

Application



Application For Revocable License

City of Key West, Florida • Planning Department

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

Application Fee: \$350.00

(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: 1413 Grinnell Street

Zoning District: HMDR Real Estate (RE) #: 00039200-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☒ Owner ☐ Authorized Representative

Name: Wayne LaRue Smith

Mailing Address: 333 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-923-4080 Office: 305-296-0029 Fax: 305-296-9172

Email: TSLF@TheSmithLawFirm.Com

PROPERTY OWNER: (if different than above)

Name: Wayne LaRue Smith

Mailing Address: 333 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-296-0029 Fax: 305-296-9172

Email: TSLF@TheSmithLawFirm.Com

Description of requested revocable license and use: See Attached Addendum

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

If yes, please describe and attach relevant documents: _____

April 28, 2014

VIA HAND DELIVERY

Don Craig
Planning Director
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

**RE: Application for Revocable License
1413 Grinnell Street, Key West**

Dear Mr. Craig:


Enclosed please find Application for Revocable License and Verification Form for the above-referenced property. Also enclosed are the following:

1. Addendum to Revocable License Application of 1413 Grinnell Street;
2. Check # 9573 for applicable fees;
3. Recorded Warranty Deed;
4. Property Record Card;
5. Survey with a legal description of the entire property; (original previously submitted on January 30, 2014);
6. Survey with a legal description of the easement area (original previously submitted on January 30, 2014); and
7. Color photographs showing the proposed easement area

Please advise of the date and time when this is scheduled for review before the Planning Board.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,



Christina Ortiz Gaertner
Legal Assistant to Wayne LaRue Smith

Enclosures as stated.

Z:\1078\01\1413 Grinnell Easement Application\2014-04-28 Letter to Don Craig.docx

ADDENDUM TO REVOCABLE LICENSE
APPLICATION OF 1413 GRINNELL STREET, KEY WEST, FL 33040

Description of Revocable License and Use. Please itemize if more than one revocable license is requested:

Applicants are requesting a revocable license from the City of Key West for approximately six hundred two and 7/10 (602.7) square feet of encroachment in the Historic Medium Density Residential District (HMDR) per Section 2-938 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. Applicants' Southeastern (Grinnell Street) and Southwestern (Washington Street) fence encroaches onto City property by approximately three and 3/10 (3.3) feet and five and ½ (5.5) feet respectively. Said fence has been in place since approximately 1997. Accordingly, Applicants are requesting a revocable license for the encroaching space which is more particularly described as:

A portion of land lying adjacent to Lot 10, Square 6, according to WEBBS REALTY CO. subdivision, and recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

BEGIN at the Southwesterly corner of said Lot 10, also being the intersection of the Northwesterly Right-of-Way line of Washington Street and the Northeasterly Right-of-Way line of Grinnell Street; thence in a Northeasterly direction along the said Northwesterly Right-of-Way line of Washington Street for a distance of 96.25 feet to the Southeast corner of said Lot 10; thence at a right angle and in a Southeasterly direction along a wall and wood fence for a distance of 3.48 feet; thence at an angle of 89°53'01" to the left and in a Southwesterly direction along the face of a wood fence for a distance of 101.69 feet; thence at an angle of 90°49'58" to the left and in a Northwesterly direction and along the face of a wood fence for a distance of 48.25 feet; thence at an angle of 89°17'03" to the left and in a Northeasterly direction for a distance of 6.04 feet to the Northwest corner of said Lot 10; thence at a right angle and in a Southeasterly direction along the said Northeasterly Right-of-Way line of Grinnell Street for a distance of 45.00 feet to the Point of Beginning.

Containing 602.7 square feet, more or less.

Are there any existing easements, deed restrictions or other encumbrances attached to the subject property?

There are currently no existing easements, deed restrictions or other encumbrances at this time.

Verification Form

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

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

1413 Grinnell Street

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.

A handwritten signature in blue ink, reading "Wayne LaRue Smith".

Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 28th day of April 2014 by Wayne LaRue Smith *date*

Wayne LaRue Smith
Name of Owner

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

A handwritten signature in blue ink, reading "Christina Ortiz Gaertner".

Notary's Signature and Seal

Christina Ortiz Gaertner



Name of Acknowledger typed, printed or stamped

DD 998460
Commission Number, if any

Deed

This Document Prepared By:
JOHN M. SPOTTSWOOD, JR.
SPOTTSWOOD, SPOTTSWOOD and SPOTTSWOOD
500 FLEMING STREET
KEY WEST, FL 33040

MONROE COUNTY
OFFICIAL RECORDS

FILE #1005499
BK#1458 PG#760

RCD May 22 1997 10:27AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 2240.00
05/22/1997 FP DEP CLK

Parcel ID Number: 00039200-000000
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 1st day of
DIANE E. BENNER, a married woman,

May, 1997 A.D., Between

of the County of _____, State of _____, grantor, and
WAYNE LARUE SMITH and DANIEL E. SKAHEN, Both single persons,
As Joint Tenants with Rights of Survivorship and not as Tenants in Common
whose address is: 1413 GRINNELL STREET, KEY WEST, Florida 33040

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

On the Island of Key West, and known on William A. Whitehead's
map of said Island delineated in February A.D. 1829, as a Part
of Tract Eighteen (18), but more particularly described in a
diagram of part of said Tract Eighteen (18) made by The Webb
Realty Co., and is recorded in Plat Book One (1) Page 42, Monroe
County, Fla., Records, and is better described as follows, to
wit: Lot Ten (10) of Square Six (6) and commences at the corner
of Grinnell and Washington Streets and runs along said
Washington Street N.E.'ly Ninety-six (96) feet three (3) inches,
thence at right angles N.W.'ly Forty-five (45) feet; thence at
right angles S.W.'ly Ninety-six (96) feet three (3) inches to
Grinnell Street; thence S.E.'ly along said Grinnell Street
Forty-five (45) feet to the Place of Beginning.

(Continued on attached)

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

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Printed Name: JOHN M. SPOTTSWOOD, JR.

Witness

Printed Name: MARTHA A. GALBRAITH
Witness

Diane E. Benner (Seal)
DIANE E. BENNER

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF COUNTY OF

The foregoing instrument was acknowledged before me this 1st day of
DIANE E. BENNER, a married woman,

May, 1997 by

who is personally known to me or who has produced her Florida driver's license as identification



Martha A. Galbraith
MY COMMISSION # CC514081 EXPIRES
December 1, 1999
BONDED THRU TROY FAIR INSURANCE, INC.

Martha A. Galbraith
Printed Name: MARTHA A. GALBRAITH
NOTARY PUBLIC
My Commission Expires:

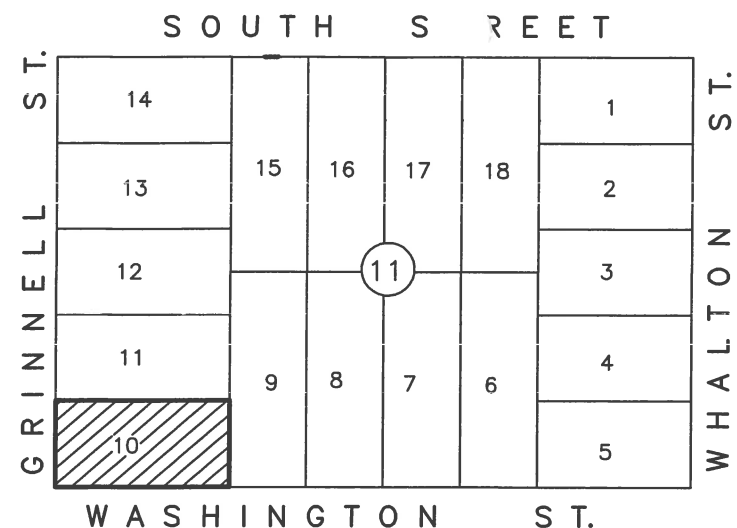
FILE #1 0 0 5 4 9 9
BK#1 4 5 8 PG#7 6 1

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31st, 1996.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 790 Interlachen Avenue Winter Park, FL 32789.

MONROE COUNTY
OFFICIAL RECORDS

Survey



LOCATION MAP

Block 6, Webb Subdivision (1/42)
City of Key West

LEGAL DESCRIPTION:

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829 as Part of Tract Eighteen (18), but more particularly described in a diagram of part of said Tract Eighteen (18) made by The Webb Realty Co., and is recorded in Plat Book One (1) Page 42, Monroe County, Fla., Records, and is better described as follows to-wit:

Lot Ten (10) of Square Six (6) and commences at the corner of Grinnell and Washington Streets and runs along said Washington Street N.E.'ly Ninety-six (96) feet three (3) inches; thence at right angles N.W.'ly Forty-five (45) feet; thence at right angles S.W.'ly Ninety-six feet, three (3) inches to Grinnell Street; thence S.E.'ly along said Grinnell Street Forty-five (45) feet to the place of Beginning.

Abbreviations:

Sty. = Story	B.M. = Bench Mark	I.P. = Iron Pipe
R/W = Right-of-Way	P.O.C. = Point of Commence	I.B. = Iron Bar
fd. = Found	P.O.B. = Point of Beginning	C.B. = Concrete Block
p. = Plat	P.B. = Plat Book	C.B.S. = Concrete Block Stucco
m. = Measured	pg. = page	cov'd. = Covered
d. = Deed	o/h = Overhead	w.m. = Water Meter
O.R. = Official Records	F.F.L. = Finish Floor Elevation	Bal. = Balcony
N.T.S. = Not to Scale	☒ = Concrete Utility Pole	Pl. = Planter
Ⓢ = Centerline	⊙ = Wood utility Pole	A/C = Air Conditioner
Elev. = Elevation	conc. = concrete	

Field Work performed on: 11/21/13

CERTIFICATION:

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

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

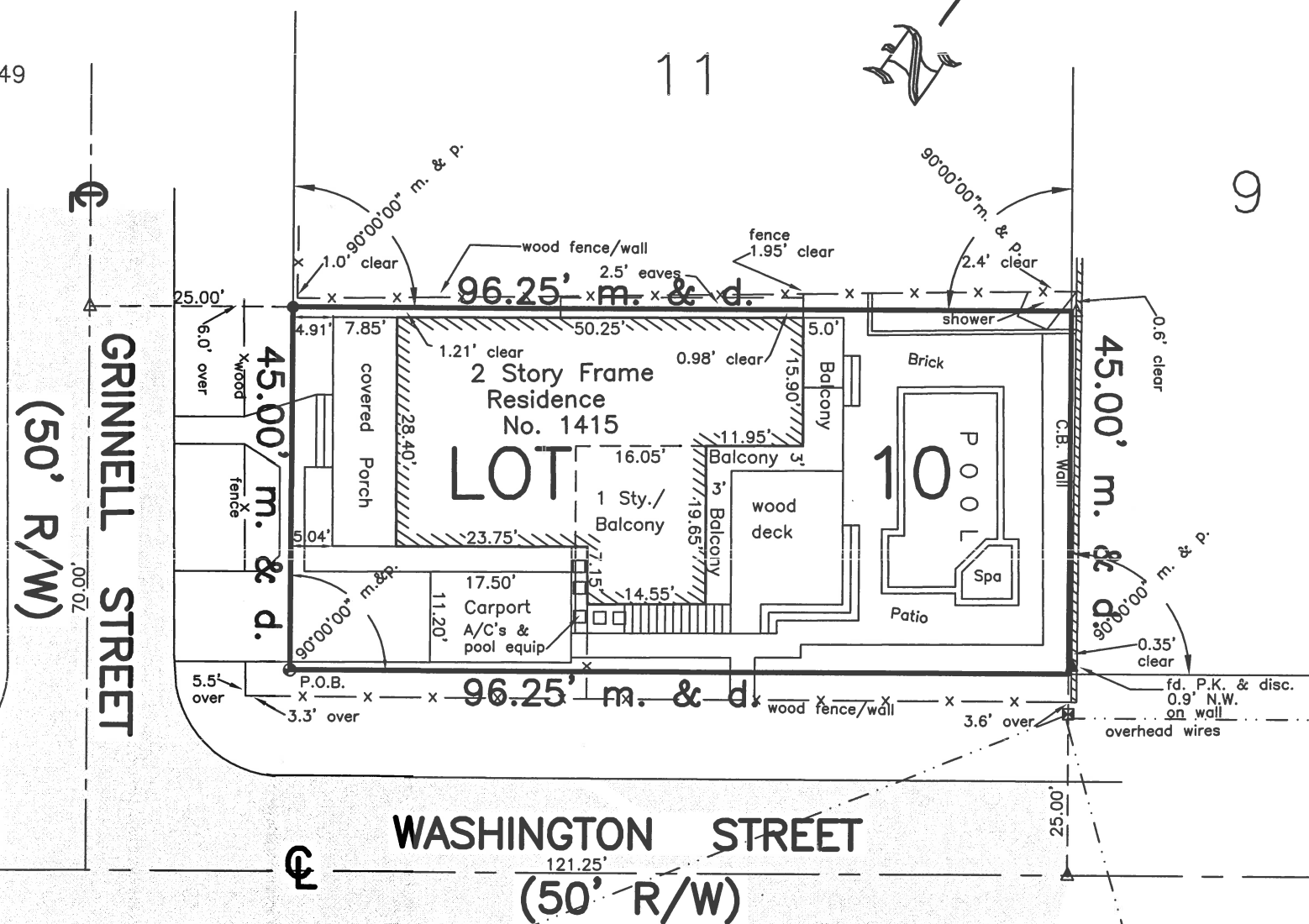
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Grinnell Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.234

MONUMENTATION:

⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
▲ = Set P.K. Nail, P.L.S. No. 2749
△ = Found P.K. Nail
△ = Found Drill Hole



Wayne Smith
1413 Grinnell Street, Key West, FL 33040

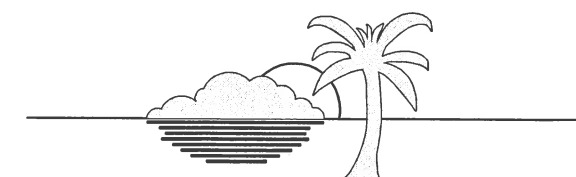
BOUNDARY SURVEY

Dwg. No.
13-406

Scale 1" = 20'	Ref. 213-20	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date: 11/26/13		Flood Zone AE	Flood Elev. 6'

REVISIONS AND/OR ADDITIONS

fred\drawings\keywest\block168\1413grinnell



ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Site Photos









DRC Minutes/Comments

Minutes of the Development Review Committee

Approved March 27, 2014

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

No comments.

PLANNING DIRECTOR:

No comments

ENGINEERING:

No comments.

FIRE DEPARTMENT:

No comments.

BUILDING OFFICIAL:

Mr. Wampler stated that a line of sight is required on that corner. Do not obstruct a 45 degree angle.

SUSTAINIBILITY COORDINATOR:

No comments.

KEYS ENERGY

KEYS has no objections to the easement request.

5. **Easement – 1413 Grinnell Street (RE # 00039200-000000, AK # 1039942) – A request for an easement in order to maintain existing wood fences located within the Grinnell Street and Washington Street rights-of-way located within the Historic Medium Density Residential District (HMDR) Zoning District pursuant to Section 2-938 of the Code of Ordinances of the City of Key West, Florida.**

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

The applicant, Mr. Wayne LaRue-Smith gave members an overview of the easement request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

Minutes of the Development Review Committee

Approved March 27, 2014

URBAN FORESTRY MANAGER:

No comments.

POLICE DEPARTMENT:

No comments.

HARC PLANNER:

No comments.

PLANNING DIRECTOR:

No comments.

ENGINEERING:

No comments.

FIRE DEPARTMENT:

Mr. Barroso stated to schedule a site visit to assess accessibility.

BUILDING OFFICIAL:

Mr. Wampler stated concerns of the line of sight. Applicant stated that the request does meet code required for line of sight.

SUSTAINABILITY COORDINATOR:

No comments.

KEYS ENERGY

KEYS has no objections to the easement request.

6. **Variance – 1501 White Street (RE # 00059620-000000, AK # 1060097)** – A request for variances to minimum side setback, minimum rear setback and detached habitable space in order to renovate an existing shed/cottage building on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 122-238(6)a.2., 122-238(6)a.3. 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 applicant, Mr. Rick Milelli gave members an overview of the variance request.

DRC Member Comments:

ART IN PUBLIC PLACES:

No comments.

URBAN FORESTRY MANAGER:

Property Appraiser Record Card



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: **1039942** Parcel ID: **00039200-000000**

Ownership Details

Mailing Address:

SMITH WAYNE LARUE
 1413 GRINNELL ST
 KEY WEST, FL 33040

All Owners:

SKAHEN DANIEL E R/S , SMITH WAYNE LARUE

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 05-68-25

Property Location: 1413 GRINNELL ST KEY WEST

Legal Description: KW WEBB REALTY CO SUB PB1-42 LOT 10 SQR 6 TR 18 B OF W C-379 OR598-738 OR810-510D/C OR810-509L/E OR1221-90/91 OR1227- 297/98C OR1262-1809/11 OR1458-757/759Q/C OR1458-760/1R/S(LG)

Click Map Image to open interactive viewer



Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	0	0	4,331.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2487
 Year Built: 1943

Building 1 Details

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

Condition G
 Perimeter 328
 Special Arch 0
 Economic Obs 0

Quality Grade 600
 Depreciation % 18
 Grnd Floor Area 2,487

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

Roof Type GABLE/HIP

Heat 1 FCD/AIR DUCTED

Heat Src 1 ELECTRIC

Roof Cover METAL

Heat 2 NONE

Heat Src 2 NONE

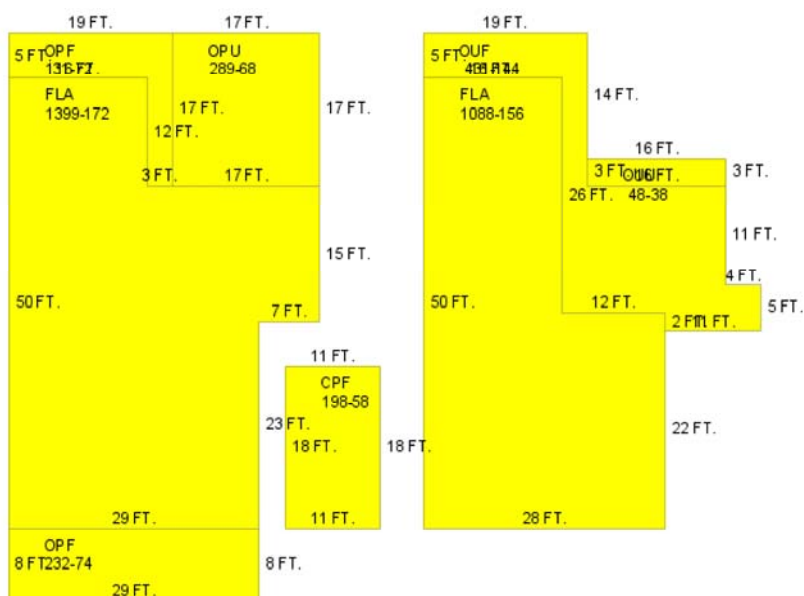
Foundation CONCR FTR

Bedrooms 4

Extra Features:

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

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 1
 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	1,399
2	OPF	12:ABOVE AVERAGE WOOD	1	1998	N Y	0.00	0.00	232
3	OPF	12:ABOVE AVERAGE WOOD	1	1998	N Y	0.00	0.00	131
4	OPU	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	289
5	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	1,088
6	OUF		1	2001	N Y	0.00	0.00	431
7	OUU		1	2001	N Y	0.00	0.00	48
8	CPF		1	1998	N Y	0.00	0.00	198

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
4	PT2:BRICK PATIO	1,039 SF	0	0	1997	1998	2	50
5	HT2:HOT TUB	1 UT	0	0	1997	1998	3	50
6	FN2:FENCES	108 SF	6	18	1997	1998	2	30
7	FN2:FENCES	488 SF	61	8	1997	1998	2	30
8	FN2:FENCES	210 SF	70	3	1997	1998	2	30
9	PO4:RES POOL	264 SF	11	24	1997	1998	4	50

Appraiser Notes

2014-03-31 MLS \$1,895,000 4/4 CORNER LOT IN THE PRESTIGIOUS CASA MARINA NEIGHBORHOOD. RENOVATED FOUR BEDROOM / FOUR BATH HOME WITH OFFICE. RE-MILLED HEART PINE FLOOR THROUGHOUT. TOP OF THE LINE APPLIANCES IN KITCHEN. (VIKING, SUB ZERO, BOSCH) SPACIOUS OUTSIDE DECK AREA WHICH LEADS TO LARGE POOL AND HOT TUB. LARGE VERANDA ON SECOND LEVEL OVERLOOKING POOL. SPACIOUS MASTER SUITE. OFF STREET PARKING WITH CAR PORT! GREAT CASA MARINA LOCATION!!

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B941196	04/01/1994	10/01/1994	8,500		REP.GATES,ROOF,DECK,FENCE
	B950414	02/01/1995	10/01/1995	2,650		REPL 2 WNDW/ROOF/REPAINT
1	9701483	05/20/1997	11/30/1998	1,500	Residential	DEMOLITION INTERIOR
1	9701864	06/26/1997	03/30/1999	56,821	Residential	REMODEL INTERIOR,ELE,PLUM
1	9702890	08/25/1997	03/30/1999	54,000	Residential	BDRM,BTH,DECK,CARPRT
1	9702884	08/22/1997	03/30/1997	7,900	Residential	INSTALL A/C
1	9703308	10/01/1997	03/30/1999	800	Residential	RUBBER ROOF
1	9703594	10/21/1997	03/30/1999	2,000	Residential	SECURITY ALARM
1	9703574	12/17/1997	03/30/1999	21,000	Residential	POOL AND SPA
1	9800875	03/18/1998	03/30/1999	5,000	Residential	PLUMBING
	9800962	04/20/1998	03/30/1999	4,000		BRICK POOL DECK & DRIVEWA
	0002090	05/08/2001	10/16/2001	45,000		ADD PORCH/RENOVATIONS
	02-0836	04/12/2002	09/05/2002	6,500		SIDUNG REPAIRS

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	272,674	28,962	559,565	861,201	386,924	25,000	361,924
2012	275,921	29,834	393,934	699,689	380,456	25,000	355,456
2011	279,167	30,733	447,652	757,552	369,375	25,000	344,375
2010	282,413	31,605	407,058	721,076	363,916	25,000	338,916
2009	313,911	32,476	551,789	898,176	354,349	25,000	329,349
2008	288,616	33,376	411,445	733,437	353,995	25,000	328,995
2007	396,862	29,325	476,410	902,597	343,684	25,000	318,684
2006	543,605	30,076	389,790	963,471	335,301	25,000	310,301
2005	565,031	30,856	281,515	877,402	325,535	25,000	300,535
2004	350,641	31,607	216,550	598,798	316,053	25,000	291,053
2003	364,667	32,360	111,523	508,550	310,160	25,000	285,160
2002	332,876	33,139	111,523	477,538	302,891	25,000	277,891
2001	281,636	33,890	111,523	427,049	283,693	25,000	258,693
2000	294,229	37,172	81,206	412,608	275,431	25,000	250,431
1999	248,435	32,090	81,206	361,731	268,190	25,000	243,190
1998	165,973	1,639	81,206	248,818	248,818	25,000	223,818
1997	143,544	1,462	72,544	217,550	217,550	0	217,550
1996	121,115	1,270	72,544	194,930	194,930	0	194,930
1995	110,349	1,203	72,544	184,096	184,096	0	184,096
1994	93,105	0	72,544	165,649	165,649	0	165,649
1993	93,105	0	72,544	165,649	165,649	25,000	140,649
1992	93,105	0	72,544	165,649	165,649	25,000	140,649
1991	93,105	0	72,544	165,649	165,649	25,000	140,649
1990	47,993	0	57,386	105,379	105,379	25,000	80,379
1989	43,630	0	54,138	97,768	97,768	25,000	72,768
1988	32,361	0	44,393	76,754	76,754	25,000	51,754
1987	27,103	0	29,667	56,770	56,770	25,000	31,770
1986	27,200	0	28,585	55,785	55,785	25,000	30,785
1985	26,705	0	18,662	45,367	45,367	22,683	22,684
1984	25,494	0	18,662	44,156	44,156	25,500	18,656
1983	25,494	0	18,662	44,156	44,156	25,500	18,656
1982	25,848	0	17,064	42,912	42,912	25,500	17,412

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
5/1/1997	1458 / 0760	320,000	WD	Q
6/1/1993	1262 / 1809	190,000	WD	Q

This page has been visited 103,952 times.

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