



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

To: Chairman and Planning Board Members

From: Ginny Haller

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: February 21, 2013

Agenda Item: After-the-Fact Variance – 510 Margaret Street (RE# 00008220-000000) – Request for side yard setback for an A/C unit in the HHDR zoning district per Section 90-391, Section 122-630(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

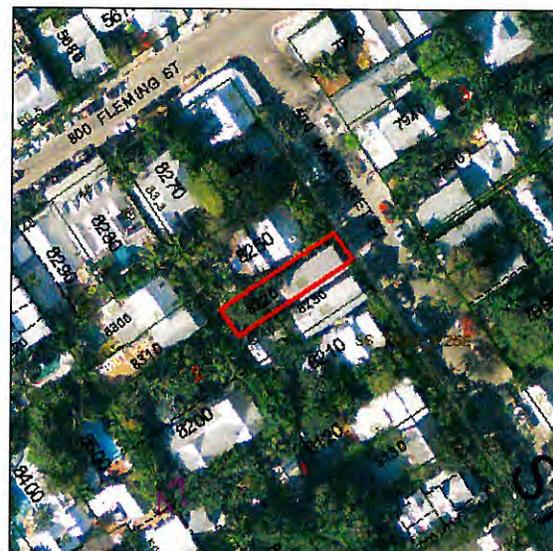
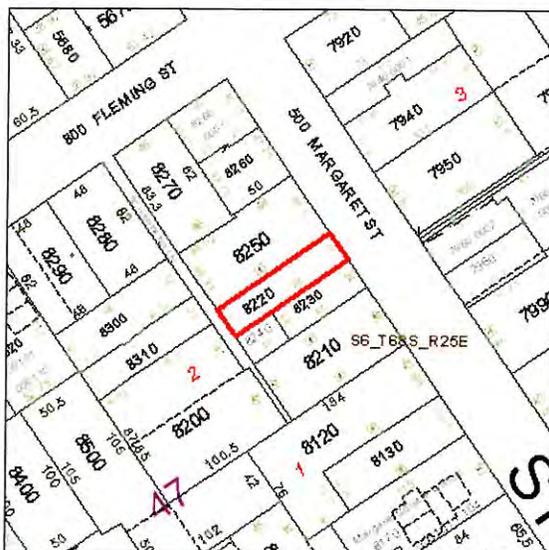
Request: To consider an after-the-fact variance for the installation of an A/C unit within the side-yard setback

Applicant: Barton Smith, P.L.

Property Owner: Judy Horton

Location: 510 Margaret Street, RE# 00008220-000000

Zoning: Historic High Density Residential (HHDR) District



Background:

The existing structure does not conform to the side setback requirements of the HHDR zoning district. The two air conditioning units located close to the 0 lot line on the side of this property were placed by the previous owner of the property. The replacement of one of the units due to age was permitted under an emergency basis due to life safety issues related to extreme heat. The proposed location of the A/C unit is an expansion of the nonconformity.

Request:

The applicant is requesting an after-the-fact variance in order to move the emergency-replaced A/C to a less non-conforming location at 2'4" from the property line. The placement of any equipment in a required dimensional setback area requires a variance. This request is for a 2'8" variance for one A/C unit.

Setback	Required	Existing	Proposed	Variance Requested
Right Side	5'	0'	2'4"	2'8"

Process:

Development Review Committee Meeting:

November 16, 2012

Planning Board Meeting:

February 21, 2013

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, building or structure involved and which are not applicable to other land, buildings or structures in the same zoning district.**

The subject property is legal non-conforming to lot size and other dimensional requirements. The location of the A/C unit is an expansion of the side setback nonconformity. Potential locations of the A/C unit are limited. Numerous properties within the HHDR zoning district have legal non-conformities. As such, there are no special conditions or circumstances associated with this property that are not present throughout the historic district.

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

The installation of the equipment in the current location was done on behalf of the owner, thus the condition was created 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, structures or structures in the same zoning district.**

Granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, buildings or structures in the same zoning 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.**

If the variance for the proposed location for the A/C unit is denied, the applicant would not be deprived of reasonable use of the land and the existing structure. However, the use of heating and cooling units is enjoyed on other properties in this area.

- 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 needed to make reasonable use of the land and existing structure.

- 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 this request will not be 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 structures in the same district, and no permitted use of lands, structures or structures in other districts shall be considered grounds for the issuance of a variance.**

This request is not based on existing conditions on surrounding properties.

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 applicant does not meet all of the standards established by the City Code of Ordinances for a variance request.

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 Planning Department has received no comments at this time.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for after-the-fact variance be **denied**.

However, if the Planning Board chooses to approve the variance application, the Planning Department recommends the following condition:

1. When the second, existing A/C unit is replaced, the owner shall locate that unit from the 0 lot line to a less non-conforming area of the property.

**Draft
Resolution**

**PLANNING BOARD
RESOLUTION No. 2013-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD FOR VARIANCE TO A SIDE YARD SETBACK OF 2 FEET AND 8 INCHES FOR AN A/C UNIT FOR PROPERTY LOCATED AT 510 MARGARET STREET (RE#00008220-000000) IN THE HHDR ZONING DISTRICT PER SECTION 90-391, SECTION 122-630(6)B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST.

WHEREAS, Section 122-630(6) b of the Code of Ordinances provides that the side yard setback in the HHDR zoning district is 5 feet or 10 percent of lot width to a maximum of 15 feet, whichever is greater; and

WHEREAS, the existing side yard setback of the A/C unit is 0 feet; and

WHEREAS, the applicant requested a variance to side yard setback requirements to allow an air conditioning unit; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on February 21, 2013, and

_____ Chairman
_____ Planning Director

WHEREAS, the Planning Board finds that the subject property is legal non-conforming to lot size and other dimensional requirements. The location of the A/C unit is an expansion of the side setback nonconformity. Potential locations of the A/C unit are limited. Numerous properties within the HHDR zoning district have legal non-conformities. As such, there are no special conditions or circumstances associated with this property that are not present throughout the historic district; and

WHEREAS, the Planning Board finds the installation of the equipment in the current location was done on behalf of the owner, thus the condition was created by the applicant; and

WHEREAS, the Planning Board finds that granting the variance request will confer upon the applicant special privileges provisionally denied to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that if the variance for the proposed location for the A/C unit is denied, the applicant would not be deprived of reasonable use of the land and the existing structure. However, the use of heating and cooling units is enjoyed on other properties in this area; 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 not be detrimental to the public interest;

WHEREAS, the Planning Board finds that the request is not based on existing conditions on the surrounding properties; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the after the fact variance application, and by addressing the objections expressed by those neighbors;

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

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

Section 2. That the request for a variance for a side yard setback of two feet and eight inches is granted for property located at 510 Margaret Street (RE# 0008220-000000) in the HHDR zoning district per section 90-391, section 122-630(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West, as shown on the attached plan date stamped

_____ Chairman
_____ Planning Director

February 11, 2013 with the following condition of approval:

1. When the second, existing A/C unit is replaced, the owner shall locate that unit from the 0 lot line to a less non-conforming area of the property.

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 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 this variance in accordance with the terms of and as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance 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 Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

_____ Chairman
_____ Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 31th day of May, 2012.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman
_____ Planning Director

Application

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 510 Margaret Street
2. Name of Applicant Barton Smith, P.L.
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 624 Whitehead Street,
Key West, Florida 33040
5. Phone # of Applicant 305-296-7227 Mobile# _____
6. E-Mail Address Greg@bartonsmithpl.com
7. Name of Owner, if different than above Judy Horton
8. Address of Owner 327 Shades Crest Road,
Birmingham, Alabama 35226-1158
9. Phone # of Owner (205) 529-2506
10. Email Address J.Horton@nutechmedical.com
11. Zoning District of Parcel HHDR RE# 00008220-000000
12. Description of Proposed Construction, Development, and Use
The existing A/C unit will be moved to a location that is as close to the house as physically possible to reduce a non-conformity & provide greater ingress & egress on the northerly side of the property.
13. List and describe the specific variance(s) being requested:
Applicant is requesting an after-the-fact variance to reduce a non-conformity that was in existence when the property was purchased.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



14. 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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback	5"	0	2'4"	2'8"
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

15. Is Subject Property located within the Historic District? Yes No
 If Yes, attach HARC approval and approved site plans

Meeting Date _____ HARC Approval # _____

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No X If Yes, please describe and attach relevant documents

17. Will the work be within the dripline (canopy) of any tree on or off the property?
YES _____ NO X

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

***Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

BARTON W. SMITH, ESQ.
PRINCIPAL ATTORNEY

COUNSEL AT LAW
BARTON SMITH, P.L.

624 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

TELEPHONE: (305) 296-7227 • FAX: (305) 296-8448

WWW.BARTONSMITHPL.COM

PATRICK M. FLANIGAN, ESQ.
ASSOCIATE ATTORNEY

GREGORY S. OROPEZA, ESQ.
ASSOCIATE ATTORNEY

VIA HAND DELIVERY

October 12, 2012

Donald L. Craig, AICP, Interim Planning Director
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040



RE: After the Fact Variance – 510 Margaret Street, Key West, Florida 33040

Dear Mr. Craig,

Please allow this letter and supporting documentation to serve as my clients, Mr. and Mrs. Horton's ("Applicants") application for an after the fact variance to side yard set-backs to allow for a heating and cooling condenser unit ("AC Unit") at 510 Margaret Street, Key West, Florida 33040 ("Property"). By way of background, Mr. and Mrs. Horton purchased the property in the early parts of 2010. The A/C Unit was placed on the property by previous owners of the Property. As result of the age of the AC Unit, the AC Unit recently had to be replaced and was permitted to be installed under an emergency basis due to the life safety concerns related to extreme heat. The Applicant is proposing to reduce the non-conformity and move the AC Unit to a location on the property which will reduce a non-conformity and provide increased ingress and egress along the northerly side of the Property. In support thereof, the Applicant states as follows with respect to the criteria for granting an after the fact variance.

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.
 - a. The subject property was built on the parcel of land well before the land development regulations were enacted. At the time of construction it undoubtedly was not contemplated that the required set-backs would be enacted decades after construction. More so, air conditioning systems were not in existence and most likely not contemplated at the time the structure was erected. As such, the need for space to house equipment on the exterior sides of the building was not a factor when the property was originally purchased and the home constructed thereby creating special circumstances which are peculiar to the land and structure.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. The Applicants purchased this home with the A/C units already in place. The A/C unit that is the subject of this variance failed and required replacement. The A/C unit failed due to no fault of the Applicants and due to no fault of the Applicants, there is no conforming location on the Property to relocate the AC Unit.

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.
 - a. The granting of this variance will only allow the Applicants to maintain a central heating and cooling element similar to many of the surrounding property owners. Due to the Property being located in the Historic Preservation District and Florida Building Code requirements, the AC Unit cannot be moved to the front of the Property, rear of the Property or to the roof. The overlay of the Historic Preservation District creates a regulatory framework which limits the ability of this home to maintain a central air conditioning and heating system. If the AC Unit was required to be removed the only way to heat and cool the home would be via window units, placement of which would be in contradiction to the HARC guidelines and intent of the Historic Preservation 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.
 - a. Literal interpretation of the provisions of the land development regulations would require the removal of the AC Unit in question, which under the code cannot be placed anywhere else on the property. The Applicants have explored the use of mini-split units and condensed units and the use of such units will still invoke the need for a variance due to the Property's limited space. The literal interpretation of the code would deprive the Applicants of the use of heating and cooling elements on the Property, which are commonly enjoyed by other properties in this same 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.
 - a. The variance requested is the minimum variance possible for the AC Unit. The units AC Unit is as close to the house as physically possible and is placed on the side of the house with the most distance and open space between the neighboring house.

Additionally, the AC Unit is small in size in comparison to many modern-day heating and cooling condensing units.

6. Not injurious to the public welfare. That granting of the variance 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.
 - a. The variance requested is not injurious to the public welfare; it is a benefit to the public as it allows the home heating and cooling elements in an aesthetically pleasing manner instead of having unsightly window units. The land development regulations in this area of the city were designed to protect the historic intent and theme of the area. By granting the variances, the structure will maintain the historic features by being able to keep the AC Unit in a nondescript unnoticeable area.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses 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.
 - a. The nonconformities of neighboring and surrounding properties do not have any affect or influence on this application. The need arises solely out of the previous owner's placement of the AC Unit and the lack of land area on the Property to which to move the AC Unit to, and maintain compliance with the land development regulations.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Gregory S. Oropeza, Esq.
For the Firm

Verification Form

**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

I, Judy Horton, 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:

510 Margaret 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.

Judy Horton
Signature of Owner

K. Horton

Subscribed and sworn to (or affirmed) before me on this October 11, 2012 by
date

Judy Horton
Name of Owner

REN HORTON

He/She is personally known to me or has presented driver's license as identification.

[Signature]
Notary's Signature and Seal

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 8, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
Address: 221 Simonton Street
Key West, FL 33040

Doc# 1838138 06/01/2011 4:03PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

06/01/2011 4:03PM
DEED DOC STAMP CL: DIONNE \$0.70

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Doc# 1838138
Bk# 2520 Pg# 193

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 24th day of May, 2011, by and between BAYWATCH PLUS, LLC, an Alabama limited liability company, whose address is 327 Shades Crest Rd, Birmingham, AL 35226, party of the first part, and KEN L. HORTON and JUDY S. HORTON, husband and wife, whose address is 327 Shades Crest Rd, Birmingham, AL 35226, parties 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, in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said parties of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of 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 or Plan of the Island of Key West, delineated in February 1829, as part of Lot Two (2), in Square Forty-Seven (47):

COMMENCING at a point on Margaret Street, distance One Hundred Thirty (130) feet from the corner of Margaret and Fleming Streets, and running thence in a Southeasterly direction Twenty-Four (24) feet; thence at right angles in a Southwesterly direction Ninety-Six (96) feet to an alley; thence at right angles in a Northwesterly direction along the said alley, Twenty-Four (24) feet; thence at right angles in a Northeasterly direction Ninety-Six (96) feet to Margaret Street, the Point of Beginning.

AND LESS THE FOLLOWING:

A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 2, Square 47, of William A. Whitehead's Map delineated in February, 1829, and being more particularly described as follows:
COMMENCE at the intersection of the SE'ly Right-of-Way Line (ROWL) of Fleming Street and the SW'ly ROWL of Margaret Street, thence run SE'ly along said SW'ly ROWL, 130.00 feet to the Point of Beginning; thence continue SE'ly along the said SW'ly ROWL 1.50 feet to a point; thence run SW'ly along a line deflected 90° 06' 12" to the right, 96.00 feet; thence run NW'ly along a line deflected 89° 53' 48" to the right, 1.33 feet; thence run at right angles in a NE'ly direction, 96.00 feet back to the Point of Beginning.

PARCEL IDENTIFICATION NO.: 00008220-000000

SUBJECT TO: Taxes for the year 2011 and subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, reservations and easements of record, if any.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part forever.

IN WITNESS WHEREOF, the said party of the first part have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

BAYWATCH PLUS, LLC, an Alabama
limited liability company

M. Woods
Signature of Witness
Meredith Woods
Printed Name of Witness

By: K. L. Horton
Ken L. Horton, Managing Member

Molly E. McBrayer
Signature of Witness
Molly E. McBrayer
Printed Name of Witness

Jonathan Mersch
Signature of Witness
Jonathan Mersch
Printed Name of Witness

By: Judy S. Horton
Judy S. Horton, Managing Member

Marcus A. Cobb
Signature of Witness
Marcus A. Cobb
Printed Name of Witness

STATE OF Alabama :
COUNTY OF Jefferson :

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, BAYWATCH PLUS, LLC, an Alabama limited liability company, by and through its managing members, KEN L. HORTON and JUDY S. HORTON, who are personally known to me to be the persons described in and who executed the foregoing Quit Claim Deed or who produced AL Drivers License as identification, and they have acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Medical, County of Jefferson, State of Alabama, this 24th day of May, 2011.

Meredith Woods
Printed Name of Notary

M. Moody
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 8, 2013
BONDED THRU NOTARY PUBLIC UNDERWRITERS

MONROE COUNTY
OFFICIAL RECORDS

Doc# 1788277 05/06/2010 10:57AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

05/06/2010 10:57AM
DEED DOC STAMP CL: TRINA \$9,450.00

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Doc# 1788277
Bk# 2464 Pg# 1126

WARRANTY DEED

THIS INDENTURE made this 29th day of April, 2010, by and between John A. Eichner, a married man, whose address is 17 Brook Avenue, Montvale, NJ 07645, as Grantor, and Baywatch Plus, LLC, an Alabama limited liability company, whose address is 327 Shades Crest Rd, Birmingham, AL 35226, as Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to-wit:

3 Scheppens Lane, Key West, FL 33040:

On the Island of Key West, and known on Wm. A. Whitehead's map or plan of said Island, delineated in February 1829, as part of Lot 2 in Square 47.

Commencing at a point on Margaret Street distant 178 feet from the corner of Margaret and Fleming Streets; thence running at right angles in a S.W.'ly direction 65 feet to a point of beginning; thence continue running in a S.W.'ly direction 31 feet to an alley; thence at right angles in a N.W.'ly direction along said alley 24 feet; thence at right angles in a N.E.'ly direction 31 feet; thence at right angles in a S.E.'ly direction and parallel with Margaret Street 24 feet back to the point of beginning.

AND

510 Margaret Street, Key West, FL 33040:

On the Island of Key West, and known on William A. Whitehead's Map or Plan of the Island of Key West, delineated in February 1829, as part of Lot Two (2), in Square Forty-Seven (47):

COMMENCING at a point on Margaret Street, distance One Hundred Thirty (130) feet from the corner of Margaret and Fleming Streets, and running thence in a Southeasterly direction Twenty-Four (24) feet; thence at right angles in a Southwesterly direction Ninety-Six (96) feet to an alley; thence at right angles in a Northwesterly direction along the said alley, Twenty-Four (24) feet; thence at right angles in a Northeasterly direction Ninety-Six (96) feet to Margaret Street, the Point of Beginning.

AND LESS THE FOLLOWING:

A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 2, Square 47, of William A. Whitehead's Map delineated in February, 1829, and being more particularly described as follows: COMMENCE at the intersection of the SE'ly Right-of-Way Line (ROWL) of Fleming Street and the SW'ly ROWL of Margaret Street, thence run SE'ly along said SW'ly ROWL, 130.00 feet to the Point of Beginning; thence continue SE'ly along the said SW'ly ROWL 1.50 feet to a point; thence run SW'ly along a line deflected 90° 06' 12" to the right, 96.00 feet; thence run NW'ly along a line deflected 89° 53' 48" to the right, 1.33 feet; thence run at right angles in a NE'ly direction, 96.00 feet back to the Point of Beginning.

Parcel Identification Number: 00008240-000000 & 00008220-000000

SUBJECT TO: Taxes for the year 2010 and subsequent years.

SUBJECT TO: Conditions, limitations, reservations and easements of record.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR JOHN A. EICHNER NOR GRANTOR JOHN A. EICHER'S SPOUSE, NOR ANY OF GRANTOR JOHN A. EICHNER'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

TOGETHER with all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the said property; that it is free of all encumbrances except as above stated; that Grantor has good right and lawful authority to sell the same; and that the Grantee shall have quiet enjoyment thereof. The said Grantor hereby fully warrants the title to said property, and will defend the same against the lawful claims of all persons whomsoever.

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:

Adele V. Stones
Witness Name: Adele V. Stones

Amber N. Stora
Witness Name: Amber N. Stora

 (Seal)
John A. Eichner

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 26th day of April, 2010 by John A. Eichner, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Amber N. Stora

Notary Public

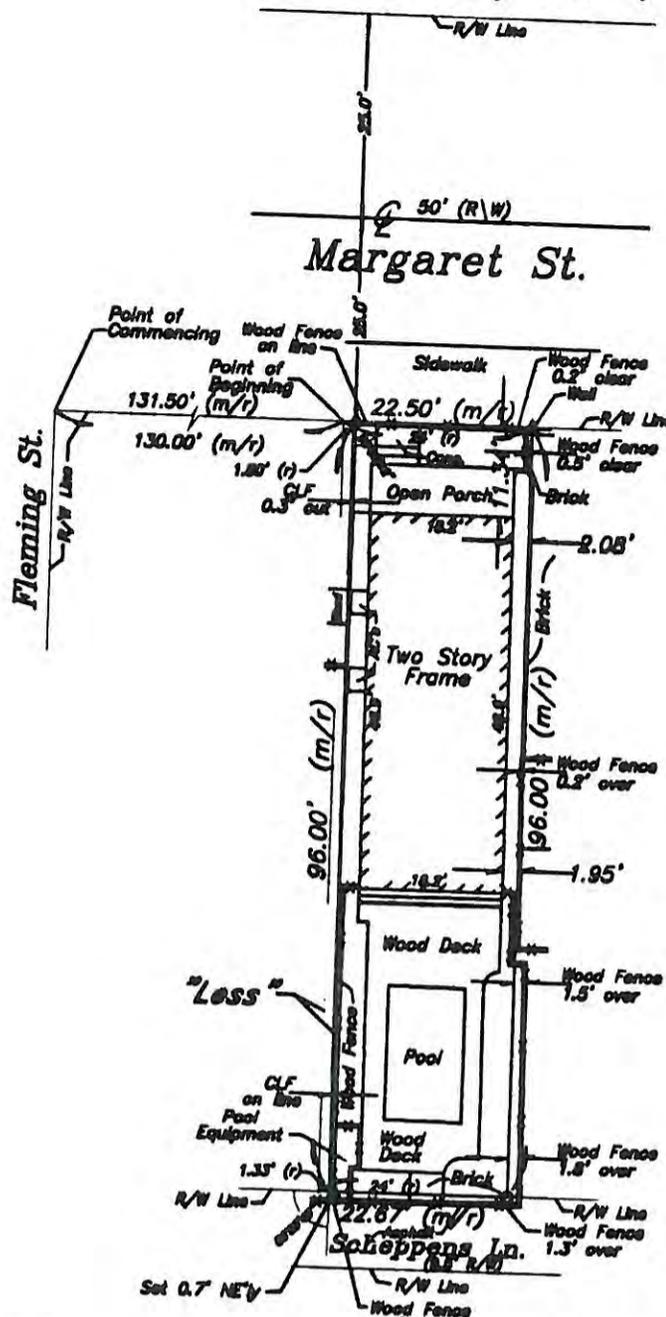
Printed Name: Amber N. Stora

My Commission
Expires:

August 2, 2013

Survey

Boundary Survey Map of Lot 2, Square 47, Island of Key West, Florida



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Power Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 610 Margaret 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 plat.
8. Adjacenters are not furnished.
9. Date of field work: November 28, 2006.
10. Ownership of fences is undeterminable, unless otherwise noted.



BOUNDARY SURVEY OF: On the Island of Key West, and known on William A. Whitehead's Map of Plan of the Island of Key West, delineated in February 1839, as Part of Lot Two (2), in Square Forty-seven (47): **COMMENCE** at a point on Margaret Street, distant One Hundred Thirty (130) feet from the corner of Margaret and Fleming Streets, and running thence in a Southeastery direction Twenty-four (24) feet; thence at right angles in a Southwesterly direction Ninety-six (96) feet to an alley; thence at right angles in a Northwesterly direction along the said alley, Twenty-four (24) feet; thence at right angles in a Northeasterly direction Ninety-six (96) feet to Margaret Street, **AND LESS THE FOLLOWING:**

A parcel of land on the Island of Key West, Monroe County, Florida being a part of Lot 2, Square 47, of William A. Whitehead's map delineated in February, 1839, and being more particularly described as follows: **COMMENCE** at the intersection of the SE'y right-of-way line (ROWL) of Fleming Street and the SW'y ROWL of Margaret Street, thence run SE'y along the SW'y ROWL, 130.00 feet to the Point of Beginning; thence continue SE'y along the said SW'y ROWL 1.60 feet to a point; thence run SW'y along a line deflected 90°08'18" to the right, 96.00 feet; thence run NW'y along a line deflected 89°53'48" to the right, 1.53 feet; thence run at right angles in a NE'y direction, 96.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: John A. Eichner,
Marine Bank of the Florida Keys, ISAGA, ATIMA;
Richard M. Khtenick, P.A.;
Attorneys' Title Insurance Fund, Inc.;

J. LYNN O'FLYNN, INC.

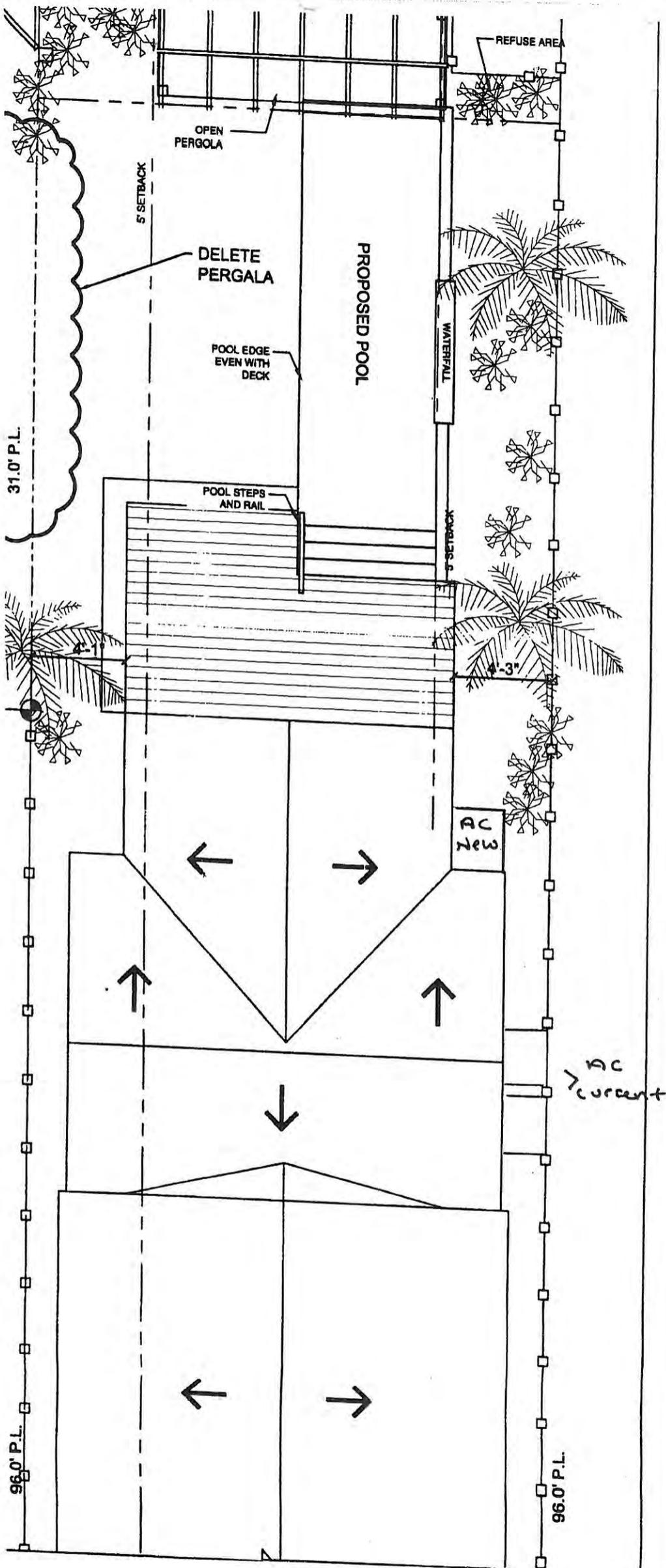
J. Lynn O'Flynn, PSM
Florida Reg. #8898
November 30, 2006

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #8898

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2844

510 MARGARET STREET



Seal:

[Signature]
2-27-08

COTTAGE REPAIR/REMODEL FOR:
JOHN AND KELLI EICHNER

3 SCHEPPEN'S LANE
KEY WEST, FL 33040

Drawn By: GKG/CAP	Checked By: MBI
Project No. MK-07048	Scale: AS NOTED

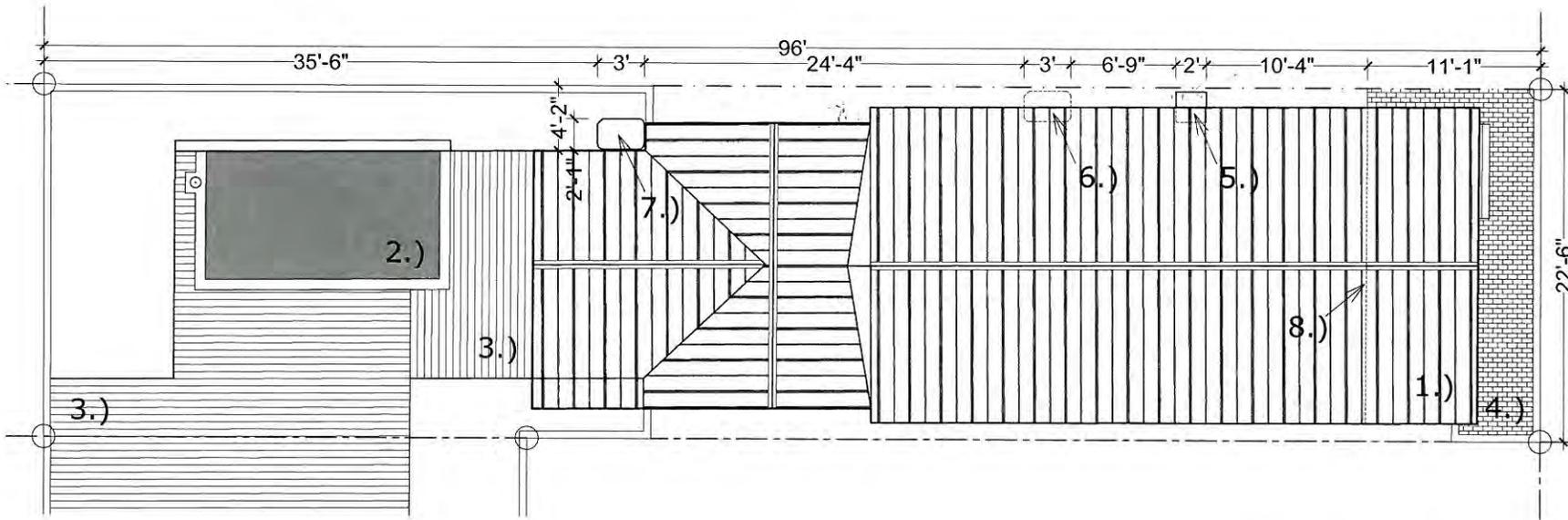
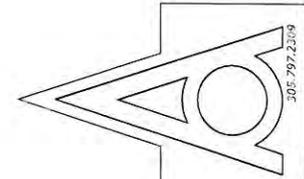
Phase:
CONSTRUCTION DOCUMENTS

Submissions/Revisions:

23 JULY 2007 HARC
27 AUG 2007 REVIEW
5 FEB 2008 REVIEW
7 FEB 2008 PERMIT SET
26 FEB 2008 REMOVE PERGOLA

Site Plans

- 1.) EXISTING TWO-STORY, WOOD-FRAME STRUCTURE.
- 2.) EXISTING IN-GROUND POOL.
- 3.) EXISTING WOOD DECKING.
- 4.) EXISTING BRICK PAVERS.
- 5.) EXISTING 24" X 24" A/C UNIT LOCATION.
- 6.) EXISTING 24" X 36" A/C UNIT LOCATION.
- 7.) PROPOSED 24" X 36" A/C UNIT RELOCATION.
- 8.) MARGARET STREET FACADE.



EXISTING SITE PLAN

SCALE: 3/32" = 1'-0"



NOTE: THIS PLAN WAS CREATED REFERENCING A SURVEY BY J. LYNN O'FLYNN, INC.; DATED: 11.30.2005, IN ADDITION TO FIELD MEASUREMENTS OF THE 2008 RENOVATIONS TO THE RESIDENCE.

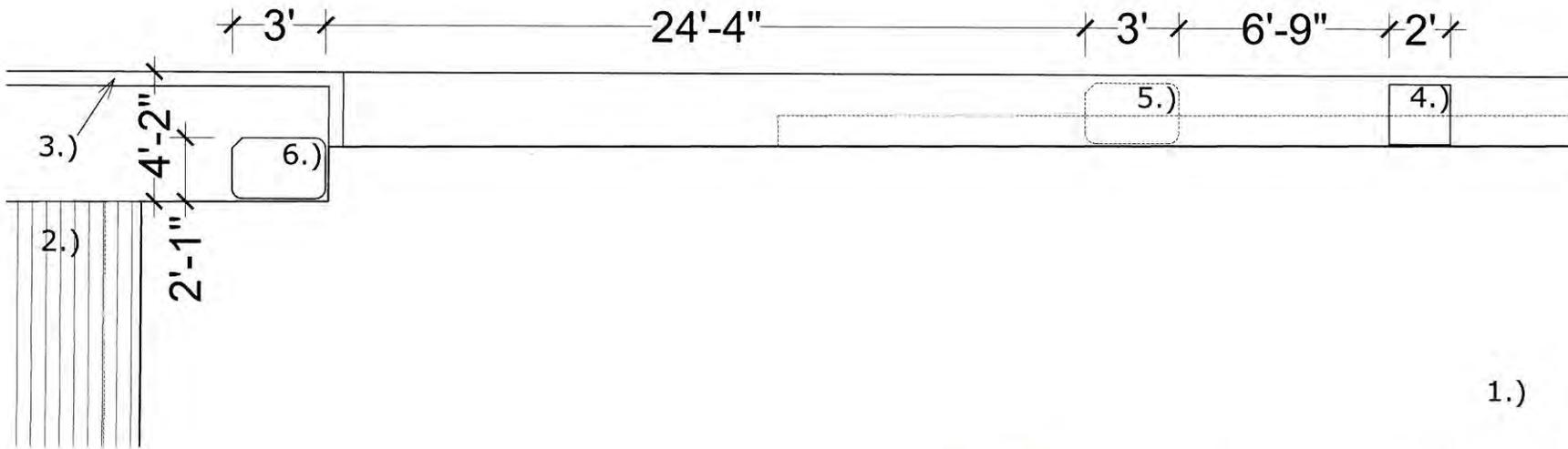
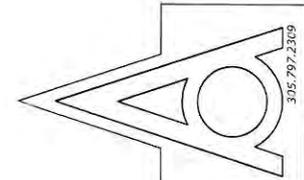


A / C UNIT RELOCATION

510 MARGARET STREET
KEY WEST, FLORIDA 33040
HORTON RESIDENCE

2
OF
3
02. 11. 2013

- 1.) EXISTING TWO-STORY, WOOD-FRAME STRUCTURE.
- 2.) EXISTING WOOD DECKING.
- 3.) EXISTING WOOD FENCE (ON PROPERTY LINE).
- 4.) EXISTING 24" X 24" A/C UNIT LOCATION.
- 5.) EXISTING 24" X 36" A/C UNIT LOCATION.
- 6.) PROPOSED 24" X 36" A/C UNIT RELOCATION.



1.)



FLOOR PLAN DETAIL

SCALE: 3/16" = 1'-0"



NOTE: THIS PLAN WAS CREATED REFERENCING A SURVEY BY J. LYNN O'FLYNN, INC.; DATED: 11.30.2005, IN ADDITION TO FIELD MEASUREMENTS OF THE 2008 RENOVATIONS TO THE RESIDENCE.

A / C UNIT RELOCATION

510 MARGARET STREET
KEY WEST, FLORIDA 33040
HORTON RESIDENCE

3
OF
3

02. 11. 2013

Site Photos









DRC
Minutes & Comments

Minutes of the Development Review Committee

November 16, 2012

Approved December 21, 2012

Keys Energy had no objections to the variances. The applicant will need to provide a full set of plans and a project review form. This will ensure the applicant and the surrounding customer have adequate power.

- 2. After-the-Fact Variance – 510 Margaret Street (RE# 00008220-000000) – Request for side yard setback in the HHDR zoning district per Section 90-391, Section 122-630(6) b of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview of the after-the-fact variance and requested new plans with dimensions for the air conditioning request.

Mr. Richard McChesney spoke on behalf of the applicant.

Ms. Higgins noted that they can apply for a rebate for their new central air conditioner from Keys Energy.

Mr. Williams requested they contact him to see if tree permits are required.

Mrs. Torregrosa had safety issue concerns and stated that if the Fire Department had problems, we will need to look for other alternatives.

Ms. Ignaffo stated that pursuant to the Florida Building Code: Mechanical Sec. 301.13, mechanical systems, equipment and appliances for structures located in flood hazard areas shall be located at or above the flood elevation.

Ms. Nicklaus had no comment.

Mr. Craig had no comment.

Keys Energy had no objections.

- 3. Minor Development Plan and Conditional Use – 701 Passover Lane (RE# 00020620-000000) – Request for the redevelopment of the existing Sexton’s House at the Key West Cemetery in the HPS zoning districts per Section 108-91(A)(1) b and Section 122-958(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Items 3 and 4 were heard concurrently.

Ms. Haller gave members an overview of the Minor Development Plan, Conditional Use and Variance requests. She stated they may require a landscape waiver.

Ms. Higgins had no comment.

Mr. Williams stated that he has been working with our staff (Ms. Haller and Ms. Olson); the landscape requirements are up to code.

Mrs. Torregrosa stated that this has been approved by HARC. Date of approval was 8/28/12 also include 9/11/12 because there was a component for a demo, HARC approval: H12-01-1366.

Ms. Ignaffo stated that less than 500 square feet of new impervious area will be created and the project is exempt from storm water management system permitting. The site plan shows one ADA accessible parking space to be created in a previous parking area, to include a five-foot access aisle and an eight-foot vehicle

Additional Information

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 Monday the 18th for Presidents' Day.

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

**Property Record Card -
Map portion under construction.**

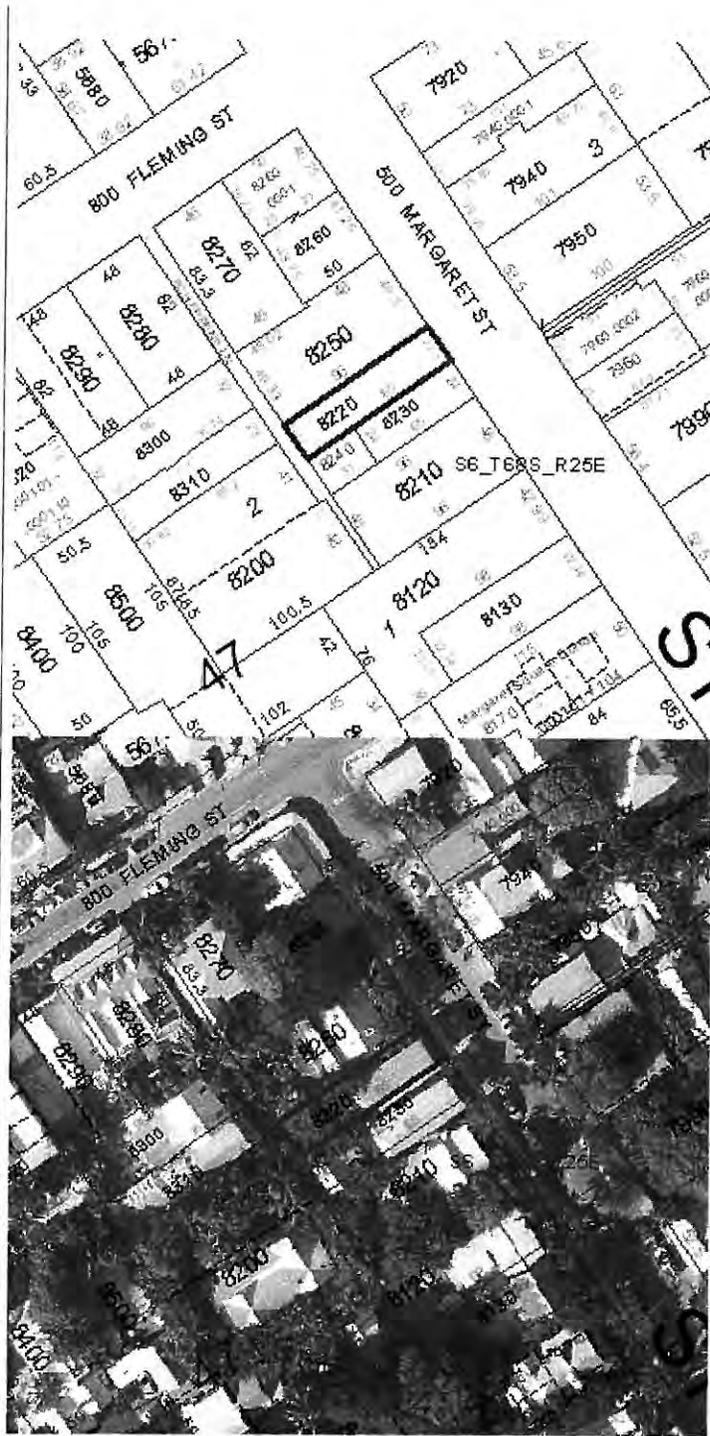
Alternate Key: 1008486 Parcel ID: 00008220-000000

Ownership Details

Mailing Address:
HORTON KEN L AND JUDY S
327 SHADES CREST RD
BIRMINGHAM, AL 35226-1158

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 06-68-25
Range:
Property Location: 510 MARGARET ST KEY WEST
Legal Description: KW PT LT 2 SQR 47 OR601-797 OR802-1368 OR932-1484 OR990-1867 OR1206-1740/41C/TOR1227-2103/05 OR1259-2398/2400 OR1370-1104/06 OR1375-1123/25-C OR1565-510D/C OR1599-635/636 OR1617-1291/2 OR2174-1859/60 OR2464-1126/28 OR2520-193/95



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SMALL LOT DRY			2,168.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 1572
 Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 7
 Year Built 1938
 Functional Obs 0

Condition A
 Perimeter 290
 Special Arch 0
 Economic Obs 0

Quality Grade 600
 Depreciation % 5
 Grnd Floor Area 1,572

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 3

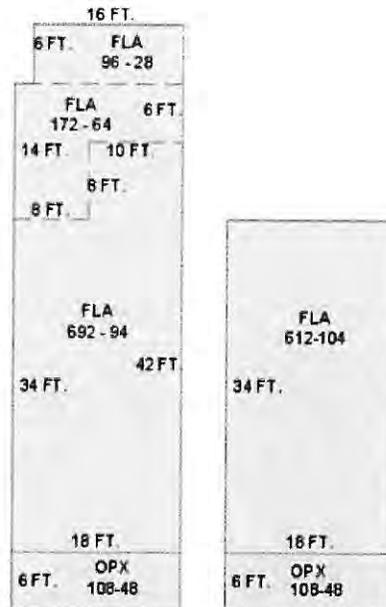
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 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	FLA	2:B & B	1	2008	Y			96
0	FLA	2:B & B	1	1997	Y			172
1	FLA	12:ABOVE AVERAGE WOOD	1	1937	N Y	0.00	0.00	692
3	OPX		1	1937	N N	0.00	0.00	108

4	FLA	12:ABOVE AVERAGE WOOD	1	1937	N	Y	0.00	0.00	612
5	OPX		1	1937	N	N	0.00	0.00	108

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	105 SF	15	7	2008	2009	4	50
0	WF2:WATER FEATURE	1 UT	0	0	2008	2009	1	20
0	FN2:FENCES	156 SF	26	6	2008	2009	2	30
2	FN2:FENCES	92 SF	23	4	2008	2009	2	30
5	WD2:WOOD DECK	800 SF	0	0	2008	2009	2	40

Appraiser Notes

2005-10-14-BEING OFFERED FOR \$1,195,000- 3BDS/3BA FROM THE MLS REPORT-SKI

2008-12-31 MLS \$2,400,000 4/4 510 MARGARET ST. AND 3 SCHEPPENS LANE IS OLD TOWN LIVING AT ITS FINEST. WITH AN IMPECCABLE RENOVATION JUST COMPLETED, THIS LAVISH HOME FEATURES 3 BEDROOMS, 3 BATHS IN THE MAIN HOUSE, PLUS A SEPARATE GUEST COTTAGE COMPLETE WITH LIVING ROOM, KITCHEN AND PRIVATE ENTRANCE FROM SCHEPPENS LANE. BOTH BUILDINGS HAVE FRENCH GLASS DOORS AND WINDOWS THAT OPEN ONTO THE ALLURING POOL AREA WITH CUSTOM STONE WATERFALL. BEAUTIFULLY RESTORED DADE COUNTY PINE THROUGHOUT, KITCHEN FEATURES CUSTOM BUILT CABINETRY, GRANITE COUNTERTOPS AND STAINLESS STEEL THERMADOR APPLIANCES. LARGE OPEN, AIRY LIVING ROOM HAS CATHEDRAL CEILINGS

2003-05-19 - ASKING \$469,000 AS OF 08/26/99 SOLD ON 10/01/99 FOR \$465,000=.99%

2010 SALES FLYER \$1,590,000 510 MARGARET 3/3+ 3 SCHEPPENS LN. 1/1 OFFERED FURNISHED. OLD TOWN LIVING AT ITS FINEST IMPECCABLE RENOVATION JUST COMPLETED. LAVISH HOME FEATURES 3/3 MAIN HSE AND SEPARATE GUEST COTTAGE COMPLETE WITH LIVING ROOM, KITCHEN AND PRIVATE ENTRANCE FROM SCHEPPENS. BOTH BUILDINGS OPEN ONTO POOL AREA WITH CUSTOM WATERFALL. DADE CO PINE, CUSTOM CABINETS, GRANITE COUNTER TOPS.

2011-11-19 MLS \$1,649,000 4/4 510 MARGARET/3 SCHEPPENS LANE OFFER UNPARALLEL OLD TOWN LIVING! SITUATED ON ONE OF THE MOST DESIRABLE STREETS IN THE HEART OF OLD TOWN, THIS 4BD/4BA HOME IS LIGHT FILLED AND RELAXING. THE MAIN HOUSE BOASTS 3BD/3BA, WHILE THE COTTAGE ON THE LANE OFFERS 1BD/1BA, KITCHEN/LIVING AREA. GUESTS CAN ENTER FROM THEIR OWN PRIVATE LANE, NEVER DISTURBING THOSE IN THE RESIDENCE. A BRILLIANT MIXTURE OF RESTORED DADE COUNTY PINE WALLS, VERDE GRANITE COUNTERTOPS, THERMADOR STAINLESS APPLIANCES AND FLOOR TO CEILING DOORS FLOOD THE LIVING ROOM WITH NATURAL KEY WEST SUNSHINE! ENJOY 2 GREAT BALCONIES, A WONDERFUL POOL WITH BEAUTIFUL WALL, WATER FEATURE TO ESCAPE LIFE'S STRESSES. THIS IS HOW KEY WEST LIVING WAS MEANT TO BE. A PLEASURE TO SHOW ON SHORT NOTICE!

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
12	06-4786	08/14/2006	12/30/2008	600 Residential	DEMO OF 3 BATHS & 1 KITCHEN
13	06-5040	08/25/2006	12/30/2008	600 Residential	REMOVAL OF EXISTING ELECTRICAL INSTALLATION AS PER PLANS.
15	06-5338	10/17/2006	12/30/2008	105,000 Residential	INTERIOR RENOVATIONS
16	06-5842	10/18/2006	12/30/2008	3,600 Residential	INSTALL 4 SQS OF V-CRIMP ROOFING
17	07-3940	08/09/2007	12/30/2008	6,000 Residential	RENOVATE OF NEW ELECTRIC
6-4785	08/25/2006	12/30/2008	12,000		DEMO OF AREAS INDI ON PLANS -1ST FLR KITCHEN, LIVING RM, BATH ROOM, BEDROOM, - 2ND FLR BATHROOMS-BEDROOM CLOSETS REMOVE GABLE ROOF OVER LIVING ROOMCATED

6-5040	08/25/2006	12/30/2008	600		REMOVAL OF EXISTING ELECTRICAL INSTALLATION	
6-5340	11/02/2006	12/30/2008	5,000		ELECTRICAL INSTALLATION OF THE NEW ADDITION AND RENOVATION AREA IN EXISTING STRUCTURE 500SF	
06-5339	10/17/2006	12/30/2008	6,000		INSTALL NEW 3 TON A/C 1ST FLR AND RELO EXISTING HANDLER ON 2ND	
06-5341	10/17/2006	12/30/2008	8,500		ROUGH AND SET 10 FIXTURES FOR 3 BATHS 1 KITCHEN	
8-3313	09/06/2006	12/30/2008	5,000		BUILD WOODEN DECK IN BACKYARD AROUND POOL 800SF	
08-3315	09/06/2008	12/30/2008	5,000		REPLACE EXISTING 6' FENCE- 6'HX26' - 4'HX20	
08-2660	07/24/2008	12/30/2008	24,000		BUILD 7X15 POOL WITH A 7X20 WALL ATTACHED TO POOL	
08-3657	10/04/2008	12/30/2008	1,000		PERMIT REVISION OF DECKING DELETE 50SF OF DECKING MOVE GATE 6' BACK INTO DECK	
10-1419	05/10/2010	09/30/2010	4,600		26 OPENING HURRICANE PANELS	
10-1419	05/10/2010	02/25/2011	4,600		26 OPENINGS WITH ALUMINUM HURRICANE PANELS	
1	B940740	03/01/1994	11/01/1994	5,000	Residential	WHEEL CHAIR LIFT
2	96-1978	05/01/1996	11/01/1996	3,530	Residential	ROOF
3	96-2209	05/01/1996	11/01/1996	1,000	Residential	RENOVATIONS
4	97-2381	08/01/1997	11/01/1997	15,000	Residential	14X18 ADDITION TO REAR
5	97-3021	09/01/1997	11/01/1997	600	Residential	ELECTRICAL
6	97-4252	01/15/1998	01/01/1999	10,900	Residential	POOL TO REAR HOUSE
7	98-1387	04/30/1998	01/01/1999	400	Residential	ELECTRIC FOR POOL
8	98-1947	06/22/1998	01/01/1999	500	Residential	WOOD DECK
9	99-3287	09/21/1999	11/15/1999	800	Residential	ELECTRICAL
10	99-3470	10/08/1999	11/15/1999	1,000	Residential	SEC ALARM
11	03-1403	04/22/2003	12/12/2003	1,900	Residential	REPLACE DRAIN LINE

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
2012	252,105	22,089	395,915	670,109	670,109	0	670,109
2011	252,105	22,682	426,789	701,576	701,576	0	701,576
2010	231,652	23,388	229,873	484,913	484,913	0	484,913
2009	257,187	23,982	349,407	630,576	630,576	0	630,576
2008	153,185	2,703	422,760	578,648	578,648	0	578,648
2007	332,991	15,076	383,194	731,261	731,261	0	731,261
2006	701,204	15,530	205,960	922,694	922,694	0	922,694
2005	482,549	16,013	162,600	661,162	535,933	25,000	510,933
2004	352,096	16,467	151,760	520,323	520,323	25,000	495,323
2003	389,619	16,951	75,880	482,450	482,450	0	482,450
2002	392,724	17,415	75,880	486,019	486,019	0	486,019
2001	311,137	17,912	75,880	404,929	404,929	0	404,929

2000	318,051	20,815	41,192	380,058	380,058	0	380,058
1999	167,649	20,382	41,192	229,223	229,223	0	229,223
1998	147,229	4,238	41,192	192,659	192,659	0	192,659
1997	122,295	400	36,856	159,550	159,550	0	159,550
1996	92,491	350	36,856	129,697	129,697	0	129,697
1995	89,066	369	36,856	126,291	126,291	0	126,291
1994	75,363	339	36,856	112,558	112,558	0	112,558
1993	73,744	0	39,168	112,912	112,912	0	112,912
1992	89,966	0	39,168	129,134	129,134	0	129,134
1991	109,764	0	41,472	151,236	151,236	0	151,236
1990	106,560	0	37,440	144,000	144,000	0	144,000
1989	107,136	0	36,864	144,000	144,000	0	144,000
1988	89,358	0	29,952	119,310	119,310	0	119,310
1987	88,366	0	17,165	105,531	105,531	0	105,531
1986	80,640	0	16,589	97,229	97,229	0	97,229
1985	78,501	0	9,377	87,878	87,878	0	87,878
1984	40,831	0	9,377	50,208	50,208	0	50,208
1983	40,831	0	9,377	50,208	50,208	0	50,208
1982	41,501	0	9,377	50,878	50,878	0	50,878

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
5/24/2011	2520 / 193	100	QC	11
4/26/2010	2464 / 1126	1,350,000	WD	05
12/14/2005	2174 / 1859	1,065,000	WD	Q
10/1/1999	1599 / 0635	465,000	WD	Q
9/1/1995	1370 / 1104	175,000	WD	Q
9/1/1992	1227 / 2103	135,000	WD	Q
4/1/1992	1206 / 1740	158,500	CT	U
10/1/1986	990 / 1867	140,000	WD	Q
1/1/1985	932 / 1484	127,500	WD	Q

This page has been visited 218,511 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., February 21, 2013 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

After-the-Fact Variance – 510 Margaret Street (RE# 00008220-000000) – A request for side yard setback to allow for a cooling condenser unit (“AC Unit”) in the HHDR zoning district per Section 90-391, Section 122-630(6)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 WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

After-the-Fact Variance – 510 Margaret Street (RE# 00008220-000000) – A request for side yard setback to allow for a cooling condenser unit (“AC Unit”) in the HHDR zoning district per Section 90-391, Section 122-630(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant	Barton Smith, P.L.	Owner:	Judy Horton
Project Location:	510 Margaret Street	Date of Hearing:	Thursday, February 21, 2013
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online 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 the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

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

ADA Assistance: 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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

After-the-Fact Variance – 510 Margaret Street (RE# 00008220-000000) – A request for side yard setback to allow for a cooling condenser unit (“AC Unit”) in the HHDR zoning district per Section 90-391, Section 122-630(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

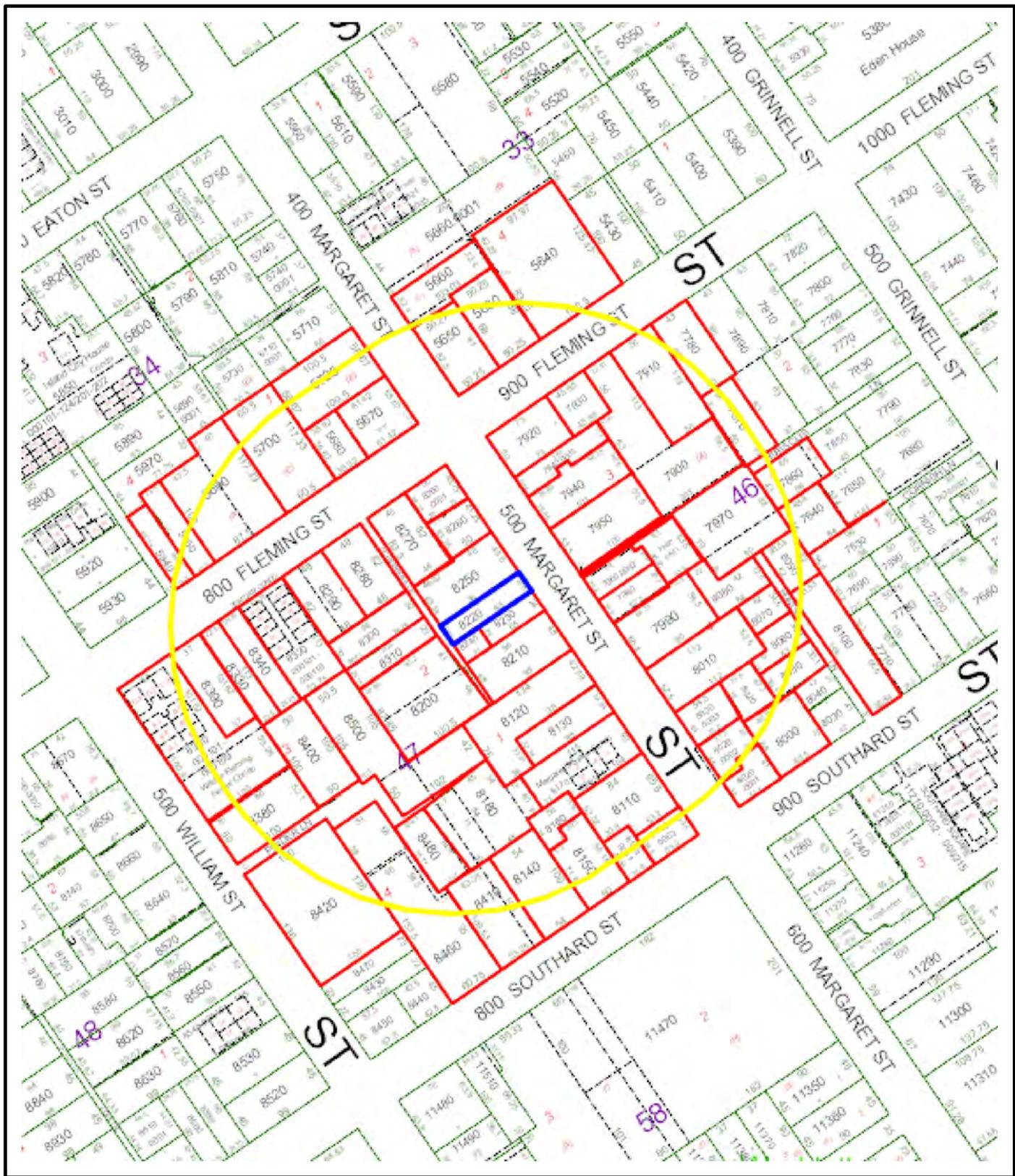
Applicant	Barton Smith, P.L.	Owner:	Judy Horton
Project Location:	510 Margaret Street	Date of Hearing:	Thursday, February 21, 2013
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online 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 the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

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

ADA Assistance: 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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.



Monroe County, Florida

510 Margaret

Printed: Feb 08, 2013



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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 MEGALOPS TRUST 02/19/09	101 INDIAN AVE		MIDDLETOWN	RI	02842	
2 LAPPKE CARL E AND ANN E	800 OCEAN RD		PT PLEASANT BE	NJ	08742	
3 DICKERMAN SIDNEY	300 EAST 62ND ST	APT 2304	NEW YORK	NY	10021	
4 MARGARET STREET LLC	138 EAST 92ND ST		NEW YORK	NY	10128	
5 HEIN PETER S AND MARILYN S	6 RUSTIC GATE LN		DIX HILLS	NY	11746	
6 HEIN PETER AND MARILYN S	6 RUSTIC GATE LN		DIX HILLS	NY	11746	
7 MANSOUR PAUL S AND HEATHER L	544 JEFFERSON AVE		SCRANTON	PA	18510	
8 BREADY DANIEL L	1717 15TH ST NW		WASHINGTON	DC	20009	
9 GOODWIN JANE FENWICK	PO BOX 55123		ATLANTA	GA	30308	
10 DALTON PETER O	1401 KINSLEY AVE		ORANGE PARK	FL	32073	
11 STILLPOINT MEADOWS KW 11 LLC	408 INDIES DR		VERO BEACH	FL	32963	
12 CUTLER CLIFFORD C	827 FLEMING ST		KEY WEST	FL	33040	
13 HOBART RESORTS INC	823 FLEMING ST		KEY WEST	FL	33040	
14 CARDENAS ROBERT H JR AND DEBORAH S	917 EATON ST		KEY WEST	FL	33040	
15 ROCKWELL PROPERTY INC	818 FLEMING ST		KEY WEST	FL	33040	
16 NYSTROM FRANCES H REV TR 9/14/2009	3417 RIVIERA DR		KEY WEST	FL	33040	
17 DR FELIX VARELA LODGE NO 64 F AND A MASONS OF KW PO BOX 295			KEY WEST	FL	33040	
18 AMATO CRAIG T QPRT 06/13/09	911 FLEMING ST		KEY WEST	FL	33040	
19 CONGREGATIONAL CHURCH	527 WILLIAM ST		KEY WEST	FL	33040	
20 ROCKWELL PROPERTY INC	816 FLEMING ST		KEY WEST	FL	33040	
21 SNEATH RAYMOND L AND JANET	3 HIBISCUS LN		KEY WEST	FL	33040	
22 901 FLEMING INC	901 FLEMING ST		KEY WEST	FL	33040	
23 KARA ARTHUR ROBERT LIVING TRUST	918 CORNISH LN		KEY WEST	FL	33040	
24 GLASS SEAN P REV TRUST	912 FLEMING ST		KEY WEST	FL	33040	
25 RICHARDSON ROBERT D	508 MARGARET ST		KEY WEST	FL	33040	
26 HERRIOTT KENNETH NEAL AND MARGARET HALEY	5 HUNT'S LN		KEY WEST	FL	33040	
27 PARKER BERTRAM B	525 MARGARET ST		KEY WEST	FL	33040	
28 CAROW RICHARD A	3 HUNTS LN		KEY WEST	FL	33040	
29 KARA ARTHUR ROBERT LIVING TRUST	918 CORNISH LN		KEY WEST	FL	33040	
30 PARKER BERTRAM B	525 MARGARET ST		KEY WEST	FL	33040	
31 MCCALL ROBERT E III AND KATHY S	800 FLEMING ST	APT 1B	KEY WEST	FL	33040	
32 812 NO. 6 FLEMING STREET LLC	1717 GEORGE ST		KEY WEST	FL	33040	
33 MARGARET SQUARE CONDOMINIUM	524 MARGARET ST	KEY WES	KEY WEST	FL	33040	
34 SEAFOAM CONDOMINIUM A CONDOMINIUM	812-814 FLEMING ST	KEY WES	KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 MONSON WARREN A AND SUSAN M	806 FLEMING ST		KEY WEST	FL	33040	
36 DUANE DICK	4 PINDER LN		KEY WEST	FL	33040	
37 GROSE WILLIAM	P O BOX 1132		KEY WEST	FL	33040	
38 WILLIAM FLEMING HOUSE A CONDOMINIUM	800 FLEMING ST		KEY WEST	FL	33040	
39 ADRIANCE SAMANTHA S	527 MARGARET ST		KEY WEST	FL	33040	
40 HURD GEORGE	PO BOX 1453		KEY WEST	FL	33041	
41 ETHIER JAMES B REV LIV TRUST 09/16/2004	821 WOODLAND CT		KNOXVILLE	TN	37919	
42 ETHIER JAMES B REV LVG TRST 9/16/2004	821 WOODLAND CT		KNOXVILLE	TN	37919	
43 EPSTEIN RICHARD AND JILL	505 TREMONT ST UNIT 602		BOSTON	MA	02116-6352	
44 MALOUIN FERNAND E	205 SEASIDE DR		JAMESTOWN	RI	02835-3050	
45 BASELINE SOLUTIONS LLC	PO BOX 286		WARREN	VT	05674-0286	
46 815 SOUTHARD STREET LLC	901 NAVESINK RIVER RD		RUMSON	NJ	07760-2329	
47 MELNICK EUNICE M	901 NAVESINK RIVER RD		LOCUST	NJ	07760-2329	
48 KINGSBURY GLENN M	2140 WOODLAND AVE		HAMMONTON	NJ	08037-3731	
49 OSTROFF JONATHAN B AND LISA M	155 REHILL AVE		SOMERVILLE	NJ	08876-2530	
50 ALEXANDER MARGO N	15 E 26TH ST APT 10A		NEW YORK	NY	10010-1424	
51 BRADDISH KEVIN AND BARBARA D	207 W ISLIP RD		WEST ISLIP	NY	11795-4550	
52 MAGGIO JOSEPH S JR	70 REHOBOTH AVE STE 101		REHOBOTH BEACH	DE	19971-2127	
53 LEMLEY RICHARD L	9686 WOODHENGE CT		BURKE	VA	22015-4054	
54 GOSSETT DENNIS H JR AND MARGARET L	PO BOX 166		CAPON BRIDGE	WV	26711-0166	
55 MILLER CLAUDIA	408 INDIES DR		VERO BEACH	FL	32963-9504	
56 MILLER CLAUDIA	408 INDIES DR		VERO BEACH	FL	32963-9504	
57 MULLINS SHEILA K	1075 DUVAL ST STE C21		KEY WEST	FL	33040-3188	
58 STAIR FAMILY CHILD EXEMPT TRUST 4/24/2002	1107 KEY PLZ PMB 296		KEY WEST	FL	33040-4086	
59 829 FLEMING STREET LLC	829 FLEMING ST		KEY WEST	FL	33040-6903	
60 812 FLEMING STREET SUITE 2 LLC	812 FLEMING ST STE 2		KEY WEST	FL	33040-6904	
61 417 MARGARET LLC	911 FLEMING ST		KEY WEST	FL	33040-6905	
62 MCGREGOR RAY D III AND DEBBIE R	916 FLEMING ST		KEY WEST	FL	33040-6906	
63 BANKS LYNN P	800 FLEMING ST APT 1C		KEY WEST	FL	33040-6949	
64 MANCIOLI ANA MARIA PRATO	534 MARGARET ST		KEY WEST	FL	33040-7134	
65 MANCIOLI MAURIZIO DEC TR 9/23/1997	534 MARGARET ST		KEY WEST	FL	33040-7134	
66 LARSEN NANCY H	827 SOUTHARD ST		KEY WEST	FL	33040-7140	
67 SONZOGNI NORMA JEAN PEACOCK T/C	825 SOUTHARD ST REAR		KEY WEST	FL	33040-7140	
68 GOODWIN JANE FENWICK	512 ANGELA ST		KEY WEST	FL	33040-7433	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 GEER GWENDOLYN	524 MARGARET ST APT 2		KEY WEST	FL	33040-8800	
70 BRANNIN JEFFREY	524 MARGARET ST APT 4		KEY WEST	FL	33040-8800	
71 KARA ARTHUR ROBERT LIVING TRUST	918 CORNISH LN		KEY WEST	FL	33041-0283	
72 KDC PROPERTIES OF KEY WEST LLC	PO BOX 4125		KEY WEST	FL	33041-4125	
73 VIERS ROBERT TIMOTHY & BEETS MARY JANICE (WIFE)	99351 MC LEAN STREET		BIG PINE KEY	FL	33043-6218	
74 NYAH KEY WEST LLC	307 NE 1ST ST		MIAMI	FL	33132-2505	
75 MAUNSBACH KAY	754 W 51ST ST		MIAMI BEACH	FL	33140-2615	
76 811 FLEMING STREET LLC	4540 PGA BLVD STE 216		PALM BEACH GA	FL	33418-3945	
77 BOYLE ALICE CHERYL	236 11TH AVE NE UNIT 1		SAINT PETERSBL	FL	33701-1949	
78 OXMOOR HOLDINGS LLC	327 SHADES CREST RD		BIRMINGHAM	AL	35226-1158	
79 HORTON KEN L AND JUDY S	327 SHADES CREST RD		BIRMINGHAM	AL	35226-1158	
80 AMENDT DAVID	532 RIVERFRONT WAY		KNOXVILLE	TN	37915-2577	
81 906 FLEMING STREET LLC	80 OTTAWA AVE NW STE 200		GRAND RAPIDS	MI	49503-6206	
82 SANGER KARA E	759 POTTER PASS		VERONA	WI	53593-2258	
83 EBERHARDT DIANE LOUISE FREY REV TR 4/4/1974	10 COLUMBINE LN		RIVERWOODS	IL	60015-3546	
84 BENNETT EDWARD H III AND MARCIA O	636 S BUCKINGHAM CT		LAKE FOREST	IL	60045-4839	
85 DOTZAUER DONALD G REVOCABLE TRUST 10/20/2010	608 WOOD FERN DR		BALLWIN	MO	63021-5865	
86 BREATHING SPACE LLC	3939 HOUMA BLVD STE 6		METAIRIE	LA	70006-2921	
87 LADHA ISSA F	12087 LANDON DR		MIRA LOMA	CA	91752-4004	
88 STOTT DAVID	26 THE PROMENADE PEACEHAVEN		EAST SUSSEX	UK	BN10 8PR	ENGLAND