

Application

October 3, 2019

RE: 1607 Laird St, Key West

To Whom It May Concern:

The reason for the application requesting a variance is to install a propane tank on the front side of the house. Suburban Propane applied for a permit which was approved and issued by the City of Key West.

Suburban Propane has ran the propane gas lines and set the concrete pad when we called for inspection on the install we have now been informed by City of Key West the permit application was never put through the planning department for review and approval.

I have spoken with Melissa Leto with the City of Key West who has spoken with a gentleman named Roy and they said the fee would be waived since this was not Suburban's fault and work with us to keep the propane system were it is since all the work is done now.

Thank you,

Richard Jeselskis

Operations Manager

Melissa Paul-Leto

From: Gerald Leggett
Sent: Friday, October 18, 2019 11:21 AM
To: Melissa Paul-Leto
Cc: Terrence Justice; Permit Tech
Subject: 1607 Laird St

Melissa,

The subject permit application for 1607 Laird St. (installation of propane tank system) approved 08/22/19 was issued in error on behalf of the building department. The initial inspection was failed due to this error. Planning was never given the opportunity to review this application for approval and or other-wise. It is my understanding that planning is recommending that the variance fee is waived due to this error.

G.L. Leggett
City of Key West Building Department
Building Inspector/Plans Examiner





Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

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: 1607 Laird St Key West FL
Zoning District: 00060500-000000 Real Estate (RE) #:
Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Suburban Propane
Mailing 726 Catherine St Address:
City: Key West FL State: FL Zip:
Home/Mobile Phone: Office: 305 296 2411 Fax:
Email:

PROPERTY OWNER: (if different than above)

Name: Massicotte Christopher William
Mailing 1607 Laird St Address:
City: Key West FL State: FL Zip:
Home/Mobile Phone: Office: Fax:
Email:

Description of Proposed Construction, Development, and Use:

Set a 2'x2'x10" pad and set a 100# cylinder (232 Gallons)

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

to allow for a propane tank to be allowed in the
Front yard

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

If yes, please describe and attach relevant documents:

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site	5,412 sf			
Height		0	15'	+ accessory structure in required front yard
Front Setback tank				
Side Setback tank		0	5'	
Side Setback				
Street Side Setback				
Rear Setback			63'	conforming
F.A.R.				
Building Coverage	35%	43.9% 2,381 sf	2,385 sf	44% yes
Impervious Surface	50%	49% 2,654 sf	2,658 sf	49% conforming
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35%	50.9% 2,758	2,754 sf	50.8%
Number and type of units				
Consumption Area or				
Number of seats				

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

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

Standards for Considering Variances

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

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

NA

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

no

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.

*The customer needs this to cook on his new
gas stove*

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.

Applicant found no other location for Jan 1

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.

yes

View Notes



BLD2019-3003

Type (Asc) ▼

GO

REVIEWS

Melissa Paul Leto
needs an after-the-fact variance
9/24/2019 1:13:29 PM

PLANNING

Etrakit Contractor
I am turning that in today for you
10/4/2019 12:07:24 PM

PLANNING

Close

Relationships

Tree Site

Permit # BLD2019-3003

- No Parent Activities
- No Permits
- No Cases
- No Issues
- No Licenses

Print

Attachments

Internet Links

Imaging

Plan Location

View Notes

BLD2019-3003 BLD2019-3397 BLD2019-3691 BLD2019-3713 BLD2018-0303

PermitTRAK Permit No: BLD2019-3003

BLD2019-3003

Status: **PERMIT ISSUED**

Applicant: SUBURBAN PROPANE, L.P.

Type: FUEL GAS

SubType: RESIDENTIAL

Description:

Applied	08/22/2019	VC	Finalized
Approved	08/27/2019	MB	Other
Issued	08/27/2019	MB	Expired
			08/16/2021 MB

Edit Notes

00060500-000000

Type: **ADDRESS**

Address: 1607 LAIRD ST

City: KEY WEST

State: FL

Zip: 33040

Tract:

Block:

Lot:

SUBD NAME:

Contacts (5) Owner: MASSICOTTE CHRISTOPHER WILLIAM

Valuation Details Job Value: \$1,200.00

Add Valuations

Description	QTY	Units	Unit Cost	Amount
TOTAL VALUE	1200	EA	\$1.00	\$1,200.00

Edit

Job Value: \$1,200.00

Edit All

Custom Screens

Financial Information Charged: \$76.00 Paid: \$76.00 Due: \$0.00

City of Key West, FL
Relationships

-
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BLD2019-3003
BLD2019-3397
BLD2019-3691
BLD2019-3713
BLD2018-0303

Permit # BLD2019-3003

No Parent Activities

No Permits

No Cases

No Issues

No Licenses

Custom Screens

Financial Information

Charged: \$76.00 Paid: \$76.00 Due: \$0.00

Reviews (6)

		Add Reviews								
										Notify Filter Default
▼	FLOOD PLAIN MANAGER	Reviewer	Scott Fraser	Sent	8/22/2019	Sent By	VC			Edit
	Group ALL	Remarks	(no remarks)	Due	8/22/2019	Received By	VC			
	Status APPROVED			Returned	8/22/2019					
▼	PLUMBING	Reviewer	RAJ RAMSINGH	Sent	8/22/2019	Sent By	VC			Edit
	Group ALL	Remarks	(no remarks)	Due	8/22/2019	Received By	RR			
	Status APPROVED			Returned	8/23/2019					
▼	PLANNING	Reviewer	Melissa Paul Leto	Sent	9/24/2019	Sent By	VC			Edit
	Group ALL	Remarks	(no remarks)	Due	9/24/2019	Received By	MPL			
	Status CORRECTIONS NEEDED			Returned	9/24/2019					
▼	URBAN FORESTRY	Reviewer	Karen DeMaria	Sent	9/24/2019	Sent By	VC			Edit
	Group ALL	Remarks	(no remarks)	Due	9/24/2019	Received By	KD			
	Status APPROVED			Returned	9/24/2019					
▼	UTILITIES	Reviewer	Elizabeth Ignoffo	Sent	9/24/2019	Sent By	VC			Edit
	Group ALL	Remarks	(no remarks)	Due	9/24/2019	Received By	EI			
	Status N/A			Returned	9/24/2019					
▼	01-PERMIT TECH	Reviewer	(no reviewer)	Sent	/mm/dd/yyyy/	Sent By	VC			Edit
	Group AUTO	Remarks	(no remarks)	Due	/mm/dd/yyyy/	Received By				
	Status (no status)			Returned	/mm/dd/yyyy/					

Inspections (2)

Chronology (0)

Conditions (0)

Bonds (0)

- Print
- Attachments
- Internet Links
- Imaging
- Plan Location
- View Notes

\$50.00 APPLICATION FEE NON-REFUNDABLE



www.cityofkeywest-fl.gov

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE	
		BLD2019-3003			
FLOODPLAIN PERMIT		ZONING		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT		
PPM			<input type="checkbox"/> YES <input type="checkbox"/> NO _____%		

Page 1 of 4

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS: ☐ **GENERAL** ☐ **DEMOLITION** ☐ **SIGN** ☐ **PAINTING** ☐ **OTHER**

ADDITIONAL INFORMATION: _____

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA

ARCHITECTURAL FEATURES TO BE ALTERED:

ORIGINAL MATERIAL:

PROPOSED MATERIAL:

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION (HARC).

TYPE OF SIGNAGE _____

FRONTAGE LINEAL FEET OF FACADE _____

SIGN SPECIFICATIONS

SIGN COPY:

PROPOSED MATERIALS:

SIGNS WITH ILLUMINATION:

TYPE OF LTG.:

LTG. LINEAL FTG.:

MAX. HGT. OF FONTS:

COLOR AND TOTAL LUMENS:

IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:

INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.

OFFICIAL USE ONLY:

HARC STAFF OR COMMISSION REVIEW

☐ **APPROVED** ☐ **NOT APPROVED** ☐ **DEFERRED FOR FUTURE CONSIDERATION** ☐ **TABLED FOR ADD'L. INFO.**

REASONS OR CONDITIONS:

STAFF REVIEW COMMENTS:

HARC PLANNER SIGNATURE AND DATE:

HARC CHAIRPERSON SIGNATURE AND DATE:

Thomas E. Beitelman

2626 E. Park Ave, Unit 4303

Phone (321) 543-6750

Florida PE #51870, SI #2060

November 1, 2018

RE: Propane Tank Anchorage Specifications

To Whom It May Concern,

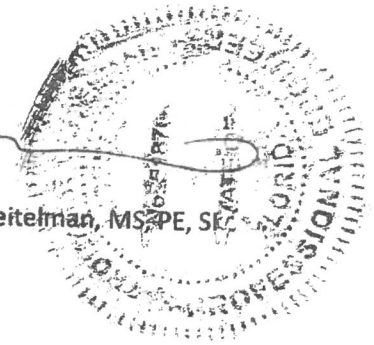
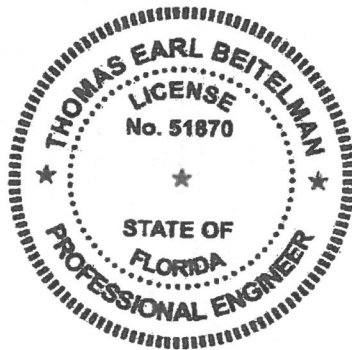
Thomas E. Beitelman, PE, on behalf of Randy Merritt, PE allows Suburban Propane to use this master set of plans for all of their projects in Monroe County, FL, for one year from the date of this letter.

If you have any other questions, please let me know.

Sincerely,



Thomas E. Beitelman, MS, PE, SE
PE #51870
SI #2060



Structural Notes

Material Requirements:

- Steel
 - Anchor bolts.....ASTM F1554, Grade 55, HDG or ASTM F594 SS 304
 - Wire rope.....ASTM A1023, 7x19 Aircraft Cable, SS 304
 - Straps.....1 1/4" x 0.035 double thickness (G80) HDG
 - Helical Ground Anchors.....See notes, this sheet

General Notes

- Tank Locations will be compliant with NFPA 58-6.4, 2017 edition.
- These specifications apply to tanks of up to and including 1000 gallons water capacity.
- Underground containers shall be located outside of any building. Buildings shall not be constructed over any underground container.
- Minimum separation distances between containers, important buildings and line of adjoining property that can be built upon:

Water Capacity Per Container (gallons)	Underground Containers (ft)	Above Ground Containers (ft)
Up to 500	10	10
501 to 1000	10	25*

Distances are measured from the surface of the container.

* The 25 ft minimum distance from above ground containers of 501 to 1000 gallon water capacity to buildings, group of buildings, or line of adjoining property that can be built upon shall be reduced to 10 ft for a single container of 1000 gallons or less water capacity where such container is at least 25 ft from any other LP-Gas container or more than 125 gallon capacity.

5. Refer to NFPA-58, chapter 6, 2017 edition for additional requirements.

6. Tanks shall conform to the requirements of FAC Rule 5J-20.023 and 5J-20.027

Tank Dimensions

Tank Dimensions*				
Capacity (gallons)	Diameter (in)	Length (in)	Weight (lbs)	
Horizontal Tanks				
120	16	24	66	256
150	20	25	83	348
250	33	31	92	515
320	43	31	111	604
500	67	38	120	961
1000	134	41	192	1850
Vertical Tanks**				
23.6	3	15	45	95
57	8	24	43	195
120	16	30	54	355
240	32	30	84	436

* Tank Dimensions based on statistical records of tanks typically installed in Florida

** Gallons to cubic feet conversion rounded to next highest cubic foot

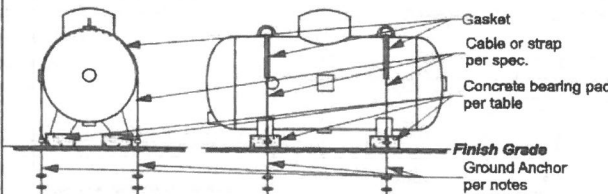
*** Length dimension of vertical tanks refers to height of tank

Cable Requirements

Tank Capacity (gallons)	Wind Speed						
	140 mph	150 mph	160 mph	170 mph	180 mph	190 mph	200 mph
Horizontal Tanks							
120	(2) - 3/16"	(2) - 3/16"	(2) - 3/16"	(2) - 7/32"	(2) - 7/32"	(2) - 7/32"	(2) - 1/4"
150	(2) - 3/16"	(2) - 3/16"	(2) - 3/16"	(2) - 7/32"	(2) - 7/32"	(2) - 1/4"	(2) - 1/4"
250	(2) - 3/16"	(2) - 7/32"	(2) - 7/32"	(2) - 1/4"	(2) - 1/4"	(2) - 1/4"	(2) - 9/32"
320	(2) - 7/32"	(2) - 7/32"	(2) - 7/32"	(2) - 1/4"	(2) - 1/4"	(2) - 9/32"	(2) - 9/32"
500	(2) - 1/4"	(2) - 1/4"	(2) - 9/32"	(2) - 9/32"	(2) - 5/16"	(3) - 1/4"	(3) - 9/32"
1000	(2) - 9/32"	(2) - 9/32"	(2) - 5/16"	(3) - 1/4"	(3) - 5/16"	(3) - 9/32"	(3) - 5/16"
Vertical Tanks							
23.6	(2) - 3/16"	(2) - 7/32"	(2) - 7/32"	(2) - 1/4"	(2) - 1/4"	(2) - 1/4"	(2) - 9/32"
57	(2) - 3/16"	(2) - 7/32"	(2) - 7/32"	(2) - 7/32"	(2) - 1/4"	(2) - 1/4"	(2) - 9/32"
120	(2) - 7/32"	(2) - 1/4"	(2) - 1/4"	(2) - 9/32"	(2) - 9/32"	(2) - 5/16"	(3) - 1/4"
240	(3) - 5/16"	(3) - 9/32"	(3) - 9/32"	(3) - 5/16"	(4) - 9/32"	(4) - 5/16"	(4) - 5/16"

Vertical Tanks require cables to loop over top.

Anchorage Detail



Cable/Strap Detail - Above Grade

Notes:

- Cables, straps and hardware used for above grade installations may be double thickness HDG or SS 304.
- Place end cables or straps a minimum of 12" from the point where the tank has a constant diameter. Intermediate straps are to be placed at uniform spacing between end strap
- Angle of straps and cables limited to a maximum of 10° from vertical.

Bearing Block Requirements

Tank Capacity (gallons)	Maximum Downward Force (D+W) (lb)	Weight/Leg (lbs)	Minimum Bearing Area per Leg** (in ²)	Concrete Bearing Pad Width x Length x thickness (in x in x in)
Horizontal Tanks				
120	16	2102	525	50
150	20	2417	604	58
250	33	3562	891	85
320	43	4185	1047	100
500	67	6348	1587	152
1000	134	11069	2767	266
Vertical Tanks				
23.6	3	1568	392	38
57	8	1780	445	43
120	16	2850	713	68
240	32	5605	1401	135

1 1/4" x 0.035" Strap Requirements

Tank Capacity (gallons)	Wind Speed						
	140 mph	150 mph	160 mph	170 mph	180 mph	190 mph	200 mph
Horizontal Tanks							
120	2	2	2	2	2	2	2
150	2	2	2	2	2	2	2
250	2	2	2	2	2	2	2
320	2	2	2	2	2	2	2
500	2	2	2	2	2	2	2
1000	2	2	2	2	2	3	3
Vertical Tanks							
23.6	2	2	2	2	2	2	2
57	2	2	2	2	2	2	2
120	2	2	2	2	2	2	2
240	2	3	3	3	3	4	4

Vertical Tanks require straps to loop over top.

Wind Specifications

V = Wind Speeds - Per FBC 2017, Rev 6, Figure 1609.3(2)
 $K_z = 1.03$ (Velocity Pressure Exposure Coefficient) [ASCE Table 29.3-1]
 $K_d = 1.0$ (Topographic Factor) [ASCE 26.8.2]
 $K_e = 0.95$ (Wind Directionality Factor) [ASCE Table 26.6-1]
 $G = 0.85$ (Gust Effect Factor) [ASCE 26.9.1]
 $C_s =$ Calculated per ASCE Figure 29.5-1
 Surface Roughness = D (Flat, unobstructed areas and water surfaces.)
 Exposure = D
 Risk Category = III [FBC Table 1604.5]

Ground Anchor Requirements

- Ground anchors are to have one or more helical discs.
- Length of ground anchors and embedment are to satisfy manufacturer's minimum requirements for the type of soil in which they are being installed.
- Minimum working load for all installations is to be 2000 lbs.
- Top of anchors is permitted to be either strap connection style or welded closed eyes.
- Finish material of ground anchors is to be sufficient to last for a minimum of 30 years embedment in the soil type located at the site in which they are installed.

Applicable Codes, Guidelines and Rules

Florida Building Code, Building, 2017, rev. 6.
 Florida Building Code, Fuel Gas, 2017.
 ASCE 7-10.
 National Fire Protection Association, NFPA 58: Liquefied Petroleum Gas Code, 2017.
 American Association of Civil Engineers, ASCE7-10.
 FEMA P-259, Engineering Principles and Practices of Retrofitting Floodprone Residential Structures.
 FEMA P-348, Protecting Building Utility Systems From Flood Damage.
 Rule 5J-20 Florida Administrative Code - Liquefied Petroleum Gas Inspection

These specifications are valid for one year from the date of the Engineer of Record's signature or until new code revisions are effective, whichever is less.



STRUCTURAL ENGINEER
 THOMAS E. BOWEN, III
 LICENSE #14670

PROJECT: Propane Tank Wind Force Anchoring Specifications

TITLE: Details

COUNTY: Monroe

Subcontract Program
 72% Contractors Fee
 Key West, FL 33040

Sheet 1 of 1
 No.

Warranty Deed

Prepared by and Return to:
Mendy Walden , an employee of
First International Title, Inc.
3132 Northside Drive
Suite 101, Bldg C
Key West, FL 33040
\$800,000.00
File No.: 140415-13

WARRANTY DEED

This indenture made on April 1, 2019, by

Christopher J. Lembo and Madelene M. Lembo, husband and wife

whose address is: 173 E. Shore Road, Jamestown, RI 02835

hereinafter called the "grantor",

to **Christopher William Massicotte, unmarried and Andrew Dale Cannady, unmarried as joint tenants with full rights of survivorship**

whose address is: 11 Adams Street Northwest, Washington DC 20001

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:

On the Island of Key West and known as Lot 52 and the Northeast 1/2 of Lot 53, Square 3, SOCIEDAD DE ANONIMA, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 22, of the Public Records of Monroe County, Florida.

Parcel Identification Number: AK#1060933 / 00060500-000000

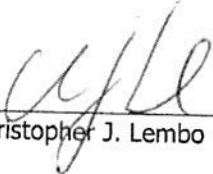
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

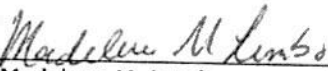
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

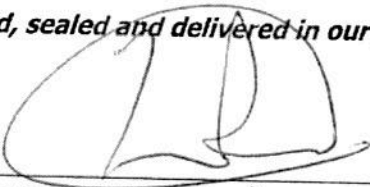
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.

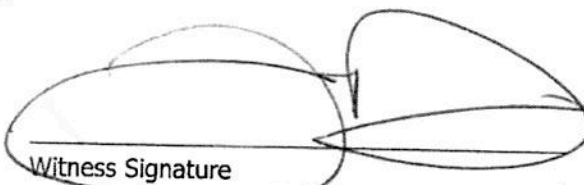
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Christopher J. Lembo


Madelene M. Lembo

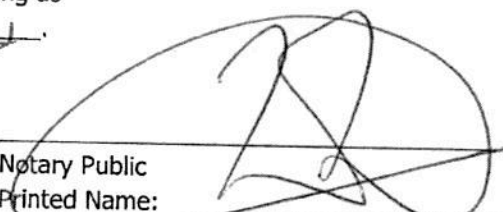
Signed, sealed and delivered in our presence:


Witness Signature
Print Name: William P. Dennis

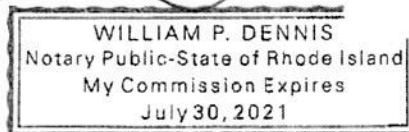
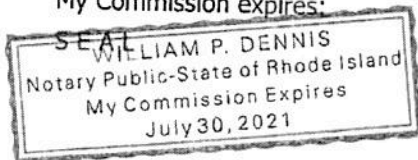

Witness Signature
Print Name: Elizabeth A. Dennis

State of Rhode Island
County of Bristol

The Foregoing Instrument Was Acknowledged before me on the 28 day of March 2019, by **Christopher J. Lembo and Madelene M. Lembo, husband and wife** who is/are personally known to me or who has/have produced the following as identification: Driver's License


Notary Public
Printed Name:

My Commission expires:



PREPARED BY ~~AND RETURN TO:~~
DAVID ALLEN BUCK
BUCK LAW GROUP, P.A.
Attorney at Law
3130 Northside Drive
Key West, FL 33040
(305) 849-0385
Parcel ID# 00060500-000000

QUIT CLAIM DEED

Wherever used herein, the term "party" shall include the heirs, personal representative, successor and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

THIS INDENTURE made this 12th day of June, 2019, between, **ANDREW DALE CANNADY**, a single person, whose address is 11 Adams Street NW, Washington, DC 20001, as GRANTOR; and,

CHRISTOPHER WILLIAM MASSICOTTE, a single person, whose post office address is 1607 Laird Street, Key West, FL 33040, as GRANTEE,

Witnesseth, that the said Grantor, for and in consideration of the sum of -TEN and 00/100 DOLLARS---, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaim, and by these presents does hereby remise, release and quitclaim unto the said Grantee all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit;

On the Island of Key West and known as Lot 52 and the Northeast ½ of Lot 53, Square 3, SOCIEDAD DE ANONIMA, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 22, of the Public Records of Monroe County, Florida.

COMMONLY KNOWN AS: 1607 Laird Street, Key West, FL 33040

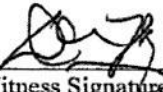
Subject to easements and restrictions of record and taxes and assessments for the current year and thereafter.

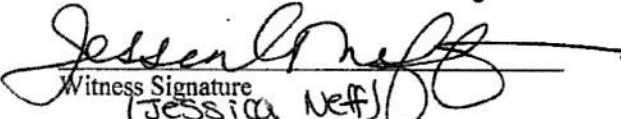
THIS DEED IS DONE IN CONSIDERATION OF CHRISTOPHER WILLIAM MASSICOTTE RE-FINANCING THE PROPERTY AT 1607 LAIRD STREET, KEY WEST, FL TO REMOVE ANDREW DALE CANNADY FROM ANY FINANCIAL LIABILITY.

THIS IS NOT THE CONSTITUTIONAL HOMESTEAD OF GRANTOR


To have and to Hold same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, title, interest and claim whosoever of the said party of the Grantor, either in law or equity, to the only proper use, benefit and behoove of the Grantee.

Signed, sealed and delivered in the presence of:


Witness Signature (Dana Ledger)

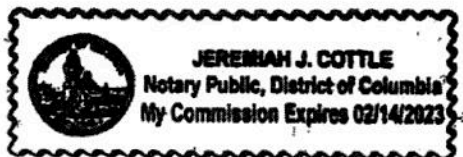

Witness Signature (Jessica Neff)

DISTRICT
STATE OF COLUMBIA
CITY
COUNTY OF WASHINGTON


ANDREW DALE CANNADY
11 Adams Street NW
Washington DC 20001

I HEREBY CERTIFY that on this day, before me, an office duly qualified to take acknowledgments, personally appeared **ANDREW DALE CANNADY**, who produced a *Driver's license* as identification and is known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same as his free act and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the *City* *Federal District* and *State* last aforesaid this 12th day of June, 2019.




NOTARY PUBLIC

CERTIFICATE

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DID NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.

Return to
Equity National Title
317 Iron Horse Way, Suite 301
Providence, RI 02908



STATE OF FLORIDA
COUNTY OF MONROE
This copy is a True Copy of the
Original on File in this Office. Witness
My hand and Official Seal
And that same is in full force and effect

This 25th day of July

A.D., 20 19
KEVIN MADOK, CPA
Clerk Circuit Court

By: 
Deputy Clerk



Verification Form

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

I, Richard Teselskis, in my capacity as operations manager
(print name) (print position; president, managing member)
of Suburban Propane
(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:

1607 Laird St Key West
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]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2/19/20 by
date
Richard Teselskis
Name of Authorized Representative

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

Margaret Barker
Notary Signature and Seal
MARGARET BARKER
Commission # GG 272955
Expires October 31, 2022
Bonded Thru Troy Fain Insurance 800-365-7019

Name of Acknowledger typed, printed or stamped

GG 272955
Commission Number, if any

Authorization Form

Raf

**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, x Christopher Massicotte authorize
Please Print Name(s) of Owner(s) as appears on the deed

Suburban Propane
Please Print Name of Representative

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

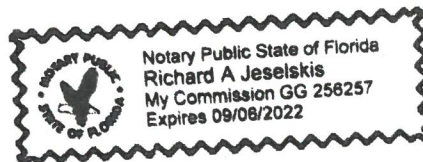
x [Signature] Signature of Owner [Signature] Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 10/2/19
Date

by x Christopher Massicotte
Name of Owner

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

[Signature]
Notary's Signature and Seal



Richard A. Jeselskis
Name of Acknowledger typed, printed or stamped

256257
Commission Number, if any

Site Plans

MAP OF BOUNDARY SURVEY LOT 52 AND THE NORTHEAST 1/2 OF LOT 53 SQUARE 3 SOCIEDAD ANONIMA PLAT BOOK 1, PAGE 22 MONROE COUNTY, FLORIDA



SITE

LOCATION MAP - NTS

NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 20'

BEARING BASE:
NONE. FIELD ANGLES

ALL ANGLES DEPICTED ARE 90
DEGREES UNLESS OTHERWISE
INDICATED

ADDRESS:
1607 LAIRD STREET
KEY WEST, FLORIDA

PLUMBING REVIEW
AS NOTED

AUG 22 2019

SUBJECT TO F.B.C. AND
CITY OF KEY WEST ORDINANCES

LEGAL DESCRIPTION:

On the Island of Key West and known as Lot 52 and the Northeast 1/2 of Lot 53, Square 3, Sociedad de Anonima, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 22, of the Public Records of Monroe County, Florida.

CERTIFIED TO:

Christopher Massicotte and Andrew Dale Cannady
Digital Federal Credit Union, its successors and/or assigns as
their interest may appear
First International Title, Inc.
Fidelity National Title Insurance Company

NOTE: 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.

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

BPT = BACK-FLOW PREVENTER	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BO = BLOW OUT	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
CA = CALCULATOR	GW = GUY WIRE	PT = POINT OF TANGENT
CAG = CONCRETE CURB & GUTTER	HB = HOSE BOX	R = RADIUS
CB = CONCRETE BLOCK	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	ROWL = RIGHT-OF-WAY LINE
CBW = CONCRETE BLOCK RETAINING WALL	L = ARC LENGTH	R/W = RIGHT-OF-WAY
CI = CURB INLET	LE = LOWER ENCLOSURE	SCO = SANITARY CLEAN-OUT
CL = CENTERLINE	LP = LIGHT POLE	SMH = SANITARY MAN-HOLE
CLF = CHAINLINK FENCE	LS = LANDSCAPING	SPV = SPRINKLER CONTROL VALVE
CM = CONCRETE MONUMENT	M = MEASURED	SV = SEWER VALVE
CONC = CONCRETE	MB = MAILBOX	TB = TELEPHONE BOX
CONC = CONCRETE SLAB	MHW = MEAN HIGH WATER LINE	TBM = TOTAL BENCHMARK
COVER = COVERED	MTF = METAL FENCE	TMH = TELEPHONE MANHOLE
DEED = DEED	NAVD = NORTH AMERICAN	TOS = TOP OF SHOULDER
DELTA = DELTA ANGLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF SHOULDER
DEASE = DRAINAGE EASEMENT	NYS = NOT TO SCALE	TS = TRAFFIC SIGN
DH1 = DRAINAGE MANHOLE	OWH = OVER-HEAD WIRE	TY = TYPICAL
EB = ELECTRIC BOX	P = PLAT	UEASE = UTILITY EASEMENT
EL = ELEVATION	PM = PLAT & MEASURED	UPC = CONCRETE UTILITY POLE
ELEV = ELEVATED	PC = POINT OF CURVE	UPH = METAL UTILITY POLE
EM = ELECTRIC METER	PCL = POINT OF COMPOUND CURVE	UPN = WOOD UTILITY POLE
ENCL = ENCLOSURE	PCP = PERMANENT CONTROL POINT	VB = VIDEO BOX
FEE = FINISHED FLOOR ELEVATION	PI = POINT OF INTERSECTION	WD = WOOD DECK
FI = FIRE HYDRANT	PK = PARKER PALM WALL	WDF = WOOD FENCE
FI = FENCE INSIDE	PM = PARKING METER	WL = WOOD LANDING
FND = FOUND	POB = POINT OF BEGINNING	WM = WATER METER
FOL = FENCE ON LINE	POC = POINT OF COMMENCEMENT	WV = WATER VALVE
GB = GRADE BREAK		

SCALE: 1"=20'

FIELD WORK DATE 03/27/19

REVISION DATE -/-

SHEET 1 OF 1

DRAWN BY: GF

CHECKED BY: RER

INVOICE #: 19032002

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 53-17, 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) 2 (ENCROACHMENTS), & 1(B) 4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED *[Signature]*

ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043

OFFICE (305) 872 - 1348

FAX (305) 872 - 5622

SITE

LOCATION MAP - NTS

NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 20'

**SUBJECT TO F.B.C. AND
CITY OF KEY WEST ORDINANCES**

BP	BACK-FLAP PREVENTER	G1	GRATE INLET	PM	POINT OF REVERSE CURVE
BO	BLOW OUT	G2	GROUND LEVEL	PRC	PERMANENT RETENTION
CB	CATCHED	G3	GUY WIRE	PT	POINT OF TANGENT
CGB	2" CONCRETE CURB & GUTTER	H	HOSE BIB	R	RADIUS
CCB	CONCRETE CUB	IR	IRON PIPE	ROW	RIGHT OF WAY
CCB1	CONCRETE CUB	IR1	IRON PIPE	ROW1	RIGHT OF WAY
CBW	CONCRETE BLOCK RETAINING	L	LENGTH	R/W	RIGHT OF WAY
CI	CURB IN-LET	L1	LOW-R ENCLOSURE	S	SANITARY
CL	CENTERLINE	L2	LIGHT POLE	SMH	SANITARY MANHOLE
CLF	CONCRETE FLOOR	M	MEASURED	SP	SPRINKLER CONTROL VALVE
CM	CONCRETE MONUMENT	M1	MAILBOX	SV	SEWER VALVE
CM1	CONCRETE MONUMENT	M2	MAILBOX	TB	TELEPHONE BOX
C/S	CONCRETE SLAB	M3	METAL FENCE	TB1	TELEPHONE BOX
CYSD	COVERED	N	NORTH	THM	TELEPHONE MANHOLE
DE	DELTA	N1	NORTH AMERICAN	T	TOP OF CURVE
DEAS	DELTA EASEMENT	N2	NORTH AMERICAN (1988)	TOS	TOP OF SLOPE
DMH	DRAINAGE MANHOLE	NVD	NATIONAL GEODETIC	TS	TRAFFIC SIGN
EB	ELECTRIC; BGA	NVS	NATIONAL GEODETIC (1993)	TS1	TRAFFIC SIGN
EL	ELEVATION	OS	OFF-HEAD WIRE	U	UTILITY EASEMENT
ELV	ELEVATED	CHW	CABLE	UM	UTILITY EASEMENT
EN	ENCLOSURE	P	POINT & MEASURED	UPW	WOOD UTILITY POLY
ENCL	ENCLOSURE	P1	POINT OF CURVE	W	WOOD
FP	FINISHED FLOOR ELEVATION	P2	POINT OF COMING CURVE	WD	WOOD DECK
FI	FENCE	PC	PERMANENT CONTROL POINT	WDO	WOOD DECK
FI1	FENCE	PI	POINT OF INTERSECTION	W	WOOD FENCE
FI2	FENCE	PK	PARKING KALON NAIL	WL	WOOD LANDING
FO	FENCE OUTSIDE	PH	POINT OF BEGINNING	WM	WATER METER
FO1	FENCE ON LINE	PIB	POINT OF INTERSECTION	WL1	WOOD LANDING
GB	GRASSY AREA	PJC	POINT OF COMPLETION	WV	WATER VALVE

SIGNED
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MARRIED

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

FAX (305) 872 - 5622

Site Visit







Additional Information

**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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00060500-000000
 Account# 1060933
 Property ID 1060933
 Millage Group 10KW
 Location 1607 LAIRD ST, KEY WEST
 Address
 Legal KW LAND BUYERS ASSN PB1-22 ALL LOT 52 PT LOT 53 SQR 3 TR 29 G59-452/53 OR424-533
 Description OR711-312 OR715-395/96 OR747-450/51 OR830-282 OR892-259 OR1013-2458 OR2184-2389/90 OR2397-180/81 OR2399-2175C OR2459-852 OR2640-1979/81 OR2789-804/05 OR2957-1004 OR2974-1305
 (Note: Not to be used on legal documents.)
 Neighborhood 6171
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Key West Land Buyers Assn
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1060933 1607 LAIRD ST 7/25/19

Owner

MASSICOTTE CHRISTOPHER WILLIAM
 1607 Laird St
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$401,825	\$317,995	\$308,644	\$165,975
+ Market Misc Value	\$26,576	\$23,599	\$4,530	\$4,666
+ Market Land Value	\$365,310	\$334,191	\$334,191	\$342,252
= Just Market Value	\$793,711	\$675,785	\$647,365	\$512,893
= Total Assessed Value	\$688,624	\$675,785	\$647,365	\$437,961
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	(\$25,000)
= School Taxable Value	\$663,624	\$650,785	\$647,365	\$412,961

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	5,412.00	Square Foot	0	0

Buildings

Building ID	5016	Exterior Walls	C.B.S. with 14% B & B
Style	GROUND LEVEL	Year Built	1958
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Gross Sq Ft	2462	Foundation	CONCR FTR
Finished Sq Ft	1588	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC ABOVE GRD
Perimeter	238	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	1
Depreciation %	5	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	1

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	276	0	70
DUF	FIN DET UTILIT	280	0	68
FLA	FLOOR LIV AREA	1,588	1,588	304
OPU	OP PR UNFIN LL	25	0	20
OPF	OP PRCH FIN LL	210	0	94
SBU	UTIL UNFIN BLK	83	0	52
TOTAL		2,462	1,588	608



AUG 22 2019

SUBJECT TO F.B.C. AND
CITY OF KEY WEST ORDINANCES