



# Application For Variance

City of Key West, Florida • Planning Department

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

RECEIVED

MAR 31 2015

CITY OF KEY WEST  
PLANNING DEPT.

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: 618 FREE SCHOOL LANE, KEY WEST

Zoning District: \_\_\_\_\_ Real Estate (RE) #: \_\_\_\_\_

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: THOMAS KELLY

Mailing Address: 19141 ROCKY ROAD

City: SUGARLOAF KEY State: FL. Zip: 33042

Home/Mobile Phone: 305-304-1984 Office: SAME Fax: N/A

Email: THOMASCKELLY1@BELL SOUTH.NET

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

Name: KATE MIANO DBA MIANO GROUP INVESTMENTS LTD.

Mailing Address: 526 ANGELA STREET

City: KEY WEST State: FL. Zip: 33040

Home/Mobile Phone: 305-923-4617 Office: 294-2661 Fax: \_\_\_\_\_

Email: KEYSKBE@AOL.COM

Description of Proposed Construction, Development, and Use: SINGLE FAMILY RESIDENCE.

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

TO EXPAND A NONCOMPLYING STRUCTURE

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

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

Will any work be within the dripline (canopy) of any tree on or off the property?  Yes  No  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?  Yes  No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X-ZONE			
Size of Site	4000	10737 S.F.		
Height	30'	13'	22'-4"	
Front Setback	10'	58.1'	10'-0"	
Side Setback	5'	11'	5'-0"	
Side Setback	5'	46'	37'-0"	
Street Side Setback	5'	N/A	N/A	
Rear Setback	20'	11'-0"	14'-9"	X
F.A.R.	100%	8.1%	26.3%	
Building Coverage	50%	10.2%	30.4%	
Impervious Surface	60%	19.3%	45.8%	
Parking	1	2	2	
Handicap Parking	N/A	N/A	N/A	
Bicycle Parking	N/A	N/A	N/A	
Open Space/ Landscaping	75%	80%	51%	
Number and type of units	1	1	1	
Consumption Area or Number of seats	N/A	N/A	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](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.

THIS PROPERTY HAS AN EXISTING SINGLE FAMILY RESIDENCE THAT DOES NOT COMPLY TO THE REAR SET BACK

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

EXISTING BUILDING WAS NOT BUILT BY OWNER.

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.

WITH EXCEPTION OF THE EXISTING STRUCTURE, ALL IMPROVEMENTS WILL COMPLY WITH SECTION 122-107B

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 PROPERTY IS A LARGE LOT WITH A SMALL RESIDENCE THAT DOES NOT COMPLY WITH THE REAR SET BACK

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.

ALL IMPROVEMENTS WILL COMPLY WITH SECTION 122-107B

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 GRANTING OF THE VARIANCE WOULD BE IN HARMONY WITH THE GENERAL INTENT OF THE LAND DEVELOPMENT REGULATIONS

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.

AGREED

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

# **Authorization**



**Deed**

Prepared by and return to:  
Susan Mary Cardenas  
Attorney at Law  
Stones & Cardenas  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 14-003-Tromble

Doc# 1969975 02/24/2014 12:33PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

02/24/2014 12:33PM  
DEED DOC STAMP CL: Krys \$8,680.00

Doc# 1969975  
Bk# 2672 Pg# 732

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 21st day of February, 2014 between Rick A. Tromble and Michele L. Tromble, husband and wife whose post office address is 6310 Manasota Key Road, Englewood, FL 34223, grantor, and Miano Group Investments, Ltd., a Florida limited partnership whose post office address is 526 Angela Street, Key West, FL 33040, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

In the City of Key West, being a part of Lot 1 in Square 49, according to Whitehead's plan of the City delineated in February 1829, and more fully described as follows: COMMENCING on Elizabeth Street at the dividing line between Lots 1 and 2 in Square 49 and running thence along said dividing line a distance of 102 feet for a Point of Beginning. Continue along said dividing line a distance of 99 feet to the dividing line between Lots 1 and 4; thence along said dividing line of Lots 1 and 4 a distance of 110 feet more or less; thence at right angles in a Northeasterly direction parallel with the dividing line of Lots 1 and 2 a distance of 99 feet; thence at right angles in a Northwesterly direction parallel with the dividing line of Lots 1 and 4 a distance of 110 feet more or less, to the Point of Beginning.

LESS

Parcel "E":

A parcel of land on the Island of Key West and known as a part of Lot 1, Square 49, according to W.A. Whitehead's Map delineated in February, A.D., 1829, said parcel being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street with the Northwesterly right of way line of Southard Street and run thence Southwesterly along the Northwesterly right of way line of Southard Street for a distance of 177 feet; thence Northwesterly and at right angles for a distance of 112 feet to the Point of Beginning; thence continue Northwesterly along the previously described course for a distance of 7.1 feet to an existing chain link fence; thence Southwesterly with a deflection angle of 88°57'13" to the left and along said fence for a distance of 21.9 feet to a fence corner; thence Southeasterly and at right angles and along said fence for a distance of 7.5 feet to a point, said point being 112 feet Northwesterly of the Northwesterly right of way line of Southard Street; thence Northeasterly for a distance of 22.05 feet back to the Point of Beginning.

LESS

Parcel "F":

A parcel of land on the Island of Key West, Monroe County, Florida and being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of



Elizabeth Street with the Northwesterly right of way line of Southard Street and run thence Southwesterly along the Northwesterly right of way line of Southard Street for a distance of 152.00 feet; thence Northwesterly and at right angles for a distance of 112 feet to the Point of Beginning of the parcel of land being described herein; thence continue Northwesterly along the prolongation of the preceding course for a distance of 6.80 feet; thence Southwesterly and along a fine deflected 88°10" to the left for a distance of 25.01 feet; thence Southeasterly and along the line deflected 91°50' to the left for a distance of 7.00 feet; thence Northeasterly and at right angles for a distance of 25.00 feet back to the Point of Beginning.

Parcel Identification Number: 000090000-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.



To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.



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

Signed, sealed and delivered in our presence:

  
Rick A. Tromble (Seal)

  
Witness Name: Susan M. Cardenas  
  
Witness Name: Mary E. Turso


  
Michele L. Tromble (Seal)

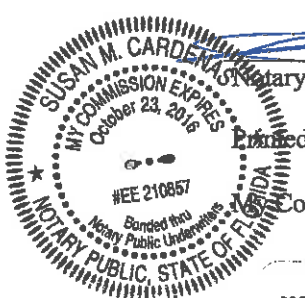
  
Witness Name: Susan M. Cardenas  
  
Witness Name: Mary E. Turso

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 21st day of February, 2014 by Rick A. Tromble and Michele L. Tromble, who  are personally known or  have produced a driver's license as identification.

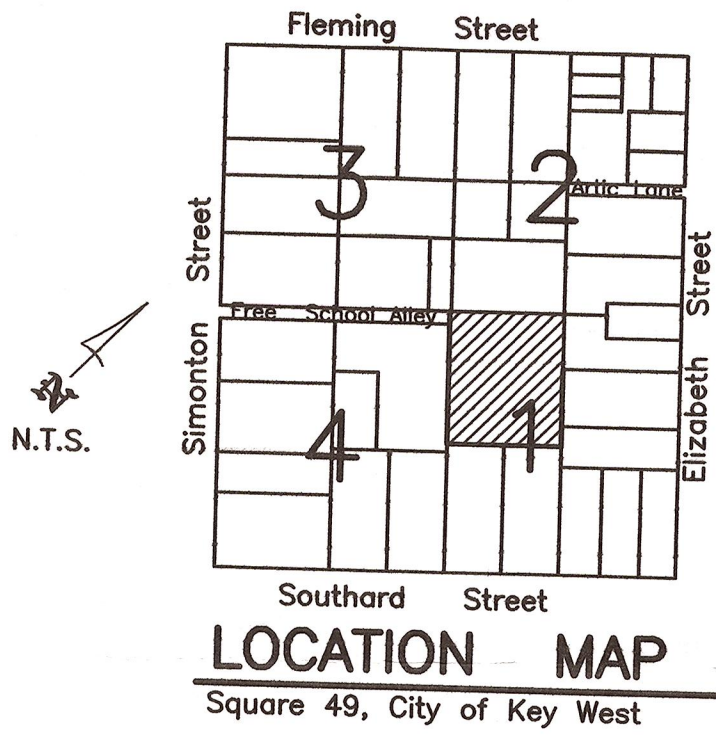
[Notary Seal]

  
Notary Public  
Printed Name: Susan M. Cardenas  
Commission Expires: 10.23.2016



# Survey





**LEGAL DESCRIPTION:**

PARCEL A: O.R. 623, Page 615-620

In the City of Key West, being a part of Lot 1 in Square 49, according to Whitehead's plan of the City delineated in February 1829, and more fully described as follows: COMMENCING on Elizabeth street at the dividing line between Lots 1 and 2 in Square 49 and running thence along said dividing line a distance of 102 feet for a point of beginning. Continue along said dividing line a distance of 99 feet to the dividing line between Lots 1 and 4; thence along said dividing line of Lots 1 and 4 a distance of 110 feet more or less; thence at right angles in a Northeasterly direction parallel with the dividing line of Lots 1 and 2 a distance of 99 feet; thence at right angles in a Northwesterly direction parallel with the dividing line of Lots 1 and 4 a distance of 110 feet more or less, to the Point of Beginning.

**LESS**

Parcel "E":

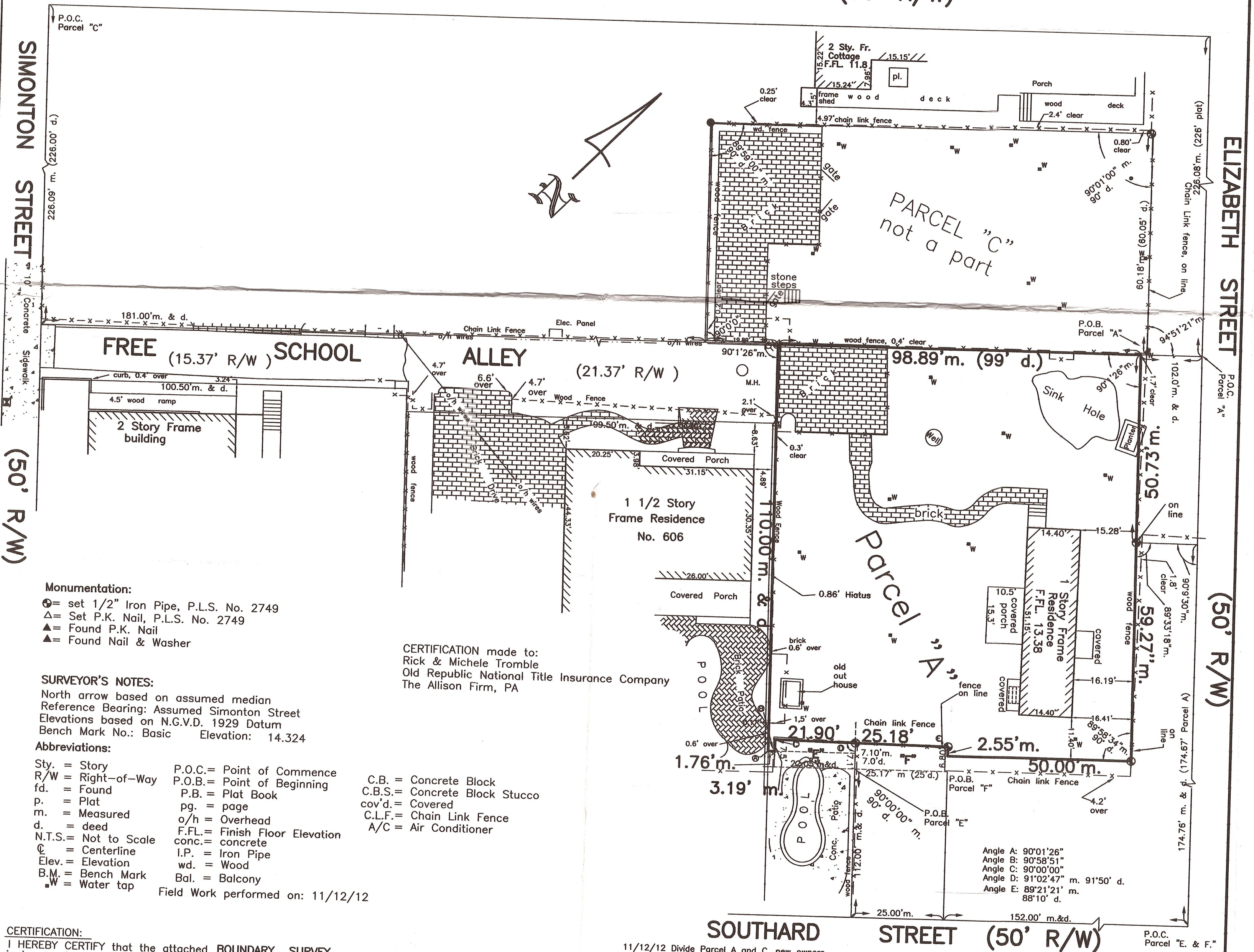
A parcel of land on the Island of Key West and known as a part of Lot 1, Square 49, according to W.A. Whitehead's Map delineated in February, A.D., 1829, said parcel being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street with the right of way line of Southard Street and run thence Southwesterly along the Northwesterly right of way line of Southard Street for a distance of 177 feet; thence Northwesterly and at right angles for a distance of 112 feet to the Point of Beginning; thence continue Northwesterly along the perviously described course for a distance of 7.1 feet to an existing chain link fence; thence Southwesterly with a deflection angle of 88°57'13" to the left and along said fence for a distance of 21.9 feet to a fence corner; thence Southeastery and at right angles and along said fence for a distance of 7.5 feet to a point, said point being 112 feet Northwesterly of the Northwesterly right of way line of Southard Street; thence Northeasterly for a distance of 22.05 feet back to the Point of Beginning.

**LESS**

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A parcel of land on the Island of Key West, Monroe County, Florida and being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Elizabeth Street with the Northwesterly right of way line of Southard Street and run thence Southwesterly along the Northwesterly right of way line of Southard Street for a distance of 152.00 feet; thence Northwesterly and at right angles for a distance of 112 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue and along a line deflected 88°10" to the left for a distance of 25.01 feet; thence Southwesterly and along the line deflected 91°50" to the left for a distance of 7.00 feet; thence Southeastery and along a distance of 25.00 feet back to the POINT OF BEGINNING.

**FLEMING STREET (50' R/W)**



CERTIFICATION made to:  
Rick & Michele Tromble  
Old Republic National Title Insurance Company  
The Allison Firm, PA

**Monumentation:**

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- △ = Set P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail
- ▲ = Found Nail & Washer

**SURVEYOR'S NOTES:**

North arrow based on assumed median  
Reference Bearing: Assumed Simonton Street  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

**Abbreviations:**

- |                       |                                 |                                |
|-----------------------|---------------------------------|--------------------------------|
| Sty. = Story          | P.O.C. = Point of Commence      | C.B. = Concrete Block          |
| R/W = Right-of-Way    | P.O.B. = Point of Beginning     | C.B.S. = Concrete Block Stucco |
| fd. = Found           | P.B. = Plat Book                | cov'd. = Covered               |
| p. = Plat             | pg. = page                      | C.L.F. = Chain Link Fence      |
| m. = Measured         | o/h = Overhead                  | A/C = Air Conditioner          |
| d. = deed             | F.F.L. = Finish Floor Elevation |                                |
| N.T.S. = Not to Scale | conc. = concrete                |                                |
| ⊙ = Centerline        | I.P. = Iron Pipe                |                                |
| Elev. = Elevation     | wd. = Wood                      |                                |
| B.M. = Bench Mark     | Bal. = Balcony                  |                                |
| W = Water tap         |                                 |                                |

Field Work performed on: 11/12/12

**CERTIFICATION:**

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & MAPPER No. 2749  
Professional Engineer No. 36810  
State of Florida

**RECEIVED**

MAR 31 2013

CITY OF KEY WEST  
PLANNING DEPT.

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

11/12/12 Divide Parcel A and C, new owners

Rick & Michele Tromble		Dwn No.: 12-356	
618 Freeschool Alley, Key West, Fl. 33040		Dwn. By: F.H.H.	
BOUNDARY SURVEY		Flood Elev. -	
Scale: 1"=20'	Ref. 193-37	Flood panel No. 1516 K	
Date: 7/12/07	201-69	Flood Zone: X	
	209-28.57		
REVISIONS AND/OR ADDITIONS			
9/23/10: Review and correct L.D. and Dimensions			
10/1/10: Updated, loc. trees 5/1/12: Parcel "F"			
11/24/10: Add grades			
f/dwa/kw/bk42			

Block 42

**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

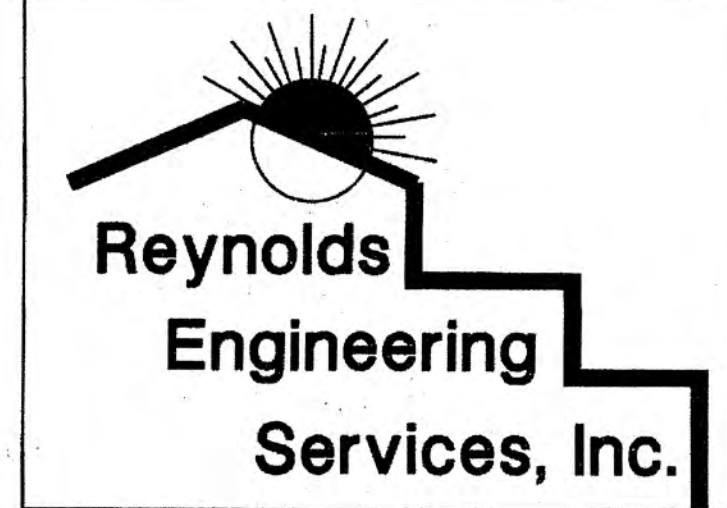


# Site Plans



# 618 FREESCHOOL ALLEY

KEY WEST - FLORIDA



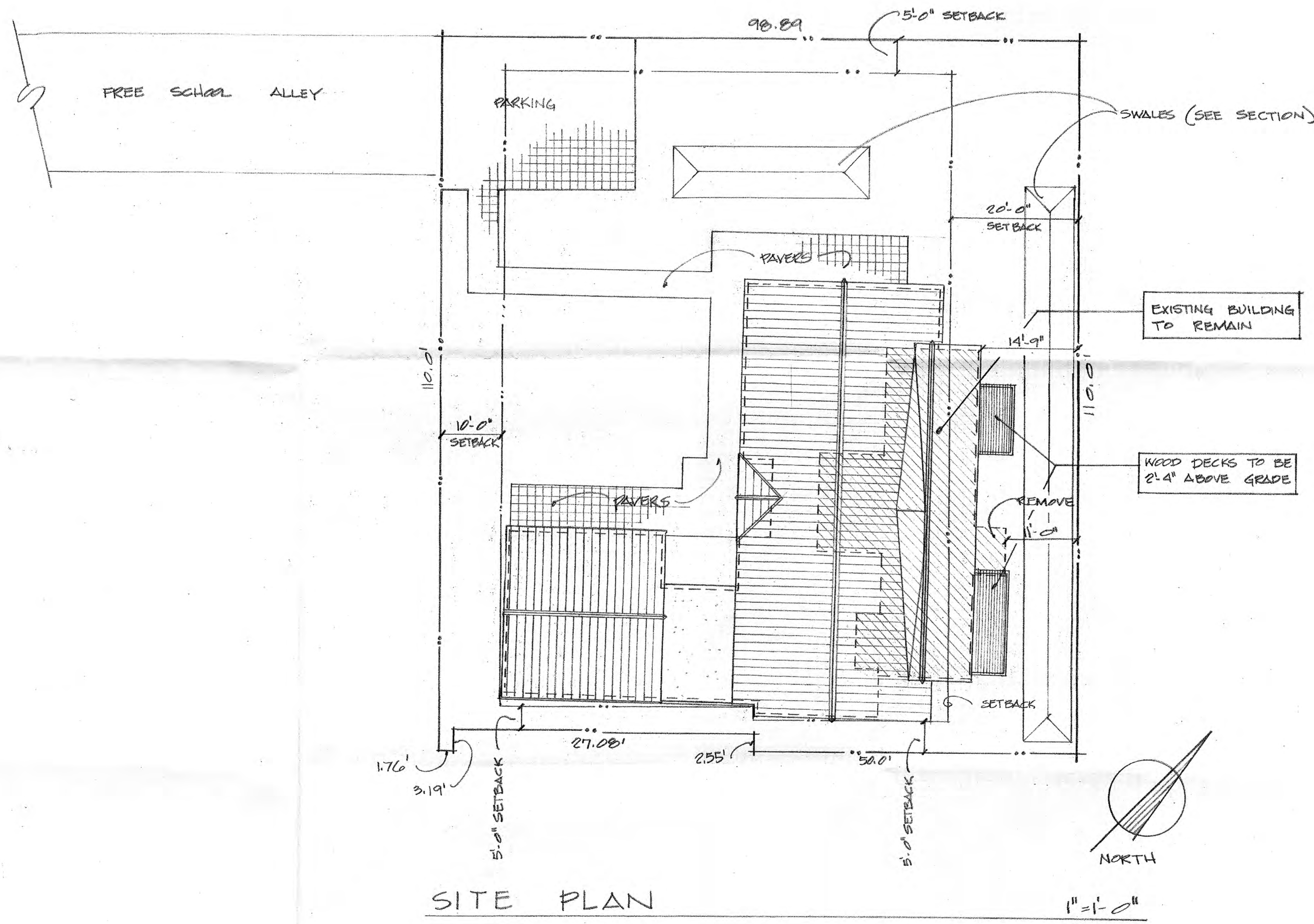
THOMAS KELLY ENTERPRISES INC.  
1941 ROCKY ROAD - SUGARLOAF KEY  
• DESIGN CONCEPTS  
• CONSTRUCTION MANAGEMENT  
(305) 304-1984

## LEGAL DESCRIPTION

LOT 1, SQ. 49 "William A. Whitehead's 1829 Map"

## FLOOD ZONE

ZONE-X PNL# 1518K

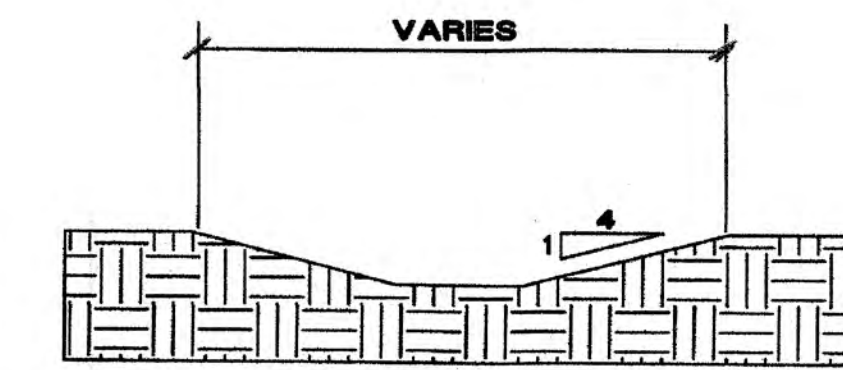


SITE PLAN

1" = 1'-0"

## PROJECT DATA

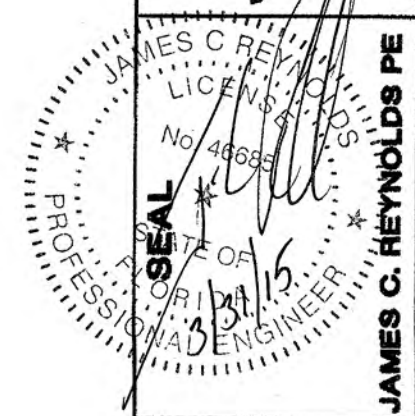
ZONE	ITEM	HHDR	CODE	EXISTING	PROPOSED
	LOT AREA		4000	10737 SQ. FT.	10737 SQ. FT.
	LOT WIDTH		40	110.0 FEET	110.0 FEET
	LOT DEPTH		90	98.89 FEET	98.89 FEET
	IMPERVIOUS SURFACE RATIO		60%	19.3% (2074 sf.)	45.8% (4920 sf.)
	MAXIMUM BUILDING COVERAGE		50%	10.2% (1093 sf.)	30.4% (3265 sf.)
	FRONT		10	58.1 FT.	10 FT
	STREET SIDE		5	N.A.	N.A.
	SIDE		5	11 FT. & 46 FT.	5 FT & 37 FT.
	REAR		20	11.0 FT.	14.75 FT. (Existing)
	MAXIMUM HEIGHT		30	13 FT.	22'-4"
	MAXIMUM FLOOR AREA RATIO		100%	8.1%	26.3%



CUBIC FEET REQUIRED =  $\frac{\text{DISTURBED AREA} \times \text{RAINFALL}}{12} = \frac{4920 \text{ SQ.FT.}}{12} = 410 \text{ CU. FT.}$

CUBIC FEET SUPPLIED = 410 CU. FT.

## SWALE SECTION



STRUCTURAL DETAILS BY  
**JAMES C. REYNOLDS, PE**  
FLORIDA P.E.#4888  
28390 LAFITTE DRIVE CUDJOE KEY, FL 33042  
(305) 394-5987

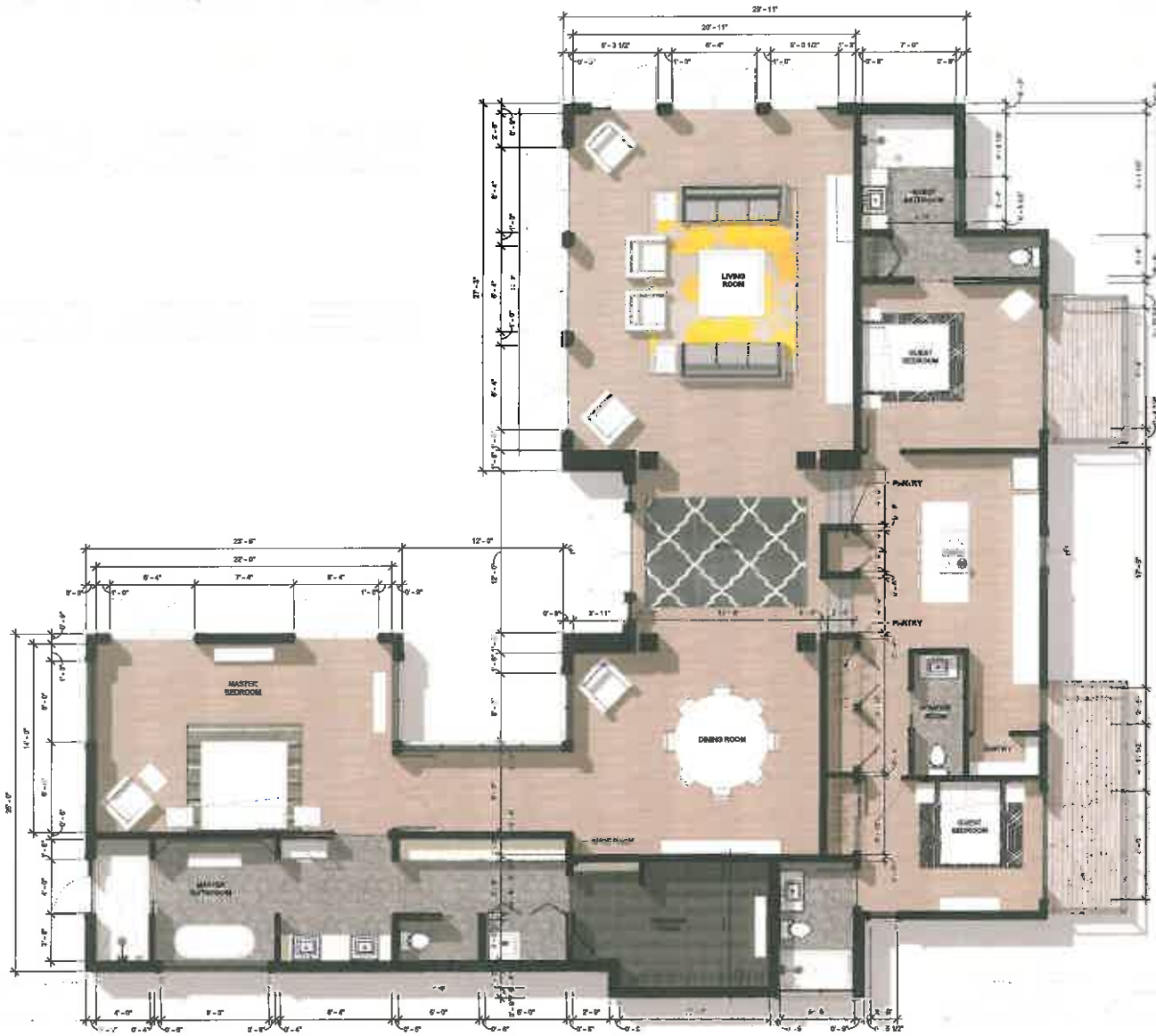
KATE MIANO RESIDENCE  
SITE PLAN

DRAWN: TCK  
DATE: 03/20/18

SHEET NUMBER  
**D-1**

OF  
PROJECT NO.





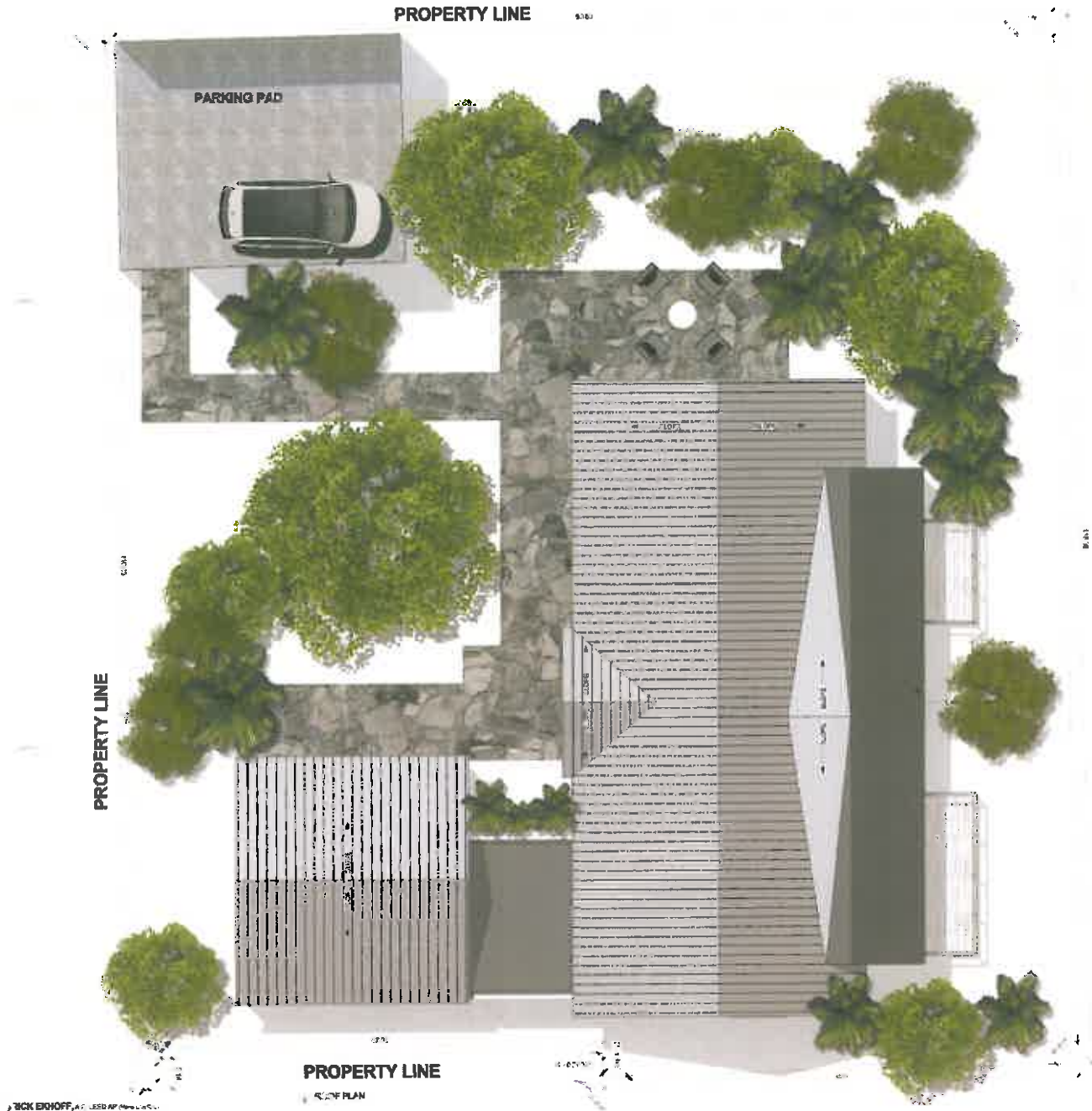
① OVERALL FLOOR PLAN  
 EXISTING SF: 728 SF  
 ADDITION SF: 2247 SF











PROPERTY LINE

PARKING PAD

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

SCALE PLAN



**KATE MIANO RESIDENCE**  
 6-3 PRESENT LAYOUT  
 REVISED 11.2024

# **Additional Information**



THE CITY OF KEY WEST  
 Tree Commission  
 Post Office Box 1409 - Key West, FL 33041-1409  
 Telephone: 305-809-3723

March 10, 2015

Kate Miano  
 526 Angela Street  
 Key West, FL 33040

Your request for Tree Commission ruling is being processed. The tree(s) on the application will be measured and evaluated for tree replacement caliper inches as per **Section 110-324** Key West City code.

Per **Key West City Code Sec.110-323 Application of criteria**, the Tree Commission shall determine whether to approve each tree removal permit application by weighing its findings made pursuant to **Sections 110-327, 110-328, and 110-329**. Determinations of equivalency shall include evaluation of the species, age, condition, historical significance, dimension and setting of the tree.\*

This request will be considered at the **March 10, 2015**, Tree Commission Meeting, 5:00 pm, Old City Hall, 510 Greene Street.

You can use the following link to review the meeting's agenda package under the Tree Commission Calendar <http://keywest.legistar.com/Calendar.aspx>.

\*\*\*\*\*

**618 Free School Alley/T15-7293/Kate Miano**

Removal: 1-Gumbo Limbo and 3-Unknown Non-Native Fruiting Trees

Tree(s)		Tree Value	x	Diameter	=	Replacement Caliper(dbh) inches
1-Gumbo Limbo and	-	70%	x	30.5"	=	38.2
1-Unknown Non-Native Fruiting Trees		60%		13"		
1-Unknown Non-Native Fruiting Trees		60%		4.4"		
1-Unknown Non-Native Fruiting Trees		60%		10.8"		

Tree replacements will be planted in area of choice within the property line of tree address.

\*\*\*\*\*

If you have any questions, please call the office at (305) 809-3723.

Karen DeMaria  
 Urban Forestry Manager  
[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)

**\* Tree Commission will make final determination. The values charged may be different than what is expressed herein the preliminary worksheet.**



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DESCRIPTION (continued)

Chimney: No. \_\_\_ Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Structural System(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Foundation Type(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Foundation Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
Main Entrance (stylistic details) \_\_\_\_\_

Porch Descriptions (types, locations, roof types, etc.) \_\_\_\_\_

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous  
Narrative Description of Resource \_\_\_\_\_

Archaeological Remains \_\_\_\_\_  Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- FMSF record search (sites/surveys)
- FL State Archives/photo collection
- property appraiser / tax records
- cultural resource survey (CRAS)
- other methods (describe) Google Earth
- library research
- city directory
- newspaper files
- historic photos
- building permits
- occupant/owner interview
- neighbor interview
- interior inspection
- Sanborn maps
- plat maps
- Public Lands Survey (DEP)
- HABS/HAER record search

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) \_\_\_\_\_

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information  
Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Replacement or altered; non contributing resource to the Key West Historic District.

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
- 2) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

RECORDER INFORMATION

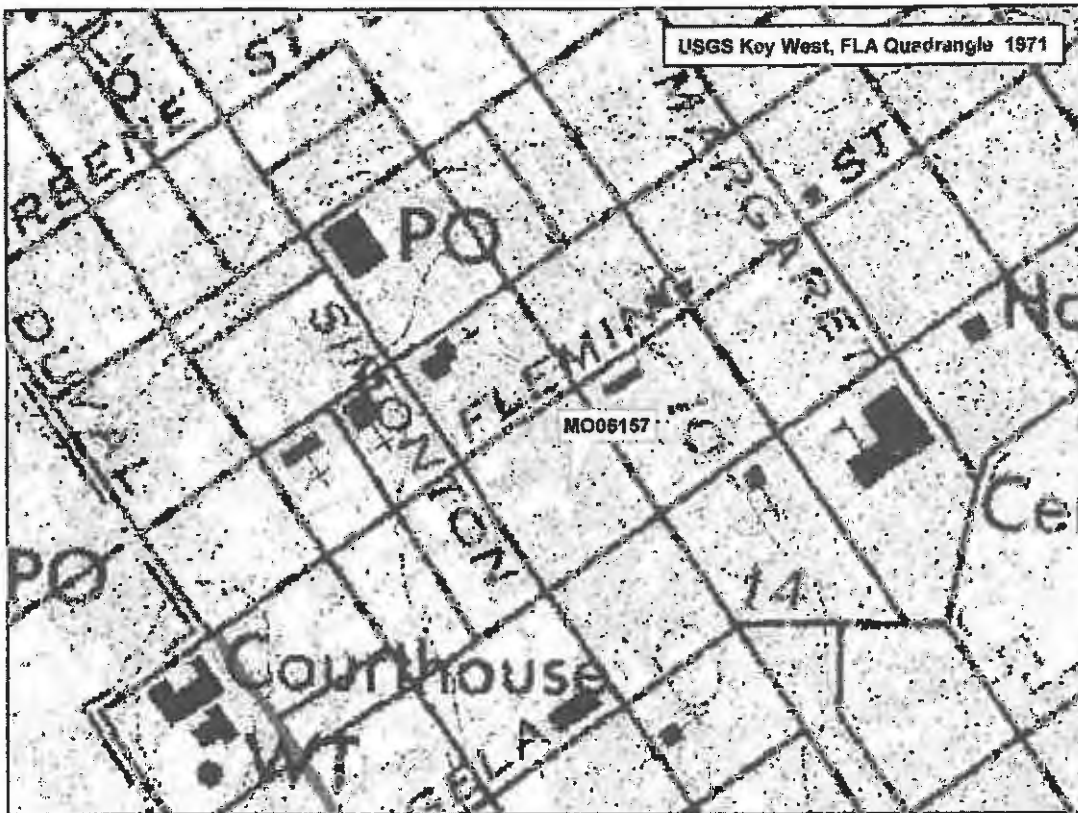
Recorder Name Stacey Griffin and Christine Longiaru Affiliation PanAmerican Consultants, Inc.  
Recorder Contact Information 2619 University Blvd, Tuscaloosa, AL 35401, 205-556-3096/205-556-1144, sgriffin@pana  
(address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE  
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).  
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



USGS Key West, FLA Quadrangle 1871

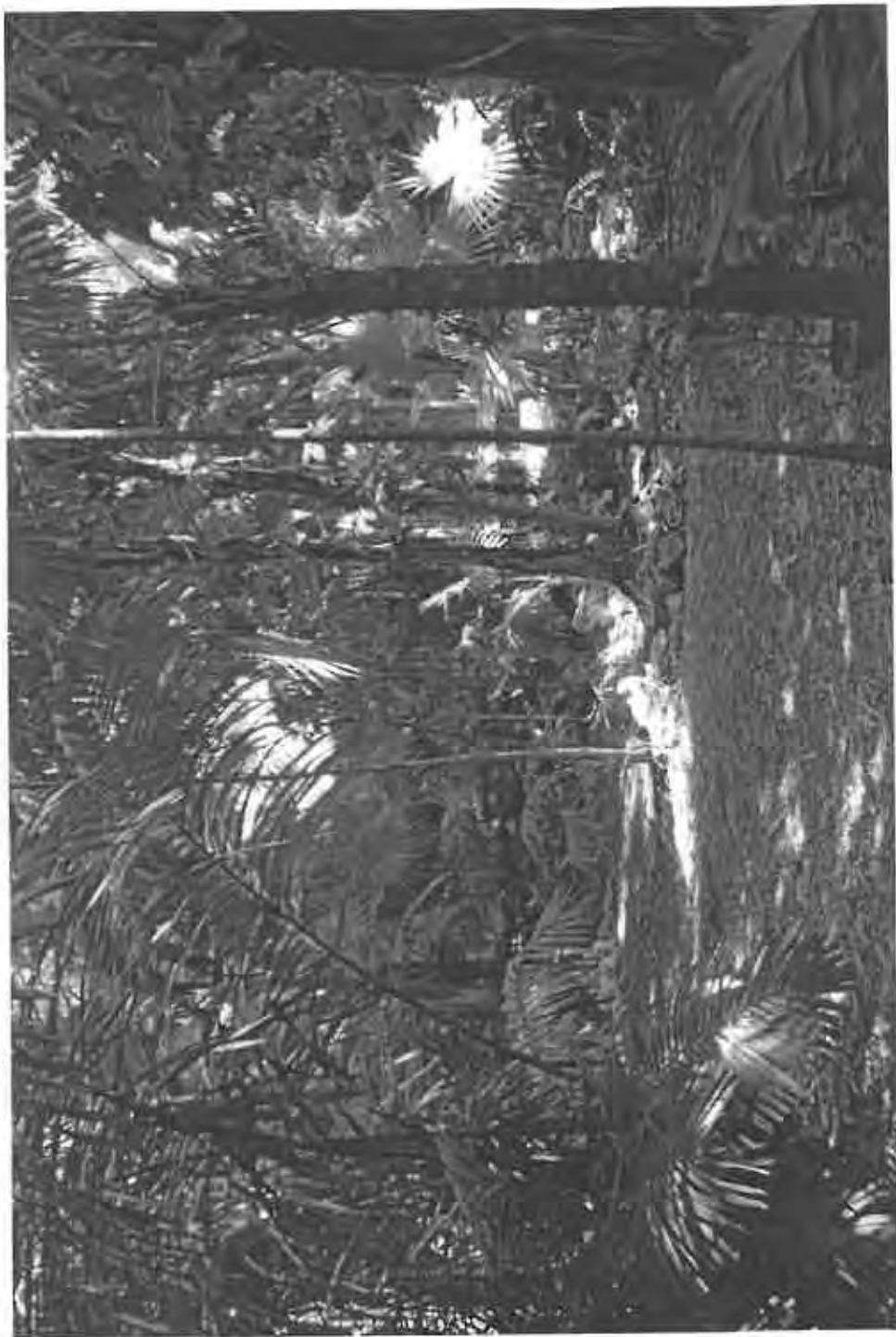


MO05157  
End of Free School Lane  
10/20/2011









# **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: **1009261** Parcel ID: **00009000-000000**

### Ownership Details

**Mailing Address:**  
MIANO GROUP INVESTMENTS LTD  
526 ANGELA ST  
KEY WEST, FL 33040-7433

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 618 FREE SCHOOL ALLEY KEY WEST  
**Legal Description:** KW PT LTS 1-3 SQR 49 OR463-649/650 OR549-1063/64 OR623-615 OR623-618 (F/J ON CASE 81-97-CA-04) OR781-879 OR1191-2127 OR1192-1573/4AFF OR2328-2289 OR2530-1929/30 OR2536-1526/28C OR2600-2143/45 OR2672-732/33

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY			10,556.59 SF

### Building Summary

Number of Buildings: 1  
Number of Commercial Buildings: 0

Total Living Area: 750  
Year Built: 1924

### Building 0 Details

Building Type R1  
Effective Age 6  
Year Built 1924  
Functional Obs 0

Condition G  
Perimeter 130  
Special Arch 0  
Economic Obs 0

Quality Grade 450  
Depreciation % 4  
Grnd Floor Area 750

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

Roof Type  
Heat 1  
Heat Src 1

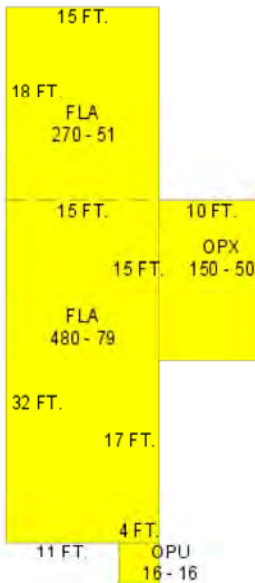
Roof Cover  
Heat 2  
Heat Src 2

Foundation  
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 1  
Intercom 0  
Fireplaces 0  
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	<u>OPX</u>		1	2011					150
0	<u>OPU</u>		1	2011					16
0	<u>FLA</u>	2:B & B	1	1924		Y			480
0	<u>FLA</u>	2:B & B	1	2011		Y			270

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	1,066 SF	0	0	2012	2013	2	50
0	FN2:FENCES	900 SF	150	6	2012	2013	5	30

## Appraiser Notes

2012-03-26 MLS \$2,495,000 1/1 FOR 43 YEARS NANCY FORRESTER HAS WORKED PASSIONATELY TO PRESERVE THE LAST UNDEVELOPED, WOODED PARCEL OF LAND IN OLD TOWN. ALMOST 18,000 SQ FT OF LARGE SPECIMEN PALMS, BAMBOO AND NATIVE TREES FILL THIS ENCHANTING TOPOGRAPHY. THE NEWLY RENOVATED ONE BEDROOM GUEST COTTAGE IS READY FOR YOU TO MOVE INTO WHILE YOU CONTEMPLATE BUILDING YOUR DREAM HOME NESTLED IN THE HEART OF EDEN

2012-02-16 PERMITS FOR REHAB WERE PULLED UNDER ADDRESS OF 518 ELIZABETH ST REAR RE 00008950-000000 AK 1009211. DKRAUSE

2010-12-01 PARCEL REVIEW DISCOVERED AN IMPROVEMENT LOCATED ON THIS PARCEL.THE IMPROVEMENT WAS PREVIOUSLY APPRAISED ON CONTIGUOUS RE 00008950-000000 AK 1009211. THE IMPROVEMENT WILL BE DELETED FROM RE 00008950-000000 AK 1009211 AND PLACED ON CONTIGUOUS PARCEL RE 00009000-000000 AK 1009261 FOR THE 2011 ROLL. DKRAUSE.

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
1	11-0916	03/28/2011	10/15/2011	2,860	INSTALL 2.5 TON AC WITH 8 DROPS	
1	11-0610	03/29/2011	10/15/2011	0	DEMO INTERIOR WALLS,KITCHEN AND BATHROOM ONLY (REAR COTTAGE)	
1	11-0855	03/29/2011	10/15/2011	46,478	INTERIOR RENOVATION OF THE BATHROOM AND KITCHEN ALSO EXTERIOR COVER AND PORCH AND STAIRS	
1	11-0920	03/28/2011	10/15/2011	4,874	ELECTRICAL RENOVATION OF WIRING AND LOAD CENTER PANEL AS PER PLANS INCLUDING ELECTRICAL CHANGES AND UPGRADES TO THE REAR COTTAGE ONLY	
1	11-0951	03/23/2011	10/15/2011	5,470	ROUGH AND TRIM 1 TOILET,1LAV,1TUB,I KITCH SINK, 1 TANKLESS LP HEATER	
1	11-1715	05/26/2011	10/15/2011	1,500	INSTALL CONCH SHINGLES TO NEW CONSTRUCTION. TITANIUM EAVES DRIP FLASHING CONCH SHINGLES & RIDGE CAP	
1	11-1500	05/06/2011	10/15/2011	900	INSTALL SECURITY SYSTEM	
1	12-2444	07/16/2012	10/12/2012	4,800	696sf OLD CHICAGO BRICK PARKING AREA SET ON SAND	
1	12-1998	06/14/2012	10/12/2012	6,750	150lf SHADOW BOX FENCE AND GATE. DEMO 110lf CHAIN LINK FENCE	
1	12-2444	08/14/2012	08/14/2012	7,800	Commercial	ADDING WALKWAY TO DRIVEWAY 370 SF
1	13-0841	03/01/2013	03/01/2013	1,510	Commercial	AFTER THE FACT: REPLACE EXISTING HEATER AND WASHING MACHINE
1	13-0840	03/01/2013	03/01/2013	1,770	Commercial	AFTER THE FACT: DEMO ONLY A 2' x 4' WOOD FRAMED LAUNDRY ROOM
1	13-0842	03/01/2013	03/01/2013	745	Commercial	AFTER THE FACT: REMOVE & DISCONNECT ONE 220V RECEP FOR DRYER & 2 110V RECEP FOR WATER HEATER AND WASHING MACHINE AND EXTERIOR LIGHTING
1	13-0899	03/08/2013	03/08/2013	370	Commercial	INSTALL TWO (2) EMERGENCY LIGHTS ONLY



1	13-0900	03/08/2013	03/08/2013	1,794	Commercial	INSTALL THREE (3) CAMERAS OUSIDE & ONE (1) INSIDE
	12-2444	08/14/2012	12/18/2014	7,800		ADD WALKWAY TO DRIVEWAY 370SF

## 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	86,410	13,846	1,222,360	1,322,616	1,064,158	0	1,322,616
2013	87,472	14,220	865,725	967,417	967,417	0	967,417
2012	89,416	0	768,179	857,595	531,079	0	857,595
2011	51,938	0	399,409	451,347	451,347	0	451,347
2010	0	1,022	510,390	511,412	511,412	0	511,412
2009	0	1,030	793,940	794,970	794,970	0	794,970
2008	0	1,040	1,247,261	1,248,301	1,248,301	0	1,248,301
2007	0	1,047	1,662,663	1,663,710	1,663,710	0	1,663,710
2006	0	1,055	1,002,876	1,003,931	1,003,931	0	1,003,931
2005	0	1,065	802,301	803,366	803,366	0	803,366
2004	0	1,072	749,518	750,590	750,590	0	750,590
2003	0	1,080	295,585	296,665	296,665	0	296,665
2002	0	1,090	295,585	296,675	296,675	0	296,675
2001	0	1,098	295,585	296,683	296,683	0	296,683
2000	0	571	213,771	214,342	214,342	0	214,342
1999	0	575	192,394	192,969	192,969	0	192,969
1998	0	578	195,317	195,895	195,895	0	195,895
1997	0	580	176,027	176,607	176,607	0	176,607
1996	0	584	176,027	176,611	176,611	0	176,611
1995	0	202	176,027	176,229	176,229	0	176,229
1994	0	202	176,027	176,229	176,229	0	176,229
1993	0	202	176,027	176,229	176,229	0	176,229
1992	0	202	176,027	176,229	176,229	0	176,229
1991	0	202	178,868	179,070	179,070	0	179,070
1990	0	202	145,926	146,128	146,128	0	146,128
1989	0	202	143,748	143,950	143,950	0	143,950
1988	0	202	139,392	139,594	139,594	0	139,594
1987	0	202	100,733	100,935	100,935	0	100,935
1986	0	202	57,600	57,802	57,802	0	57,802
1985	0	202	64,886	65,088	65,088	0	65,088
1984	0	202	64,886	65,088	65,088	0	65,088
1983	0	202	64,886	65,088	65,088	0	65,088
1982	0	202	64,886	65,088	65,088	0	65,088



## 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
2/21/2014	2672 / 732	1,240,000	WD	02
11/29/2012	2600 / 2143	1,100,000	WD	02
10/3/2011	2536 / 1526	100	WD	11
9/3/2010	2530 / 1929	375,000	WD	37
2/1/1969	781 / 879	6,000	00	Q

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