

**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: May 21, 2015

Agenda Item: **Variance - 415 Grinnell Street (RE # 00005240-000000, AK # 1005428)** – A request for a variance approval to habitable space and minimum open space requirements in order to construct a new single family residence on property located within Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-1078 and 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

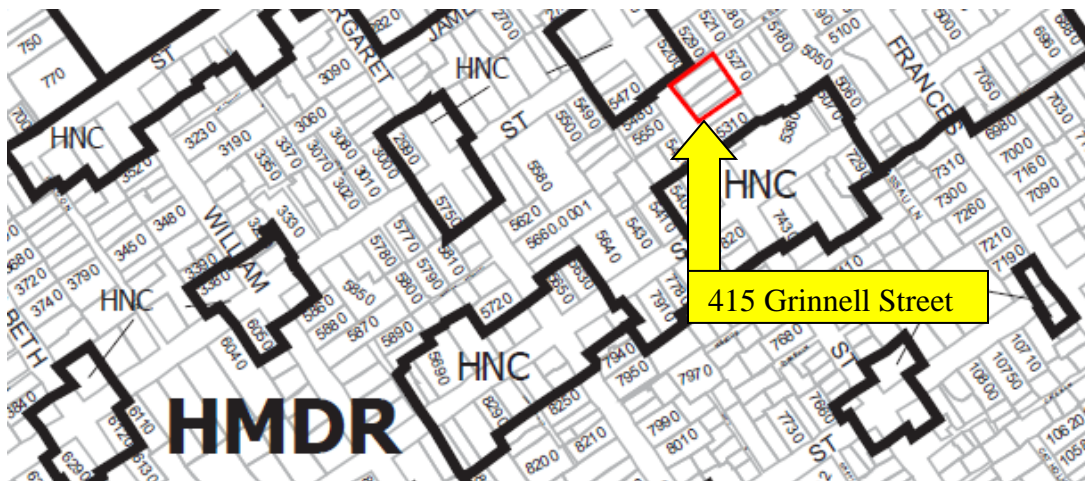
Request: Variance to habitable space and minimum open space requirements.

Applicant: Adele V. Stones, Stones & Cardenas

Owner: Joseph Neal Ganem & Johnny Allen Gillin

Location: 415 Grinnell Street (RE # 00005240-000000; AK # 1005428)

Zoning: Historic Medium Density Residential (HMDR)



Background and Request:

The applicant is proposing a new single family home on an existing lot of record. The proposed layout of the new single family home calls for a pool cabana towards the rear of the property that is not accessible from the interior of exterior walls. Pursuant to Section 122-1078, "All habitable space shall be accessible from the interior of exterior walls". The proposed design is also

triggering a variance to minimum open space requirements. The property currently contains a single family home and consist of three historically platted parcels known as 411, 413 and 415 Grinnell Street. The build-back rights of a previously demolished unit were memorialized in a letter from the City Planning Department dated March 30, 2012 and allow for one additional unit on the 413-415 Grinnell parcels.

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	8,379 SF	n/a	Complies
Maximum density	16 dwelling units per acre	1 unit (5.1 units per acre)	2 units (10.3 units per acre)	Complies
Maximum height	30 feet	NA	30 feet	Complies
Minimum front setback (New Principal Structure)	10 feet	NA	10 feet	Complies
Minimum right side setback (New Principal Structure)	5 feet	NA	5 feet	Complies
Minimum left side setback (New Principal Structure)	5 feet	NA	5 feet	Complies
Minimum Rear setback (New Principal Structure)	15 feet	NA	15 feet	Complies
Minimum rear setback (Accessory Structure)	5 feet	5 feet	No Change	Complies
Maximum building coverage	40%	15% (1,334)	39% (3,349)	Complies
Maximum impervious surface	60%	28% (2,409)	54% (4,537)	Complies
Minimum open space	35%		30.4% (2,554)	Variance Requested 4.6% (389)

Process:

Development Review Committee Meeting:

March 26, 2015

Planning Board Meeting:

May 21, 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 proposed development of the new single family home is taking place on existing vacant portions of a partially developed lot. New construction should be able to be designed in compliance with habitable space and minimum open space requirements without variances. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

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 is not accessible from the interior of exterior walls and open space below the minimum amount required are generated from specific actions initiated by the applicant. An internal stair connection to the second floor of the new home and additional landscape/open space areas would eliminate the need for 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 108-346(b) and 122-1078 of the Land Development Regulations state the required minimum open space 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 variance. The LDRs specifically state that all habitable space shall be accessible from the interior of exterior walls, and the residential minimum open space requirement of 35% is clearly defined. The denial of the requested variance 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 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 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 not received any public comment for the variance request as of the date of 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: 415 Grinnell Street, Key West, FL

Zoning District: HMDR Real Estate (RE) #: 00005240-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Adele V. Stones, Stones & Cardenas

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: (305) 294-0252 Fax: (305) 292-5442

Email: ginny@keyslaw.net

PROPERTY OWNER: (if different than above)

Name: Joseph Neal Ganem & Johnny Allen Gillin

Mailing Address: 2644 NE 37th Drive,

City: Ft. Lauderdale State: FL Zip: 33308

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

Email: _____

Description of Proposed Construction, Development, and Use: A new single family residence with garage, pool and indoor/outdoor habitable space

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

Detached habitable space variance for ground floor living room accessible from exterior courtyard, open space variance of 4.6%

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for 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	HMDR			
Flood Zone	AE-6			
Size of Site	8,379 SF			
Height	30.0'			
Front Setback	10.0'			
Side Setback	5.0'			
Side Setback	5.0'			
Street Side Setback	N/A			
Rear Setback	15.0'			
F.A.R				
Building Coverage	40% (3,352 sf)	1,334 sf	39.9% (3,349 sf)	
Impervious Surface	60% (5,027 sf)		54.1% (4,537 sf)	
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35% ^d (2931)		30.4% (2544)	4.6% (389 sf)
Number and type of units				
Consumption Area or Number of seats				

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.

The indoor/outdoor living room is located within 3 of the 4 exterior building walls and is located under the roof structure of the residence, however, Planning Staff finds that the space, although not "detached" does not meet the requirements of 122-1078.

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

The interpretation of the code provisions are subject to change which render this design non-compliant with Code Section 122-1078.

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.

Habitable space directly accessible from the residence courtyard does not confer a special privilege. A 4.6% deviation in open space on this 8,379 sf lot confers no special privilege.

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 change of interpretation to require the building design to receive a variance for the habitable space and open space handicaps the property owner and architects one year into the design process.

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.

Only the minimum variance is requested to allow use of the design originally conceived in the belief that the project was 100% compliant with the Key West Land Development Regulations.

City of Key West • Application for Variance

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.

The single family home on a double lot in Old Town will benefit adjacent properties and presents no threat of injustice 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.

Other existing non-conformities in the neighborhood are not the basis for this variance request.

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
- Stormwater management plan

Verification

Deed

Grantee: Joseph Neal Ganem, et al.
Address: 2644 N.E. 37th Drive
Fort Lauderdale, FL 33308
Parcel #: 1005487

Doc# 1912052 12/14/2012 12:38PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

12/14/2012 12:38PM
DEED DOC STAMP CL: DS \$0.70

Doc# 1912052
Bk# 2603 Pg# 2305

CORRECTIVE QUIT CLAIM DEED

THIS INDENTURE, Made this 29 day of November, 2012, by Ryan W. Gardner, a single man, party of the first part, and Joseph Neal Ganem and Johnny Allen Gillin, as joint tenants with right of survivorship and not as tenants-in-common, whose address is 2644 N.E. 37th Drive, Fort Lauderdale, FL 33308, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to them in hand paid by the part of the second part, the receipt thereof is hereby acknowledged, have remised, released and quitclaimed, and by these presents do remise, release and quitclaim unto the said party of the second part, all right, title and interest in the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

This deed is executed to correct the spelling of the names of the Grantees. All other aspects of the prior deed are ratified and confirmed.

This property is not Homestead property of the Grantor nor contiguous to Homestead property of the Grantor.

Subject to: Taxes for the year 2012 and subsequent years, conditions, reservations, limitations and easements of record.

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

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

SIGNED, SEALED & DELIVERED
IN OUR PRESENCE:

Elva I Parra-Tafaya
Witness #1

Ryan W Gardner
Ryan W. Gardner

Elva I Parra-Tafaya
Printed Name

[Signature]
Witness #2

MURCAN MCKEEN
Printed Name

STATE OF California
COUNTY OF Orange

BEFORE ME an officer duly authorized to administer oaths and take acknowledgements, personally appeared Ryan W. Gardner who is personally known to me to be the individual described in and who executed the foregoing deed, or who produced identification in the form of Drivers license, and he acknowledged before me that he executed this deed without duress or coercion, for the purposes contained therein intending to be bound.

IN WITNESS WHEREOF I have hereunto set my hand and official seal at the County and State aforesaid this 29th day of November 2012.

Elva I Parra-Tafaya
Notary Public
My Commission expires:

Prepared by and return to:
Charles M. Milligan, Esq.
P.O. Box 1367
Key West, FL 33041-1367
305-294-8885

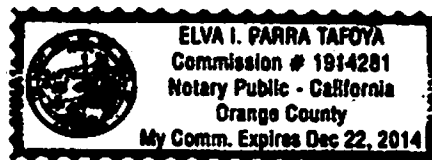
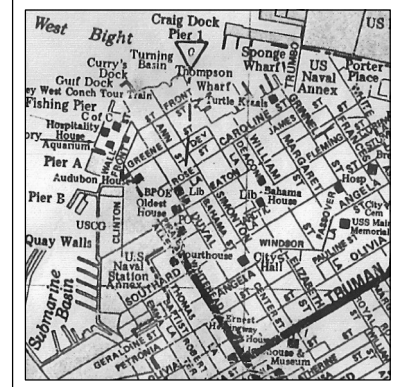


EXHIBIT "A"

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot Three (3) in Square Thirty-two (32), but better known as part of sub-divisions Five (5) and Six (6) of John Lowe, Jr., and James Lowe, Jr. and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32) which said sub-division is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records;

Commencing at a point on the North East side of Grinnell Street, distant Fifty-three (53) feet and Four (4) inches from the South East corner of Grinnell Street and Elgin Lane, and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

Survey



LOCATION MAP - NTS

BEARING BASE ASSUMED PER DEEDS
90° LOTS

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
411 GRINNELL STREET
415 GRINNELL STREET
VACANT LAND, GRINNELL STREET
KEY WEST, FLORIDA

NORTH
ASSUMED FROM LEGAL DESCRIPTION
SCALE: 1" = 10'

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM

FLOOD ZONES REFER TO NGVD 29
AS PER FIRM MAPS

I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
PROPERTY APPEARS TO BE IN -
FLOOD ZONE: AE 7 NGVD 29 DATUM.

**MAP OF BOUNDARY SURVEY
PART OF SUBDIVISION FIVE AND SIX
JOHN LOWE JR. AND JAMES R. CURRY'S
SUBDIVISION, BOOK "J" OF DEEDS
PART OF LOT 4, SQUARE 32
WILLIAM A. WHITEHEAD'S MAP
ON THE ISLAND OF KEY WEST**

LEGAL DESCRIPTION -

(per Warranty Deed Doc# 1876995, Official Records Book 2563, Page 332 Monroe County Records)
On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot Three (3) in Square Thirty-Two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James R. Curry's sub-division of said Lot Three (3) of said Square Thirty-Two (32), which said subdivision is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida records: COMMENCING at a point on the Northeast side of Grinnell Street, distant Twenty-six (26) feet and Eight (8) inches from the Southeast corner of Grinnell Street and Elgin Lane and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

AND ALSO

On the Island of Key West, and known on William A. Whitehead's Map of the said Island delineated in February A.D. 1829 as part of Lot Three (3) in Square Thirty-Two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe, Jr., and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-Two (32); which said subdivision is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida Records: COMMENCING at a point on the Northeast side of Grinnell Street, distant 53.33 feet from the Southeast corner of Grinnell Street and Elgin Lane thence Northeasterly and at right angles for a distance of 28.30 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northeasterly along a prolongation of the preceding course for a distance of 16.33 feet; thence Southeasterly and along a line deflected 93°39' to the right for a distance of 1.04 feet; thence Southwesterly and at right angles for a distance of 16.31 feet back to the POINT OF BEGINNING.

(per Exhibit "A" Doc# 1887217, Official Records Book 2574, Page 2328, Monroe County Records)
On the Island of Key West, known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as part of Lot Four (4), Square Thirty-Two (32)
Commencing at a point on the northeasterly side of Grinnell Street, distant One Hundred Forty-six (146) feet Northwesterly from the corner of Grinnell and Fleming Streets and from said point running along the line of Grinnell Street in a Northwesterly direction Thirty (30) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet Six (6) inches; thence at right angles in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet Six (6) inches out to Grinnell Street to the point of beginning.

(per Exhibit "A" Doc# 1912052, Official Records Book 2603, Page 2305, Monroe County Records)
On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot Three (3) in Square Thirty-Two (32), but better known as part of sub-divisions Five (5) and Six (6) of John Lowe, Jr., and James Lowe, Jr. and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-Two (32) which said sub-division is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records; Commencing at a point on the North East side of Grinnell Street, distant Fifty three (53) feet and Four (4) inches from the South East corner of Grinnell Street and Elgin Lane, and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

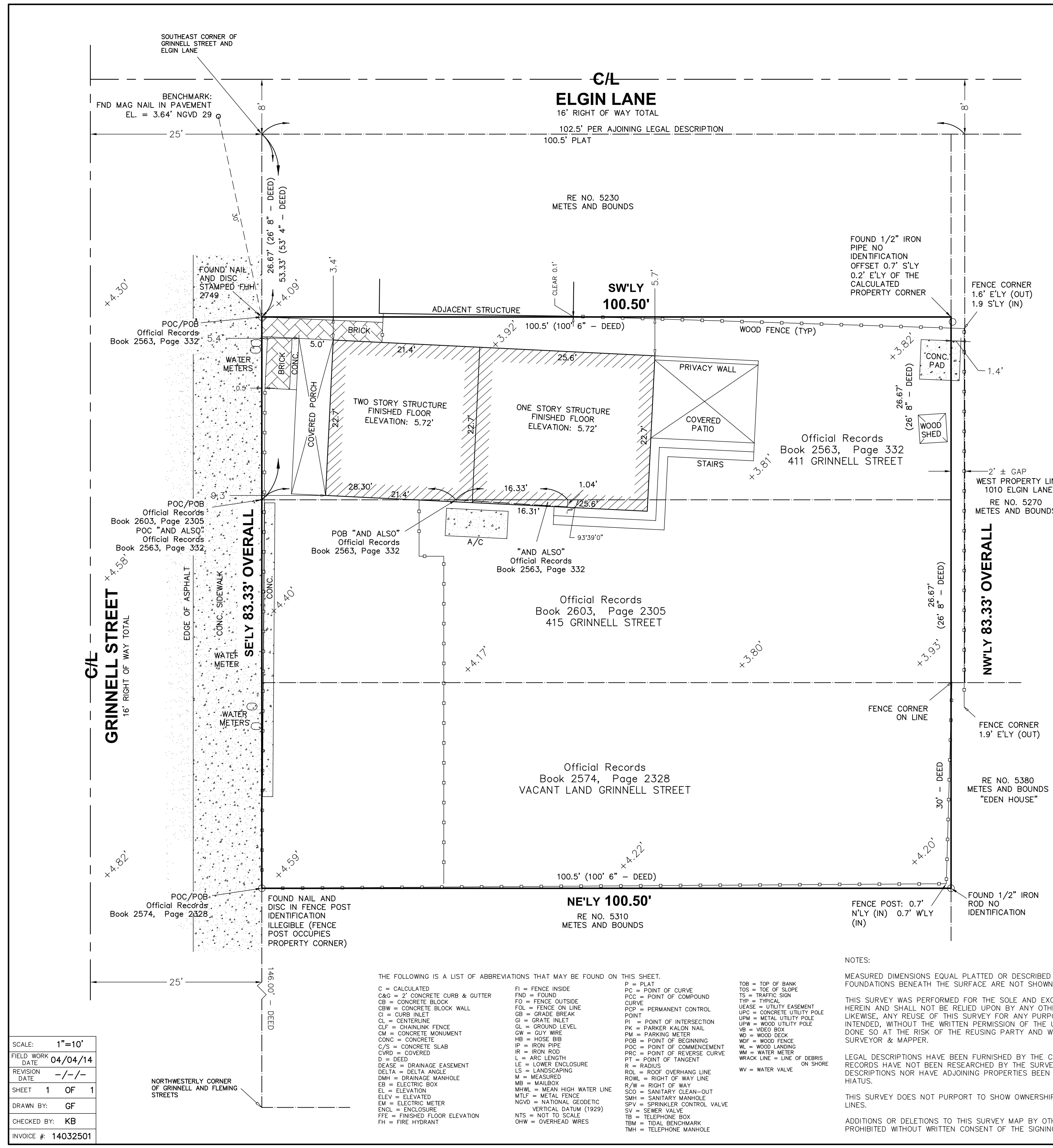
LEGAL DESCRIPTIONS SURVEYED AS ONE SITE AT THE REQUEST OF CLIENT

CERTIFIED TO -
JOSEPH NEAL GANEM

**REECE & WHITE
LAND SURVEYING, INC.**
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

Robert E. Reece
ROBERT E. REECE, LS 5652, PROFESSIONAL SURVEYOR AND MAPPER
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



SCALE:	1"=10'
FIELD WORK DATE	04/04/14
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	KB
INVOICE #:	14032501

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | | |
|---------------------------------|--------------------------------|-------------------------------|--------------------------------------|
| C = CALCULATED | FI = FENCE INSIDE | P = PLAT | TOB = TOP OF BANK |
| C&G = 2" CONCRETE CURB & GUTTER | FND = FOUND | PC = POINT OF CURVE | TOS = TOE OF SLOPE |
| CB = CONCRETE BLOCK | FOL = FENCE ON LINE | PCC = POINT OF COMPOUND CURVE | TS = TRAFFIC SIGN |
| CBW = CONCRETE BLOCK WALL | GB = GRADE BREAK | PK = PARKER KALON NAIL | TYP = TYPICAL |
| CI = CURB INLET | GL = GROUND LEVEL | PM = PARKING METER | UEASE = UTILITY EASEMENT |
| CL = CENTERLINE | GW = GUY WIRE | POB = POINT OF BEGINNING | UPC = CONCRETE UTILITY POLE |
| CLF = CHAINLINK FENCE | IP = IRON PIPE | PCC = POINT OF COMMENCEMENT | UPM = METAL UTILITY POLE |
| CM = CONCRETE MONUMENT | IR = IRON ROD | PRC = POINT OF REVERSE CURVE | UPW = WOOD UTILITY POLE |
| CONC = CONCRETE | HB = HOSE BIB | PT = POINT OF TANGENT | VB = VIDEO BOX |
| C/S = CONCRETE SLAB | IP = IRON PIPE | R = RADIUS | WB = WOOD DECK |
| CVRD = COVERED | LE = LOWER ENCLOSURE | ROL = ROOF OVERHANG LINE | WL = WOOD LANDING |
| D = DEED | LS = LANDSCAPING | R/W = RIGHT OF WAY | WM = WATER METER |
| DEASE = DRAINAGE EASEMENT | M = MEASURED | SCD = SANITARY CLEAN-OUT | WRACK LINE = LINE OF DEBRIS ON SHORE |
| DELTA = DELTA ANGLE | MH = MEAN HIGH WATER LINE | SMH = SANITARY MANHOLE | |
| DMH = DRAINAGE MANHOLE | ENCL = ENCLOSURE | SPV = SPRINKLER CONTROL VALVE | |
| EB = ELECTRIC BOX | FTE = FINISHED FLOOR ELEVATION | SV = SEWER VALVE | |
| EL = ELEVATION | FI = FIRE HYDRANT | TB = TELEPHONE BOX | |
| ELEV = ELEVATED | | TBM = TIDAL BENCHMARK | |
| EM = ELECTRIC METER | | TMH = TELEPHONE MANHOLE | |
| ENCL = ENCLOSURE | | | |
| FTE = FINISHED FLOOR ELEVATION | | | |
| FI = FIRE HYDRANT | | | |

NOTES:
MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

Site Plans

SITE DATA TABLE - 411, 413, 415 GRINNELL STREET

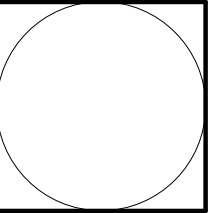
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUEST
ZONING	HMDR			
FLOOD ZONE	AE-6			
SIZE OF SITE	8,379 SF			
HEIGHT	30'		30'	NONE
FRONT SETBACK	10'		10'	NONE
SIDE SETBACK	5'		5'	NONE
SIDE SETBACK	5'		5'	NONE
REAR SETBACK	15'		15'	NONE
BUILDING COVERAGE	40% = 3,352 SF	1,334 SF	NEW STRUCTURE 2,015 SF TOTAL 3,349 SF (39.9%)	NONE
IMPERVIOUS SURFACE	60% = 5,027 SF	2,409 SF (28.8%)	2,128 SF TOTAL 4,537 SF (54.1%)	NONE
OPEN SPACE	35% = 2,933 SF		2,544 SF (30.4%)	389 SF OPEN SPACE (4.6%)

BUILDING COVERAGE
 40% ALLOWED
 8,379 X 40% = 3,352 SF
 EXISTING STRUCTURE 411 GRINNELL = 1,334 SF
 PROPOSED STRUCTURE 415 GRINNELL = 2,015 SF
 TOTAL BUILDING COVERAGE PROPOSED = 3,349 SF (39.9%)

IMPERVIOUS SURFACE RATIO
 60% ALLOWED
 8,379 X 40% = 5,027 SF
 PROPOSED BUILDING COVERAGE = 3,349 SF
 EXISTING POOL = 954 SF
 EXISTING A/C PAD = 35 SF
 EXISTING SIDEWALK = 18 SF
 EXISTING POOL EQUIPMENT PAD = 40 SF
 EXISTING PROPANE PAD = 28 SF
 PROPOSED SIDEWALK = 73 SF
 PROPOSED A/C + GENERATOR PAD = 40 SF
 TOTAL PROPOSED IMPERVIOUS SURFACE = 4,537 SF (54.1%)



New Residence
415 GRINNELL STREET
 Key West, FL 33040



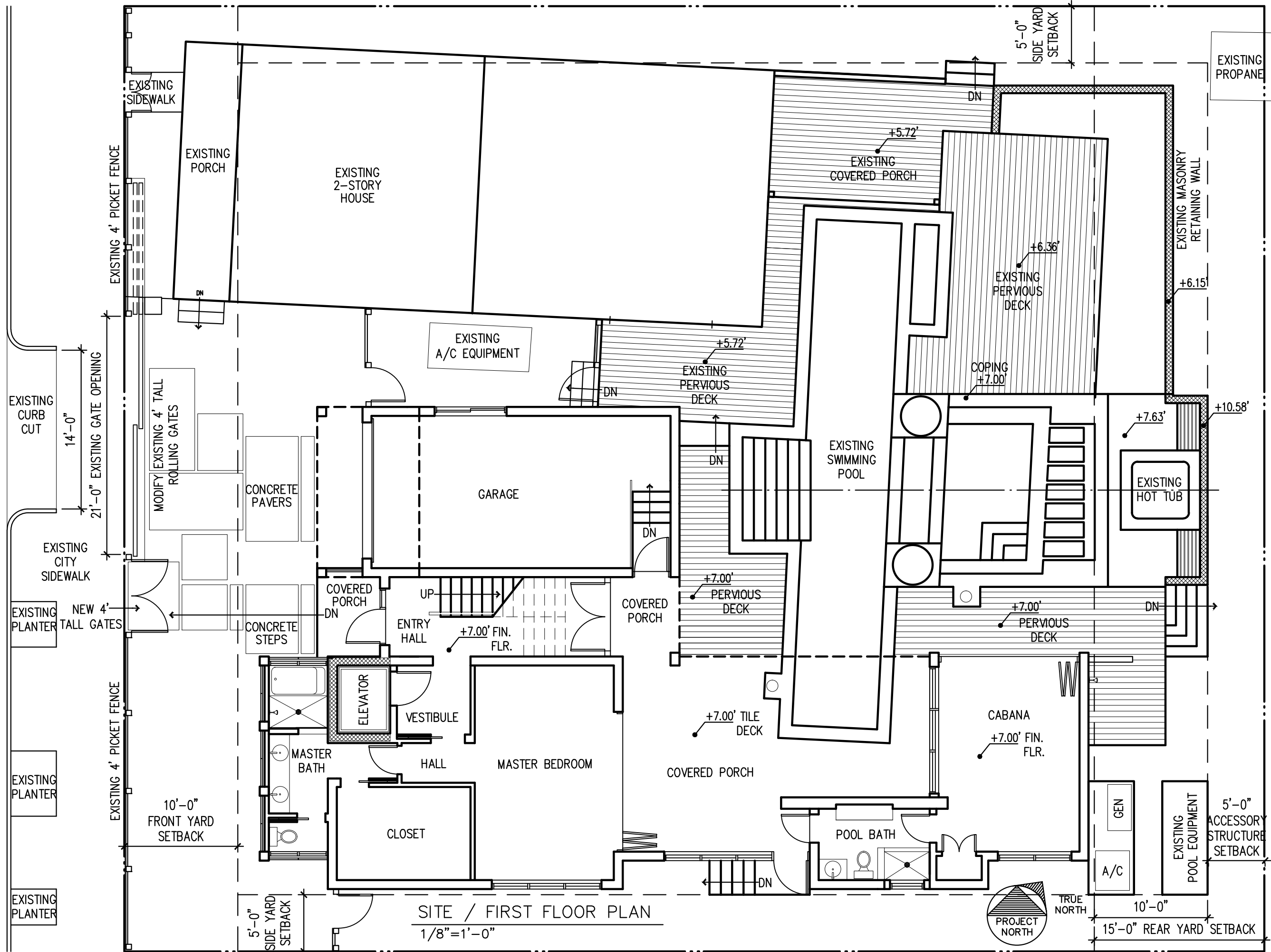
1901 S. Roosevelt Blvd. #205W
 Key West, Florida 33040
 305.923.9670
 matthew@mstrattonarchitecture.com

M. Stratton
 ARCHITECTURE

Date 3.2.15

Project # 1411

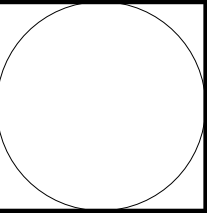
GRINNELL STREET



SITE / FIRST FLOOR PLAN

1/8" = 1'-0"

New Residence
415 GRINNELL STREET
Key West, FL 33040

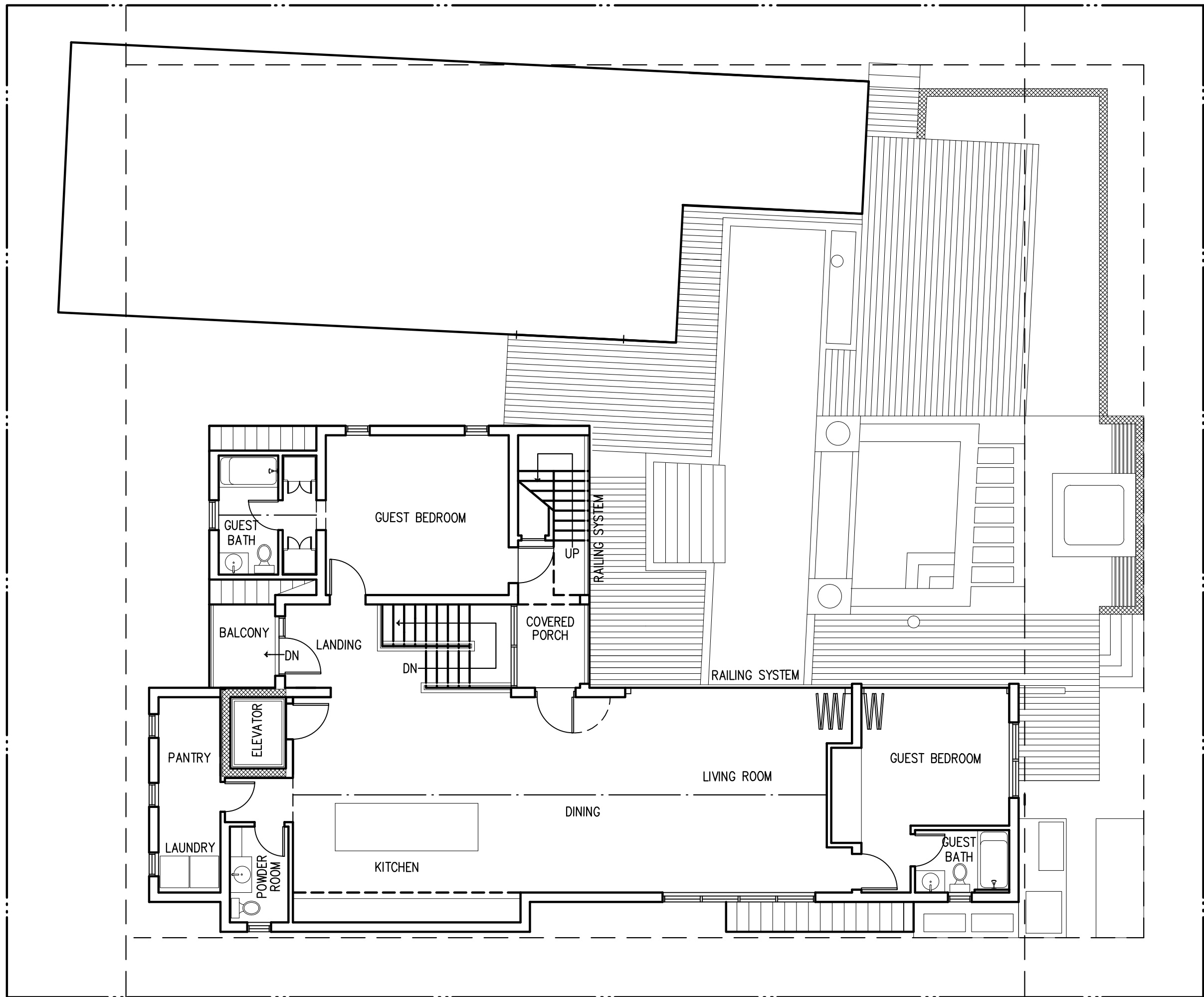


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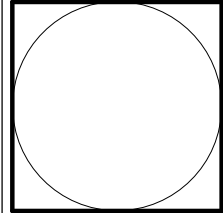


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Project # 1411

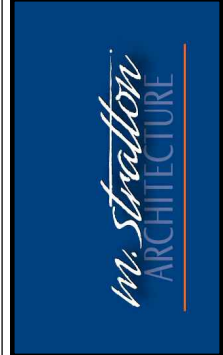
2



New Residence
415 GRINNELL STREET
 Key West, FL 33040



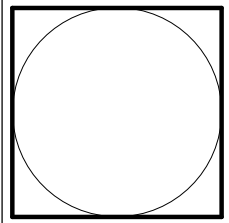
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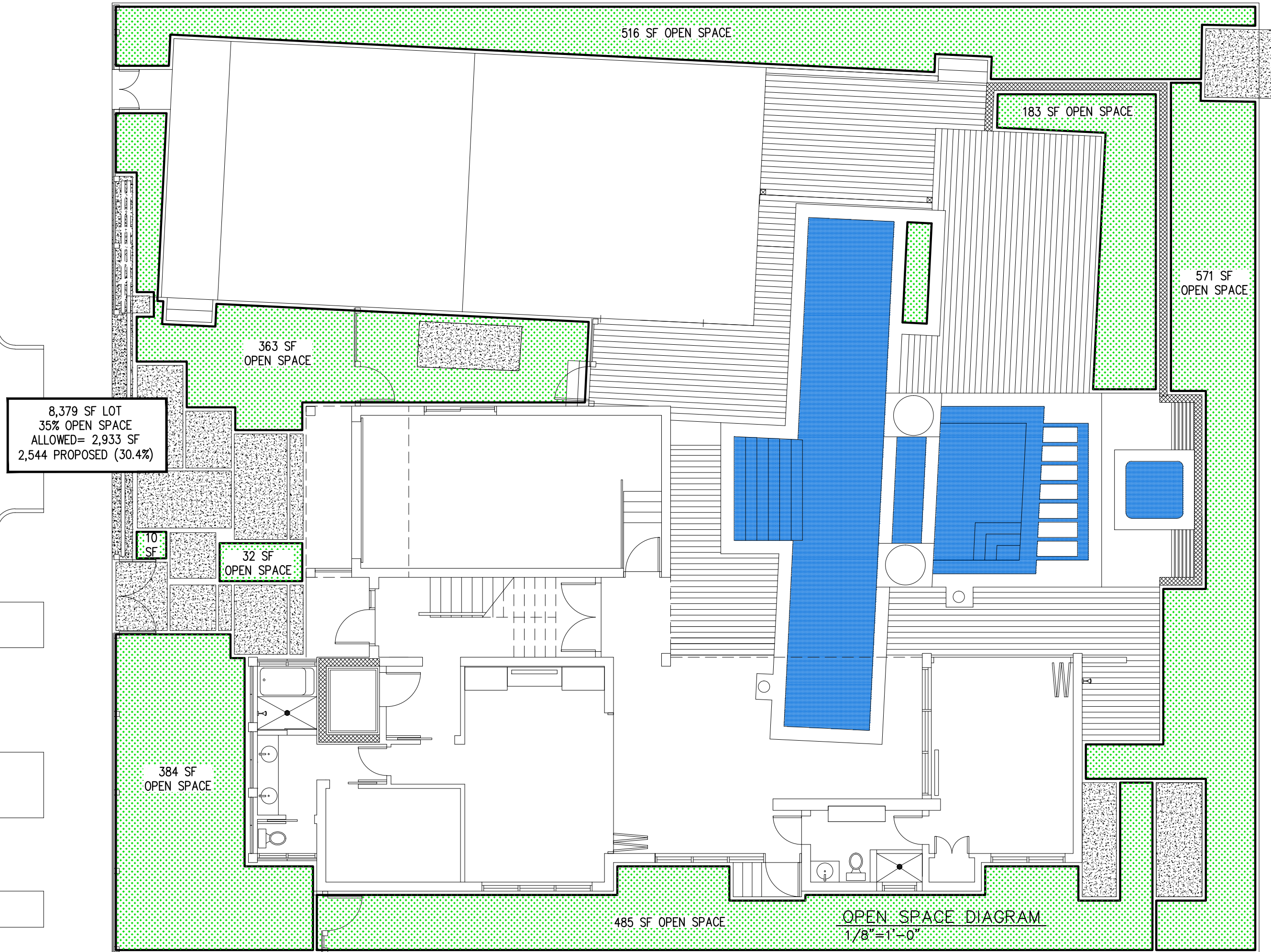
New Residence
415 GRINNELL STREET
 Key West, FL 33040



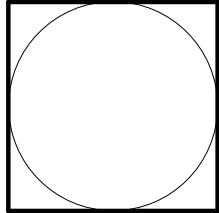
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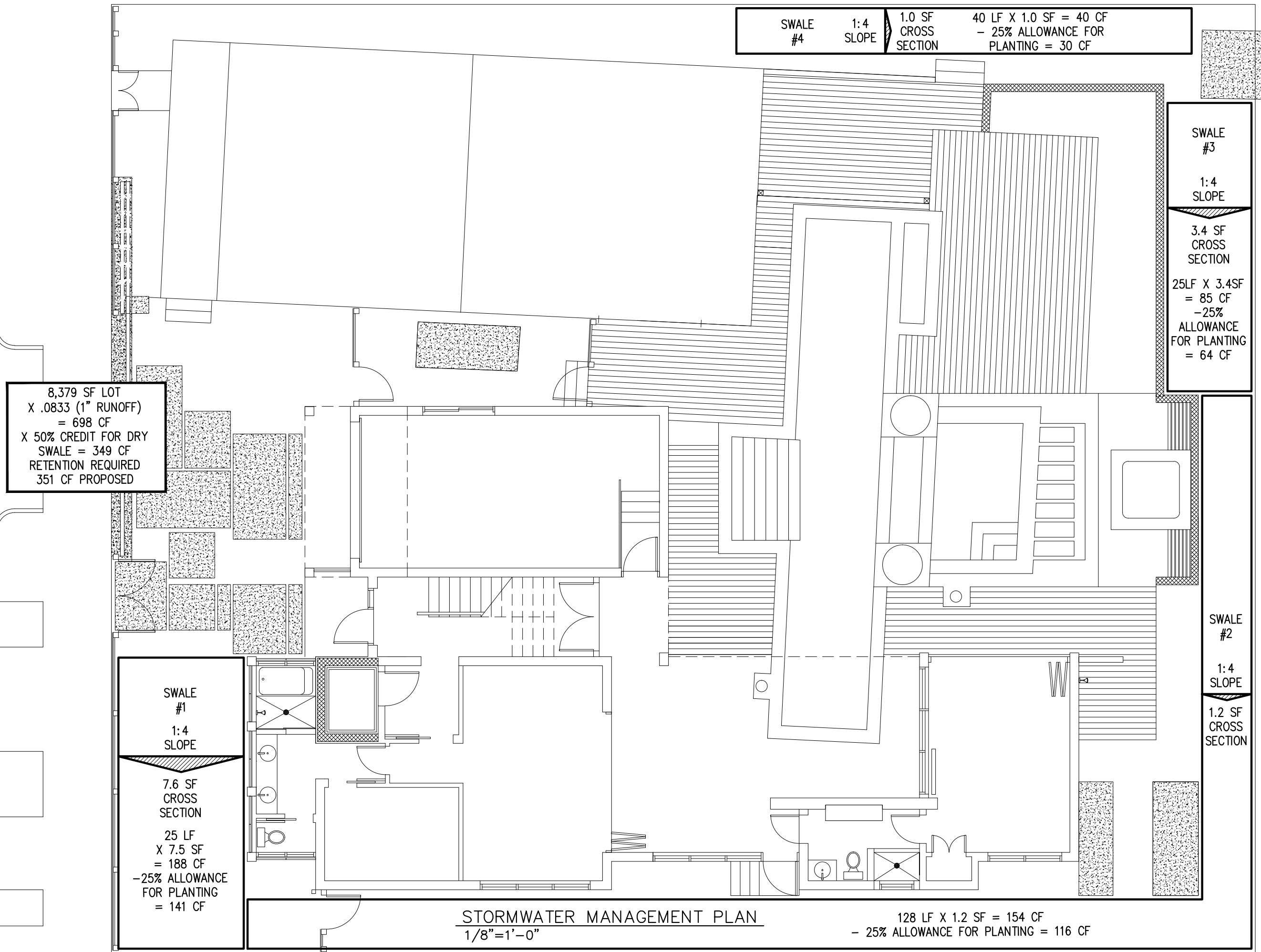


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5



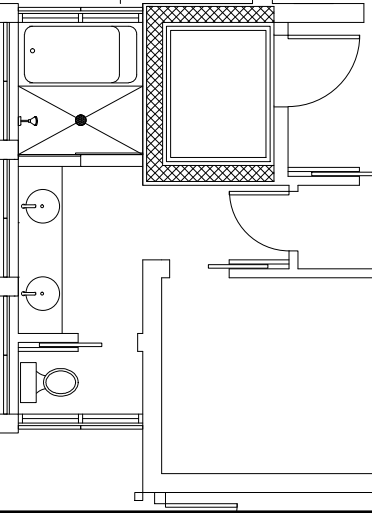
SWALE #4
1:4 SLOPE
1.0 SF CROSS SECTION
40 LF X 1.0 SF = 40 CF
- 25% ALLOWANCE FOR PLANTING = 30 CF

SWALE #3
1:4 SLOPE
3.4 SF CROSS SECTION
25LF X 3.4SF = 85 CF
-25% ALLOWANCE FOR PLANTING = 64 CF

SWALE #2
1:4 SLOPE
1.2 SF CROSS SECTION

8,379 SF LOT
X .0833 (1" RUNOFF)
= 698 CF
X 50% CREDIT FOR DRY SWALE = 349 CF
RETENTION REQUIRED 351 CF PROPOSED

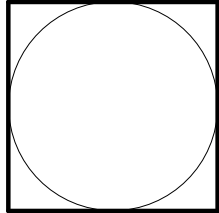
SWALE #1
1:4 SLOPE
7.6 SF CROSS SECTION
25 LF X 7.5 SF = 188 CF
-25% ALLOWANCE FOR PLANTING = 141 CF



STORMWATER MANAGEMENT PLAN
1/8"=1'-0"

128 LF X 1.2 SF = 154 CF
- 25% ALLOWANCE FOR PLANTING = 116 CF

New Residence
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Date 3.2.15
Project # 1411

6



FRONT ELEVATION
1/8"=1'-0"



409 GRINNELL
SET BACK APPROXIMATELY
8' FROM GRINNELL ST.
PROPERTY LINE

411 GRINNELL

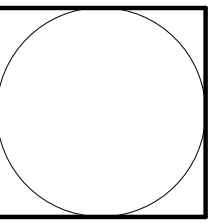
PROPOSED 415 GRINNELL

419 GRINNELL
(WORK SHED / STORAGE FOR EDEN HOUSE)
SET BACK APPROXIMATELY
45' FROM GRINNELL ST. PROPERTY LINE

421 GRINNELL
SET ON GRINNELL ST.
PROPERTY LINE

STREETSCAPE
1/16"=1'-0"

New Residence
415 GRINNELL STREET
Key West, FL 33040



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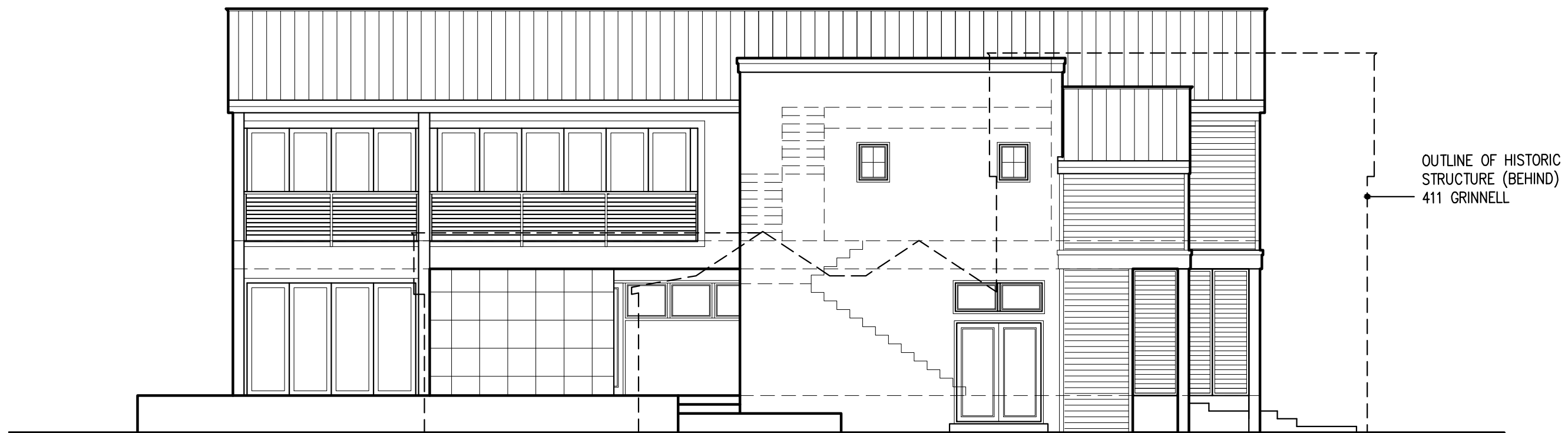
Date 3.2.15
Project # 1411

7



SIDE ELEVATION (SOUTH)

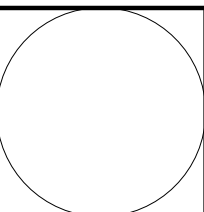
1/8"=1'-0"



SIDE ELEVATION (NORTH)

1/8"=1'-0"

New Residence
415 GRINNELL STREET
 Key West, FL 33040



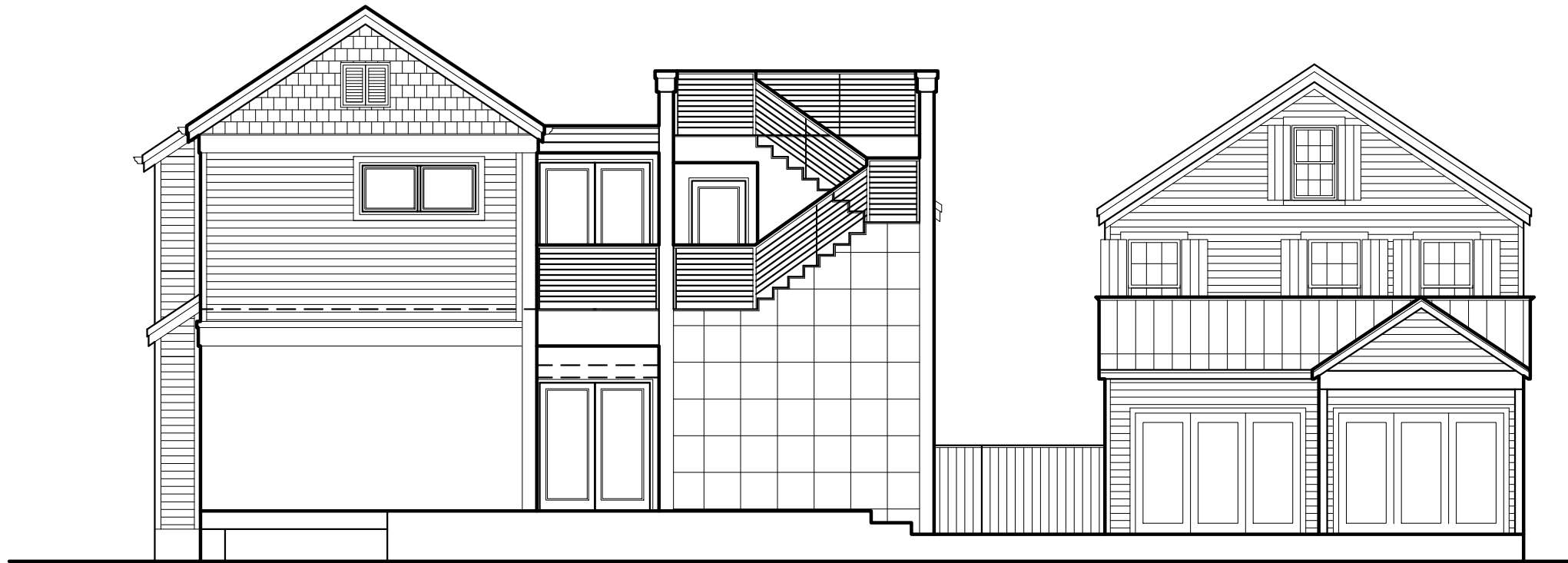
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Date 3.2.15

Project # 1411

8

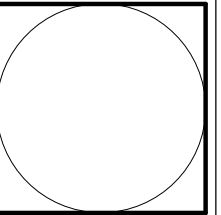


REAR ELEVATION
 1/8"=1'-0"



PARTIAL REAR ELEVATION
 1/8"=1'-0"

New Residence
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m. Stratton
 ARCHITECTURE

Date 3.2.15

Project # 1411

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: 1005428 Parcel ID: 00005240-000000

Ownership Details

Mailing Address:
GANEM JOSEPH NEAL
2644 NE 37TH DR
FORT LAUDERDALE, FL 33308-6325

All Owners:
GANEM JOSEPH NEAL, GILLIN JOHNNY ALLEN R/S

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 411 GRINNELL ST KEY WEST

Legal Description: KW PT LTS 3 AND 4 SQR 32 J-627 B3-386 ZZ-201 OR63-464/65 OR68-23/24 OR133-33/34 OR679-422 OR824-1986D/C OR855-216/218(PETITION) OR900-1286(ORDER) OR945-1003/04R/S OR1150-2493/94 OR1226-1232AFFD OR1233-1953/54EST OR1233-2265/66EST OR1269-1640 OR1269-1641/44 OR1309-118/20 OR1312-167/69R/S OR1515-1213/15 OR2162-648D/C OR2162-649D/C OR2162-647 OR2356-1521/1524(ORDER) OR2549-1016ORD OR2563-332/33 OR2574-2300/2302P/R OR2574-2303/2305Q/C OR2574-2306/2309Q/C OR2574-2310/2312Q/C OR2574-2313/2315Q/C OR2574-2316/2318Q/C OR2574-2319/2321Q/C OR2574-2322/2324P/R OR2574-2325/2327Q/C OR2574-2328/30P/R OR2575-1240/1242U/T OR2594-301/303-C OR2594-304/306-C OR2594-1529/1531-C OR2595-1303/1305-C OR2596-2423/2425C OR2596-2426/2428C OR2596-2429/2431C OR2598-363/366C OR2598-367/369(AFFD) OR2603-2305/2307C OR2685-786/787(AMD ORDER)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	30	101	3,015.00 SF
010D - RESIDENTIAL DRY	27	101	2,680.00 SF
01SD - RES SUPERIOR DRY	27	101	2,680.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1541
 Year Built: 1918

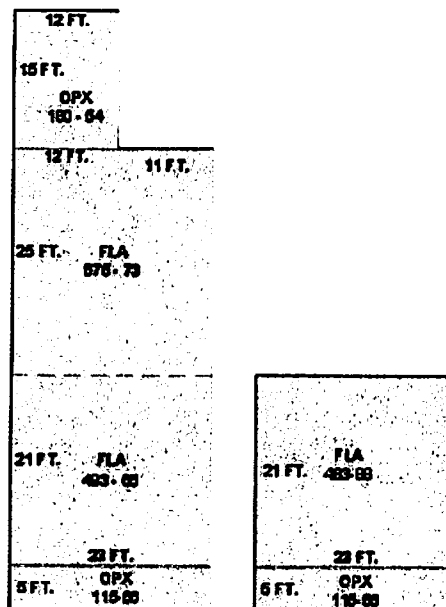
Building 1 Details

Building Type R1	Condition A	Quality Grade 550
Effective Age 5	Perimeter 226	Depreciation % 3
Year Built 1918	Special Arch 0	Grnd Floor Area 1,541
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 BLOCK
 Heat 1 FCD/AIR DUCTED Heat 2 NONE Bedrooms 3
 Heat Src 1 ELECTRIC Heat Src 2 NONE

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12: ABOVE AVERAGE WOOD	1	2013	Y			575
2	OPX		1	2013				180

3	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	Y	0.00	0.00	483
4	OPX		1	1989	N	N	0.00	0.00	115
5	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	Y	0.00	0.00	483
6	OPX		1	1989	N	N	0.00	0.00	115

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	108 SF	0	0	2014	2015	2	30
2	FN2:FENCES	960 SF	160	6	2014	2015	2	30

Appraiser Notes

FOR THE 2014 TAX ROLL RE 00005250-000000 AK 1005436 (PT LOT 3 SQR 32) AND RE 00005300-000000 AK 1005487 (PT LOT 4 SQR 32) HAVE NOW BEEN COMBINED WITH THIS PARCEL PER PROPERTY OWNERS REQUEST. SEE UNITY OF TITLE RECORDED IN OR2575-1240/1242.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	12-3725	10/25/2012	08/28/2013	16,000	PROVIDE ROUGH & TRIM, 3 WC,4 LAVS,2 SHOWERS, 1 KITCH SINK	
1	12-3726	10/25/2012	08/28/2013	6,000	INSTALL ONE 2.5 TON AND ONE 2 TON, 18 DROPS	
1	12-3722	10/24/2012	08/28/2013	150,000	NEW FOUNDATION, RAISE HOUSE, NEW WINDOWS, INTERIOR FRAMING, DRYWALL, CABINETS,FLOORING , TILE, EXTERIOR SIDING, 10X10 ADDITION, GAZEBO	
1	12-3724	10/24/2012	08/28/2013	18,000	Commercial	INSTALL 200A' 120/240V; 1 PH, 3W OVEARHEAD SERVICE ENTRANCE, INTALLATION OF BRANCH CIRCUITRY, BOXES, DEVICE RINGS, DISCONNECTING MEANS & OVER CURRENT PROTECTION FOR LIGHTING, POWER, HVAC EQUIPMENT AND W/H
1	13-0424	02/05/2013	08/28/2013	14,000	Commercial	1. (24) SPEAKERS PREWIRE 16/2 2. (8) KEYPAD CONTROL LOCATIONS CAT SE WITH 16-4 SPEAKER WIRE 3. (12) DATA LOCATIONS CAT SE 4. (12) PHONE LOCATIONS CAT SE 5. (12) RG6Q TV/RF LOCATIONS 6. 2 HDMI VIDEO RUNS 7. (4) CAT SE CAMERA LOCATIONS 8. PREWIRE TO INCLUDE TINNED OUTDOOR WIRE
1	13-0701	02/27/2013	08/28/2013	7,720	Commercial	INSTALL 900 SF OF 26G V-CRIMP METAL ROOFING AND 50 SF OF TPO SINGLE PLY ON THE NEW REAR ADDITION
1	13-0813	03/01/2013	08/28/2013	1,040	Commercial	INSTALL SECURITY ALARM KEYPAD & 2 MONITORED SMOKE DETECTORS PLA. BOARD
1	13-1963	05/03/2013	08/28/2013	500	Residential	BUILD CONCRETE SLAB FOR ALL KEYS EQUIPMENT.
1	13-1715	04/26/2013	08/28/2013	975	Residential	SET A 200# TANK AND SECURE 47 GALLONS THEN RUN LINE FROM TANK TO THE HOUSE UNDERGROUND THEN ATTACH THE LINE TO UNDER SIDE TO HOUSE AND RUN IT TO A WATER HEATER & A STOVE AND SECURE LINE. DONT INCLUDE CONCRETE SLAB.
1	13-2144	05/21/2013	08/28/2013	6,000	Residential	ALL OPENINGS W/LEAN PANELS.

3	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	Y	0.00	0.00	483
4	OPX		1	1989	N	N	0.00	0.00	115
5	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	Y	0.00	0.00	483
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1	13-2144	05/21/2013	08/28/2013	6,000	Residential	ALL OPENINGS W/LEAN PANELS.

13-5092	12/04/2013	12/16/2014	10,250			APPROX 268LF FENCE. 108LF OF 4'H PICKET, 160LF OF 6'H PICKET
14-4205	09/09/2014		19,800			CONSTRUCT 121LF OF CONCRETE RETAINING WALL WITH WHITE STUCCO FINISH.
14-4550	10/06/2014		150,000			NEW POOL & DECK
14-5491	12/04/2014		48,000			INSTALL 360 SF DECK BY NORTHSIDE OF STAIRCASE WITH CONCRETE PLATFORM. R & R 192 SF OF DECKING ON EAST SIDE COVERED PORCH AND 87 SF EAST OF SLIDING DOORS
15-0103	02/02/2015		2,400			INSTALL 4- 100 GALLON TANKS RUN LINES TO GRILL AND GENERATOR. AND 2 FIREBOWLS
1	B95-0189	01/01/1995	12/01/1995	5,525	Residential	REPAIRS TO SIDING/WINDOWS
1	98-2061	10/16/1998	11/05/1998	10,000	Residential	REPAIR SIDING/DECK/WNDWS
1	04-1530	05/12/2004	09/29/2004	2,500	Residential	ROOF REPAIR
1	06-2703	05/03/2006	07/02/2007	5,933	Commercial	INSTALL V-CRIMP METAL ROOFING

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	232,701	1,280	1,311,938	1,545,919	1,545,919	0	1,545,919
2013	30,599	1,000	295,704	327,303	327,303	0	327,303
2012	158,100	2,689	236,852	397,641	328,238	25,000	303,238
2011	186,254	2,751	217,172	406,177	318,678	25,000	293,678
2010	188,420	2,814	274,068	465,302	313,968	25,000	288,968
2009	209,435	2,877	416,584	628,896	305,714	25,000	280,714
2008	192,559	2,939	470,400	665,898	305,409	25,000	280,409
2007	275,641	3,002	358,848	637,491	296,514	25,000	271,514
2006	424,708	3,064	255,360	683,132	289,282	25,000	264,282
2005	443,796	3,127	201,600	648,523	280,856	25,000	255,856
2004	276,770	3,190	188,160	468,120	272,676	25,000	247,676
2003	266,519	3,252	94,080	363,852	267,592	25,000	242,592
2002	245,512	3,390	94,080	342,982	261,321	25,000	236,321
2001	194,508	3,552	94,080	292,140	257,206	25,000	232,206
2000	198,830	2,788	51,072	252,690	249,715	25,000	224,715
1999	189,321	2,757	51,072	243,150	243,150	25,000	218,150
1998	146,539	1,454	51,072	199,065	199,065	0	199,065
1997	134,657	1,370	45,696	181,723	181,723	0	181,723
1996	106,934	1,114	45,696	153,743	153,743	0	153,743
1995	111,898	1,097	45,696	158,691	158,691	0	158,691
1994	94,683	949	45,696	141,328	141,328	0	141,328

1993	92,611	970	45,696	139,277	139,277	25,500	113,777
1992	92,611	991	45,696	139,298	139,298	25,000	114,298
1991	92,611	1,013	45,696	139,320	139,320	25,000	114,320
1990	67,774	1,034	35,325	104,133	104,133	25,000	79,133
1989	53,931	0	34,658	88,589	88,589	25,000	63,589
1988	47,335	0	29,326	76,661	76,661	25,000	51,661
1987	47,060	0	21,451	68,511	68,511	25,000	43,511
1986	47,324	0	20,731	68,055	68,055	0	68,055
1985	26,666	0	10,582	37,248	37,248	12,416	24,832
1984	24,941	0	10,582	35,523	35,523	11,636	23,887
1983	24,941	0	10,582	35,523	35,523	11,722	23,801
1982	25,413	0	10,582	35,995	35,995	11,878	24,117

Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/29/2012	2603 / 2305	100	QC	11
4/2/2012	2563 / 332	630,000	WD	37
5/1/1998	1515 / 1213	292,000	WD	Q
5/1/1994	1309 / 0118	195,000	WD	Q
8/1/1993	1269 / 1640	180,000	WD	Q
6/1/1985	945 / 1003	85,000	WD	Q

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

13-5092	12/04/2013	12/16/2014	10,250			APPROX 268LF FENCE. 108LF OF 4'H PICKET, 160LF OF 6'H PICKET
14-4205	09/09/2014		19,800			CONSTRUCT 121LF OF CONCRETE RETAINING WALL WITH WHITE STUCCO FINISH.
14-4550	10/06/2014		150,000			NEW POOL & DECK
14-5491	12/04/2014		48,000			INSTALL 360 SF DECK BY NORTHSIDE OF STAIRCASE WITH CONCRETE PLATFORM. R & R 192 SF OF DECKING ON EAST SIDE COVERED PORCH AND 87 SF EAST OF SLIDING DOORS
15-0103	02/02/2015		2,400			INSTALL 4- 100 GALLON TANKS RUN LINES TO GRILL AND GENERATOR. AND 2 FIREBOWLS
1	B95-0189	01/01/1995	12/01/1995	5,525	Residential	REPAIRS TO SIDING/WINDOWS
1	98-2061	10/16/1998	11/05/1998	10,000	Residential	REPAIR SIDING/DECK/WNDWS
1	04-1530	05/12/2004	09/29/2004	2,500	Residential	ROOF REPAIR
1	06-2703	05/03/2006	07/02/2007	5,933	Commercial	INSTALL V-CRIMP METAL ROOFING

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	232,701	1,280	1,311,938	1,545,919	1,545,919	0	1,545,919
2013	30,599	1,000	295,704	327,303	327,303	0	327,303
2012	158,100	2,689	236,852	397,641	328,238	25,000	303,238
2011	186,254	2,751	217,172	406,177	318,678	25,000	293,678
2010	188,420	2,814	274,068	465,302	313,968	25,000	288,968
2009	209,435	2,877	416,584	628,896	305,714	25,000	280,714
2008	192,559	2,939	470,400	665,898	305,409	25,000	280,409
2007	275,641	3,002	358,848	637,491	296,514	25,000	271,514
2006	424,708	3,064	255,360	683,132	289,282	25,000	264,282
2005	443,796	3,127	201,600	648,523	280,856	25,000	255,856
2004	276,770	3,190	188,160	468,120	272,676	25,000	247,676
2003	266,519	3,252	94,080	363,852	267,592	25,000	242,592
2002	245,512	3,390	94,080	342,982	261,321	25,000	236,321
2001	194,508	3,552	94,080	292,140	257,206	25,000	232,206
2000	198,830	2,788	51,072	252,690	249,715	25,000	224,715
1999	189,321	2,757	51,072	243,150	243,150	25,000	218,150
1998	146,539	1,454	51,072	199,065	199,065	0	199,065
1997	134,657	1,370	45,696	181,723	181,723	0	181,723
1996	106,934	1,114	45,696	153,743	153,743	0	153,743
1995	111,898	1,097	45,696	158,691	158,691	0	158,691
1994	94,683	949	45,696	141,328	141,328	0	141,328

1993	92,611	970	45,696	139,277	139,277	25,500	113,777
1992	92,611	991	45,696	139,298	139,298	25,000	114,298
1991	92,611	1,013	45,696	139,320	139,320	25,000	114,320
1990	67,774	1,034	35,325	104,133	104,133	25,000	79,133
1989	53,931	0	34,658	88,589	88,589	25,000	63,589
1988	47,335	0	29,326	76,661	76,661	25,000	51,661
1987	47,060	0	21,451	68,511	68,511	25,000	43,511
1986	47,324	0	20,731	68,055	68,055	0	68,055
1985	26,666	0	10,582	37,248	37,248	12,416	24,832
1984	24,941	0	10,582	35,523	35,523	11,636	23,887
1983	24,941	0	10,582	35,523	35,523	11,722	23,801
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