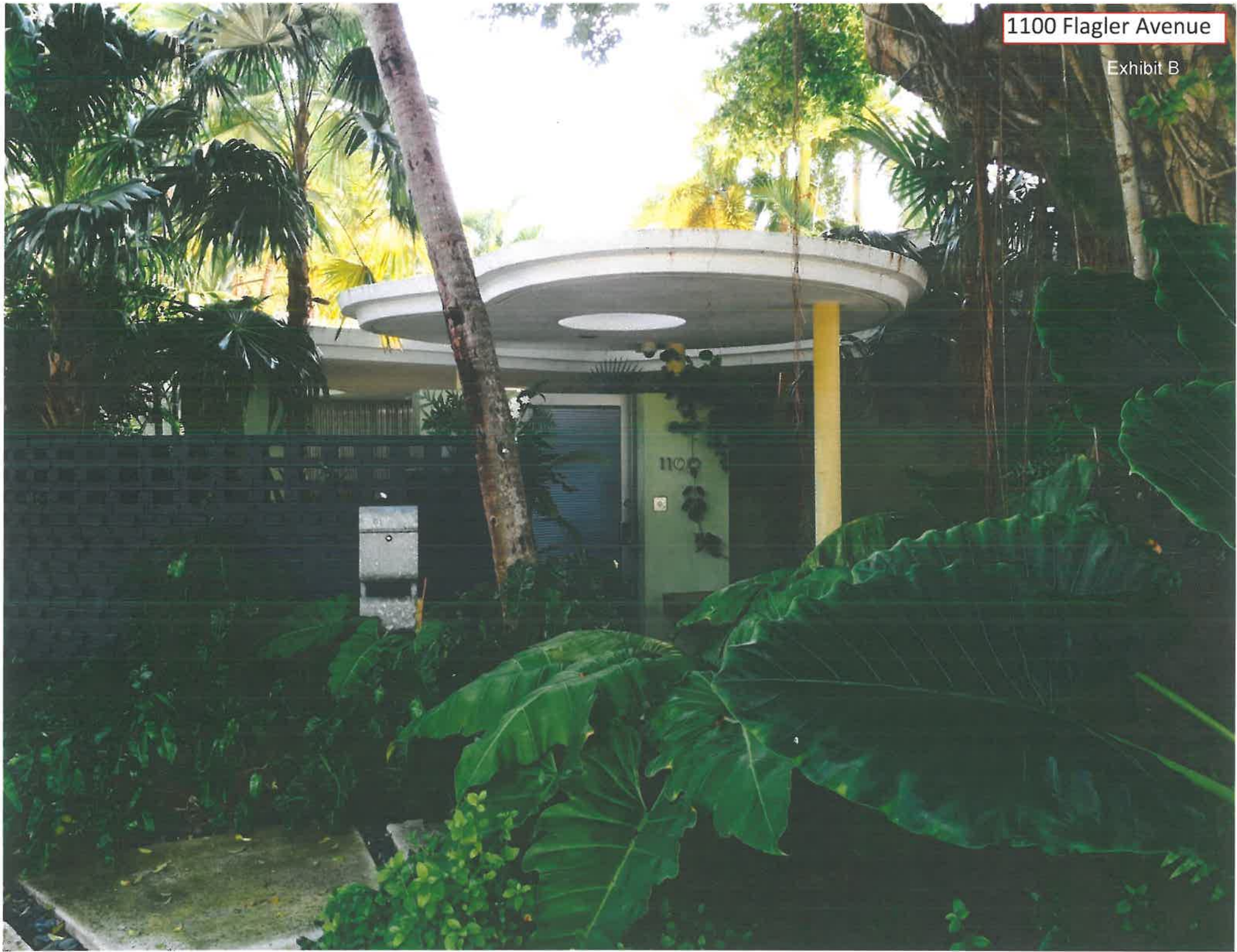
1101 Johnson Street

Exhibit B



1100 Flagler Avenue

Exhibit B



1025 Casa Marina Court

EXHIBIT B





1014 Flagler Avenue

Exhibit B



906 Johnson Street

Exhibit B





Casa Marina 1500 Reynolds Street

Exhibit B



Casa Marina 1500 Reynolds Street



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

The offices of the Property Appraiser will be closed Tuesday, November 11th in observance of Veterans Day. Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

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

Alternate Key: 1058955 Parcel ID: 00058470-000000

Ownership Details

Mailing Address:
ABRAMOVITZ LAWRENCE F AND CAROL
1020 VON PHISTER ST
KEY WEST, FL 33040-4830

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1119 JOHNSON ST KEY WEST
Subdivision: Martello Towers
Legal Description: KW MARTELLO TOWERS PB1-140 ALL LOT 20 AND NELY 1/2 OF LOT 21 SQR 3 TR 27 OR132-385/86 OR781-1497 OR996-129/30 OR1631-1678/79 OR2630-1696

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



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	75	100	7,500.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1992
Year Built: 1963

Building 1 Details

Building Type R1
Effective Age 16
Year Built 1963
Functional Obs 0

Condition A
Perimeter 322
Special Arch 0
Economic Obs 0

Quality Grade 600
Depreciation % 18
Grnd Floor Area 1,992

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

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

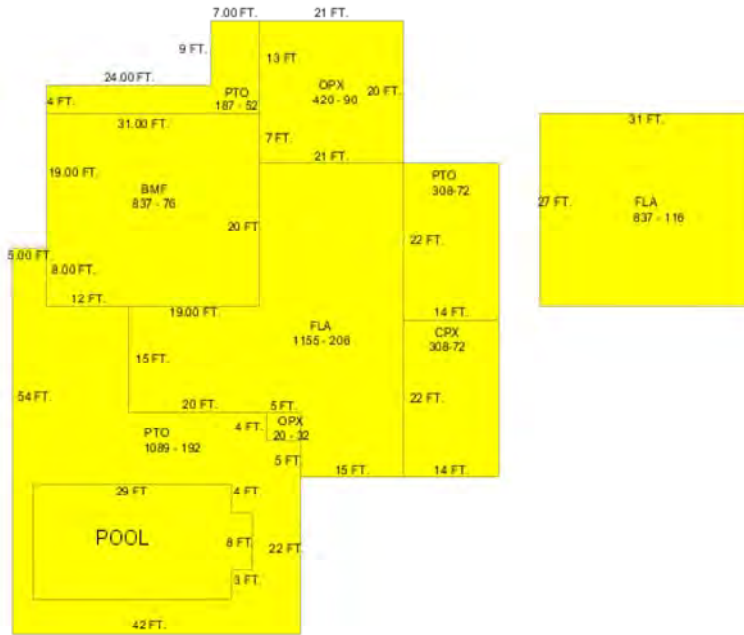
Roof Cover TAR & GRAVEL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONCR FTR
Bedrooms 3

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPX		1	1989					420
0	PTO		1	1989					1,089
0	FLA	5:C.B.S.	1	1989		Y			837
1	FLA	5:C.B.S.	1	1989	N	Y	0.00	0.00	1,155
2	CPX		1	1989	N	Y	0.00	0.00	308
3	OPX		1	1989	N	Y	0.00	0.00	20

5	PTO	1	1989	N	Y	0.00	0.00	187
7	BMF	5:C.B.S.	1	1989	N	Y	0.00	837
8	PTO	1	2003	N	Y	0.00	0.00	308

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	512 SF	32	16	1988	1989	3	50
3	PT2:BRICK PATIO	202 SF	0	0	1988	1989	2	50
4	AC2:WALL AIR COND	2 UT	0	0	1988	1989	1	20
5	AC2:WALL AIR COND	1 UT	0	0	1988	1989	2	20
6	AC2:WALL AIR COND	1 UT	0	0	1988	1989	3	20
7	FN2:FENCES	630 SF	90	7	1987	1988	5	30
8	FN2:FENCES	600 SF	100	6	1988	1989	2	30
9	PT3:PATIO	810 SF	0	0	1975	1976	2	50
10	PT4:PATIO	1,000 SF	0	0	1988	1989	4	50
11	WF2:WATER FEATURE	1 UT	0	0	1988	1989	1	20
12	PT5:TILE PATIO	351 SF	27	13	2003	2004	4	50

Appraiser Notes

2014-03-14 IMPROVEMENT HAS BEEN DEMOLISHED.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	13-1279	04/05/2013	04/05/2013	0	Residential	EXTEND 01-3445 FOR FINAL INSPECTION ONLY: REWIRE KITCHEN AFTER NEW CABINETS ARE INSTALLED.
1	13-1276	04/05/2013	04/05/2013	0	Residential	EXTEND 03-414 FOR FINAL INSPECTION ONLY: INSTALL 700 SQ FT OF FLOOR TILE IN INTERIOR OF HOUSE. INSTALL 4 FRENCH DOORS IN EXISTING WINDOW OPENING.
1	13-1277	04/05/2013	04/05/2013	0	Residential	EXTEND 01-3606 FOR FINAL INSPECTION ONLY: INSTALL CENTAL AC WITH 4 OPENINGS.
1	13-1278	04/05/2013	04/05/2013	0	Residential	EXTEND 00-3240 FOR FINAL INSPECTION ONLY: 9 SQ ASPHALT SHINGLES AND 15 SQ M/B ROOFING
1	13-1280	04/05/2013	04/05/2013	0	Residential	EXTEND 01-3747 FOR FINAL INSP ONLY: MOVE WASHING MACHINE LINES, TRIM OUT NEW KITCHEN WITH 1 DISHWASHER, 1 SINK, 1 WASHER.
	13-5072	02/04/2014		800,000		NEW SFR DEMO OLD STRUCTURE
1	0003240	10/06/2000	01/02/2001	8,400		NEW ROOF
1	03-0414	02/10/2003	12/08/2003	5,500		FLOOR TILE

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
2014	298,370	36,172	819,416	1,153,958	1,153,958	0	1,153,958
2013	277,058	37,250	758,719	1,073,027	705,113	25,000	680,113
2012	293,359	38,328	534,138	865,825	693,326	25,000	668,326
2011	296,937	39,406	606,975	943,318	673,132	25,000	648,132
2010	282,837	40,484	564,435	887,756	663,184	25,000	638,184
2009	318,210	41,562	765,123	1,124,895	645,749	25,000	620,749
2008	292,646	42,640	712,500	1,047,786	645,104	25,000	620,104
2007	355,211	37,296	712,500	1,105,007	626,315	25,000	601,315
2006	604,611	38,237	750,000	1,392,848	611,039	25,000	586,039
2005	777,357	39,517	360,000	1,176,874	593,242	25,000	568,242
2004	292,887	31,378	360,000	684,265	575,963	25,000	550,963
2003	328,787	27,617	202,500	558,904	558,904	25,000	533,904
2002	254,355	28,739	202,500	485,594	485,594	0	485,594
2001	182,368	29,988	202,500	414,856	414,856	0	414,856
2000	257,872	27,340	153,750	438,962	438,962	0	438,962
1999	257,872	28,368	153,750	439,989	290,053	25,000	265,053
1998	228,158	26,043	153,750	407,951	285,486	25,000	260,486
1997	228,158	26,976	138,750	393,884	280,714	25,000	255,714
1996	143,262	17,508	138,750	299,520	272,538	25,000	247,538
1995	130,528	16,609	138,750	285,886	265,891	25,000	240,891
1994	106,120	14,031	138,750	258,901	258,901	25,000	233,901
1993	101,117	14,549	138,750	254,416	254,416	25,000	229,416
1992	101,117	15,082	138,750	254,949	254,949	25,000	229,949
1991	101,117	15,611	138,750	255,478	255,478	25,000	230,478
1990	111,229	17,742	106,875	235,846	235,846	25,000	210,846
1989	98,919	16,663	105,000	220,582	220,582	25,000	195,582
1988	73,264	8,948	97,500	179,712	179,712	25,000	154,712
1987	80,343	8,974	65,246	154,563	154,563	25,000	129,563
1986	80,717	9,001	62,865	152,583	152,583	0	152,583
1985	77,983	9,037	38,850	125,870	125,870	0	125,870
1984	73,203	9,064	38,850	121,117	121,117	0	121,117
1983	73,203	9,090	38,850	121,143	121,143	0	121,143
1982	74,675	9,126	38,850	122,651	122,651	0	122,651

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
5/23/2013	2630 / 1696	1,300,000	WD	02

4/27/2000	1631 / 1678	440,000	WD	Q
12/1/1986	996 / 129	190,000	WD	Q
2/1/1979	781 / 1497	158,500	00	Q

This page has been visited 20,343 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 PM on November 20, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 1119 Johnson Street (RE # 00058470-000000; AK # 1058955) – A request for variance to construct a trellis over an entry gate on property located within the Single Family (SF) zoning district pursuant to Sections 90-395 and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Carlene Smith, Planner II; E-mail: cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978;
Mail: PO Box 1409, Key West FL 33041-1409

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

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:

Variance – A request for variance to construct a trellis over an entry gate on property located within the Single Family (SF) zoning district pursuant to Sections 90-395 and 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Trepanier & Associates, Inc. **Owner:** Lawrence and Carol Abramovitz

Location: 1119 Johnson Street (RE # 00058470-000000; AK # 1058955)

Date of Hearing: November 20, 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: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov;
Phone: 305-809-3722; 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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NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 ABRAMOVITZ LAWRENCE F AND CAROL	1020 VON PHISTER ST		KEY WEST	FL	33040-4830	
2 ALEA DAVID JOSE DECLARATION OF TRUST 3/2/2006	1025 JOHNSON ST		KEY WEST	FL	33040-4825	
3 AMIRI SAED ISMAIL	1625 FLAGLER AVE		KEY WEST	FL	33040-4969	
4 ARTMAN NORMAN D REV TR DTD 09/13/05	1128 FLAGLER AVE		KEY WEST	FL	33040-4818	
5 ASELIN LINDA K	1500 WHITE ST		KEY WEST	FL	33040-4836	
6 ATWELL WILLIAM B AND MARY DIANNE	1203 JOHNSON ST		KEY WEST	FL	33040-5013	
7 BAER ALEXANDER C	3908 N CHARLES ST APT 1303		BALTIMORE	MD	21218-1757	
8 BLUM CYNTHIA	1111 JOHNSON ST		KEY WEST	FL	33040-4827	
9 BLUME JUDY	1100 FLAGLER AVE		KEY WEST	FL	33040	
10 BUCY JEANNE REVOCABLE LIVING TRUST 9/3/2014	1100 JOHNSON ST		KEY WEST	FL	33040-4828	
11 CAMA SDIRA LLC FBO ALEX MODEL IRA	512 E TOWNSHIP LINE RD STE 200		BLUE BELL	PA	19422-2700	
12 CITIMORTGAGE INC	1000 TECHNOLOGY DR		O FALLON	MO	63368-2240	
13 CLOSE CHARLES HOWARD AND KIRA	306 BEAVER DAM RD		BROOKHAVEN	NY	11719	
14 COBO LUIS E AND ANA A	1101 JOHNSON ST		KEY WEST	FL	33040-4827	
15 COKER FITZ LEE H REV TR 12/6/2004	6533 JACKSON CREEK RD		BOZEMAN	MT	59715	
16 COLLIGAN JAMES J	1101 CASA MARINA CT		KEY WEST	FL	33040-4838	
17 CRETARA ELIZABETH	1505 WHITE ST		KEY WEST	FL	33040	
18 EMMONS ROGER G LIV TR 8/20/2003	1131 JOHNSON ST		KEY WEST	FL	33040	
19 FLOYD JULIE ANN	PO BOX 5294		KEY WEST	FL	33045-5294	
20 GOODRICH ADRIAN I AND TERRI A	PO BOX 491616		LEESBURG	FL	34749-1616	
21 GRANT KARLEEN A	1033 FLAGLER AVE		KEY WEST	FL	33040	
22 HALTERMAN JERRY L	1025 CASA MARINA CT		KEY WEST	FL	33040-4873	
23 HAYES ELISABETH OWEN	140 GRAFTON ST		CHEVY CHASE	MD	20815-3424	
24 HAYES JAKE LAWSON	1105 FLAGLER AVE		KEY WEST	FL	33040-4817	
25 HOLLAND KIRK F REVOCABLE TRUST	483 CONWAY MANOR DR NW		ATLANTA	GA	30327-3518	
26 KOENIG NORA M	1117 FLAGLER AVE		KEY WEST	FL	33040-4817	
27 MACHALA EDWARD W AND KATHLEEN A	89 CLIFF DR		NARRAGANSETT	RI	02882-1921	
28 MCTEER MERCIDEES C	1125 FLAGLER AVE		KEY WEST	FL	33040	
29 MONROE COUNTY	500 WHITEHEAD ST		KEY WEST	FL	33040	
30 MUZYKA DANIEL F	3668 2ND AVE W		VANCOUVER	BC	V6R 1J7	CANADA
31 PERRY NICOLE HAWES QP RESIDENCE TRUST 6/22/2011	PO BOX 426		UPPERVILLE	VA	20185-0426	
32 RICHARDS P BARTON	21218 SAINT ANDREWS BLVD UNIT 636		BOCA RATON	FL	33433-2435	
33 ROCKWOOD WILLIAM K AND DONNA M	7 SARA LN		BARRINGTON	IL	60010	
34 ROSEBERRY DAVID L	9239 SUNNYBROOK LN		DALLAS	TX	75220-3949	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 SANCHEZ WINONA A	PO BOX 933		HIGH SPRINGS	FL	32655-0933	
36 SHELDON PETER E AND KARIN	1604 TAHOKA DAISY DR		CEDAR PARK	TX	78613-1562	
37 TAYLOR RICHARD B AND RHONDA S	150 E PONCE DE LEON AVE		DECATUR	GA	30030-2588	
38 WILLIAMSON-KUNKEL ANGELA	1120 VONPHISTER ST		KEY WEST	FL	33040-4832	