

Application



VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department
PO Box 1409 Key West, FL 33041-1409
(305) 809-3720



Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 3140 Flagler Avenue. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process the applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

PLEASE NOTE:

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

FEE SCHEDULE

Variances, any number of issues	\$1,000.00
All After-the-fact variances	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

Please include the following with this application:

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee. It is best to see a Planner before turning in the application.
3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exists, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. One copy of the most recent survey of the property.
5. Elevation drawings of proposed structures, indicating finished height above established grade as measured from crown of road.
6. Floor Plans of **existing and proposed** development.
7. Stormwater management plan.
8. PDF or compatible electronic format of entire application on compact disk.

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 306 PEACOCK LANE

Zoning District: HMDR Real Estate (RE) #: 00003620-00000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: ROBERT L. DELAUNE ARCHITECT PA

Mailing Address: 619 EATON STREET, SUITE 1

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 305 304 4242 Office: 305 293 0344 Fax: 305 293 0344

Email: ROBDELAUNE@BELLSOUTH.NET

PROPERTY OWNER: (if different than above)

Name: JENNIFER STEPHENS

Mailing Address: PO BOX 454

City: KEY WEST State: FL Zip: 33041

Home/Mobile Phone: 954 803 1820 Office: _____ Fax: _____

Email: PHOTOOFTEARTS@AOL.COM

Description of Proposed Construction, Development, and Use: INSTALL 220 S.F. OF BRICK PAVING @ FRONT YARD.

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

IMPERVIOUS COVERAGE: INCREASE OF 220 S.F. FROM 177 S.F. TO 1997 S.F. (28.8%) (66'1.)
OPEN SPACE: DECREASE 220 S.F. FROM 953 S.F. (32%) TO 733 S.F. (24'1.)

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

☐ Yes ☒ No

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

☐ Yes ☒ No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	AE-U			
Size of Site	4000 S.F.	3023 S.F.		
Height	30'	25' +/-	NO CHANGE	-
Front Setback	10'	6.5'	NO CHANGE	-
Side Setback LEFT	5'	1.64'	NO CHANGE	-
Side Setback RIGHT	5'	2.02'	NO CHANGE	-
Street Side Setback	N/A	N/A	N/A	N/A
Rear Setback	15'	22.4'	NO CHANGE	-
F.A.R.	N/A	N/A	N/A	N/A
Building Coverage	40%.	1645 S.F. (54%.)	NO CHANGE	-
Impervious Surface	60%.	1777 S.F. (59.2%.)	1997 S.F. (66%.)	220 S.F. (7.2%.)
Parking	1	0	1	-
Handicap Parking	0	0	0	-
Bicycle Parking	0	0	0	-
Open Space/ Landscaping	35%.	953 S.F. (32%.)	733 S.F. (24%.)	220 S.F. (7.2%.)
Number and type of units	1	1	1	-
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

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

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

Standards for Considering Variances

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

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

THIS IS AN UNDERSIZED LOT THAT DOES NOT ALLOW FOR THE
CODE-REQUIRED PARKING SPACE WITHOUT THE REQUESTED
VARIANCES.

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

THE CONDITIONS ON THE SITE WERE NOT CREATED BY THE ACTION OR
NEGLECT OF THE APPLICANT. THE REQUESTED BRICK PAVING
EXISTED UNTIL AT LEAST 2011, BUT WAS REMOVED BY THE
PREVIOUS PROPERTY OWNER.

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.

EVERY OTHER PROPERTY ON THE BLOCK HAS PAVES OR CONCRETE
FRONT YARD PARKING SIMILAR TO THAT REQUESTED HEREIN;
THEREFORE, NO SPECIAL WILL BE CONFERRED.

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 PROPERTY OWNER CURRENTLY PARKS ON DIRT/MULCH.
LITERAL INTERPRETATION OF THE LDR'S WOULD DEPRIVE THE
APPLICANT OF HARD-SURFACE PARKING AS ENJOYED BY
ALL OTHER PROPERTIES

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

THE REQUESTED VARIANCE IS THE MINIMUM REQUIRED TO
PROVIDE THE DESIRED HARD SURFACED PARKING AREA.

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

THE PROPOSED VARIANCE WOULD ALLOW THE PROPERTY TO CONFORM TO THE INTENT OF THE PARKING PROVISIONS OF THE LDR'S. IT WILL NOT BE INJURIOUS TO THE PUBLIC WELFARE SINCE EVERY OTHER PROPERTY ON THE BLOCK HAS THE SAME FEATURE.

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

THE INTENT OF THE VARIANCE IS TO BRING THE PROPERTY INTO GREATER CONFORMANCE WITH THE PARKING PROVISIONS OF THE LDR'S. THE FACT THAT OTHER PROPERTIES ON THE BLOCK ENJOY THE SAME FEATURE IS INCIDENTAL TO THE OWNER'S WISH TO ENJOY PARKING AS PROVIDED IN THE LDR'S.

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☐ Correct application fee. Check may be payable to "City of Key West."
- ☐ Notarized verification form signed by property owner or the authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Property record card
- ☐ Signed and sealed survey
- ☐ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Stormwater management plan

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, ROBERT DELAUNE in my capacity as PRESIDENT
(print name) (print position; president, managing member)
of ROBERT L. DELAUNE ARCHITECT P.A.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

306 PALM LANE, KEY WEST, FL 33040
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 24th March 2017 by
date
ROBERT L. DELAUNE
Name of Authorized Representative

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

Natalie L Hill
Notary's Signature and Seal

Natalie Hill
Name of Acknowledger typed, printed or stamped



GG 051262
Commission Number, if any

Deed

Doc# 2036 , 07/07/2015 9:07AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN
07/07/2015 9:07AM
DEED DOC STAMP CL: Krys \$8,050.00

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 15-230-JCB
Sales Price: \$1,150,000.00

Doc# 2036235
Bk# 2749 Pg# 1260

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of July, 2015 between Paul H. McGrail and Tami McGrail, husband and wife whose post office address is 2631 Gulf View Drive, Key West, FL 33040, grantor, and Jennifer Stephens, a single woman whose post office address is P. O. Box 454, Key West, FL 33041-0454, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 00003620-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2014.

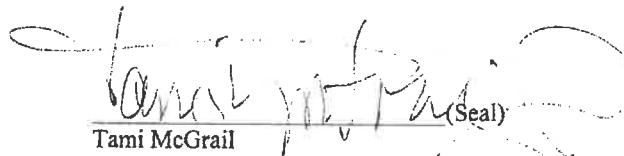
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:

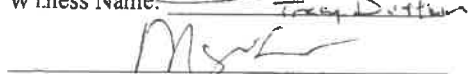

Witness Name: Tracy Dutton


Paul H. McGrail (Seal)


Witness Name: MARY E. TURSO


Tami McGrail (Seal)


Witness Name: Tracy Dutton


Witness Name: MARY E. TURSO

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 1st day of July, 2015 by Paul H. McGrail and Tami McGrail, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



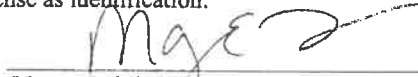

Notary Public
Printed Name: MARY E. TURSO
My Commission Expires: 5/16/17

EXHIBIT A

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map or Plan of said Island delineated in February, A. D. 1829 as a part of lot 3, Square 22, and being more particularly described by metes and bounds as follows: Commence at a point of intersection of the Southerly right of way boundary line of Caroline Street and the Westerly right of way boundary line of Peacon lane also known as Crunt Bone Alley and run thence along said right of way line of Peacon lane in a Southeasterly direction a distance of 70.0 feet to the Point of Beginning of the parcel of land herein being described; thence continue along said right-of-way line of Peacon lane a distance of 32.33 feet to a point; thence at right angles in a Southwesterly direction a distance of 93.00 feet to a point; thence at right angles in a Northwesterly direction a distance of 32.33 feet to a point; thence at right angles in a Northeasterly direction a distance of 93.00 feet to a point on the said right-of-way line of Peacon lane and the Point of Beginning.

And Also

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map or Plan of said Island delineated in February, A. D. 1829 as Part of lot 3, Square 22, commence at the point of intersection of the Southerly right of way boundary line of Caroline Street and the Westerly right of way boundary line of Peacon lane also known as Grunt Bone Alley and run thence along said right of way line of Peacon lane in a Southeasterly, direction a distance of 102.33 feet; thence at right angles in a Southwesterly direction a distance of 45.85 feet to the Point of Beginning of the parcel of land herein described; thence continue Southwesterly along the previously described course a distance of 47.15 feet; thence run at right angles in a Southeasterly direction a distance of 0.1 feet; thence run Northeasterly along a line deflected 89 degrees 23 minutes 33 seconds left a distance of 47.15 feet; thence run Northwesterly along a line deflected 90 degrees 36 minutes 27 seconds left a distance of 0.6 feet back to said Point of Beginning.

And Also

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map or plan of said Island delineated in February A. D. 1829 as part of lot 2, Square 22, and being more particularly described by metes and bounds as follows: COMMENCE at the point of intersection of the Southerly right of way boundary line of Caroline Street and the Westerly right of way boundary line of Peacon lane also known as Grunt Bone Alley and run thence along said right of way line of Peacon lane in a Southeasterly direction a distance of 70.00 feet; thence at right angles in a Southwesterly direction 93.00 feet to the Point of Beginning; thence continue Southwesterly along the previously described course, 1.2 feet; thence run at right angles in a Southeasterly direction 32.33 feet; thence run at right angles in a Northeasterly direction 1.2 feet; thence run at right angles in a Northwesterly direction 32.33 feet back to the Point of Beginning.

Less and Except

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map or Plan of said Island delineated in February, 1829 as part of lot 3, Square 22, Commence at the Point of intersection of the Southerly right of way boundary line of Caroline Street and the Westerly right of way boundary line of Peacon lane also known as Grunt Bone alley and run thence along said right of way line of Peacon lane in a Southeasterly direction a distance of 100.77 feet to the Point of Beginning of the parcel of land herein being described; thence continue Southeasterly along said boundary line of Peacon lane a distance of 1.56 feet; thence run in a Southwesterly direction a distance of 45.85 feet; thence run Northeasterly along a line deflected 178 degrees 03 minutes 05 seconds right a distance of 45.88 feet back to the Point of Beginning.

Authorization

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

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

I, JENNIFER STEPHENS authorize
Please Print Name(s) of Owner(s) as appears on the deed

ROBERT L. DELAUNE ARCHITECT P.A.
Please Print Name of Representative

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

Jennifer Stephens
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 24th March 2017
Date

by *Jennifer Stephens*
Name of Owner

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

Natalie L Hill
Notary's Signature and Seal



Natalie Hill
Name of Acknowledger typed, printed or stamped

GG 051262
Commission Number, if any

Property Appraiser Information

Summary

Parcel ID 00003620-000000
Account # 1003786
Millage Group 10KW
Location 306 PEACON LN, KEY WEST
Address
Legal KW PT LOT 3 SQR 22 VV-113 CO JUDGES DOCKET 79-101 OR849-3/16 OR1275-
Description 1731/33 OR1275-1734/35 OR1275-1736/38 OR1316-1561 OR1316-1562/64
OR1316-1565 OR1775-2094/95 OR1976-422/23 OR2749-1260/62
(Note: Not to be used on legal documents)
Neighborhood 6108
Property SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

STEPHENS JENNIFER
 PO Box 454
 Key West FL 33041

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$244,472	\$191,021	\$194,965	\$209,283
+ Market Misc Value	\$15,863	\$13,631	\$12,696	\$13,002
+ Market Land Value	\$809,690	\$483,362	\$402,801	\$457,834
= Just Market Value	\$1,070,025	\$688,014	\$610,462	\$680,119
= Total Assessed Value	\$1,058,595	\$615,346	\$610,462	\$625,036
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,033,595	\$590,346	\$585,462	\$600,036

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,987.00	Square Foot	31	93

Buildings

Building ID	208	Exterior Walls	ABOVE AVERAGE WOOD
Style		Year Built	1918
Building Type	S.F.R. - R1 / R1	Foundation	CONC PILINGS
Gross Sq Ft	2333	Roof Type	GABLE/HIP
Finished Sq Ft	1676	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	250	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	12	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	364	0	0
FLA	FLOOR LIV AREA	1,676	1,676	0
OPU	OP PR UNFIN LL	293	0	0
TOTAL		2,333	1,676	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1975	1976	1	128 SF	2
RES POOL	2004	2005	1	132 SF	5
RW2	2004	2005	1	100 SF	5

Exemptions

Exemption ↕	Amount ↕
25000 HOMESTEAD	\$25,000.00
ADDL HOMESTEAD	\$25,000.00

Sales

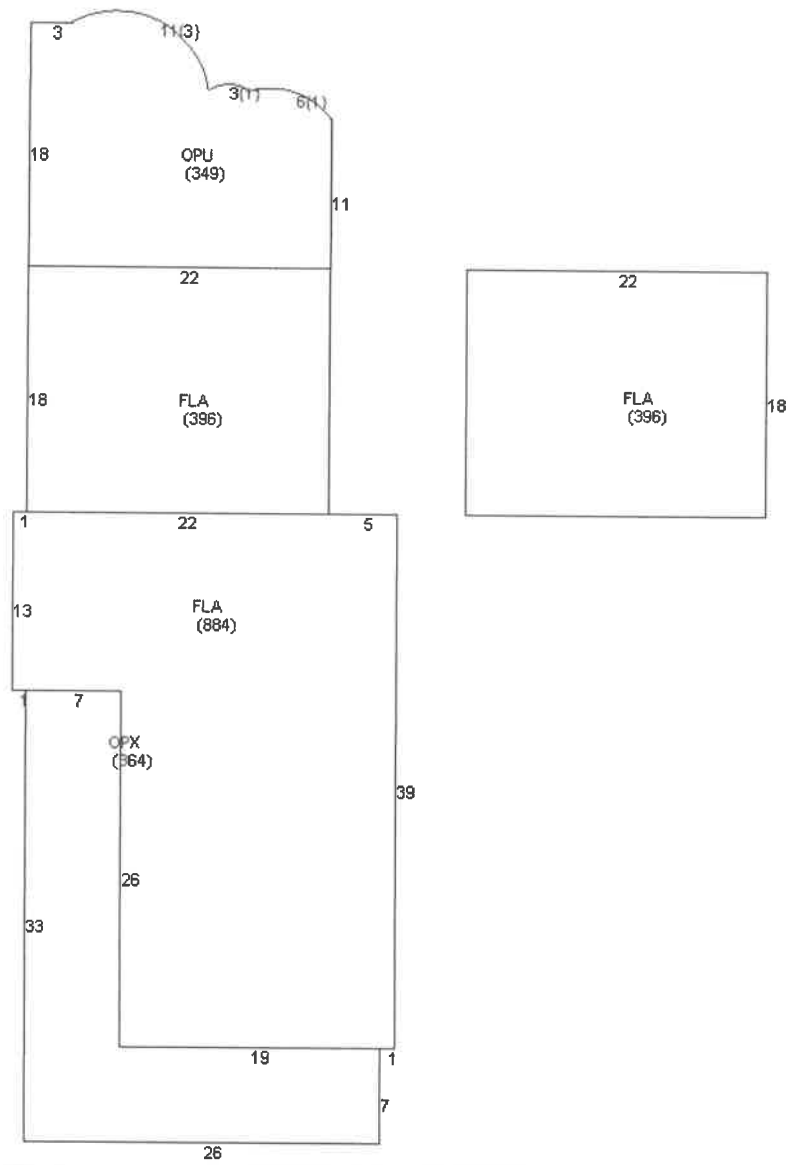
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/1/2015	\$1,150,000	Warranty Deed		2749	1260	02 - Qualified	Improved
4/10/2002	\$494,000	Warranty Deed		1775	2094	Q - Qualified	Improved
7/1/1994	\$179,000	Warranty Deed		1316	1562	Q - Qualified	Improved
10/1/1993	\$150,000	Warranty Deed		1275	1736	Q - Qualified	Improved
1/1/1982	\$45	Warranty Deed		849	316	U - Unqualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
15-2236	6/4/2015	4/19/2016	\$4,345		INSTALL NEW METAL PORCH FLASHING. THEN MAINTENANCE AND PAINT THE 900 SQ/FT (9 SQS) METAL SHINGLE ROOF. NEW METAL ROOF TO MATCH EXISTING.
09-4065	12/10/2009	2/25/2011	\$5,000		REPLACING 3 BATHROOM FIXTURES, ONE SINK, ONE TOILET REPLACE SHOWER WITH TUB
04-3750	12/9/2004	12/17/2004	\$2,300		MOVE FIXTURES / REMOVE DOWNSTAIRS KITCHEN
04-3669	11/30/2004	12/17/2004	\$2,400		AWNING
04-2210	10/5/2004	12/17/2004	\$106,396		600-SFADDITION
02-2664	10/2/2002	12/17/2004	\$1,200		REMOVE FENCE
02-2372	9/5/2002	12/17/2004	\$2,500		ROOFING
02-0958	8/29/2002	12/17/2004	\$100		REMOVE PICKET FENCE
02-2260	8/29/2002	12/17/2004	\$1,800		UPGRADE ELECTRIC
02-1069	4/30/2002	12/17/2004	\$3,000		RED TAGGED JOB
B942424	7/1/1994	12/1/1994	\$500		REPAIRS

Sketches (click to enlarge)

Site Plans



Photos



No data available for the following modules: Commercial Buildings, Mobile Home Buildings.

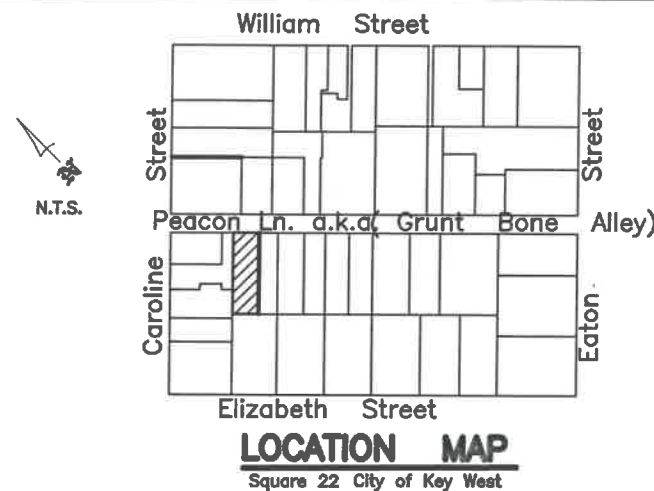
The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its 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

Last Data Upload: 4/15/2017 12:09:04 AM



Schneider
Developed by
The Schneider
Corporation

Survey



LEGAL DESCRIPTION: O.R. 1976, Pg. 423

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map or Plan of said Island delineated in February, A.D. 1829 as a part of Lot 3, Square 22 and being more particularly described by metes and bounds as follows:

Commence at a point of Intersection of the Southerly right of way boundary line of Caroline Street and the Westerly right of way boundary line of Peacon Lane also known as Grunt Bone Alley and run thence along said right of way line of Peacon Lane in a Southeasterly direction a distance of 70.0 feet to the Point of Beginning of the parcel of land herein being described; thence continue along said right-of-way line of Peacon Lane a distance of 32.33 feet to a point; thence at right angles in a Southwesterly direction a distance of 93.00 feet to a point; thence at right angles in a Northwesterly direction a distance of 32.33 feet to a point; thence at right angles in a Northeasterly direction a distance of 93.00 feet to a point on the said right-of-way line of Peacon Lane and the Point of Beginning.

AND ALSO "1"

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map or Plan of said Island delineated in February, A.D. 1829 as Part of Lot 3, commence at the point of Intersection of the Southerly right of way boundary line of Caroline Street and the Westerly right of way boundary line of Peacon Lane also known as Grunt Bone Alley and run thence along said right of way line of Peacon Lane in a Southeasterly, direction a distance of 102.33 feet; thence at right angles in a Southwesterly direction a distance of 45.85 feet to the Point of Beginning of the parcel of land herein described; thence continue Southwesterly along the previously described course a distance of 47.15 feet; thence run at right angles in a Southeasterly direction a distance of 0.1 feet; thence run Northeasterly along a line deflected 89 degrees 23 minutes 33 seconds left a distance of 47.15 feet; thence run Northwesterly along a line deflected 90 degrees 36 minutes 27 seconds left a distance of 0.6 feet back to said Point of Beginning.

AND ALSO "2"

On the Island of Key West Monroe County, Florida and known on William A. Whitehead's Map or plan of said Island delineated in February A.D. 1829 as part of Lot 2, Square 22 and being more particularly described by metes and bounds as follows: COMMENCE at the point of intersection of the Southerly right of way boundary line of Caroline Street and the Westerly right of way boundary line of Peacon Lane also known as Grunt Bone Alley and run thence along said right of way line of Peacon Lane in a Southeasterly direction a distance of 70.00 feet; thence at right angles in a Southwesterly direction 93.00 feet to the Point of Beginning; thence continue Southwesterly along the previously described course. 1.2 feet; thence run at right angles in a Southeasterly direction 32.33 feet; thence run at right angles in a Northeasterly direction 1.2 feet; thence run at right angles in a Northwesterly direction 32.33 feet back to the Point of Beginning

LESS AND EXCEPT

On the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map or Plan of said Island delineated in February, 1829 as part of Lot 3, Commence at the Point of Intersection of the Southerly right of way boundary line of Caroline Street and the Westerly right of way boundary line of Peacon Lane also known as Grunt Bone alley and run thence along said right of way line of Peacon Lane in a Southeasterly direction a distance of 100.77 feet to the Point of Beginning of the parcel of land herein being described; thence continue Southeasterly along said boundary line of Peacon Lane a distance of 1.56 feet; thence run in a Southwesterly direction a distance of 45.85 feet; thence run Northeasterly along a line deflected 178 degrees 03 minutes 05 seconds right a distance of 45.88 feet back to the Point of Beginning

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 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

CAROLINE STREET

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: Peacon Lane
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: D-121 Elevation: 3.914
Survey performed without benefit of title
search for said or surrounding property's.

MONUMENTATION:

● = set 1/2" Iron Pipe, P.L.S. No. 2749
● = Found 1/2" Iron Bar
△ = Set P.K. Nail, P.L.S. No. 2749
△ = Found P.K. Nail

Abbreviations:

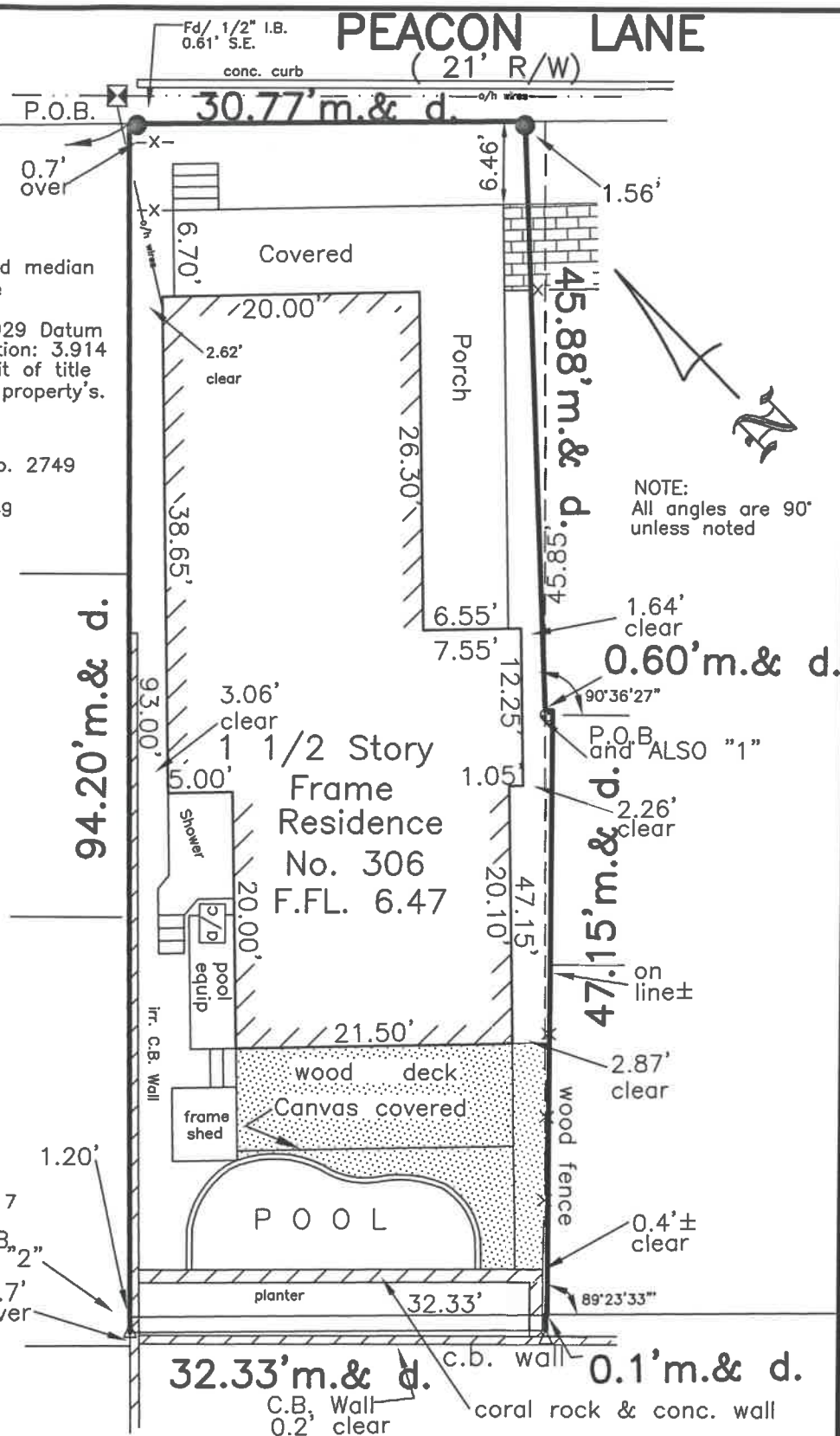
Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
N.T.S. = Not to Scale
C. = Centerline
Elev. = Elevation

F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B. = catch basin
C.B.S. = Concrete Block Stucco
cov'd. = Covered
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
wd. = Wood
Bal. = Balcony
Pl. = Planter
o/h = Overhead
☒ = Concrete Utility Pole

Field Work performed on: 04/07/2017

P.O.B. Also "2"
0.7' over

94.20' m. & d.



Jennifer Stephens
306 Peacon Lane, Key West, Florida, 33040

BOUNDARY SURVEY

Dwn No.:
15-304

Scale: 1"=10'

Ref. 213-23 file

Flood panel No. 1516 K

Dwn. By: F.H.H.

Date: 11/30/13

Flood Zone: AE

Flood Elev. 6'

REVISIONS AND/OR ADDITIONS

6/13/15: Updated, remove front fence add shed, owner, certs.

4/7/17: Updated, A/C, Wall, Deck

fred/dwg/keywest/block22/306peacon



ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Site Plans

17 APRIL 2017

Additional Information







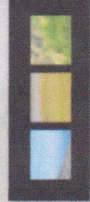
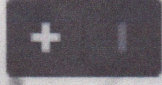


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