

4/18/2023

To: Key West Planning Department
Re: Minor Modification Request - 1022 Margaret St.

Dear Sir/Madam,

Our names are Kevin Beede and Robin Beede and we are the owners of 1022 and 1024 Margaret Street where we have lived for the last 30 years. Our property shares the property line with 1020 Margaret Street. Our concerns with the Minor Modification Request are listed below.

While we understand the desire to raise the building to comply with the flood level, we are concerned that the new elevation will allow residents on the porch of the building to see into our backyard. At a minimum, we would like to request that appropriate landscaping is added to address this (see attached).

Additionally, we had previously requested that the location of the garbage be moved. This was approved but the drawing of the proposed First Floor Plan submitted with this application shows the garbage in the original location (see attached). We'd like to ensure that the location of the garbage will be moved well away from the fence line as previously agreed to.

In closing, we have noticed that the measurement of our shared property line displayed on the submitted plan shows 96.8' while our survey shows 97' (see attached). While this difference may be considered negligible, we'd like to have this noted for the record and for any setback issues that may arise.

Sincerely,

Kevin and Robin Beede

Property Owners of 1022/1024 Margaret St.

e: kbeede@gmail.com

p: 305.942.6463

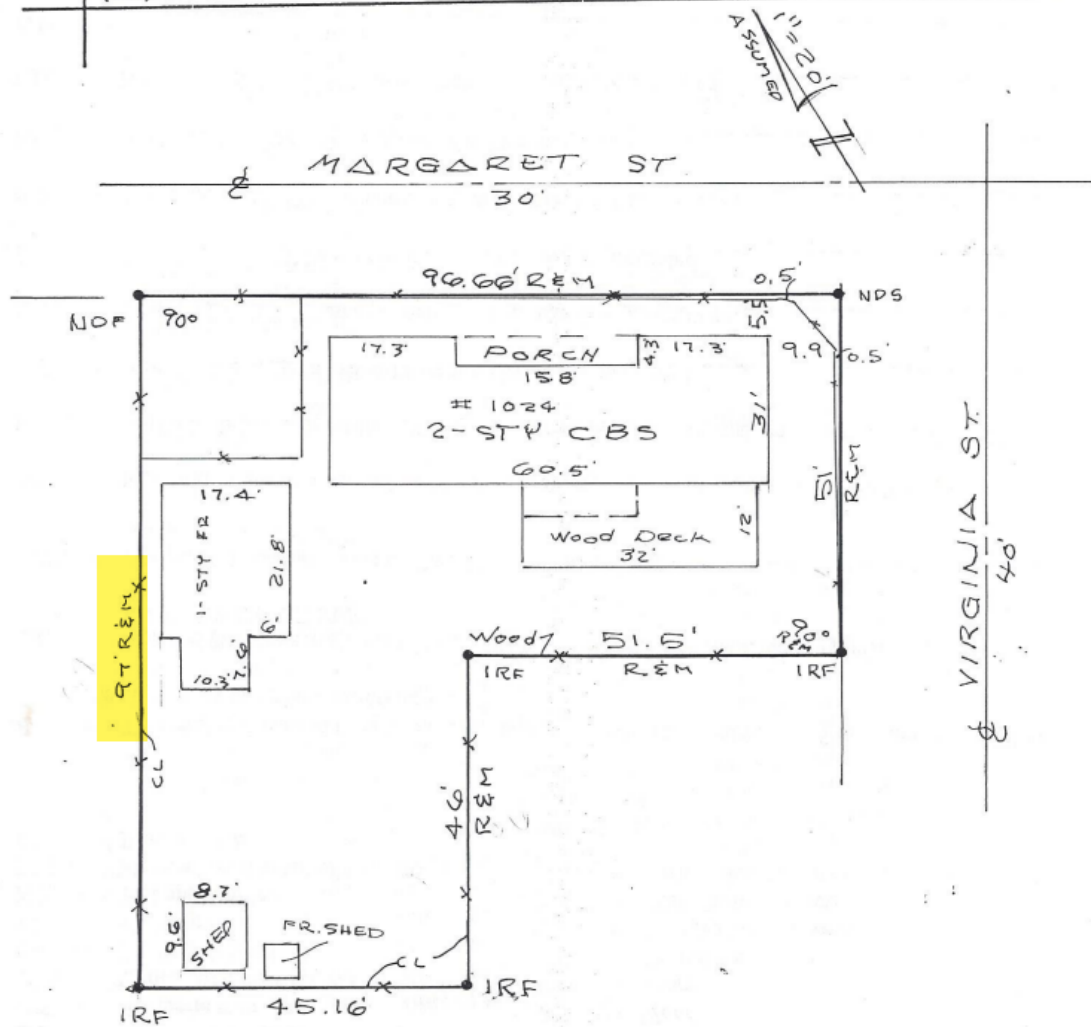


PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
(305) 294-4747

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 2110



SURVEYOR'S REPORT:

- Improvements situated on the subject land do not encroach upon other lands nor do improvements situated on other lands encroach upon the subject land.
- Flood Insurance Rate Map: Community No: 120168, Panel No: 1716, Suffix: H, Date: March 3, 1997, Zone: X, Base Flood Elev Undetermined
- This survey is not valid without the original raised seal of the Florida Licensed Surveyor and Mapper whose signature and name appears below the certification as indicated hereon.
- The legal description shown hereon was furnished this surveyor.
- Under ground foundations and utilities, trees and ornamental shrubs were not located.
- The address of the subject property is 1024 Margaret Street.
- Field work for this project was completed on 6/4/98.
- Field notes for this project can be found in P&TS field book IDK.
- The ownership of fences and/or walls near property lines, if any, is unknown.
- This survey is fully covered by Professional Liability Errors and Omissions Insurance.

BOUNDARY SURVEY OF:

On the Island of Key West, and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract Twelve but better known according to J.t. Ashe's survey, plat of which is recorded in Plat Book 1, Page 20, Monroe County, Florida, Records , as part of Lots One Two and Three and particularly by metes and bounds as follows: Commencing at the corner of Virginia and Margaret Streets and running thence along Margaret Street in a Northwesterly direction Ninety-six (96) feet, eight (8) inches; thence at right angles in a Southwesterly direction Ninety-seven (97) feet; thence at right angles in a Southeasterly direction Forty-five (45) feet ,Two (2) inches; thence at right angles in a Northeasterly direction Forty-six (46) feet; thence at right angles in a Southeasterly direction Fifty-one (51),six (6) inches out to Virginia Street; thence at right angles along the line of Virginia Street in a Northeasterly direction Fifty-one (51) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: ROBIN BEEDE

I HEREBY CERTIFY to ROBIN BEEDE that the survey delineated hereon complies with the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes and Chapter 61G17-6.003 of the Florida Administrative Code and that there are no encroachments, above ground, other than those shown hereon if any.

PHILLIPS & TRICE SURVEYING, INC.



Joe M. Trice, Professional Land Surveyor
Florida Registration Certificate No. 2110

SHEET 2 OF 2 SHEETS



