

Application



Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 608 Griffin Lane

Zoning District: HHDR

Real Estate (RE) #: 00011200-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: T. Seth Neal - T.S. Neal Architects, Inc (Mailing Address: 522 22974 Overseas Hwy)

City: Cudjoe Key State: FL Zip: 33042 Home/Mobile Phone: _____

305-340-8857 / 251-422-9547 Office: _____ Fax: _____

Email: Sethneal@tsnarchitects.com

PROPERTY OWNER: (if different than above)

Name: Marius L. Venter, Sr. Mailing Address: 608 Griffin Lane

City: Key West State: FL Zip: 33040 Home/Mobile Phone: _____

305-747-0799 Office: _____ Fax: _____

Email: mariusventer37@gmail.com

Description of Proposed Construction, Development, and Use:

Renovation of existing historic residence with new addition at rear. New pool house accessory structure. New pool & terrace.

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

- 1- Accessory structure rear yard coverage
- 2- Improving 3 dimensional existing roof non-conformity.

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	HHDR			
Flood Zone	AEG			
Size of Site	4,297.5 s.f.			
Height		23'-7"	EXISTING	-
Front Setback	10'	4'-9"	EX	
Side Setback	5'	1'-1"	EX.	ROOF/3D IMPROVEMENT
Side Setback	5'	15'	15'-6"	
Street Side Setback	-			
Rear Setback	20'	32'-4"	24'-3"	
F.A.R.	-			
Building Coverage	50% - 2,148.75	27.1%, 1,166	1,866, 43.4%	
Impervious Surface	60% - 2,578.5	38.7%, 1,664	2,564.5, 59.7%	
Parking	1 SPACE		1 SPACE	
Handicap Parking	-			
Bicycle Parking	-			
Open Space/ Landscaping	35% - 1,504	61.25%, 2,632	1,559, 36.2%	
Number and type of units	-			
Consumption Area or Number of seats	-			
ACCESSORY STRUCTURES REAL YARD COVERAGE	30% - 286.5 s.f. MAX	-	403.5 s.f. 42.4%	119 s.f. / 12.4% VARIANCE

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: Please print your responses.

- 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.

None

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

Existing non-conformity

- 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.

None.

- 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.

None

- 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.

Minimal variance requested to make this use possible.

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.

Not injurious.

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.

No.

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 materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request.

Warranty Deed

Prepared by and return to:

Brett Tyler Smith
Attorney at Law
The Smith Law Firm
509 Whitehead Street
Key West, FL 33040
305-296-0029
File Number: 1884.03
Will Call No.:

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this 22nd day of January, 2020 between Elliot Baron, individually and as Trustee of the Audrey E. Baron Trust for Minors and Elliot Baron, individually and as Trustee of the Lucy C. Baron Trust for Minors, joined by Audrey Elizabeth Baron Ryder, a married adult woman, formerly known as Audrey E. Baron whose post office address is 205 Farm Way, Chapel Hill, NC 27516, grantor, and Marius L. Venter, Sr., a single man whose post office address is 1007 Varela Street, Apt. A, Key West, FL 33040, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum 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 grantees heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

In the City of Key West, Monroe County, Florida, and described as follows:

Being a part of Lot Two (2) in Square Fifty-seven (57) which is more particularly described in a diagram of said Lot Two (2) recorded in Monroe County, Records in Deed Book "I" Page 655 as Lot No. Eight (8), being situate One Hundred (100) feet Six (6) inches from Southard St., being bounded Ninety (90) feet on the Northwest by Lots, Nos. One and Two (1 and 2) of said diagram; on the Southwest, Fifty (50) feet Three (3) inches by Lot Three (3) of Square Fifty-seven (57); on the Southeast, Ninety (90) feet by Lot Seven (7) of said diagram; and on the Northeast, Fifty (50) feet Three (3) inches by a Twenty foot Alley as appears on said diagram.

ALSO

DoubleTime®

AK EB

In the City of Key West, Monroe County, Florida, being a part of Lot Two (2) in Square Fifty-seven (57) which is more particularly described in a diagram of said Lot Two (2) recorded in Monroe County Records in Deed Book "I" page 655 as part of Lot No. Eight (8), being situate One hundred (100) feet, Six (6) inches from Southard Street, being bounded Ninety (90) feet on the Northwest by Lots Nos. One and Two (1 and 2) of said diagram; on the Southwest Forty-five (45) feet; Three (3) inches; on the Southeast Ninety (90) feet; and on the Northeast Forty-five (45) feet Three (3) inches by a Twenty (20) foot Alley as appears on said diagram.

ALSO

In the City of Key West, Monroe County, Florida, being a part of Lots Two (2) in Square Fifty-seven (57) which is more particularly described in a diagram of said Lot Two (2) recorded in Monroe County Records in Deed Book "I" page 655 as part of Lot No. Eight (8), and described as follows: Commencing at a point 145 ft. 9" from Southard Street and 111 ft. from Grinnell Street for a point of beginning and running thence in a Southeasterly direction 2 ft. 6"; thence at right angles in a Southwesterly direction 90 ft; thence at right angles in a Northwesterly direction 2 ft. 6"; thence at right angles in a Northeasterly direction 90 ft. to the point of beginning; and adjoining the parcel of land described in deed recorded in Deed Book H-2, page 574, Public Records of Monroe County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto 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 said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

AR EB

Christina Ortiz
Witness Name: Christina Ortiz

Elliot Baron
Elliot Baron, individually and as Trustee of the
Audrey E. Baron Trust for Minors and Elliot
Baron, individually and as Trustee of the Lucy C.
Baron Trust for Minors

Brett Tyler Smith
Witness Name: Brett Tyler Smith

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this 22nd day of January, 2020 by Elliot Baron, who
 is personally known or has produced a driver's license as identification.

[Notary Seal]

Brett Tyler Smith
Notary Public



BRETT TYLER SMITH
MY COMMISSION # GG 045034
EXPIRES: March 4, 2021
Bonded Thru Budget Notary Services

Printed Name: Brett Tyler Smith

My Commission Expires: _____

AR EB

Christina Ortiz
Witness Name: Christina Ortiz

Audrey Baron
Audrey Elizabeth Baron Ryder, formerly known as
Audrey E. Baron

Brett Tyler Smith
Witness Name: Brett Tyler Smith

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this 22nd day of January, 2020 by **Audrey Elizabeth Baron Ryder**, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Brett Tyler Smith
Notary Public



BRETT TYLER SMITH
MY COMMISSION # GG 045034
EXPIRES: March 4, 2021
Bonded Thru Budget Notary Services

Printed Name: Brett Tyler Smith

My Commission Expires: _____

EB

Verification Form



**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)


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

608 Griffin Lane

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.


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.


Signature of Authorized Representative

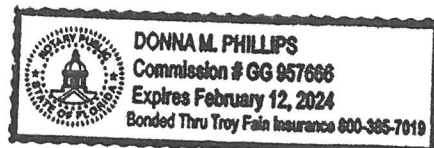
Subscribed and sworn to (or affirmed) before me on this 3-4-21 by
date

T. Seth Neal
Name of Authorized Representative

He/She is personally known to me or has presented FL DL as identification.
W400-817-76-449-0


Notary's Signature and Seal

Donna m. Phillips
Name of Acknowledger typed, printed or stamped



GG 957666
Commission Number, if any

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, Marius L. Venter, Sr. authorize
Please Print Name(s) of Owner(s) as appears on the deed

T. Seth Neal
Please Print Name of Representative

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

[Signature] *Signature of Owner* [Signature] *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this March 4, 2021
Date

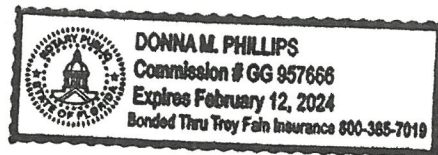
by Marius L. Venter, Sr.
Name of Owner

(He/She) is personally known to me or has presented FLDL V536-552-72-437-D as identification.

[Signature]
Notary's Signature and Seal

Donna M. Phillips
Name of Acknowledger typed, printed or stamped

GG957666
Commission Number, if any

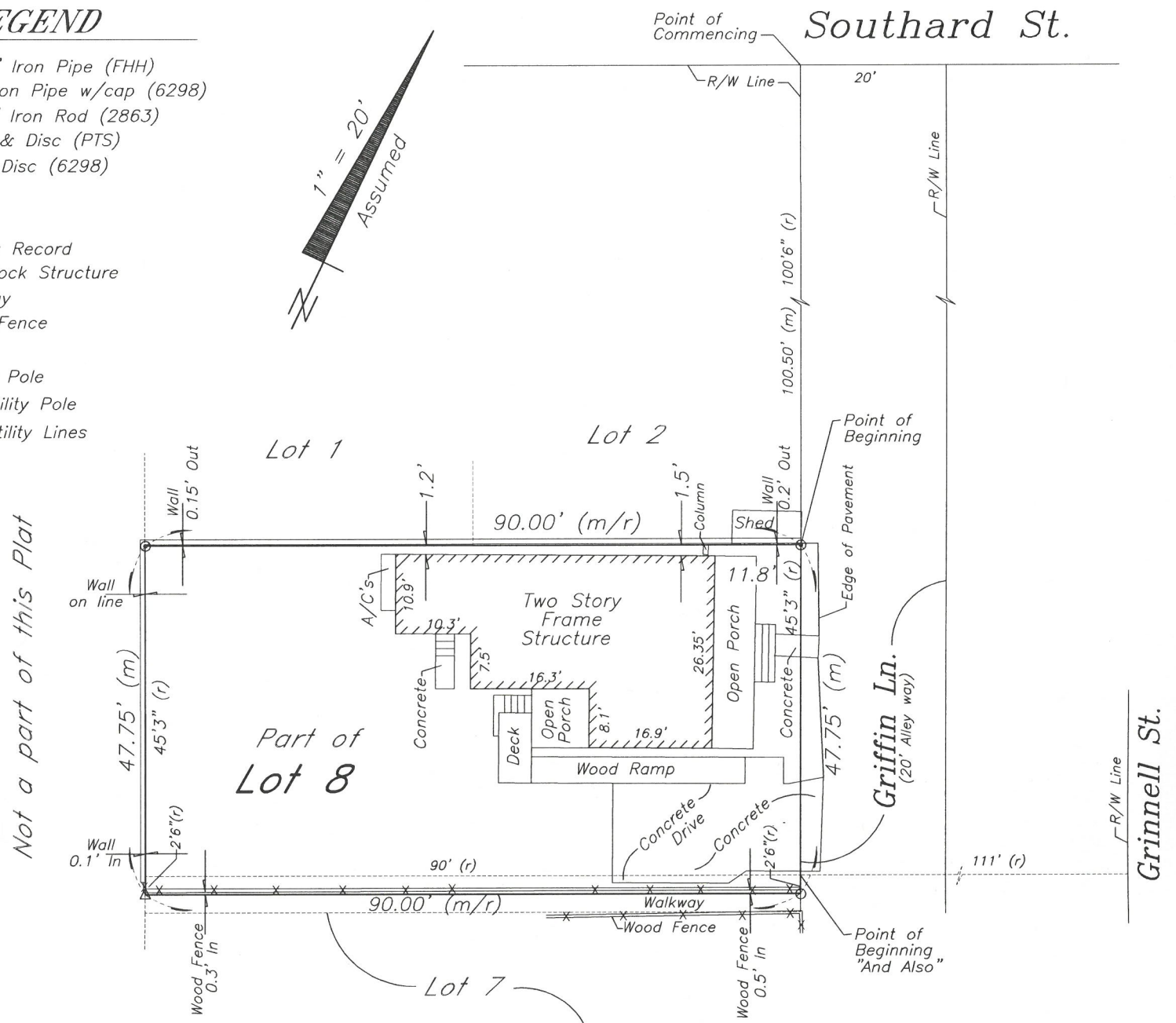


Site Plans

Boundary Survey Map of Part of Lot 2, Square 57, Island of Key West, Florida

LEGEND

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ 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 Utility 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: 608 Griffin Lane, 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: January 2, 2020.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: In the City of Key West, being a part of Lot Two (2) in Square Fifty-seven (57) which is more particularly described in a diagram of said Lot Two (2) recorded in Monroe County Records in Deed Book "I" page 655 as part of Lot No. Eight (8), being situate One hundred (100) feet, Six (6) inches from Southard Street, being bounded Ninety (90) feet on the Northwest by Lots Nos. One and Two (1 and 2) of said diagram; on the Southwest Forty-five (45) feet, Three (3) inches; on the Southeast Ninety (90) feet; and on the North-east Forty-five (45) feet, Three (3) inches by a Twenty (20) foot Alley as appears on said diagram.

AND ALSO

In the City of Key West, being a part of Lot Two (2) in Square Fifty-Seven (57) which is more particularly described in a diagram of said Lot Two (2) recorded in Monroe County Records in Deed Book "I" page 655 as part of Lot No. Eight (8), and described as follows: Commencing at a point 145 ft. 9" from Southard Street and 111 ft. from Grinnell Street for a point of beginning and running thence in a Southeasterly direction 2 ft. 6"; thence at right angles in a Southwesterly direction 90 ft.; thence at right angles in a Northwesterly direction 2 ft. 6"; thence at right angles in a Northeasterly direction 90 ft. to the point of beginning; and adjoining the parcel of land described in deed recorded in Deed Book H-2, page 574, Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Marius L. Venter, Sr.; The Smith Law Firm; First Horizon Bank; Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

January 6, 2020

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



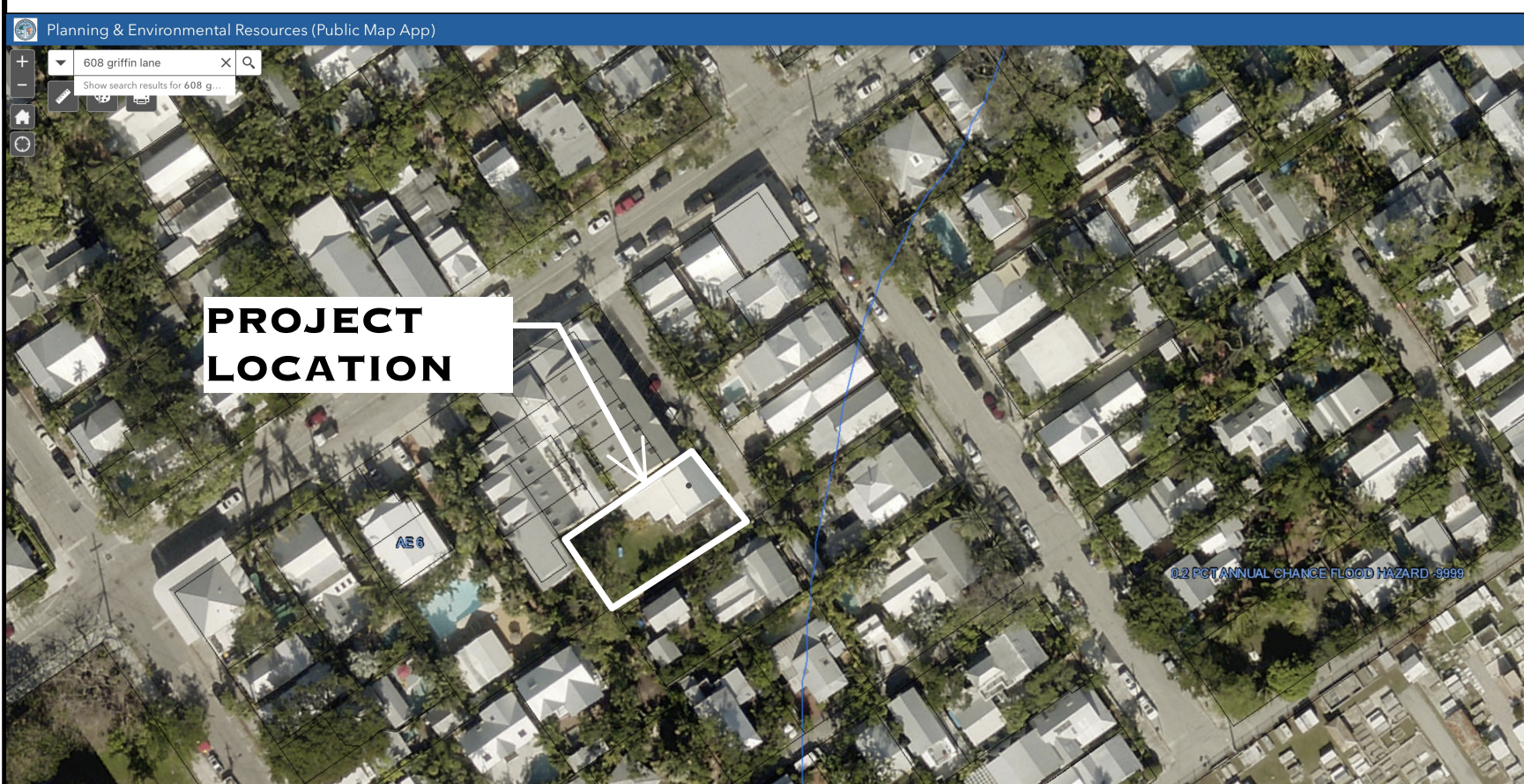
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

SITE DATA 608 GRIFFIN LN.

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	NO CHANGE
SITE AREA	4,297.5 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	1,664 SQ. FT. (38.7% EXISTING)	2,578.5 SQ. FT. (60% MAX)	2,564.5 SQ. FT. (59.7% PROPOSED)	CONFORMS
OPEN SPACE	2,632.25 SQ. FT. (61.25% EXISTING)	1,504 SQ. FT. (35% MIN)	1,559 SQ. FT. (36.2% PROPOSED)	CONFORMS
BUILDING COV.	1,166 SQ. FT. (27.1% EXISTING)	2,148.75 SQ. FT. (50% MAX)	1,866 SQ. FT. (43.4% PROPOSED)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	NA	(30% MAX COV.) 286.5 SQ. FT. REAR YARD AREA	405.3 SQ. FT. (42.4% PROPOSED)	VARIANCE REQ. 119 SQ FT (12.4%)
FRONT YARD 50% GREEN SPACE COV.	FRONT YARD AREA (40.4%) 193 SQ. FT.	FRONT YARD AREA (50% MIN) 239 SQ FT.	342 SQ FT. (71.5% PROPOSED)	CONFORMS
SETBACKS				
FRONT SETBACK	4'-9"	10'	EXISTING (NO CHANGE)	EXISTING NONCONFORMING
REAR SETBACK	32'-4"	20'	24'-3"	CONFORMS
NORTH SIDE SETBACK	1'-1"	5'	1'-1" NO CHANGE	3'-11" VARIANCE 3D ROOF ENVELOPE IMPROVEMENT
SOUTH SIDE SETBACK	15'-0"	5'	15'-6"	CONFORMS
BUILDING HEIGHT	23'-7"	30'	EXISTING (NO CHANGE)	CONFORMS

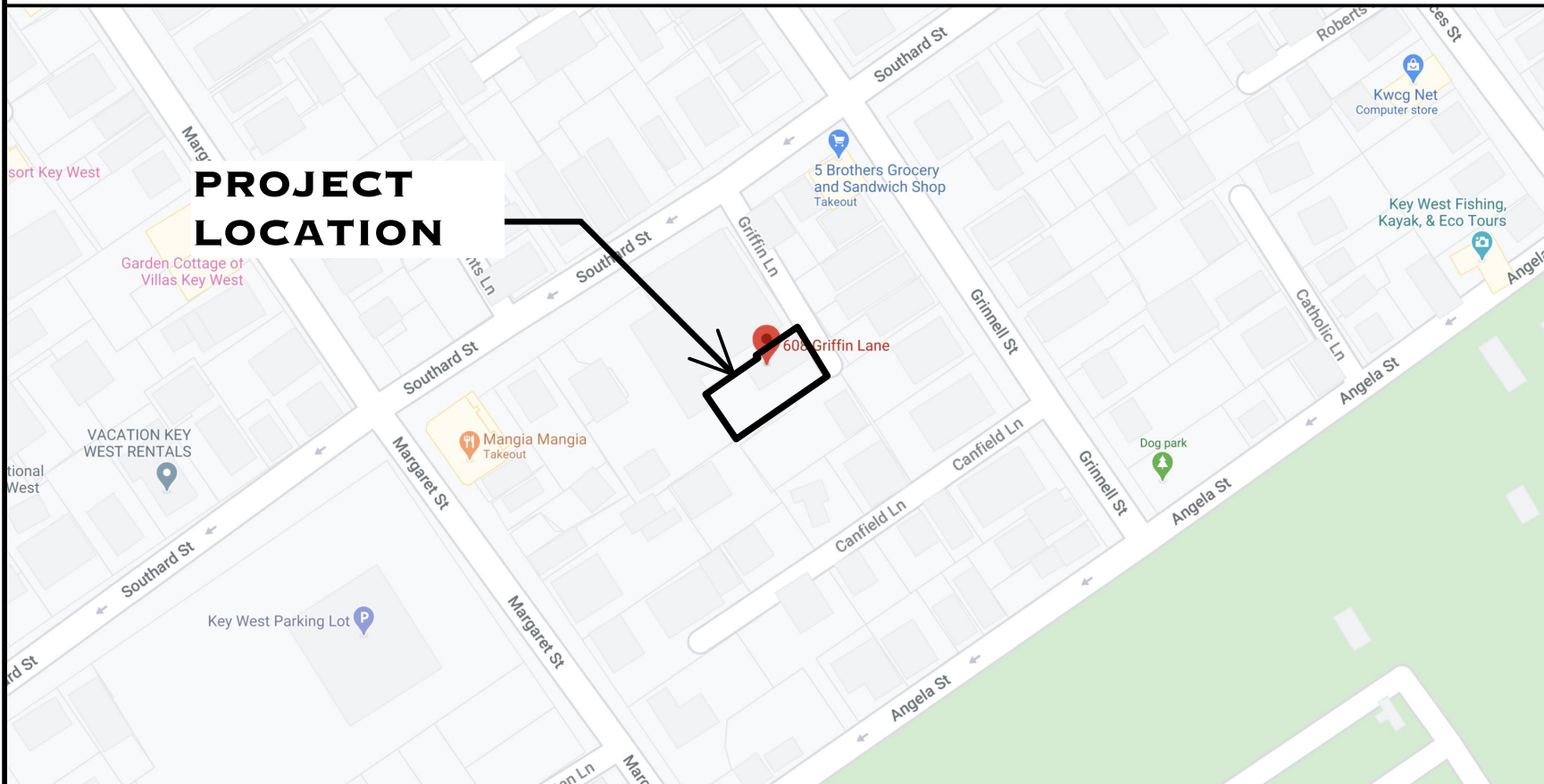
FEMA MAP FLOOD ZONE AE 6, 6'+1'=7' (NGVD 1929)



FUTURE FEMA MAP FLOOD ZONE AE 8, 8'+1'=9' (NAVD 1988)



SITE LOCATION MAP



A RENOVATION FOR MARIUS VENTER 608 GRIFFIN LANE KEY WEST, FL 33040

DESIGN NOTES:

THE NEW STRUCTURE & NEW WORK IS DESIGNED TO MEET THE FOLLOWING:
FBC 2020 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE "C"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.

GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.1	SURVEY, AND ARCHITECTURAL SITE PLAN
Ex1.0	EXISTING SITE PLAN
Ex1.1	EXISTING FLOOR & ROOF PLANS
Ex2.1	EXISTING ELEVATIONS & SECTION
A1.1	SITE & FLOOR PLANS
A1.2	ROOF PLAN
A3.1	ELEVATIONS W/ CONTEXT
A3.2	ELEVATIONS W/ CONTEXT
A3.3	ELEVATIONS W/ CONTEXT

SCOPE OF WORK:

RENOVATION TO EXISTING HISTORIC STRUCTURE WITH NEW ADDITIONS TO REAR, NEW POOL & TERRACE AREA, AND NEW POOL HOUSE / ART STUDIO STRUCTURE.

T.S. NEAL ARCHITECT INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL 33042
 305-340-8857
 251-422-9547

A RENOVATION FOR MARIUS VENTER 608 GRIFFIN LANE KEY WEST, FL 33040

DRAWING TITLE: TITLE & PROJECT INFORMATION
 DRAWN: EDSA-TSN
 CHECKED: TSN
 DATE: 02-23-2021

REVISION # DATE
T1.1
 SHEET #

TSN ARCHITECTS INC.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

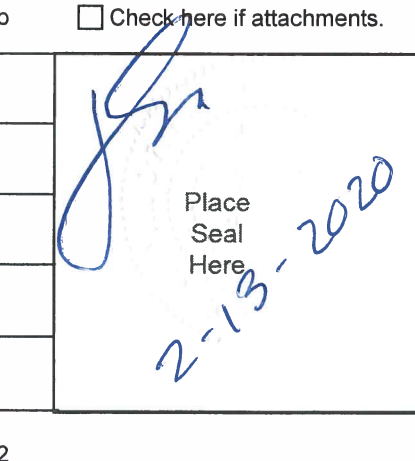
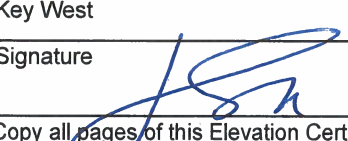
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

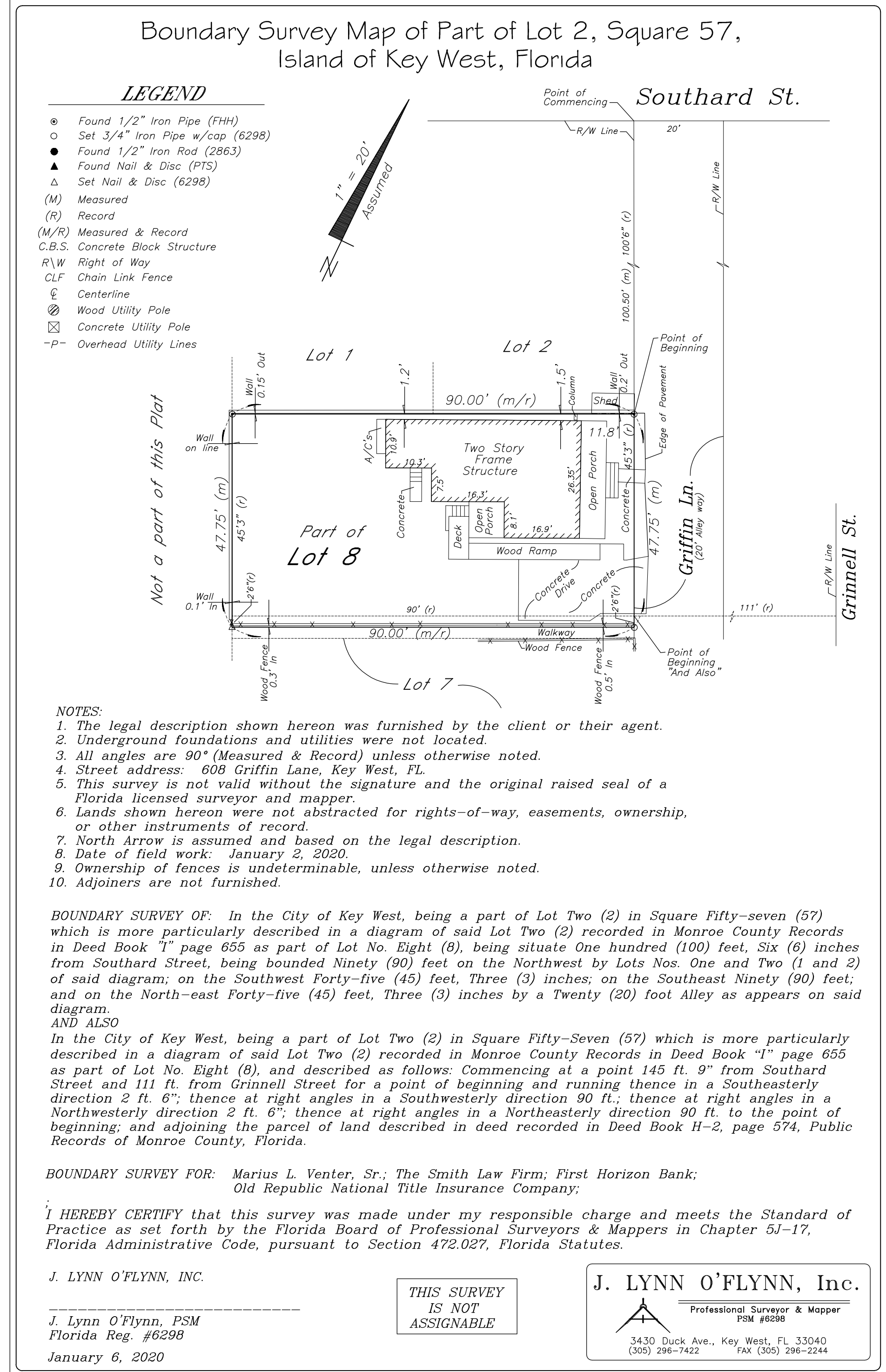
SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE	
A1. Building Owner's Name BARON TRUST		Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 608 GRIFFIN LANE		Company NAIC Number:	
City KEY WEST	State Florida	ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) (Tax Parcel # 00011200-000000) (KW PT LOT 2 SQR 57)			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential			
A5. Latitude/Longitude: Lat, 24.5576 N Long -81.7958 W Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983			
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number 5			
A8. For a building with a crawlspace or enclosure(s):			
a) Square footage of crawlspace or enclosure(s) 0 sq ft			
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0			
c) Total net area of flood openings in A8.b 0 sq in			
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
A9. For a building with an attached garage:			
a) Square footage of attached garage 0 sq ft			
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0			
c) Total net area of flood openings in A9.b 0 sq in			
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
B1. NFIP Community Name & Community Number City of Key West 120168		B2. County Name Monroe	B3. State Florida
B4. Map/Panel Number 12087C1516	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/Revised Date 02/18/2005
B8. Flood Zone(s) AE		B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 6	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____			
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA			

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 608 GRIFFIN LANE		Policy Number:	
City KEY WEST	State Florida	ZIP Code 33040	Company NAIC Number

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input checked="" type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction	
*A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARA, ARAE, AR/A1-A30, AR/AH, AR/AO. Complete items C2 a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: BASIC _____ Vertical Datum: 1929 _____ Indicate elevation datum used for the elevations in items a) through h) below: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 8.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor 18.0	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only) 0.0	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab) 0.0	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 7.7	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG) 5.4	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG) 5.6	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 5.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION		
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.		
Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Check here if attachments.		
Certifier's Name J. Lynn O'Flynn	License Number 6298	 <p>Place Seal Here 2-13-2020</p>
Title P.S.M.		
Company Name J. Lynn O'Flynn, Inc.		
Address 3430 Duck Avenue		
City Key West	State Florida	
Signature 	Date 02/13/2020	Telephone (305) 296-7422
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.		
Comments (including type of equipment and location, per C2(e), if applicable)		
INTERIOR FLOORING OF STRUCTURE UNDER CONSTRUCTION		
C2. e) - AIR CONDITIONER UNIT		
LONGITUDE AND LATITUDE WERE DETERMINED BY USING GOOGLE EARTH.		



- NOTES:**
- The legal description shown hereon was furnished by the client or their agent.
 - Underground foundations and utilities were not located.
 - All angles are 90° (Measured & Record) unless otherwise noted.
 - Street address: 608 Griffin Lane, Key West, FL.
 - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
 - North Arrow is assumed and based on the legal description.
 - Date of field work: January 2, 2020.
 - Ownership of fences is undeterminable, unless otherwise noted.
 - Adjoiners are not furnished.

BOUNDARY SURVEY OF: In the City of Key West, being a part of Lot Two (2) in Square Fifty-seven (57) which is more particularly described in a diagram of said Lot Two (2) recorded in Monroe County Records in Deed Book "I" page 655 as part of Lot No. Eight (8), being situate One hundred (100) feet, Six (6) inches from Southard Street, being bounded Ninety (90) feet on the Northwest by Lots Nos. One and Two (1 and 2) of said diagram; on the Southwest Forty-five (45) feet, Three (3) inches; on the Southeast Ninety (90) feet; and on the North-east Forty-five (45) feet, Three (3) inches by a Twenty (20) foot Alley as appears on said diagram.

AND ALSO
 In the City of Key West, being a part of Lot Two (2) in Square Fifty-Seven (57) which is more particularly described in a diagram of said Lot Two (2) recorded in Monroe County Records in Deed Book "I" page 655 as part of Lot No. Eight (8), and described as follows: Commencing at a point 145 ft. 9" from Southard Street and 111 ft. from Grinnell Street for a point of beginning and running thence in a Southeasterly direction 2 ft. 6"; thence at right angles in a Southwesterly direction 90 ft.; thence at right angles in a Northwesterly direction 2 ft. 6"; thence at right angles in a Northeasterly direction 90 ft. to the point of beginning; and adjoining the parcel of land described in deed recorded in Deed Book H-2, page 574, Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Marius L. Venter, Sr.; The Smith Law Firm; First Horizon Bank; Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.
 J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 January 6, 2020

THIS SURVEY IS NOT ASSIGNABLE

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

SURVEY & FLOOD ELEVATION CERTIFICATE PROVIDED BY OWNER



T.S. NEAL ARCHITECT INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL 33042
 305-340-8857
 251-422-9547

A RENOVATION FOR MARIUS VENTER 608 GRIFFIN LANE KEY WEST, FL 33040

DRAWING TITLE: F.E.C. & SURVEY

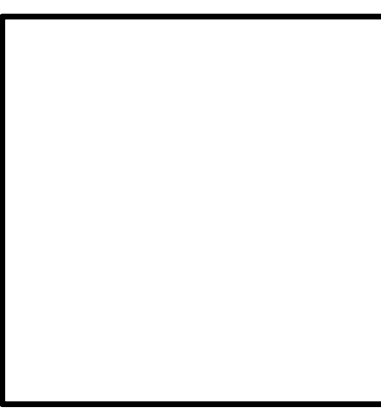
DRAWN: EDSA-TSN
CHECKED: TSN
DATE: 02-23-2021

REVISION #	DATE

C1.1 SHEET #

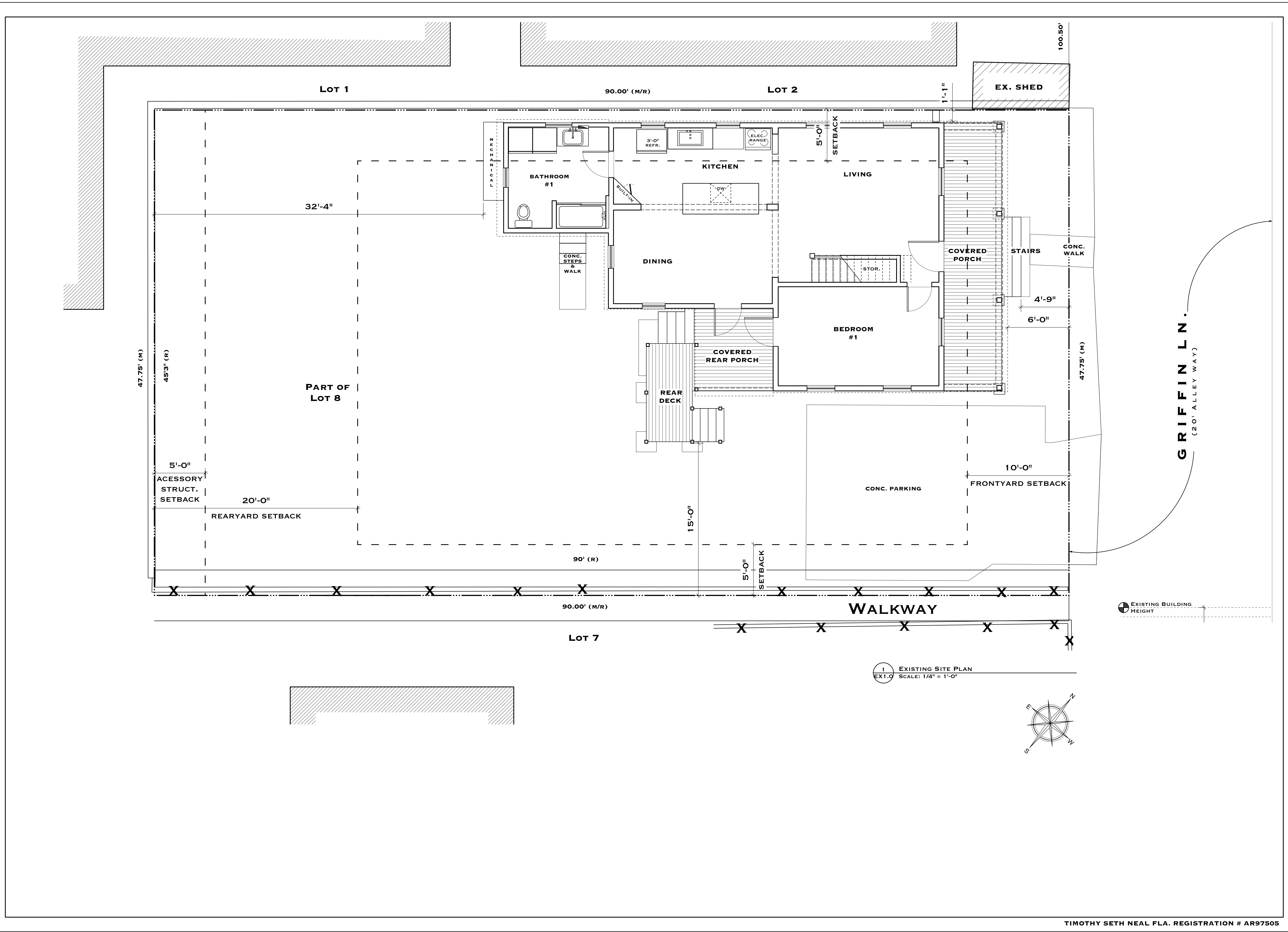


T.S. NEAL ARCHITECTS, INC.

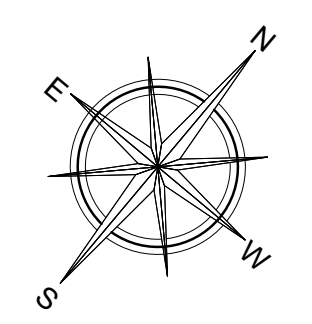



REVISION #	DATE

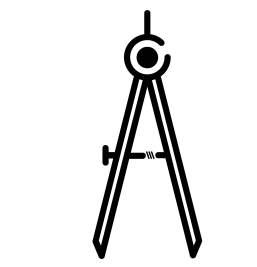
EX1.0
SHEET #



1 EXISTING SITE PLAN
 EX1.0 SCALE: 1/4" = 1'-0"



EXISTING BUILDING HEIGHT




T.S. NEAL
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A RENOVATION FOR
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608 GRIFFIN LANE
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING FLOOR & ROOF PLANS

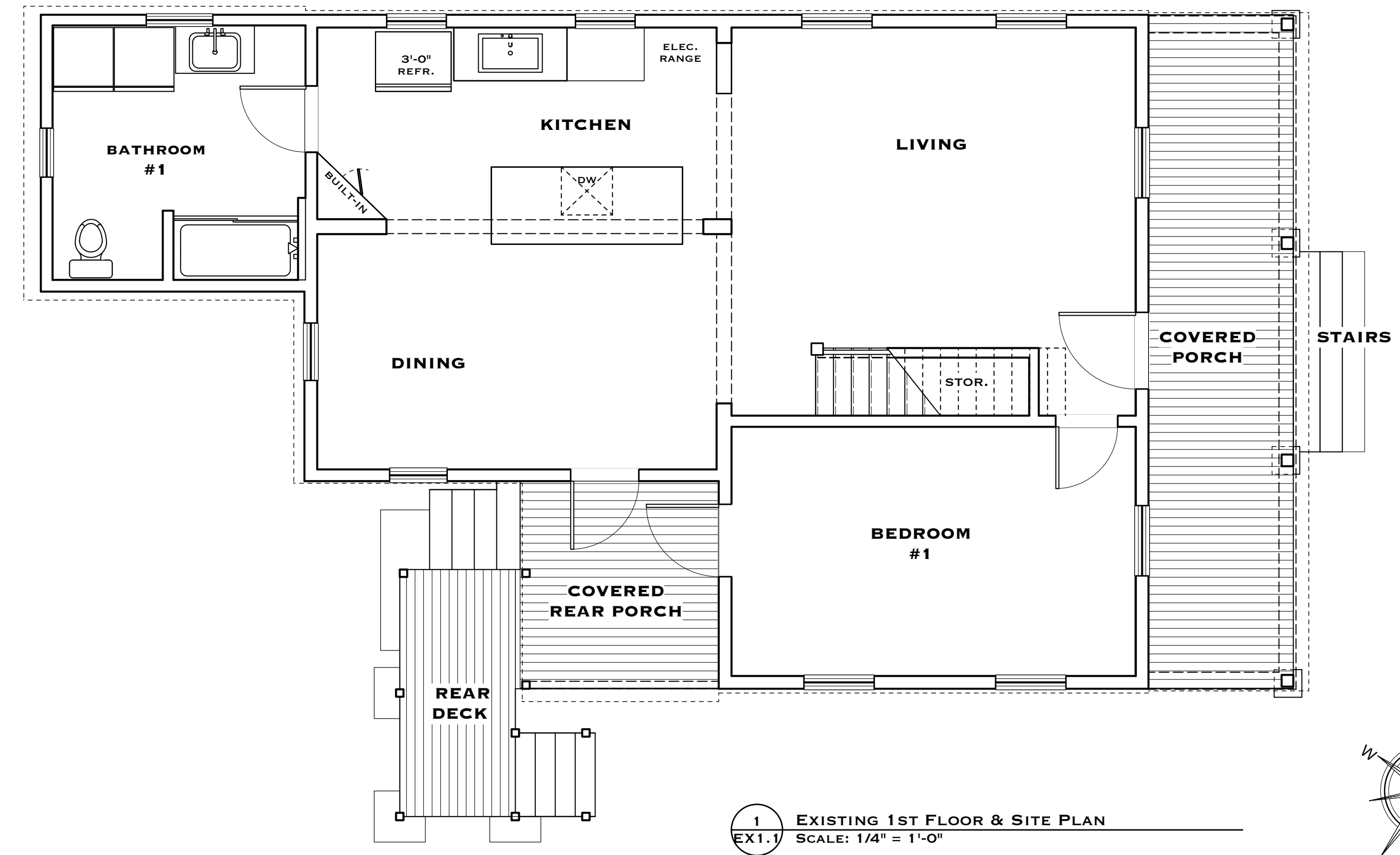
DRAWN: EDSA-TSN
CHECKED: TSN
DATE: 02-23-2021

REVISION # DATE

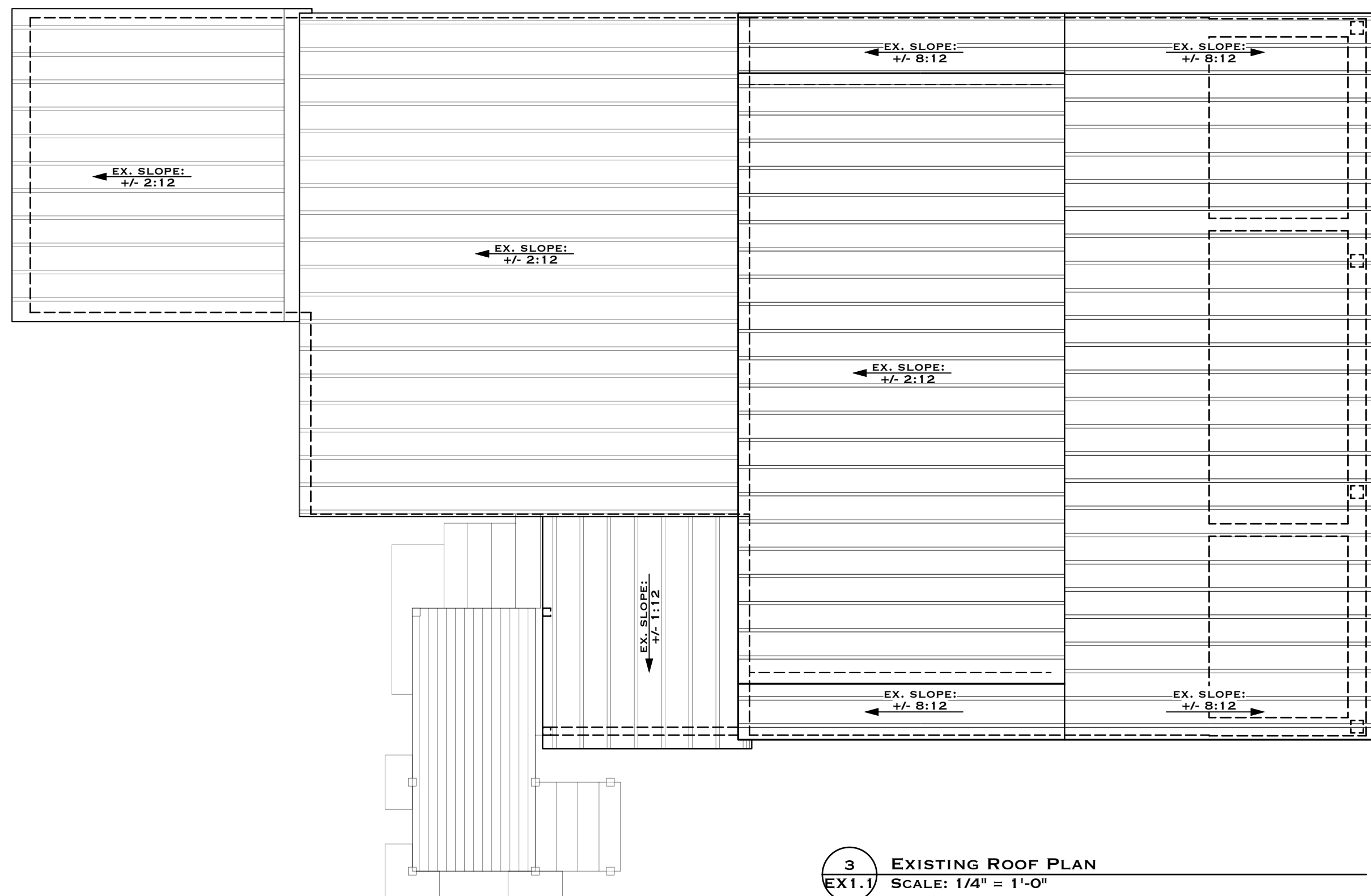
EX1.1
SHEET #



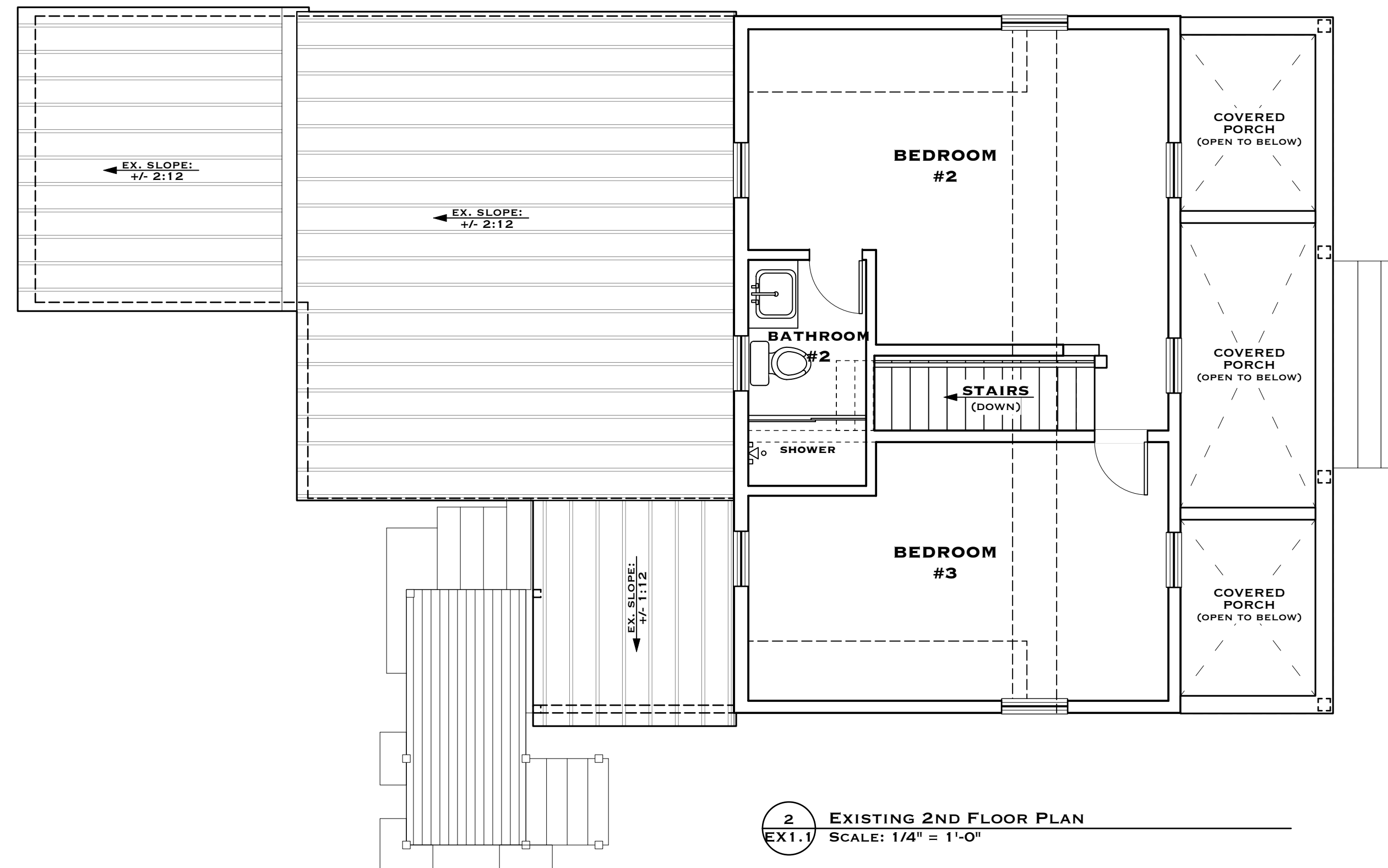
T. S. NEAL ARCHITECTS, INC.



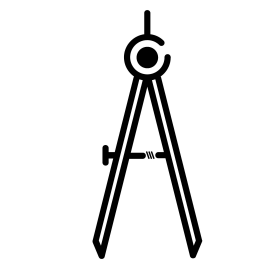
1 EXISTING 1ST FLOOR & SITE PLAN
SCALE: 1/4" = 1'-0"



3 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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A RENOVATION FOR
MARIUS VENTER
608 GRIFFIN LANE
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING ELEVATIONS

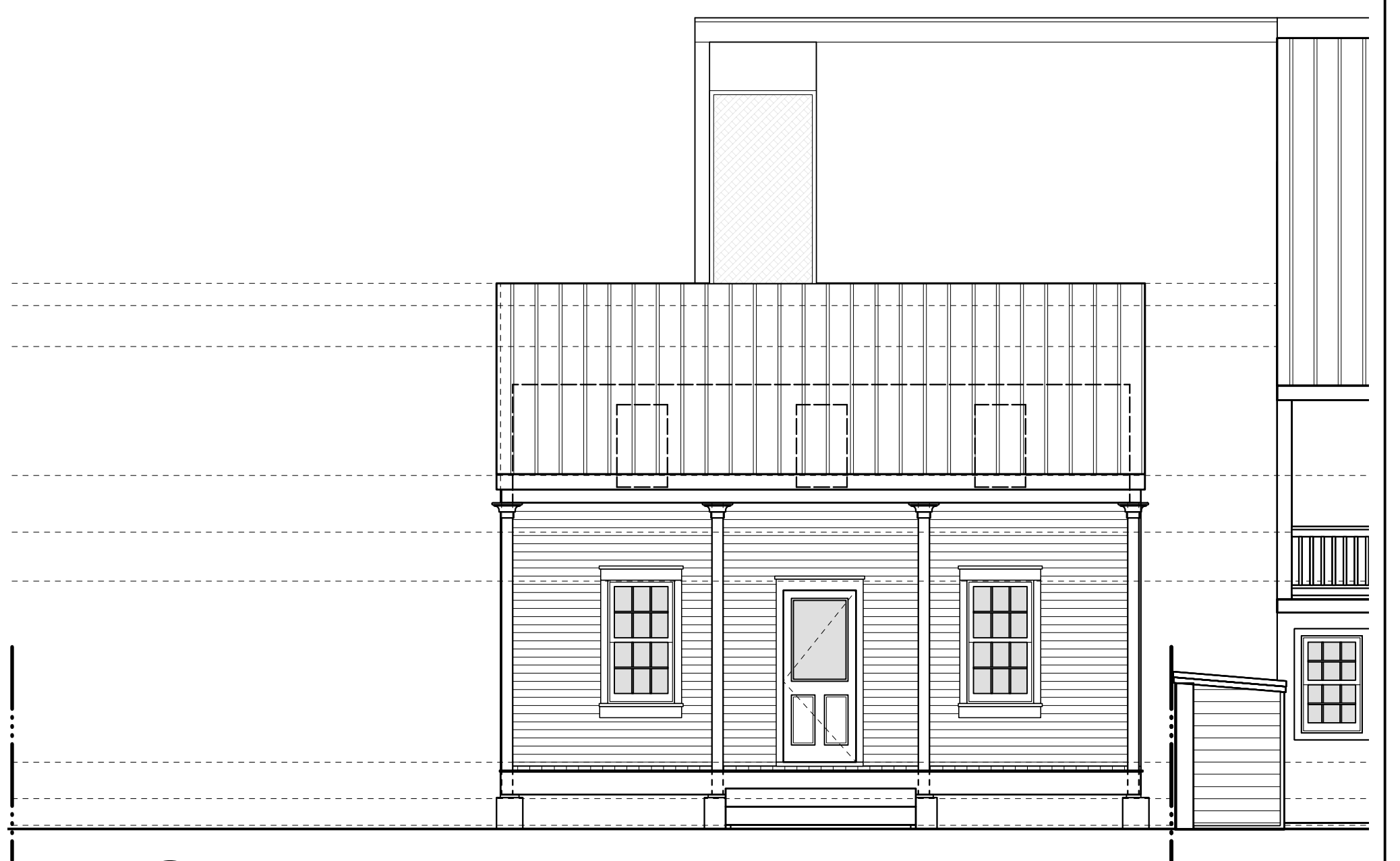
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REVISION # DATE

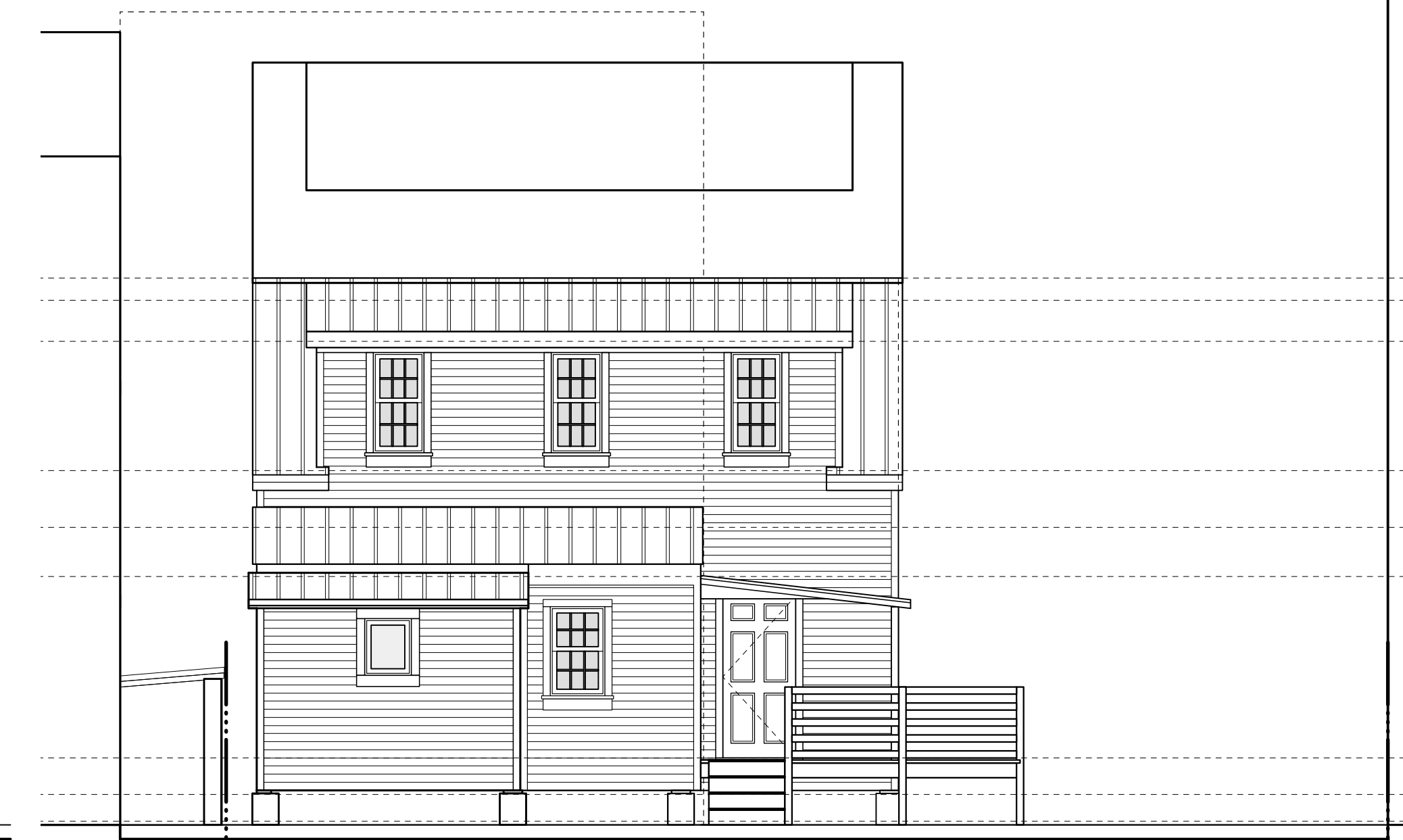
EX2.1
SHEET #



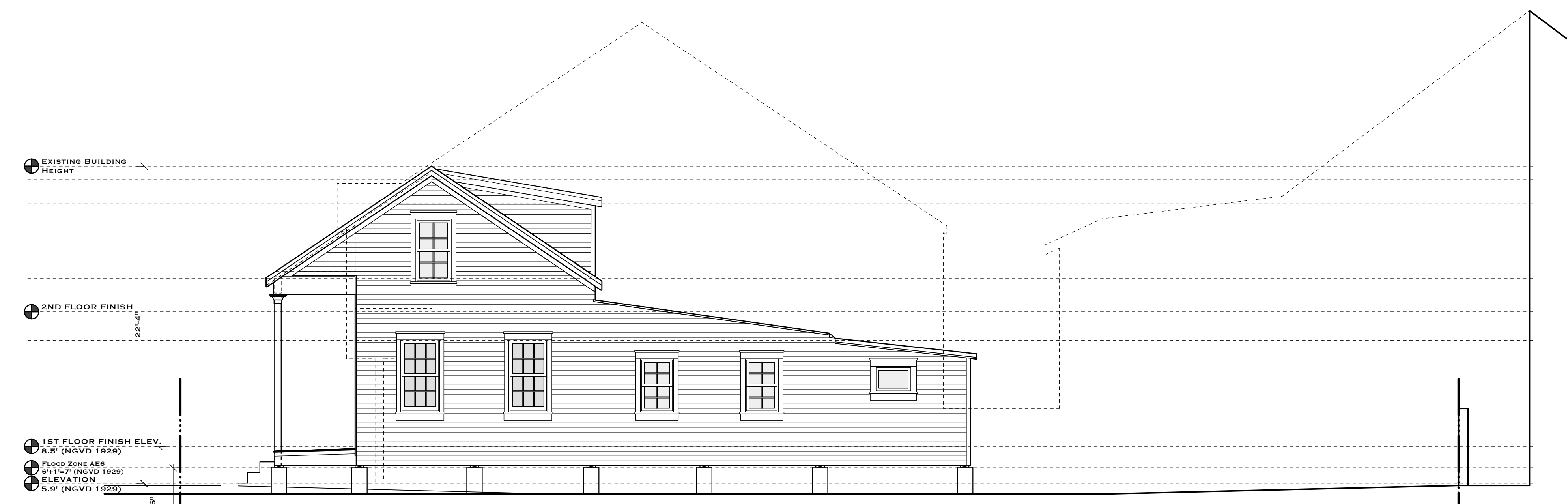
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



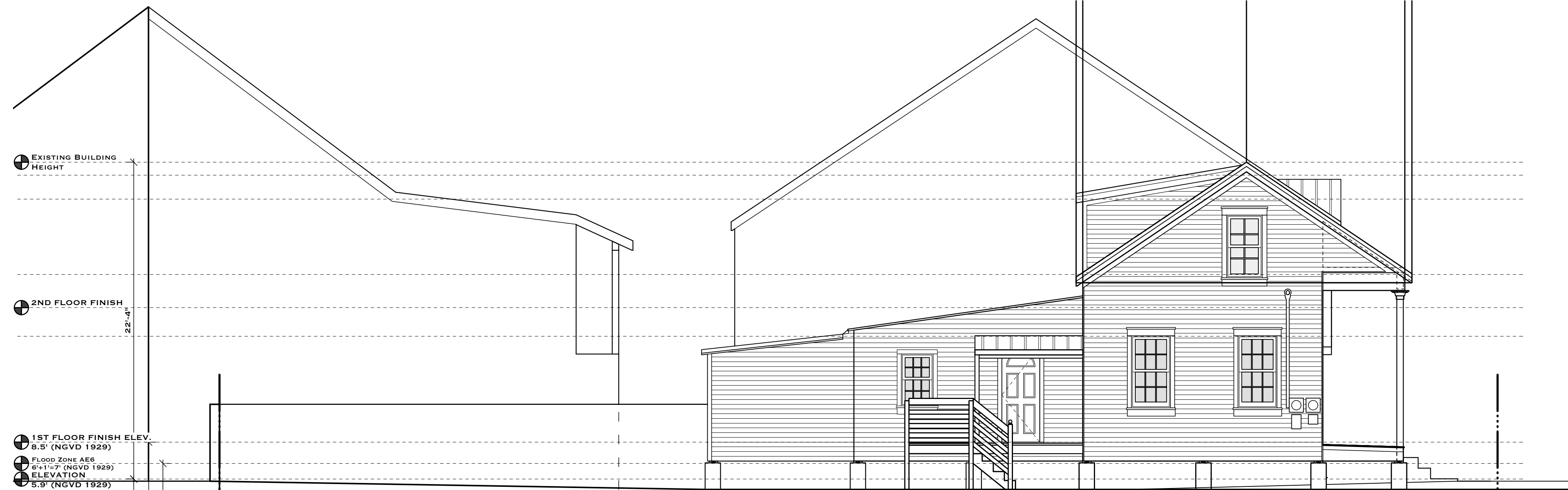
1 EXISTING STREET ELEVATION
EX2.1 SCALE: 3/16" = 1'-0"



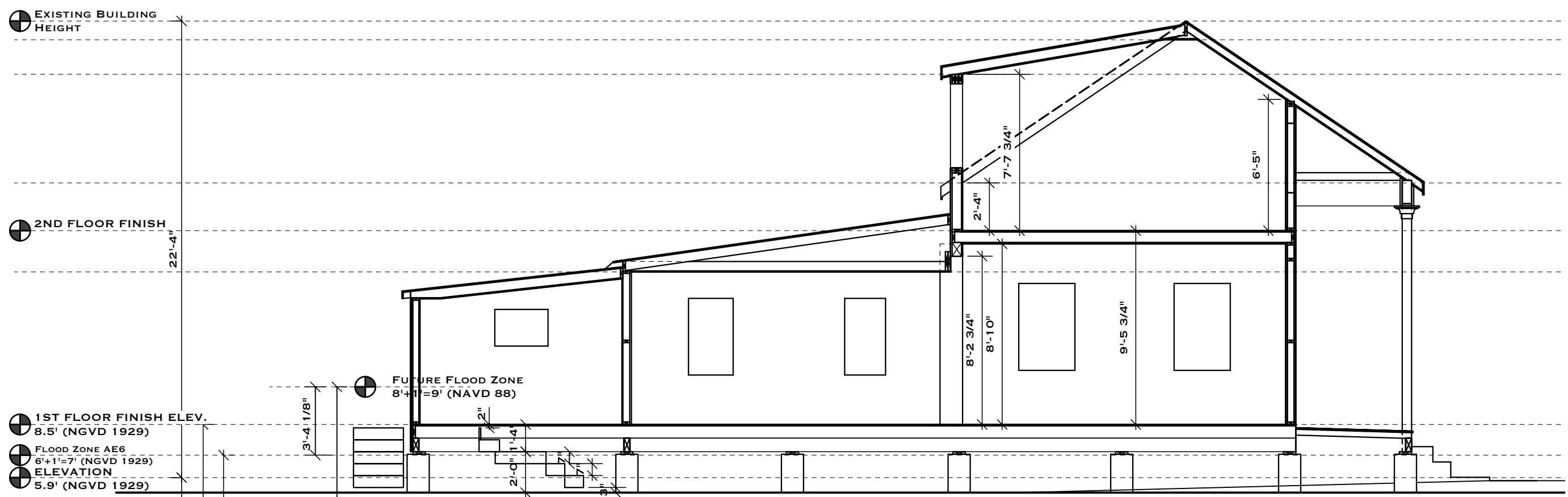
3 EXISTING REAR ELEVATION
EX2.1 SCALE: 3/16" = 1'-0"



2 EXISTING SIDE ELEVATION
EX2.1 SCALE: 3/16" = 1'-0"



4 EXISTING REAR ELEVATION
EX2.1 SCALE: 3/16" = 1'-0"

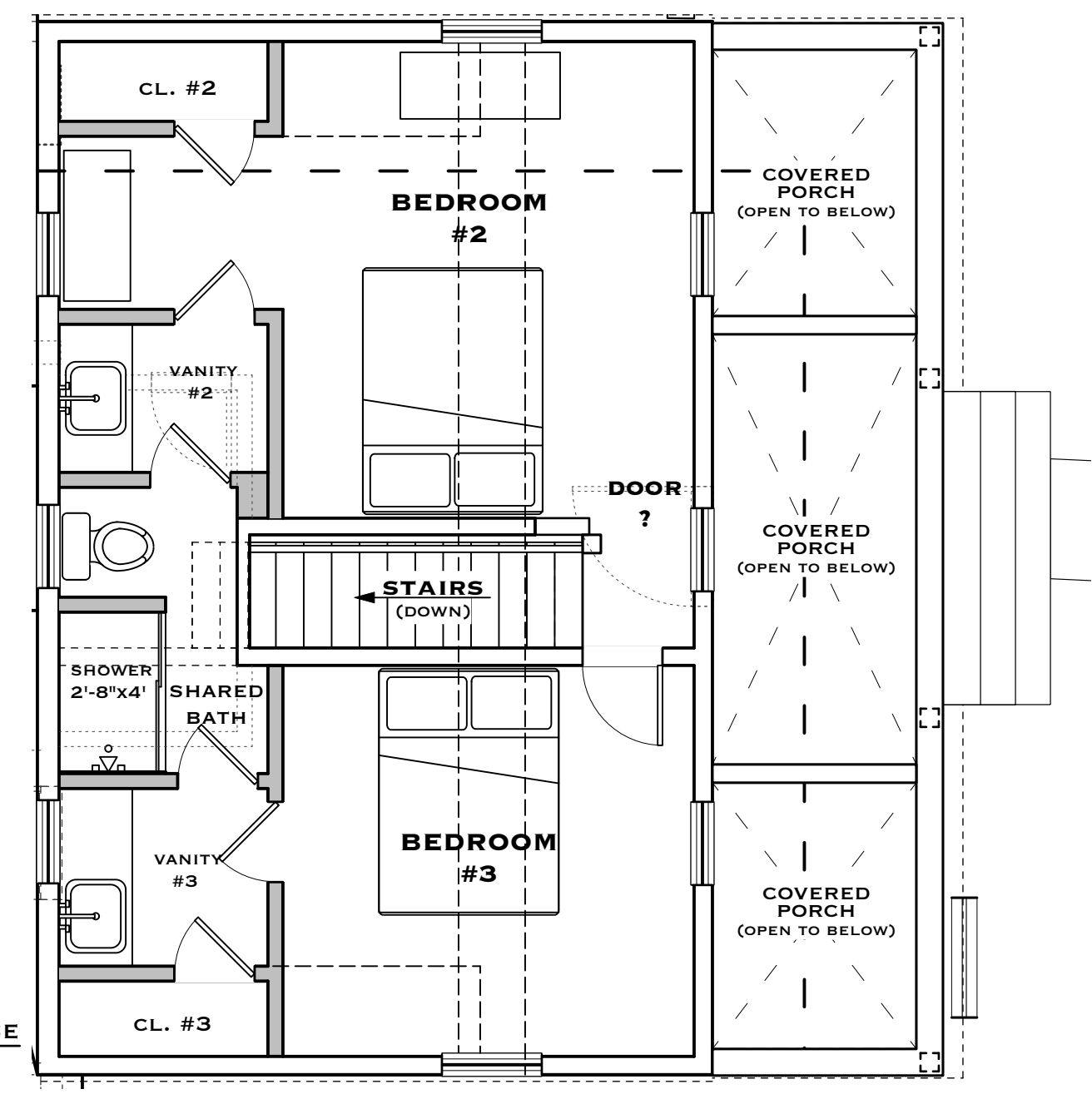
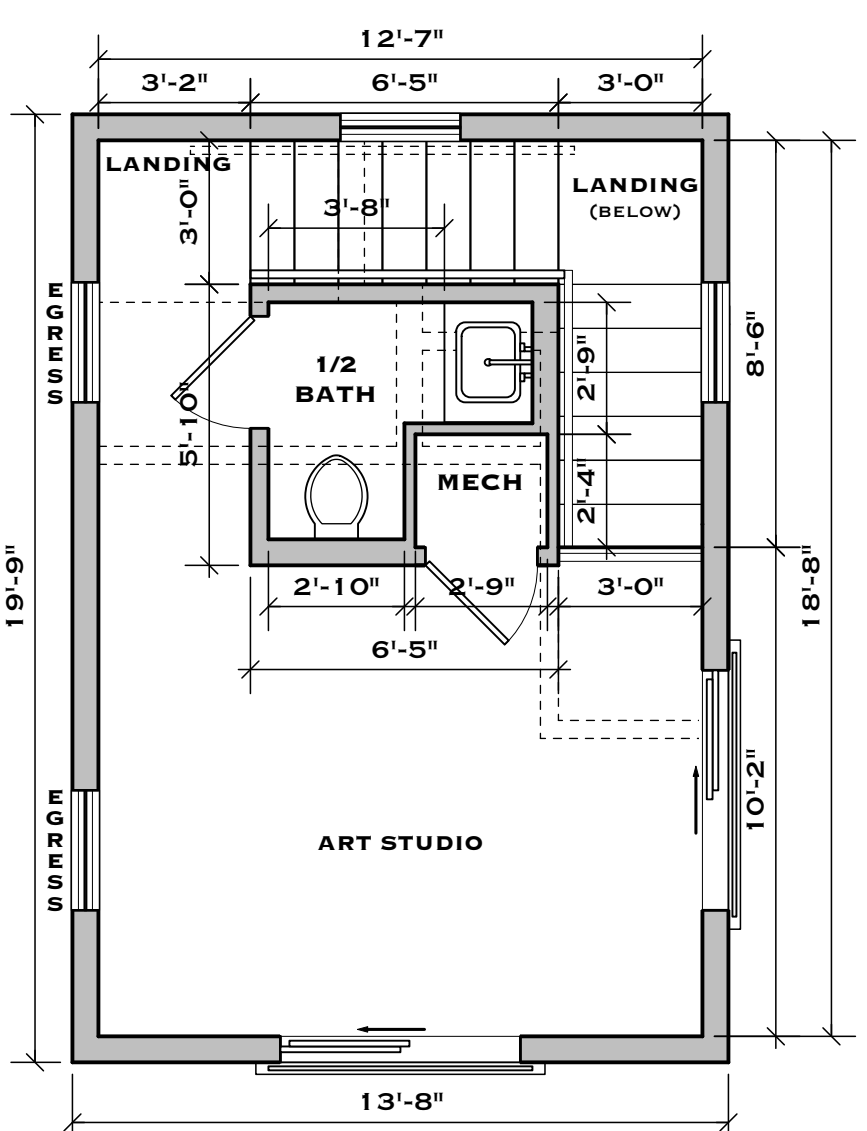
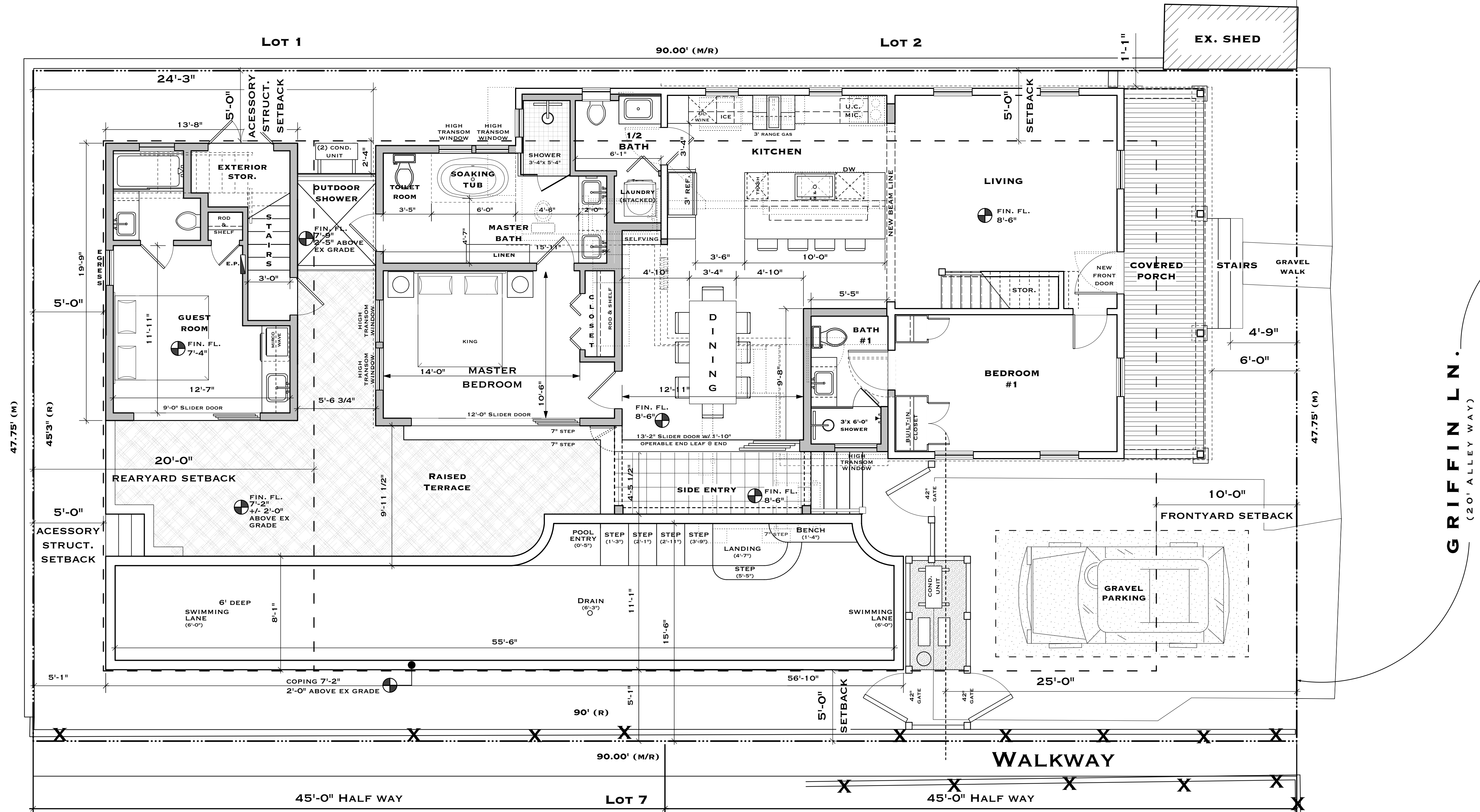


5 EXISTING SECTION
EX2.1 SCALE: 3/16" = 1'-0"

EXISTING BUILDING HEIGHT
22'-4"
2ND FLOOR FINISH
8'-6"
1ST FLOOR FINISH ELEV.
8.5' (NGVD 1929)
FLOOD ZONE AE6
6'-11'-7" (NGVD 1929)
ELEVATION
5.9' (NGVD 1929)
ELEVATION
0'-0" (NGVD 1929)

EXISTING BUILDING HEIGHT
22'-4"
2ND FLOOR FINISH
8'-6"
1ST FLOOR FINISH ELEV.
8.5' (NGVD 1929)
FLOOD ZONE AE6
6'-11'-7" (NGVD 1929)
ELEVATION
5.9' (NGVD 1929)
ELEVATION
0'-0" (NGVD 1929)

EXISTING BUILDING HEIGHT
22'-4"
2ND FLOOR FINISH
8'-6"
1ST FLOOR FINISH ELEV.
8.5' (NGVD 1929)
FLOOD ZONE AE6
6'-11'-7" (NGVD 1929)
ELEVATION
5.9' (NGVD 1929)
ELEVATION
0'-0" (NAVD 88)



T.S. NEAL ARCHITECT INC.
 22974 OVERSEAS HWY
 CUDJOE KEY, FL 33042
 305-340-8857
 251-422-9547

A RENOVATION FOR MARIUS VENTER
 608 GRIFFIN LANE
 KEY WEST, FL 33040

DRAWING TITLE:
 PROPOSED SITE & FLOOR PLAN

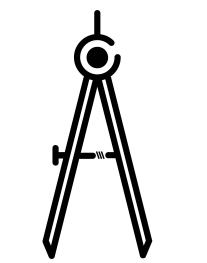
DRAWN: ED SA-TSN
CHECKED: TSN
DATE: 02-23-2021

REVISION # DATE

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A1.1
 SHEET #

T.S.N.
 T. S. NEAL ARCHITECTS, INC.



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ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042
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A RENOVATION FOR
MARIUS VENTER
608 GRIFFIN LANE
KEY WEST, FL 33040

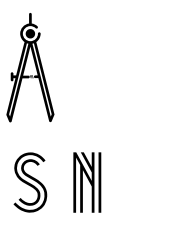
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ROOF PLAN

DRAWN: EDSA-TSN
CHECKED: TSN
DATE: 02-23-2021

REVISION # DATE

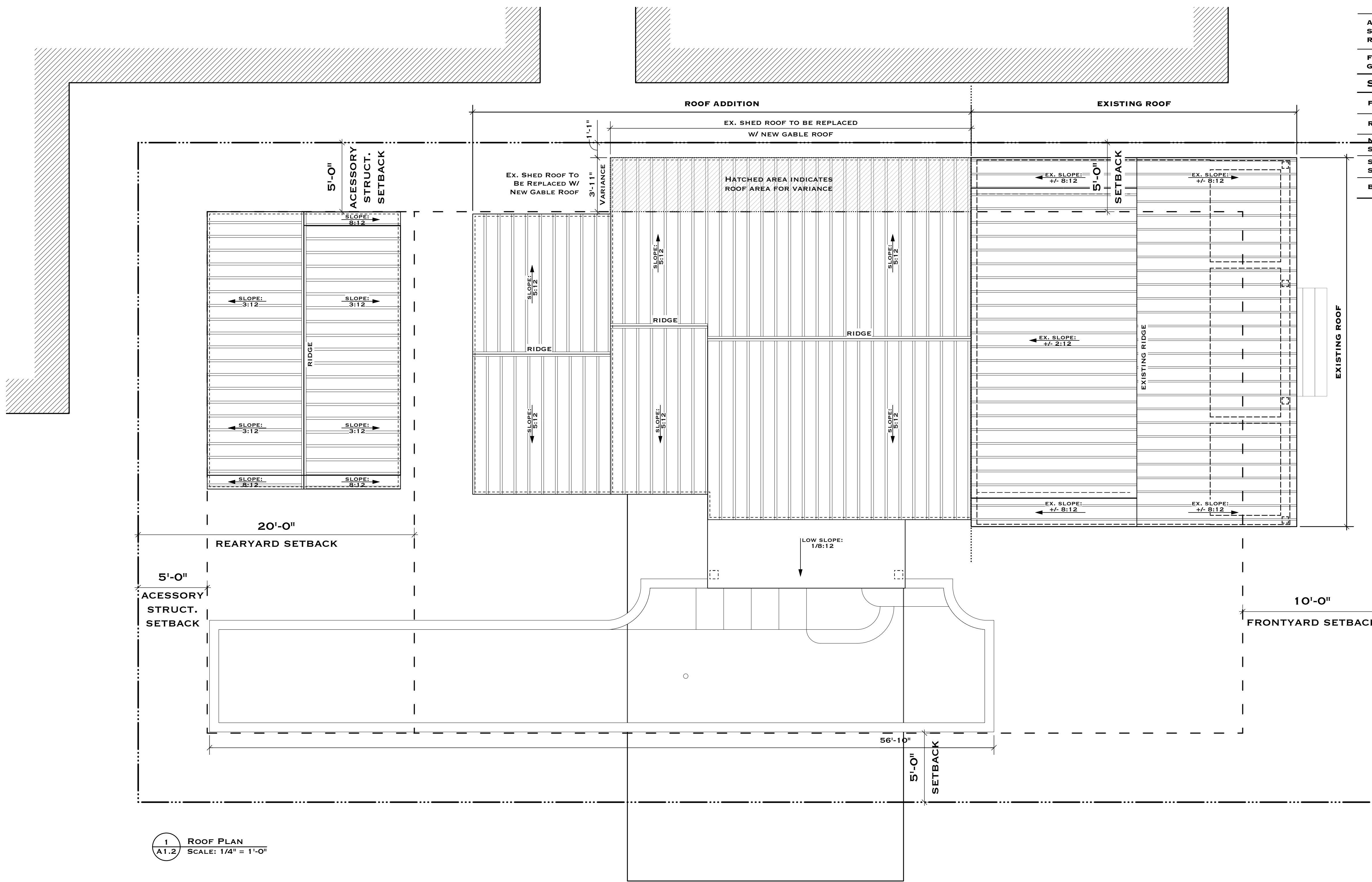
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SHEET #

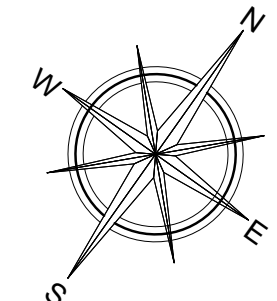


T. S. NEAL ARCHITECTS, INC.

	(27.1% EXISTING)	(50% MAA)	(43.4%)
ACCESSORY STRUCTURE REAR YARD COV.	NA	(30% MAX COV.) 286.5 SQ. FT. REAR YARD AREA	405 (42.4%)
FRONT YARD 50% GREEN SPACE COV.	FRONT YARD AREA (40.4%) 193 SQ. FT.	FRONT YARD AREA (50% MIN) 239 SQ. FT.	34 (71.5%)
SETBACKS			
FRONT SETBACK	4'-9"	10'	EX (NO.)
REAR SETBACK	32'-4"	20'	2
NORTH SIDE SETBACK	1'-1"	5'	NO.
SOUTH SIDE SETBACK	15'-0"	5'	1
BUILDING HEIGHT	23'-7"	30'	EX (NO.)



1 ROOF PLAN
AT.2 SCALE: 1/4" = 1'-0"





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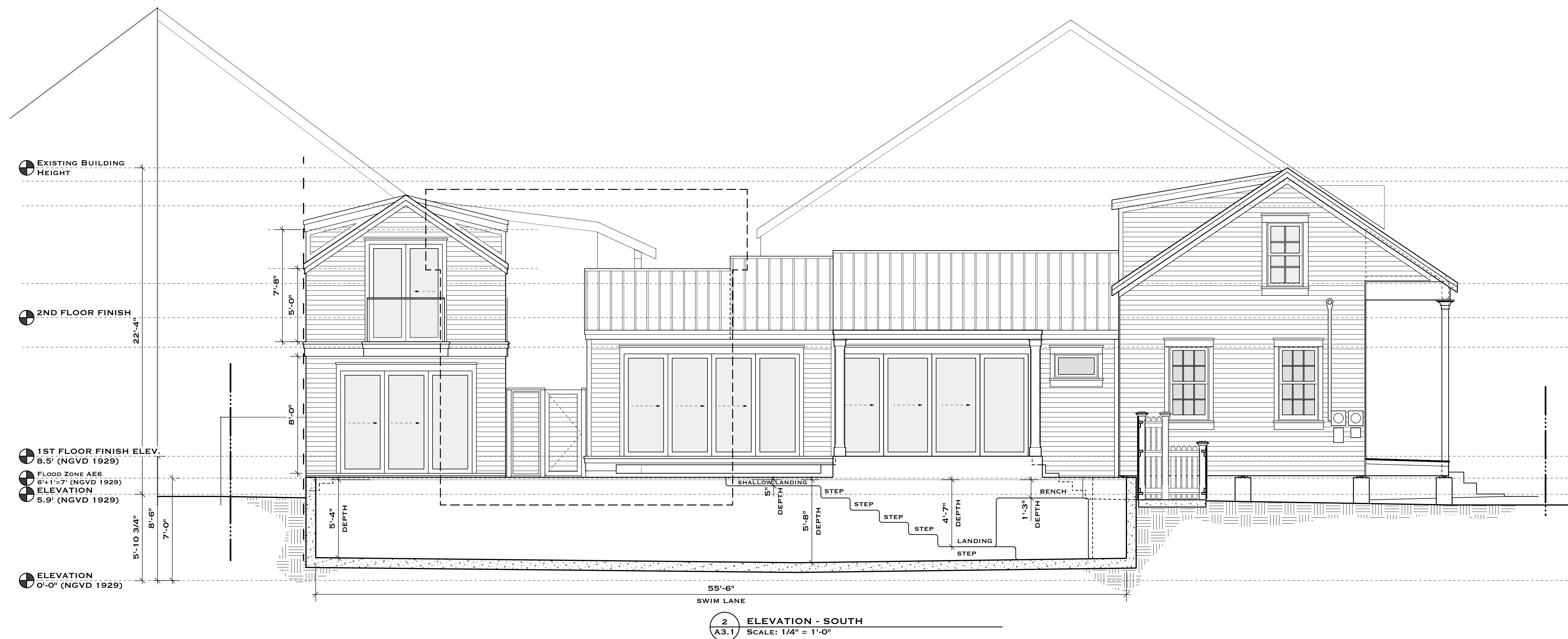
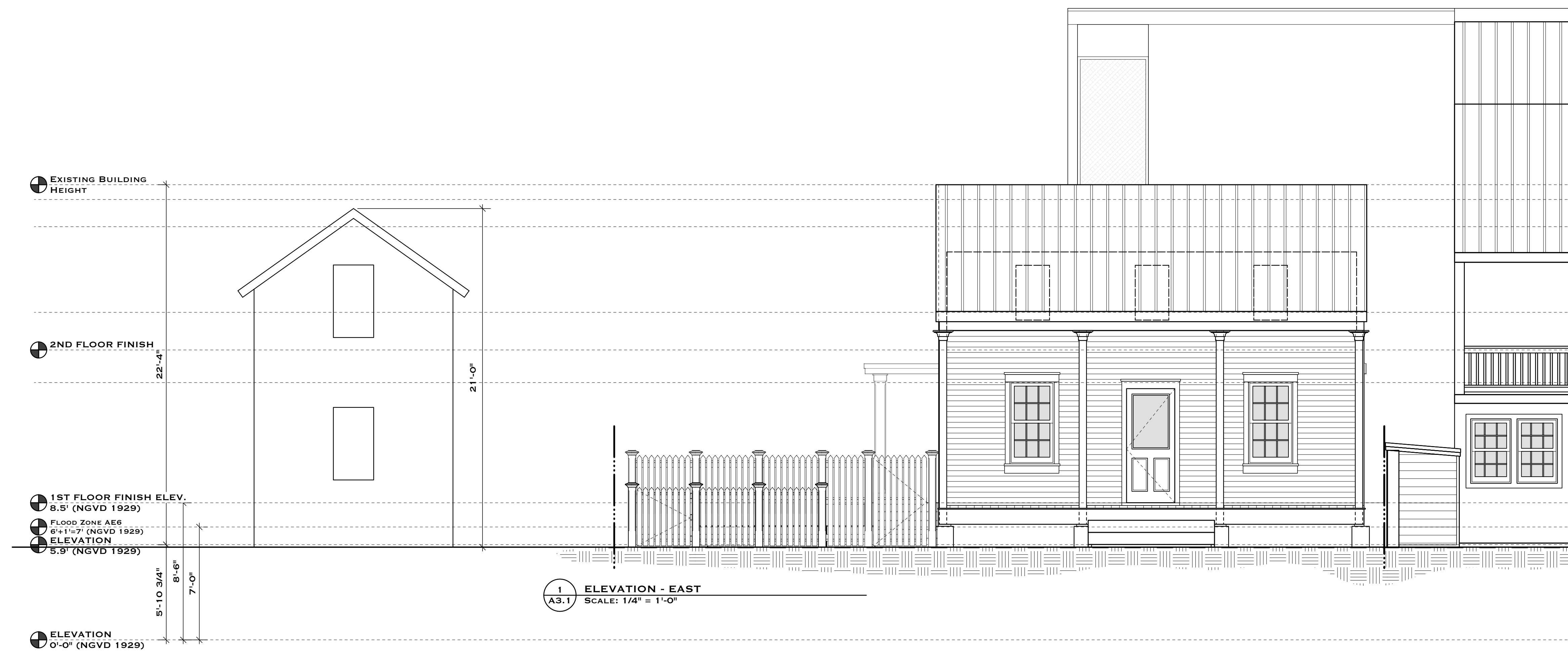
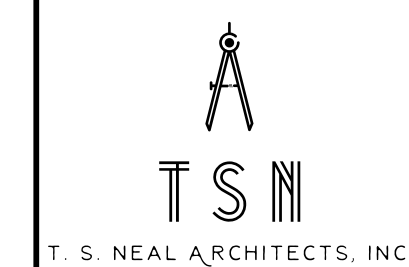
A RENOVATION FOR
MARIUS VENTER
608 GRIFFIN LANE
KEY WEST, FL 33040

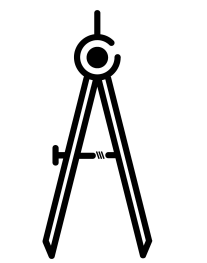
DRAWING TITLE:
ELEVATIONS W/ HARC
CONTEXT

DRAWN: EDSA-TSN
CHECKED: TSN
DATE: 02-23-2021

REVISION # DATE

A3.1
SHEET #





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CUDJOE KEY, FL
33042

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A RENOVATION FOR
MARIUS VENTER
608 GRIFFIN LANE
KEY WEST, FL 33040

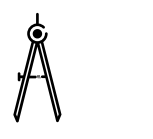
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ELEVATIONS W/ HARC
CONTEXT

DRAWN: EDSA-TSN
CHECKED: TSN
DATE: 02-23-2021

REVISION # DATE

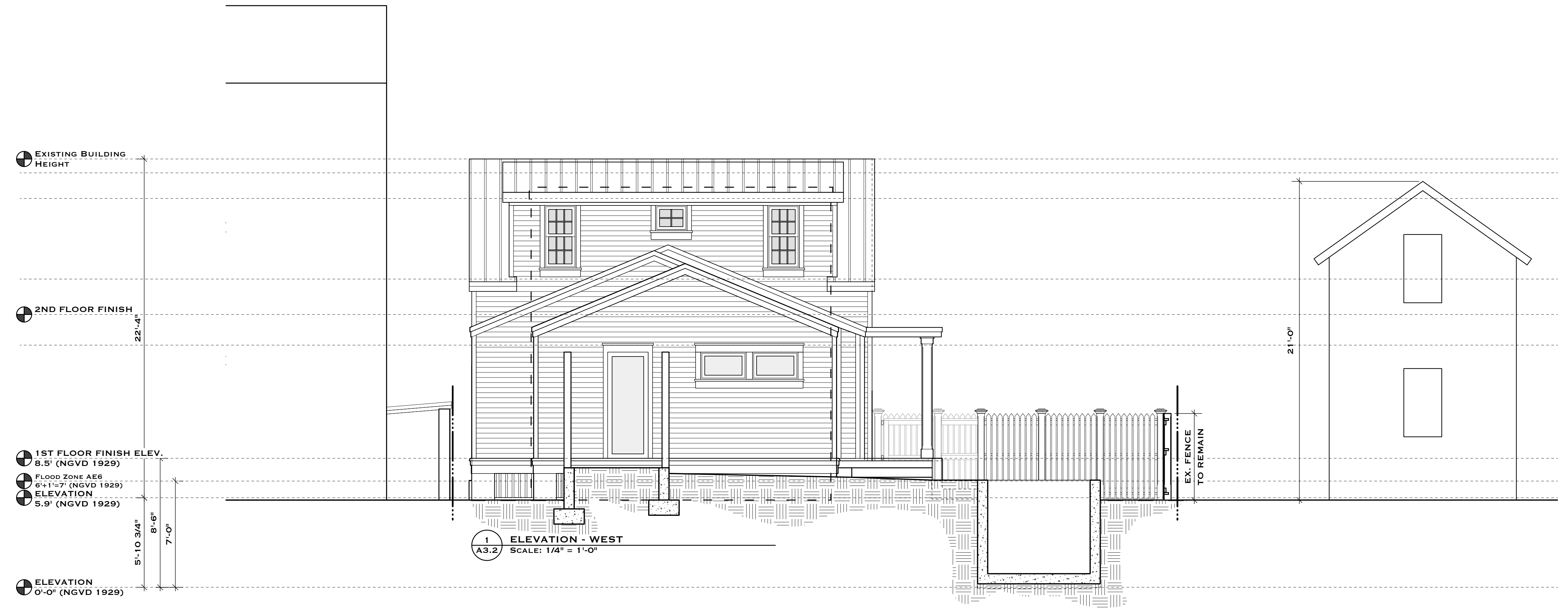
A3.2

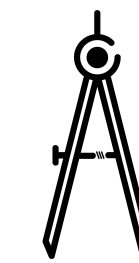
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TSN

T. S. NEAL ARCHITECTS, INC.

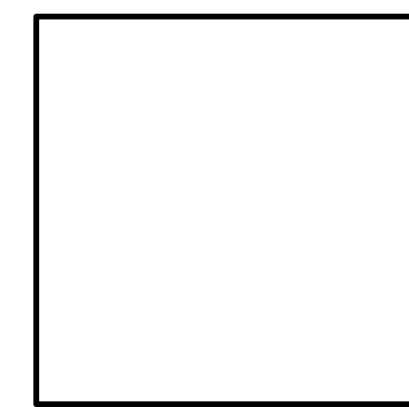




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33042

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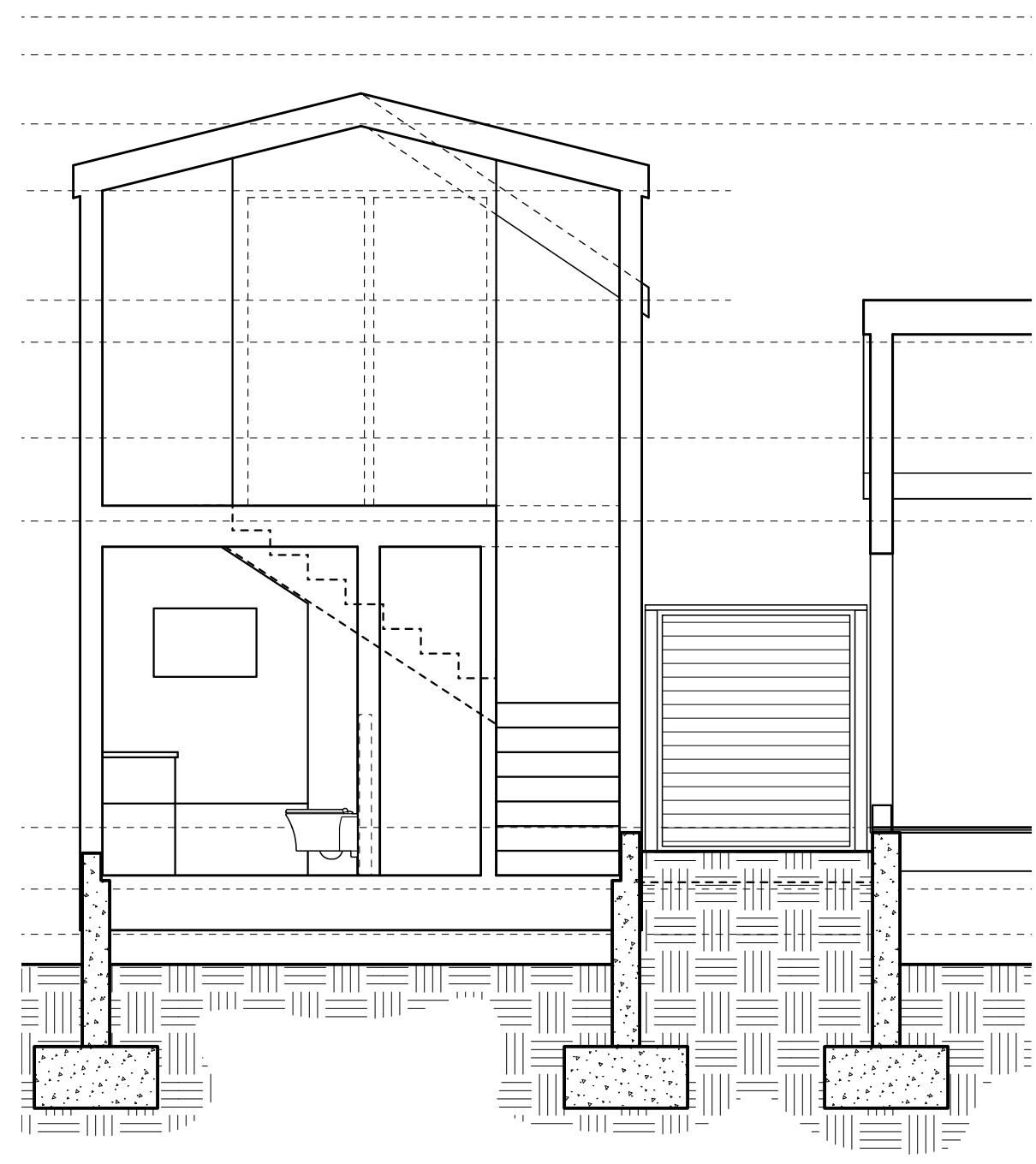
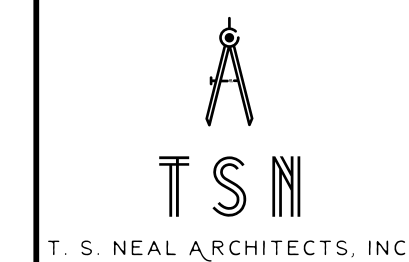
A RENOVATION FOR
MARIUS VENTER
608 GRIFFIN LANE
KEY WEST, FL 33040

DRAWING TITLE:
ELEVATIONS & SECTIONS W/
HARC CONTEXT

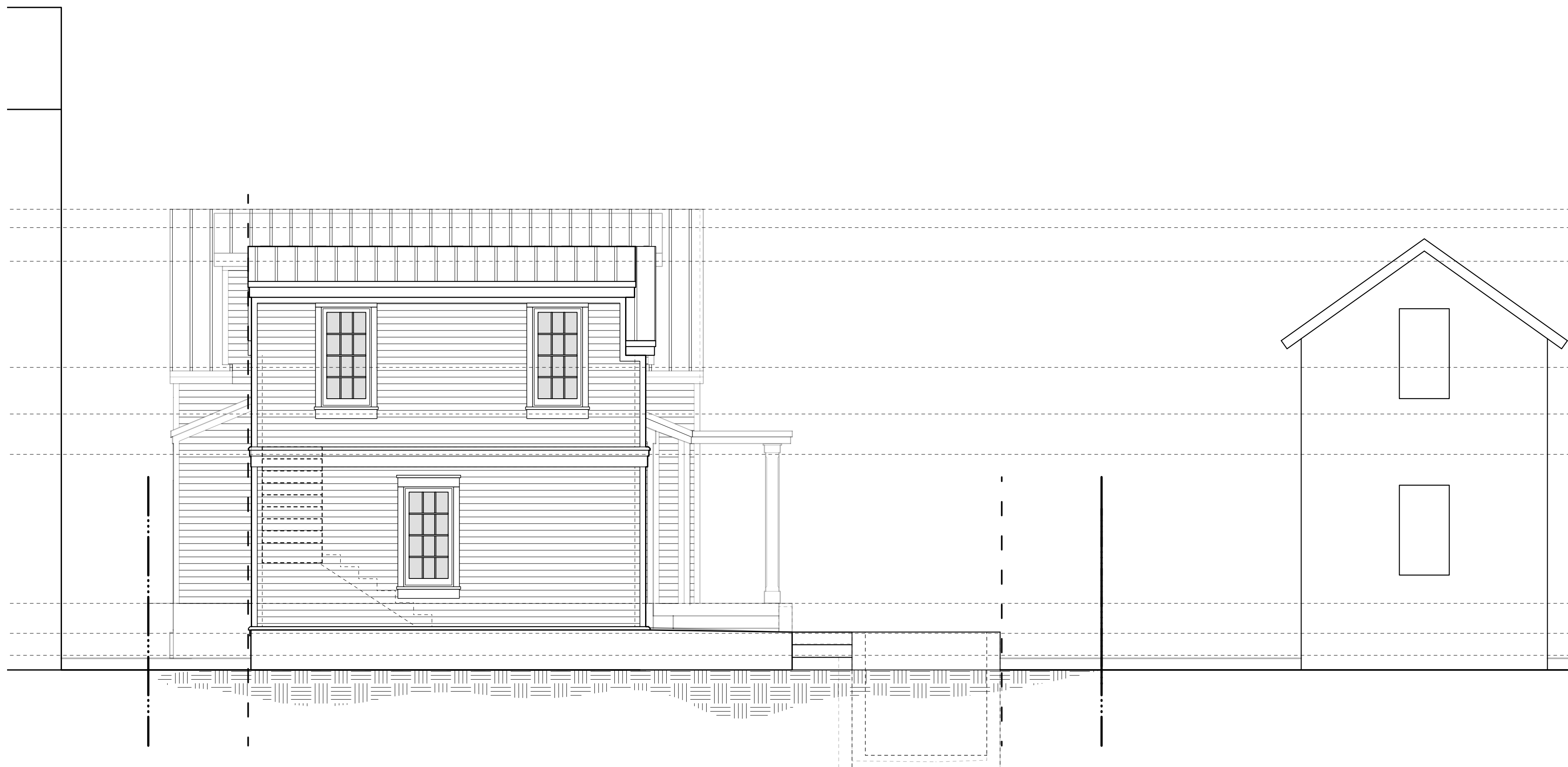
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DATE: 02-23-2021

REVISION # DATE

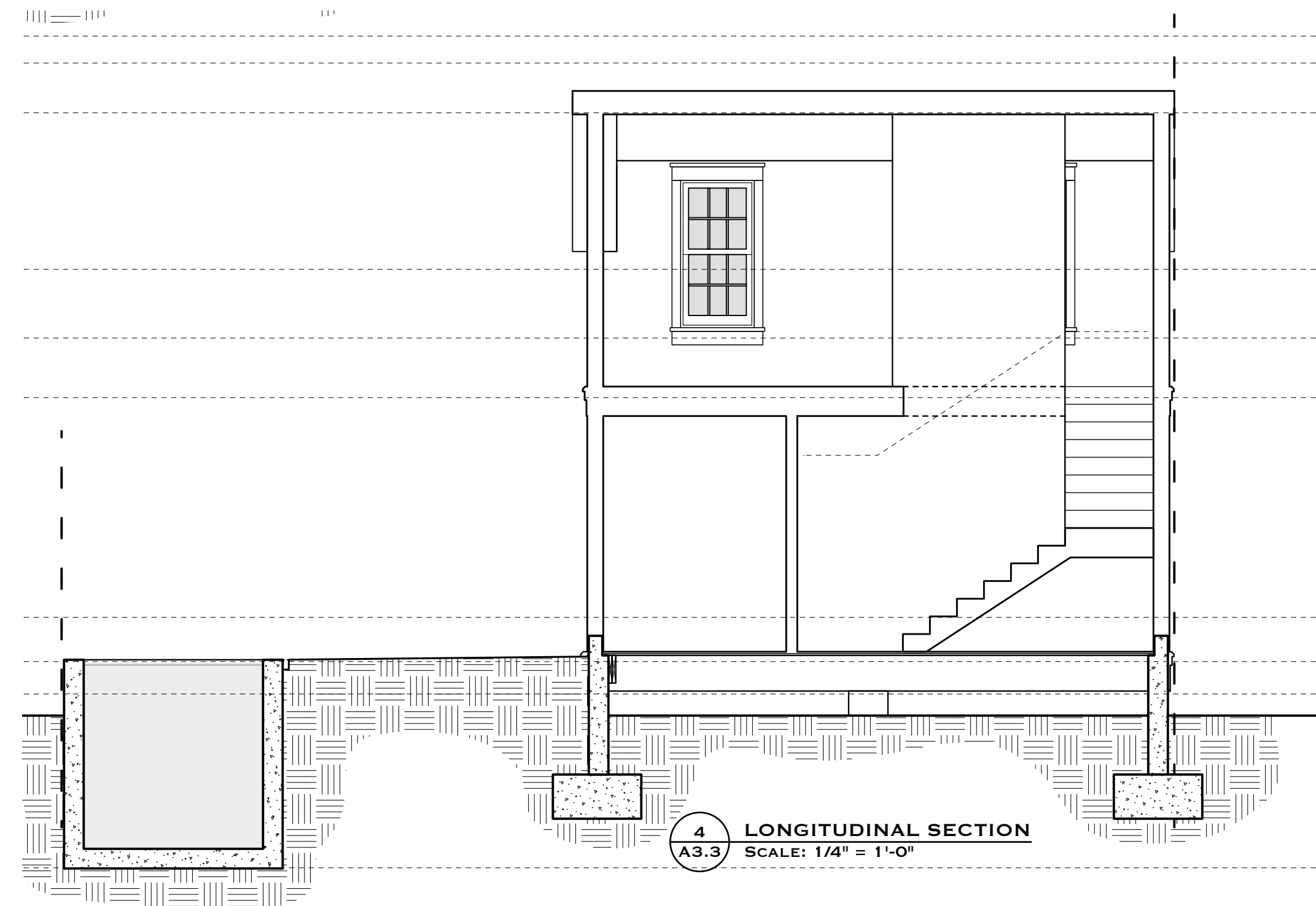
A3.3
SHEET #



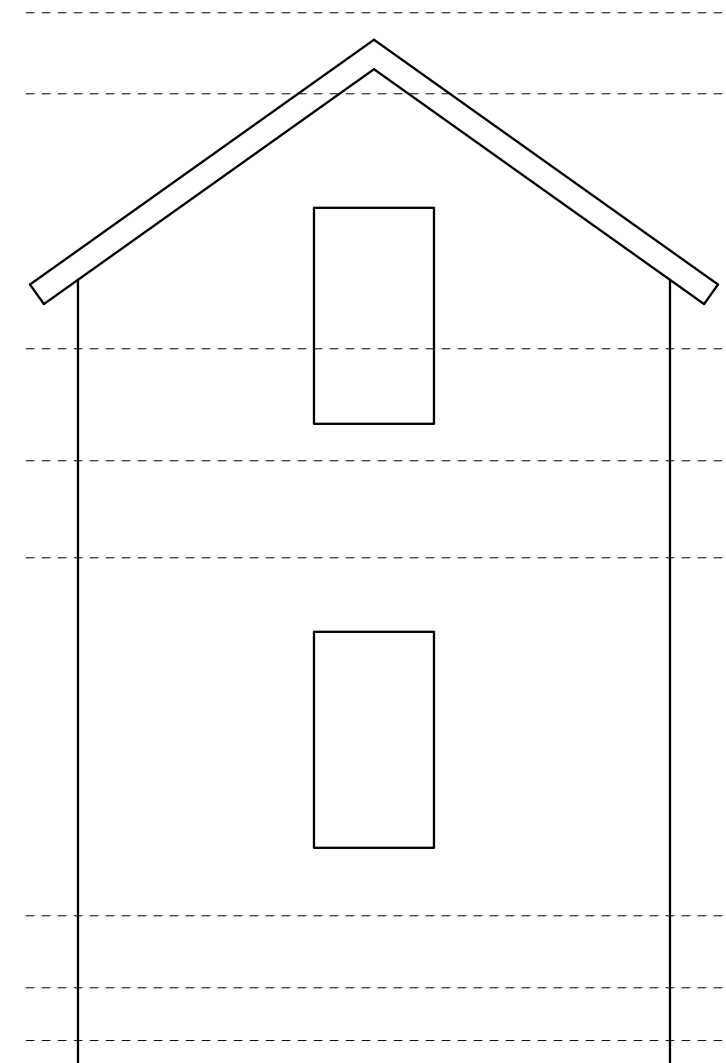
2 CROSS SECTION
A3.3 SCALE: 1/4" = 1'-0"



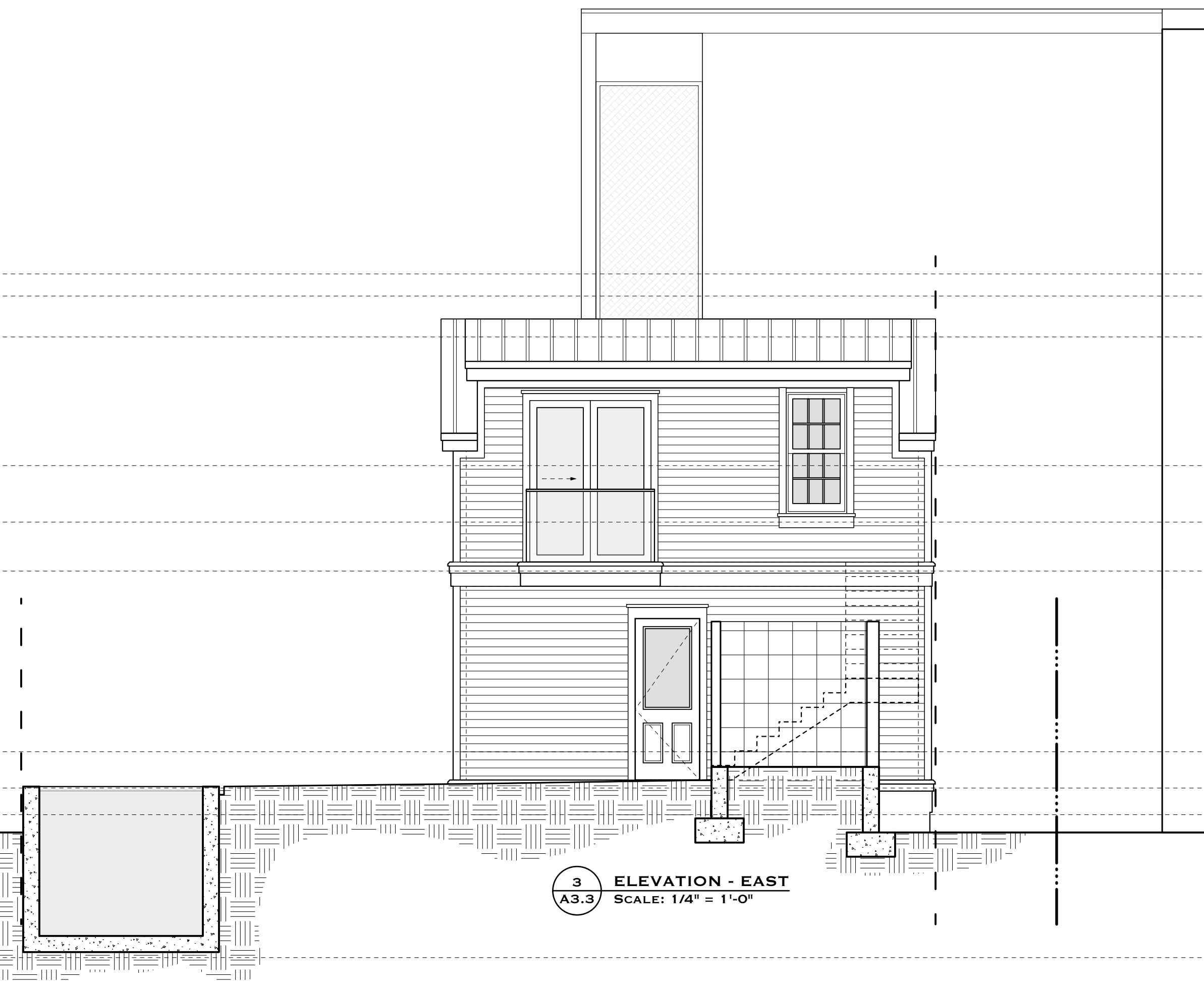
1 ELEVATION - WEST
A3.3 SCALE: 1/4" = 1'-0"



4 LONGITUDINAL SECTION
A3.3 SCALE: 1/4" = 1'-0"



3 ELEVATION - EAST
A3.3 SCALE: 1/4" = 1'-0"



Site Visit





















Additional Information



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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00011200-000000
 Account# 1011509
 Property ID 1011509
 Millage Group 10KW
 Location 608 GRIFFIN Ln, KEY WEST
 Address
 Legal KW PT LT 2 SQR 57 H2-574 G28-128/29 OR705-854 OR864-1400/01
 Description OR2515-147 OR2544-963/65 OR3006-2065
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[VENTER MARIUS L](#)
 608 Griffin Ln
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$137,301	\$124,329	\$126,242	\$126,242
+ Market Misc Value	\$3,854	\$1,916	\$1,989	\$2,062
+ Market Land Value	\$646,247	\$579,693	\$534,327	\$534,327
= Just Market Value	\$787,402	\$705,938	\$662,558	\$662,631
= Total Assessed Value	\$776,532	\$705,938	\$662,558	\$662,631
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$787,402	\$705,938	\$662,558	\$662,631

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	4,298.00	Square Foot	47	88

Buildings

Building ID	784	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999
Gross Sq Ft	1542	Foundation	WD CONC PADS
Finished Sq Ft	830	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	142	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	30	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550

Code	Description	Sketch Area	Finished Area	Number of Fire Pl Perimeter
FHS	FINISH HALF ST	442	0	86
FLA	FLOOR LIV AREA	830	830	138
OPU	OP PR UNFIN LL	50	0	30
OPF	OP PRCH FIN LL	220	0	96
TOTAL		1,542	830	350

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2015	2016	1	420 SF	2
CONC PATIO	1999	2000	1	393 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/22/2020	\$865,000	Warranty Deed	2254423	3006	2065	37 - Unqualified	Improved
11/29/2011	\$0	Order (to be used for Order Det. Heirs, Probate in		2544	963	88 - Unqualified	Improved
10/1/1982	\$24,000	Warranty Deed		864	1400	U - Unqualified	Improved

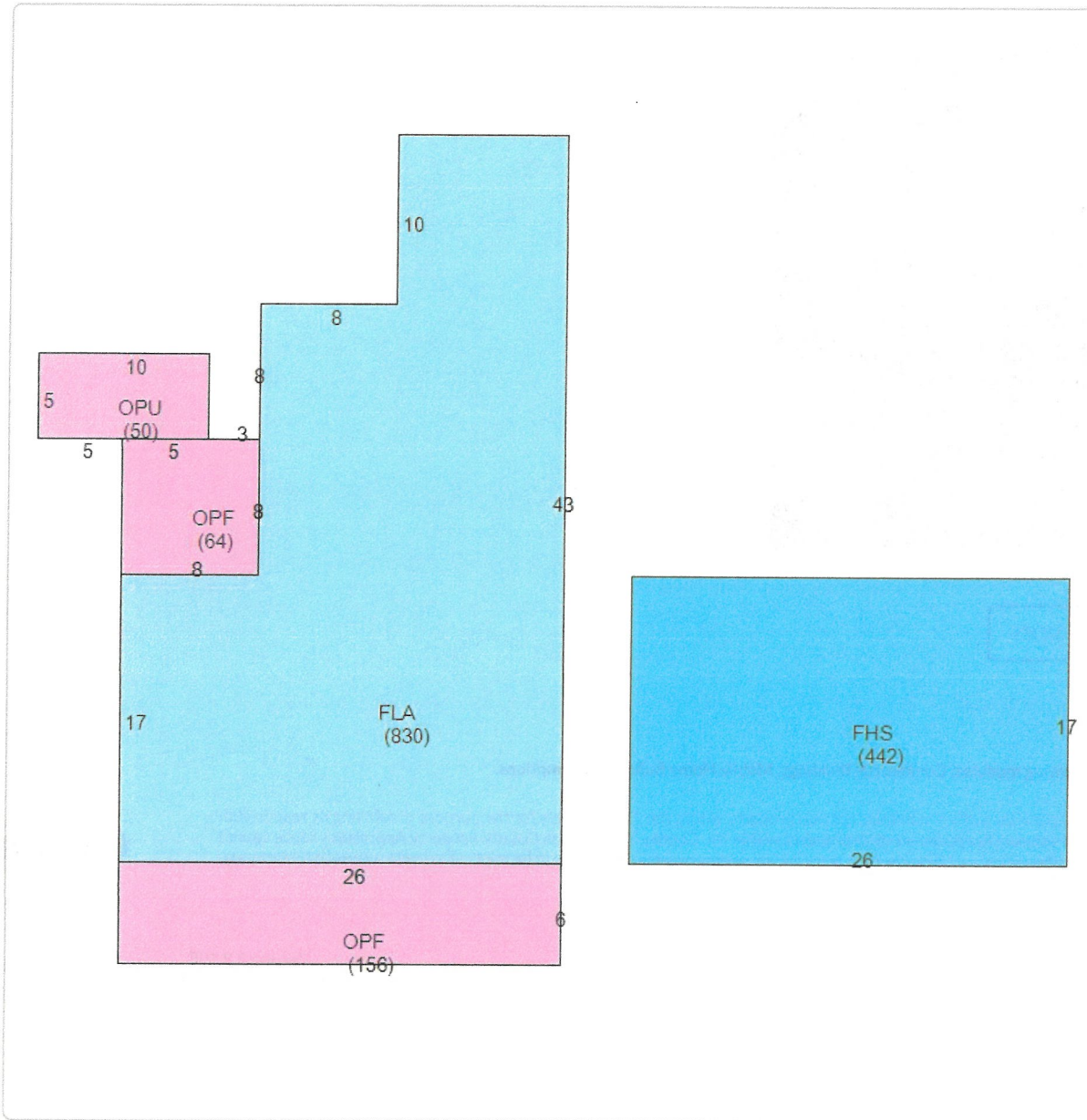
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-5636	12/12/2014	1/7/2016	\$4,350		R & R 90' OF WOOD FENCE
12-1853	6/6/2012	8/7/2012	\$3,700		INSTALL OF DUAL ZONE DUCTLESS AC
12-1370	4/17/2012	5/5/2012	\$900		ELECTRICAL WIRING OF NEW ADDITION
12-1295	4/11/2012	5/5/2012	\$7,489		INSTALL 525SF OF VIC METAL SHINGLES
12-1024	4/2/2012	5/5/2012	\$52,000		2ND FLOOR RENOVATION & DORMER ADDITION. DEMO INTERIOR FRAME DORMER CREATE BATHROOM, INSTALL 3 WINDOWS, ROOF DECKING, DRYWALL, INTERIOR DOORS FINISH
04-3703	12/2/2004	11/7/2005	\$2,400		RUBBER ROOF
04-3627	11/23/2004	11/7/2005	\$3,000		REPAIR FLOOR

View Tax Info

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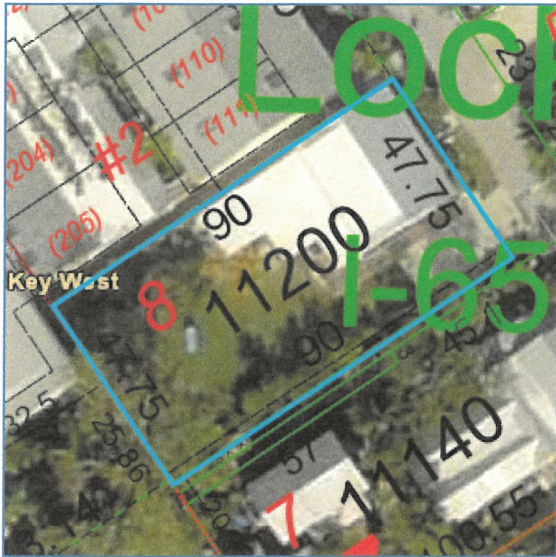
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

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