

**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:** July 21, 2016

**Agenda Item:** **Variance – 1117 South Street (RE # 00040210-000000; AK # 1040924)**  
- A request for a variance to maximum building coverage requirements in order to enclose an existing carport and expand existing floor area on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 90-395 and 122-600(4)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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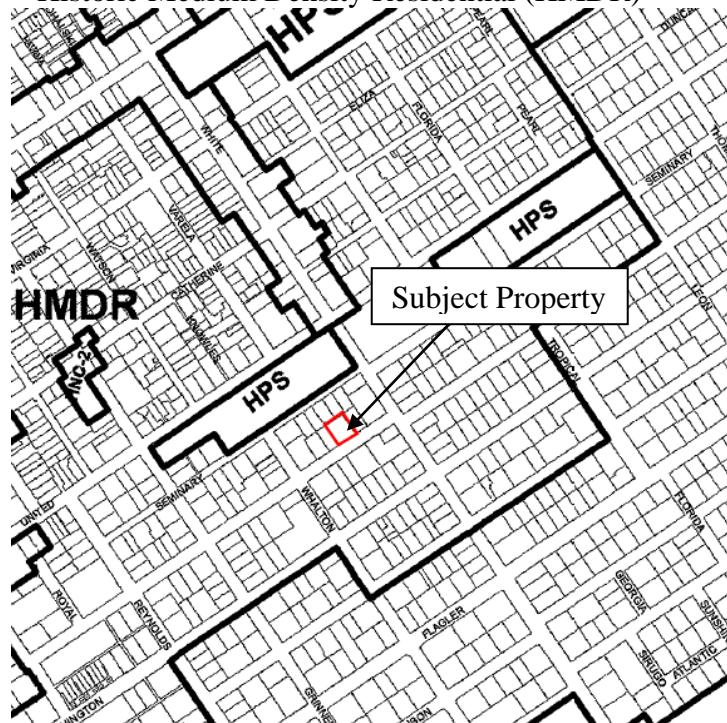
**Request:** Variance to maximum building coverage requirement.

**Applicant:** Anthony Sarno – Anthony Architecture, LLC

**Owner:** Joseph Francis Moody & Tina Colleen Moody

**Location:** 1117 South Street (RE # 00040210-000000; AK # 1040924)

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



**Background and Request:**

The subject property is located 1100 block of South Street bound by Whalton and White Street within the HMDR Zoning District. The property currently consists of a 7,261 square foot lot of record containing a single family residence.

The applicant has revised their application since the June 16, 2016 Planning Board meeting and removed the enclosure of the carport as well as the request for a rear setback variance to add a roof deck.

The applicant is proposing a rear addition to the single family structure for a master bedroom. The proposed construction will increase building coverage and expand the existing floor area on the rear of the structure.

The applicant is requesting a variance to maximum building coverage as part of the proposed construction.

<b>Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Minimum lot size	4,000 SF	7,261 SF	7,261 SF	<b>Complies</b>
Maximum building coverage	40% (2,904 SF)	40.1% (2,914.6 SF)	41.06% (3,268.8 SF)	<b>Variance Requested (116.5 SF)</b>

**Process:**

**Planning Board Meeting:**

June 16, 2016  
July 21, 2016

**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 lot is developed lot that is actually larger than the contemplated required minimum lot size of the HMDR zoning district by 3,261 square feet. The rear setback is currently nonconforming, and the existing building coverage is already over the maximum 40%. Therefore special conditions or circumstances do not exist.

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 applicant is proposing a new a new rear addition that will further increase building coverage The proposed construction in increasing existing non-conforming building coverage.

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 122-600(4)(a) of the Land Development Regulations states the required maximum building coverage for the HMDR zoning district. Therefore, granting a variance to the dimensional regulations 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 requested variance is an existing non-conformity. The applicant is proposing a physical increase by expanding the structure over the allowable building coverage. The decision of the property owner construct additional building coverage does not create a hardship. 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, they are the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

6. ***Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.***

Due to not being in compliance with all of the standards for considering variances, the granting of the requested 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):**

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

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

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

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

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

The applicant has forwarded e-mail correspondence with surrounding neighbors to the Planning Department. The Planning Department has not received additional public comment on the revised plans at the time of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

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

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

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

No such grounds were considered.

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

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

**RECOMMENDATION:**

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

# Application

# VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department  
PO Box 1409 Key West, FL 33041-1409  
(305) 809-3720



## Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 3140 Flagler Avenue. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

### Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process the applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

### **PLEASE NOTE:**

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

### FEE SCHEDULE

Variations, any number of issues	\$1,000.00
All After-the-fact variations	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

**Please include the following with this application:**

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee. It is best to see a Planner before turning in the application.
3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) of the subject site, indicating the following:
  - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
  - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
  - c. All proposed changes to what exists, including those which make the variance(s) necessary.
  - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
  - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
  - f. Parking spaces and dimensions (**existing and proposed**).
  - g. Easements or other encumbrances on the property.
4. One copy of the most recent survey of the property.
5. Elevation drawings of proposed structures, indicating finished height above established grade as measured from crown of road.
6. Floor Plans of **existing and proposed** development.
7. Stormwater management plan.
8. PDF or compatible electronic format of entire application on compact disk.

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

**Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.**

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.





# 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: 1117 South Street, Key West, Florida 33040

Zoning District: HMDR Real Estate (RE) #: 00040210-000000

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Anthony D. Sarno - Anthony Architecture, LLC

Mailing Address: 1615 United Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305.395.2846 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: Anthony@AnthonyArchitecture.com

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

Name: Joseph Francis Moody & Tina Colleen Moody

Mailing Address: 1117 South Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 801.224.3328 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: jmoody112@aol.com

**Description of Proposed Construction, Development, and Use:** Renovation of existing home, expanding floor area in rear by 202 SF to create additional living space.

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

Requesting a variance to building coverage from 40.14% (current) to 41.60% (proposed).

**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
<b>Zoning</b>				
<b>SITE DATA TABLE</b>				
1117 South Street				
	<b>CODE REQUIREMENT</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>VARIANCE REQUESTED</b>
<b>ZONING</b>	Historic Medium Density Residential District (HMDR)			
<b>FLOOD ZONE</b>	ZONE X			
<b>SIZE OF SITE</b>	4,000 SQ FT MIN	7,261.25 SQ FT	7,261.25 SQ FT	NONE
<b>MINIMUM LOT WIDTH</b>	40'-0"	78'-6"	78'-6"	NONE
<b>MINIMUM LOT DEPTH</b>	90'-0"	92'-6"	92'-6"	NONE
<b>HEIGHT</b>	30'-0"	21'-0"	21'-0"	NONE
<b>FRONT SETBACK - SOUTH</b>	10'-0"	17'-4"	17'-4"	NONE
<b>SIDE SETBACK - EAST</b>	5'-0"	11'-4"	11'-4"	NONE
<b>REAR SETBACK - NORTH</b>	15'-0"	9'-4"	9'-4"	NONE
<b>SIDE SETBACK - WEST</b>	5'-0"	3'-6"	3'-6"	NONE
<b>FLOOR AREA RATIO</b>	1.0 MAX (7,261.25 SQ FT)	0.22 (1,575 SQ FT)	0.24 (1,777 SQ FT)	NONE
<b>BUILDING COVERAGE</b>	40% MAX (2,904.50 SQ FT)	40.14% (2,914.61 SQ FT)	41.60% (3,021.04 SQ FT)	1.60% (106.43 SQ FT)
<b>IMPERVIOUS SURFACE</b>	60% MAX (4,356.75 SQ FT)	50.91% (3,696.40 SQ FT)	54.28% (3,941.34 SQ FT)	NONE
<b>OPEN SPACE LANDSCAPING</b>	35% MIN (2,541.44 SQ FT)	49.09% (3,564.52 SQ FT)	45.73% (3,320.68 SQ FT)	NONE
<b>FLOOR AREA</b>				
<b>FIRST FLOOR</b>		1,575 SQ FT	1,777 SQ FT	
<b>FLOOR AREA TOTAL</b>		1,575 SQ FT	1,777 SQ FT	
<b>Number of seats</b>				

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.

The variance request is a result of the existing building and structures (large covered patio and carport) which result in the property already exceeding building coverage. In order to maintain the historic elements, the variance is requested to increase building coverage from 40.14% (current) to 41.06% (proposed). This allows for the addition of a third bedroom.

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

The building coverage was exceeded prior to applicant's purchase of the property. This request allows the applicant to increase the home's square footage by 202 SF to allow for a third bedroom.

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.

These variances are a result to maintain the existing building and structures and comply with HARC guidelines, adding a third bedroom without adding a story. Four of seven adjacent properties currently exceed the 40% building coverage (based on Monroe County Property Appraiser's data), so this is not a special privilege request.

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 hardship for building coverage variance is the existing carport and patio, which are historic and are being maintained to comply with HARC guidelines. The increase from 40.14% (current) to 41.06% (proposed) is the minimum to allow the addition of a third bedroom.

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 variance being requested is the minimum possible to maintain the historic features (single story, covered patio, carport) and expand the home by 202 SF to add a third bedroom.

## 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.

Granting of the requested variances will not be detrimental to the public interest or welfare and requests a minimal building coverage variance from 40.14% (current) to 41.06% (proposed) and is consistent with building coverage of adjacent properties.

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 variance request is a result of the existing structures on this project and an effort to maintain the historic carport and covered patio and single story house.

### **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**

**City of Key West  
Planning Department**



**Authorization Form**  
*(Individual or Joint Owner)*

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

I, Joseph Francis Moody & Tina Colleen Moody authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Anthony D. Sarno of Anthony Architecture, LLC  
*Please Print Name of Representative*

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

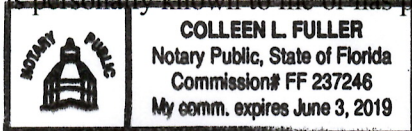
[Signature]  
*Signature of Owner*

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

Subscribed and sworn to (or affirmed) before me on this March 21st, 2016  
*Date*

by JOSEPH F. & TINA C. MOODY  
*Name of Owner*

He/She is personally known to me or has presented Florida Drivers Licenses as identification.



[Signature]

*Notary's Signature and Seal*

Colleen L Fuller  
*Name of Acknowledger typed, printed or stamped*

FF237246  
*Commission Number, if any*

# Verification

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an entity)*

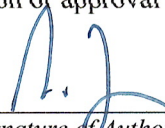
I, Anthony D. Sarno, in my capacity as President  
*(print name)* *(print position; president, managing member)*  
of Anthony Architecture, LLC  
*(print name of entity serving as Authorized Representative)*

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

1117 South Street, Key West, Florida 33040

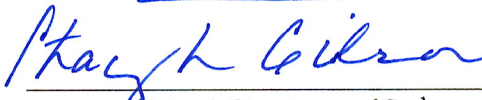
*Street Address of subject property*

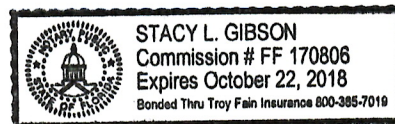
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this January 21, 2016 by  
ANTHONY D. SARNO  
*Name of Authorized Representative* *date*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

  
*Notary's Signature and Seal*



STACY L. GIBSON  
*Name of Acknowledger typed, printed or stamped*

FF # 170806  
*Commission Number, if any*



**Deed**

Prepared by and return to:

Erica Hughes-Sterling  
Attorney at Law  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 15-695-EB  
Purchase Price: \$790,000.00

Doc# 2062275  
Bk# 2780 Pg# 703

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## Warranty Deed

**This Warranty Deed** made this 29th day of January, 2016 between Dianne M. Murray, a married woman, formerly known as Dianne M. Owen, whose post office address is 30 Floral Avenue, Key West, FL 33040, grantor, and Joseph Francis Moody and Tina Colleen Moody, husband and wife whose post office address is 1406 Olivia 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:

On the Island of Key West and known on William A. Whitehead's Map delineated in February, A. D. 1829, as a Part of Tract Eighteen (18) but particularly described as being Part of Lot Sixteen (16) and all of Lot Twenty (20) according to George W. Nichols subdivision of Tract Eighteen (18), Diagram of which is recorded in Plat Book One (1) and Page 42, Monroe County, Florida Records. Being better described as follows:

Commencing at a point on the Northeast side of South Street, distant Southwesterly from the corner of White and South Streets One Hundred Forty-Four (144) feet, Nine (9) inches; running thence along South Street in a Southwesterly direction Seventy-Eight (78) feet, Six (6) inches; thence at right angles in a Northwesterly direction Ninety-Two (92) feet, Six (6) inches; thence at right angles in a Northeasterly direction seventy-Eight (78) feet, Six (6) inches; thence at right angles in a Southeasterly direction Ninety-Two (92) feet, Six (6) inches to the Point of Beginning.

Parcel Identification Number: 00040210-000000

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property herein conveyed does NOT constitute the Homestead property of the Grantor, as defined under the Florida Constitution.

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

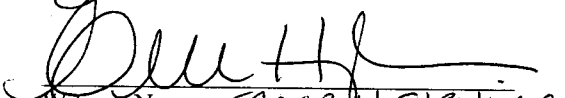

**To Have and to Hold**, the same in fee simple forever.

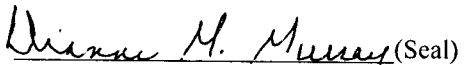
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

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, 2015**.

**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:

  
Witness Name: Enca H. Sterling  
  
Witness Name: MARY E. TURSO

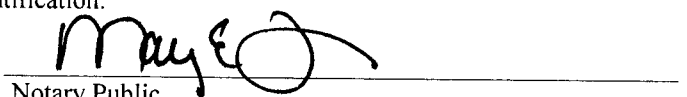
 (Seal)  
Dianne M. Murray

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of January, 2016 by Dianne M. Murray, who  is personally known or  has produced a driver's license as identification.

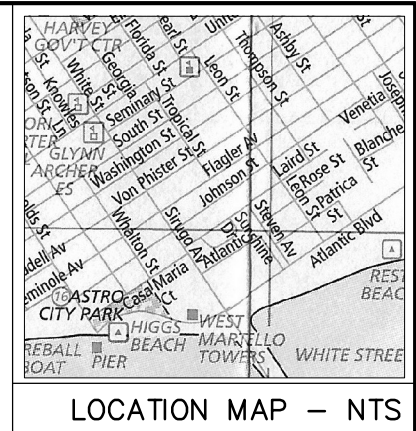
[Notary Seal]



  
Notary Public  
Printed Name: MARY E. TURSO  
My Commission Expires: 5/16/17

**MONROE COUNTY  
OFFICIAL RECORDS**

# Survey



NORTH  
ASSUMED FROM PLAT  
OR LEGAL DESCRIPTION

SCALE: 1" = 10'

BEARING BASE:  
90° LOT PER LEGAL DESCRIPTION

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
1117 SOUTH STREET  
KEY WEST, FL 33040

ELEVATIONS SHOWN AS  
X.XX REFER TO NGVD29  
VERTICAL DATUM

BENCHMARK USED: PID AA0020  
STAMPING: D 121 1945  
MARK LOGO: CGS  
EL. 3.91', NGVD29

NOTES:

I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP - COMMUNITY NO.: 120168; MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05; REVISED EFFECTIVE DATE: 02-18-05  
THE HERON DESCRIBED PROPERTY APPEARS TO BE IN FLOOD ZONE: AE (EL 6) AND ZONE X

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.

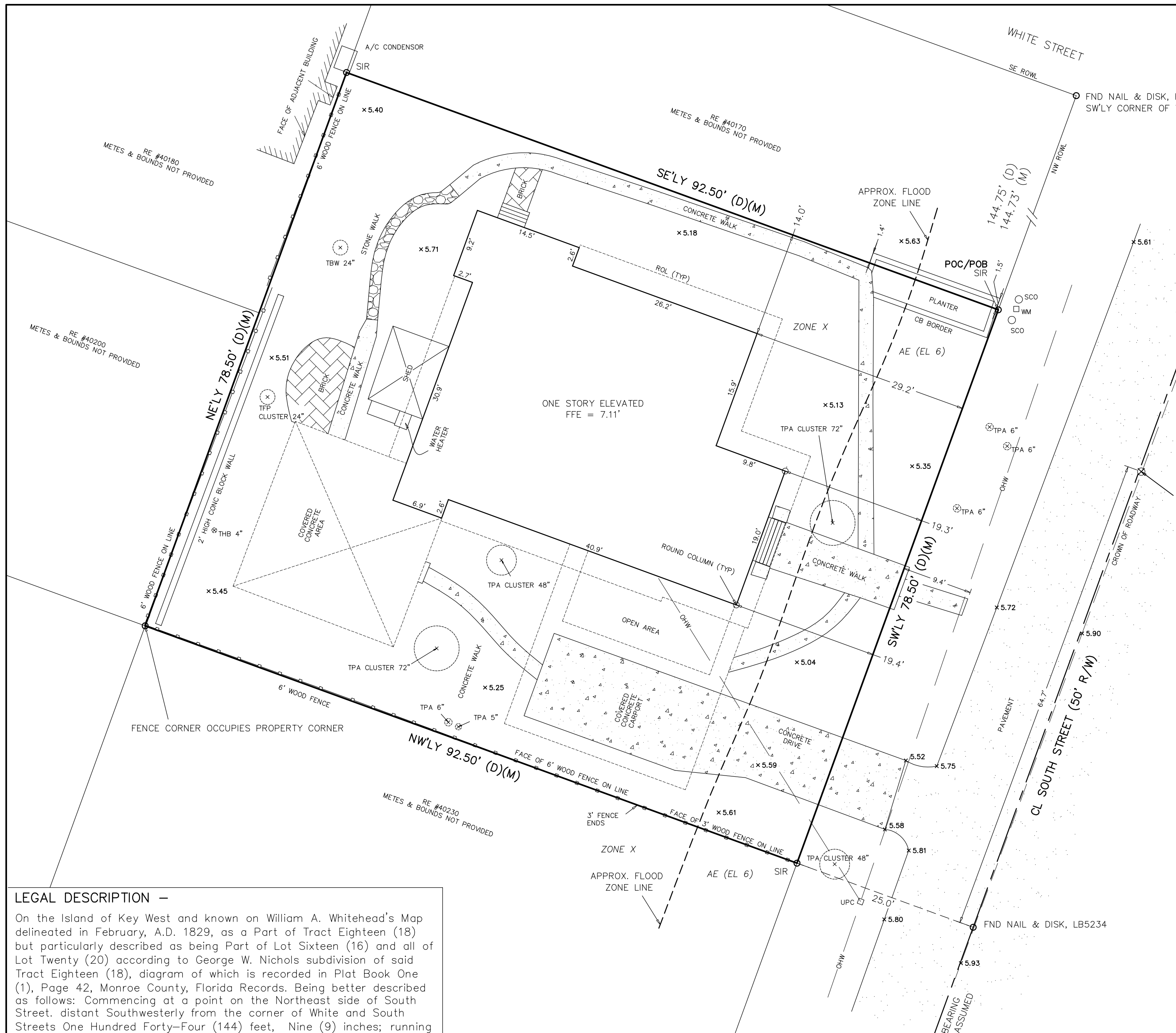
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

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.

MAP OF BOUNDARY SURVEY  
PART LOT 16 AND ALL LOT 20  
GEORGE W. NICHOLS SUBDIVISION OF TRACT EIGHTEEN  
ON THE ISLAND OF KEY WEST

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	FI = FENCE INSIDE	P = PLAT	TOB = TOP OF BANK
BO = BLOW OUT	FND = FOUND	PC = POINT OF CURVE	TOS = TOE OF SLOPE
C = CALCULATED	FN&D = FOUND NAIL & DISK	PPC = PERMANENT CONTROL POINT	TS = TRAFFIC SIGN
C&G = 2' CONCRETE CURB & GUTTER	FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	TYP = TYPICAL
CB = CONCRETE BLOCK	FOL = FENCE ON LINE	PK = PARKER KALON NAIL	UEASE = UTILITY EASEMENT
CBW = CONCRETE BLOCK WALL	GB = GRADE BREAK	PM = PARKING METER	UPC = CONCRETE UTILITY POLE
CI = CURB INLET	GI = GRATE INLET	POB = POINT OF BEGINNING	UPM = METAL UTILITY POLE
CL = CENTERLINE	GL = GROUND LEVEL	POC = POINT OF COMMENCEMENT	UPW = WOOD UTILITY POLE
CLF = CHAINLINK FENCE	GW = GUY WIRE	PRM = PERMANENT REFERENCE MONUMENT	VB = VIDEO BOX
CM = CONCRETE MONUMENT	HB = HOSE BIB	PT = POINT OF TANGENT	WD = WOOD DECK
CONC = CONCRETE	IP = IRON PIPE	R = RADIUS	WDF = WOOD FENCE
C/S = CONCRETE SLAB	IR = IRON ROD	R = ROOF OVERHANG LINE	WL = WOOD LANDING
CVRD = COVERED	L = ARC LENGTH	ROWL = RIGHT OF WAY LINE	WM = WATER METER
D = DEED	LE = LOWER ENCLOSURE	RSW = RIGHT OF WAY LINE	WRACK LINE = LINE OF DEBRIS ON SHORE
DEASE = DRAINAGE EASEMENT	LS = LANDSCAPING	PA = PARKING METER	WV = WATER VALVE
DELTA = DELTA ANGLE	M = MEASURED	SCD = SANITARY CLEAN-OUT	T = TREE
DMH = DRAINAGE MANHOLE	MB = MAILBOX	SN&D = SET NAIL & DISK LB 7846	TBW = BUTTWOOD
EB = ELECTRIC BOX	MHWL = MEAN HIGH WATER LINE	SMH = SANITARY MANHOLE	THB = HIBISCUS
E = ELEVATION	MTLF = METAL FENCE	SPV = SPRINKLER CONTROL VALVE	TPP = FISHTAIL PALM
ELEV = ELEVATED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	SV = SEWER VALVE	TPA = PALM
EM = ELECTRIC METER	NTS = NOT TO SCALE	TB = TELEPHONE BOX	
ENCL = ENCLOSURE	OHW = OVERHEAD WIRES	TBM = TIDAL BENCHMARK	
FFE = FINISHED FLOOR ELEVATION		TM = TELEPHONE MANHOLE	
FH = FIRE HYDRANT			



**LEGAL DESCRIPTION --**

On the island of Key West and known on William A. Whitehead's Map delineated in February, A.D. 1829, as a Part of Tract Eighteen (18) but particularly described as being Part of Lot Sixteen (16) and all of Lot Twenty (20) according to George W. Nichols subdivision of said Tract Eighteen (18), diagram of which is recorded in Plat Book One (1), Page 42, Monroe County, Florida Records. Being better described as follows: Commencing at a point on the Northeast side of South Street, distant Southwesterly from the corner of White and South Streets One Hundred Forty-Four (144) feet, Nine (9) inches; running thence along South Street in a Southwesterly direction Seventy-Eight (78) feet, Six (6) inches; thence at right angles in a Northwesterly direction Ninety-Two (92) feet, Six (6) inches; thence at right angles in a Northeasterly direction Seventy-Eight (78) feet, Six (6) inches; thence at right angles in a Southeasterly direction Ninety-Two (92) feet, Six (6) inches to the Point of Beginning.

SCALE: 1"=10'  
FIELD WORK DATE: 1/16/16  
REVISION DATE: --/--  
SHEET 1 OF 1  
DRAWN BY: KB  
CHECKED BY: RER  
INVOICE #: 16010701

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-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.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: *Robert E. Reece*  
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

**CERTIFIED TO --**

SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD  
CHICAGO TITLE INSURANCE COMPANY  
JOSEPH F. MOODY AND TINA C. MOODY  
JP MORGAN CHASE BANK, N.A.

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

FND NAIL & DISK, FFL 754  
FND NAIL & DISK, LB5234  
BENCHMARK SET MAG NAIL 5.89' NGVD 29

# Site Plans

# MOODY RESIDENCE

## RESIDENTIAL RENOVATION

1117 SOUTH STREET, KEY WEST, FLORIDA 33040

# REVISED VARIANCE APPLICATION

## JULY 12, 2016



Anthony Architecture, LLC  
info@AnthonyArchitecture.com | 305.395.2846

DATE  
July 12, 2016

PROJECT  
1117 South Street, Key West, Florida 33040

### TEAM

Contractor

Owner

Joe and Tina Moody  
1117 South Street  
Key West, Florida 33040

A/E

Anthony Architecture, LLC  
1615 United Street, Key West  
305.395.2846  
Anthony@AnthonyArchitecture.com

### APPROVALS

DRC

Submitted: March 22, 2016  
Meeting: Not Required  
Approval #: N/A

PLANNING

Submitted: March 22, 2016  
Revised: June 10, 2016  
Meeting: June 16, 2016  
Revised: June 22, 2016  
Revised: July 12, 2016  
Meeting: July 21, 2016  
Approval #: N/A

TREE

Submitted: Not Required  
Meeting: Not Required  
Approval #: N/A

CITY COMMISSION

Submitted: Not Required  
Meeting: Not Required  
Approval #: N/A

HARC

Submitted: Pending  
Meeting (1st Reading): Pending  
Meeting (2nd Reading): Pending  
Approval #: Pending

### PROJECT

Residential Renovation

- AT -

1117 South Street

- FOR -

### CLIENT

Joe and Tina Moody  
1117 South Street  
Key West, Florida 33040



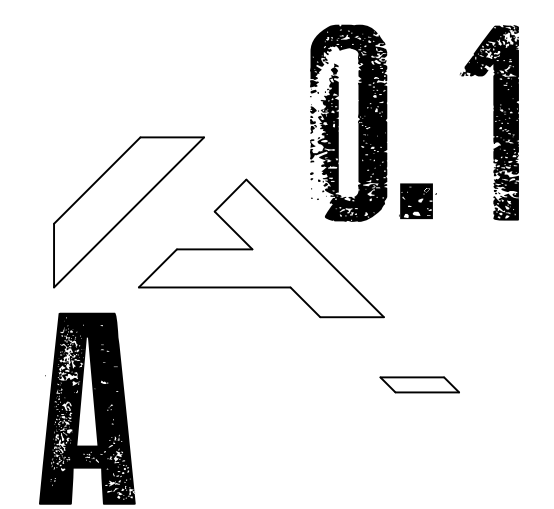
Anthony Architecture, LLC

1615 United Street  
Key West, Florida 33040  
305.395.2846

info@AnthonyArchitecture.com  
Prof. Reg. Arch. AA26003135  
Prof. Reg. ID. IB26001303

### REVISIONS

Anthony D. Sarno: License # AR95308  
Expiration Date: February 28, 2017



### SCOPE OF WORK

This project includes renovation of existing home, expanding floor area in rear to create additional living space, requesting a variance of 1.60% (116.54 SQ FT) of building coverage.

### BUILDING CODE REVIEW

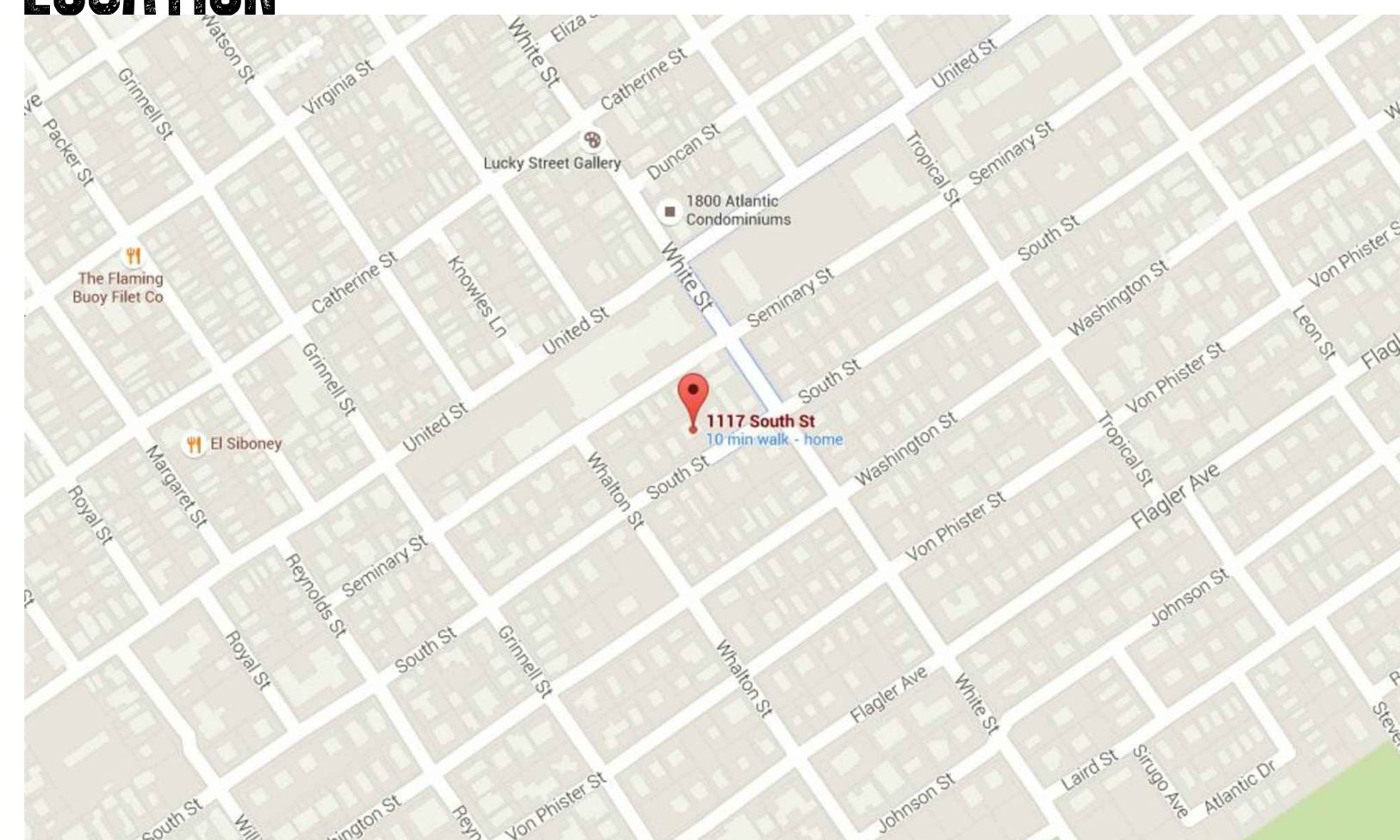
2014 Florida Building Code, Residential

Refer to Site Data Table AE1.2 and A1.2 for FEMA & LDR Compliance

### INDEX OF DRAWINGS

- A0.1 - Cover Sheet
- AE1.1 - Existing Site Plan
- AE1.2 - Existing Calc Plans and Data Table
- AE2.1 - Existing First Floor Plan
- AE3.1 - Existing Exterior Elevations
- AE3.2 - Existing Exterior Elevations
- A1.1 - Proposed Site Plan
- A1.2 - Proposed Calc Plans and Data Table
- A2.1 - First Floor Plan
- A3.1 - Exterior Elevations
- A3.2 - Exterior Elevations

### LOCATION





Anthony Architecture, LLC

Anthony D. Sarno: License # AR95308  
Expiration Date: February 28, 2017

1615 United Street  
Key West, Florida 33040  
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**PROJECT**  
1117 South Street, Key West, Florida 33040

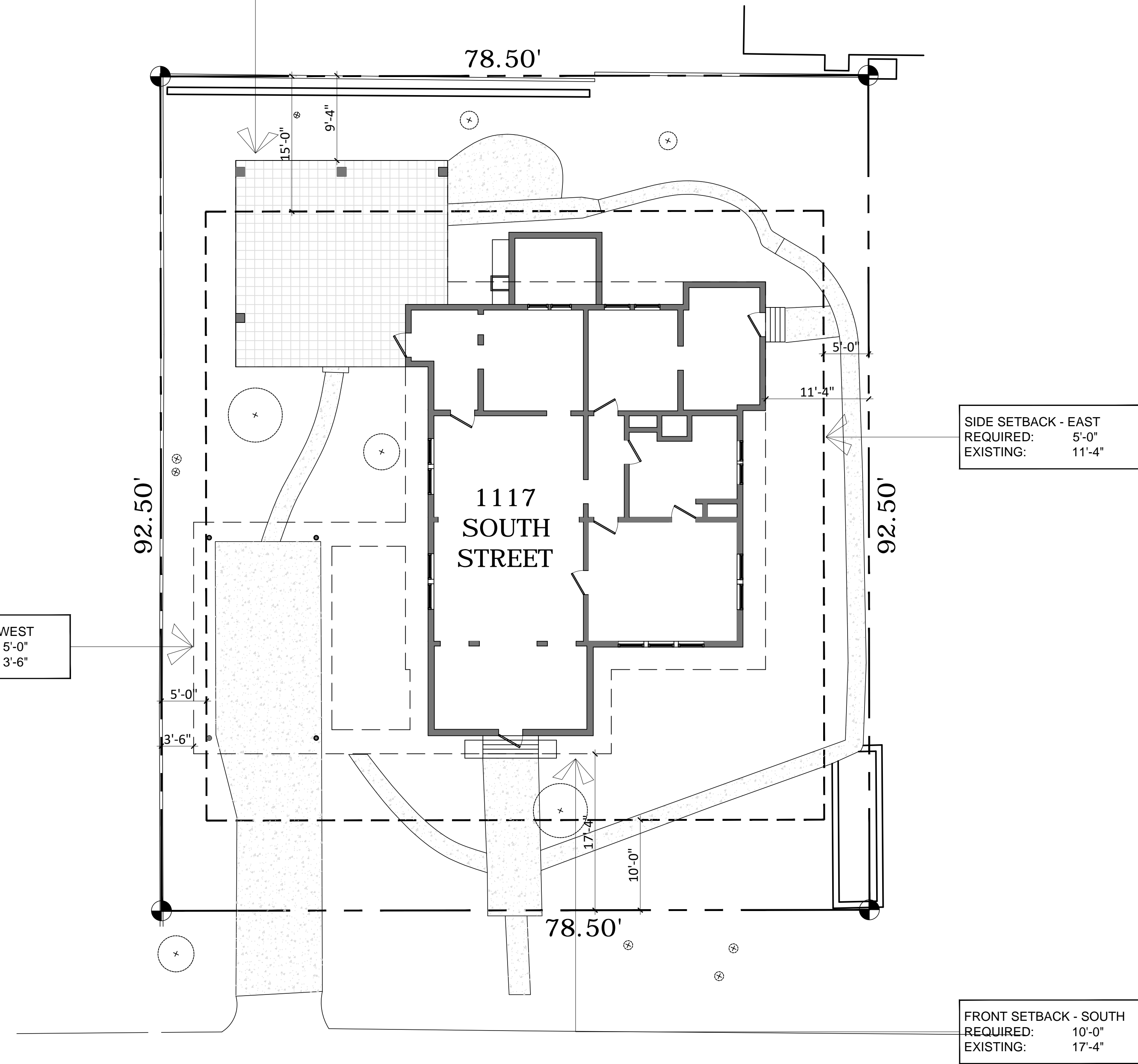
**CLIENT**  
Joe and Tina Moody

**DRAWING**  
EXISTING SITE PLAN

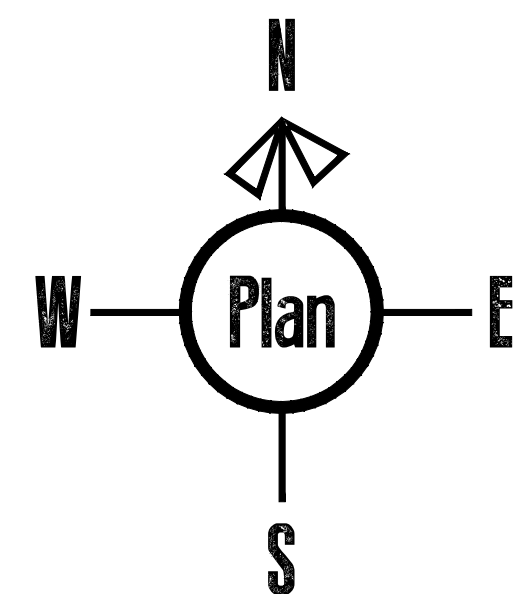
**DATE**  
July 12, 2016



REAR SETBACK - NORTH  
REQUIRED: 15'-0"  
EXISTING: 9'-4"



SOUTH STREET  
50' RIGHT OF WAY

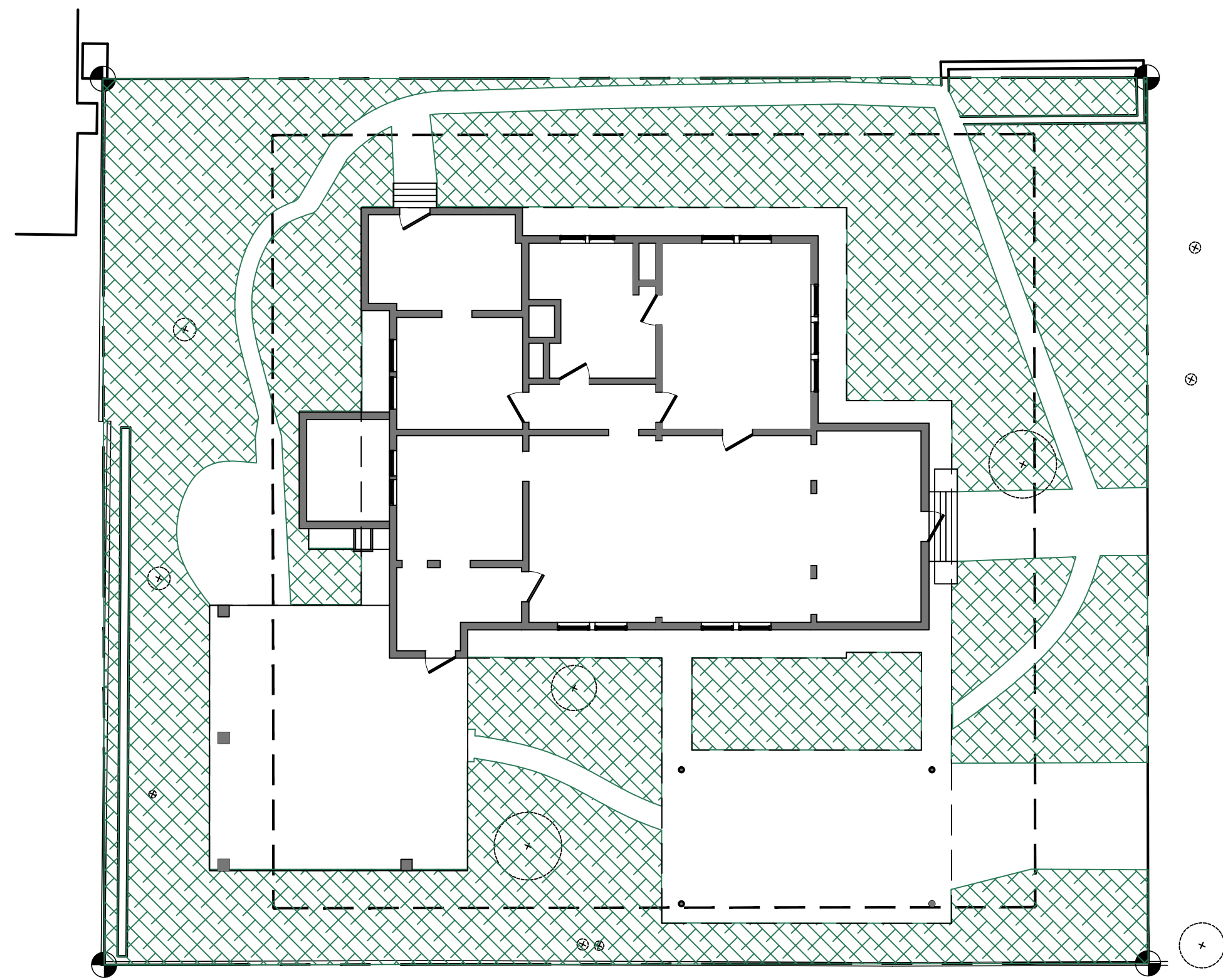


01 Existing Site Plan  
1/8" = 1'-0"

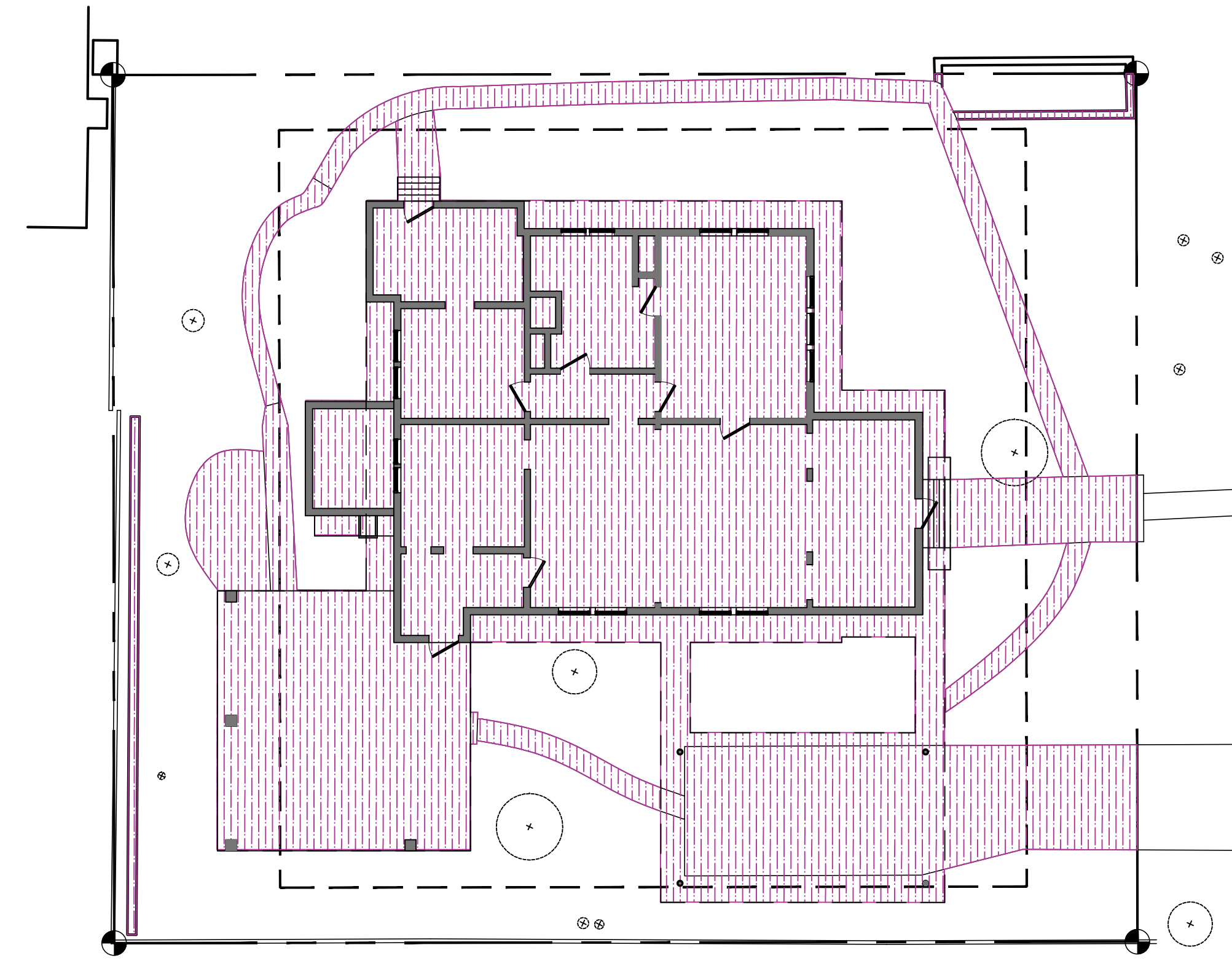




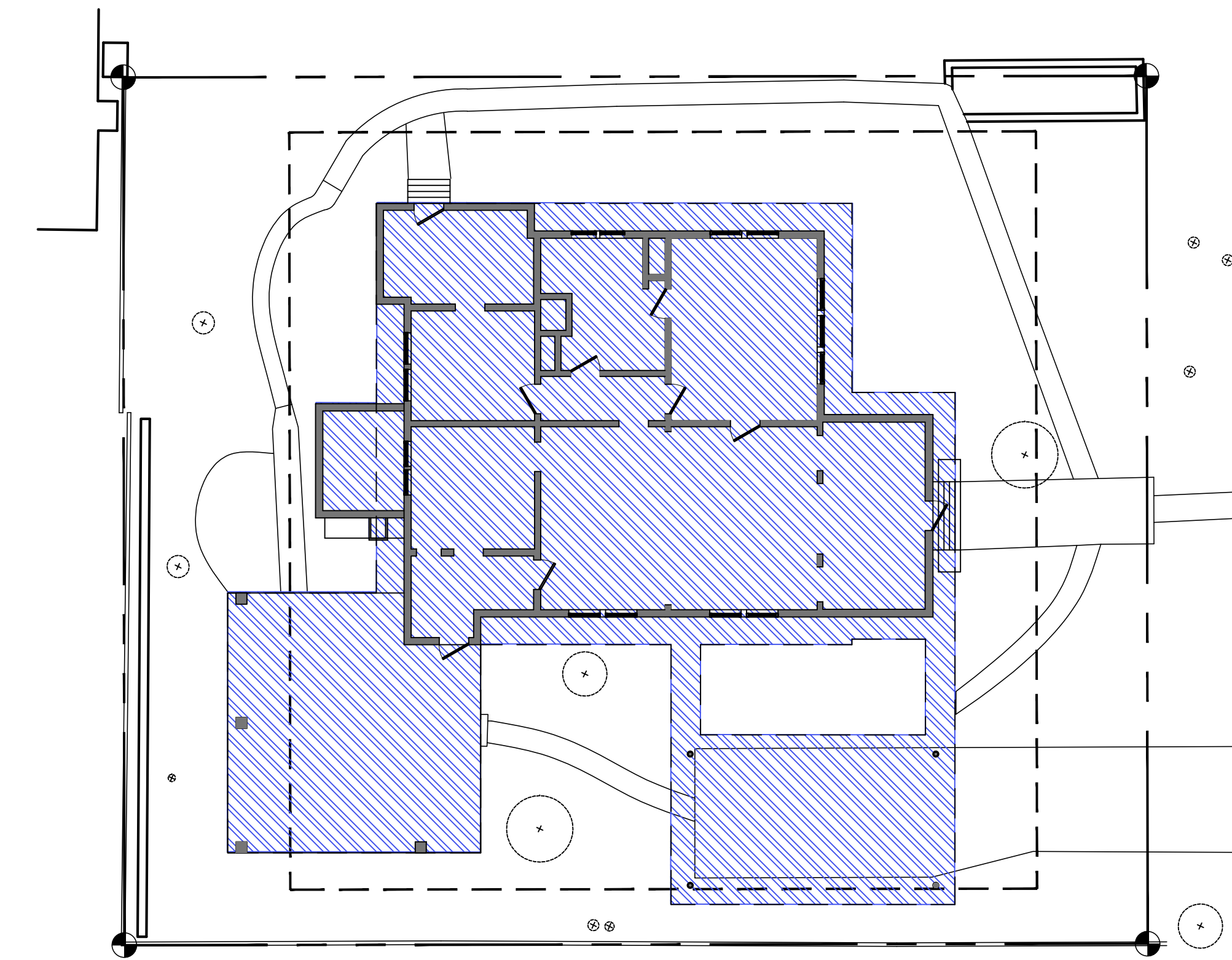
SITE DATA TABLE				
1117 South Street				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	Historic Medium Density Residential District (HMDR)			
FLOOD ZONE	ZONE X			
SIZE OF SITE	4,000 SQ FT MIN	7,261.25 SQ FT	7,261.25 SQ FT	NONE
MINIMUM LOT WIDTH	40'-0"	78'-6"	78'-6"	NONE
MINIMUM LOT DEPTH	90'-0"	92'-6"	92'-6"	NONE
HEIGHT	30'-0"	21'-0"	21'-0"	NONE
FRONT SETBACK - SOUTH	10'-0"	17'-4"	17'-4"	NONE
SIDE SETBACK - EAST	5'-0"	11'-4"	11'-4"	NONE
REAR SETBACK - NORTH	15'-0"	9'-4"	9'-4"	NONE
SIDE SETBACK - WEST	5'-0"	3'-6"	3'-6"	NONE
FLOOR AREA RATIO	1.0 MAX (7,261.25 SQ FT)	0.22 (1,575 SQ FT)	0.24 (1,777 SQ FT)	NONE
BUILDING COVERAGE	40% MAX (2,904.50 SQ FT)	40.14% (2,914.61 SQ FT)	41.60% (3,021.04 SQ FT)	1.60% (106.43 SQ FT)
IMPERVIOUS SURFACE	60% MAX (4,356.75 SQ FT)	50.91% (3,696.40 SQ FT)	54.28% (3,941.34 SQ FT)	NONE
OPEN SPACE LANDSCAPING	35% MIN (2,541.44 SQ FT)	49.09% (3,564.52 SQ FT)	45.73% (3,320.68 SQ FT)	NONE
<b>FLOOR AREA</b>				
FIRST FLOOR		1,575 SQ FT	1,777 SQ FT	
FLOOR AREA TOTAL		1,575 SQ FT	1,777 SQ FT	



**03** Open Space Plan - Existing 3,564.52 Square Feet (49.09%)  
 3/32" = 1'-0"



**02** Impervious Surface Plan - Existing 3,696.40 Square Feet (50.91%)  
 3/32" = 1'-0"



**01** Building Coverage Plan - Existing 2,914.61 Square Feet (40.14%)  
 3/32" = 1'-0"



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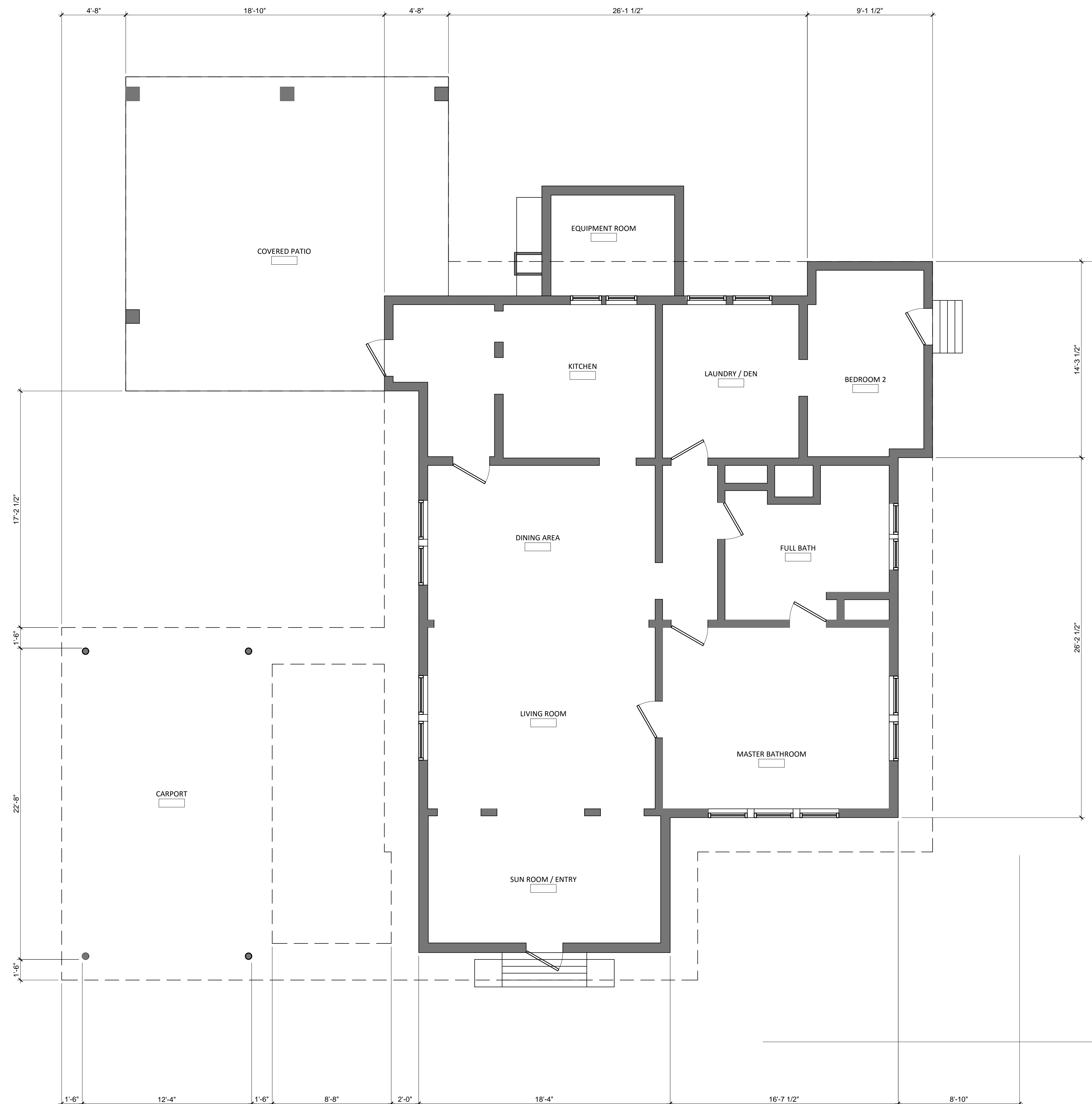
**PROJECT**  
 1117 South Street, Key West, Florida 33040

**CLIENT**  
 Joe and Tina Moody

**DRAWING**  
 EXISTING CALC PLANS & DATA TABLE

**DATE**  
 July 12, 2016





**01** Existing First Floor Plan  
 1/4" = 1'-0"



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**PROJECT**  
 1117 South Street, Key West, Florida 33040

**CLIENT**  
 Joe and Tina Moody

**DRAWING**  
 EXISTING FIRST FLOOR PLAN

**DATE**  
 July 12, 2016





**02 Existing East Elevation**  
1/4" = 1'-0"



**01 Existing South Elevation - South Street**  
1/4" = 1'-0"

**PROJECT**  
1117 South Street, Key West, Florida 33040

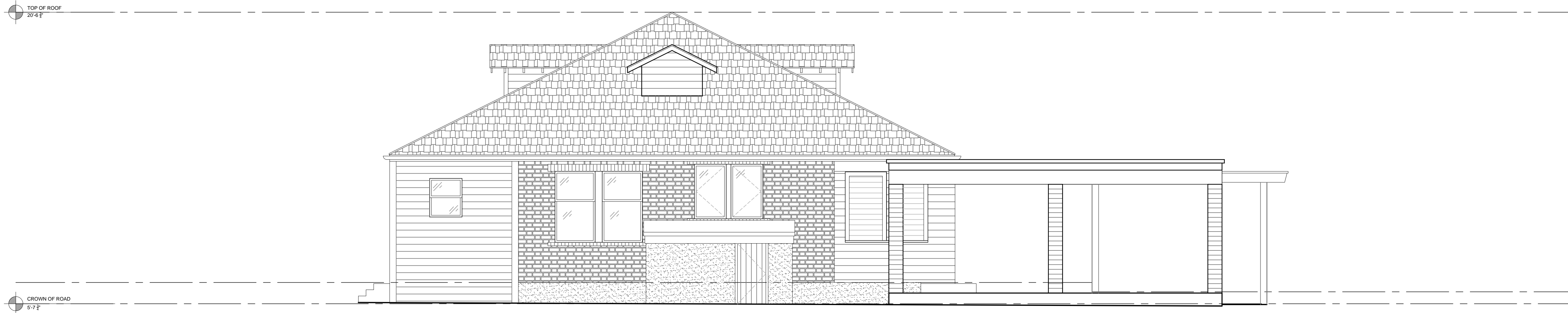
**CLIENT**  
Joe and Tina Moody

**DRAWING**  
EXISTING EXTERIOR ELEVATIONS

**DATE**  
July 12, 2016



**02** Existing West Elevation  
1/4" = 1'-0"



**01** Existing North Elevation  
1/4" = 1'-0"

**PROJECT**  
1117 South Street, Key West, Florida 33040

**CLIENT**  
Joe and Tina Moody

**DRAWING**  
EXISTING EXTERIOR ELEVATIONS

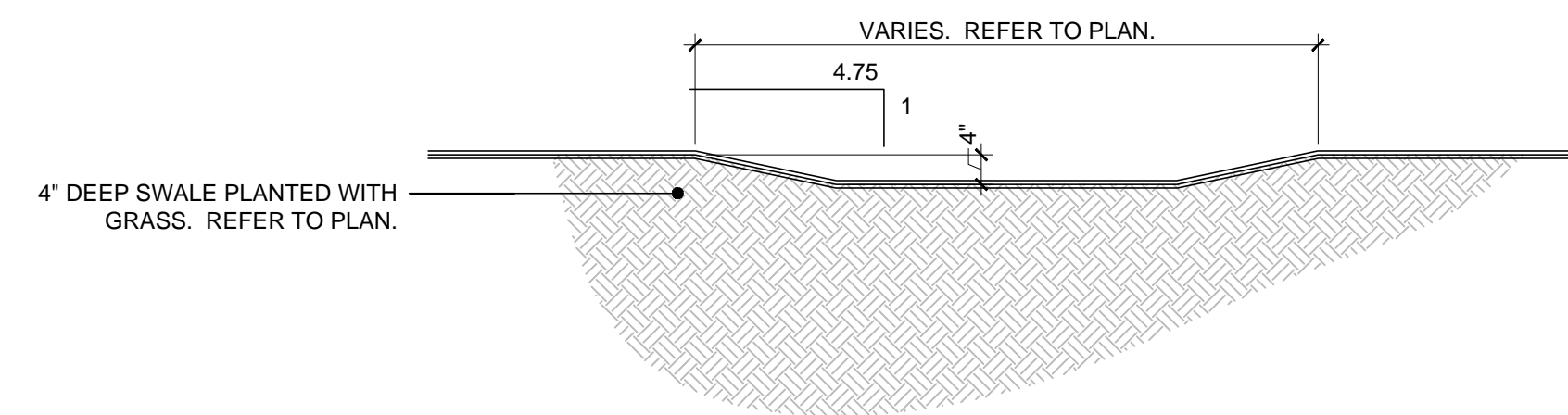
**DATE**  
July 12, 2016

REAR SETBACK - NORTH  
REQUIRED: 15'-0"  
EXISTING: 9'-4"  
PROPOSED: 9'-4"

SIDE SETBACK - WEST  
REQUIRED: 5'-0"  
EXISTING: 3'-6"  
PROPOSED: 3'-6"

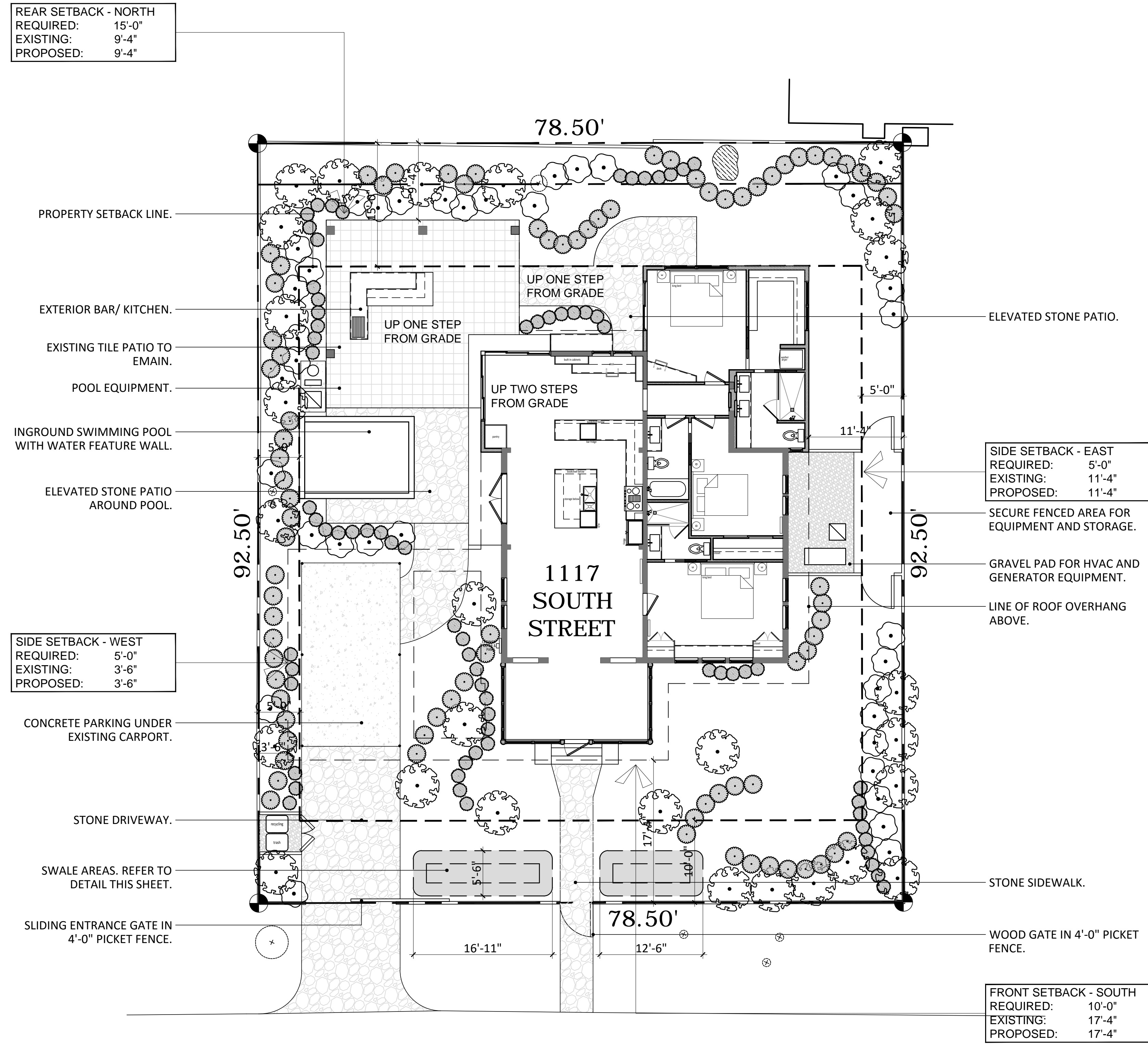
SIDE SETBACK - EAST  
REQUIRED: 5'-0"  
EXISTING: 11'-4"  
PROPOSED: 11'-4"

FRONT SETBACK - SOUTH  
REQUIRED: 10'-0"  
EXISTING: 17'-4"  
PROPOSED: 17'-4"

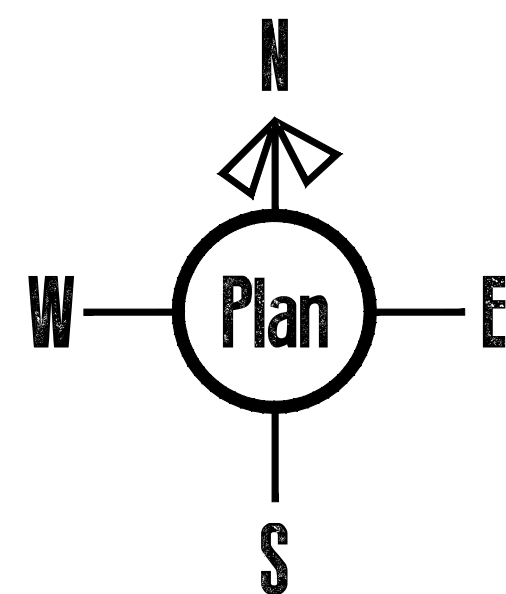


THIS PROJECT IS AN EXPANSION OF AN EXISTING HOME. THERE IS 639.39 SQ FT OF NEW IMPERVIOUS SURFACE. AN EXPANSION OF AN EXISTING HOME REQUIRES 2 CUBIC FEET OF SWALE VOLUME PER 25 SQ FT OF NEW IMPERVIOUS SURFACE.  
639.39 SQ FT / 25 SQ FT = 25.58 CU FT OF NEW SWALE REQUIRED.  
TOTAL SWALE VOLUME: 35.35 CU. FT.

TYPICAL SWALE DETAIL



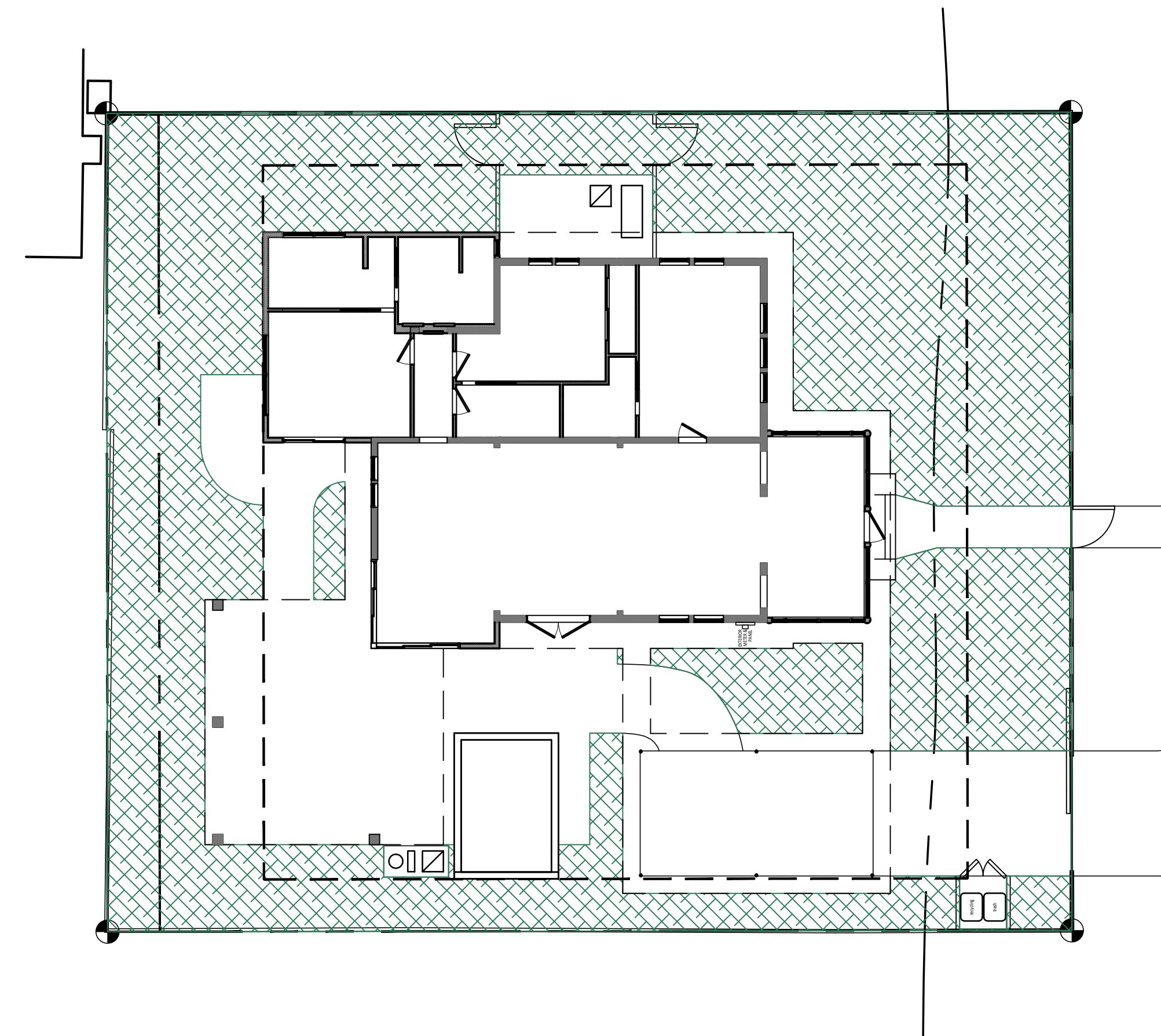
SOUTH STREET  
50' RIGHT OF WAY



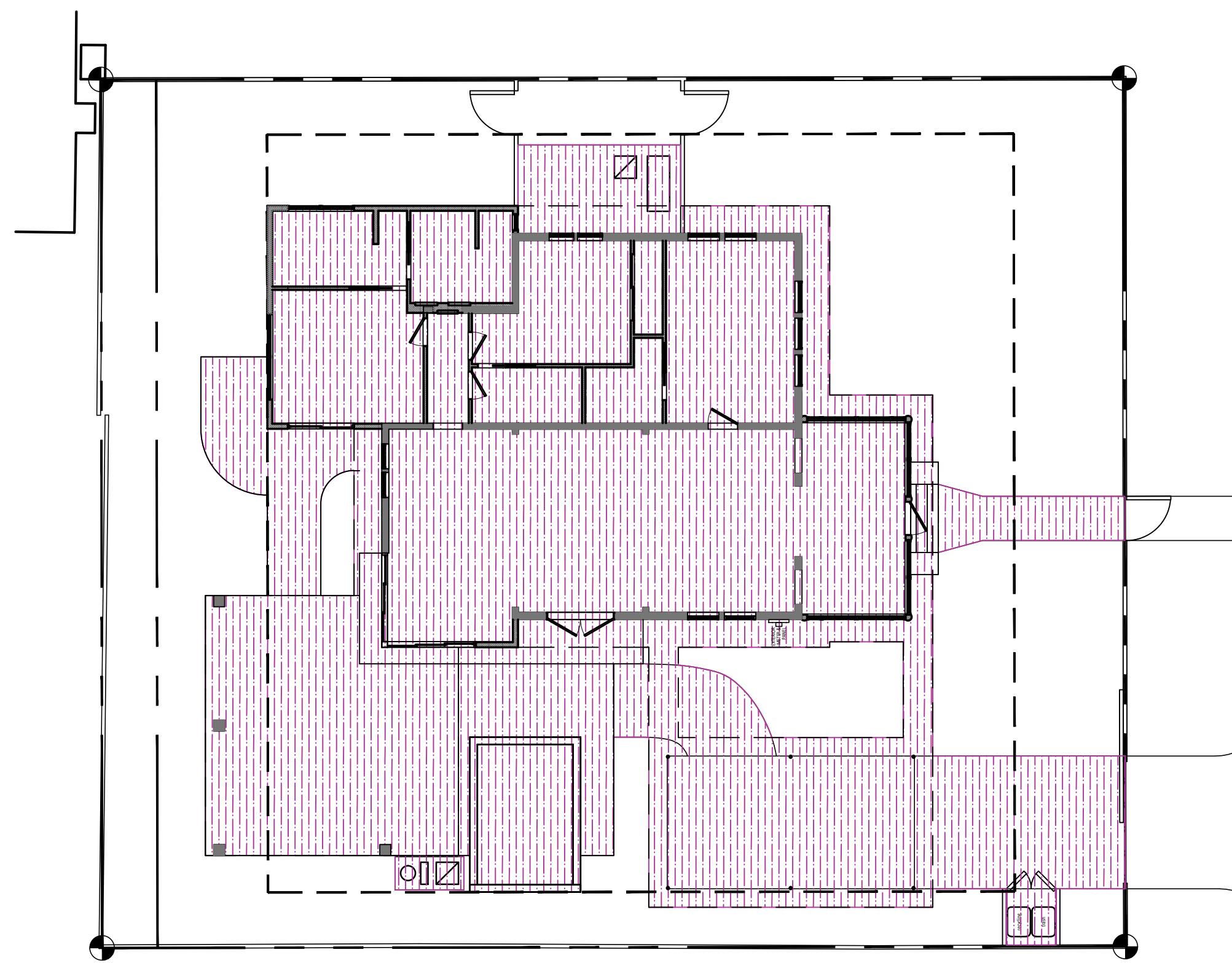
01 Proposed Site Plan  
1/8" = 1'-0"



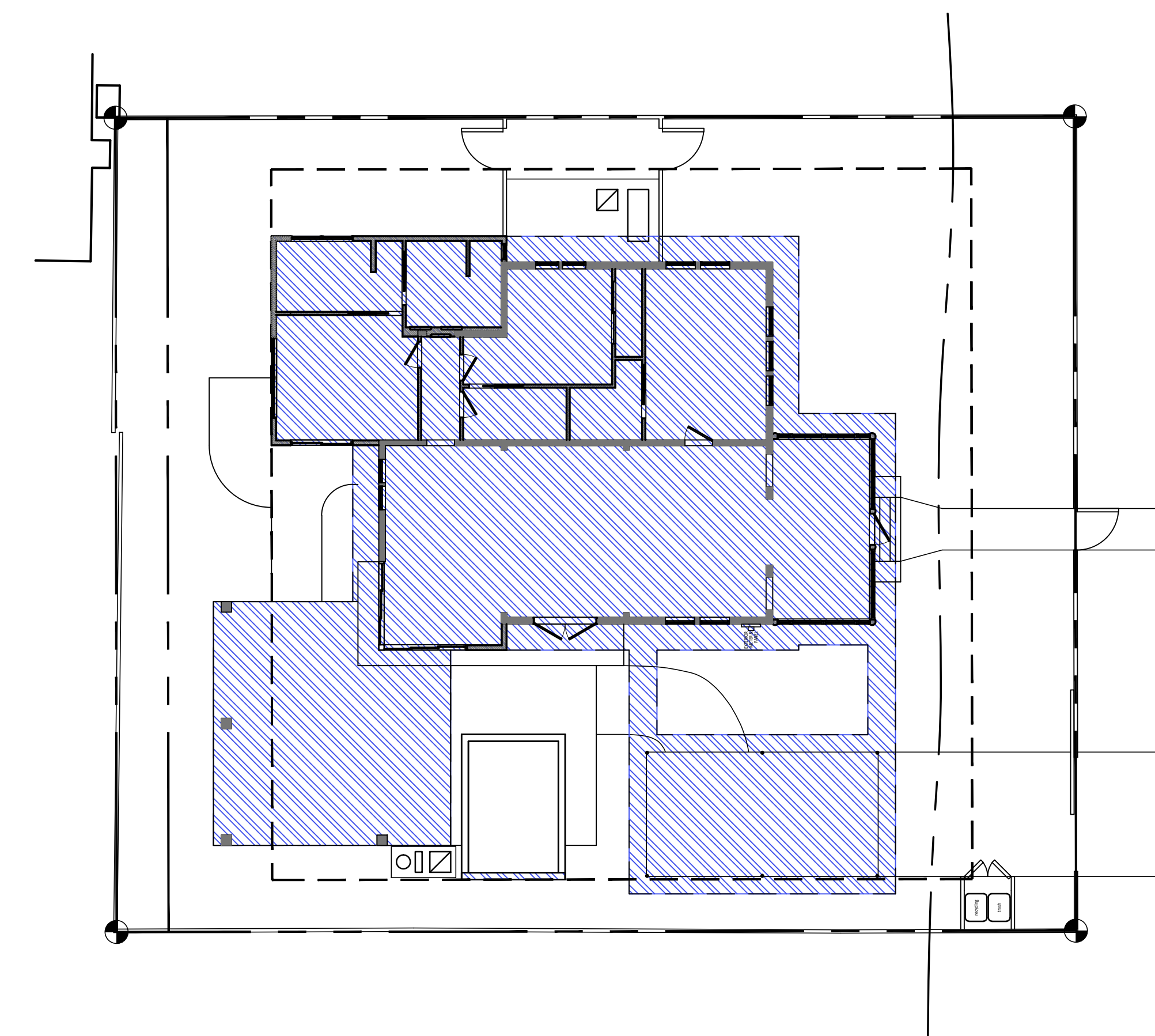
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<b>FLOOR AREA</b>				
FIRST FLOOR		1,575 SQ FT	1,777 SQ FT	
FLOOR AREA TOTAL		1,575 SQ FT	1,777 SQ FT	



**02** Open Space Plan - Proposed 3,320.68 Square Feet (45.73%)  
 3/32" = 1'-0"



**04** Impervious Surface Plan - Proposed 3,941.34 Square Feet (54.28%)  
 3/32" = 1'-0"



**01** Building Coverage Plan - Proposed 3,021.04 Square Feet (41.60%)  
 3/32" = 1'-0"



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Anthony D. Sarno: License # AR95308  
 Expiration Date: February 28, 2017

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 Prof. Reg. ID. IB26001303

PROJECT  
 1117 South Street, Key West, Florida 33040

CLIENT  
 Joe and Tina Moody

DRAWING  
 PROPOSED CALC PLANS & DATA TABLE

DATE  
 July 12, 2016





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Anthony D. Sarno: License # AR95308  
Expiration Date: February 28, 2017

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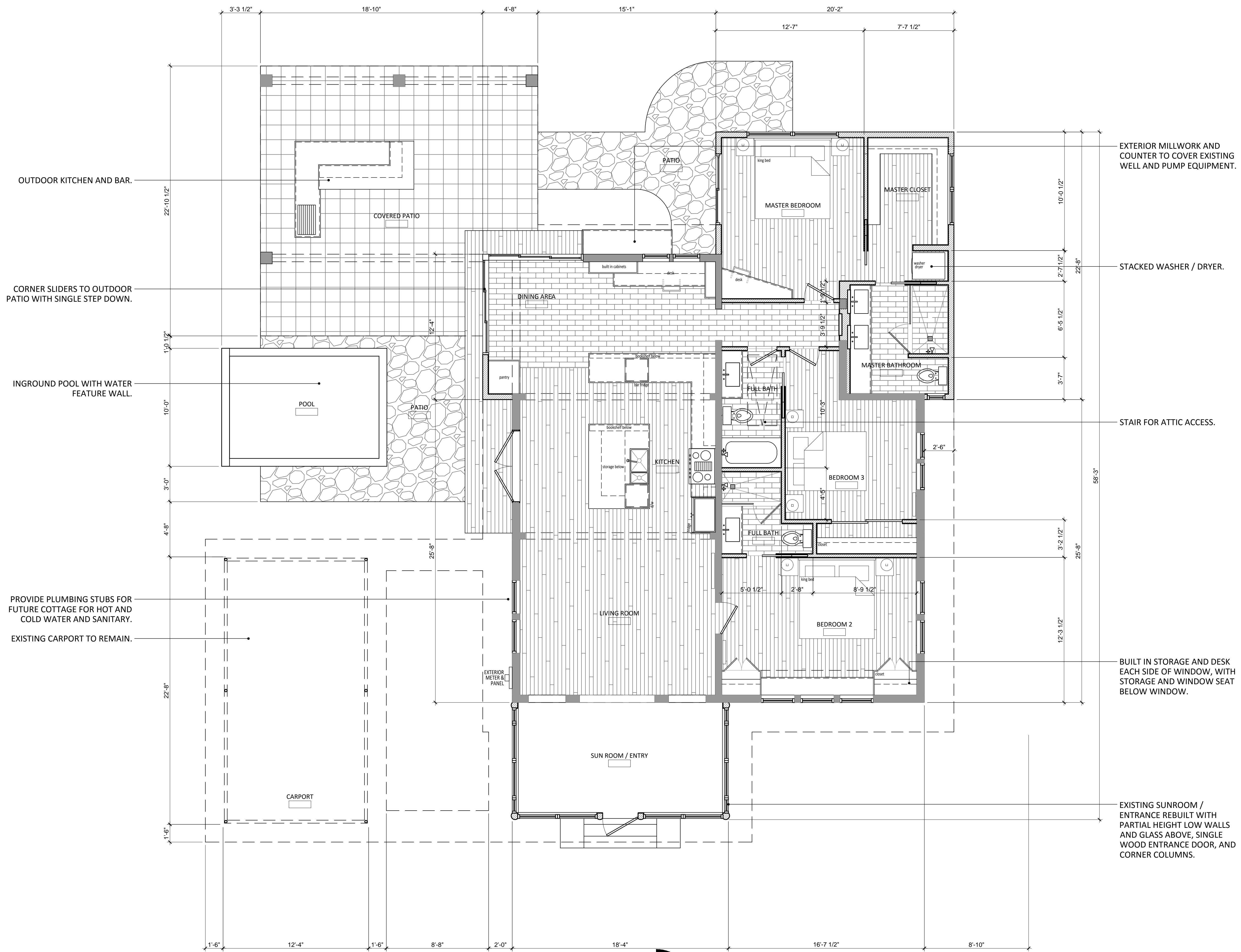
info@AnthonyArchitecture.com  
Prof. Reg. Arch. AA26003135  
Prof. Reg. ID. IB26001303

**PROJECT**  
1117 South Street, Key West, Florida 33040

**CLIENT**  
Joe and Tina Moody

**DRAWING**  
FIRST FLOOR PLAN

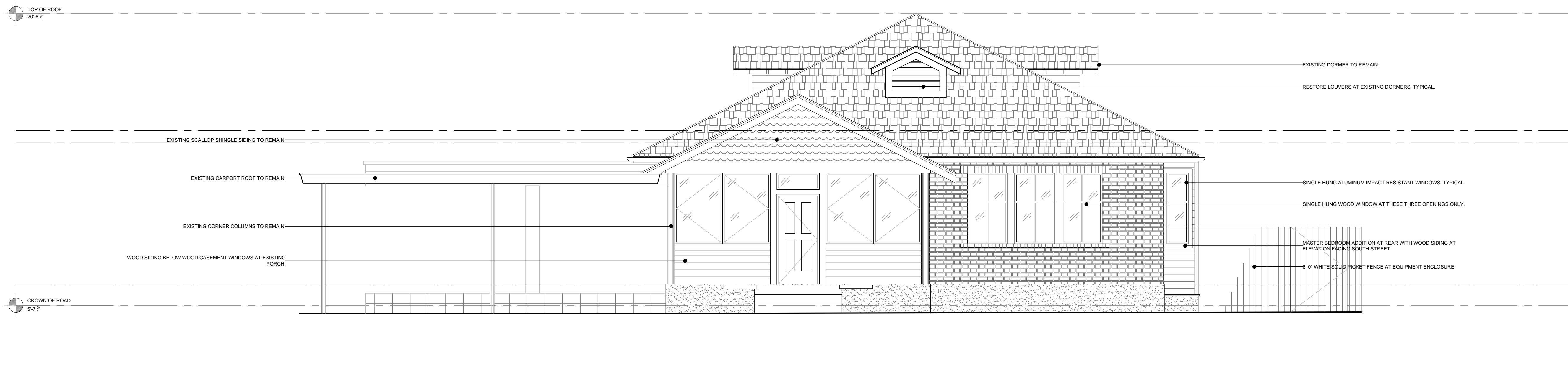
**DATE**  
July 12, 2016



**01** First Floor Plan  
1/4" = 1'-0"



**02 East Elevation**  
1/4" = 1'-0"

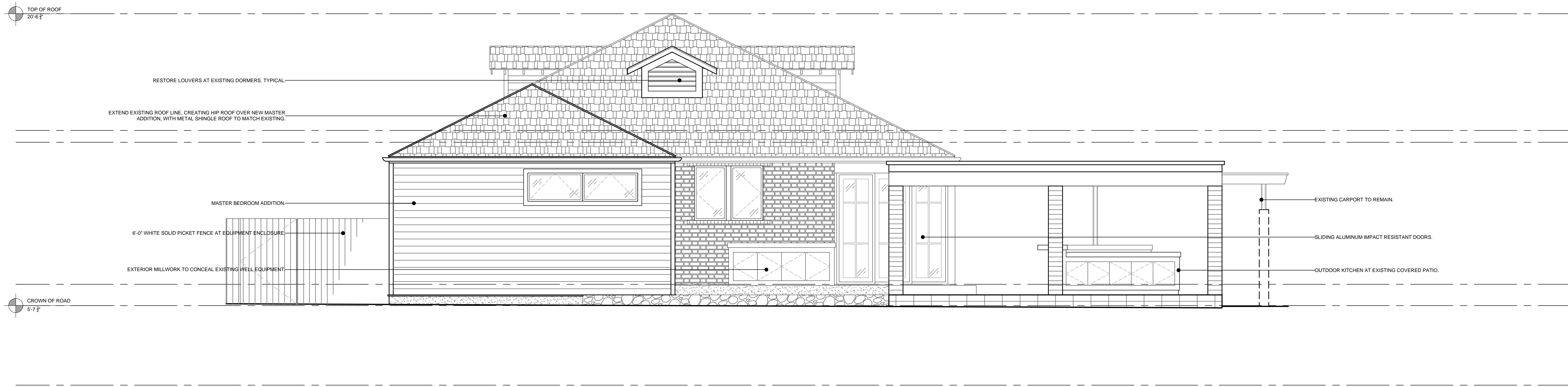


**01 South Elevation - South Street**  
1/4" = 1'-0"





**02** West Elevation  
1/4" = 1'-0"



**01** North Elevation  
1/4" = 1'-0"

# **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.

Alternate Key: 1040924 Parcel ID: 00040210-000000

### Ownership Details

**Mailing Address:**

MOODY JOSEPH FRANCIS AND TINA COLLEEN  
1406 OLIVIA ST  
KEY WEST, FL 33040-7225

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1117 SOUTH ST KEY WEST  
**Subdivision:** George W Nichols Sub  
**Legal Description:** KW GEORGE W NICHOLS SUB PB1-42 PT LOT 16 AND LOT 20 SQR 1 TR 18 H2-293 OR827-1481 OR839-1675/76 OR839-1703L/E OR1232-256D/C OR2779-2454D/C OR2780-703/04

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	79	93	7,261.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1629  
 Year Built: 1925

## Building 1 Details

**Building Type** R1  
**Effective Age** 24  
**Year Built** 1925  
**Functional Obs** 0

**Condition** G  
**Perimeter** 182  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 500  
**Depreciation %** 31  
**Grnd Floor Area** 1,629

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

**Roof Type** IRR/CUSTOM  
**Heat 1** NONE  
**Heat Src 1** NONE

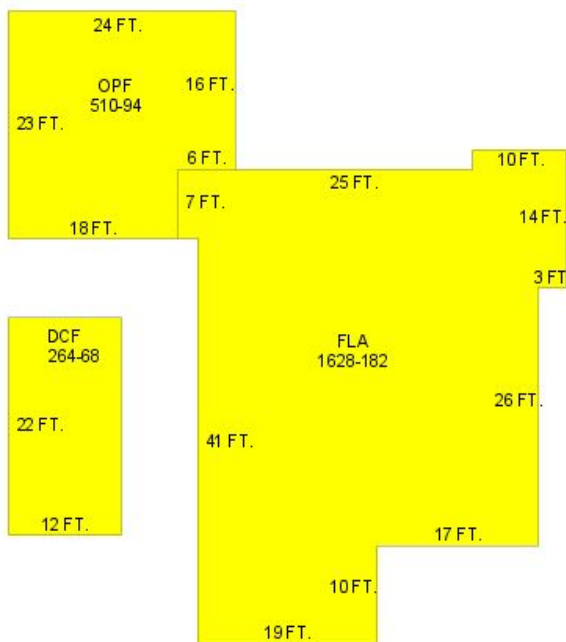
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** CONCR FTR  
**Bedrooms** 2

**Extra Features:**

**2 Fix Bath** 1  
**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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1924	N N	0.00	0.00	1,629
2	OPF		1	1924	N N	0.00	0.00	510
3	DCF		1	1924	N N	0.00	0.00	264

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	474 SF	79	6	2005	2006	2	30
1	PT3:PATIO	200 SF	0	0	1959	1960	2	50
3	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	E954005	11/01/1995	12/01/1995	3,000	Residential	UPGRADE ELECTRICAL
2	9901789	05/25/1999	08/04/1999	4,200	Residential	ROOF
3	04-1181	04/13/2004	10/22/2004	500	Residential	SEWER LATERAL
4	05-1877	05/23/2005	11/22/2005	5,546	Residential	mairtan & paint victoian metal shingles

## 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
2015	147,884	2,201	646,848	796,933	311,158	25,500	285,658
2014	139,242	2,051	468,459	609,752	308,688	25,500	283,188
2013	143,220	2,117	359,202	504,539	304,126	25,500	278,626
2012	145,209	2,167	263,415	410,791	299,042	25,500	273,542
2011	145,209	2,217	329,268	476,694	290,332	25,500	264,832
2010	167,090	2,283	556,904	726,277	286,041	25,500	260,541
2009	187,987	2,333	754,915	945,235	278,521	25,500	253,021
2008	172,885	2,383	689,795	865,063	278,243	25,500	252,743
2007	235,173	2,449	798,710	1,036,332	270,139	25,500	244,639
2006	334,310	2,499	653,490	990,299	263,550	25,500	238,050
2005	332,541	1,070	471,965	805,576	254,263	25,500	228,763
2004	206,363	1,070	363,050	570,483	246,857	25,500	221,357
2003	214,617	1,070	186,971	402,658	242,255	25,500	216,755
2002	189,026	1,070	186,971	377,067	236,578	25,500	211,078
2001	166,992	1,095	168,274	336,361	232,853	25,500	207,353
2000	174,398	1,516	136,144	312,058	226,071	25,500	200,571
1999	147,254	738	136,144	284,136	220,128	25,500	194,628
1998	125,539	629	136,144	262,312	216,662	25,500	191,162
1997	108,574	544	121,622	230,740	213,041	25,500	187,541
1996	91,610	459	121,622	213,691	206,836	25,500	181,336
1995	83,467	246	121,622	205,335	201,792	25,500	176,292
1994	74,645	220	121,622	196,487	196,487	25,500	170,987
1993	73,300	0	121,622	194,922	194,922	25,500	169,422

1992	73,300	0	121,622	194,922	194,922	25,000	169,922
1991	73,300	0	121,622	194,922	194,922	25,000	169,922
1990	76,539	0	96,208	172,747	172,747	25,000	147,747
1989	69,581	0	90,763	160,344	160,344	25,000	135,344
1988	36,081	0	74,425	110,506	110,506	25,000	85,506
1987	35,732	0	49,738	85,470	85,470	25,000	60,470
1986	35,811	0	27,106	62,917	62,917	25,000	37,917
1985	34,597	0	16,799	51,396	51,396	25,000	26,396
1984	31,329	0	16,799	48,128	48,128	25,000	23,128
1983	31,329	0	16,799	48,128	48,128	25,000	23,128
1982	31,914	0	11,820	43,734	43,734	25,000	18,734

## 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
1/28/2016	2780 / 703	790,000	<u>WD</u>	<u>02</u>
9/1/1981	839 / 1702	40	<u>WD</u>	<u>U</u>

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