

Key West Planning Board Meeting Agenda
March 19, 2009 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 4.a.1.

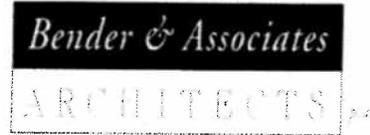
314 Virginia –

An extension request in the Historic Medium Density Residential Zoning District for variances to side-yard setback requirements (RE# 00026010-000000).

Applicant has requested this item be postponed until the May 21, 2009 Planning Board Meeting

March 10, 2009

Amy Kimball-Murley
Brendon Cunningham
City of Key West Planning Department
605A Simonton Street
Key West, FL 33040



Re: Variance for 314 Virginia

Dear Amy and Brendon:

Per our conversation today, we are submitting a request for postponement of this item until May 21, 2009, in order to resolve fire safety issues associated with the proposal. Given that our client is out of the country, we are requesting additional time to ensure that a further postponement is avoided.

Sincerely,

David Salay
Bender and Associates Architects

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida license AAC002022

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



To: Chairman and Planning Board Members

From: Amy Kimball-Murley, AICP, Planning Director 

Meeting Date: March 19, 2009

Agenda Item: Extension of approved variances to the City Land Development Regulations in Section 122-600 (6) b. for required side-yard setbacks in the Historic Medium Density Residential Zoning District for 314 Virginia Street (RE #00026010-000000)

Request: To allow an extension of variances to side-yard setback requirements

Applicant: Bender & Associates Architects

Property Owner: Sean McGeough

Location: 314 Virginia Street, RE# 00026010-000000

Zoning: Historic Medium Density Residential (HMDR)



Background:

In December of 2006, per resolution 06-395, variances to side-yard setback regulations were approved to allow the construction of a second-story addition to the legally non-conforming residence located in the Historic Medium Density Residential Zoning District:

- Left side standard existing and requested: 3'-10"
- Right side standard existing and requested: 1'-6"

Variance conditions require that all permits necessary for new construction (for any use and occupancy) be submitted in their entirety within 24 months after the approval of the variance. It is also conditioned in the variance that no application or reapplication for new construction be made after expiration of the 24-month period without the applicant obtaining an extension. The condition further states that it is incumbent upon the applicant to demonstrate that no changes of circumstances to the property or its underlying zoning district have occurred if an extension is requested.

The subject property changed ownership in 2008. The current owner would like to extend the previously granted variances and proceed with the proposed construction.

Request:

On October 17, 2008, the current property owner submitted a request for a 24 month extension of the approved side-yard setback variances. In general, staff is typically concerned that continued extensions of public actions may not always be in the best interest of the given neighborhood, due to changing conditions in the community. The Planning Department is not aware of any significant changes to the property or underlying conditions of the district that trigger a specific concern in this case; however, in this case the Fire Marshal raised fire safety concerns relating to construction of the second story addition in light of the substandard side yard setback. In addition, the City's Urban Forester is verifying that the proposed construction will not impact trees on the site.

Process:

Planning Board Meeting:

March 19, 2009

Factors for review of the extension include the following:

- 1. The request was made on a timely basis.**

The applicant submitted a request for a variance extension two months prior to the expiration of the previously approved variances.

- 2. No changes of circumstance to the property or its underlying zoning district have occurred.**

Conditions associated with the original variance appear to be generally unchanged. However, after further review, the Fire Marshal determined that access the second story was limited by the existing side yard and may not be acceptable. The applicant's agent is working with the

Fire Marshal to resolve this issue. In addition, the Urban Forester needs to inspect the property to ensure that no trees are being affected by the proposed addition.

RECOMMENDATION:

The Planning Department, based on the criteria established in the original approving resolution recommends the request for a **one-year extension** to previously allowed variances be **denied** unless fire safety issues can be resolved and the urban forester verifies that the proposed project will not impact protected trees.

K:\Geo Projects\Virginia St\314\20090319bVarPB.doc

RESOLUTION NO. 06-395

VARIANCE: 314 VIRGINIA STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW CONSTRUCTION OF A TWO BEDROOM/TWO BATH ADDITION FOR A SINGLE FAMILY RESIDENCE BY GRANTING VARIANCES TO THE BUILDING SETBACK REGULATIONS FOR PROPERTY IN THE HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR PROPERTY LOCATED AT 314 VIRGINIA STREET, KEY WEST, FLORIDA (RE# 00026010-000000)

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

WHEREAS, the Board of Adjustment finds 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; and

WHEREAS, the Board of Adjustment 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 Board of Adjustment finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Board of Adjustment finds that the grant 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; and

WHEREAS, the Board of Adjustment 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 a variance; and

WHEREAS, the Board of Adjustment 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 variance application, and by addressing the objections expressed by those neighbors.

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

Section 1. That a variance to **BUILDING SETBACK** regulations in the **HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL Zoning District**, under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows to: TO SECTION 122-600(6)(b), OF 1 FOOT 2 INCHES, FROM THE 5 FEET MINIMUM SIDE YARD SETBACK REQUIRED TO THE 3 FEET 10 INCHES PROPOSED ON THE RIGHT SIDE OF THE PROPERTY; AND OF 3 FEET 6 INCHES FROM THE 5 FEET MINIMUM SIDE YARD SETBACK REQUIRED TO THE 1 FOOT 6 INCHES PROPOSED ON THE LEFT SIDE OF THE PROPERTY. **THE PURPOSE OF THE REQUEST IS TO ALLOW CONSTRUCTION OF A TWO BEDROOM/TWO BATH ADDITION TO A SINGLE FAMILY RESIDENCE FOR PROPERTY LOCATED AT 314 VIRGINIA STREET, KEY WEST, FLORIDA (RE# 00026010-000000).**

Section 2. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 3. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 4. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes,

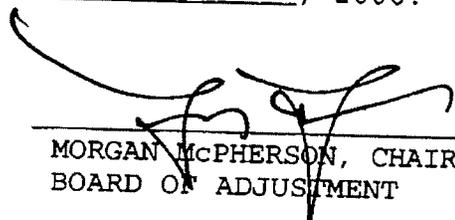
without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. 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.

Read and passed on first reading at a regular meeting held this 6th day of December, 2006.

Authenticated by the presiding officer and Clerk of the Board on 11th day of December, 2006.

Filed with the Clerk on December 11, 2006.


MORGAN McPHERSON, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:


CHERYL SMITH, CITY CLERK

**THE CITY OF KEY WEST
PLANNING DEPARTMENT**

P.O. BOX 1409
KEY WEST, FL 33041-1409



To: Chairman and Members of the Board of Adjustment
From: Jim Singelyn, Senior Planner II JS
Through: Gail Kenson, AICP, Planning Director GK
Meeting Date: 6 December 2006

Application: A **Variance** from the provisions of Section 122-600(4)(b) of the City Land Development Regulations regulating the allowable impervious surface to permit an increase of 8.0% from 60.1% to 68.1%. The allowable amount of impervious surface in this zoning district is 60%. A **Variance** from the provisions of Section 122-600 (6)(b) a side yard setback reduction of 1 foot 2 inches from 5 feet to 3 feet 10 inches, and a side yard setback reduction of 3 feet 4 inches from 5 feet to 1 foot 6 inches, in the HMDR zoning district for property located at 314 Virginia Street. RE# 00026010-000000.

APPLICATION DATA

Property Owner: Justin Bowden
Applicant/Agent: Bender and Associates Architects
Address: 314 Virginia Street - RE# 00026010-000000
Zoning: HMDR (Historic Medium Density Residential) District

REQUEST

The applicant is requesting the following variances:

1. To permit an increase of 8% from 60.1% to 68.1% in impervious surface.
2. To permit a side yard setback reduction of 1.2 feet from 5 feet to 3.10 feet.
3. To permit a side yard setback reduction of 3.4 feet from 5 feet to 1.6 feet.

BACKGROUND

The applicant wishes to construct 734 square foot addition consisting of two bedrooms and two bathrooms. The existing structure is a two bedroom single family residence that is 1,123 square feet. The lot size is 2,371 square feet. The minimum lot size required in the HMDR district is 4,000 square feet.

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 Board of Adjustment 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 applicant wishes to add two additional bedrooms and bathrooms above an existing 2 bedroom, one bathroom, single-family dwelling. The home was constructed over the property line. The applicant purchased the area of land in which the applicants home sat upon. However, the land available for purchase was not enough to correct the setback violation that exists.

The lot does not meet the minimum lot area for the HMDR zoning district. The shallowness of the parcel makes it difficult to meet the setbacks. Most parcels in this neighborhood don't meet the HMDR zoning. The neighborhood was built before the existing Land Development Regulations were adopted.

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

The applicant wishes to add two additional bedrooms and bathrooms above an existing 2 bedroom, one bathroom, single-family dwelling. The home was constructed over the property line. The applicant purchased the area of land in which the applicants home sat upon. However, the land available for purchase was not enough to correct the setback violation that exists.

The lot does not meet the minimum lot area for the HMDR zoning district. The shallowness of the parcel makes it difficult to meet the setbacks. Most parcels in this neighborhood don't meet the HMDR zoning. The neighborhood was built before the existing Land Development Regulations were adopted.

- 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.**

Granting of the setback variances will not confer a special privilege to 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 wishes to add two additional bedrooms and bathrooms above an existing 2 bedroom, one bathroom, single-family dwelling. The home was constructed over the property

line. The applicant purchased the area of land in which the applicants home sat upon. However, the land available for purchase was not enough to correct the setback violation that exists.

The lot does not meet the minimum lot area for the HMDR zoning district. The shallowness of the parcel makes it difficult to meet the setbacks. Most parcels in this neighborhood don't meet the HMDR zoning. The neighborhood was built before the existing Land Development Regulations were adopted.

The applicant also wishes for an increase in impervious surface for an in-ground pool in the applicants rear yard. No hardship is found in this area of the variance application.

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 requested setback variance request is the minimum need to add on to the existing single family home.

6. Not injurious to the public welfare. That the grant 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 will not adversely affect the public interest or welfare.

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.

The applicant is not using existing nonconforming uses in the area as a basis for the requesting the variance.

The board of adjustment 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 applicant has met the standards established by the City Code for the setback 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 Planning Department has not received any public input to date.

RECOMMENDATION

The Planning Department, based on the criteria established by the City Code, recommends the requests for side yard setbacks variances be **approved**. The Planning Department, based on the criteria established by the City Code, recommends the request for the increase in impervious surface for the construction of an in-ground pool be **denied**.

Application Form

VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS IMPROPER TO SPEAK TO A CITY COMMISSIONER ABOUT THE VARIANCE OUTSIDE OF THE HEARING.

**Variance Application
City of Key West
Planning Department**

Please note, variances are quasi-judicial hearings and it is improper to speak to a City Commissioner about the variance outside of the hearing.

Please print or type a response to the following:

1. Site Address 314 Virginia Street

2. Name of Applicant Bender & Associates Architects

3. Applicant is: Owner _____ Authorized Representative x
(attached Authorization Form must be completed)

4. Address of Applicant 410 Angela Street
Key West, FL 33040

5. Phone # of Applicant 305-296-1347 Mobile# _____ Fax # 305-296-2727

6. Name of Owner, if different than above Justin Bowden

7. Address of Owner 314 Virginia Street
Key West, FL 33040

8. Phone Number of Owner 305-292-9709 Fax# _____

9. Zoning District of Parcel HMDR RE# 00026010-000000

10. Description of Proposed Construction, Development, and Use _____
Second story addition to single story wood frame house. New Pool.

11. Description of Variances Being Requested:

Standard Allowed/Required	Standard Requested	Existing Condition
<u>Impervious Surface (60%)</u>	<u>68.1%</u>	<u>60.1%</u>
<u>Side yard setback</u>	<u>3'-10" and 1'-6" (25'-1" height)</u>	<u>3'-10" and 1'-6" (19'-8" height)</u>
_____	_____	_____
_____	_____	_____

12. Is Subject Property located within the Historic District? Yes No

If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting. Date 6/27/06 HARC# HO6-06-18-746

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

14. Will the work be within the drip line (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.

The following must be included with this application:

- Copy of a recorded deed showing ownership and a legal description of the subject property
- Site Plan as specified on Variance Application Information Sheet
- Survey
- Elevation drawings
- Application Fee (to be determined according to fee schedule)
- Notarized Verification Form
- Notarized Authorization Form (if applicable)
- Floor Plans of existing and proposed development

STANDARDS FOR CONSIDERING VARIANCES

Before any variance may be granted, the board of adjustment 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.

A portion of the house was constructed over the property line. This condition was cleared up recently by purchase of a 5 foot strip of land. However, this land available for purchase was not large enough to correct the existing setback violation.

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

During a previous renovation, the contractor uncovered severe deterioration which resulted in excessive replacement of the existing building components and historic fabric. HARC required that the construction replicate the original including its footprint and location on the lot. The current structure violates setbacks because of this unique circumstance.

(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.

The small lot sizes throughout the historic district, typically do not meet the requirements of the L.D.R.'s. This property is located in an HMDR zone with minimum lot sizes of 4,000 square feet, 40 foot widths and 90 foot depths. Most lots have dimensions of 25 feet x 80 feet with many smaller than that. This situation is so common that no special privileges are conferred by granting this variance.

(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.

Literal interpretation of the L.D.R.'s for setback and impervious surface impact the ability to construct a small pool and add a small second floor at the rear of the property. These are rights commonly enjoyed by property owners throughout the district. The land development regulations do not recognize the small lot sizes, i.e. smaller than the 4000 square foot minimum, and therefore places a hardship on anyone with a substandard sized lot. The houses in the historic district existed before the L.D.R.'s were written and in some cases, before lot lines were plotted. If this lot met the minimum L.D.R. requirement of 4,000 s.f. and 40 ft. x 90 ft. this variance would not be required.

(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.

This proposal honors setbacks for the pool and provides stormwater retention for the entire site, including all existing development. The second floor construction at the rear will allow the addition of 2 bedrooms and 2 bathrooms, resulting in a 3 bedroom home, a reasonable size that will meet the community's needs. The owner is meeting L.D.R. requirements wherever possible. This is the minimum variance that will allow reasonable use of the property.

(6) Not injurious to the public welfare. That the grant 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 variance meets the general intent and purpose of the L.D.R.'s and will not be detrimental to the public welfare.

(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.

This request is not based on non-conforming use of neighboring property or conditions in other districts.

(b) The board of adjustment shall make factual findings regarding the following:

- (1) That the standards established in subsection (a) have been met by the applicant for a variance.
- (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.

October 16, 2008



Mr. Brendan Cunningham
City of Key West Planning Department
P.O. Box 1409
Key West, FL 33041-1409

RE: Variance Extension for 314 Virginia Street

OCT 17 2008

Dear Brendan,

The above referenced property, 314 Virginia Street, was granted a variance in December 2006 for our client Justin Bowden. The property has recently been sold to Sean McGeough, who has authorized us to represent him in requesting an extension for the variance as he intends to proceed with the work at a future date.

By this letter we are requesting an extension for the variance and would like to be present during the determination meeting to answer any questions that may arise. I have attached copies of the original variance application and resolution No. 06-395 for your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bert L. Bender", is written over a horizontal line.

Bert L. Bender, Architect

BLB/ddk

Attachments:

- Authorization Form
- Original Variance Application
- Resolution No 06-395 Granting Variance
- City of Key West Letter dated Dec. 11, 2006

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022
www.BenderArchitects.com

Authorization Form

Authorization Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a City Commissioner about the variance outside of the hearing.

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

I, SEAN MCGEOUGH _____ authorize
Please Print Name(s) of Owner(s)

BENDER & ASSOC. ARCHITECTS
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Board of Adjustment.

[Signature] _____ Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on October 2, 2008 (date) by
Sean McGeough
Please Print Name of Affiant

He/She is personally known to me or has presented Passport European Union, United Kingdom of Great Britain & Northern Ireland as identification. # 306684612

Daina D Katubi
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

Deed

NOV 04 2008

Prepared by
Mendy Walden, an employee of
First American Title Insurance Company
3132 Northside Drive, Suite 101, Building C
Key West, Florida 33040
(305)296-2967

Return to: Grantee

File No.: 1064-1942281

WARRANTY DEED

This indenture made on **September 30, 2008** A.D., by

Justin Bowden, MARRIED

whose address is: ,
hereinafter called the "grantor", to

Sean McGeough joined by his wife Jodie Beverley McGeough

whose address is: _____
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 is part of Lot 5 in Square 2 of Tract 10 of TIFT'S DIAGRAM OF SAID TRACT 10, according to the Plat thereof as recorded in Plat Book 1, Page(s) 25, of the Public Records of Monroe County, Florida, described as follows;

Commencing at a point on Virginia Street 226 feet and 1 1/2 inches from the corner of Whitehead and Virginia Streets and running thence along Virginia Street in a Southwesterly direction 25 feet and 1 1/2 inches;

thence at right angles in a Southeasterly direction 82 feet and 10 inches;

thence at right angles in a Northeasterly direction 25 feet and 1 1/2 inches;

thence at right angles in a Northwesterly direction 82 feet and 10 inches back to the Point of Beginning.

and

A parcel of land on the Island of Key West and known as a part of Lot Five (5) in Square Two (2) of Tract Ten (10) according to Tift's diagram of said Tract Ten (10) as recorded in Plat Book 1 at Page 25 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the SW'ly right of way line of Whitehead Street with the SE'ly right of way line of Virginia Street and run thence SW'ly along the SE'ly right of way line of said Virginia Street for a distance of 221.12 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Virginia Street for a distance of 5.00 feet to the NE'ly boundary line of said lands described in Official Records Book 1457 at Page 855 of the Public Records of the said County; thence SE'ly and at right angles along the NE'ly boundary line of said lands for a distance of 58.00 feet; thence NE'ly and at right angles for a distance of 5.00 feet; thence NW'ly and at right angles for a distance of 58.00 feet back to the Point of Beginning.

Parcel Identification Number: **1026778**

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 2007.

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

Justin mark Bowden.

J. B.
Justin Bowden

JB

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

[Signature]
Witness Signature

Print Name: BARBARA ANDERSON

Print Name: _____

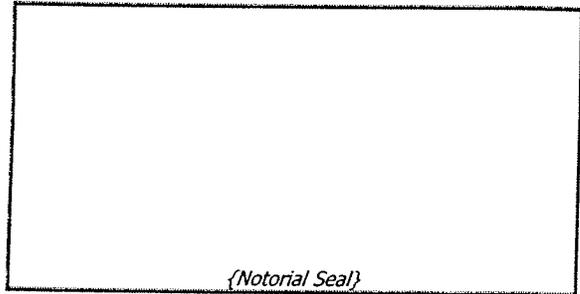
State of Florida

County of Madison

The Foregoing Instrument Was Acknowledged before me on September 30, 2008, by Justin Bowden, MARRIED who is/are personally known to me or who has/have produced a valid driver's license as identification and who did take an oath. This document has been notarized pursuant to Florida Statutes, Chapter 668.

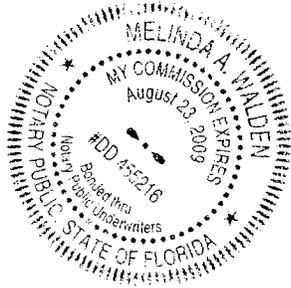
[Signature]
Notary Public

Melinda A Walden
(Printed Name)



My Commission expires: _____

{Notarial Seal}



Return to: DAVID PAUL HORAN
Name: THE CLOSING DEPT.
Address: 3432 DUCK AVENUE
KEY WEST, FL. 33040

MONROE COUNTY
OFFICIAL RECORDS

FILE #1296003
BK#1778 PG#1684

This Instrument Prepared by: DAVID PAUL HORAN
Address: 3432 DUCK AVENUE
KEY WEST, FL 33040

RCD Apr 23 2002 09:50AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 1239.00
04/23/2002 DEP CLK

This Indenture

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "male" shall include all the sexes herein described if more than one.

Made this 10th day of April A. D. 2002
Between, ROSE MARIE LOPEZ, a single woman;
whose address is 1202 Whitehead Street, Key West, Florida 33040
of the County of Monroe, in the State of Florida, party of the first part, and
JUSTIN BOWDEN, a single man,
whose address is 314 Virginia Street, Key West, Florida 33040
of the County of Monroe, in the State of Florida, party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION _____ Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

On the Island of Key West, and is part of Lot Five (5) in Square Two (2) of Tract Ten (10) according to Tift's Diagram of said Tract Ten (10) recorded in Plat Book 1, Page 25, Monroe County, Florida Public Records. Commencing at a point on Virginia Street Two Hundred and Twenty-six (226) feet and One and one-half (1 1/2) inches from the Corner of Whitehead and Virginia Streets and running thence along Virginia Street in a Southwesterly direction Twenty-five (25) feet and One and one-half (1 1/2) inches; thence at right angles in a Southeasterly direction Eighty-two (82) feet and Ten (10) inches; thence at right angles in a Northeasterly direction Twenty-five (25) feet and One and one-half (1 1/2) inches; thence at right angles in a Northwesterly direction Eighty-two (82) feet and Ten (10) inches back to the point of beginning.

SUBJECT TO taxes for the year 2002 and subsequent years.
SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.
SUBJECT TO Purchase Money First Mortgage to Michael Baier in the original principal sum of \$140,000.00 filed of even date hereof.
SUBJECT TO Purchase Money Second Mortgage to County of Monroe in the original principal sum of \$36,000.00 filed of even date hereof.

Property Appraiser's Parcel Identification Number: 99026010-000000

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

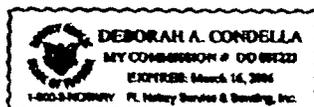
Witnesses:
[Signature]
Printed Name DIANAS SANTIAGO
[Signature]
Printed Name DEBORAH CONDELLA

[Signature] L.S.
ROSE-MARIE LOPEZ

L.S.

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 10th day of April, 2002,
by ROSE MARIE LOPEZ, who is/are personally known to me or who has/have produced
as identification and who did (did not) take an oath.



[Signature]
NOTARY PUBLIC
MONROE COUNTY
OFFICIAL RECORDS

Return To:
Eric McCarthy
PO Box 370
Key West, FL 33040

Doc# 1593698 07/20/2006 12:28PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By:
Eric McCarthy, Esq.
P.O. Box 370
Key West, Florida 33041

07/20/2006 12:28PM
DEED DOC STAMP CL: PW \$0.70

Grantee's Tax ID # 593-35-8129

Doc# 1593698
Bk# 2225 Pg# 1370

Property Appraiser's Parcel
Identification (Folio)
Number(s): Part of 00026020

QUITCLAIM DEED

THIS INDENTURE, made this 26th day of October, 2005

BETWEEN

DORIAN CAREY, an unmarried man, party of the first part, and

JUSTIN BOWDEN, an unmarried man, party of the second part, whose post office address is 314 Virginia Street, Key West, Florida 33040, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars, to him in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, and being in the County of Monroe, State of Florida, to wit:

A parcel of land on the Island of Key West and known as a part of Lot Five (5) in Square Two (2) of Tract Ten (10) according to Tift's diagram of said Tract Ten (10) as recorded in Plat Book 1 at Page 25 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the SW'yly right of way line of Whitehead Street with the SE'yly right of way line of Virginia Street and run thence SW'yly along the SE'yly right of way line of said Virginia Street for a distance of 221.12 feet to the Point of Beginning; thence continue SW'yly along the SE'yly right of way line of the said Virginia Street for a distance of 5.00 feet to the NE'yly boundary line of said lands described in Official Records Book 1457 at Page 855 of the Public Records of the said County; thence SE'yly and at right angles along the NE'yly boundary line of said lands for a distance of 58.00 feet; thence NE'yly and at right angles for a distance of 5.00 feet; thence NW'yly and at right angles for a distance of 58.00 feet back to the Point of Beginning.

Subject to conditions, limitations, restrictions, and easements of record, and taxes for the year 2005 and subsequent years.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

THIS IS NOT THE CONSTITUTIONAL HOMESTEAD OF GRANTOR.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness:

[Signature]
DORIAN CAREY

[Signature]
Witness:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared DORIAN CAREY, personally known to me or who produced Florida Drivers License #660017263 as identification, and who did/did not take an oath, and who acknowledged that he has read the foregoing document and has executed it in the presence of two subscribing witnesses for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of October, A.D. 2005.

[Signature]
Name:
Notary Public, State of Florida
Commission No.
My Commission Expires:



GREGG E. ROSE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD334307
EXPIRES 9/27/2008
BONDED THRU 1-688-NOTARY1

MONROE COUNTY
OFFICIAL RECORDS

HARC
Approval & Minutes

Barbara Bowers motioned to table. Vince Mancini seconded the motion. He should get a second opinion from a local contractor on the location of the solar panels. HARC will request an interpretation from the City Attorney's office.

APPROVE _____ DISAPPROVE _____ TABLE X

T6.H06-05-11-718 **Corner Thomas & Southard Street (301 Southard Street),
Michael B. Ingram, Architect**
Removal of pump building due to severe structural erosion.
Brick/sand mortar structure has no cohesion, disallowing structural
Reinforcement. Propose to photo document existing structure & to
remove in stages to allow documentation to be archived at library.

No one was present to answer the Commission's questions. David Deal motioned to table. Vince Mancini seconded the motion.

APPROVE _____ DISAPPROVE _____ TABLE X

T7. H06-06-18-746 **314 Virginia Street, Bender & Associates/David Salay**
Add second story to rear of house. Street façade to remain as is.
Match existing colors, materials.

David Salay said at the last meeting they were asked to produce evidence that this was a new building. He presented a copy of the original construction drawings by Peter Pike from 2002 showing new walls, siding, and windows.

Patricia Eables disclosed she had been involved in a case involving a property dispute and did have financial gain as an attorney, but is no longer involved.

As this is a non-historic structure, Barbara Bowers motioned to approve. David Deal seconded the motion. Mr. Salay will seek a variance.

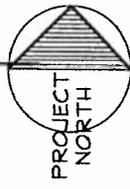
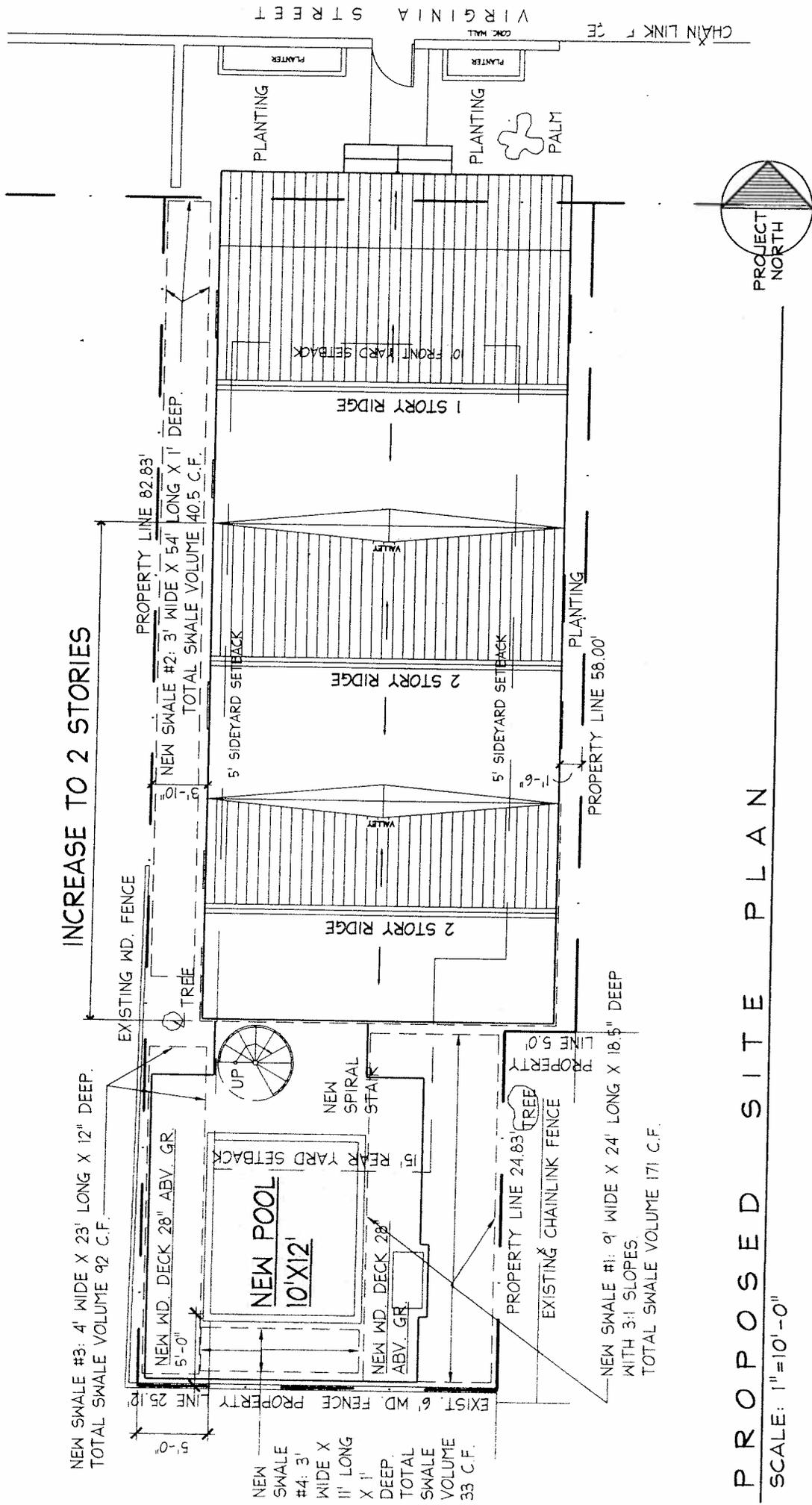
APPROVE X DISAPPROVE _____ TABLE _____

T8.H06-06-02-825 **705 Catherine Street, Gregory Loder**
15 X 15 living room addition w/vaulted ceiling and new vaulted roof
over existing living room that was damaged in hurricane.

Gregory Loder presented the project. He has made some revisions based on the last meeting. He removed the glass transom and replaced it with siding and a small gable window. It is a small fixed pane window.

David Deal said the roof of the addition should be either higher or lower to distinguish it from the historic structure.

Site Plans



INCREASE TO 2 STORIES

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

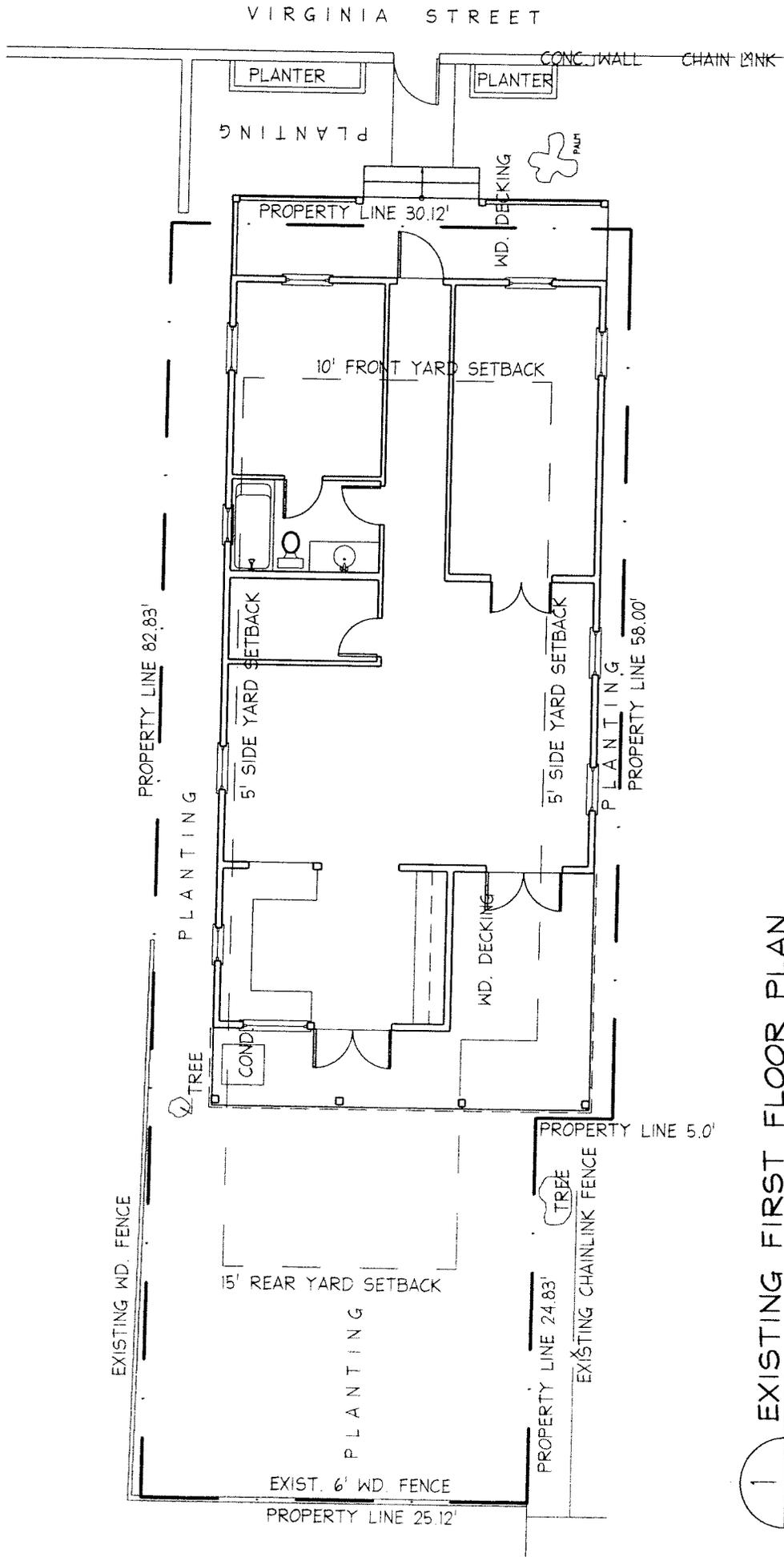
BOWDON RESIDENCE
 314 VIRGINIA STREET
 KEY WEST, FLORIDA

410 Angela Street
 Key West, Florida 33040
 Telephone (305) 298-1247
 Facsimile (305) 298-2727
 Florida License AAC002022

Bender & Associates
ARCHITECTS
 p.a.

Project No. 0447
 Date: 9/1/06

OF 8



1 EXISTING FIRST FLOOR PLAN
 EX SCALE: 1" = 10'-0"

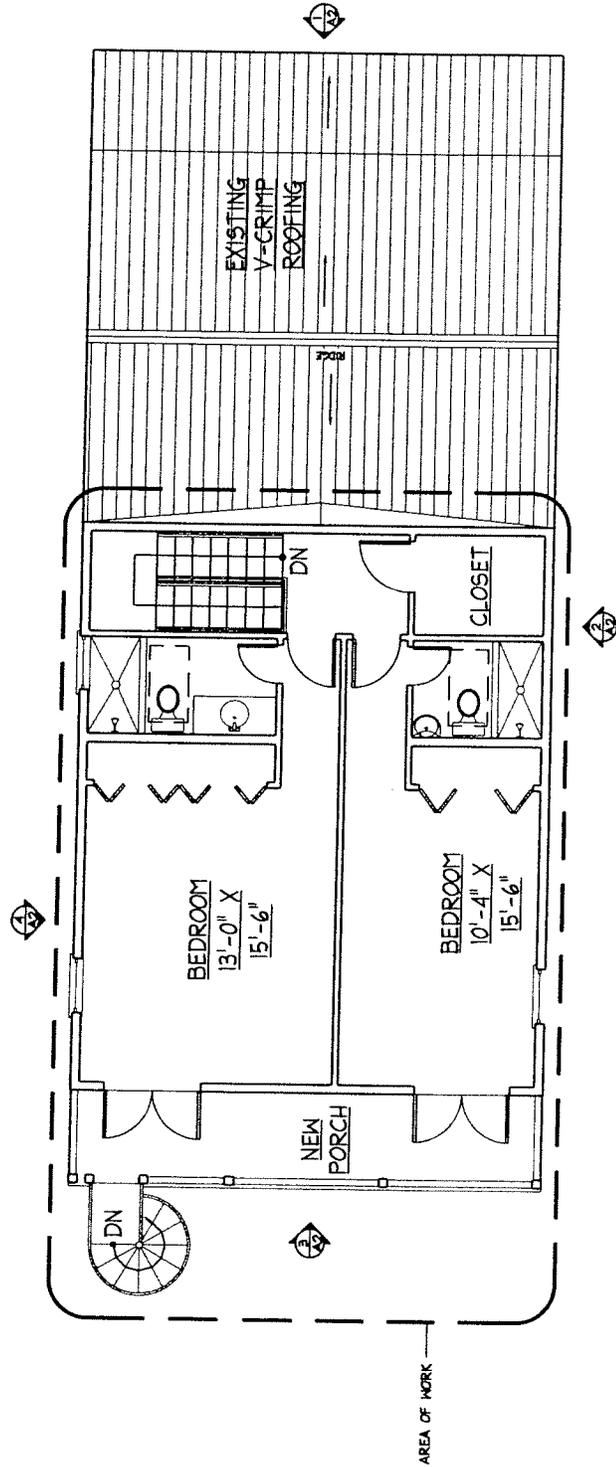
BOWDON RESIDENCE
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 ARCHITECTS
 p.a.

Project No. 0447
 Date: 9/1/06

OF 8



1 PROPOSED SECOND FLOOR PLAN

SCALE: 1" = 10' - 0"

A2

BOWDON RESIDENCE
314 VIRGINIA STREET
KEY WEST, FLORIDA

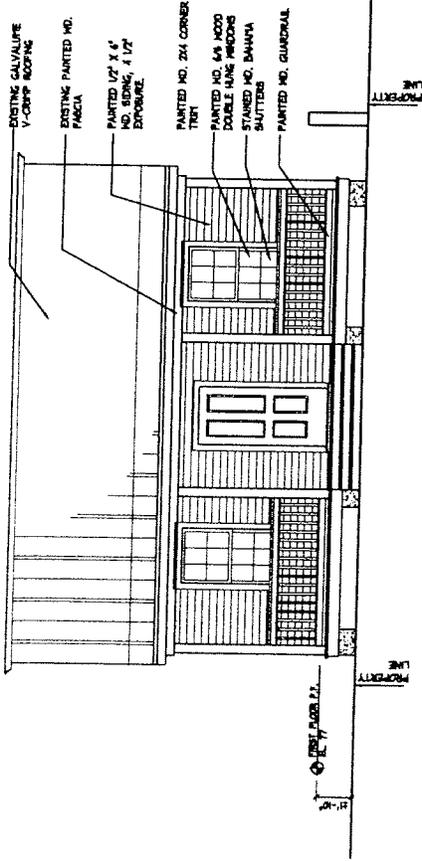
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License ALC002022

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ARCHITECTS
p.a.

Project No. 0447

Date: 9/1/06

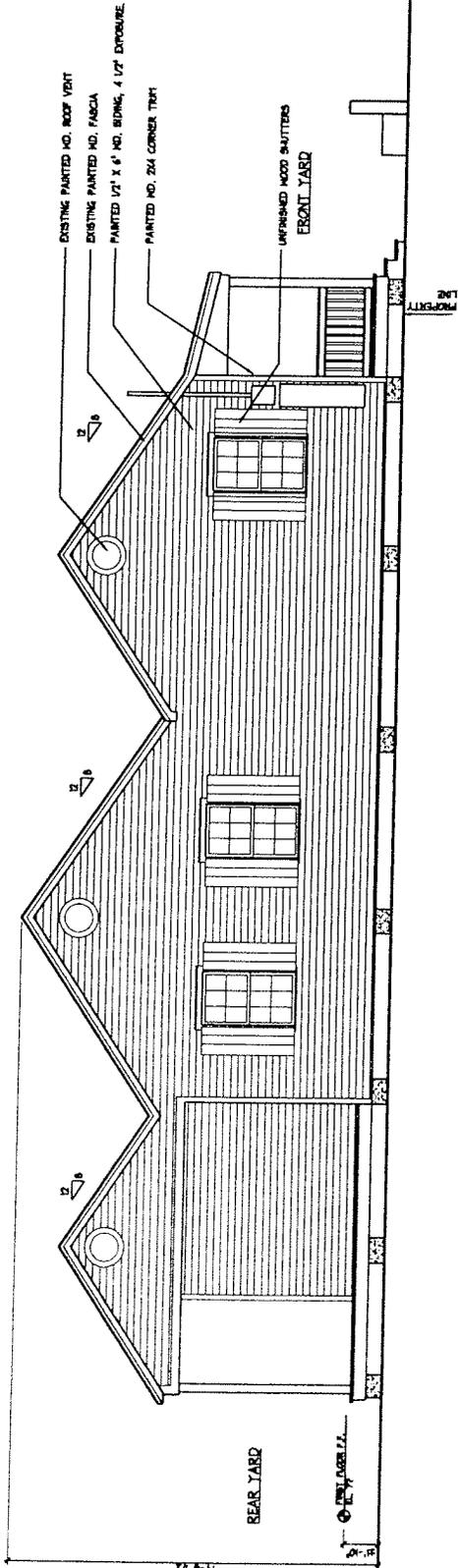
OF 8



1 EXISTING FRONT (NORTH) ELEVATION

SCALE: 1" = 10' - 0"

EX3



2 EXISTING SIDE (EAST) ELEVATION

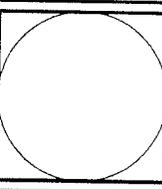
SCALE: 1" = 10' - 0"

EX3

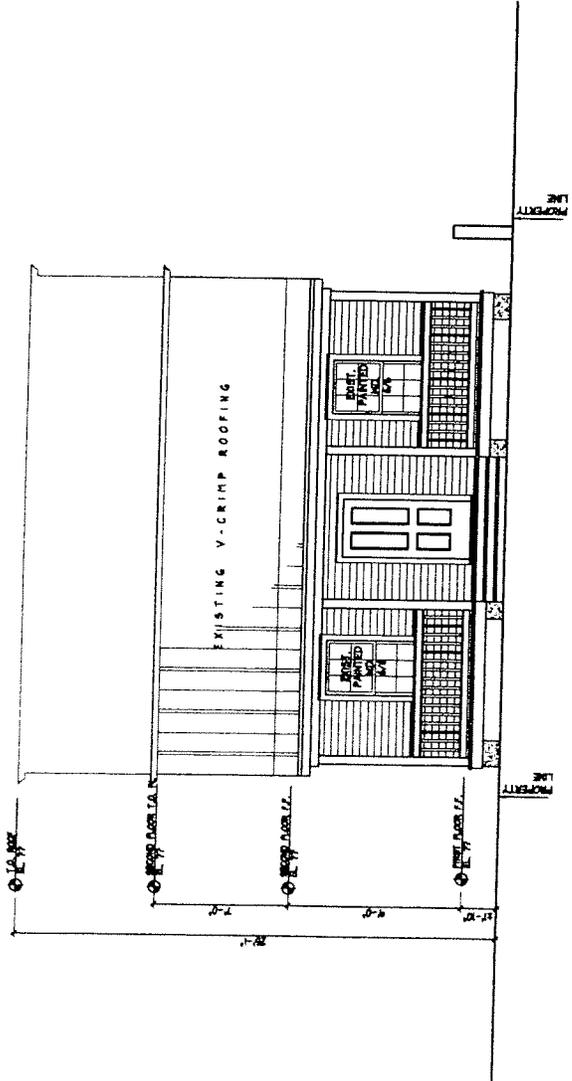
Project No. 0447	Date: 9/1/06
OF 8	

Bender & Associates
ARCHITECTS
p.a.

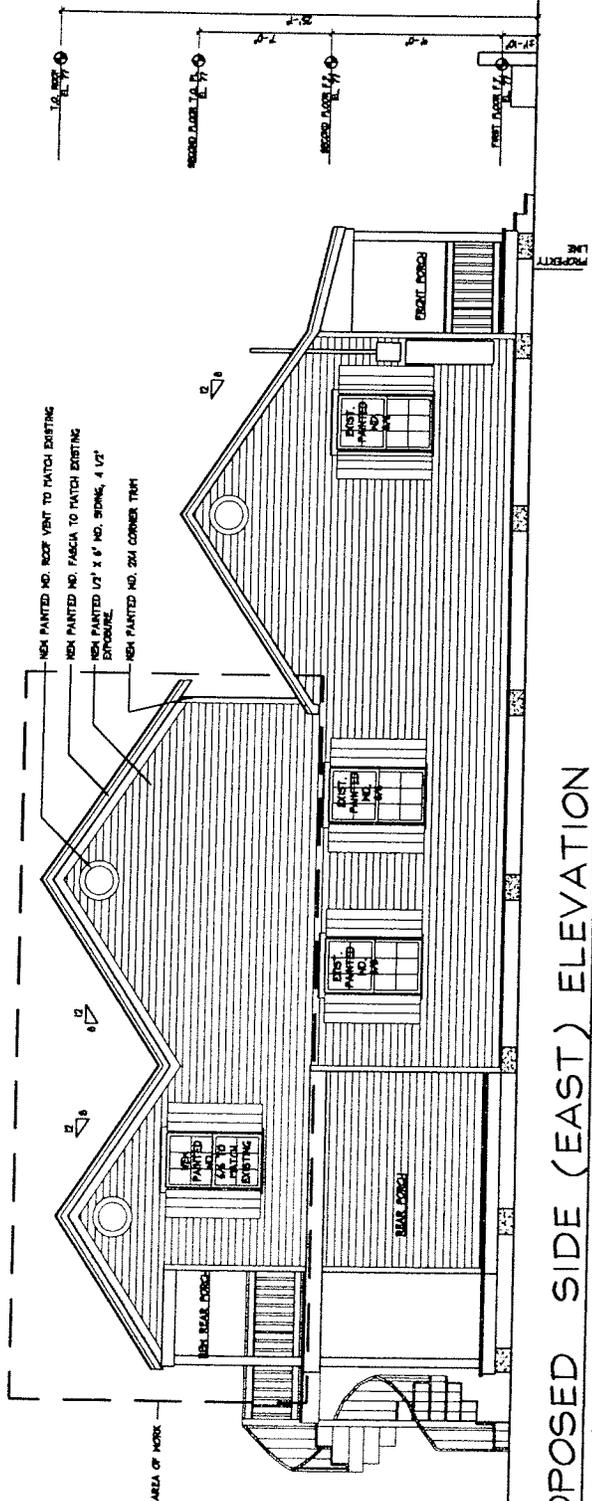
410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1347
Facsimile (305) 298-2727
Florida License AAC0002022



BOWDON RESIDENCE
314 VIRGINIA STREET
KEY WEST, FLORIDA



2 PROPOSED FRONT (NORTH) ELEVATION
 A3 SCALE: 1" = 10' - 0"



1 PROPOSED SIDE (EAST) ELEVATION
 A3 SCALE: 1" = 10' - 0"

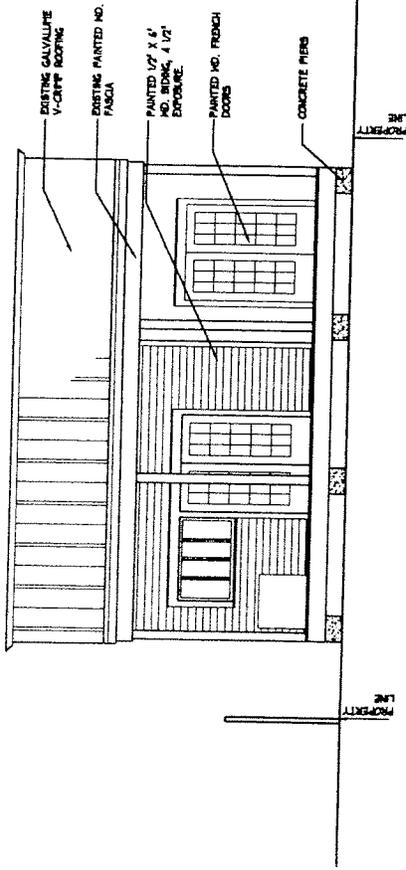
NEW PAINTED NO. 204 CORNER TRIM
 NEW PAINTED NO. 204 CORNER TRIM
 NEW PAINTED 1 1/2" x 4" NO. 204, 4 1/2" EXPOSURE
 NEW PAINTED NO. FASCIA TO MATCH EXISTING
 NEW PAINTED NO. ROOF VENT TO MATCH EXISTING

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 Date: 9/1/06

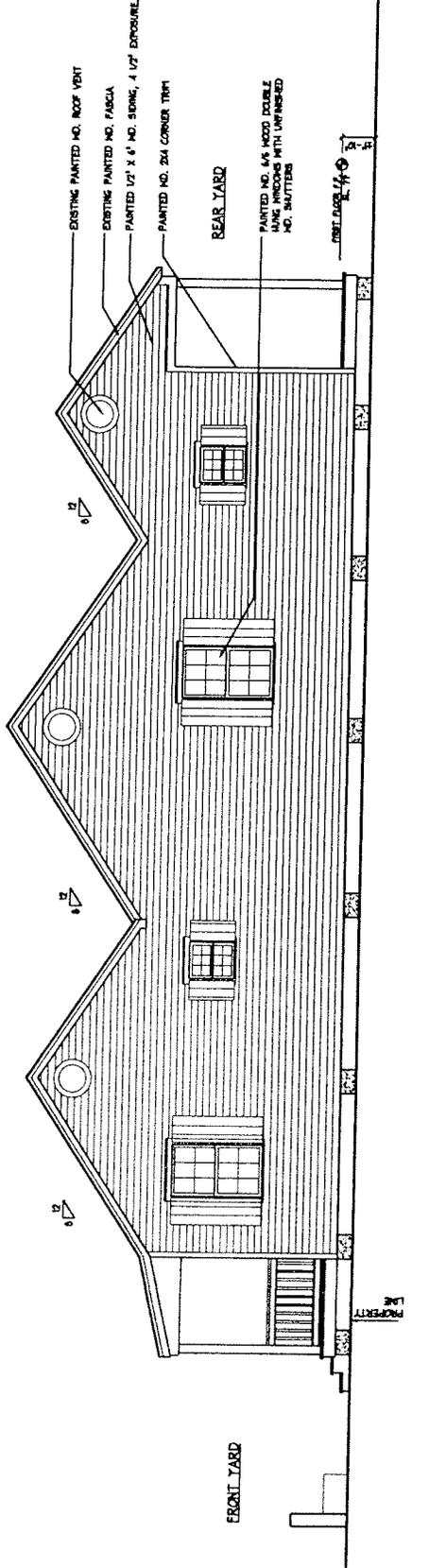
BOWDON RESIDENCE
 314 VIRGINIA STREET
 KEY WEST, FLORIDA



1 EXISTING REAR (SOUTH) ELEVATION

SCALE: 1"=10'-0"

EX3



2 EXISTING SIDE (WEST) ELEVATION

SCALE: 1"=10'-0"

EX3

Project No. 0447

Date: 9/1/06

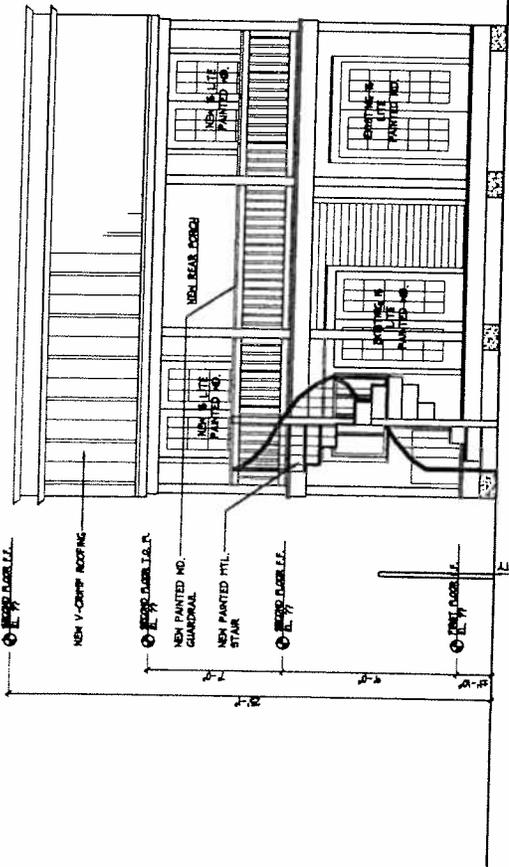
Bender & Associates

ARCHITECTS

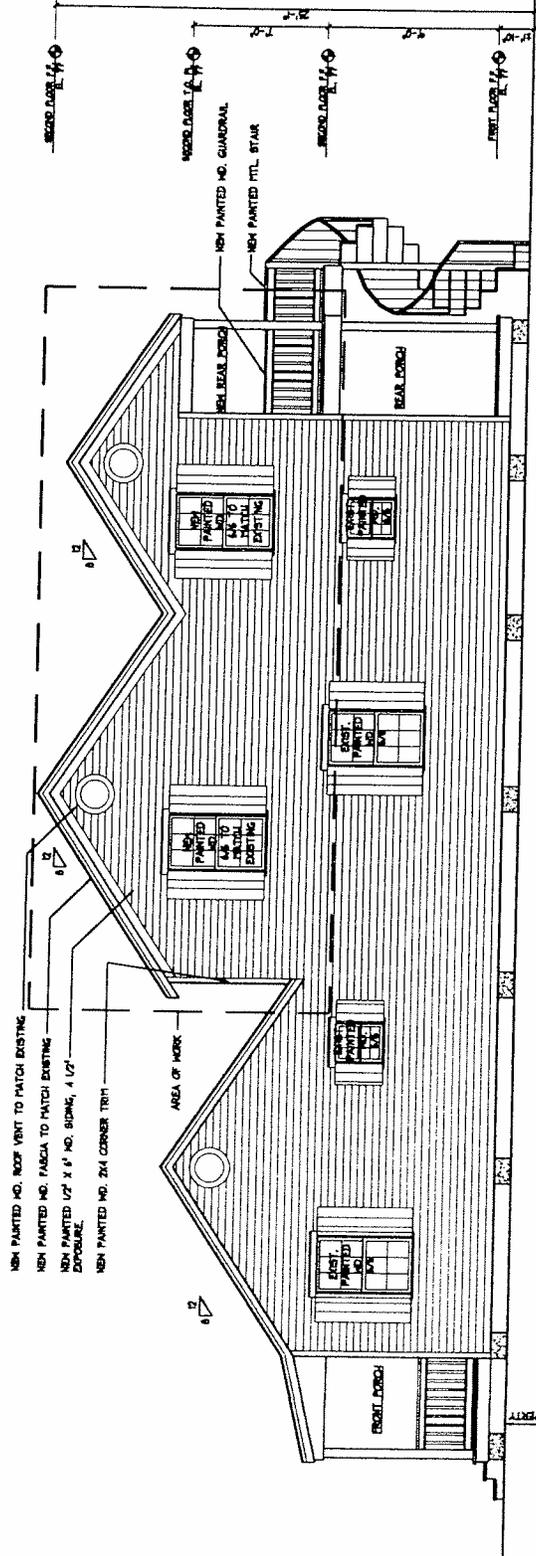
p.d.

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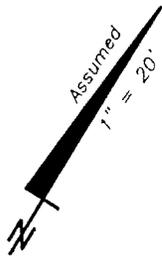
2 PROPOSED REAR (SOUTH) ELEVATION
 A3 SCALE: 1"=10'-0"



1 PROPOSED SIDE (WEST) ELEVATION
 A3 SCALE: 1"=10'-0"

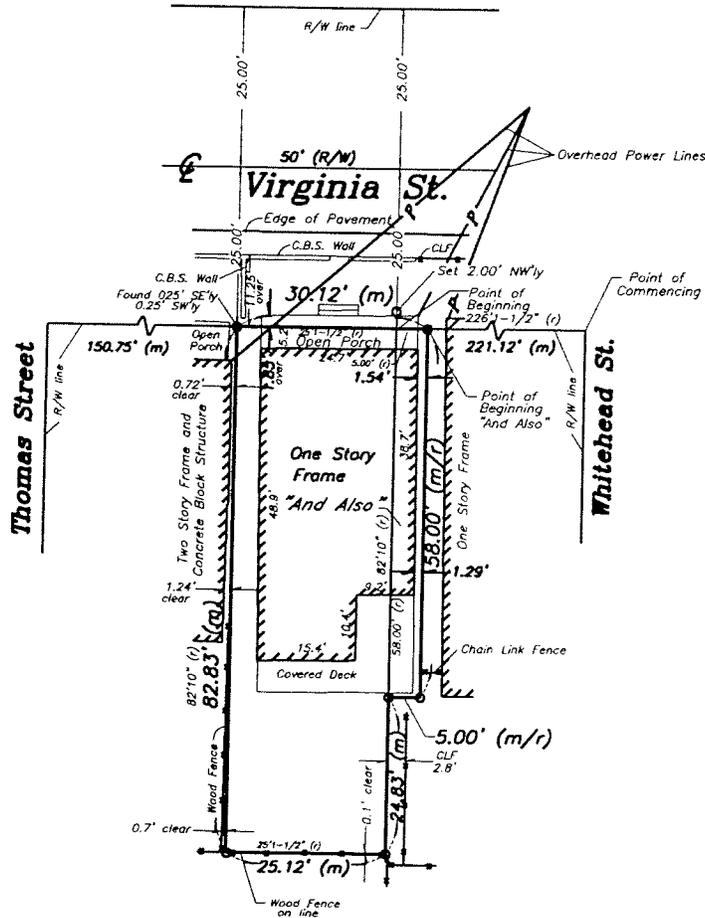
BOWDON RESIDENCE 314 VIRGINIA STREET KEY WEST, FLORIDA	
410 Angela Street Key West, Florida 33640 Telephone (305) 296-1347 Facsimile (305) 296-2727 Florida License AIC002022	
Bender & Associates ARCHITECTS p.c.	
Project No. 0447	Date: 9/1/06
OF 8	

Boundary Survey Map of part of Lot 5, Square 2, Tract 10, Island of Key West, Florida



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ 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
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Power Lines



NOTES:

1. The legal descriptions shown hereon were 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: 314 Virginia 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. This survey is not assignable.
9. Date of field work: January 6, 2008.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, and is part of Lot Five (6) in Square Two (2) of Tract Ten (10) according to T10's Diagram of said Tract Ten (10) recorded in Plat Book 1, Page 25, Monroe County, Florida Public Records. Commencing at a point on Virginia Street Two Hundred and Twenty-six (226) feet and One and one-half (1 1/2) inches from the Corner of Whitehead and Virginia Streets and running thence along Virginia Street in a Southwesterly direction Twenty-five (25) feet and One and one-half (1 1/2) inches; thence at right angles in a Southeasterly direction Eighty-two (82) feet and Ten (10) inches; thence at right angles in a Northeasterly direction Twenty-five (25) feet and One and one-half (1 1/2) inches; thence at right angles in a Northwesterly direction Eighty-two (82) feet and Ten (10) inches back to the point of beginning.

And also:
A parcel of land on the Island of Key West and known as a part of Lot Five (6) in Square Two (2) of Tract Ten (10) according to T10's Diagram of said Tract Ten (10) as recorded in Plat Book 1 at Page 25 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the intersection of the SW'y right of way line of Whitehead Street with the SE'y right of way line of Virginia Street and run thence SW'y along the SE'y right of way line of the said Virginia Street for a distance of 221.12 feet to the Point of Beginning; thence continue SW'y along the SE'y right of way line of the said Virginia Street for a distance of 5.00 feet to the NE'y boundary line of the lands described in Official Record Book 1457 at Page 856 of the Public Records of the said County; thence SE'y and at right angles along the NE'y boundary line of the said lands for a distance of 58.00 feet; thence NE'y and at right angles for a distance of 5.00 feet; thence NW'y and at right angles for a distance of 58.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Justin Bowden;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
January 16, 2008

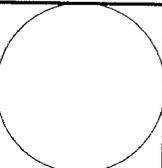
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
FBI #6298

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

**BOWDON RESIDENCE
314 VIRGINIA STREET
KEY WEST, FLORIDA**



410 Angela Street
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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.c.

Project No. 0447

Date: 9/1/06

OF 8

PROJECT STATISTICS

LOT DESCRIPTION: KW PB 1-25-40 PT LOT 5 SQR 2 TR 10 H2-575 OR1457 855/56 OR1502-494D/C OR1778-1684(LG)
 FEMA FLOOD ZONE: AE-7 (FEMA MAP 12087 C1516K, FEBRUARY 18, 2005)
 FINISH FLOOR ELEVATION: ??
 ZONING DESIGNATION: HMDR
 LOT AREA: 2,371 S.F.
 BUILDING ENCLOSED AREA: 1ST FLR = 1,123 S.F., 2ND FLR = 734 S.F. TOTAL = 1,857 S.F.

LOT SIZE: 2,371 S.F.
 LOT AREA: 2,371 S.F.
 PROPOSED BLDG. COVERAGE AREA:
 ENCLOSED AREA: 1123 S.F.
 ROOFED PORCHES: 315 S.F.
 TOTAL: 1438 S.F.

BUILDING HEIGHT:
 FRONT SETBACK: 30' MAXIMUM
 SIDE SETBACK: 10' MINIMUM
 REAR SETBACK: 5' MINIMUM
 15' MINIMUM

IMPERVIOUS SURFACE: LESS THAN 60% OF 2371 S.F. = 1423 S.F. MAX.
 BUILDING COVERAGE: LESS THAN 40% OF 2371 S.F. = 949 S.F. MAX.
 F.A.R.: LESS THAN 1.0

REQUIRED/ALLOWED

EXISTING:	PROPOSED:
19'-8"	25'-1"
0" (NO CHANGE)	0" (NO CHANGE)
3'-10" AND 1'-6" (NO CHANGE)	3'-10" AND 1'-6" (NO CHANGE)
25'-2" (NO CHANGE)	25'-2" (NO CHANGE)
1427 S.F. / 2371 S.F. = 60.1%	1615 / 2371 = 68.1%
1438 S.F. / 2371 S.F. = 60.6%	1438 S.F. / 2371 S.F. = 60.6% (NO CHANGE)
1123/2371 = .47	1846/2371 = .77

STORMWATER RETENTION

FOR EXPANSION OF EXISTING HOMES		
NEW IMPERVIOUS COVERAGE	REQUIRED SWALE VOLUME	REQUIRED SWALE VOLUME
25 SF	2 CF	18 CF
50 SF	4 CF	20 CF
75 SF	6 CF	22 CF
100 SF	8 CF	24 CF
125 SF	10 CF	26 CF
150 SF	12 CF	28 CF
175 SF	14 CF	30 CF
200 SF	16 CF	32 CF
SWALE LENGTH	SWALE VOLUME / 1 SF CROSS SECTIONAL AREA =	12 LF SWALE LENGTH

SOURCE: MODIFIED FROM THE LAMAR'S BROCHURE, GUIDELINES FOR PREPARATION OF A SITE PLAN FOR SINGLE FAMILY & DUPLEX LOTS IN MONROE COUNTY, GUIDELINES FOR EXPANSION OF EXISTING HOMES, MONROE COUNTY

STORMWATER CALCULATIONS:

LOT AREA: 2371 S.F.
 IMPERVIOUS AREA: 1615 S.F.
 IMPERVIOUS PERCENTAGE: 68.1%
 RAINFALL = 2.5 X 1" = 2.5
 CUBIC FEET REQUIRED = IMPERVIOUS AREA X RAINFALL / 12 = 1615 X 2.5 / 12 = 337 C.F. REQUIRED
 SWALES PROVIDED:
 NEW SWALE #1: 9" WIDE X 24" LONG X 18.5" DEEP WITH 4:1 SLOPES. 171 C.F.
 TOTAL SWALE VOLUME 171 C.F.
 NEW SWALE #2: 3" WIDE X 54" LONG X 1' DEEP 41 C.F.
 TOTAL SWALE VOLUME 41 C.F.
 NEW SWALE #3: 4" WIDE X 23" LONG X 1' DEEP 92 C.F.
 TOTAL SWALE VOLUME 92 C.F.
 NEW SWALE #4: 3" WIDE X 11" LONG X 1' DEEP 33 C.F.
 TOTAL SWALE VOLUME 33 C.F.
 TOTAL SWALE VOLUME PROVIDED: 337 C.F. PROVIDED

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Bender & Associates
 ARCHITECTS

p.c.

Project No. 0447

Date: 9/1/06

BOWDON RESIDENCE
 314 VIRGINIA STREET
 KEY WEST, FLORIDA

Property Appraiser Information

Ervin A. Higgs, CFA Property Appraiser Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 1026778 Parcel ID: 00026010-000000

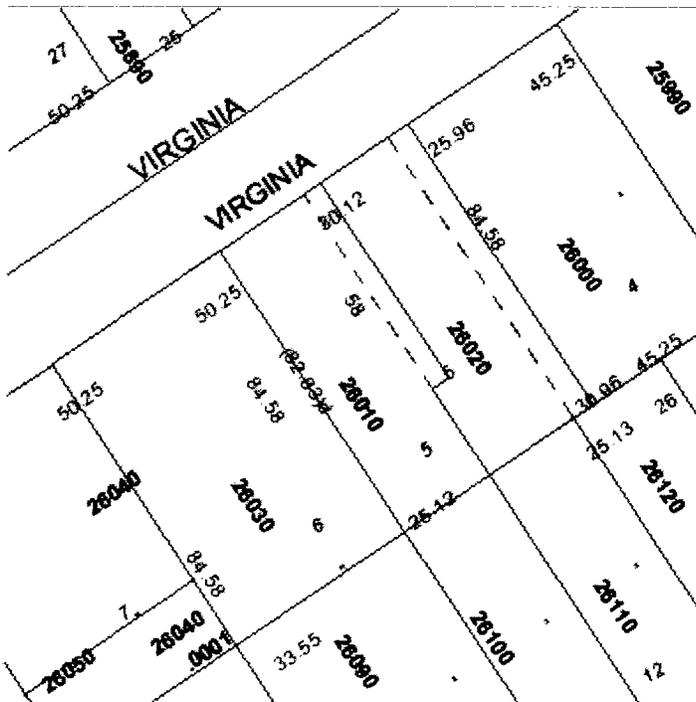
Ownership Details

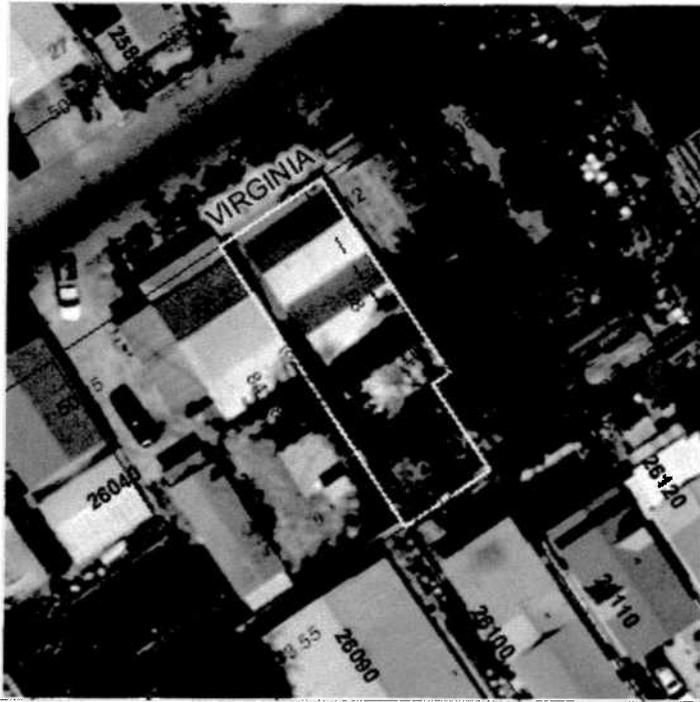
Mailing Address:
MCGEOUGH SEAN AND JODI BEVERLY
314 VIRGINIA ST
KEY WEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 314 VIRGINIA ST KEY WEST
Subdivision: Tracts 10 and 15
Legal Description: KW PB 1-25-40 PT LOT 5 SQR 2 TR 10 H2-575 OR1457-855/56 OR1502-494D/C OR1778-1684 OR2225-1363/64 OR2225-1365/67 OR2225-1368/69 OR2225-1370/71 OR2382-1294/96

Parcel Map





Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	25	85	2,414.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1135
 Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 8
 Year Built 1938
 Functional Obs 0

Condition G
 Perimeter 148
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 7
 Grnd Floor Area 1,135

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

Roof Type GABLE/HIP
 Heat 1 FCD/AIR DUCTED
 Heat Src 1 ELECTRIC

Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 2

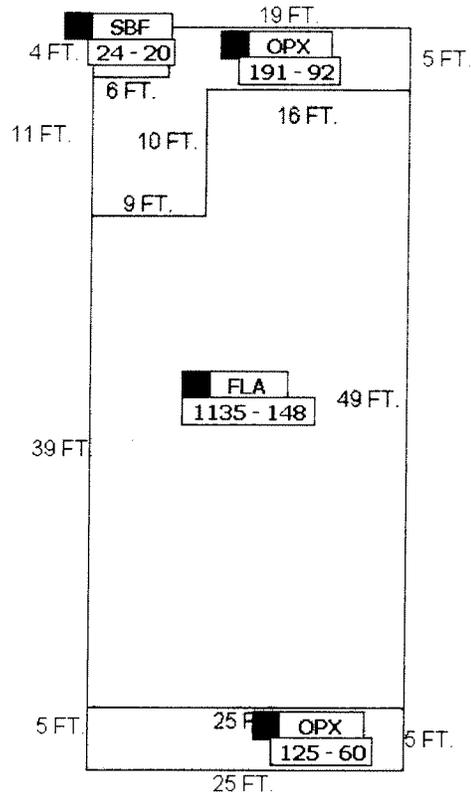
Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0

7 Fix Bath 0
 Extra Fix 0

Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1937	N	Y	0.00	0.00	1,135
2	OPX		1	1937	N	Y	0.00	0.00	125
3	OPX		1	2003	N	Y	0.00	0.00	191
4	SBF	12:ABOVE AVERAGE WOOD	1	2007	N	N			24

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	92 SF	23	4	1984	1985	4	30
2	WD2:WOOD DECK	462 SF	0	0	2007	2008	2	40
3	FN2:FENCES	144 SF	24	6	2007	2008	2	30

Appraiser Notes

2008-2-19 MLS \$679,000 2 BED,1 BATH MARKETING REMARKS: NEW CONCH COTTAGE BUILT IN 2004 WITH APPROVED PLANS AND ARCHITECTURAL DRAWINGS FOR SECOND STORY ADDING 2 BEDROOMS AND 1 BATH OR APPROXIMATELY

750 ADDITIONAL SQUARE FOOTAGE. BRIGHT AND AIRY KITCHEN OVERLOOKS NEW DECK IN BACKYARD. NEW BAMBOO FLOORING, MODERN CEILING FANS, FENCING AND ROOM FOR A POOL. AN EXCELLENT VALUE. -TJO

2003-10-08 - CHECK FOR FAT LATER, INSIDE STAIRWAY UP TO NOWHERE. WMC 2002-06-24 - TOTALLY RENOVATING

FOR THE 2007 TAX ROLL THE LAND SIZE OF THIS PARCEL HAS INCREASED IN SIZE BY 290 SQUARE FEET PER OR2225-1363/64 - OR2225-1365/67 - OR2225-1368/69 - OR2225-1370/71 WHEREBY THE NEIGHBORS HAVE TRANSFERRED TO PROPERTY OWNER A 5' X 58' PARCEL OF LAND.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
7	05-2639	06/30/2005	12/13/2005	5,800	Residential	INSTALL CENTRAL A/C
1	02-1113	05/01/2002	10/08/2003	1,000	Residential	INTERIOR WORK
2	02-1127	05/07/2002	10/08/2003	2,000	Residential	200 AMP UPGRADE
3	02-1553	06/14/2002	10/08/2003	18,000	Residential	REPLACE SIDING & WINDOWS
4	02-2885	12/18/2002	10/08/2003	57,000	Residential	RENOVAT & ROOF
5	03-0552	02/26/2003	10/08/2003	8,000	Residential	AC & ALL NEW ELE.
6	03-0745	03/13/2003	10/08/2003	1,500	Residential	REPLACE BATH FIX.
8	07-3879	08/06/2007	02/19/2008	8,000	Residential	build 370sf of ground level decking
9	07-3596	07/23/2007	02/19/2008	1,200	Residential	INSTALL 24'x6' SHADOW BOX FENCE

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
2008	139,155	6,860	251,323	397,338	184,602	25,000	159,602
2007	183,787	251	284,852	468,890	172,450	25,000	147,450
2006	251,646	251	176,545	428,442	146,010	25,000	121,010
2005	231,125	251	145,390	376,766	163,344	25,000	138,344
2004	193,758	251	103,850	297,859	158,586	25,000	133,586
2003	97,590	251	49,848	147,689	147,689	25,000	122,689
2002	91,692	270	36,348	128,310	128,310	0	128,310
2001	79,466	295	33,232	112,993	112,993	0	112,993
2000	71,521	172	27,001	98,693	98,693	0	98,693
1999	60,518	154	27,001	87,673	87,673	0	87,673
1998	49,514	135	27,001	76,650	76,650	0	76,650
1997	49,514	142	22,847	72,504	54,792	25,000	29,792
1996	30,259	91	22,847	53,197	53,197	25,000	28,197
1995	33,835	108	22,847	56,790	54,643	25,000	29,643
1994	30,259	101	22,847	53,207	53,207	25,000	28,207

1993	32,594	0	22,847	55,441	55,441	25,000	30,441
1992	32,594	0	22,847	55,441	55,441	25,000	30,441
1991	32,594	0	22,847	55,441	55,441	25,000	30,441
1990	33,028	0	18,174	51,202	51,202	25,000	26,202
1989	27,295	0	17,655	44,950	44,950	25,000	19,950
1988	23,754	0	14,539	38,293	38,293	25,000	13,293
1987	23,451	0	8,100	31,551	31,551	25,000	6,551
1986	23,582	0	7,477	31,059	31,059	25,000	6,059
1985	22,831	0	6,744	29,575	29,575	25,000	4,575
1984	21,233	0	6,744	27,977	27,977	25,000	2,977
1983	21,233	0	6,744	27,977	27,977	25,000	2,977
1982	21,687	0	5,001	26,688	26,688	25,000	1,688

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/30/2008	2382 / 1294	349,000	WD	Q
4/10/2002	1778 / 1684	177,000	WD	Q

This page has been visited 67,867 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

Public Notices
(mailings, posting & radius map)

Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 p.m., February 19, 2009, 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:

314 Virginia – An extension request in the Historic Medium Density Residential Zoning District for variances to side-yard setback requirements (RE# 00026010-000000).

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 604 Simonton Street or call 809-3720.

314 Virginia

- Legend
- the Buffer
 - the Target
 - Real Estate Number
 - Parcel Lot Text
 - Block/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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.



BAIN CECIL WILSON
326 TRUMAN AVE
KEY WEST, FL 33040

BAHAMA CONCH COMMUNITY
LAND TRUST OF KEY
325 JULIA ST
KEY WEST, FL 33040

314 Virginia 10F
~~BAHAMA CONCH COMMUNITY
LAND TRUST
325 JULIA ST
KEY WEST, FL 33040~~

~~BAHAMA CONCH COMMUNITY
LAND TRUST INC
325 JULIA ST
KEY WEST, FL 33040~~

HOLLOWELL ALFRED L SR &
VIOLET R
12503 NEWFIELD DR
ORLANDO, FL 32837

ROBERTS CYNTHIA V DEC TRUST
07/15/2008
727 OLIVIA ST
KEY WEST, FL 33040

CASTILLO ANTHONY A ESTATE
305 VIRGINIA ST
KEY WEST, FL 33040

WINN HUGHELENE AND DONNA
313 VIRGINIA ST
KEY WEST, FL 33040

MARRERO WILHELMINA
318 TRUMAN AVE
KEY WEST, FL 33040

F AND A HOLDINGS LLC
117 KEY HAVEN RD
KEY WEST, FL 33040

ROBERTS EUGENE R ETUX
319 VIRGINIA ST
KEY WEST, FL 33040

CLARKE CAROLYN
323 VIRGINIA ST
KEY WEST, FL 33040

ROEDER TIMOTHY J L/E
322 JULIA ST
KEY WEST, FL 33040

1023 WHITEHEAD LLC
20 DRIFTWOOD DR
KEY WEST, FL 33040

PEARSON CHARLES N &
322 JULIA STREET
KEY WEST, FL 33040

DAVIS ROBERT ESTATE
1019 FORT ST
KEY WEST, FL 33040

ASHE RUTH M
308 JULIA ST
KEY WEST, FL 33040

~~HOLLOWELL VIOLET ROSALIE
12503 NEWFIELD DR
ORLANDO, FL 32837~~

MORSE GARTH H
4388 MIDDLE RD
HARBOR SPRINGS, MI 49740

SHINE FRENZA MARIE L/E
323 JULIA ST
KEY WEST, FL 33040

LOOK UP REACH OUT ENTERPRISES
INC
325 JULIA ST
KEY WEST, FL 33040

MC INTOSH SYLVIA L/E
4213 SW 20TH ST
HOLLYWOOD, FL 33023

OLD KEYSTONE CHURCH INC
330 JULIA ST
KEY WEST, FL 33040

PEARSON CHARLES N L/E
322 JULIA ST
KEY WEST, FL 33040

1103/1105 WHITEHEAD STREET L L C
419 AMELIA ST
KEY WEST, FL 33040

EHRING WILLIAM EDWARD
1102 WHITEHEAD ST
KEY WEST, FL 33040

ZAPATA LUZ M
326 VIRGINIA ST
KEY WEST, FL 33040

KNOWLES VERLENE ESTATE
324 VIRGINIA ST
KEY WEST, FL 33040

KNOWLES EDWIN JR AND MARIE E
ROBERT GABRIEL APTS
KEY WEST, FL 33040

JACKSON ANTHONY AND PATRICIA
20 IBIS COURT NORTH
PALM COAST, FL 32137

JACKSON ANTHONY AND PATRICIA
20 IBIS COURT NORTH
PALM COAST, FL 32137

GREENE-MINGO BEVERLY
311 AMELIA ST
KEY WEST, FL 33040

WASHINGTON MUTUAL BANK FA
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256

NEELY IRMA L/E
P O BOX 14276
N PALM BEACH, FL 33401

HARRIS DAVID W
871 THIRD ST SOUTH
NAPLES, FL 34102

CRONIN JAMES D AND DIANE S
52 PARK HILL DR
HOPEWELL JUNCTION, NY 12533

STATE OF FLORIDA
DOUGLAS BLDG
TALLAHASSEE, FL 32399

SNYDER DOUGLAS S AND
BRITTANY P
1118 WHITEHEAD ST
KEY WEST, FL 33040

RHOADES SHIRREL AND DIANE
914 GRINNELL ST
KEY WEST, FL 33040

POPOVICE MICHAEL J
327 VIRGINIA ST
KEY WEST, FL 33040

SANDRIE R M
P O BOX 420216
SUMMERLAND KEY, FL 33042

TARNOW BEVERLY J
1501 MICHIGAN AVE
LA PORTE, IN 46350

GRABIABREWSKI LLC
1116 WHITEHEAD ST
KEY WEST, FL 33040

MOORE DEBORAH
1114 WHITEHEAD ST
KEY WEST, FL 33040

LOPEZ CLAYTON L AND PALMA
LOUISE H/W
326 AMELIA ST
KEY WEST, FL 33040

TYNES LOUIS H AND CARLA T
313 AMELIA ST
KEY WEST, FL 33040

SCHMIDT THERON G AND
LORRAINE HECKMAN (WIFE)
315 AMELIA ST
KEY WEST, FL 33040

SKALENAIDO ZBIGNIEW
317 AMELIA ST
KEY WEST, FL 33040

KORESSEL JOYCE A
3655 SEASIDE DR
KEY WEST, FL 33040

CONFIDENTIAL DATA E.S. 119.07

TEATE CONSTANCE S
325 AMELIA ST
KEY WEST, FL 33040

RAHMING LEANDER (Q)
PO BOX 1204
KEY WEST, FL 33040

NIMENS AMY CUSTODIAN FOR AMY
CUSTODIAN FOR TC
P O BOX 1110
UKIAH, CA 95482

THURSTON GRIFFITH JR
1526 LAIRD ST
KEY WEST, FL 33040

NOLLEY ARLEAN A/K/A WALTON
ARLEAN L/E
304 AMELIA ST
KEY WEST, FL 33040

ROBB GEORGE E
3730 SUNRISE LN
KEY WEST, FL 33040

BEAVER JAMES M
PO BOX 2560
KEY WEST, FL 33040

ROBERTS THOMAS L INDENTURE OF
TRUST 10/8/1975
806 ELIZABETH ST
KEY WEST, FL 33040

ROBERTS THOMAS L TRUST DTD
10/08/75
806 ELIZABETH ST
KEY WEST, FL 33040

ROBERTS THOMAS L INDENTURE
TRUST 10/8/1975
806 ELIZABETH ST
KEY WEST, FL 33040

CASTILLO DIANE T
318 AMELIA ST
KEY WEST, FL 33040

SIMMONS GLENDA & BENNETT
NATHANIEL E JR & BENNETT
310 HILLCREST AVENUE
SOMERSET, NJ ~~8873~~
08873

BEAVER JAMES M
PO BOX 2560
KEY WEST, FL ~~33040~~
33040

CLARK JOSEPH GRECO LIV TR
4/28/2005
310 AMELIA ST
KEY WEST, FL 33040

THURSTON GRIFFITH JR
1526 LAIRD ST
KEY WEST, FL 33040

NOLLEY ARLEAN
304 AMELIA ST
KEY WEST, FL 33040

~~1103/1105 WHITEHEAD STREET L L C
419 AMELIA ST
KEY WEST, FL 33040~~
D

HABBERSTAD STEPHEN
P O BOX 869
KEY WEST, FL 33041

GLASER WILLIAM D
118 CARIBBEAN DR
SUMMERLAND KEY, FL 33042

GALLAGHER PATRICIA A TRUSTEE
700 KESSLER BLVD WEST DR
INDIANAPOLIS, IN ~~46228~~
46228

CALABRO DANIEL J
PO BOX 3017
SHELTER ISLAND HGTS, NY ~~11965~~
11965

CORAL CITY ELKS LODGE 610 &
CORAL CITY TEMPLE 400
1107 OR 1109 WHITEHEAD ST
KEY WEST, FL 33040

ALBURY SAMUEL EST % ALBURY
729 NW 43RD STREET
MIAMI, FL 33127

BURNS DEBRA A
PO BOX 4672
KEY WEST, FL 33041

ADAMS PAMELA ELIZABETH
313 CATHERINE ST
KEY WEST, FL 33040

EABLES PATRICIA A
PO BOX 299
KEY WEST, FL 33041

MCGEOUGH SEAN AND JODI
BEVERLY
314 VIRGINIA ST
KEY WEST, FL 33040

CAREY GEORGE A JR ESTATE
419 VIRGINIA ST
KEY WEST, FL 33040

AVERYT WILLIAM F JR
312 VIRGINIA ST
KEY WEST, FL 33040

KEE SANDRA E
308 VIRGINIA ST
KEY WEST, FL 33040

THOMAS LEO JOSEPH ESTATE
20 IBIS CT N
PALM COAST, FL 32137

KRUER WAYNE R
1105 THOMAS ST
KEY WEST, FL 33040

KACZMAREK J
4822 LAKE SHORE RD
HAMBURG, NY ~~14075~~
14075

HOUSING AUTHORITY THE OF THE
P O BOX 2476
KEY WEST, FL 33040

~~CITY OF KEY WEST FLA
P O BOX 1409
KEY WEST, FL 33041~~

THALLER JAMES T
33 NEWARK POMPTON TPK
RIVERDALE, NJ ~~07457~~
07457

KOLO THEODORE JR REV LIV TR
3/18/03
5438 80TH ST
ELMHURST, NY 11373

FRENCH ROBERT C
1028 WHITEHEAD ST
KEY WEST, FL 33040

PRITCHETT JANE P
227 VIRGINIA ST
KEY WEST, FL 33040

BAHAMA CONCH COMMUNITY
LAND TRUST
325 JULIA ST
KEY WEST, FL 33040

STONE SUSAN C D
1025 WHITEHEAD ST
KEY WEST, FL 33040

~~STONE SUSAN CD
1025 WHITEHEAD ST
KEY WEST, FL 33040~~ D

SHULTZ DAVID
204 ST CHARLES WAY
YORK, PA 17402

BEBBINGTON ENID H/W
3 CHARNWOOD AVE
CLONSILLA VILLAGE, DUBLIN 15 0

KOZIOL ZBIGNIEW AND TIPPI
1031 HOWE ST
KEY WEST, FL 33040

EHRING WILLIAM EDWARD
1102 WHITEHEAD ST
KEY WEST, FL 33040

KAVANAUGH EMMETT P
1117 WHITEHEAD ST
KEY WEST, FL 33040

BUTLER EUGENIA
207 JULIA ST
KEY WEST, FL 33040

GILBERT CONSTANCE
PO BOX 6324
KEY WEST, FL 33040

THIXTON ROBERT &
4 PINDER LANE
KEY WEST, FL 33040

PETTIGREW REBECCA
1656 FOLLY RD
CHARLESTON, SC 29412

BREARLEY CHRISTINA
PO BOX 13
HARBOR SPRINGS, MI 49740

TREPANIER OWEN JOHN
1024-1026 THOMAS ST
KEY WEST, FL 33040

REGER MELODYE
100 BAY DR
KEY WEST, FL 33040

~~BAHAMA CONCH COMMUNITY
LAND TRUST
325 JULIA ST
KEY WEST, FL 33040~~ D

~~BAHAMA CONCH COMMUNITY
LAND TRUST INC
325 JULIA ST
KEY WEST, FL 33040~~ D

AMERIQUEST MORTGAGE SEC INC
10801 6TH ST
RANCHO CUAMONGA, CA 91730