

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



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Patrick Wright, Planner II

Meeting Date: August 20, 2015

Agenda Item: **After-the-Fact Variance – 727 Poorhouse Lane (RE # 00019410-000000; AK # 1020095)** – A request for variances to habitable space and minimum side and rear yard setbacks in order to complete construction of a pool house on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Sections 90-395, 122-1078 and 122-630(6)b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

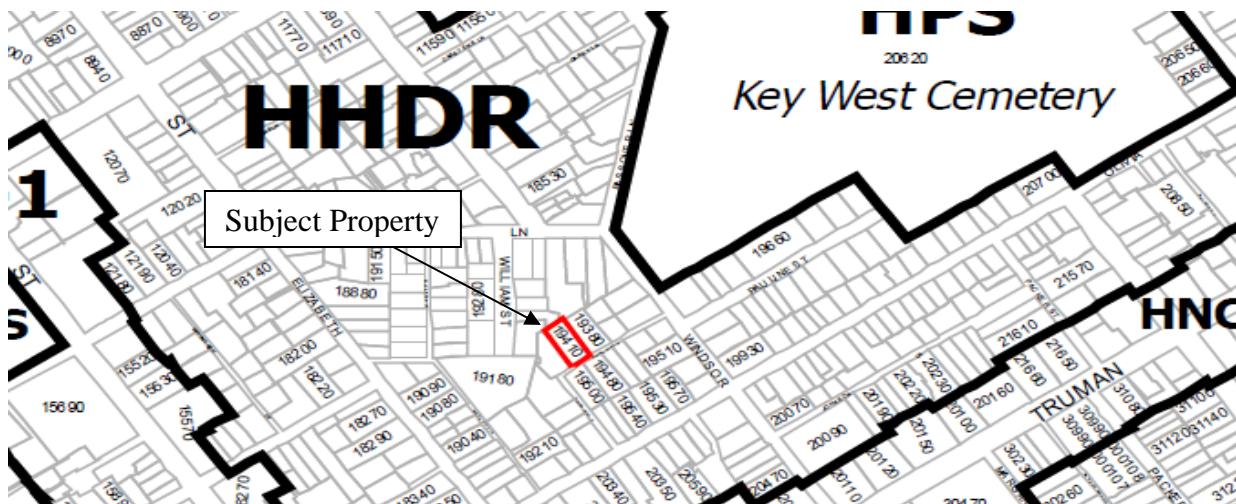
Request: Variance to habitable space and side and rear setback requirements.

Applicant: Hal Bromm

Owner: Harold Bromm Jr. L/E

Location: 727 Poorhouse Lane (RE # 00019410-000000; AK # 1020095)

Zoning: Historic High Density Residential (HHDR)



Background and Request:

The applicant partially constructed a pool house in the rear portion the property. A stop work order was issued by Code Enforcement on December 29, 2014. The proposed completed construction calls for detached habitable space. Pursuant to Section 122-1078, “All habitable space shall be accessible from the interior of exterior walls”. The proposed completed

construction also violates the side and rear minimum setback requirements. The property currently contains two single family homes with a large pool and deck existing on one platted lot of record.

Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Habitable Space (Section 122-1078)				Variance Requested
Minimum lot size	4,000 SF	5,098 SF	5,098 SF	Complies
Maximum density	22 dwelling units per acre	2 units (17 units per acre)	2 units (17 units per acre)	Complies
Minimum front setback	10 feet	5.36 feet	5.36 feet	Complies
Minimum north side setback (Pool House)	5 feet	3.25 feet	2.47 feet	Variance Requested (2.53 feet)
Minimum south side setback	5 feet	3.27 feet	3.27 feet	Nonconformity/No Change
Minimum Rear setback (Accessory setback)	5 feet	6.52 feet	3.91 feet	Variance Requested (1.09 feet)
Maximum building coverage	50% (2,549 SF)	37% (1,885 SF)	41% (2,080 SF)	Complies
Maximum impervious surface	60% (3,058 SF)	50% (2,541 SF)	53% (2,736 SF)	Complies
Minimum open space	35% (1,784 SF)	40% (2,027 SF)	40% (2,027 SF)	Complies

Process:

Development Review Committee Meeting:

March 26, 2015

Planning Board Meeting:

August 20, 2015

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 existing property is a standard developed lot with no particular set of circumstances that are peculiar to the land structure or buildings involved. The circumstances of this lot are applicable to other lots in the HHDR zoning district.

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 existing conditions are created by the applicant. The request to have habitable space that violates setback requirements is generated from specific actions initiated by the applicant. The applicant initiated construction without building permits and required variance approval. The applicant could construct the pool house in another location that would eliminate the need for the majority of the requested variances.

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.***

Sections 122-630(6) and 122-1078 of the Land Development Regulations state the required minimum setback requirements and the habitable space standard. Therefore, granting the proposed habitable space and minimum open space requirement would confer special privileges upon the applicant.

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 currently has existing use of the site without the approval of the variances. The LDRs specifically state that all habitable space shall be accessible from the interior of exterior walls, and the minimum side and rear setbacks at 5 feet and 20 feet respectively. The denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HHDR 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 variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request.

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 variances 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):

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues. The Fire Marshall has requested that if the variance were to be approved the applicant must sprinkle the structure. The applicant has agreed that if approved they would make sprinkling the structure a condition of approval.

The Planning Board shall make factual findings regarding the following:

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

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

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

The Planning Department has received public comment both for and against the requested variance. The public comment can be found attached to this report.

RECOMMENDATION:

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

Application



Application For Variance

City of Key West, Florida • Planning Department

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

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

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

PROPERTY DESCRIPTION:

Site Address: 727 PoorHouse Lane

Zoning District: HHDR Real Estate (RE) #: 1020095

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Hal Bromm and Doneley Meris

Mailing Address: 727 PoorHouse Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-292-2859 Office: 917-445-2991 Fax: _____

Email: halbromm@gmail.com

PROPERTY OWNER: (if different than above) N/A

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

1. detached habitable space, 2. side yard setback variance, 3. rear yard variance

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

If yes, please describe and attach relevant documents: _____

ATTACHMENT TO Page 1.

Description of Proposed Construction, Development, Use:

Variance after the fact. Expansion of existing outdoor pavilion to include a changing area with a basin, toilet and shower (approximately 10' x 12.5'). This will facilitate a bathroom facility that is in close proximity to the pool's entry steps and open pavilion, with quick, easy access. It will ensure sanitary use of the swimming pool and promote the health, safety and discretion of residents and guests while using the pavilion/pool area.

The expansion was built, in part, upon a footprint shown in previously approved and permitted plans drawn by architect Thomas Pope in 1999 (copy enclosed). This changing area extends & encloses the roof shown in Pope's plans, and extends the easternmost 10' portion approx 2.5' towards the rear of the property. This forms a seamless extension of that previously approved open structure. The top of the expansion reference floor level is at an elevation of 7.4', continuing the floor height of the pavilion.

Also proposed is the new construction of a second floor outdoor deck (12' x 16') at the rear of 727 Poorhouse Lane, directly above an existing unenclosed first floor deck (16' x 16') extending from the rear of the structure. The original plans for a 16' x 16' deck were reviewed and approved by the City of Key West in 2001, although the deck was not built.

List and describe the specific variance being requested pursuant to code Section 90-398:

1. detached habitable space
2. side yard setback variance
3. rear yard setback variance

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	AE-6			
Size of Site	5,098 SF			
Height				
Front Setback	10'	5.36'	5.36'	
Side Setback - North	5'	2.47'	2.47'	*
Side Setback - South	5'	3.27'	3.27'	
Street Side Setback	n/a			
Rear Setback	20'	3.9'	3.9'	*
F.A.R	N/A			
Building Coverage	50% (2,549 SF)	37% (1,885 SF)	41% (2,080 SF)	
Impervious Surface	60% (3,058 SF)	50% (2,541 SF)	53% (2,736 SF)	
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	35% (1,784 SF)	40% (2,027 SF)	40% (2,027 SF)	
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

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

Standards for Considering Variances

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

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

There are special conditions and circumstances at the subject site. The peculiar configuration of the lot, which is unusually narrow, and the entry steps to the long swimming pool, as well as the existence of mature native vegetation, make it difficult to locate bathing amenities in proximity to the pool entry area without utilizing land within the setback. Providing sanitary toilet facilities in proximity to the swimming pool entry will improve the safety and security of the homeowners. Without this expansion, no bathroom or changing facilities would exist within necessary proximity when residents are in the open pavilion/pool area.

This expansion allows both young & elderly guests to have ready, needed access to a nearby bathroom when using the pool & the pool's existing pavilion area. The adjacent properties adjacent to the small pavilion extension consist of open gardens that are void of any built structures or improvements. The extension will not be a detriment in any way to these open areas, nor impair nor harm their use or character.

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

The configuration of the lot is historic, pre-dating the current zoning regulations.

(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.

No special privileges will be conferred by granting the variances requested, since the zoning district contains many nearby properties that possess similar nonconformities. As such nonconformities exist in the zoning district, including similar encroachments into the setbacks of neighboring lots that are commonplace in this densely-developed area, such variances conferred upon the applicant do not present any special privileges denied to other lands, buildings or structures in the same zoning district.

(4) Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the application 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.

Literal interpretation of the bulk regulations applicable to the typically-wider lots in this District would create an undue hardship by forcing either the removal of mature native vegetation or inability to have the commonly-enjoyed amenity of sanitary and bathing facilities accessory to a pool. While making property improvements within available funds, the Owner would like to ensure a sanitary & healthy environment for everyone utilizing the pool, which includes a bathroom in close proximity, an outdoor shower area for use before entering the pool, and a private area to change, as necessary. These are ordinary rights commonly enjoyed by other properties in this same zoning district, and without granting variance relief the applicant would endure undue hardship.

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

The variances sought are the minimum variances that will make possible the reasonable use of the swimming pool pavilion structure by the addition and improvement of sanitary toilet and bathing facilities and a changing room.

(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.

Granting of the requested variances will be in harmony with the general intent and purpose of the land development regulations by providing sanitary improvements for the health and security of the applicant and his guests, will promote sanitation, health and safety, will avoid removal of mature native vegetation, and will not be injurious to the area involved nor otherwise detrimental to the public interest or 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.

This request is not based on non-conforming use of other property.
The conditions present are unusual and unique to this property and this situation.

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."

No objections are known to exist. Adjacent property owners have been contacted with regard to the application and their comments regarding same. One neighbor requested that there be no outdoor lighting be placed on the rear or side of the expansion that would be visible from or shine upon their property, a condition to which the applicant agrees.

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)

Deed

This instrument prepared by:
James T. Hendrick
MORGAN & HENDRICK
317 Whitehead Street
Key West, Florida 33040

Doc# 1546487 10/12/2005 3:58PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1546487
Bk# 2158 Pg# 1347

Parcel I.D. No: 00019410-000000

(Space reserved for recording)

CORRECTIVE QUIT CLAIM DEED

THIS INDENTURE is made the 5 day of October, A.D. 2005.

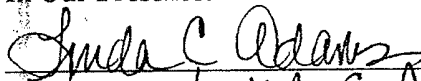
Between **HAROLD J. BROMM, JR., a/k/a H. J. BROMM, JR., a/k/a HAL BROMM, JR.**, a single man, and **DONELEY MERIS**, a single man, parties of the first part, and **HAL BROMM, JR., and DONELEY MERIS**, as Joint Tenants with Right of Survivorship, reserving to **HAL BROMM, JR.**, a life estate in and to the below described property, parties of the second part. Grantee's mailing address is 727 Poorhouse Lane, Key West, Florida, 33040.

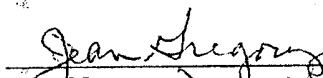
WITNESSETH That the said parties of the first part, for and in consideration of the sum of Ten Dollars and love and affection have remised, released and quitclaimed, and by these presents do remise, release and quitclaim unto the said parties of the second part all the right, title, interest, claim and demand which the said parties of the first part have 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 legal description on Exhibit "A" attached hereto.


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 parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part. **THIS CORRECTIVE DEED** is given to correct the omission, in the parties' Deed dated 19 April, 1993, recorded at Monroe County Official Records Book 1254, page 1762, of the intended retention by **HAL BROMM, JR.**, of a life estate in the subject property. This deed is further given to revise the legal description of the subject property so as to include therein a 297.96 sq. ft. strip, as described in quitclaim deed recorded at Monroe County Official Records Book 1804, page 308.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seal as of the day and year first above written.

Signed, Sealed and Delivered
In Our Presence:


Print Name: LINDA C. Adams


Print Name: Sean Gregory


L.S.
HAROLD J. BROMM, JR., a/k/a H. J. BROMM, JR., a/k/a HAL BROMM, JR.,

Yesenia Molina

Print Name: Yesenia Molina

Dowley Meris L.S.
DONELEY MERIS

Melanie Santiago

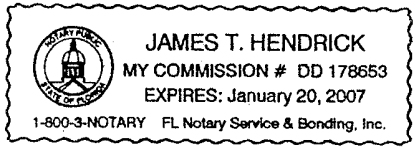
Print Name: Melanie Santiago

STATE OF FLORIDA)
)SS
COUNTY OF MONROE)

The foregoing Quit Claim Deed was acknowledged before me this 5th day of October, 2005, by **HAL BROMM, JR.**, who is personally known to me.

(SEAL)

[Signature]
Notary Public - State of Florida



STATE OF NEW YORK)
)SS
COUNTY OF NEW YORK)

The foregoing Quit Claim Deed was acknowledged before me this 6 day of October, 2005, by **DONELEY MERIS** who is personally known to me or who produced New Jersey Driver license as identification.

(SEAL)

[Signature]
Notary Public - State of New York

Sally A. Caballero
Commissioner of Deeds, City of New York
No. 1-6732
Cert. Filed in New York County
Commission Expires Exo June 2006

EXHIBIT "A"
to
Corrective Quitclaim Deed, Bromm and Meris

On the Island of Key West, and is part of Tract Five (5) according to Whitehead's map of Key West.

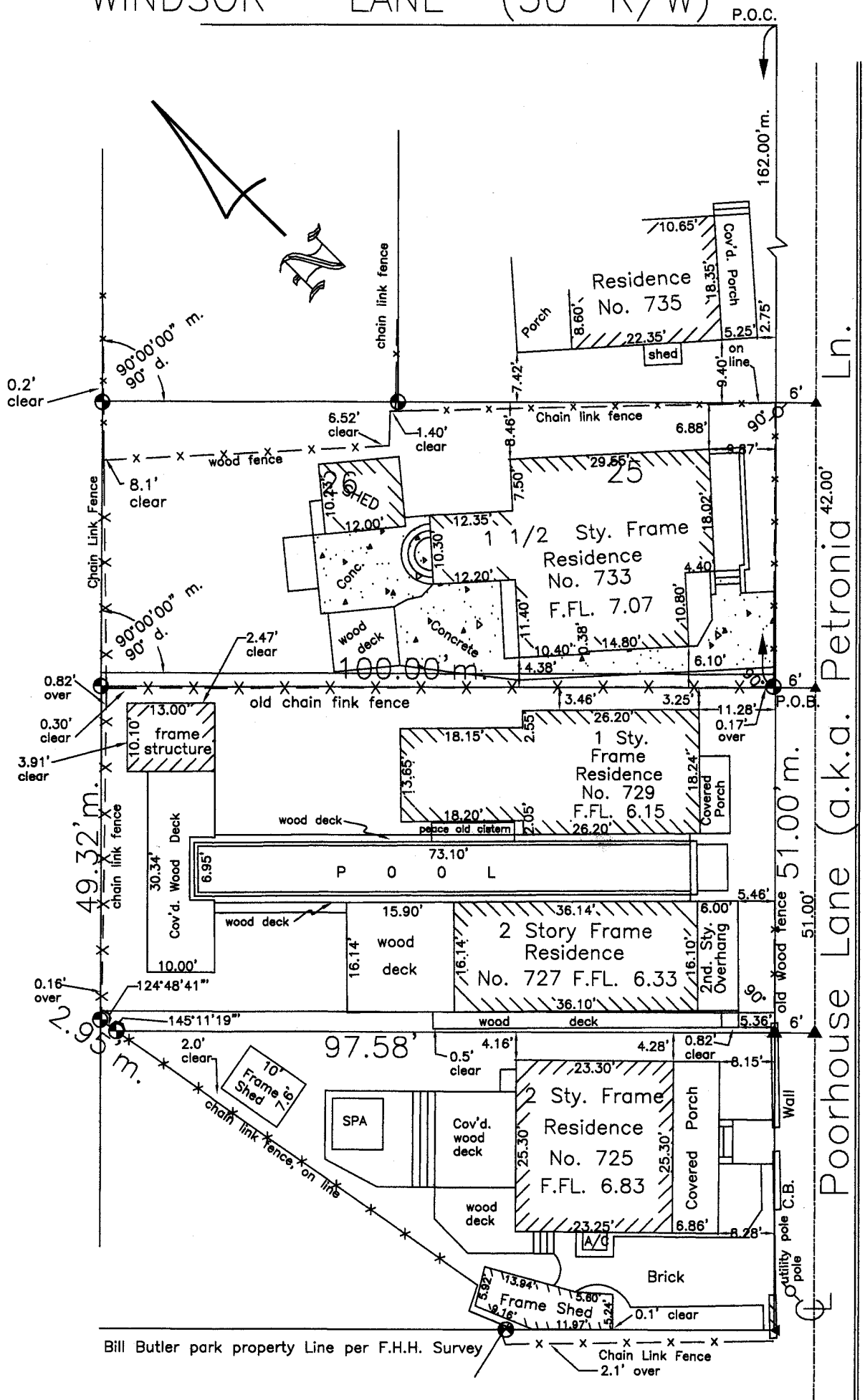
Commencing at a point on a Twelve foot alleyway which is distant from Windsor Lane and said alleyway One Hundred and Sixty (160) feet, and running thence in a Southwest direction Fifty (50) feet, thence at right angles in a Northwest direction One Hundred (100) feet; thence at right angles in a Northeast direction Fifty (50) feet; thence in a Southeast direction One Hundred (100) feet out to the place of beginning on alleyway aforesaid.

Together with a strip of land contiguous to the above-described parcel, comprising 297.96 square feet, more or less, as more particularly described in that Quit Claim deed dated 29 July, 2002, recorded at Monroe County, Florida OR Book 1804, page 308.

MONROE COUNTY
OFFICIAL RECORDS

Survey

WINDSOR LANE (30' R/W)



Block 82A

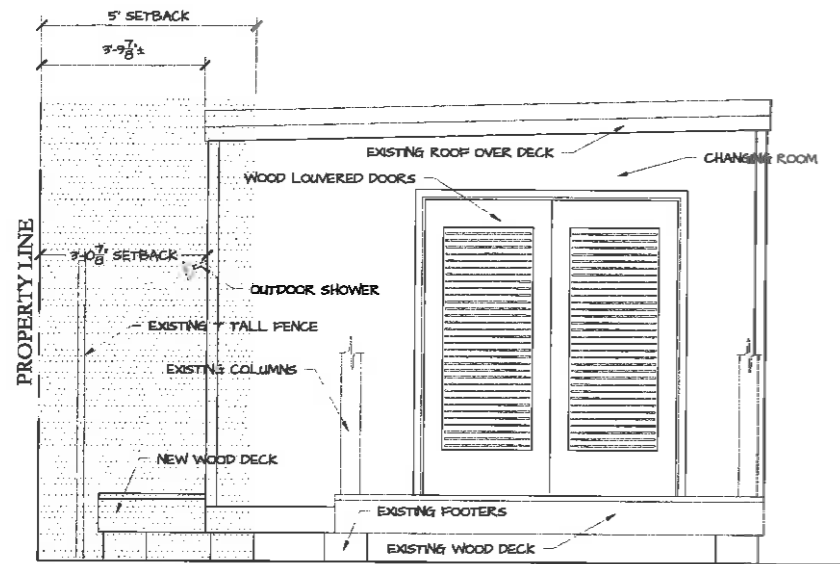
Harold J. Bromm & Doneley Meris 727-729 PoorHouse Lane, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 14-475	
Scale: 1"=20'	Ref. 166-45 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 7/9/02		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
1/19/15: Updated, addition to house, frame structure rear deck			
fred/drawings/key west/block 82A/729 poorhouse			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

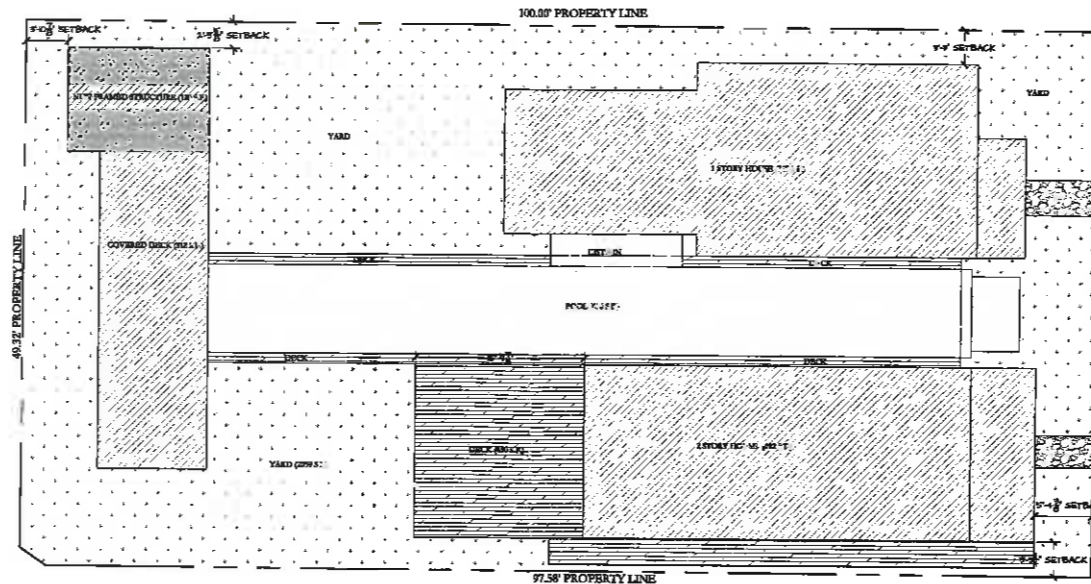
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Site Plans



NORTH ELEVATION

1/2" = 1'-0"

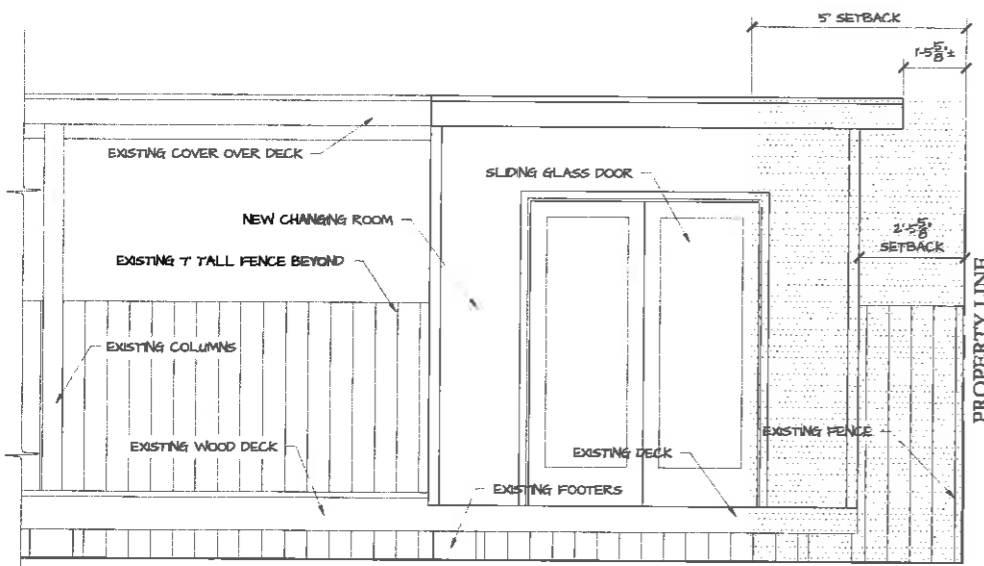


SITE DATA (EXISTING / PROPOSED)

1/8" = 1'-0"

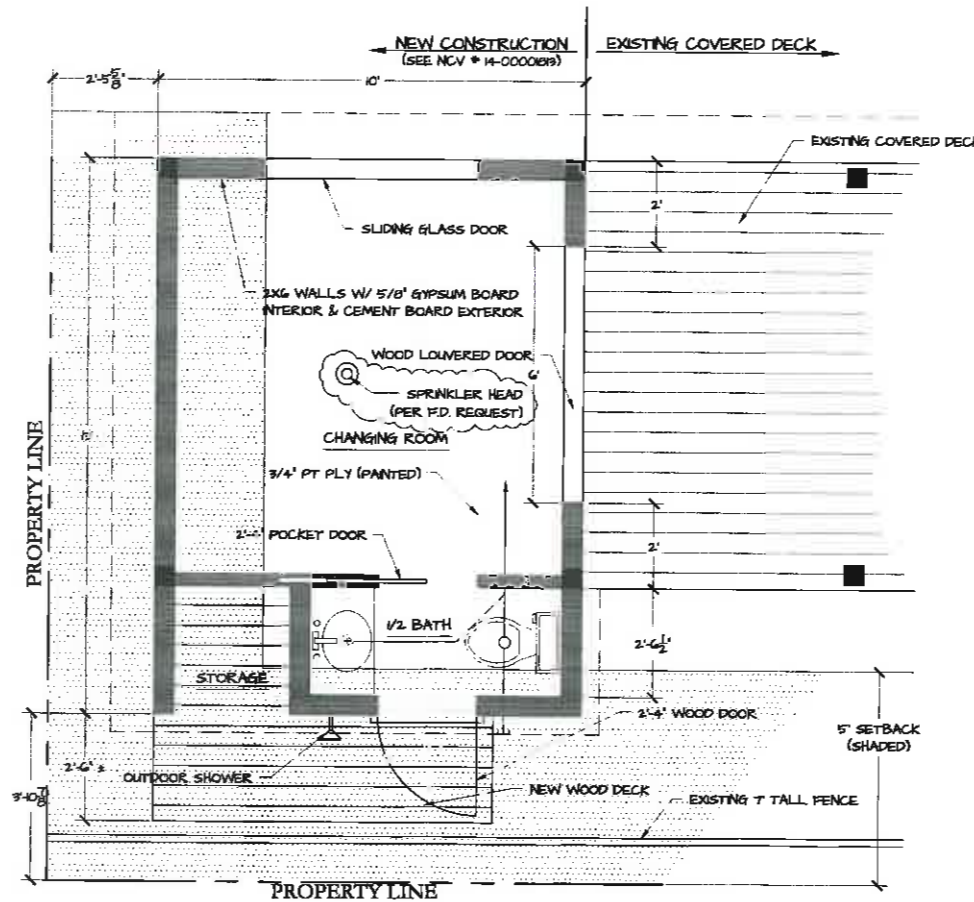
SITE DATA			
Zone	HHDR		
FEMA Flood Zone	AE-6		
Lot Size Overall	5,098 S.F.		
Building Coverage			
Allowed	50% (2549 S.F.)		
Existing	37% (1895 S.F.)		
Proposed	39% (1995 S.F.)		
Impervious Ratio			
Allowed	60% (3058 S.F.)		
Existing	50% (2541 S.F.) coverage + pool		
Proposed	52% (2664 S.F.)		
Open Space	40% (2027 S.F.) yard / landscape		
Permeious non-open			
Existing	10% (530 S.F.)		
Proposed	6% (335 S.F.)		
Setbacks	Allowed	Existing	Proposed
Front	10'	5'36"	5'36" NC.
North Side	5'	32'5"	2.47'
South Side	5'	32'7"	32.7' NC.
Rear	20'	6'52"	9.91'

GENERAL CONSTRUCTION NOTES:
 NO EXTERIOR LIGHTING AT CHANGING ROOM
 INSTALL (1) FIRE SPRINKLER HEAD PER FIRE DEPT.



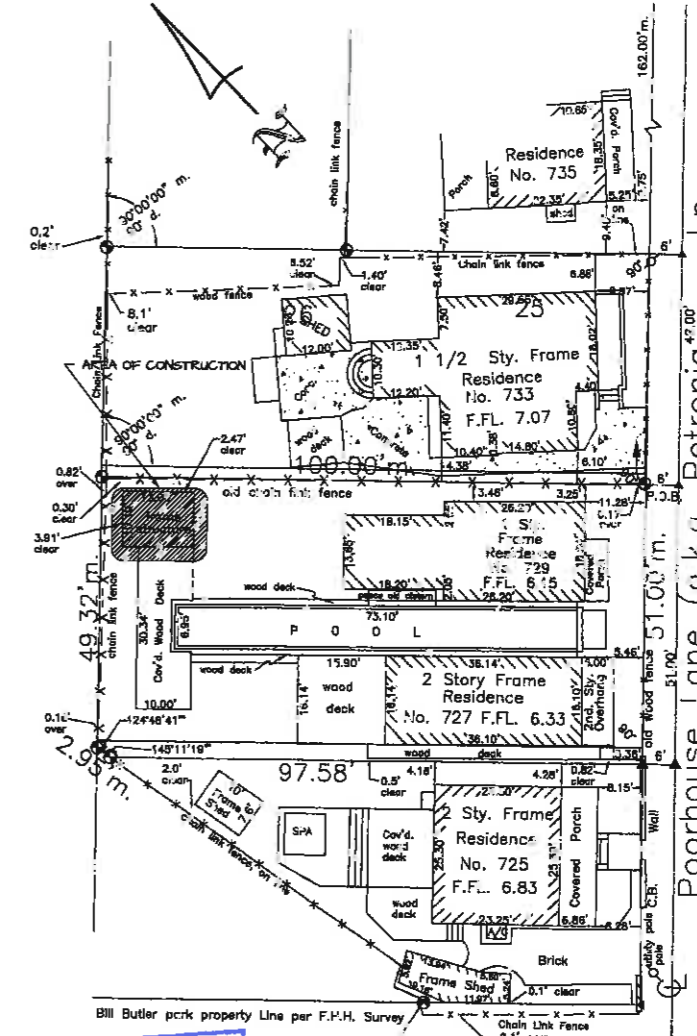
WEST ELEVATION

1/2" = 1'-0"

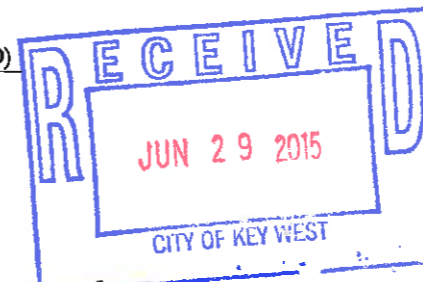


FLOOR PLAN (PARTIAL PROPOSED)

1/2" = 1'-0"



SURVEY



BROMM RESIDENCE
 POOL CHANGING ROOM
 727-729 POORHOUSE LANE KEY WEST, FLORIDA 33040

Handwritten signature and date: 6/25/15

WILLIAM ROWAN N
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE A6001751
 311 PRACOWN LANE
 305 296 7164

PROJECT NO:
 REV. 6/23/2015
 REV. 5/1/2015
 DATE: 3/1/2015

A-1
 1 OF 1

Site Photos























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

Property Record Card -

Maps are now launching the new map application version

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

Alternate Key: 1020095 Parcel ID: 00019410-000000

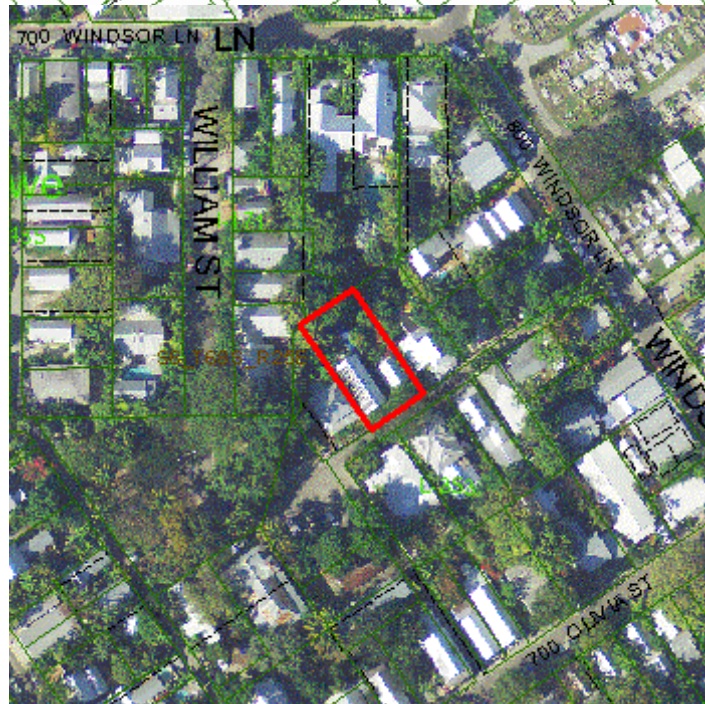
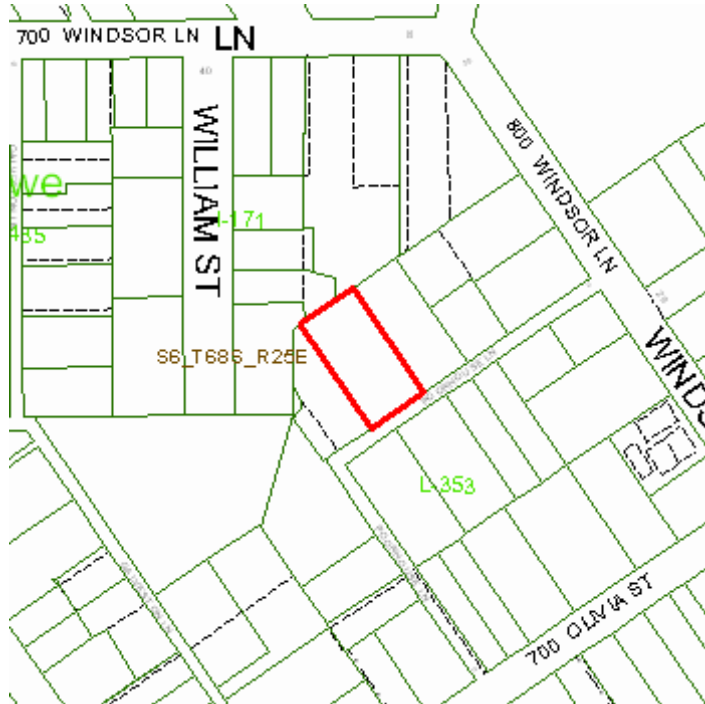
Ownership Details

Mailing Address:
BROMM HAROLD J JR L/E
727 POOR HOUSE LN
KEY WEST, FL 33040-6457

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 06-68-25
Range:
Property 727 POORHOUSE LN KEY WEST
Location: 729 POORHOUSE LN KEY WEST
Legal KW PT OF TR 5 Z-211 PP-157 OR1062-335/36 OR1077-873/75 OR1081-1720 OR1164-187/204 OR1164-
Description: 205/06P/R OR1164-207/08 OR1164-209/10P/R OR1164-211/16 OR1164-217 OR1227-184/87PET OR1254-
1762/63R/S OR1804-308/10 OR2158-1347/49L/E

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



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
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01LN - SFR LANE	51	100	5,097.96 SF
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Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 0
Total Living Area: 1905
Year Built: 1933

Building 1 Details

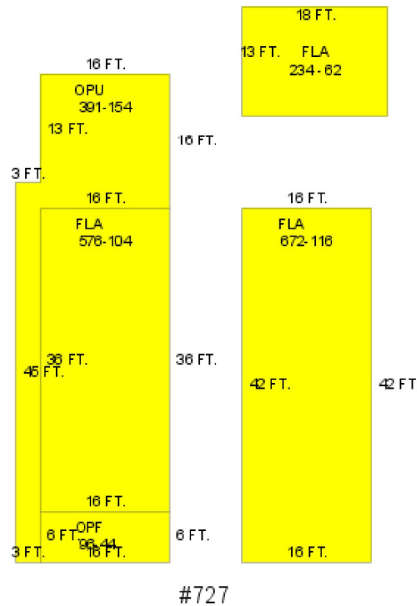
Building Type R1	Condition G	Quality Grade 550
Effective Age 17	Perimeter 282	Depreciation % 22
Year Built 1996	Special Arch 0	Grnd Floor Area 1,482
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC PILINGS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 1	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	Attic A/C	Area
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			# Stories	Year Built		Basement %	Finished Basement %	
0	FLA	12:ABOVE AVERAGE WOOD	1	2013				234
1	OPF		1	1996		0.00	0.00	96
2	FLA	10:CUSTOM/HARDIE BD	1	1996	N Y	0.00	0.00	576
3	OPU		1	1996		0.00	0.00	391
4	FLA	10:CUSTOM/HARDIE BD	1	1996	N Y	0.00	0.00	672

Building 2 Details

Building Type R1
 Effective Age 20
 Year Built 1933
 Functional Obs 0

Condition P
 Perimeter 88
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 27
 Grnd Floor Area 423

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

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

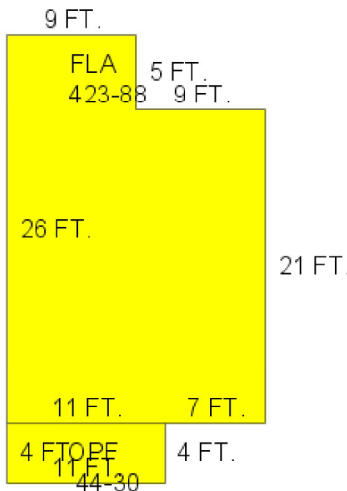
Roof Cover MIN/PAINT CONC
 Heat 2 CONVECTION
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 1

Extra Features:

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

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



#729

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME/COMPOSITE	1	1991	N	N	0.00	0.00	423
2	OPF		1	1991			0.00	0.00	44

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	68 SF	17	4	1995	1996	2	30
2	FN2:FENCES	66 SF	11	6	1995	1996	2	30
3	CL2:CH LINK FENCE	400 SF	4	100	1975	1976	1	30
4	TK2:TIKI	300 SF	30	10	1999	2000	3	40
5	PO3:RES POOL GNIT	525 SF	75	7	2002	2003	4	40
6	FN2:FENCES	56 SF	8	7	2002	2003	3	30

Appraiser Notes

PER CITY OF KEY WEST RESOLUTION NO 98-179 THE LANE'S NAME HAS BEEN CHANGED FROM PETRONIA LANE TO POORHOUSE LANE

727 PETRONIA LN IS NEW BLDG BUILT IN 1996. PETITION KW 102-1997

A CUT OUT WAS DONE FOR THE 2005 TAX ROLL. PROPERTY OWNER FILED A CORRECTIVE DEED (OR2158-1347/1349) WHICH GRANTED HIM A LIFE ESTATE INTEREST AND QUALIFIED HIM FOR 100% CAP ON AMENDMENT 10.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13-4764	11/13/2013	02/12/2013	40,000		BUILD ADDITION 13' 6" W BY 18' L WITH ONE BATHROOM AND BEDROOM
2	1952151	07/01/1995	08/01/1996	1,361 Residential	IMPACT FEES
96-0326	01/01/1996	08/01/1996	90,000		NEW S.F.R.
96-0758	02/01/1996	08/01/1996	3,500		PLUMBING
96-1365	03/01/1996	08/01/1996	7,000		ELECTRICAL
96-1830	04/01/1996	08/01/1996	2,000		CENTRAL A/C
96-3226	08/01/1996	08/01/1996	280		FENCE
9700552	02/01/1997	12/01/1997	1,300		ROOF
9800865	04/03/1998	04/04/1999	14,000		POOL (PERMIT VOID)
9900580	03/24/1999	11/16/1999	1,800		GAZEBO
02-0043	02/20/2002	09/16/2003	18,000		POOL&WALL
04-3463	11/08/2004	11/08/2004	1,800		A.T.F. INTERIOR 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
2014	268,795	29,879	293,744	592,418	480,270	25,000	469,546
2013	235,549	30,749	263,055	529,353	428,571	25,000	422,340
2012	238,487	31,957	142,538	412,982	412,981	25,000	387,982
2011	241,426	32,825	197,314	471,565	433,231	25,000	411,152
2010	243,736	34,029	140,312	418,077	418,077	25,000	393,077
2009	271,072	34,902	386,701	692,675	566,279	25,000	541,280
2008	249,365	36,103	509,796	795,264	591,534	25,000	566,534
2007	332,145	28,345	841,163	1,201,653	681,693	25,000	656,693
2006	541,001	29,264	484,306	1,054,571	635,623	25,000	610,623
2005	560,611	29,941	382,347	972,899	617,013	25,000	592,013
2004	329,704	30,859	356,857	717,420	556,986	25,000	531,986
2003	317,492	31,540	178,429	527,462	502,455	25,000	477,455
2002	402,135	33,303	117,500	552,938	473,068	25,000	448,068
2001	297,658	4,021	117,500	419,179	405,418	25,000	380,418
2000	297,658	6,499	85,000	389,157	389,157	25,000	364,157
1999	242,730	742	85,000	328,473	328,473	0	328,473
1998	201,436	628	85,000	287,064	287,064	0	287,064
1997	195,305	319	75,000	270,624	270,624	0	270,624
1996	20,162	0	75,000	95,162	95,162	0	95,162
1995	20,162	0	75,000	95,162	95,162	0	95,162
1994	18,031	0	75,000	93,031	93,031	0	93,031
1993	18,031	0	75,000	93,031	93,031	0	93,031
1992	18,031	0	75,000	93,031	93,031	0	93,031
1991	55,943	0	75,000	130,943	130,943	0	130,943
1990	52,042	0	58,750	110,792	110,792	0	110,792
1989	43,011	0	57,500	100,511	100,511	0	100,511
1988	38,280	0	50,000	88,280	88,280	0	88,280
1987	33,683	0	28,125	61,808	61,808	0	61,808
1986	33,838	0	27,000	60,838	60,838	0	60,838
1985	33,003	0	16,250	49,253	49,253	0	49,253
1984	31,282	0	16,250	47,532	47,532	0	47,532
1983	31,282	0	16,250	47,532	47,532	0	47,532
1982	31,755	0	14,050	45,805	45,805	0	45,805

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
6/1/1990	1164 / 187	116,700	WD	Q

This page has been visited 9,363 times.

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

Additional Information

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME Hal Bromm		POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 727 Poorhouse Lane		COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.)		
CITY KEY West,	STATE Florida	ZIP CODE 33040

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER 120168	2. PANEL NUMBER 1716	3. SUFFIX G	4. DATE OF FIRM INDEX 11/4/92	5. FIRM ZONE AE	6. BASE FLOOD ELEVATION (in AO Zones, use depth) 6
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7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)

8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

- Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 1.
- (a) FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
 (b) FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
 (c) FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building.
 (d) FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
- Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
- Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
- The reference level elevation is based on: actual construction construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
- The elevation of the lowest grade immediately adjacent to the building is: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

- If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
- Date of the start of construction or substantial improvement: _____

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

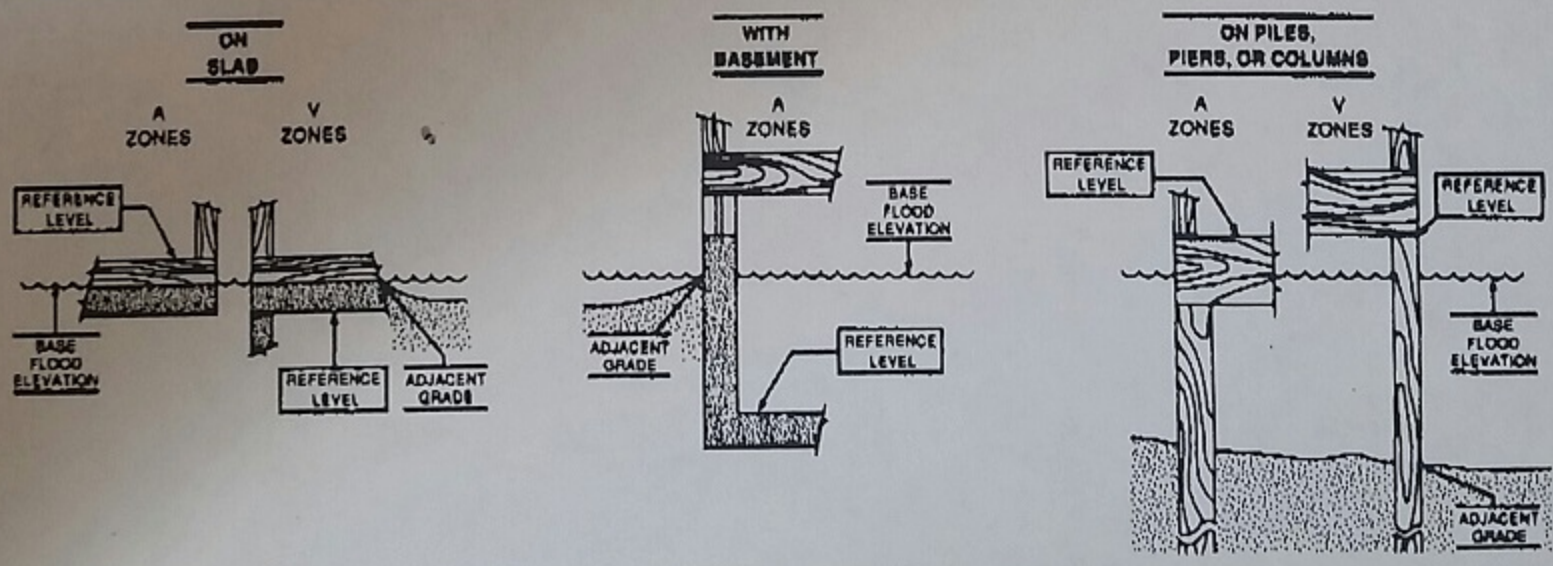
Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C 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.

CERTIFIER'S NAME		LICENSE NUMBER (or Affix Seal)	
Jack M. Phillips		Fla. Reg. Cert. No. 1410	
TITLE	COMPANY NAME		
Professional Land Surveyor	Phillips & Trice Surveying, Inc.		
ADDRESS	CITY	STATE	ZIP
1204 Simonton Street	Key West	FL	33040
SIGNATURE	DATE	PHONE	
<i>Jack M. Phillips</i>	7-31-96	(305)294-4747	

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS:



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones. Elevations for all A Zones should be measured at the top of the reference level floor. Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.