

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



**To:** Chairman and Planning Board Members  
**Through:** Patrick Wright, Interim Planning Director  
**From:** Ginny Haller, Planner II  
**Meeting Date:** April 20, 2017

**Agenda Item:** **Variance – 1004 Eaton Street (RE # 00005290-000000) -** A request for a variance to maximum impervious surface ratio, minimum rear yard setback and open space on property located within Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, 122-600(4)(b), 122-600(6)(c), and 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

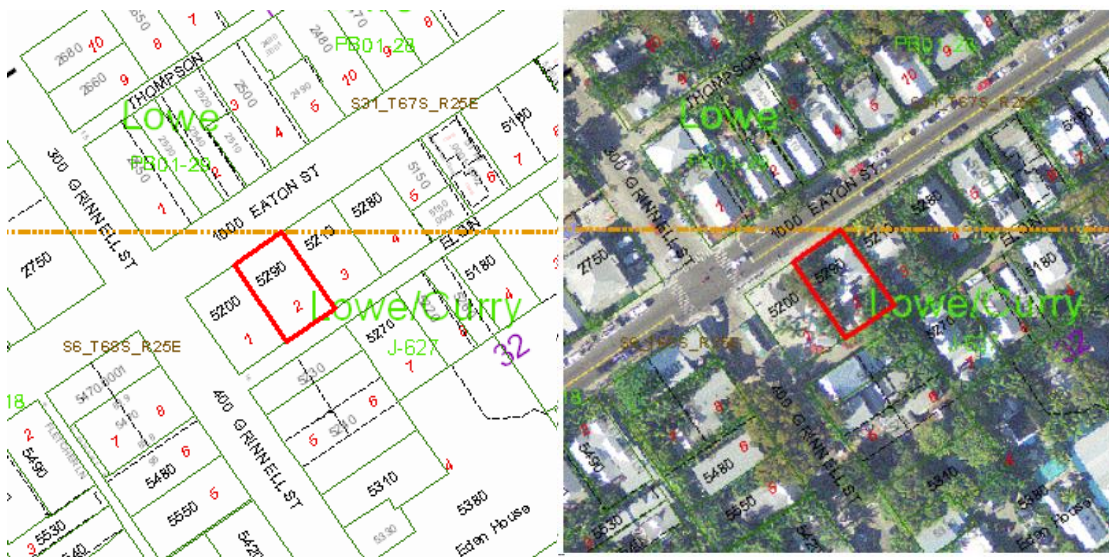
**Request:** Variance to maximum impervious surface ratio, minimum rear yard setback, and open space in order to construct a new swimming pool and pool equipment on the commercial property.

**Applicant:** Meridian Engineering LLC

**Owner:** Leslie Vollmert

**Location:** 1004 Eaton Street (RE # 00005290-000000)

**Zoning:** Historic Medium Density Residential (HMDR)



**Background and Request:**

The subject property is located on the 1000 block of Eaton Street between Grinnell and Frances Streets within the HMDR zoning district. The property is located within the Key West Historic District and the building is a contributing structure built circa 1933 according to the Monroe County Property Appraiser’s website. The lot size is conforming at 4,020 square feet (50.25’ X 80.00’); the minimum lot size for the HMDR zoning district is 4,000 square feet (40’ X 90’).

The applicant proposes to remove the existing swimming pool and spa in order to construct a new swimming and pool equipment to be placed in the same general area at the rear of the property abutting Elgin Lane. The property is the Knowles House Inn.

The applicant is requesting a variance to rear yard setback requirements, maximum impervious surface ratio, and open space requirement as part of the proposed construction. The following table summarizes the requested variances.

<b>Relevant Land Development Regulations: Code Sections 122-600 &amp; 108-346</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Rear yard setback	15’	3’8”	1’0”	<b>Variance Requested</b>
Impervious Surface	60%	70.3% (2,825 sq. ft.)	71.5% (2,875 sq. ft.)	<b>Variance Requested</b>
Open Space	35 %	29.7 % (1,195 sq. ft.)	28.8% (1,159 sq. ft.)	<b>Variance Requested</b>

**Process:**

**Planning Board Meeting:** April 20, 2017  
**Local Appeal Period:** 30 days  
**DEO Review Period:** Up to 45 days

**Analysis – Evaluation for Compliance with The Land Development Regulations:**

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.**

The proposal is to replace the swimming pool with a larger 12’ X 14’ pool and to replace the existing nonconforming pool equipment from within the side setback to be located within the rear setback. The existing structure is nonconforming to the rear setback, impervious surface and open space requirement in the HMDR zoning district. Legally nonconforming site characteristics are not exceptional in the City, and do not generate the existence of special circumstances or conditions.

NOT IN COMPLIANCE.

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

The additional non-conformities will be created by the applicant due to the nature of the design. This is a circumstance resulting from the proposed action of the applicant, therefore, some of the conditions were created by the applicant.

NOT IN COMPLIANCE.

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.**

Granting the requested variances would confer special privileges upon the applicant that are denied by the LDRs to other lands, buildings and structures in the HMDR zoning district.

NOT IN COMPLIANCE.

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

The applicant is proposing to construct a larger swimming pool and pool equipment within the rear setback. The applicant states that the existing pool and spa need to be replaced due to age. The location of the guesthouse, which is noncomplying within the rear setback, makes the proposal difficult without requesting variances. The existing area of the pool and spa is approximately 115 sq. ft. and the proposed pool is slightly larger at 168 sq. ft. The denial of the requested variances would not deprive the applicant of rights commonly enjoyed by other properties in the HMDR zoning district. Therefore hardship conditions do not exist.

NOT IN COMPLIANCE.

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 variances requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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.**

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variance would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

7. ***Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.***

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

**Concurrency Facilities and Other Utilities or Service (Section 108-233):**

It does not appear that the requested variance will trigger any public facility capacity issues.

**The Planning Board shall make factual findings regarding the following:**

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

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

**That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The Planning Department has not received public comment regarding the requested variance.

**The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.**

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

**No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.**

No such grounds were considered.

**No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.**

No density or intensity of a use would be increased beyond that permitted by the Comprehensive Plan or the LDRs.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **denied**.

# Application



# Application For Variance

City of Key West, Florida • Planning Department  
3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • [www.cityofkeywest.com](http://www.cityofkeywest.com)

RECEIVED  
JAN 18 2017  
BY: \_\_\_\_\_

RECEIVED  
JAN 19 2017  
BY: NLH

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**  
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

### PROPERTY DESCRIPTION:

Site Address: 1004 Eaton

Zoning District: ~~H333~~ HMDR Real Estate (RE) #: 00005290-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Meridian Engineering LLC

Mailing Address: 201 Front St. Ste 203

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-293-3263 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: rmilelli@meflkeys.com

### PROPERTY OWNER: (if different than above)

Name: Leslie Vollmert

Mailing Address: 1004 Eaton St

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-304-4279 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: knowleshse@aol.com

Description of Proposed Construction, Development, and Use: Commercial swimming pool and equipment

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

Reduce rear setback to 1ft. Impervious Area and Open Space

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

Oper: KEW/DW  
Date: 1/23/17 72  
Total tendered \$1150.00  
Total payment \$1150.00  
Receipt no: 8272

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	HMDR			
Flood Zone	AE 7			
Size of Site	4,020 SF			
Height	N/A			—
Front Setback	10'	8'-9"	NO CHANGE	NONE
Side Setback	5'	2'-6"	5'	NONE
Side Setback	5'	3'-2"	NO CHANGE	NONE
Street Side Setback	N/A			—
Rear Setback	15'	3'-8"	1'-0"	YES
F.A.R	N/A			NONE
Building Coverage	N/A			NONE
Impervious Surface	60%	2825 (70.3)	2875 (71.5)	YES
Parking	N/A			NONE
Handicap Parking	N/A			NO
Bicycle Parking	N/A			NO
Open Space/ Landscaping	35%	1195 (29.7)	1159 (28.8)	YES
Number and type of units	N/A			NO
Consumption Area or Number of seats	N/A			NO

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](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.

5290



Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The Knowles House B+B currently occupies the site. The existing pool and spa need to be replaced. A slightly large pool is required to compete w/ other guesthouses.

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

The existing pool and spa are at the end of useful life and need to be replaced.

- 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.

No special privileges are conferred.

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

The owner of Knowles House needs a new pool to compete with other guesthouses.

- 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.

Minimum variance requested.

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 to public welfare

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing nonconforming uses of other property not considered

**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

**REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.**

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans *N/A*
- Stormwater management plan

# Verification

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Leslie J. Vollmert, 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:

1004 Eaton Street

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12-20-16 by \_\_\_\_\_ by  
date

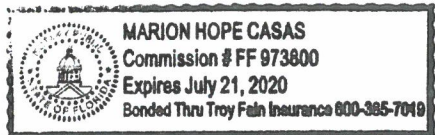
Leslie James Vollmert  
Name of Authorized Representative

He/She is personally known to me or has presented FL. V456-530-49-322-0 as identification.

[Signature]  
Notary's Signature and Seal

MARION HOPE CASAS  
Name of Acknowledger typed, printed or stamped

\_\_\_\_\_  
Commission Number, if any



City of Key West  
Planning Department



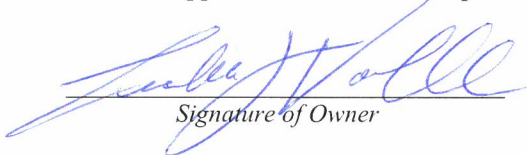
Verification Form  
(Where Owner is the applicant)

I, Leslie J. Vollmert, 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:

1004 Eaton Street

*Street address of subject property*

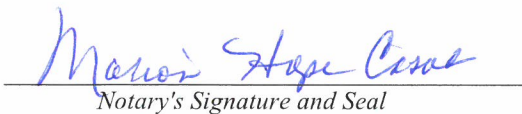
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this 12-20-16 by  
*date*

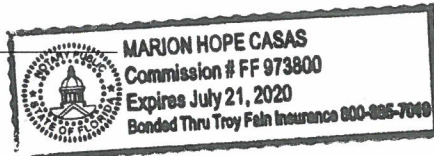
Leslie James Vollmert  
*Name of Owner*

He/She is personally known to me or has presented FL. V456-530-49-322-0 as identification.

  
*Notary's Signature and Seal*

MARION HOPE CASAS  
*Name of Acknowledger typed, printed or stamped*

*Commission Number, if any*



# **Authorization**

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, Leslie J. Vollmert authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Richard J. Milelli  
*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 of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 12-20-16  
*Date*

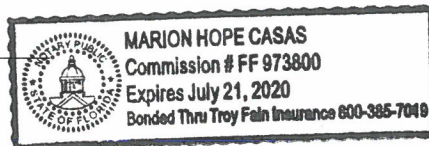
by Leslie J. Vollmert  
*Name of Owner*

He/She is personally known to me or has presented FL V456-530-49-322-0 as identification.

Marion Hope Casas  
*Notary's Signature and Seal*

MARION HOPE CASAS  
*Name of Acknowledger typed, printed or stamped*

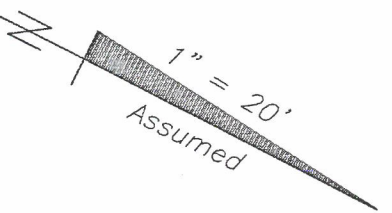
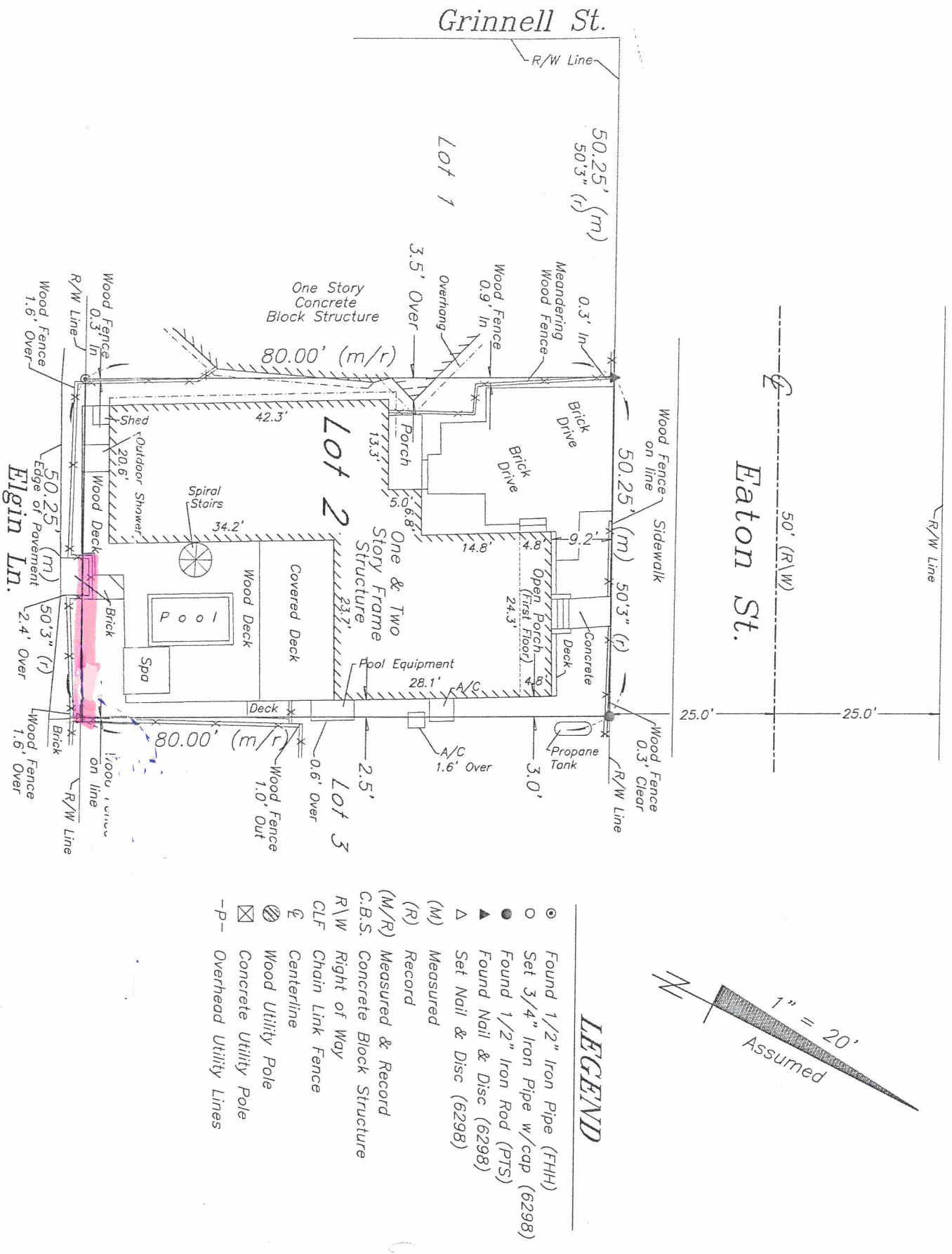
\_\_\_\_\_  
*Commission Number, if any*



# Survey



Boundary Survey Map of part of Lot 3, Square 32  
Island of Key West, known as Lot 2 of John Lowe, Jr. Subdivision



**LEGEND**

- Found 1/2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (6298)
- △ 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: 1004 Eaton Street, Key West, FL.
  5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  7. North Arrow is assumed and based on the legal description.
  8. All concrete and bricking is not shown.
  9. Date of field work: July 25, 2016
  10. Ownership of fences is undeterminable, unless otherwise noted.
  11. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** In the City of Key West, and being a part of Lot Three (3) of Square Thirty-Two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

**BOUNDARY SURVEY FOR:** Leslie J. Vollmert;

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

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
FSM #6298  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

August 6, 2016

# Site Plans

# RESIDENTIAL RENOVATION

1004 EATON ST.  
KEY WEST, FL 33040

## SITE DATA

SITE ADDRESS: 1004 EATON, KEY WEST, FL 33040  
RE: 00005290-000000  
ZONING: HMDR  
FLOOD ZONE: AE7  
F.I.R.M. - MAP & PANEL #12087C-1516 SUFFIX K, DATE: 02-18-05  
LEGAL DESCRIPTION: KW FT LOT 3 SQR 32 B5-192  
SECTION-TOWNSHIP-RANGE: 06-68-25

## DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.  
THE FOLLOWING LOADINGS WERE USED:  
DESIGN LOADS: ASCE 7-10  
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE D; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF  
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.

## INDEX OF DRAWINGS

SHEET C-1 - SITE PLAN  
SHEET C-2 - PROPOSED SITE PLAN AND DRIVEWAY DETAILS  
SHEET C-3 - FENCE AND GATE DETAIL

## GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK. PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
15. PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.

## LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& AND
		@ AT
		APPROX. APPROXIMATE(LY)
		FT FOOTFEET
		FFL FINISH FLOOR LEVEL
		IN INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB POUND
		PSI POUND PER SQUARE INCH
		PT PRESSURE TREATED
		SF SQUARE FOOTFEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH



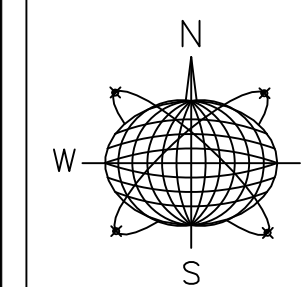
SITE LOCATION

3 LOCATION MAP  
C-1 SCALE: NOT TO SCALE

PROJECT DATA	PROPOSED	EXISTING	REQUIRED	VARIANCES OBTAINED
RE NO.	00005290-000000			
SETBACKS:				
FRONT	8'-0"	8'-0"	10'	NONE
SIDE	3'-0"	3'-0"	5'	NONE
REAR	30'-10"	30'-10"	15'	NONE
LOT SIZE	4,020 SQ. FT.	4,020 SQ. FT.		NONE
BUILDING HEIGHT			30' MAX	NONE
BUILDING COVERAGE	1,696 SQ. FT. 42%	1,696 SQ. FT. 42%	40% MAX	NONE
FLOOR AREA				NONE
IMPERVIOUS AREA	2,844 SQ. FT. 71%	2,825 SQ. FT. 70%	60% MAX	NONE
OPEN SPACE	1,176 SQ. FT. 29%	1,195 SQ. FT. 30%	35% MIN	NONE

### NOTES:

- TREES:
- NO PROTECTED TREES IN WORK AREA.
- CERTIFIED TO REMOVE ANY NON PROTECTED TREES.



Meridian Engineering LLC  
201 Front Street, Suite 210  
Key West, Florida 33040  
AUTHORIZATION #29401  
PH: 305-253-3233 FAX: 253-4599

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
SIGNED AND SEALED IN THE BLOCK  
RICHARD J. MILELLI  
PE #58315

General Notes:

RESIDENTIAL  
RENOVATION  
1004 EATON ST.  
KEY WEST, FLORIDA

Drawn By: PCS  
Checked By: RJM  
Project No. 14-034  
Scale: AS NOTED  
AutoCad File No.

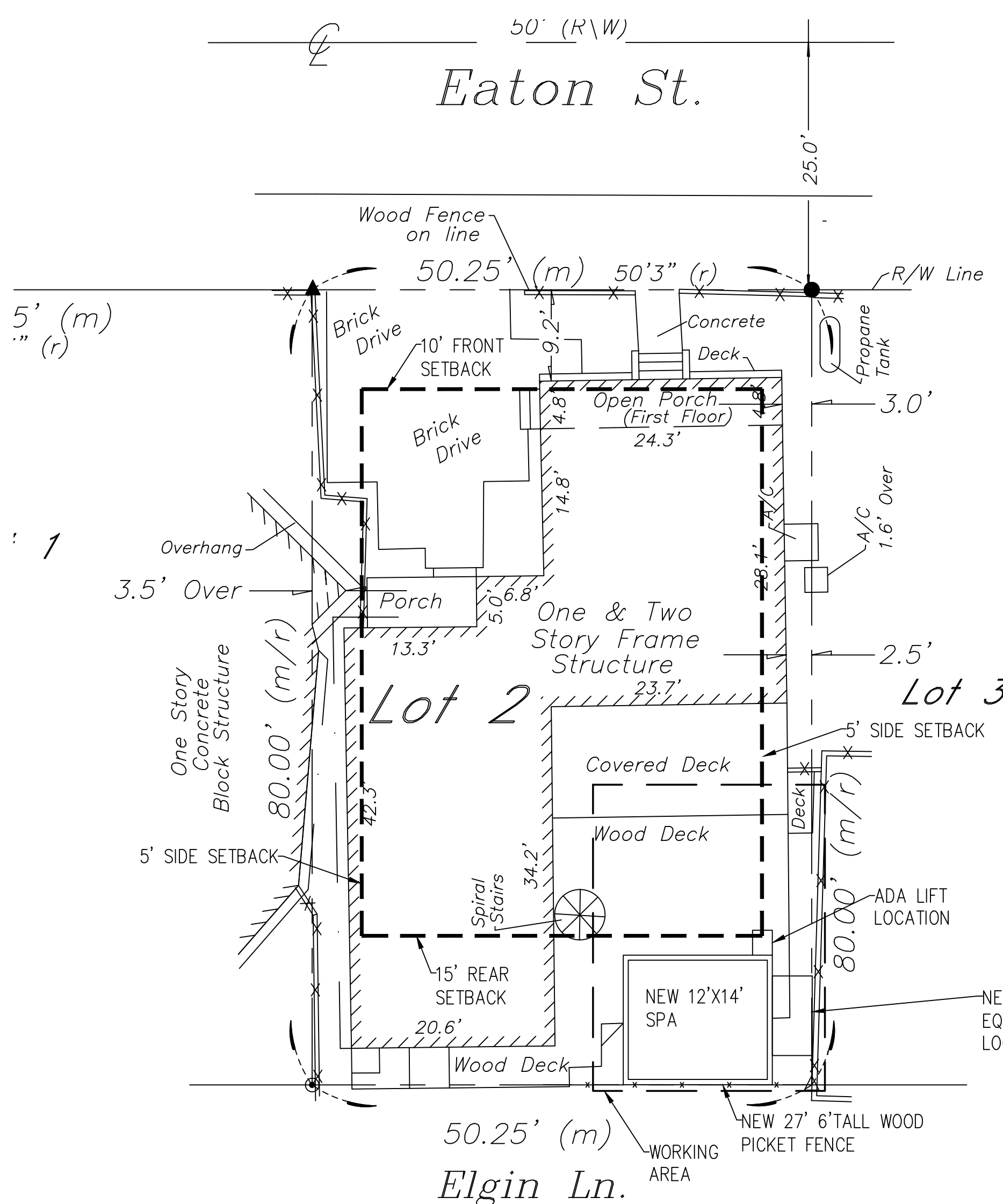
Revisions:

Title:  
EXISTING AND PROPOSED SITE PLAN, LOCATION MAP

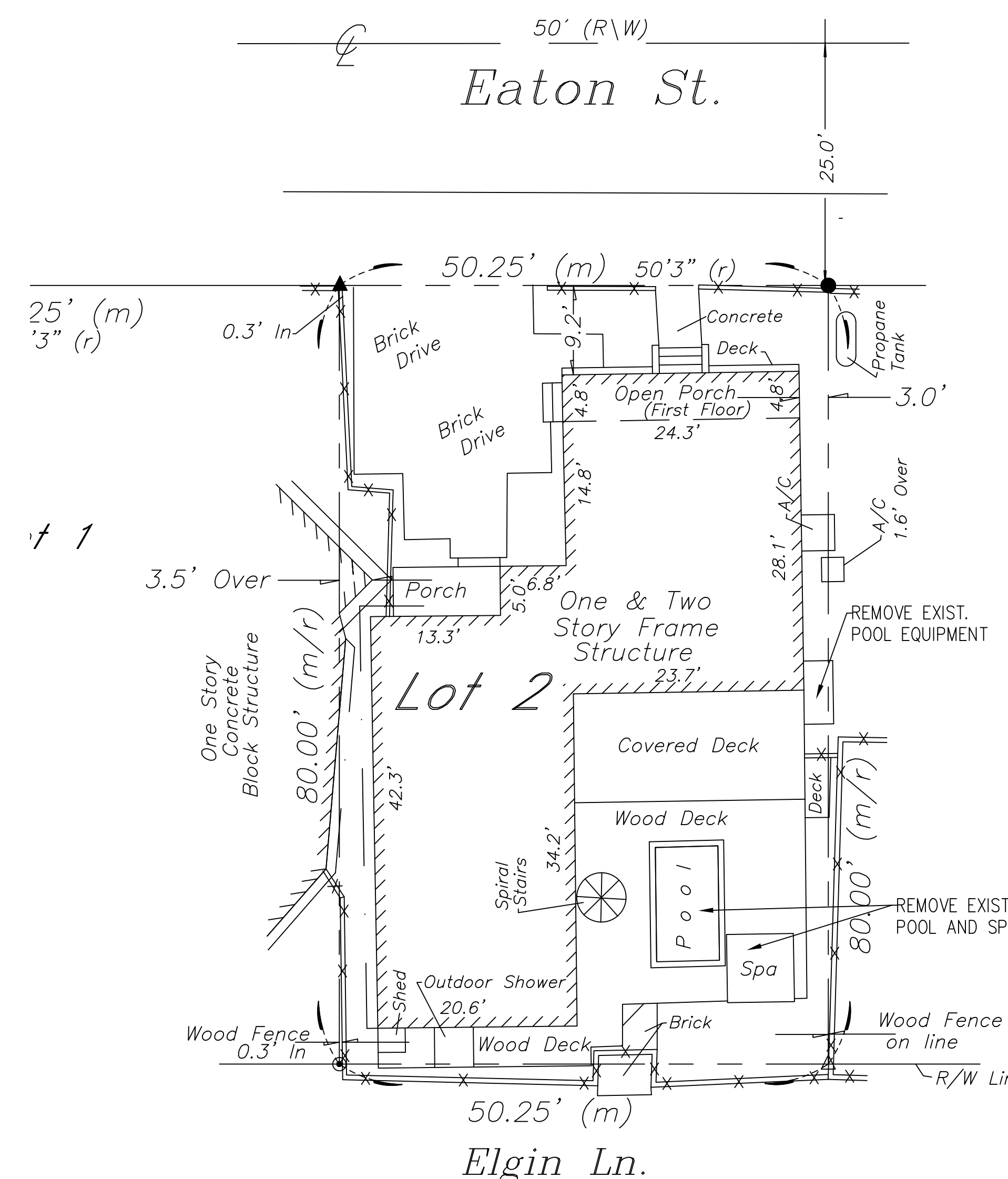
Sheet Number:

C-1

Date: JANUARY 11, 2017



2 PROPOSED SITE PLAN  
C-1 SCALE: 1"=10'



1 EXISTING SITE PLAN  
C-1 SCALE: 1"=10'

# **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

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

**The Offices of the Property Appraiser will be closed Friday the 23rd and Monday the 26th for the Christmas Holidays.**

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 1005479 Parcel ID: 00005290-000000

### Ownership Details

**Mailing Address:**

VOLLMERT LESLIE J LIV TR 11/26/2010  
1004 EATON ST  
KEY WEST, FL 33040-6925

### Property Details

**PC Code:** 39 - HOTELS,MOTELS

**Millage Group:** 10KW

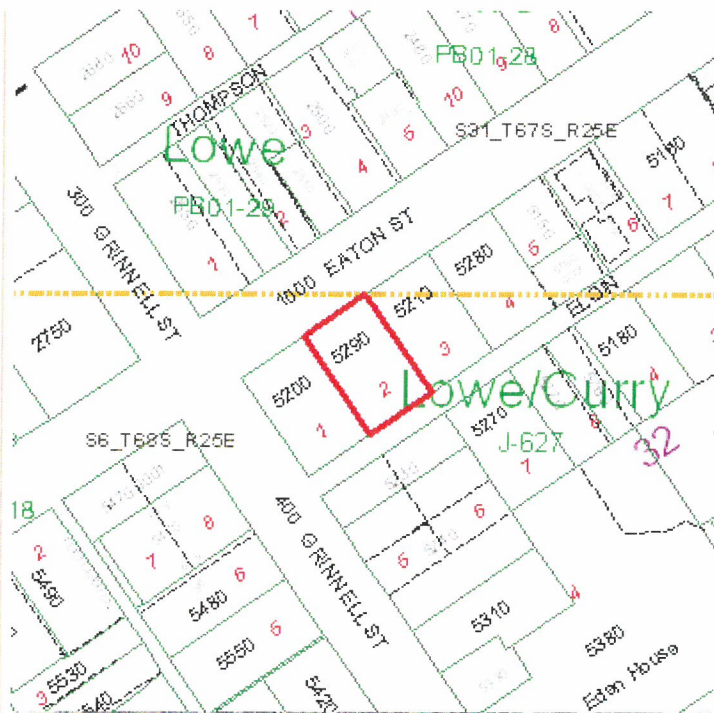
**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 1004 EATON ST KEY WEST

**Legal Description:** KW PT LOT 3 SQR 32 B5-192 OR923-1576/77 OR924-241/44 OR939-2027/29R/S PR961-1423 OR1010-1435 OR1070-2435 OR1129-1651 OR1207-2209/12 OR1207-2213/14 OR1224-1412 OR1436-1493/94 OR1436-1495/97 OR1440-1892/94(RES NO 92-111) OR2496-524/25 OR2511-470/71C

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	80	4,020.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 1  
 Total Living Area: 2438  
 Year Built: 1933

### Building 1 Details

Building Type  
Effective Age 17  
Year Built 1933  
Functional Obs 0

Condition E  
Perimeter 393  
Special Arch 0  
Economic Obs 0

Quality Grade 400  
Depreciation % 23  
Grnd Floor Area 2,438

Inclusions:

Roof Type  
Heat 1  
Heat Src 1

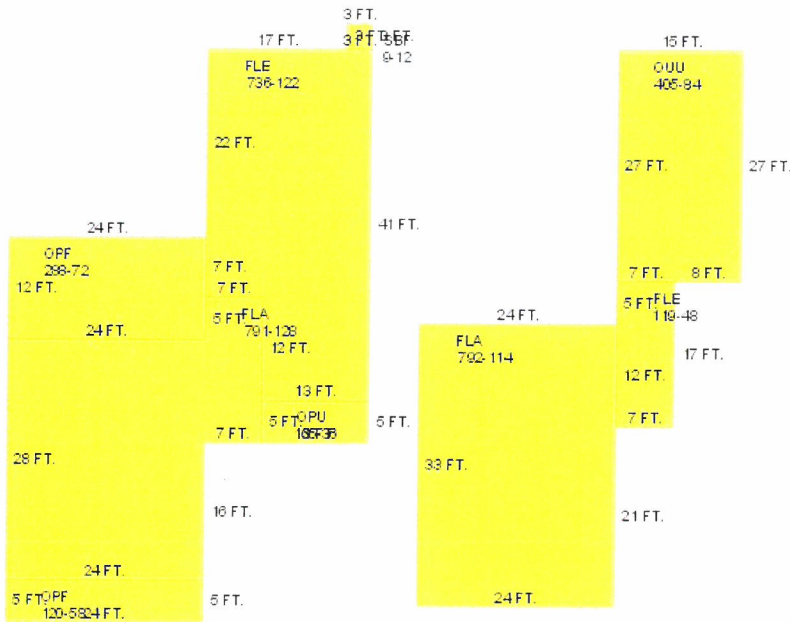
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
Bedrooms 0

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 16

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1988					791
2	OPF		1	1932					120
3	OPF		1	1988					288
4	FLE		1	1997					736
5	OPU		1	1997					65
6	SBF		1	1997					9
7	OOU		1	1997					405
8	FLE		1	1997					119
9	FLA		1	1988					792

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1405	HOTELS/MOTEL A	100	N	Y

1406	OPF	100	N	N
1407	OPF	100	N	N
1408	APTS-A	100	N	Y
1409	OPU	100	N	N
1410	SBF	100	N	N
1411	OUU	100	N	N
1412	HOTELS/MOTEL A	100	N	Y
1413	HOTELS/MOTEL A	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
401	REIN CONCRETE	100

**Misc Improvement Details**

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,207 SF	0	0	1985	1986	2	30
2	WD2:WOOD DECK	486 SF	0	0	1985	1986	2	40
3	UB3:LC UTIL BLDG	16 SF	8	2	1985	1986	2	30
4	AC2:WALL AIR COND	3 UT	0	0	1996	1997	2	20
5	PO6:COMM POOL	104 SF	13	8	1999	2000	4	50
6	FN2:FENCES	125 SF	5	25	1996	1997	2	30
7	WD2:WOOD DECK	272 SF	0	0	1996	1997	2	40
8	PT2:BRICK PATIO	625 SF	25	25	1999	2000	2	50
9	PT3:PATIO	12 SF	0	0	1964	1965	2	50

**Appraiser Notes**

TPP - 8913389 2002-12-27 (421) 2 TRANSIENT ROOMS

**Building Permits**

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9703380	10/01/1997	12/01/1997	4,500		PLUMBING
	9703312	10/01/1997	12/01/1997	3,966		ROOF
	9702772	10/01/1997	12/01/1997	115,000		NEW ADDITION
	9703703	10/01/1997	12/01/1997	11,500		ELECTRICAL
	9703577	10/01/1997	12/01/1997	5,000		2ND FLOOR BATH
	9700160	01/01/1997	12/01/1997	500		SIGN
	9703736	10/01/1997	12/01/1997	1,500		PLUMBING
	9802351	08/04/1998	11/03/1998	9,000		8 WINDOWS/JACUZZI
	9900849	03/09/1999	08/16/1999	53,800		NEW SEWER LINE
	9901001	05/21/1999	08/16/1999	1,000		INSTALL BRICK PAVING
	0002609	09/13/2000	11/03/2000	1,750		RESURFACE POOL
	0003490	10/24/2000	11/03/2000	1,500		PAINT EXTERIOR
	03-2264	03/26/2003	10/07/2004	2,300		REPLACED A/C UNT



05-3700

08/29/2005

10/31/2005

500

EMERGENCY ELECTRIC REPAIRS

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	378,372	21,291	400,447	2,052,666	2,019,751	0	2,052,666
2015	393,114	19,103	399,293	1,975,770	1,836,138	0	1,975,770
2014	393,114	17,781	383,160	1,924,899	1,669,217	0	1,924,899
2013	402,942	18,167	302,495	1,517,470	1,517,470	0	1,517,470
2012	417,684	18,582	302,495	1,423,125	1,423,125	0	1,423,125
2011	417,684	18,960	521,300	1,375,000	1,375,000	0	1,375,000
2010	427,511	19,379	519,741	1,375,000	1,375,000	0	1,375,000
2009	427,511	19,950	519,585	2,104,713	2,104,713	0	2,104,713
2008	442,253	20,566	603,000	2,104,713	2,104,713	0	2,104,713
2007	351,673	18,961	603,000	2,131,275	2,131,275	0	2,131,275
2006	359,488	19,524	381,900	1,995,194	1,995,194	0	1,995,194
2005	339,951	20,117	301,500	661,568	661,568	0	661,568
2004	339,935	20,686	241,200	551,250	551,250	0	551,250
2003	337,391	21,407	100,500	551,250	551,250	0	551,250
2002	337,391	22,143	100,000	525,000	525,000	0	525,000
2001	337,391	22,868	100,000	525,000	525,000	0	525,000
2000	402,227	8,796	80,000	650,000	650,000	0	650,000
1999	388,277	7,644	80,000	386,951	386,951	0	386,951
1998	259,376	7,918	80,000	347,294	331,585	25,000	306,585
1997	123,397	7,711	72,000	307,994	307,994	25,000	282,994
1996	123,397	7,946	72,000	249,313	217,746	25,000	192,746
1995	94,342	8,185	72,000	198,108	189,874	25,000	164,874
1994	90,567	8,403	68,000	176,867	176,867	25,000	151,867
1993	90,567	8,659	68,000	177,149	177,149	25,000	152,149
1992	90,567	8,876	68,000	177,387	177,387	0	177,387
1991	90,567	9,116	68,000	177,651	177,651	0	177,651
1990	86,146	9,351	51,000	156,047	156,047	25,000	131,047
1989	86,146	9,589	50,000	145,735	145,735	25,000	120,735
1988	50,092	5,498	43,000	98,590	98,590	25,000	73,590
1987	49,439	5,656	29,800	84,895	84,895	25,000	59,895
1986	34,121	0	28,800	62,921	62,921	0	62,921
1985	33,060	0	16,280	49,340	49,340	0	49,340
1984	30,802	0	16,280	47,082	47,082	0	47,082
1983	30,802	0	16,280	47,082	47,082	25,500	21,582
1982	31,437	0	16,280	47,717	47,717	25,500	22,217

## 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
3/8/2011	2511 / 470	100	WD	11
11/26/2010	2496 / 524	100	WD	11
12/1/1996	1436 / 1493	400,000	WD	Q
3/1/1992	1207 / 2209	163,000	WD	U
4/1/1990	1129 / 1651	199,000	WD	Q
12/1/1985	961 / 1423	89,900	WD	Q
4/1/1985	939 / 2027	85,000	WD	Q

This page has been visited 115,462 times.

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

**Deed**

RECORD & RETURN TO:  
This instrument prepared without  
examination or legal opinion of title by:

Julie Ann Garber, Esq.  
Becker & Poliakoff, P.A.  
12140 Carissa Commerce Court, Suite 200  
Fort Myers, FL 33966

Parcel No. 00005290-000000

Consideration: NONE

**CORRECTIVE**  
**WARRANTY DEED**

**THIS IS A CORRECTIVE WARRANTY DEED, CORRECTING THE LEGAL DESCRIPTION OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2496, PAGE 524 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, UPON WHICH FULL DOCUMENTARY STAMPS HAVE BEEN PAID.**

**THIS CORRECTIVE WARRANTY DEED** is made this March 8, 2011, by and between **LESLIE J. VOLLMERT**, a single man, hereinafter called Grantor, whose address is 1004 Eaton Street, Key West, FL 33040, and **LESLIE J. VOLLMERT, Trustee, and his successors in trust, under the LESLIE J. VOLLMERT LIVING TRUST dated November 26, 2010**, hereinafter called Grantee, whose address is 1004 Eaton Street, Key West, FL 33040.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Monroe County, Florida, to wit:

In the City of Key West, and part of Lot Three (3) of Square Thirty-two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

BEING the property acquired by the Grantor by combination of the deed recorded in Official Records Book 1436, Page 1493, and the deed recorded in Official Records Book 1436, page 1495, both of the Public Records of Monroe County, Florida.

The Trustee named herein and all successor Trustees shall have the power to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the real property described herein.

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 the 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 whomsoever; and that said land is free of all encumbrances, except current and all subsequent years' taxes, limitations, conditions, reservations, restrictions and easements of record, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Karolyn M. Mieves*

*Leslie J. Vollmert*  
LESLIE J. VOLLMERT, Grantor

Witness 1 signature:

Print name: *Karolyn M. Mieves*

*Bartak*

Witness 2 signature:

Print name: *Bartak Lucie*

STATE OF FLORIDA  
COUNTY OF MONROE

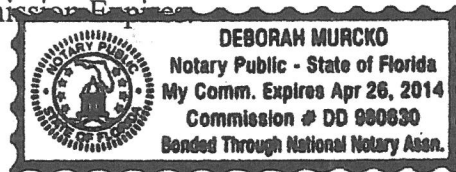
The foregoing instrument was acknowledged before me this 3/8, 2011, by **LESLIE J. VOLLMERT**, who (X) is personally known to me or (1) produced a driver's license as identification.

*Deborah Murcko*  
NOTARY PUBLIC

My Commission Expires

Address of property:

1004 Eaton Street  
Key West, FL 33040



51.5

EAST ST

50.25

5200

80

GRANELL ST

50.25

1

BLANK ST

76

5290

"

2

"

"

5210

3

50.25

80

100.5

5250

26.66

26.67

5240

55.87

53

TUTTILIANX REGISTERED U. S. PATENT OFFICE  
TUTTILIANX PUBLISHERS, NOTLAND, VT 05702  
FORM 1104 (Statutory Form) REV 11/93

# Mortgage Book

TO

Date

ABSTRACT OF DESCRIPTION

# Our Venture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 20<sup>th</sup> day of December A. D. 1996  
Between SCOTT B. SIMONS, a single man  
EILEEN WETZLER

of the County of Monroe in the State of Florida  
party of the first part, and LESLIE J. VOLLMERT, a single man  
1004 Eaton St. Key West, Fla. 33040

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

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100th (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION ---- Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

\*See legal description attached hereto and made a part hereof\*

SUBJECT TO: Taxes and assessments for the year 1996 and subsequent years.  
SUBJECT TO: Limitations, conditions, restrictions and easement of record, if any.

\*THIS PROPERTY IS NOT THE HOMESTEAD NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THE GRANTORS HEREIN.

Property Appraiser's Parcel Identification Number: 529

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]  
Witness  
W.A. Perkins, III  
Print Name BOTH

[Signature] L.S.  
Scott B. Simons

[Signature]  
Witness  
W.A. Perkins, III  
Print Name BOTH

[Signature] L.S.  
Eileen Wetzler

[Signature]  
Dorothy A. Lamar  
BOTH

\_\_\_\_\_  
L.S.



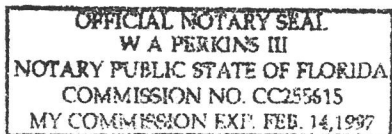
County of Monroe )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of

December, 19 96, by Scott B. SIMONS & Eileen Webster,

who is personally known to me or who has produced Driver's license

as identification and who did (did not) take an oath.



Signature

Printed Name

Title

Serial #, if Any

In the City of Key West, and part of Lot Three (3) of Square Thirty-two (32), according to the plan of the City of Key West, delineated in February, 1829, by William A. Whitehead, and is now better known as Lot Two (2) of a Subdivision of said Lot Three (3) by John Lowe, Jr., and having a front on Eaton Street of Fifty (50) feet, and Three (3) inches and extending back in a Southeasterly direction Eighty (80) feet to Elgin Lane.

LESS AND EXCEPT THE FOLLOWING:

A parcel of land on the Island of Key West, Monroe County, Florida; and the said parcel being described by metes and bounds as follows:  
COMMENCE at the intersection of the Northeasterly right-of-way line (ROWL) of Grinnell Street with the Southeasterly ROWL of Eaton Street and run thence in a Northeasterly direction and along the Southeasterly ROWL of the aforesaid Eaton Street for a distance of 50.25 feet; thence Southeasterly and at right angles for a distance of 24.60 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence Easterly and along a line deflected  $45^{\circ} 21' 37''$  to the left for a distance of 8.18 feet; thence Southerly and at right angles for a distance of 4.60 feet; thence Southeasterly and along a line deflected  $32^{\circ} 38' 00''$  to the left for a distance of 12.46 feet; thence Northwesterly and along a line deflected  $167^{\circ} 59' 37''$  to the right for a distance of 21.21 feet back to the POINT OF BEGINNING.

TUTTBLANK REGISTERED U. S. PATENT OFFICE  
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05702

FORM 1109 Florida - REV. 11/91

# Quit-Claim Deed

Dated \_\_\_\_\_ 19\_\_\_\_

Address: "Same"

Grantee Name and S.S. #: \_\_\_\_\_

Grantee Name and S.S. #: \_\_\_\_\_

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

# This Indenture

*Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one*

Made this 20<sup>th</sup> day of December A. D. 19 96

Between SCOTT B. SIMONS, a single man  
EILEEN WETZLER

Monroe and State of Florida, of the County of \_\_\_\_\_, party of the first part, and

LESLIE J. VOLLMERT a single man, 1004 Eaton St. Key West, Fla. 33040

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100th (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party 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:

\*See attached legal description attached hereto and made a part hereof.

THIS PROPERTY IS NOT THE HOMESTEAD NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THE GRANTORS HEREIN.

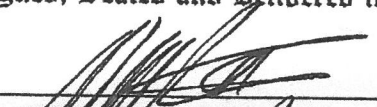
Property Appraiser's Parcel Identification Number: 529

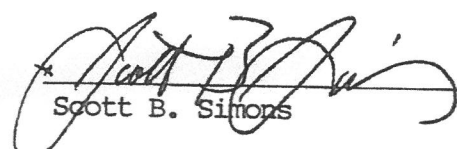
To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness

  
W. A. Perkins

  
Scott B. Simons

L.S.

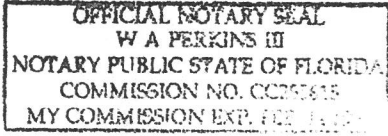
KEYS TITLE & ABSTRACT COMPANY  
631 WHITEHEAD STREET, KEY WEST, FLORIDA 33040  
THIS DOCUMENT NECESSARY TO FULFILL THE CONDITIONS CONTAINED IN OUR TITLE INSURANCE COMMITMENT  
(305) 294-2559

The foregoing instrument was acknowledged before me this 20th day of

December, 19 96, by Scott B. Simon & Eileen Wetzel,

who is personally known to me or who has produced Driver's license

as identification and who did (did not) take an oath.



[Signature]  
Signature

W.A. Perkins, III  
Printed Name

NOTARY  
Title

Serial #, if Any

SCHEDULE A

A parcel of land on the Island of Key West, Monroe County, Florida; and the said parcel being described by metes and bounds as follows:  
COMMENCE at the intersection of the Northeastly right-of-way line (ROWL) of Grinnell Street with the Southeastly ROWL of Eaton Street and run thence in a Northeastly direction and along the Southeastly ROWL of the aforesaid Eaton Street for a distance of 50.25 feet; thence Southeastly and at right angles for a distance of 24.60 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence Easterly and along a line deflected 45° 21' 37" to the left for a distance of 8.18 feet; thence Southerly and at right angles for a distance of 4.60 feet; thence Southeastly and along a line deflected 32° 38' 00" to the left for a distance of 12.46 feet; thence Northwesterly and along a line deflected 167° 59' 37" to the right for a distance of 21.21 feet back to the POINT OF BEGINNING.