

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: March 21, 2013

Agenda Item: **Variances – 1222 Grinnell Street (RE# 000320490-000000)** - A request for variances to building coverage and front and side-yard setback requirements to renovate a contributing structure in the HMDR zoning district per Section 122-28 renovations exceeding 66% of assessed value of the structure, 122-600 (4) a. building coverage, and (6) a. & b. front and side-yard setback requirements of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The renovation will exceed 66% of the assessed value of the building and will require variances to all legal non-conformities. The applicant is requesting variances to building coverage, front and side yard setbacks to renovate an historic structure.

Applicant: Trepanier & Associates

Property Owner: Patricia Hauck

Location: 1222 Grinnell Street, RE# 00032040-000000

Zoning: Historic Medium Density Residential (HMDR) Zoning District

Background:

The property is comprised of a contributing historic structure on a substandard lot. The proposed renovations will exceed 66% of the value of the structure. As a result, existing legal non-conformities and the addition of a second story will require variances to the LDR's.

The table below provides site data calculations as proposed by the applicant:

Relevant HMDR District Dimensional Requirements: Section 122-630			
	Zoning Regulations	Existing Conditions	Proposed Changes
Front	10'	1'10"	No Change
Side, Right	5'	4'5"	No Change
Side, Left	5'	10"	7"

Building Coverage	40% Maximum	58%	56%
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Process:

Development Review Committee Meeting:

December 21, 2012

Planning Board Meeting:

February 28, 2013, postponed

March 21, 2013

HARC:

April 9, 2013, Pending

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

The existing structure is nonconforming to building coverage, front and side-yard setback requirements. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not by themselves generate the existence of special conditions or circumstances. However, the building is in such disrepair that the necessary repairs will exceed 66% of the building's value.

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

The nonconforming aspects on the site are not created by the applicant. The existing building is legal non-conforming. The applicant is attempting to renovate an historic contributing building. However, the chosen design for the new construction is one which the applicant has chosen.

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.**

Allowing the new construction, as proposed, would confer special privileges upon the applicant.

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

The applicant is not deprived of rights commonly enjoyed by other properties without the variance approval. However, the cost of the renovation is driving the need for the variances. Therefore, hardship conditions do exist.

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variances requested are the minimum variances that will make possible the continued use of the land, building, or structure. However, the applicant has reasonable use of the property prior to the new construction.

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.**

The granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest. In fact, renovating this building will be an improvement to surrounding community.

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 conforming or nonconforming 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.

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:

1. **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 granting of variances.

2. **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 been in contact with adjacent property owners.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following condition:

- The building be sprinkled as required by the Key West Fire Department.

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR VARIANCE
APPROVAL FOR BUILDING COVERAGE
AND FRONT & SIDE-YARD SETBACK
REQUIREMENTS FOR PROPERTY LOCATED
AT 1222 GRINNELL STREET (RE#00032040-
000000) IN THE HISTORIC MEDIUM DENSITY
RESIDENTIAL ZONING DISTRICT, PER
SECTION 122-28 SECTION 122-630 (4) a. AND
SECTION 122-630 (6) a. & b. OF THE LAND
DEVELOPMENT REGULATIONS OF THE
CODE OF ORDINANCES OF THE CITY OF
KEY WEST.**

WHEREAS, Section 122-28 Section 122-630 (4) a. and Section 122-630(6) a. & b. of the Code of Ordinances provides that renovations exceeding 66% of the value of the structure requires variances to legal non-conformities, that the maximum building coverage is 40% and the minimum allowed front-yard setback is 10 feet and side-yard setback shall be 5 feet; and

WHEREAS, the applicant requested variances to the proposed building coverage and to the existing and proposed front and side-yard setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 21st, 2013; and

_____ Chairman
_____ Planning Director

WHEREAS, the Planning Board finds 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 district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances 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; and

WHEREAS, the Planning Board finds 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; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances 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; and

WHEREAS, the Planning Board finds that 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 any variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by resolution of the Key West Planning Board for variances for building coverage and front and side-yard setbacks, on property located at 1222 Grinnell Street (RE# 00032040-000000) in the HMDR zoning district per Sections 122-630 (4) a. and 122-600(6) a.

_____ Chairman
_____ Planning Director

& b. of the Land Development Regulations of the Code of Ordinances of the City of Key West per plans received December 3, 2012 with the following condition:

- The building be sprinkled as required by the Key West Fire Department.

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of March, 2013.

Authenticated by the Chairman of the Planning Board and the Planning Director;

_____ Chairman
_____ Planning Director

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Chairman

Planning Director

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR VARIANCE
APPROVAL FOR BUILDING COVERAGE
AND FRONT & SIDE-YARD SETBACK
REQUIREMENTS FOR PROPERTY LOCATED
AT 1222 GRINNELL STREET (RE#00032040-
000000) IN THE HISTORIC MEDIUM DENSITY
RESIDENTIAL ZONING DISTRICT, PER
SECTION 122-630 (4) a. AND SECTION 122-630
(6) a. & b. OF THE LAND DEVELOPMENT
REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, Section 122-630 (4) a. and Section 122-630(6) a. & b. of the Code of Ordinances provides that the maximum building coverage is 40% and the minimum allowed front-yard setback is 10 feet and side-yard setback shall be 5 feet; and

WHEREAS, the applicant requested variances to the proposed building coverage and to the existing and proposed front and side-yard setbacks; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on February 28th, 2013; and

WHEREAS, the Planning Board finds 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 district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variances 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; and

WHEREAS, the Planning Board finds 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; and

WHEREAS, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances 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; and

_____ Chairman
_____ Planning Director

WHEREAS, the Planning Board finds that 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 any variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by resolution of the Key West Planning Board for variances for building coverage and front and side-yard setbacks, on property located at 1222 Grinnell Street (RE# 00032040-000000) in the HMDR zoning district per Sections 122-630 (4) a. and 122-600(6) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West per plans received December 3, 2012 with the following condition:

- The building be sprinkled as required by the Key West Fire Department.

_____ Chairman
_____ Planning Director

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West

Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 28th day of February, 2013.

Authenticated by the Chairman of the Planning Board and the Planning Director;

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

**Page 5 of 6
Resolution Number 2013-**

Chairman

Planning Director

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Draft

_____ Chairman
_____ Planning Director

Application

12/03/2012

Mr. Donald Craig, AICP Planning Director
3140 Flagler Avenue
Key West, FL 33040

Re: Variance Request 1222 Grinnell Street
RE: 00032040-000000

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Dear Mr. Craig,

Please accept the attached documents and application as a formal request for a variance to setbacks and building coverage in section 122-600 in the HMDR zoning district for a property located at 1222 Grinnell Street. The applicant is proposing a second story addition in the rear portion of the structure.

1222 Grinnell Street is an extremely undersized lot. The homeowner would like to make minor alterations and build a second story rear addition. Building coverage and impervious surface will decrease as a result of the proposed renovation project.

Because of the small lot size the building currently sits in front, side and rear setbacks. The homeowners are proposing to demolish¹ the existing rear addition so that the proposed alterations and addition comply with the 15'-0" rear setback requirement. Because the lot is 38% smaller than the minimum lot size for the HMDR district variances will still be required for front side, east side and west side setbacks.



For the reasons stated above we are respectfully requesting the aforementioned variances for 1222 Grinnell Street. Thank you for your time and consideration in this matter.

Sincerely,

Patrick Wright



¹ See Attached Plans



Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 1222 Grinnell Street
2. Name of Applicant Trepanier & Associates Inc.
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 402 Appelrouth Lane
Key West FL, 33040
5. Phone # of Applicant 305-293-8983 Mobile# N/A
6. E-Mail Address Patrick@OwenTrepanier.com
7. Name of Owner, if different than above Patricia Hauck
8. Address of Owner 1222 Grinnell Street
Key West FL 33040
9. Phone # of Owner _____
10. Email Address _____
11. Zoning District of Parcel HNC RE# 00032040-000000
12. Description of Proposed Construction, Development, and Use
Second story rear addition on a single family home

13. List and describe the specific variance(s) being requested:
Variance to front yard setbacks by 9'-2"
Variance to side yard setbacks by 4'-5"
Variance to side yard setbacks by 0'-7"

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Variance to Building Coverage by 16%

14. 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	X Zone			
Size of Site	1,536 sq ft			
Height	30'-0"	17'-10"	24'-1"	None Requested
Front Setback	10'-0"	1'-10"	1'-10"	9'-2"
Side Setback	5'-0"	4'-5"	4'-5"	0'-7"
Side Setback	5'-0"	0'-10"	0'-7"	4'-5"
Street Side Setback	N/A	N/A	N/A	None Requested
Rear Setback	15'-0"	10'-7"	15'-0"	None Requested
F.A.R	N/A	N/A	N/A	None Requested
Building Coverage	614 sq ft - 40%	896 sq ft - 58%	855 sq ft - 56%	241 sq ft - 16%
Impervious Surface	921 sq ft - 60%	966 sq ft - 63%	855 sq ft - 56%	None Requested
Parking	1 space	1 space	1 space	None Requested
Handicap Parking	N/A	N/A	N/A	None Requested
Bicycle Parking	N/A	N/A	N/A	None Requested
Open Space/ Landscaping	537 sq ft - 35%	568 sq ft - 37%	675 sq ft - 44%	None Requested
Number and type of units	16 Dwelling Units Per Acre	1 Single Family Dwelling Unit	1 Single Family Dwelling Unit	None Requested
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

15. Is Subject Property located within the Historic District? Yes No
 If Yes, attach HARC approval and approved site plans

Meeting Date Pending Approval HARC Approval # Pending Approval

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes No If Yes, please describe and attach relevant documents

Ingress/Egress Easement to rear parcel RE# 00032050-000000
Recorded in Quit Claim Deed
Book # 2177 Page# 2424 (see attached)

17. Will the 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.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

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

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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 parcel is extremely undersized in regards to dimensional requirements in the HMDR district. The historically platted lot size is 1,535 sq ft, HMDR district contemplates a minimum lot size of 4,000 sq ft making the parcel 38% undersized for the zoning district. The minimum lot depth is 90' the existing lot depth is 64'. The minimum lot width is 40' the existing lot width is 24'. This parcel is an existing nonconformity that is a result of the parcel being platted prior to the adoption of current zoning code.

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

The conditions were not created by the applicant. The parcel was platted prior to the adoption of current zoning codes.

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.

There are no special privileges conferred, if this lot met the minimum criteria, as contemplated by the code, it could be built under the existing code without variances

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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.

Because the lot is severely undersized making any alterations to the structure would require the owner to apply for variances. The parcel is 38% smaller than the minimum lot size required by HMDR zoning district regulations. The requested variances are necessary for the home owner to make alterations to the existing structure and add a small second story addition in the rear portion of the home.

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 requested variances are the minimum variance required for the home owner to make alterations the existing structure.

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 requested variances are in no way injurious to the public welfare and will be in harmony with the intent of the land development regulations.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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.

The existing nonconforming uses of other property are not the basis for this approval request.

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

- That the standards established in subsection (a) 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."

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*

of Trepanier & Associates Inc.
(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:

1222 Grinnell Street Key West FL 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.

[Handwritten Signature]
Signature of Authorized Representative

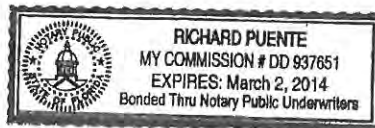
Subscribed and sworn to (or affirmed) before me on this 3-15-2013 by
date

Owen Trepanier
Name of Authorized Representative

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

[Handwritten Signature]
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



DD937651
Commission Number, if any

Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, Patricia Hauck
Chester Hauck authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Owen Trepanier
SeaTech of the Florida Keys, Inc.

Please Print Name of Representative

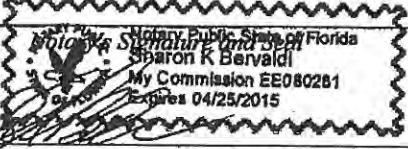
to be the representative for this application and act on my/our behalf before the City of Key West.

Patricia Hauck Chester Hauck
Signature of Owner *Signature of Joint/Co-owner if applicable*
FL D.L. # H200-680-43-941-0 FL D.L. # H200-110-43-047-0

Subscribed and sworn to (or affirmed) before me on this 11-29-12 by
date

Patricia Hauck
Name of Authorized Representative

He/She is personally known to me or has presented FL01 H200 11042017 as identification.


Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

Doc# 1905677 11/02/2012 10:15AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by
Mendy Walden, an employee of
First American Title Insurance Company
3132 Northside Drive, Suite 101, Building C
Key West, Florida 33040
(877)727-5927

11/02/2012 10:15AM
DEED DOC STAMP CL: DS \$700.00

Return to: Grantee

File No.: 1064-2761895
100,000

Doc# 1905677
Bk# 2596 Pg# 1341

WARRANTY DEED

This indenture made on **November 01, 2012** A.D., by

Gilbert F. Acosta, married and Donald L. Canalejo, unmarried as Joint Tenants with Right of Survivorship

whose address is: **2807 Venetian Drive, Key West, FL 33040**
hereinafter called the "grantor", to

Patricia Ann Hauck, Trustee of the Patricia Ann Hauck Trust Agreement dated 2/9/2004

and Chester J. Hauck, married and Jonathan M. Hauck, unmarried
whose address is: **P.O. Box 168, Millersport, OH 43046**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Monroe County, Florida**, to-wit:

Lot Nine (9) and part of Lots Eleven (11), Twelve (12) and Seven (7), Square Eight (8), Tract Thirteen (13), in Monroe County, Florida, on the Island of Key West in Tract Thirteen (13), according to William A. Whitehead's map or plan of said Island and known as Lot Nine (9) and part of Lots Eleven (11), Twelve (12) and Seven (7) of Square Eight (8):

Commencing at a point Seventy-five (75) feet from the corner of United and Grinnell Streets and running thence along Grinnell Street in a Northwesterly direction Twenty-four (24) feet; thence at right angles in a Southwesterly direction Sixty-four (64) feet; thence at right angles in a Southeasterly direction Twenty-four (24) feet; thence at right angles in a Northeasterly direction Sixty-four (64) feet, back to the Point of Beginning.

Subject to an Easement for ingress and egress to the premises known by Real Estate Assessment No. 00032050-000000, to wit:

Beginning at a point one hundred (100) feet from the corner of Grinnell and United Streets; thence at right angles in a SW'ly direction sixty-four (64) feet and eight (8) inches; thence at right angles in a SE'ly direction a distance of four (4) feet; thence at right angles in a NE'ly direction a distance of sixty-four (64) feet and eight (8) inches; thence at right angles along Grinnell Street in a NW'ly direction a distance of four (4) feet to the point of beginning.

Parcel Identification Number: **0003204000000 (AK# 1032824)**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2011.

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

x Gilbert F. Acosta
Gilbert F. Acosta

Signed, sealed and delivered in our presence:

Robert Banks
Witness Signature

Print Name: Robert Banks

Coil Lay
Witness Signature

Print Name: Coil Lay

State of **FL**

County of Nassau

The Foregoing Instrument Was Acknowledged before me on ^{October} ~~September~~ 10th, 2012, by **Gilbert F. Acosta, married** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Glinda Gail Lay
Notary Public

Glinda Gail Lay
(Printed Name)



My Commission expires: _____

{Notarial Seal}

Donald L. Canalejo
Donald L. Canalejo

Signed, sealed and delivered in our presence:

Melinda A. Walden
Witness Signature

[Signature]
Witness Signature

Print Name: Melinda A Walden

Print Name: CC [Signature] PASC

State of **FL**

County of **Monroe**

The Foregoing Instrument Was Acknowledged before me on **November 1st**, 2012, by **Donald L. Canalejo, unmarried** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Melinda A. Walden
Notary Public

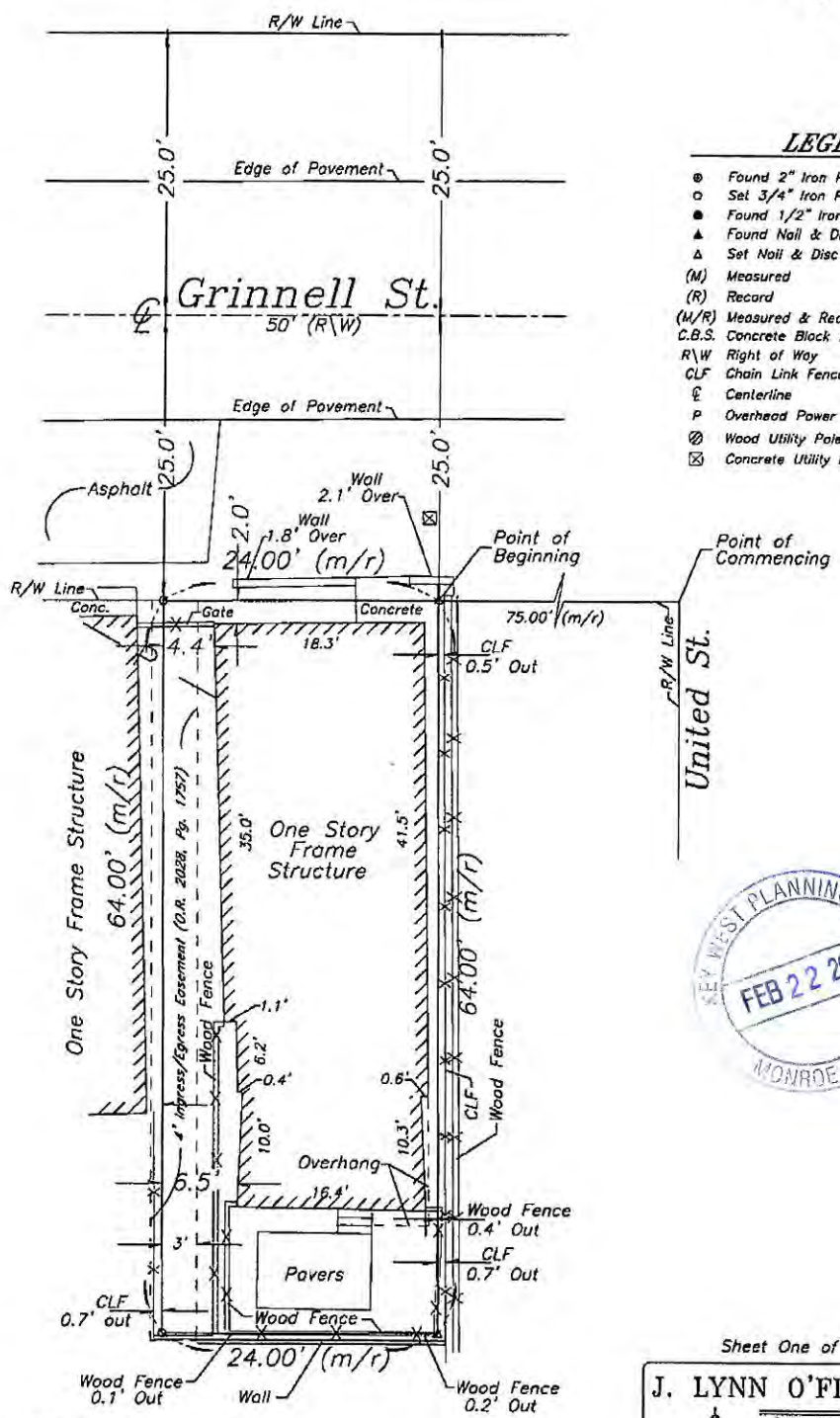
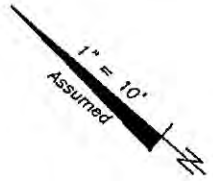
(Printed Name)

My Commission expires: _____



Survey

Boundary Survey Map of part of Lots 11 & 12,
Square 8, Tract 13 on the Island of Key West, Florida



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (629B)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- ▲ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- P Overhead Power Lines
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole



NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
FSM #5588
3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

Boundary Survey Report of part of Lots 11 & 12,
Square 8, Tract 13 on the Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1222 Grinnell Street, Key West, FL
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: October 29, 2012
10. Ownership of fences is undeterminable, unless otherwise noted.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: A part of Lots Eleven (11), Twelve (12) and Seven (7), Square Eight (8), Tract Thirteen (13), according to William A. Whitehead's map or plan of said Island and known as part of Lots Eleven (11), and Twelve (12), of Square Eight (8): COMMENCING at a point Seventy-five (75) feet from the corner of United and Grinnell Streets and running thence along Grinnell Street in a Northwesterly direction Twenty-four (24) feet; thence at right angles in a Southwesterly direction Sixty-four (64) feet; thence at right angles in a Southeasterly direction Twenty-four (24) feet; thence at right angles in a Northeasterly direction Sixty-four (64) feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Patricia Ann Hauck, Trustee; and Chester Hauck;
First American Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6208

October 29, 2012

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



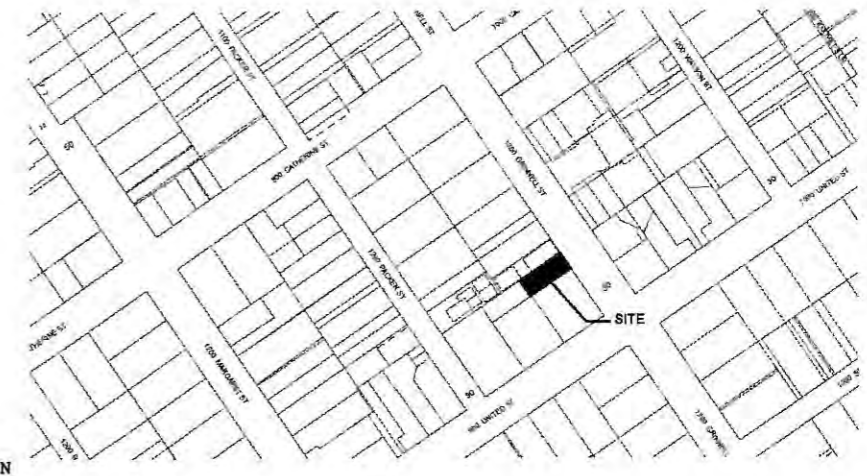
Professional Surveyor & Mapper
PSM #0208

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Site Plans

RENOVATIONS

1222 GRINNELL STREET
KEY WEST, FLORIDA



LOCATION MAP

Seatech Inc.
830 CRANE BOULEVARD
SUGARLOAF KEY, FLORIDA
(305) 294-9993
C.A. #28994

PAUL R. SEMMES
P.E.#44137 DATE:

SITE DATA

ZONING DISTRICT: HMDR
FLOOD ZONE: X
F.L.R.M. - COMMUNITY #125129; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005
LEGAL DESCRIPTION: KW G G WATSON SUB I-209 PT LOT 11 SQR 8 TR 13

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.

THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE

OCCUPANCY CLASSIFICATION: R3
CONSTRUCTION TYPE: V

THE FOLLOWING LOADINGS WERE USED:
WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE "D"
FLOOR LIVE LOAD: 40 PSF

SITE DATA TABLE

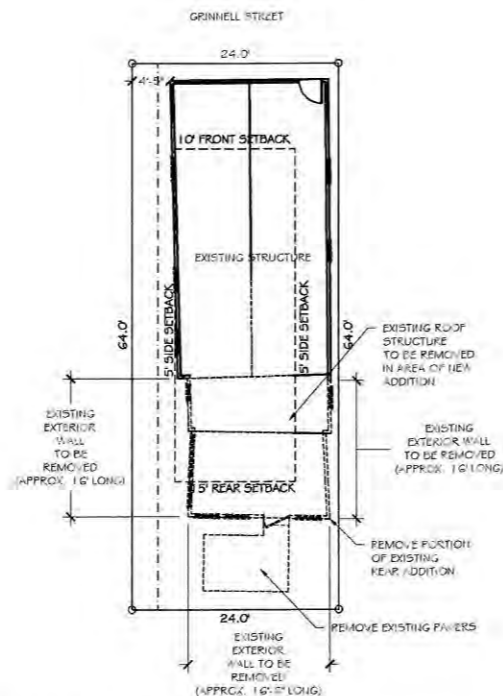
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HNC	HNC	HNC	
LOT SIZE	1536 SF	1536 SF	1106 SF	
BUILDING AREA	896 SF	614 SF	805 SF	
BUILDING COVERAGE %	58%	40%	53%	
IMPERVIOUS COVERAGE	1015 SF	921 SF	855 SF	
IMPERVIOUS COVERAGE %	66%	60%	56%	
BUILDING HEIGHT	17'-10"	10'-0"	24'-1"	
FRONT SETBACK	1'-10"	10'-0"	1'-10"	
SOUTHEAST SIDE SETBACK	0'-10"	5'-0"	0'-7"	
NORTHWEST SIDE SETBACK	4'-5"	5'-0"	4'-5"	
REAR SETBACK	10'-7"	15'-0"	15'-0"	

INDEX OF DRAWINGS

T-1 - SITE DATA
A-1 - FLOOR PLANS
A-2 - EXISTING ELEVATIONS
A-3 - PROPOSED ELEVATIONS

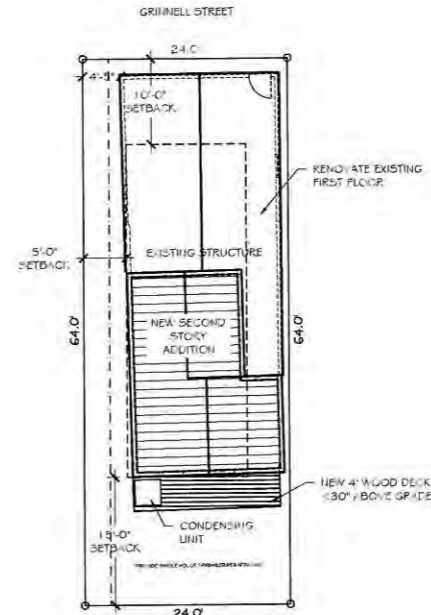
GENERAL NOTES

- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID, CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.



EXISTING SITE PLAN

SCALE: 1"=10'-0"



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

RENOVATIONS

1222 GRINNELL STREET
KEY WEST, FLORIDA

REVISIONS

JOB:

ISSUE DATE: 11-29-12

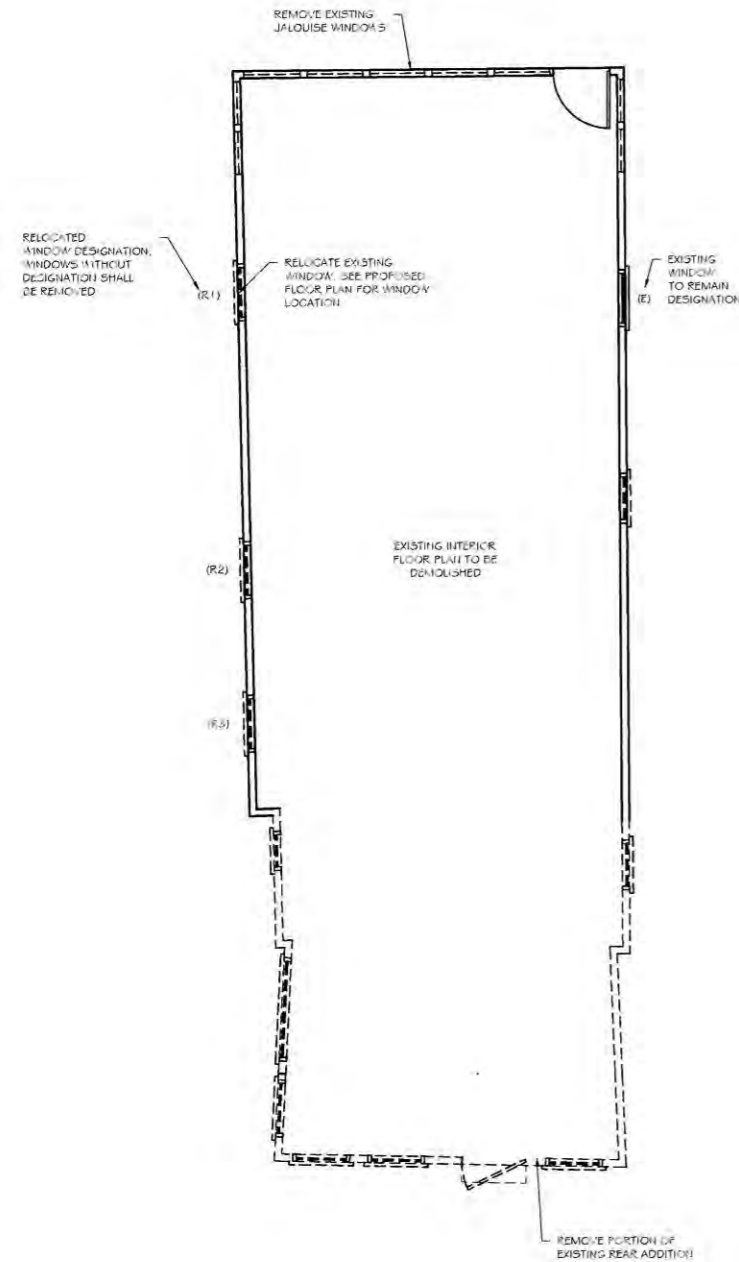
DRAWN: EKM

T-1

DOOR SCHEDULE					
MARK	NOMINAL SIZE (W x H)	TYPE	WINDLOAD REQUIREMENTS (ASCE 7-10)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
(01)	6'-0"x6'-8"	SLIDING GLASS	-00.0 / +00.0	PGT INDUSTRIES	-00.0 / +00.0 (N.O.A. # 0000.0)

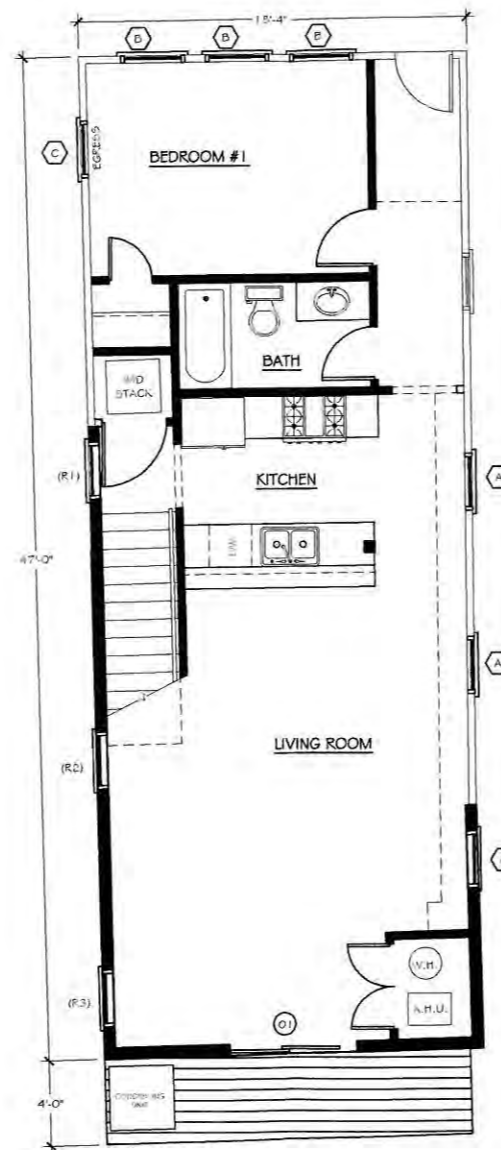
WINDOW SCHEDULE			
MARK	NOMINAL SIZE (W x H)	TYPE	COMMENTS
(A)	28"x48"	SINGLE HUNG	
(B)	42"x42"	SINGLE HUNG	
(C)	30"x60"	SINGLE HUNG	
(D)	24"x30"	SINGLE HUNG	
(E)	30"x12"	FIXED	

* NON RATED HISTORIC WOOD WINDOWS AS PRESCRIBED BY THE CITY OF KEY WEST & HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC) FOR HISTORIC CONTRIBUTING STRUCTURES



EXISTING FLOOR PLAN

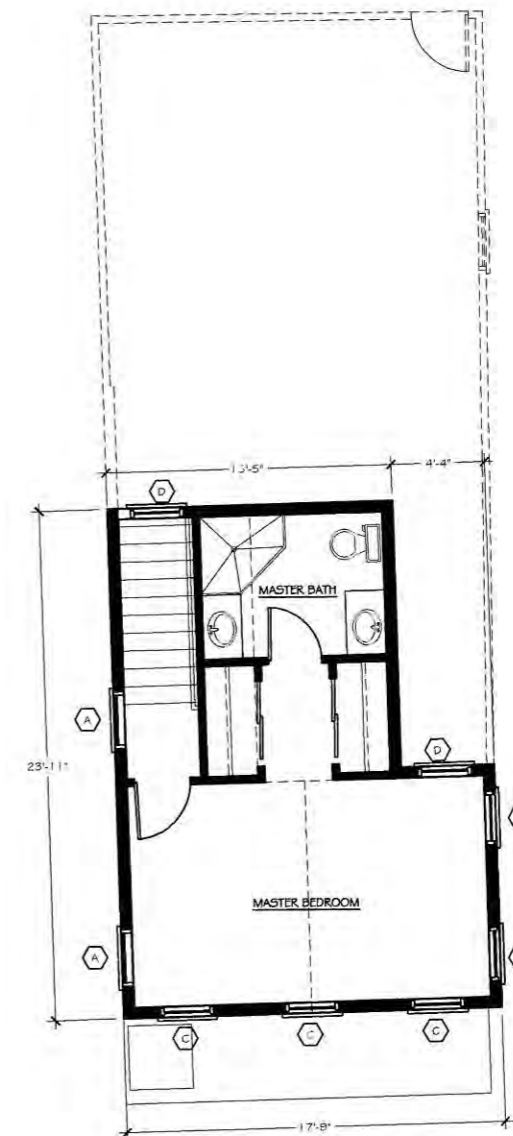
SCALE: 1/4"=1'-0"



*PROVIDE WHOLE HOUSE SPRINKLER PER NFPA 5000

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



*PROVIDE WHOLE HOUSE SPRINKLER PER NFPA 5000

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

SeaTech Inc.
 830 CRANE BOULEVARD
 SUGARLOAF KEY, FLORIDA
 (305) 294-9994
 C.A. #28984

RENOVATIONS
 1222 GRINNELL STREET
 KEY WEST, FLORIDA

PAUL R. SEMMES
 P.E. #41137 DATE:

REVISIONS

JOB:

ISSUE DATE: 11-29-12

DRAWN: EKM

A-1

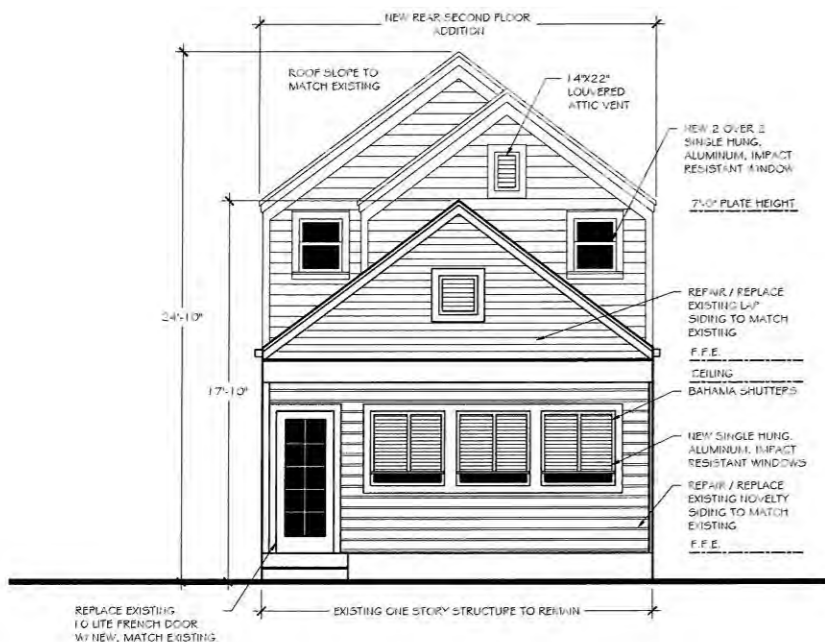
RENOVATIONS
 1222 GRINNELL STREET
 KEY WEST, FLORIDA

REVISIONS

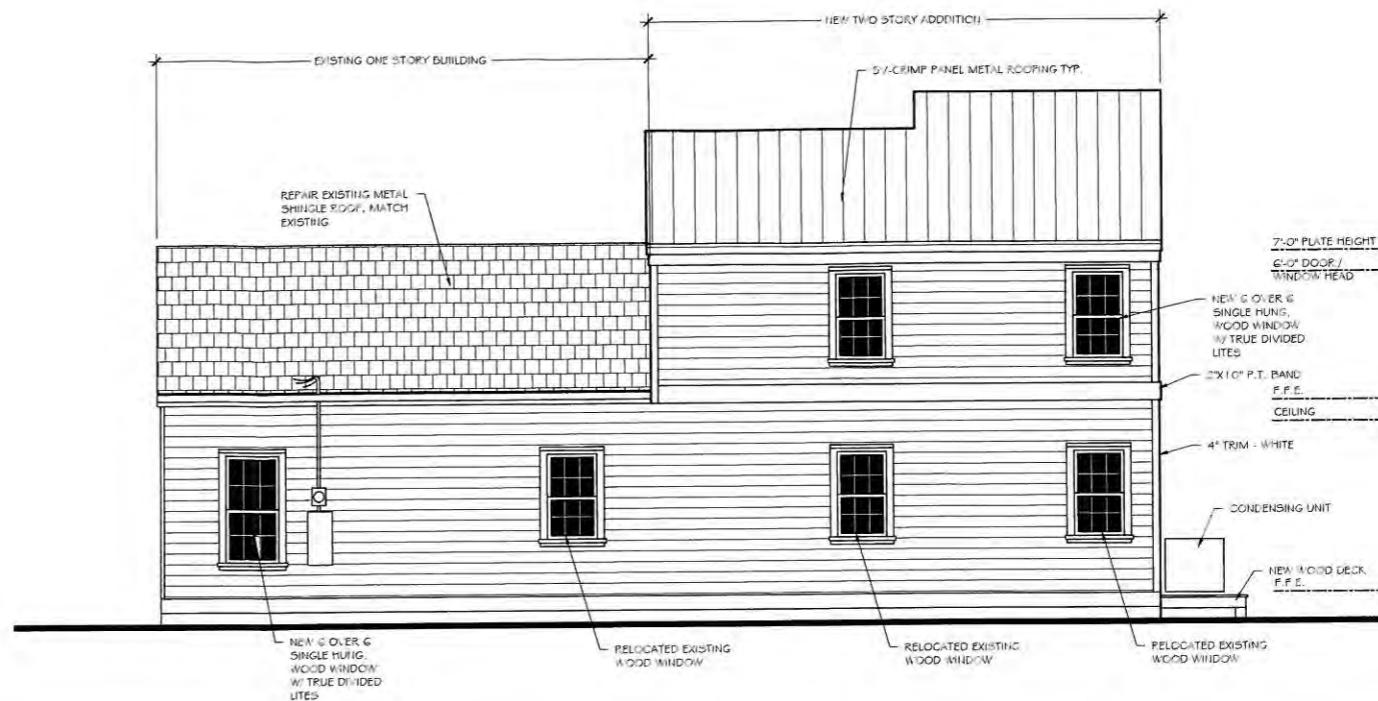
JOB:

ISSUE DATE: 11-29-12

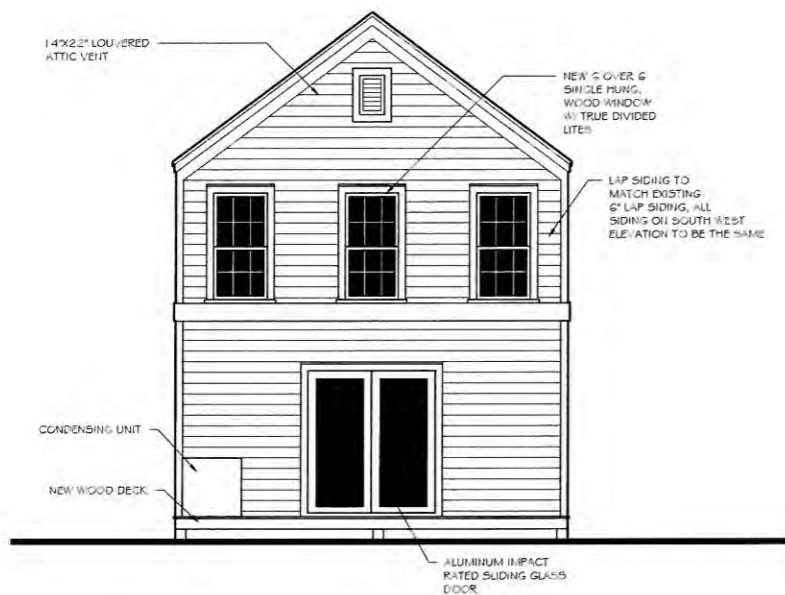
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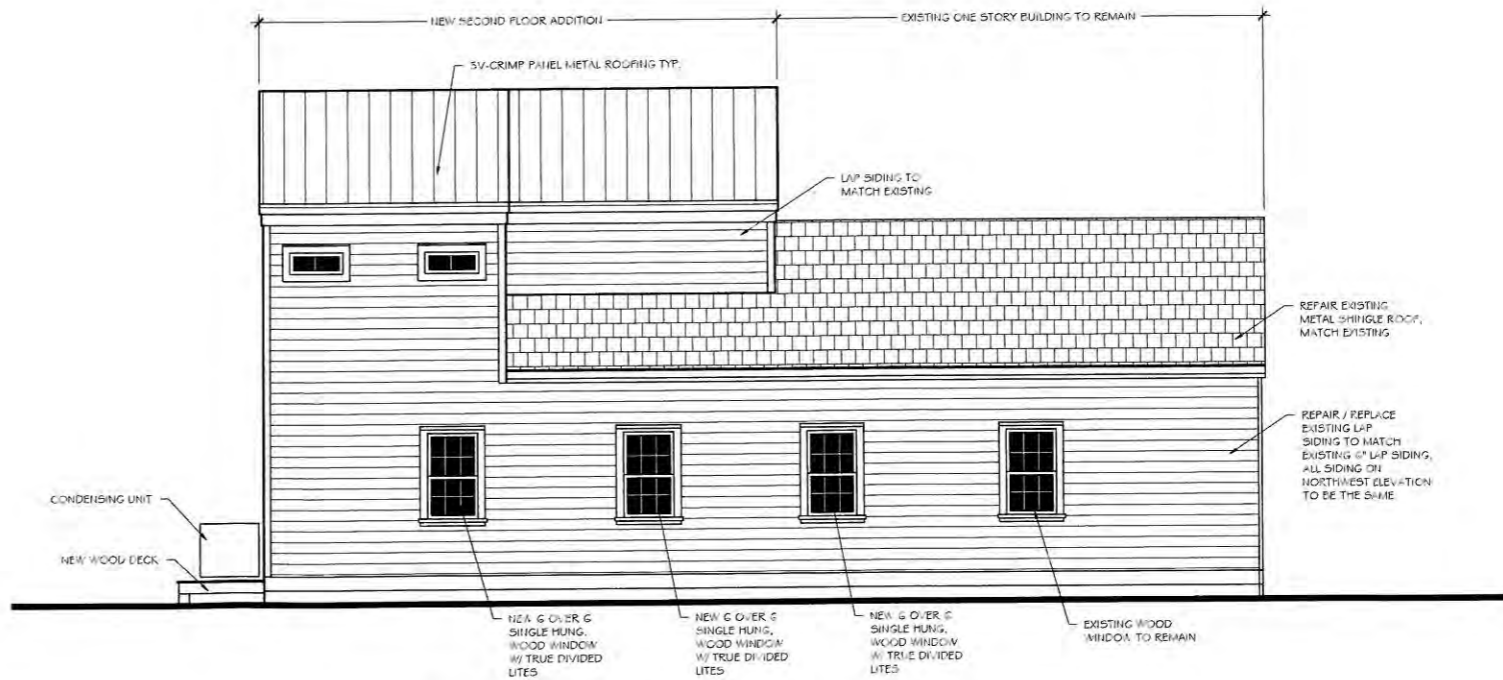
PROPOSED NORTH EAST ELEVATION
 SCALE: 1/4"=1'-0"



PROPOSED NORTH WEST ELEVATION
 SCALE: 1/4"=1'-0"



PROPOSED SOUTHWEST ELEVATION
 SCALE: 1/4"=1'-0"



PROPOSED SOUTH EAST ELEVATION
 SCALE: 1/4"=1'-0"

DRC Minutes

Minutes of the Development Review Committee December 21, 2012 DRAFT

The applicant's legal representative, Ginny Stones with Stones & Cardenas, was available for questions.

Ms. Nicklaus confirmed that the rest rooms are ADA compliant.

Mr. Craig requested the application show the seating layout and location of the serving area. He noted that there is to be no live music, if recorded music, there will be a condition from the Planning Board that there be a distributed sound system computerized with live monitoring by code enforcement. Also, with reference to the application, section of code # 18-81(b) that is on the 4th page of the application, this is a type-o. Mr. Craig requested revised authorization forms be submitted and notarized. He mentioned to the applicant that when this item goes to the Planning Board, there may be a public response and the applicant should be available to respond to those comments.

Remaining staff had no comments.

Keys Energy had no objections.

4. Variances – 1222 Grinnell Street (RE# 00032040-000000) – Request for front and side yard setbacks and building coverage in the HMDR zoning district per Section 90-391, Section 122-600(6)a, 122-600(6)b, and 122-600(4)a of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Haller gave members an overview of the variance request.

The applicant, Patrick Wright, Trepanier & Associates gave members an overview of the request.

Mr. Barroso informed the applicant that a five foot space along the side of the fence is required.

Mr. Woodson agreed with Mr. Barroso.

Mr. Williams confirmed that there is no tree or landscaping issues.

Mrs. Ignaffo requested to direct roof downspouts back onto property, but not onto ingress/egress easement walkway.

Ms. Nicklaus had no comment.

Mr. Craig stated that adding an additional structure at 7-10 inches from the property line does not seem to be consistent with providing enough light and air as well as safety for fire purposes. Due to these issues, he stated that the applicant may wish to amend the application before proceeding to the Planning Board.

Keys Energy had no objections.

5. Special Exception Request – 512 Eaton Street (RE# 00006500-000000) – Request for a special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, cemetery, and/or funeral home for property located within the HNC-1 zoning district, pursuant to Section 18-28(b)(2) of the Code of Ordinances of the City of Key West.

Ms. Haller gave members an overview of the variance request.

The applicant's legal representative, Ginny Stones with Stones & Cardenas, was available for questions

Property Appraiser Information

Karl D. Borglum Property Appraiser Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card - Map portion under construction.

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

Alternate Key: 1032824 Parcel ID: 00032040-000000

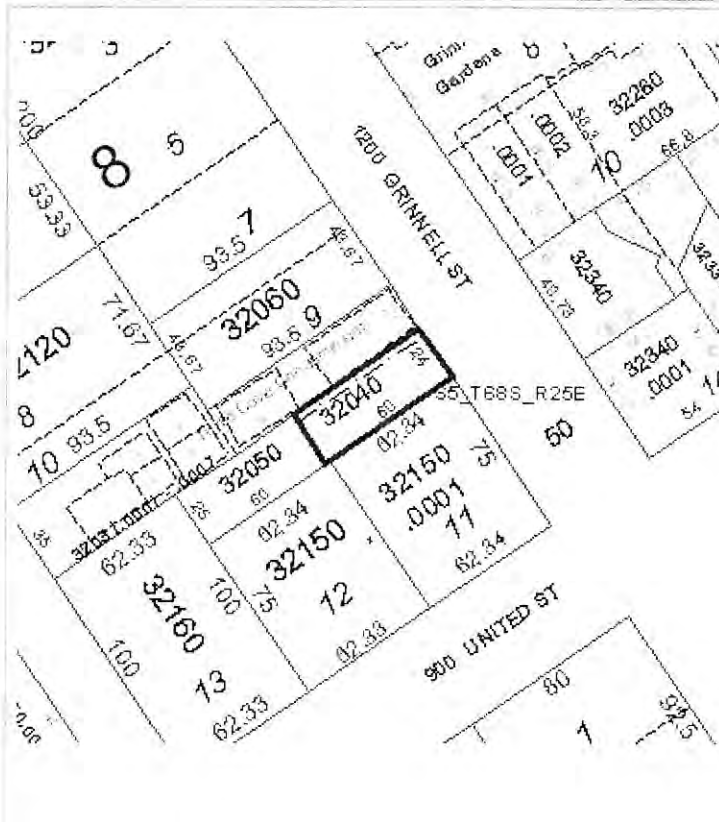
Ownership Details

Mailing Address:
CANALEJO DONALD L
2807 VENETIAN DR
KEY WEST, FL 33040-5236

All Owners:
ACOSTA GILBERT F R/S, CANALEJO DONALD L

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1222 GRINNELL ST KEY WEST
Legal Description: KW G G WATSON SUB I-209 PT LOT 11 SQR 8 TR 13 OR162-549-550 OR2177-2424/25Q/C





Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	24	64	1,536.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 812
 Year Built: 1918

Building 1 Details

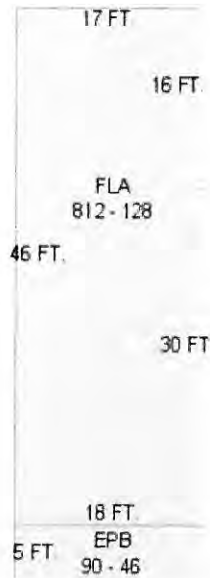
Building Type <u>R1</u>	Condition <u>P</u>	Quality Grade 450
Effective Age 32	Perimeter 128	Depreciation % 35
Year Built 1918	Special Arch 0	Grnd Floor Area 812
Functional Obs 0	Economic Obs 0	

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

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

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 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	1993	N N	0.00	0.00	812
2	EPB	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	90

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
2012	71,878	0	133,754	205,632	205,632	0	205,632
2011	70,772	0	144,133	214,905	214,905	0	214,905
2010	71,878	0	122,838	194,716	194,716	25,000	169,716
2009	80,202	0	157,198	237,400	237,400	25,000	212,400
2008	70,397	0	274,744	345,141	339,664	25,000	314,664
2007	111,760	0	213,120	324,880	324,666	25,000	299,666
2006	193,658	0	122,880	316,538	316,538	25,000	291,538
2005	139,019	0	130,560	269,579	269,579	0	269,579
2004	109,740	0	95,232	204,972	204,972	0	204,972
2003	88,530	0	35,328	123,858	123,858	0	123,858

2002	72,089	0	35,328	107,417	107,417	0	107,417
2001	61,093	0	35,328	96,421	96,421	0	96,421
2000	61,826	0	26,112	87,938	87,938	0	87,938
1999	67,262	0	19,584	86,846	86,846	0	86,846
1998	58,188	0	25,344	83,532	83,532	0	83,532
1997	55,763	0	23,040	78,804	78,804	0	78,804
1996	41,217	0	23,040	64,257	64,257	0	64,257
1995	29,821	0	23,040	52,861	52,861	0	52,861
1994	26,670	0	23,040	49,710	49,710	0	49,710
1993	26,876	0	23,040	49,916	49,916	0	49,916
1992	26,876	0	23,040	49,916	49,916	0	49,916
1991	26,876	0	23,040	49,916	49,916	0	49,916
1990	27,749	0	15,744	43,493	43,493	0	43,493
1989	16,171	0	15,360	31,531	31,531	0	31,531
1988	14,164	0	12,288	26,452	26,452	0	26,452
1987	13,994	0	8,294	22,288	22,288	0	22,288
1986	14,070	0	8,294	22,364	22,364	0	22,364
1985	13,666	0	5,530	19,196	19,196	0	19,196
1984	12,743	0	5,530	18,273	18,273	0	18,273
1983	12,743	0	5,530	18,273	18,273	0	18,273
1982	13,006	0	4,792	17,798	17,798	0	17,798

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.

There are no sales to display for this parcel.

This page has been visited 1,894 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., March 21, 2013 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variances – 1222 Grinnell Street (RE# 00032040-000000, AK# 1032824) – A request for building coverage, front, rear and side yard setback requirements in the HMDR zoning district per Section 90-391, Section 122-600 (4) a. and (6) a. b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Variances – 1222 Grinnell Street (RE# 00032040-000000, AK# 1032824) – A request for building coverage, front, rear and side yard setback requirements in the HMDR zoning district per Section 90-391, Section 122-600 (4) a. and (6) a. b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant	Trepanier & Associates Inc.	Owner:	Patricia Hauck
Project Location:	1222 Grinnell Street	Date of Hearing:	Thursday, March 21, 2013
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Karen de Berjeois at kdeberje@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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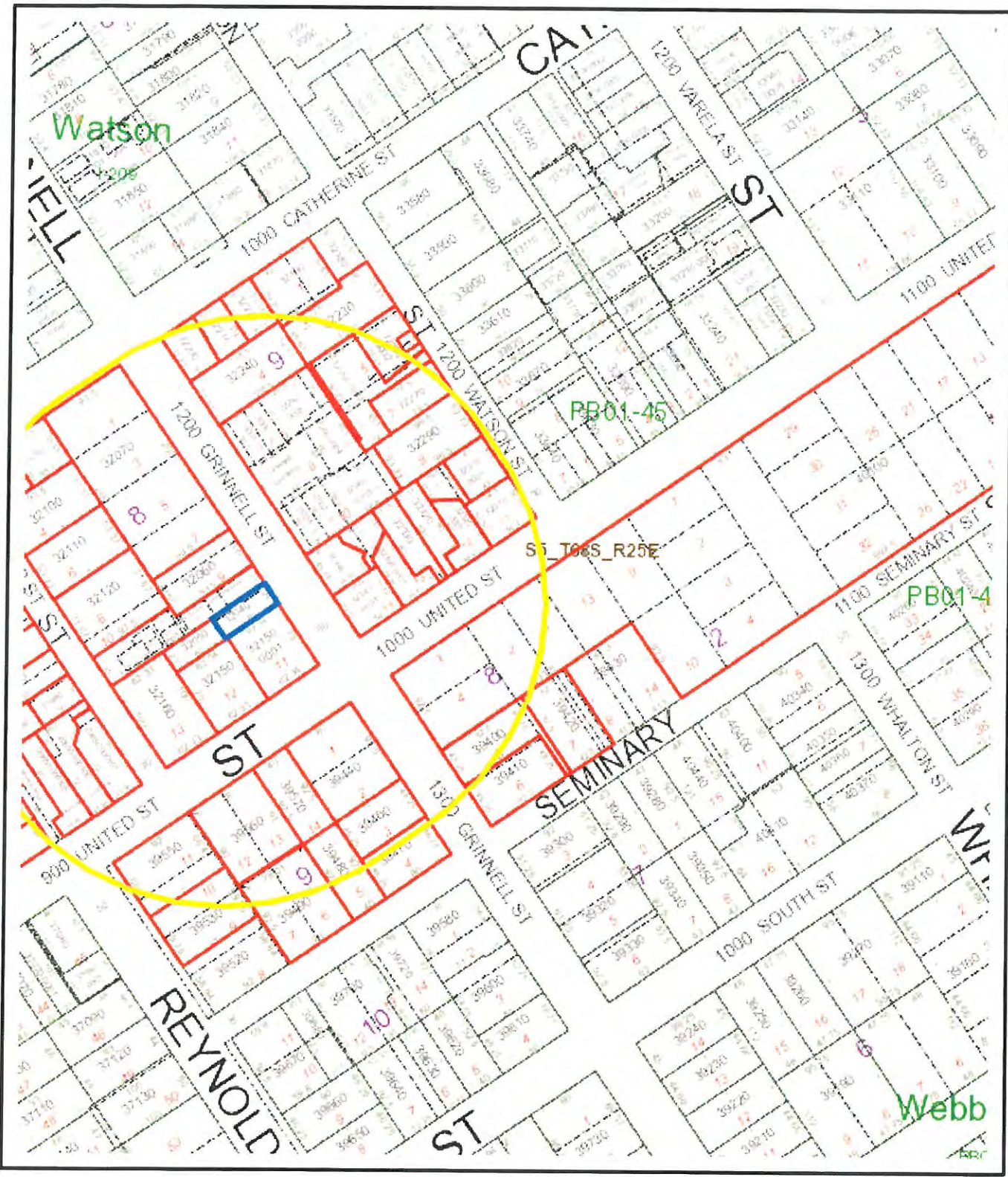
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Monroe County, Florida

1222 Grinnell

Printed: Feb 19, 2013



DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 JELLCLE INVESTORS INC	5 KIMBERLY TER		LYNNFIELD	MA	01940	
2 GASSNER BROOK W	107 PISCATAQUA ST		NEW CASTLE	NH	03854	
3 HOLLANDER HARVEY S	430 SEVENTH ST		BROOKLYN	NY	11215	
4 JENKINS MARTIN E II AND ALISON E	12607 NOBLE VICTORY LN		RESTON	VA	20191	
5 NEIGHOFF KENNETH AND MARY P	637 DUNKELD CT		SEVERNA PARK	MD	21146	
6 JUDGE MARTHA W	924 UNITED ST		KEY WEST	FL	33040	
7 WILLIS JAMES TOMAS	1206 PACKER ST		KEY WEST	FL	33040	
8 NASELLI RICHARD A AND BETSY	1209 PACKER ST		KEY WEST	FL	33040	
9 COHEN JULES H	929 UNITED ST		KEY WEST	FL	33040	
10 HJERPE KARI	1211 PACKER ST		KEY WEST	FL	33040	
11 GARD DAVID AND BICHON	1213 MARGARET STREET		KEY WEST	FL	33040	
12 COTTRELL SANDRA	1007 A UNITED ST		KEY WEST	FL	33040	
13 HARDY RICHARD J	1213 GRINNELL ST		KEY WEST	FL	33040	
14 GREENBERG DAVID	1212 PACKER ST		KEY WEST	FL	33040	
15 DELEON EDWARD G	1005-A UNITED ST		KEY WEST	FL	33040	
16 MEYERS JOANNE E	1309 GRINNELL ST		KEY WEST	FL	33040	
17 MARTIN KENNETH PATRICK AND MICHELE R	1003 SEMINARY ST		KEY WEST	FL	33040	
18 TURTLE COVE CONDOMINIUM	1221 PACKER ST		KEY WEST	FL	33040	
19 HAUCK PATRICIA ANN TR AG 2/9/2004	920 CATHERINE ST		KEY WEST	FL	33040	
20 BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY	242 WHITE ST		KEY WEST	FL	33040	
21 GILLEY CARL P	1207 GRINNELL ST		KEY WEST	FL	33040	
22 SWATMAN MARK	1003-A UNITED ST		KEY WEST	FL	33040	
23 HARDY RICHARD J	1213 GRINNELL ST		KEY WEST	FL	33040	
24 CLYNE PATRICIA A	713 EMMA ST	UNIT 1	KEY WEST	FL	33040	
25 SMITH MARY HOWARD HARDING	1219 GRINNELL ST		KEY WEST	FL	33040	
26 GOMEZ PETER G	20888 2ND AVE W		CUDJOE KEY	FL	33042	
27 GOMEZ PETER G	20888 2ND AVE W		CUDJOE KEY	FL	33042	
28 SFORZA MICHAEL AND SANDY	1881 NARCISSUS AVE		BIG PINE KEY	FL	33043	
29 ARMBRUSTER JOYCE T TRUST DTD 12-17-1993	1715 SE 14TH ST		FORT LAUDERDA	FL	33316	
30 PARADISE FOUND OF KW LLC	PO BOX 21182		SARASOTA	FL	34276	
31 DAL SIN MICHAEL J	6308 OSCAR HOWE CIR		SIOUX FALLS	SD	57106	
32 DAL SIN MICHAEL J AND JULIE	6308 OSCAR HOWE CIR		SIOUX FALLS	SD	57106	
33 RADIG WALTER A AND LADONNA K	38 STARGAZER PL		THE WOODLAND TX		77381	
34 GRAY ROBERT S AND TRACY A	428 CALIFORNIA ST		EL SEGUNDO	CA	90245	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 BROOKWOOD LLC	861 WILDWOOD TRL		SANTA ROSA	CA	95409	
36 CACCIVIO JAMES C AND SUSAN C	65 MAOLIS RD		NAHANT	MA	01908-1339	
37 CORNELL PETER M AND KATHLEEN HOWE	PO BOX 9		BONDVILLE	VT	05340-0009	
38 FEOR KEVIN AND ELIZABETH	624 KLEM RD		WEBSTER	NY	14580-1596	
39 PICCILLO MAUREEN AND JOSEPH A	1886 SUGAR BOTTOM RD		FURLONG	PA	18925-1526	
40 MACDOWELL GORDON AND JULIANA	39761 THOMAS MILL RD		LEESBURG	VA	20175-6931	
41 KRAVITZ BORIS TRUST	9523 STEVEBROOK RD		FAIRFAX	VA	22032-2033	
42 TAYLOR RICHARD B	150 E PONCE DE LEON AVE STE 120		DECATUR	GA	30030-2553	
43 SWIFT EDWIN O IV	6024 WINIFRED MASTERS RD		ELKTON	FL	32033-3321	
44 RIVENSON GARY	907 UNITED ST		KEY WEST	FL	33040-3248	
45 BRANDENBURG JOHN W JR	1217 PACKER ST		KEY WEST	FL	33040-3264	
46 LEWIS JOHN C AND JOYCE G	1216 PACKER ST		KEY WEST	FL	33040-3265	
47 MENENDEZ MARTA ELENA REV TRUST 03/04/2008	1202 PACKER ST		KEY WEST	FL	33040-3265	
48 LYNCH SHANNON C	1218 PACKER ST REAR		KEY WEST	FL	33040-3265	
49 BEERS WALLACE	1218 PACKER ST		KEY WEST	FL	33040-3265	
50 GARCIA CHRIS B	917 UNITED ST		KEY WEST	FL	33040-3272	
51 930 CATHERINE STREET PARTNER-SHIP	930 CATHERINE ST		KEY WEST	FL	33040-3298	
52 SULLIVAN SUZANNE M DEC OF TRUST 2/12/1998	1210 WATSON ST		KEY WEST	FL	33040-3322	
53 GOLIGHTLY DONALD D AND HEIDI R	1208 WATSON ST		KEY WEST	FL	33040-3322	
54 GARDNER ARTHUR G L/E	1206 WATSON ST		KEY WEST	FL	33040-3322	
55 ROGERS LARRY AND DONNA	1001 B UNITED ST		KEY WEST	FL	33040-3331	
56 KILCOYNE FRANCIS PATRICK AND MARGARET JENNINGS	1001A UNITED ST		KEY WEST	FL	33040-3331	
57 BITON YORAM	3714 FLAGLER AVE		KEY WEST	FL	33040-4529	
58 LARSEN PERNELL	1305 REYNOLDS ST		KEY WEST	FL	33040-4708	
59 MCGURN WILLIAM B AND CATHERINE ROCHE	927 SEMINARY ST		KEY WEST	FL	33040-4712	
60 APPEL DANIEL L AND MARY A REV TRUST	1800 ATLANTIC BLVD APT A101		KEY WEST	FL	33040-5377	
61 WHITT BERT LIVING TRUST 6/6/2003	1207 WHITEHEAD ST		KEY WEST	FL	33040-7526	
62 LANDIS OLIVER D JR AND SUZANNE M	PO BOX 2002		KEY WEST	FL	33045-2002	
63 BANKUNITED	8201 PETERS RD STE 3000		PLANTATION	FL	33324-3292	
64 HAUCK PATRICIA ANN TRUST AGREEMENT 2/9/2004	PO BOX 168		MILLERSPORT	OH	43046-0168	
65 BYRKIT RICHARD D AND JUDITH S	3750 N LAKE SHORE DR APT 4H		CHICAGO	IL	60613-4231	
66 MCGREEVY KEVIN J REV TR 12/16/2009	621 W 56TH ST		KANSAS CITY	MO	64113-1108	
67 ROBERTS BETTY A REV TRST 06/12/06	1318 N PINE ST		KINGMAN	KS	67068-1465	
68 BARNETT STEVEN JAMES AND NANCY JEAN	9371 BEVERLY CREST DR		BEVERLY HILLS	CA	90210-2503	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 SHEFTER HENRY	39 DUPONT STREET		TORONTO	ONTA	M5R 1V3	CANADA
70 WUERSTEN ROLF	PFALZWEG 4B		CH 5603 STAUFEN			SWITZERLAN