

Key West Planning Board Meeting Agenda
August 19, 2010 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 4.b.3.

Variations - 530 Grinnell Street (RE# 00007600-000000) - An application for variations for a non-conforming historic structure for impervious surface and building coverage and for side yards, front yard and rear yard setback requirements, for a renovation project and for an air conditioning unit in the Historic High Density Residential (HHDR) zoning district for property located at 530 Grinnell Street, per Sections 122-630 (4)a. and b., 122-630 (6) a., b., and c., Section 122-28 (b) and per Section 122-1184, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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



To: Chairman and Planning Board Members

From: Nicole Malo *NMM*

Through: Amy Kimball-Murley, AICP, Planning Director

Meeting Date: August 19, 2010

Agenda Item: An application for variances for a non-conforming contributing building listed in the historic architectural survey for impervious surface, building coverage, side yards, front yard and rear yard setback requirements, for a renovation project and for an air conditioning unit in the Historic High Density Residential (HHDR) zoning district for property located at 530 Grinnell Street, per Sections 122-630 (4)a. and b., 122-630 (6) a., b., and c., Section 122-28 (b) and per Section 122-1184, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE # 00007600-000000).

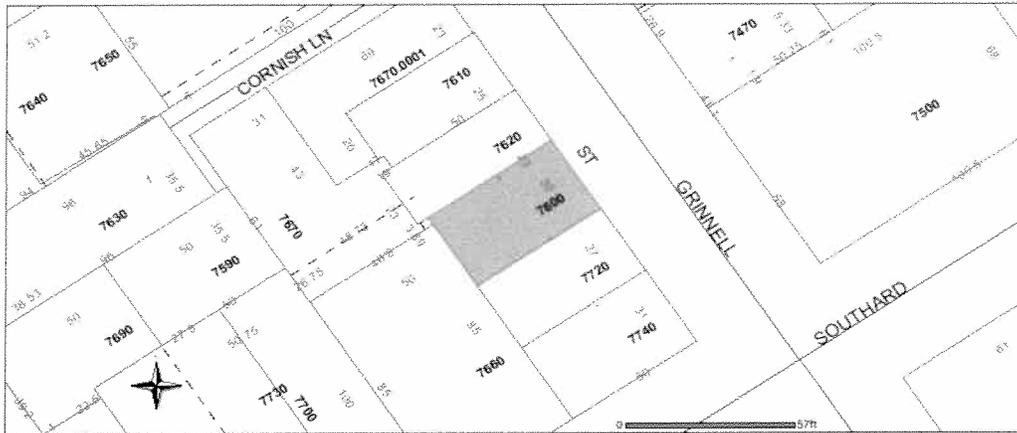
Request: To consider variances for an existing non-conforming contributing building listed in the historic architectural survey with proposed renovations that exceed 66% of the assessed value of the existing residential structure for existing front yard, rear yard and side yard setbacks, impervious surface and building coverage as well as variance to setback requirements for an air conditioning compressor unit.

Applicant: Guillermo Orozco

Property Owner: Bobby and Natalie Brooks

Location: 530 Grinnell Street
RE# 00007600-000000

Zoning: Historic High Density Residential – HHDR



Background: The existing historic single family home of approximately 1,064 square feet on a 1,500 square foot property consists of indoor living space of 792 square feet, a front porch, and a wood deck that abuts the property line at the rear. The applicant wishes to renovate the structure within its current footprint. The renovation cost exceeds 66% of the value of the existing structure and therefore variances are required. The renovations include central air conditioning and because the existing non-conforming structure is located within all setbacks, there are limited options for placement of the new air conditioning compressor unit. The proposed design has been approved by HARC.

Request: The applicant is requesting the following variances to permit improvements that exceed 66% of the value of the property and an air conditioning compressor unit. The compressor is proposed to be located within the current foot print of a wood deck.

Site Data Table			
	Required	Existing	Request
Size of Site	4,000 s.f	1,500 s.f	No change
Front	10 feet	5.22 feet	4.78 feet (No change)
Side East (Right)	5 feet	2.9 feet	2.1 feet (No change)
Side West (Left)	5 feet	2.69 feet	2.31 feet (No change)
Rear	20 feet	3.66 feet	16.34 feet (No change)
Building Coverage	50%	60.8% (912 s.f)	10.8% (No change)
Impervious Surface	60%	70.2% (1,053 s.f)	10.2% (No change)
Open Space	20%	9.4% (141 s.f)	10.6 % (No change)

Process:

Development Review Committee Meeting:

May 27, 2010

HARC Meeting:

April 13, 2010

Tree Commission Meeting:

N/A

Planning Board Meeting:

August 19, 2010

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

The existing structure is a non-conforming contributing building listed in the historic architectural survey which was constructed before 1959. The lot size is below the required lot size of 4,000 square feet at 1,500 square feet. The lot width and depth are also legally non-conforming. The existing structure is non-conforming on all four setback sides and little to no space remains to meet the five foot a/c setback requirement. Further, the proposed variances are in the same footprint as existing structural improvements. However, these conditions are widespread in the historic districts and are not unique to the parcel alone.

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

Because the structure is a non-conforming contributing building listed in the historic architectural survey, extensive renovations could trigger the need for variances. The applicant is not proposing any changes to dimensional requirements on the property. Although, the existing conditions and circumstances do not result from the action or negligence of the owners the proposed improvements are the result of the applicants request.

- 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 proposed changes do not constitute an expansion of a nonconformity. The footprint of the structure will remain unchanged. Therefore, granting of the variances does not confer special privileges.

- 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.**

While the code limits the improvements that can be made to the site without seeking variances, the applicants have reasonable use of the land and the existing structure. The need to install an air compressor unit does not constitute a hardship.

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 applicant is not proposing the expansion of a nonconforming structure. The placement of the proposed air condition compressor is in the existing structural footprint. The request appears to be modest and improve the site overall.

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

Granting of the variance does not appear to be injurious to the health and safety of the public. The footprint of the nonconformity will not change the fire access. The applicants would be improving a deteriorating structure.

7. **Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

Existing non-conforming uses or neighboring lands are not the basis for approval.

The Planning Board shall make factual findings regarding the following:

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

The applicant does not meet all the standards established by the City Code 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.**

According to the applicant adjacent neighbors have been contacted. The Planning Department received a letter of support from the adjacent neighbor at 532 Grinnell Street. The Planning Department has not received any objections to the variances advertised and posted with this application to date.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

No utilities or services are required with this application.

RECOMMENDATION:

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

However, if the Planning Board chooses to approve the variance application, the Planning Department recommends the following condition:

- 1.) That the air conditioning compressor unit is baffled in compliance with code Section 122-1184.

Draft Resolution

RESOLUTION NUMBER 2010-____

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING VARIANCES FOR A NON-CONFORMING CONTRIBUTING BUILDING FOR IMPERVIOUS SURFACE, BUILDING COVERAGE, SIDE YARDS, FRONT YARD, AND REAR YARD AND SETBACK REQUIREMENTS FOR A RENOVATION PROJECT AND FOR AN AIR CONDITIONING UNIT, IN THE HHDR ZONING DISTRICT FOR PROPERTY LOCATED AT 530 GRINNELL STREET, (RE # 00007600-000000), PER SECTIONS 122-630 (4)a. AND b., 122-630 (6) a., b., AND c., SECTION 122-28 (b) AND PER SECTION 122-1184, KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-28(b) of the Code of Ordinances provides that if a residential dwelling unit is voluntarily replaced within the footprint of a non-complying existing structure the reconstruction/replacement that exceeds 66 percent of the assessed value of the structure shall require a variance; and

WHEREAS, Section 122- 630 (6) a., b., and c., of the Code of Ordinances provides that the maximum dimensional requirements for setbacks in the HHDR zoning district are ten feet in the front, twenty feet in the rear, and five feet on each side; and

WHEREAS, the applicant requested a variance to allow improvements which exceed 66% of

_____ Chairman

_____ Planning Director

the value of the existing structure and requested variances to impervious surface ratio, building coverage, front, rear and side yard setbacks; and

WHEREAS, Section 122-1184 requires that in all residential districts the exhaust or mechanical equipment of any air-conditioning unit, other than window units, shall not be placed or installed within five feet of any rear or side property line; and

WHEREAS, the applicant has requested a variance to place an air-conditioning unit in the side yard setback; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 19, 2010; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

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

_____Chairman

_____Planning Director

WHEREAS, the Planning Board 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 Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

WHEREAS, the Planning Board 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 Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance; and

_____ Chairman

_____ Planning Director

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

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

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

Section 2. That for variances for a non-conforming contributing building listed in the historic architectural survey for impervious surface, building coverage, side yards, front yard and rear yard setback requirements, for a renovation project and for an air conditioning unit in the Historic High Density Residential (HHDR) zoning district for property located at 530 Grinnell Street (RE # 00007600-000000), per Sections 122-630 (4)a. and b., 122-630 (6) a., b., and c., Section 122-28 (b) and per Section 122-1184, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached site plans dated April 29, 2010 and July 13, 2010 with the following condition:

- 1.) That the air conditioning compressor unit is baffled in compliance with code Section 122-1184.

Section 3. 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 Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. 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 5. 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 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

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

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

Section 8. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

_____ Chairman

_____ Planning Director

Read and passed on first reading at a regular meeting held this 19th day of August, 2010.

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

Richard Klitenick, Chairman
Key West Planning Board

Date

Attest:

Amy Kimball-Murley, AICP
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____Chairman
_____Planning Director

Application

July 13, 2010

Ms. Nicole Malo
Planner
City of Key West, Florida

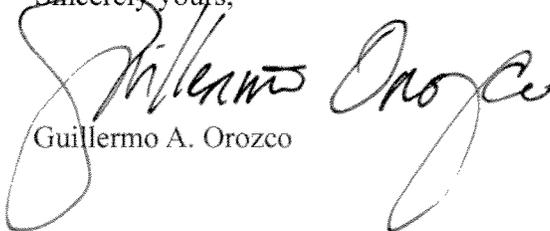
Dear Nicole,

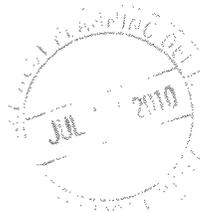
I am writing this letter to request an amendment to the original variance request for 530 Grinnell Street in Key West. In addition to the original application to setback variances for a new air conditioning compressor unit, we are also requesting a variance to all non-conforming lot, yard, and bulk requirements for the site. My client and I have decided to go ahead and proceed with these variances because it is yet undetermined whether or not the full extend of the proposed renovations to the building will exceed 66% of the appraised value of the structure.

I am sending with this letter a copy of the revised site plan, including all the existing and proposed setbacks which in this case are the same. All the proposed renovations to the property do not add to the existing non-conformities and we are only doing maintenance to the existing structure.

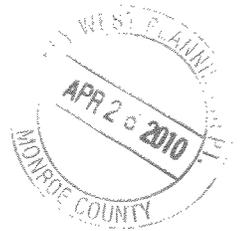
Please review the site plan and amendment to the original application and let me know if there is any additional information or clarification that you need from me. Thank you very much for your assistance in this case.

Sincerely yours,

 July 13, 2010 .
Guillermo A. Orozco



VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS IMPROPER TO SPEAK TO A PLANNING BOARD AND/OR BOARD OF ADJUSTMENT MEMBER ABOUT THE VARIANCE OUTSIDE THE HEARING



Variance Application

City of Key West
Planning Department

Please print or type a response to the following:

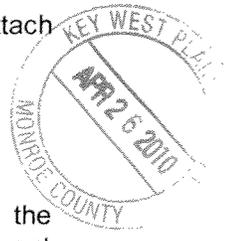
1. Site Address 530 GRINNELL STREET, KEY WEST, FL
2. Name of Applicant GUILLERMO OROZCO
3. Applicant is: Owner _____ Authorized Representative (attached Authorization Form must be completed)
4. Address of Applicant 2026 SEIDENBERG AVENUE
KEY WEST FL 33040
5. Phone # of Applicant (305) 292-1694 Mobile# _____ Fax# (305) 395-6272
6. E-Mail Address GAOROZCO @ MSN.COM
7. Name of Owner, if different than above BOBBY BROOKS & NATALIE BROOKS
8. Address of Owner 1 SOUTH WACKER DR. SUITE 2290
CHICAGO, ILLINOIS 60606
9. Phone Number of Owner (312) 706 0785 Fax# (312) 706-0762
10. Email Address BBROOKS @ SWST.COM
11. Zoning District of Parcel HHDR RE# 07600
12. Description of Proposed Construction, Development, and Use
RENOVATION OF EXISTING 784 SQUARE FEET ONE STORY WOOD FRAME STRUCTURE & 126 SF OF EXIST FRONT PORCH, REPLACE EXISTING WOOD DECK. REPLACE EXISTING BRICK WALKWAY.
13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10.00'	5.32' & 5.22'	SAME AS EXISTING
Side Setback	5.00'	3.28' & 2.69'	↑ ↓
Side Setback	5.00'	2.90' & 3.08'	
Rear Setback	20.00'	6.69'	
Building Coverage	50%	60.8%	
Open Space Requirements	20%	9.4%	
Impervious Surface	60%	70.2%	↓

- AIR CONDITIONING COMPRESSOR UNIT VARIANCE REQUEST
- SIDE SETBACK PROPOSED 3'-0" (5'-0" REQUIRED)
- REAR SETBACK PROPOSED 3'-6" (5'-0" REQUIRED)

14. 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 STAFF APPROVAL HARC # H 10-04-15-417
APRIL 14th



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

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

Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
<u>✓</u>	_____	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
<u>✓</u>	_____	Application Fee (to be determined according to fee schedule)
<u>✓</u>	_____	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
<u>✓</u>	_____	Floor Plans of existing and proposed development (8.5 x 11)
<u>✓</u>	_____	Copy of the most recent survey of the subject property
<u>✓</u>	_____	Elevation drawings as measured from crown of road
_____	_____	Stormwater management plan
<u>✓</u>	_____	HARC Approval (if applicable)
<u>✓</u>	_____	Notarized Verification Form
<u>✓</u>	_____	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.

Standards for Considering Variances



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

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

THE EXISTING REAR SETBACK OF 6.69'
DOES NOT ALLOW US TO COMPLY WITH
THE 5.00' SETBACK REQUIRED FOR
AIR CONDITIONING EQUIPMENT (A.C. UNIT SIZE 3'x3'
APPROX.)

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

LIMITATION OF EXISTING SETBACKS DO
NOT ALLOW US TO COMPLY WITH SETBACK
REQUIRED FOR MECHANICAL EQUIPMENT

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.

A GREAT NUMBER OF DWELLINGS IN THE
AREA ARE EQUIPPED WITH CENTRAL A.C
UNITS THAT HAVE THE REQUIRED MECHANICAL
EQUIPMENT CLOSE TO THE NEIGHBORS

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 BUILDING HAS A.C. WINDOW UNITS AT
THIS POINT. THESE UNITS WILL BE REMOVED
AND A CENTRAL SYSTEM WILL BE IN PLACE
CONCENTRATING THE NOISE IN ONE AREA,
INSTEAD OF DIFFERENT LOCATIONS AROUND
THE BUILDING.

KCV WEST
APR 2 1997

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.

WE ARE PROVIDING AS MUCH SETBACK AS POSSIBLE WITHIN OUR LIMITATIONS
SIDE SETBACK REQUIRED 5.00' PROPOSED 3.00'
REAR SETBACK REQUIRED 5.00' PROPOSED 3.69'

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

THIS VARIANCE REQUEST HAS BEEN CAREFULLY REQUESTED TO CREATE MINIMUM DISTURBANCE TO THE QUALITY OF LIFE OF THE NEIGHBORHOOD

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

NO FURTHER VARIANCES THAT WOULD IMPACT THE NEIGHBORHOOD ARE ASKED BEYOND THE CURRENT CIRCUMSTANCES NOT CREATED BY THE OWNER.

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

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

Verification Form



Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Guillermo Orozco, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the _____ Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

2076 SEIDENBERG AVENUE - KEY WEST
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature]
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on April 26, 2010 (date) by

Guillermo Orozco (name). He/She is personally known to me or has

presented FLA 0620-280-58-259-0 EXP 7-19-2012 as identification.

[Signature]
Notary's Signature and Seal



Gerzale R. Curry Hill
Commission # DD551223
Expires May 11, 2010
Bonded Troy Pain - Insurance, Inc. 800-366-7019

Name of Acknowledger typed, printed or stamped

Title or Rank _____ Commission Number (if any)

Authorization Form



Authorization Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member 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, NATALIE N. BROOKS, ROBERT T. BROOKS authorize
Please Print Name(s) of Owner(s)

Guillermo A. Orozco
Please Print Name of Representative

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

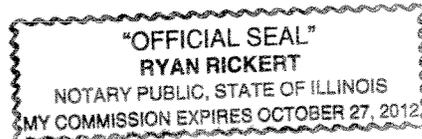
[Signature of Natalie N. Brooks]
Signature of Owner

[Signature of Robert T. Brooks]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 22nd April 2010 (date) by
Natalie Nightingale Brooks
Please Print Name of Affiant

He/She is personally known to me or has
presented 1 Driver's License as identification.

[Signature of Notary Public]
Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)

Deed



This Instrument Prepared by and Return to:
Sanchez & Ashby, P.A.
1720 North Roosevelt Blvd.
Key West, FL 33040
(305) 293-0084

Parcel ID Number:

Warranty Deed

This Indenture, Made this 15th day of March, 2010 A.D. Between
Carolyn L. Ferguson, an unmarried widow

of the County of Monroe, State of Florida, grantor, and
Robert T. Brooks and Natalie N. Brooks, his wife, as tenants by the
entirety
whose address is 2038 W. Cullom, Chicago, IL 60618

of the County of Cook, State of Illinois, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS.

and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors 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, being part of Lot 1 of Square 46, according to the map or plan of the City of Key West delineated by William A. Whitehead in February, 1829.

Commencing at a point on Grinnell Street, distant Eighty-eight (88) feet Northwesterly from the corner of Grinnell and Southard Streets, and running thence Southeasterly along Grinnell Street, Thirty (30) feet; thence at right angles in a Southwesterly direction Fifty (50) feet; thence at right angles in a Northwesterly direction and parallel with Grinnell Street, Thirty (30) feet; and thence at right angles, in a Northeasterly direction Fifty (50) feet to the point or place of beginning.

Subject to current taxes, easements and restrictions of record.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

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

Signed, sealed and delivered in our presence:

Printed Name: _____
Witness

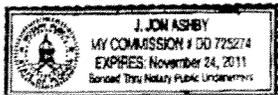
Carolyn L. Ferguson (Seal)
Carolyn L. Ferguson
P.O. Address: 538 Grinnell St., Key West, FL 33040

Printed Name: MICHAEL LARSON
Witness

STATE OF Florida
COUNTY OF Monroe

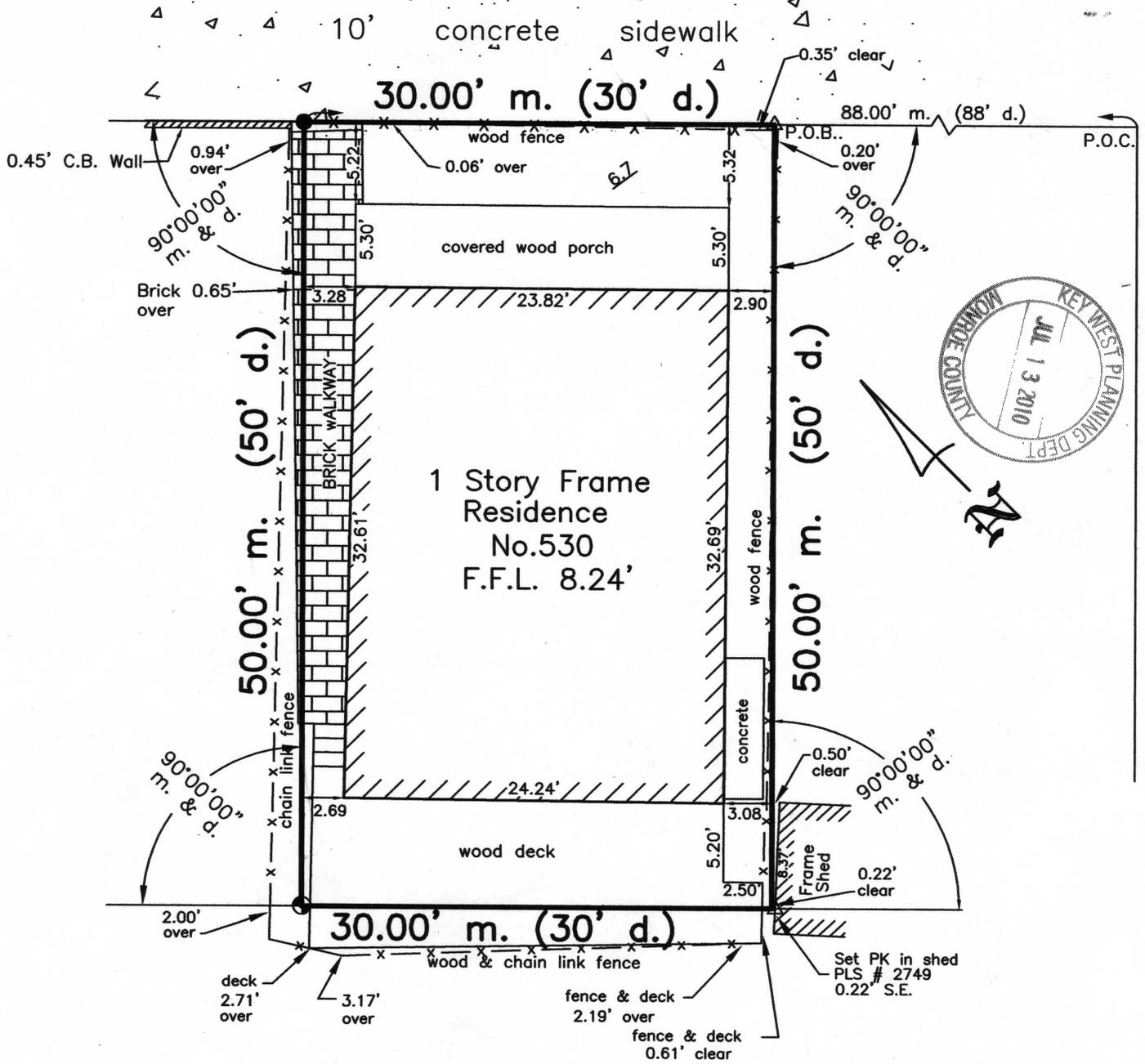
The foregoing instrument was acknowledged before me this 15th day of March, 2010 by
Carolyn L. Ferguson, an unmarried widow

she is personally known to me or she has produced her Florida driver's license as identification.



Printed Name: _____
Notary Public
My Commission Expires: _____

Survey



Square 39

Natalie N. Brooks
530 Grinnell Street, Key West, Fl. 33040

BOUNDARY SURVEY

Dwn No.:
10-176

Scale: 1"=10'

Ref.
169-6
file

Flood panel No.
1516 K

Dwn. By: F.H.H.

Date: 8/27/02

Flood Zone: AE

Flood Elev. 6'

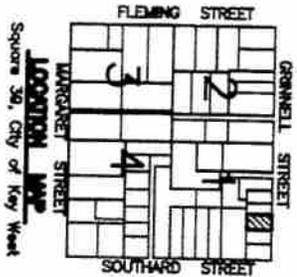
REVISIONS AND/OR ADDITIONS

3/25/10: Updated, owner, minor changes

f/datafred/dwg/keywest/block39/530agrinnell

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhilldeb1@bellsouth.net



LEGAL DESCRIPTION:
 On the island of Key West and known as William A. Whitehead's map of said island delineated in February, A.D., 1929. Commencing at a point on Grinnell Street, distant Eighty-Eight (88) feet Northwesterly from the corner of Grinnell and Southard Streets, and running thence Southwesterly along Grinnell Street, Thirty (30) feet; thence at right angles in a Southwesterly direction Fifty (50) feet; thence at right angles in a Northwesterly direction and parallel with Grinnell Street, Thirty (30) feet; and thence at right angles in a Northwesterly direction Fifty (50) feet to the point of beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing: R/W Line Grinnell Street
 L.A. denotes existing elevation
 Elevation based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- ② - set 1/2" Iron Pipe, P.L.S. No. 2749
- △ - Set P.K. Nail, P.L.S. No. 2749
- - Found 1/2" Iron bar

Abbreviations:

- Sly. = Story
- R/W = Right-of-Way
- Id. = Found
- P. = Plot
- M. = Measured
- N.T.S. = Not to Scale
- E. = Elevation
- B.M. = Bench Mark
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- P.B. = Plot Book
- pg. = page
- o/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B.S. = Concrete Block Stucco
- cov. d. = Covered
- wd. = Wood
- Bol. = Bolcany
- Pl. = planter

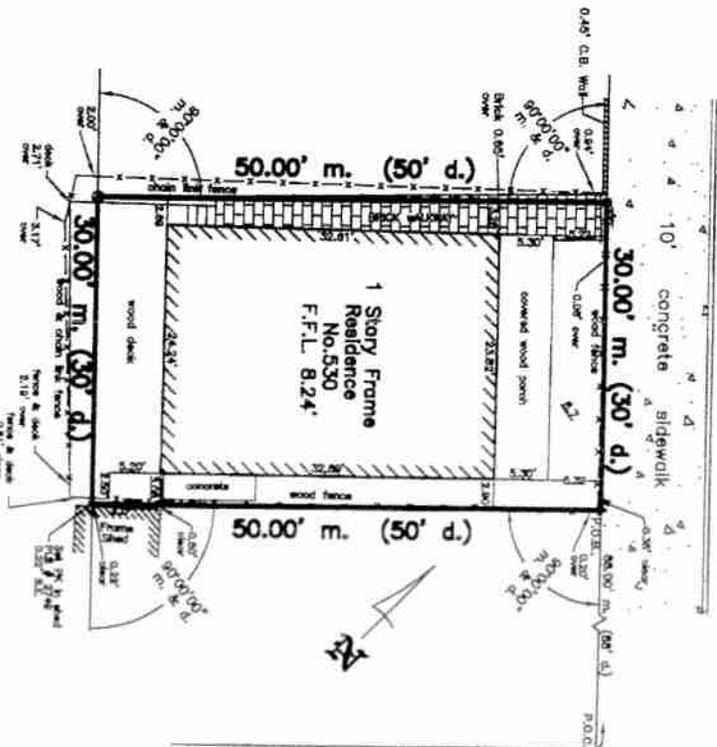
Field Work performed on: 3/12/10

CERTIFICATION:
 I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

FREDERICK H. HILDBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

GRINNELL STREET (50' R/W)



SOUTHARD STREET

Notake N. Brooks
 630 Grinnell Street, Key West, Fl. 33040

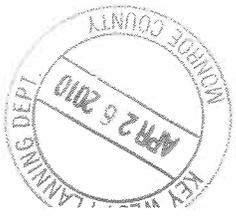
BOUNDARY SURVEY

Scale: 1"=10'
 Date: 3/27/02
 Drawn: [Name]

Professional Engineer No. 36810
 State of Florida

BLAND SURVEYING INC.
 PROFESSIONAL ENGINEERS & MAPPERS

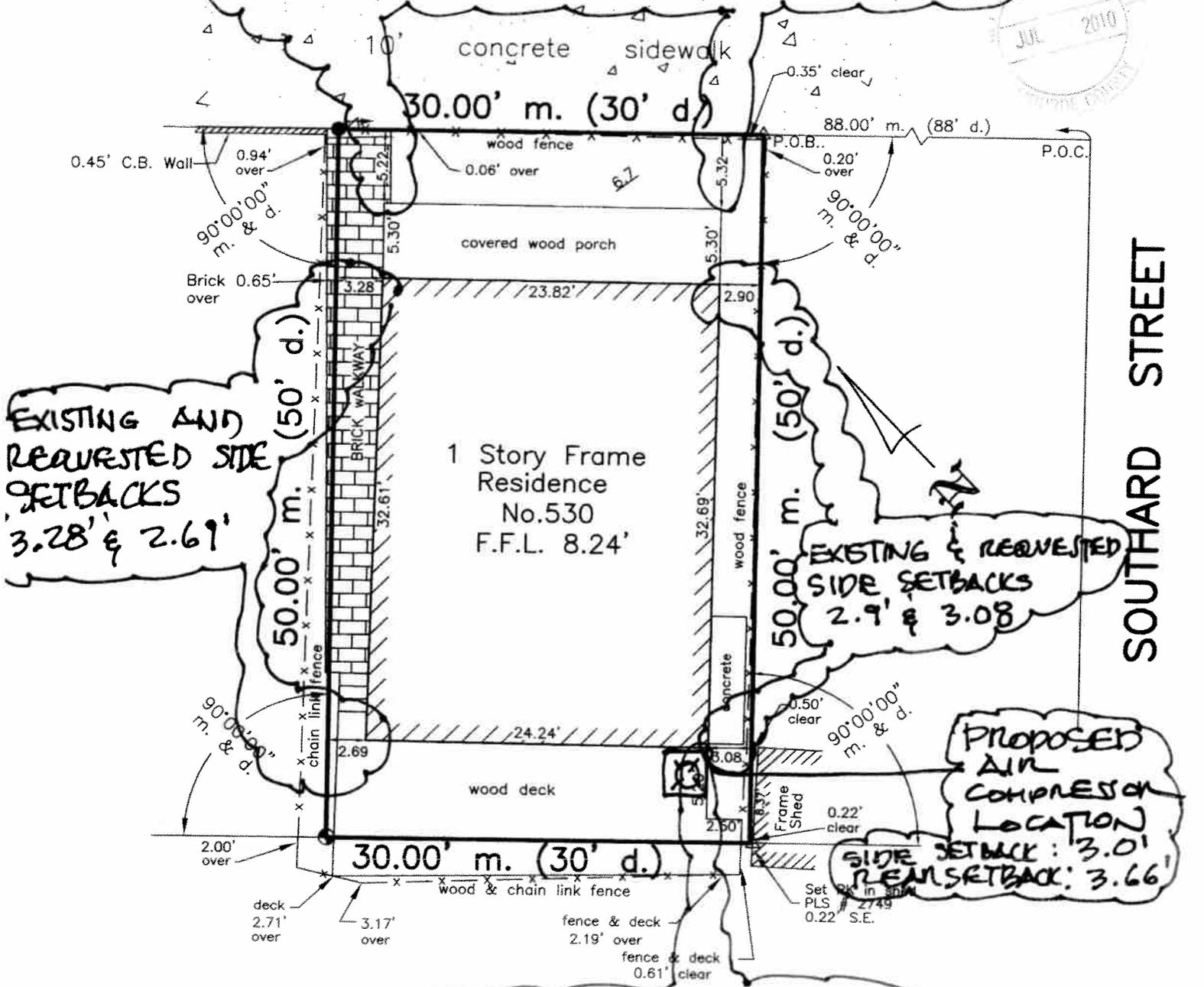
3132 Northside Drive
 Key West, Fl. 33040
 (305) 233-1466
 Fax: (305) 233-0237
 Email: info@blandsurveying.com



Site Plans

GRINNELL STREET (30' R/W)

EXISTING FRONT SETBACKS 5.32' & 5.22'
 REQUESTED FRONT SETBACKS 5.32' & 5.22'



EXISTING AND REQUESTED SIDE SETBACKS 3.28' & 2.69'

EXISTING & REQUESTED SIDE SETBACKS 2.9' & 3.08'

PROPOSED AIR COMPRESSOR LOCATION
 SIDE SETBACK: 3.0'
 REAR SETBACK: 3.66'

EXISTING & REQUESTED REAR SETBACK 6.69'

BUILDING COVERAGE EXISTING & PROPOSED: 60.8% - 50% REQUIRED MAX.
 OPEN SPACE, EXISTING & PROPOSED: 9.4% - 20% REQUIRED MIN.
 IMPERVIOUS SURFACE EXIST. & PROPOSED: 70.2% - 60% MAX ALLOWED
 Square 39

Natalie N. Brooks 530 Grinnell Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 10-176	
Scale: 1"=10'	Ref. 169-6	Flood panel No. 1516 K	Dwn. By: F.H.H.

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS
 3152 Northside Drive

DRC
Minutes & Comments

that he had discussed with staff that he had no objection to the easement if it included language that construction and repairs could take place that would follow city codes.

Mr. Bowman asked the applicant if the project fell under the DEP permitting for minerals or jet fuel. Bill Pence stated that they were evaluating any possible permitting necessary. He expressed concern over the time period in which they planned to do the construction and whether they would have a lawful right to be doing the work if it had not gone to city commission by the time they started the construction.

Mr. Bowman and Mr. Averette asked the applicant for clarification on how the pipeline would be evacuated, as well as the location and function of the block valves. They also expressed concerns over safety and fire issues. Bill Pence explained the process as well as the function of the valves and the regulatory standards and procedures they must be compliant with.

Mrs. Nicklaus recommended the applicant coordinate right-of-way permitting with her.

Mr. Cruz recommended that the applicant be in contact with the Building Department

Mrs. Domenech-Coogle expressed concern over permitting with DEP.

Mrs. Torregrosa and Mr. Torres had no comments.

Mrs. Kimball-Murley stated that the applicant would need to provide further documents to move forward, including a special purpose survey. Mrs. Kimball-Murley stated that certain parts of the survey would need clarification.

Patrick Wright read the following comments in the record:

The FKAA has their 20" transmission water main running on the west side of the road same side of the road the easement is being requested on. Minimum clearances must be maintained when working near our water main. Call Sunshine One-Call prior to any work.

- e. **Variance – 530 Grinnell Street (RE# 00007600-000000) – A variance request to allow the installation of an air conditioning unit in the side and rear yard setbacks in the Historic High Density Residential (HHDR) zoning district per Section 122-1184 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Ms. Malo gave an overview of the project. She stated that she was concerned that the proposed improvements would exceed 66% of the property value. She also recommended that the applicant discuss the proposed location with their neighbors because of the proximity of the air conditioner to the neighbor's property.

Guillermo Orozco stated that he had discussed the 66% issue with the contractors and they stated because of the scope of the work it would not be an issue.

Mrs. Kimball-Murley suggested the applicant coordinate with the Building Department to determine if they were close to the 66% rule.

Mr. Averette asked the applicant if the air conditioner would remain within the footprint of the house. Guillermo Orozco informed Mr. Averette that the air conditioner would stay within the existing footprint.

Mrs. Torregrosa, Mr. Bowman, Mr. Cruz, Mrs. Domenech-Coogle, and Mr. Torres had no comments.

Guillermo Orozco stated that he had contacted the neighbors and had received a letter which he would give to staff.

Mrs. Kimball-Murley stated the importance of the good neighbor policy in this process.

Mr. Cruz asked what kind of air conditioning unit would be used in concern for noise output. Guillermo Orozco stated that the unit was made by Rheem which is one of the quieter brands.

- f. **Intergovernmental Coordination - Monroe County Comprehensive Plan Amendment - Wisteria Island - A request from Monroe County, per the Goals, Objectives and Policies in the adopted Monroe County Intergovernmental Coordination Element, for a City of Key West impact review of a proposed modification to the Future Land Use Classification and an associated sub-area policy text amendment for Wisteria Island. The proposed amendment is the to the "Mixed Use Commercial" Future Land Use Classification. The associated subarea policy may limit development to approximately 75 units of mixed residential and transient development, a 100-ball mooring field, a 45 slip marina, a water taxi and 39,500 square feet of commercial space.**

Patrick Wright read the following comments in the record:

- Keys Energy: Keys Energy does not have any electrical facilities that currently supply the project being considered. Key's electrical infrastructure on the mainland (Key West side) has sufficient electrical capacity to meet the electrical demand for the project as proposed. The developer/owner is responsible for providing electrical high voltage service to the island (cost and labor – i.e. design, permitting, and construction). This includes but is not limited to all landside interconnection upgrades, subaqueous cable, and island's high voltage system. Developer and owner and all future residents will be required to enter into a "Special Service Contract" for such unique service. Developer needs to make contact with Keys Energy for our specific design requirements, ownership delineation of facilities and sample contracts that will be used. Key's is not opposed to working with the Wisteria Island developer and the current owner of Sunset Key to investigate (contractually and technically) if Wisteria Island can be supplied from the existing high voltage lines on Sunset Key. Develop shall understand that this is not a typical project, thus very good and detailed coordination with Keys shall occur.
- Florida Keys Aqueduct Authority: The FKAA currently has no utilities serving Wisteria Island. A full set of Architectural and Civil plans will be required to determine if the installation of FKAA utilities would be feasible.

Mrs. Kimball-Murley informed Development Review Committee (DRC) members and members of the public that the City of Key West and Monroe County both have in their adopted Comprehensive Plan, Intergovernmental Coordination elements. Those elements require that amendments which may have an impact beyond the boundaries of the relevant jurisdiction be coordinated. She then stated that a little over three weeks ago, Monroe County initiated intergovernmental coordination with the City for that specific purpose relative to the goals, objectives and policies in their intergovernmental coordination element on this proposed future land use map and associated sub-policy amendment for Wisteria Island.

Mrs. Kimball-Murley stated that this DRC meeting is the city's first step in trying to understand the project and to assess whether there are any impacts created by the project within city boundaries, and if so whether mitigation measures can be implemented. This meeting is the first step as this amendment is moved forward through a regulatory process. The city will likely convene another DRC or in another type of manner to assess the project at a later date in the amendment process.

Mrs. Kimball-Murley then outlined the major steps of a Comprehensive Plan amendment. She stated that Monroe County's Planning Board will make a recommendation to the Monroe County Commission. The County's Commission would then transmit this item to the state, regional planning council and associated agencies and the City of Key West for review and comment. This phase is often called the objections, recommendations and comments stage. After the second reading, there is a review period that occurs under two different statutory areas because the project is located in an Area of Critical State Concern. She then stressed to the members of the public that the DRC is not a decision making body nor is it a public hearing body although we do welcome public comments as part of this process. The DRC is a technical review committee looking at the information available and in fact may have more questions than answers today.



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

May 20, 2010

Mrs. Amy Kimball-Murley, AICP
City of Key West



Dear Mrs. Kimball-Murley:

Keys Energy Services (KEYS) received the Development Review Committee Agenda for May 27, 2010. KEYS has reviewed the items that will be discussed at the City's Development Review Committee meeting.

Below are KEYS' comments:

1. LOCATION: 2718 Harris Street - Variances
COMMENT: KEYS has no objections.
2. LOCATION: Lazy Way Lane – Outdoor Display
COMMENT: KEYS has no objections.
3. LOCATION: 129 Duval Street – Outdoor Merchandise Display
COMMENT: KEYS has no objections.
4. LOCATION: 5203 College Rd. - Easement
COMMENT: KEYS has no objections.
5. LOCATION: 530 Grinnell Street – Variance
COMMENT: KEYS has no objections.
6. LOCATION: Wisteria Island
COMMENT: KEYS does not have any electrical facilities that currently supply the project (Wisteria Island) being considered. KEYS' electrical infrastructure on the mainland (Key West side) has sufficient electrical capacity to meet the electrical demand for the project as proposed.
The Developer/owner is responsible for providing electrical High Voltage service to the island (cost and labor--i.e.. Design, permitting, construction). This includes but is not limited to all landside interconnection upgrades, subaqueous cable, and island's high voltage system.
Developer and owner and all future residents will be required to enter into a "Special Service Contract" for such unique service.
Developer needs to make contact with KEYS for our specific design requirements, ownership delineation of facilities and sample contracts that will be used.
KEYS is not opposed to working with the Wisteria Island developer and the current owner of Sunset Key to investigate (contractually and technically) if Wisteria Island can be supplied from the existing high voltage lines on Sunset Key. Developer shall understand that this is not a typical project, thus very good and detailed coordination with KEYS shall occur.

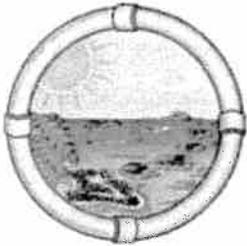
Thank you for giving KEYS the opportunity to participate in the City's review process. If you have any questions, please call me at 295-1055.

Sincerely:

Matthew Alfonso
Supervisor of Engineering
Matthew.Alfonso@KeysEnergy.com

C:
L. Tejada, General Manager & CEO
J. Wetzler, Asst. General Manager & CFO
D. Finigan, Director of Engineering/Control Center
A. Tejada, Director of Customer Service
File: PLI-132

Florida Keys Aqueduct Authority



Engineering Department
1100 Kennedy Drive, Key West, Florida 33040
Telephone (305)296-2454 Fax (305)295-2223



MEMORANDUM

TO: Carlene Cowart, Administrative Coordinator
FROM: Marnie Thrift-Distribution Design Specialist
DATE: May 18, 2010
SUBJECT: Development Review Committee Meeting

A representative of the FCAA will not be able to attend the DRC meeting scheduled for May 27, 2010. Comments on the projects are as follows:

4. New Business

- a. **Variations – 2718 Harris Street (RE# 00067640-000000)** – The FCAA has no objection for a variance request for proposed rear-yard setback, building coverage and impervious surface ratio in the Single Family zoning district per Sections 122-238 (6)(a)(3), 122-238 (4)(a), and 122-238 (4)(b)(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- b. **Exception for Outdoor Display – Lazy Way Lane (RE# 00072082-003903, 00072082-003904 and 00072082-003905)** – The FCAA has no objection for an application for Exception for Outdoor Merchandise Display, to allow the display of merchandise sold in store, for eight retail spaces within two parcels located on Lazy Way Lane in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- c. **Exception for Outdoor Merchandise Display - 129 Duval Street (RE# 00000520-000100)** – The FCAA has no objection for an application for Exception for Outdoor Merchandise Display in the HRCC-1 zoning district per Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- d. **Easement – 5203 College Road (RE# 00072082-002300)** – The FCAA has their 20” transmission water main running on the west side of the road same side of the road the easement is being requested on. Minimum clearances must be maintained when working near our water main. Call Sunshine One-Call prior to any work.
- e. **Variance – 530 Grinnell Street (RE# 00007600-000000)** – The FCAA has no objection for a variance request to allow the installation of an air conditioning unit in the side and rear yard setbacks in the Historic High Density Residential (HHDR) zoning district per Section 122-1184 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.
- f. **Intergovernmental Coordination - Monroe County Comprehensive Plan Amendment - Wisteria Island** – The FCAA currently has no utilities serving Wisteria Island. A full set of Architectural and Civil plans will be required to determine if the installation of FCAA utilities would be feasible.

CC: Irma Boveda, Customer Service Manager KW



**CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS**

APPLICATION # 110-04-15-417

OWNER'S NAME: BOBBY & NATALIE BROOKS DATE: 4-13-10

OWNER'S ADDRESS: 530 GRINNELL ST. PHONE #: 773-572-5535

APPLICANT'S NAME: GUILLELMO DROZCO PHONE #: (305) 292-1694

APPLICANT'S ADDRESS: 2026 SEIDENBERG AVE - KEY WEST

ADDRESS OF CONSTRUCTION: 530 GRINNELL STREET # OF UNITS: 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK: REPLACE EXIST 4"2" WOOD PICKET FENCE @ FRONT OF PROPERTY & INSTALL 4"2" WOOD PICKET FENCE (SEE ADDITIONAL ITEMS SHEET) →

will need variance for a/c. / picket fence ATTACHED to property line @ front

Chapter 837.06 F.S. - False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 4-13-10
Applicant's Signature: Guillemo Drozco

Required Submittals

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: April 15, 2010
Staff Approval: [Signature]
Fee Due: \$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

Public Comment

Key West, June 3 2,010

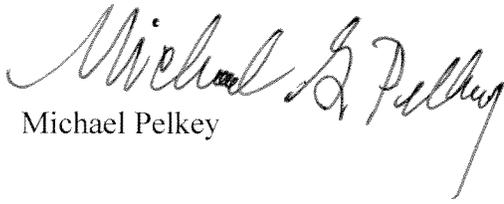
Building Department
City of Key West



To whom it may concern:

My name is Michael Pelkey, and I live at 532 Grinnell Street. It is my understanding that my current neighbors, Bobby and Natalie Brooks who live at 530 Grinnell Street, are in the process of requesting the city of Key West the granting of a variance to locate an air conditioning compressor adjacent to my property 3 feet from the property line, with 5 feet being the required setback for mechanical equipment. I have reviewed the situation and I feel that the granting of this variance will not be detrimental to me or my property, and I fully recommend to the board the granting of the variance. Please do not hesitate to contact me in case that you need to verify the validity of this letter. My phone number is (305) 304-4870. Thank you very much for considering my request.

Sincerely yours,


Michael Pelkey

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: 1007871 Parcel ID: 00007600-000000

Ownership Details

Mailing Address:

BROOKS ROBERT T AND NATALIE N
2038 W CULLOM
CHICAGO, IL 60618

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 530 GRINNELL ST KEY WEST
Legal Description: KW PT LOT 1 SQR 46 WW-253 OR371-602/05 OR895-367 OR1136-141Q/C OR1299-736/37 OR1782-851 OR2456-2411

Parcel Map

✘ Click to open dynamic parcel map.

✘ Click to open dynamic parcel map.

Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
02 - WIDOWS	500.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	1,500.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 792
 Year Built: 1923

Building 1 Details

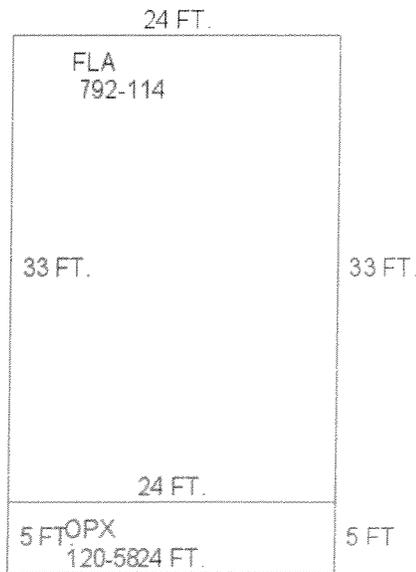
Building Type R1	Condition G	Quality Grade 450
Effective Age 20	Perimeter 114	Depreciation % 28
Year Built 1923	Special Arch 0	Grnd Floor Area 792
Functional Obs 0	Economic Obs 0	

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

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

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	2:B & B	1	1989	N	N	0.00	0.00	792
2	OPX		1	1989	N	N	0.00	0.00	120

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	120 SF	30	4	1984	1985	2	30
2	WD2:WOOD DECK	182 SF	26	7	1984	1985	2	40
3	PT2:BRICK PATIO	168 SF	42	4	1997	1998	2	50

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9704019	11/01/1997	12/01/1997	900		ROOFING

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
2009	78,378	2,097	263,112	343,587	270,209	25,500	244,709
2008	73,937	2,193	292,500	368,630	269,939	25,500	244,439
2007	120,511	2,266	265,125	387,902	262,077	25,500	236,577
2006	238,548	2,362	142,500	383,410	255,685	25,500	230,185
2005	204,469	2,435	129,000	335,904	248,238	25,500	222,738
2004	167,939	2,531	112,500	282,970	241,008	25,500	215,508
2003	181,412	2,603	52,500	236,515	236,515	25,500	211,015
2002	147,538	2,712	52,500	202,750	202,750	0	202,750
2001	116,888	1,617	52,500	171,005	171,005	0	171,005
2000	119,485	1,235	28,500	149,220	149,220	0	149,220
1999	112,287	1,512	28,050	141,849	141,849	0	141,849
1998	99,077	1,402	28,050	128,528	128,528	0	128,528
1997	92,380	1,389	25,500	119,269	119,269	0	119,269
1996	68,281	1,069	25,500	94,850	94,850	0	94,850
1995	52,215	846	25,500	78,561	78,561	0	78,561
1994	44,182	745	25,500	70,426	70,426	25,000	45,426
1993	44,182	766	25,500	70,447	70,447	25,000	45,447
1992	44,182	796	25,500	70,478	70,478	25,000	45,478
1991	44,182	818	25,500	70,500	70,500	25,000	45,500
1990	38,721	847	19,875	59,443	59,443	25,000	34,443

1989	34,834	749	19,500	55,083	55,083	25,000	30,083
1988	29,706	677	16,500	46,883	46,883	25,000	21,883
1987	29,327	692	11,200	41,219	41,219	25,000	16,219
1986	29,489	713	10,791	40,993	40,993	25,000	15,993
1985	28,574	0	5,902	34,476	34,476	25,000	9,476
1984	26,679	0	5,902	32,581	32,581	25,000	7,581
1983	13,068	0	5,902	18,970	18,970	0	18,970
1982	13,328	0	5,902	19,230	19,230	0	19,230

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
3/15/2010	2456 / 2411	400,000	WD	02
5/1/2002	1782 / 0851	280,000	WD	Q
3/1/1994	1299 / 0736	125,000	WD	U
6/1/1990	1136 / 1410	16,000	QC	U
11/1/1983	895 / 367	55,000	WD	U

This page has been visited 332,625 times.

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

Public Notices
(radius map & mailing list)

Public Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., August 19, 2010, at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variances - 530 Grinnell Street (RE# 00007600-000000) - An application for variances for a non-conforming historic structure for impervious surface and building coverage and for side yards, front yard and rear yard setback requirements, for a renovation project and for an air conditioning unit in the Historic High Density Residential (HHDR) zoning district for property located at 530 Grinnell Street, per Sections 122-630 (4)a. and b., 122-630 (6) a., b., and c., Section 122-28 (b) and per Section 122-1184, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

530 Grinnell

- Legend
- the Buffer
- the Buffer Target
- Real Estate Number
- Parcel Lot Text
- Block Text
- Hooks/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.

Date Created: August 9, 2010 11:47 AM



NESBITT ROBERT E
1 LOWE LN
KEY WEST, FL 33040

PLUMMER LAWRENCE L
10 NASSAU LN
KEY WEST, FL 33040

HELLMUT HANK D W BAUER TRUST
1000 METFIELD RD
BALTIMORE, MD 21286

GONZON NICHOL AND FRANCIS J
1002 FLEMING ST
KEY WEST, FL 33040

MURRAY GAIL W
1004 SOUTHARD ST
KEY WEST, FL 33040

RUBINSTEIN GARY A
1006-1008 FLEMING ST
KEY WEST, FL 33040

IRWIN SHARON B
1012 SOUTHARD ST
KEY WEST, FL 33040

SAVINI LEWIS REVOCABLE TRUST
1013 SOUTHARD ST
KEY WEST, FL 33040

MIDSON CARL
1014 SOUTHARD STREET
KEY WEST, FL 33040

HENDRICKSON STEPHEN J
1017 SOUTHARD ST
KEY WEST, FL 33040

MCMAHON JAMES J AND JOAN
SHERMAN
107 MILL HILL LN
SOUTHPORT, CT 06890

HOGBERG ROY B
11 LOWE LN
KEY WEST, FL 33040

KNUTH JEFFREY J
11279 CAVES RD
CHESTERLAND, OH 44026

CLARK GARY W
1244 WEST CHICAGO AVE
CHICAGO, IL 60622

KRUGLICK FAMILY LIMITED
PARTNERSHIP
1305 NORTH LAKESHORE DR
SARASOTA, FL 34231

GECKOS CORP
131 HEFFNER ROAD
WERNERSVILLE, PA 19565

LUNN PATRICK C
1320 SAN REMO AVE
CORAL GABLES, FL 33146

BRAY THOMAS P AND REBECCA G
135 ALLVIEW RD
WESTERVILLE, OH 43081

OSTROFF JONATHAN B AND LISA M
155 REHILL AVE
SOMERVILLE, NJ 08876

EARDLEY CHARLES B REV TR DTD
4/8/08
16860 DRIFTWOOD LN
SUGARLOAF KEY, FL 33042

BILSA INTERNATIONAL LLC
17 RUE DUPHOT
PARIS, 75001

PATRI MARY DENISE AND THOMAS
JUDE JR
183 BURNT PINE DR
NAPLES, FL 34119

TEACHER LAWRENCE AND SHARON
1900 RITTENHOUSE SQUARE
PHILADELPHIA, PA 19103

KAPLAN ROBIN MINDY
2 HIBISCUS LN
KEY WEST, FL 33040

WINTER GLENN M & TOOL THERESA
A R/S
2 TROON CT
MOORESTOWN, NJ 08057

GEMINI KEY WEST ACQUISITION
LLC
2009 MORRIS AVE
UNION, NJ 07083

BROOKS ROBERT T AND NATALIE N
2038 W CULLOM
CHICAGO, IL 60618

MALOUIN FERNAND E
205 SEASIDE DR
JAMESTOWN, RI 02835

DREW THOMAS MERRILL
2219 24TH AVE E
SEATTLE, WA 98112

LAMACCHIA COLLEEN L TRUSTEE
2555 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

PAEZ HERIBERTO SR AND CARIDAD
27180 ANGELFISH RD
SUMMERLAND KEY, FL 33042

SNEATH RAYMOND L AND JANET
3 HIBISCUS LN
KEY WEST, FL 33040

CAROW RICHARD A
3 HUNTS LN
KEY WEST, FL 33040

CRUMBLY PHILLIP
3 LOWES LN
KEY WEST, FL 33040

524 GRINNEL STREET LLC
3056 RIVIERA DR
KEY WEST, FL 0

BARNETT MARK
3111 NW 18TH PL
GAINESVILLE, FL 32605

MAYER MARK W AND LUCY
3540 NORTH BAYHOMES DR
COCONUT GROVE, FL 33133

DESROSIERS DONALD R
392 THAMES ST
NEWPORT, RI 02840

RUCHMAN NEAL
4 S WINCHESTER RD
ANNAPOLIS, MD 21401

DARBY JOHN PRESTON
403 WEST LINCOLN HWY
EXTON, PA 19341

MILLER CLAUDIA
404 GRINNELL ST
KEY WEST, FL 33040

STILLPOINT MEADOWS KW 11 LLC
408 INDIES DR
VERO BEACH, FL 32963

BOLTEN JOSHUA B
4106 MARYLAND AVE
BETHESDA, MD 20816

HUMES ELIZABETH H
427 EAGLE RD
WAYNE, PA 19087

HERRIOTT KENNETH NEAL AND
MARGARET HALEY
5 HUNT'S LN
KEY WEST, FL 33040

CRIPPS DAVID AND JOY
504 GRINNELL STREET
KEY WEST, FL 33040

LASSWELL PAMELA
509 GRINNELL ST
KEY WEST, FL 33040

HOEHN HARRY LIV TR 07/07/2005
510 FRANCES ST
KEY WEST, FL 33040

ALEXANDER SUZANNE C
513 GRINNELL ST
KEY WEST, FL 33040

BRADFORD WILLIAM H JR
521 GRINNELL ST
KEY WEST, FL 33040

ASHBY JERMY
525 GRINNELL ST
KEY WEST, FL 33040

PARKER BERTRAM B
525 MARGARET ST
KEY WEST, FL 33040

ADRIANCE SAMANTHA S
527 MARGARET ST
KEY WEST, FL 33040

PELKEY MICHAEL G
532 GRINNELL STREET
KEY WEST, FL 33040

BALLANTINE BARBARA
5964 TIPPERARY MANOR
CLARENCE CENTER, NY 14032

ROBINO MARK A SR AND JENNIFER
M
6 EXCALIBUR CT
REHOBOTH BEACH, DE 19971

FERRARA ANNE F
6 PURITAN AVE
MOUNT SINAI, NY 11766

HALEY STEVE AND LYNDA
605 SEA GROVE AVE
CAPE MAY, NJ 08204

LEPINE MICHAEL
607 GRINNELL ST
KEY WEST, FL 33040

JUSTICE ANTHONY G
608 AMBERLY MEADOWS CT
LENIOR CITY, TN 37771

HIGGS STANLEY EDMUND
608 GRIFFIN LN
KEY WEST, FL 33040

GINSBERG PETER M LIVING TRUST
12/28/94
610 GRIFFIN LN
KEY WEST, FL 33040

BLINCKMANN HAYS T AND JAN
611 GRINNELL ST
KEY WEST, FL 33040

KIRWIN FRANCIS T AND PEGGY A
614 GRINNELL STREET
KEY WEST, FL 33040

STRICKLAND JULIAN K
675 THIRD AVE
NEW YORK, NY 10017

KERR GREGORY T
722 ASHE ST
KEY WEST, FL 33040

FLAK EDWARD J AND CAROLYN L
7601 NE SPANISH TRAIL CT
BOCA RATON, FL 33486

GLAZER ROSELINE
8 NASSAU LN
KEY WEST, FL 33040

ANDERSON JESSE K
800 CAROLINE ST
KEY WEST, FL 33040

SADE RICHARD S AND MARTHA J
8241 BAYSIDE DR
PASADENA, MD 21122

NORTON THOMAS M
902 RYDER COVE LN
ISLESBORO, ME 04848

LADHA ISSA F
9020 EASTERLING DR
ORLANDO, FL 32819

AHROLD KARIN ANN REVOCABLE
TRUST
905 TRUMAN AVE
KEY WEST, FL 33040

MARTIN RUSSELL R AND DAWN B
906 SOUTHARD ST
KEY WEST, FL 33040

WALSH JOSEPH H
909 16TH TERR
KEY WEST, FL 33040

MCDAVITT JOSEPH E
909 SOUTHARD ST
KEY WEST, FL 33040

GLASS SEAN P REV TRUST
912 FLEMING ST
KEY WEST, FL 33040

KARA ARTHUR ROBERT LIV TR
918 CORNISH LN
KEY WEST, FL 33040

ALFONSO DIOMIRA P
918 FLEMING ST
KEY WEST, FL 33040

BARNETT MARILYN
918 SOUTHARD ST
KEY WEST, FL 33040

SIBLEY GAIL M AND JOHN G
918 SOUTHARD ST
KEY WEST, FL 33040

NYGREN J HAMILTON AND
MARGARET A
918 SOUTHARD ST
KEY WEST, FL 33040

CURRY JOHN PATRICK
918 SOUTHARD ST
KEY WEST, FL 33040

PATTERSON HELEN MARIE
919 CORNISH LANE
KEY WEST, FL 33040

GLASS PETER S AND SABRINA U
919 SOUTHARD ST
KEY WEST, FL 33040

BURNS ANDREW S JR
920 FLEMING ST
KEY WEST, FL 33040

SCHAEFFER PHILIP P AND
MARGARET M
923 SOUTHARD ST
KEY WEST, FL 33040

LONG FRANK A
926 HEMINGWAY CIR
TAMPA, FL 33602

GOLDFARB JASON
926 SOUTHARD ST
KEY WEST, FL 33040

BENNETT EDWARD H III AND
MARCIA O
966 W DEERPATH
LAKE FOREST, IL 60045

MILLER CONSTANCE N
99 GUYS LN
BLOOMSBURG, PA 17815

WINSTON JONES H
P O BOX 534
BLOWING ROCK, NC 28605

LEWIS JON ROBERT AND ELIZA
OWEN
PO BOX 1224
BARNSTABLE, MA 02630

LASKOW MARK J AND LISA C
PO BOX 192
STAHLSTOWN, PA 15687

MACONAUGHEY KIRK D AND
DEBRA A
PO BOX 243
RAMROD KEY, FL 33042

KEYS FEDERAL CREDIT UNION
PO BOX 370
KEY WEST, FL 33041

MARITIME FUNDING GROUP LTD
PO BOX 399
CALVERTON, NY 11933

HEMMEL DAVID L
PO BOX 4255
KEY WEST, FL 33041

BRENNAN PATRICIA
PO BOX 4524
KEY WEST, FL 33041

VAVRINA CHARLENE Y
PO BOX 623
BERRYVILLE, VA 22611

STROH THOMAS N
PO BOX 674
KEY WEST, FL 33041

WRIGHT CRAIG L III LIV TR DTD
8/04/2005
PO BOX 688
WAINSCOTT, NY 11975

GUARINIELLO TRACI DILL
PSC 817 BOX 51
FPO, AE 09622