

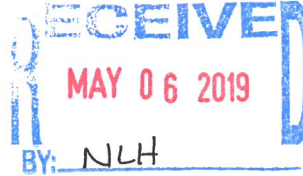
Application

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
WILLIAM B. SPOTTSWOOD
ERICA H. STERLING
WILLIAM B. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

Telephone | 305-294-9556
Facsimile | 305-504-2696



OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD (of Counsel)

May 3, 2019

VIA HAND DELIVERY

Patrick Wright, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Non-Habitable Height Variance – 1209 Laird Street, Key West, Florida 33040

Dear Mr. Wright,

Enclosed is a completed application for an after-the-fact variance to the height requirement of the single-family (“SF”) zoning district for the structure at 1209 Laird Street, Key West, Florida 33040 (the “Property”). The Applicant purchased the Property in 2016 and proceeded to construct a new single-family home. Through this process, several errors were made in the plans and drawings resulting in non-compliance with the SF district dimensional requirements. In fact, issues arose with the rear deck height causing a change in the plans and an application for a variance to the building coverage ratio, which was granted at the February 21, 2019 planning board meeting. The issue that is the basis for this application was discovered when the Applicant tried to obtain the certificate of occupancy. In support hereof, the Applicant states as follows with respect to the criteria for granting the variance.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.
 - a. The circumstances here are unique in that none of the adjacent buildings or structures were build pursuant to approved plans and permits that contained miscalculations and/or incorrect information resulting in the construction of a structure that exceeds the dimensional requirements.

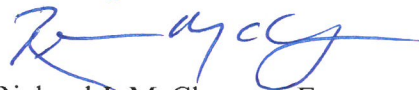
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. As mentioned above, the Applicant relied upon professionals to prepare the plans and construct the new structure according to the plans. The Applicant acted diligently to hire knowledgeable people to assist in the construction of the new structure. An error occurred, through no fault of the Applicant, in which the building height measurement in the plans was done according to existing grade, which is higher than the crown of the road. None of the Applicant's professional team noticed the error in the measurement point. The plans were submitted with this error and approved by the City of Key West. The structure was built exactly to the approved plans.
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.
 - a. Granting of the height variance would not confer special privileges upon the Applicant. The land development regulations provide that property owners can apply for and obtain a variance in certain situations. The mere fact that this ability exists means that it is an option for other lands, buildings or structures in the same zoning district.
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.
 - a. Hardship conditions exist in that the Applicant has been put in a position by no fault of his own.
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.
 - a. The variance requested is the minimum variance that will make possible the continued use of the structure.
6. Not injurious to the public welfare. That granting of the variance 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.
 - a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses 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.

- a. The Applicant did not consider other nonconforming uses of other property in developing this application.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. McChesney', with a stylized flourish extending to the right.

Richard J. McChesney, Esq.

For the Firm

Enc.

As stated

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: 1209 Laird Street, Key West, FL 33040

Zoning District: Single Family Real Estate (RE) #: 00059250-000000

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Richard McChesney, Esq. - Spottswood, Spottswood, Spottswood & Sterling

Mailing Address: 500 Fleming Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: _____ Office: (305) 294-9556 Fax: _____

Email: richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Alex Model

Mailing Address: PO Box 301

City: Pocono Summit State: PA Zip: 18346

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: rkaisen@montalininc.com

Description of Proposed Construction, Development, and Use: After-the-fact Height Variance for 6" over limit to construct non-habitable structures.

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

Please see attached letter.

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

If yes, please describe and attach relevant documents: _____

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.

Please see attached letter

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

Please see attached letter

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.

Please see attached letter

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.

Please see attached letter

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.

Please see attached letter

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.

Please see attached letter

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.

Please see attached letter

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



SECTION A – PROPERTY INFORMATION

A1. Building Street Address (including Unit and/or Bldg. No.): 1209 LAIRD ST Key West, FL 33040
A2. Building Owner's Name: ALEX MODEL RE#: Parcel ID 00059250-000000
A3. Latitude/Longitude: Lat. 24.549832 N Long. 81.785882 W
Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983
A4. Attach at least 2 photographs of the building on page 2.
A5. Building Diagram Number 5

Reserved for City Staff Use

A6. Historic Zoning/Contributing Structure: ☐ Yes ☐ No
A7. Zoning District: _____
A8. Building Height Restriction: ☐ 25' ☐ 30' ☐ 35'

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number: <u>120168</u>			B2. County Name: <u>Monroe</u>		B3 State: <u>Florida</u>
B4. Map/Panel Number	B5. Suffix	FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s)
<u>12087C 1516</u>	<u>K</u>	<u>2/18/2005</u>	<u>02/18/2005</u>	<u>AE</u>	<u>7'</u>

B10. Indicate same elevation datum used for BFE in Item B9, crown of the road & building: ☒ NGVD 1929 ☐ NAVD 1988

SECTION C – BUILDING HEIGHT / ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Purpose: ☒ Certify Building Height Only (complete only Lines C1-3, C4d & Sec. E) ☒ Building Height Exception
C2. ☐ Existing building ☒ New construction
C3. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Building Height Certificate will be required when construction of the building is complete.
C4. Benchmark Utilized: FDOT/FPRN Vertical Datum: NGVD 29 (This line only necessary for Building Height Exceptions)
a) Top of first finished floor----- 8.50 feet
b) Bottom of the lowest horizontal structural supporting cross-member ----- feet
c) Crown of the Road (Highest point of adjacent road closest to building)----- 3.11 feet St name LAIRD STEET
d) Building Height (crown of the road to highest point of building) ----- 31.0 feet
e) Lowest Adjacent Grade ----- 3.8 feet
f) Highest Adjacent Grade----- 5.8 feet

SECTION D – COMMENTS

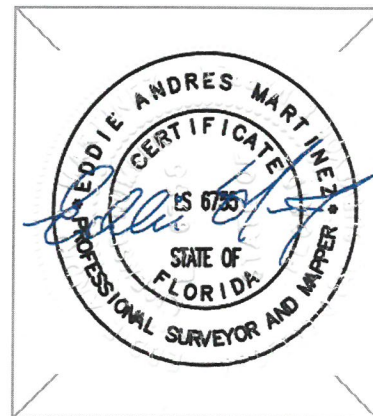
1.DISTANCE FROM CROWN OF ROAD TO BUILDING HIGHEST POINT IS 31.0'
2.THE ELEVATION OF THE HIGHEST POINT OF THE ROOF IS EL= 34.10' NGVD29

SECTION E – SURVEYOR CERTIFICATION

This certification is to be signed and sealed by a land surveyor authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under Florida law.

☐ Check here if attachments.

Certifier's Name EDDIE A. MARTINEZ, PSM License Number LS6755
Title PROFESSIONAL SURVEYOR Company Name MONROE COUNTY SURVEYING & MAPPING
Address 1100 TRUMAN AVENUE City KEY WEST State FLORIDA ZIP Code 33040
Signature [Signature] Date 04/24/2019 Telephone 305-293-0466

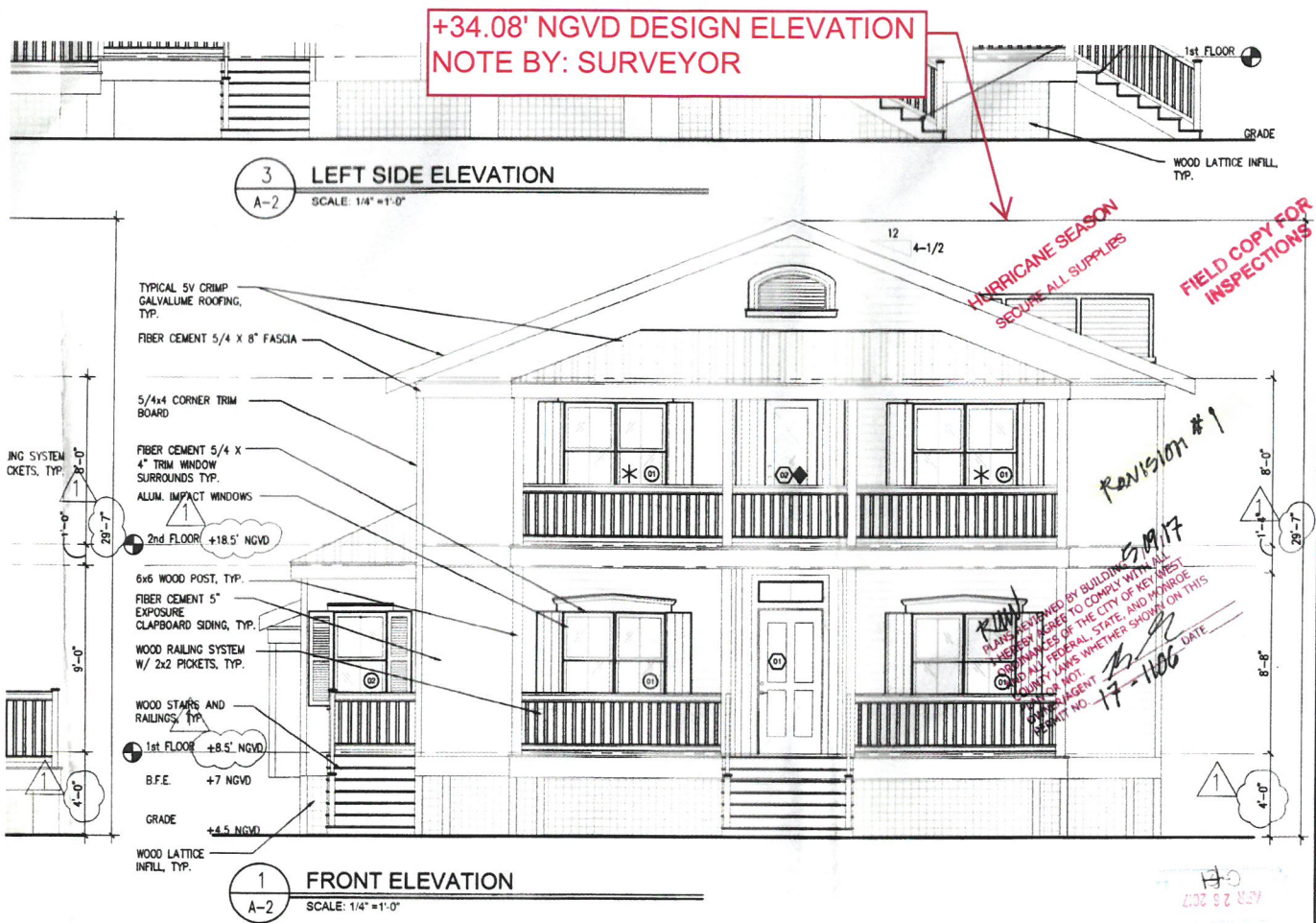


Place Seal in Box

BUILDING HEIGHT CERTIFICATE, page 2 BUILDING PHOTOGRAPHS

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Unit and/or Bldg. No.) 1209 LAIRD ST	City: Key West	State: Florida	Zip Code: 33040
Affix at least 2 building photographs. Identify all photographs as to view (front, rear, side etc.)			



RESIDE

Drawn By: PS
Project No.
AutoCad File
Revisions: FIELD REVISIONS 4-19-17
Title: ELEV
Sheet Num A
Date: FEBRU



INSTRUCTIONS FOR COMPLETING THE BUILDING HEIGHT CERTIFICATE

Ver. 1b; July 27, 2015

The Building Height Certificate is to be completed by land surveyors licensed by the State of Florida.

SECTION A – PROPERTY INFORMATION

Item A1. Each building needs its own certificate. Multi-unit buildings are considered those with a common supporting wall, such as townhouses and some condominiums. One certificate may include a range of street addresses for a single building (e.g. 157-163 Main St.).

The extension of a roof or breezeway from one building to another doesn't constitute a single building; they are separate buildings.

Item A2. Enter the full name of the current owner, and property's RE# issued by the Monroe County, Florida Property Appraiser's office.

Item A3. Provide latitude and longitude coordinates for the center of the front of the building. Use either decimal degrees (e.g., 24.5043°, -81.7585°) or degrees, minutes, seconds (e.g., 24° 30' 15.5", -81° 45' 30.7") format. If decimal degrees are used, provide coordinates to at least 4 decimal places or better. When using degrees, minutes, seconds, provide seconds to at least 1 decimal place or better. The latitude and longitude coordinates must be accurate within 66 feet. Provide the type of datum used to obtain the latitude and longitude.

Item A4. A minimum of two photographs are required, one of the front and another of the back of the structure. If the foundation isn't visible in both photographs, then additional photographs showing the foundation sides are required. All photographs must be dated and taken within 30 days of the certificate's completion date.

Item A5. Building diagram numbers are the same utilized on the FEMA Elevation Certificate.

Items A6-A8. Reserved for City staff use.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Items B1-B9. Same utilized one the FEMA Elevation Certificate.

Item B10. Crown-of-road datum must be the same as the current FIRM datum.

SECTION C – BUILDING HEIGHT / ELEVATION INFORMATION (SURVEY REQUIRED)

Item C1. This form is intended to serve two purposes: 1) Certify only building height relative to crown-of-the-road, or 2) Certify all the measurements necessary to utilize the City's Building Height Exception. Check the appropriate block indicating for which purpose this certificate is being utilized.

If only used to document building height relative to the crown-of-the-road, only Items A, C1-3, Sec. E & Building Photographs need be completed.

If used for the Building Height Exception, a complete certificate is required. (Usually in conjunction with and Elevation Certificate.)

Item C4.a Same as FEMA Elevation Certificate. (Not necessary when only used to document building height relative to road crown.)

Item C4.b Used to measure the size of the building (bottom of lowest floor support to uppermost part of building). Usually either the bottom of the floor joists or elevated slab. If the area under a building below BFE or within freeboard area, is enclosed more than 299^{sf}, then the bottom of this enclosure becomes this measurement.

Item C4.c Crown-of-the-road is measured at the highest point of the closest roadway adjacent to the building. On divided roadways (such as certain sections of Flagler Ave.) this is measured along the closest main traveled portion of the roadway, not including medians, turn lanes etc. The name of the street from which this measurement is taken must be noted in the second portion of this item.

Item C4.d Height of the highest point on the building relative to the crown-of-the-road. (See above instructions for C4.c)

Item C4.e-f Enter the elevation of the ground, sidewalk. For Zone AO, use the natural grade elevation, if available. This measurement must be to the nearest tenth of a foot.

SECTION C – SURVEYOR CERTIFICATION

Complete as indicated. This section of the Building Height Certificate may be signed by only a land surveyor licensed by the State of Florida. Place your license number, your seal (as allowed by the State licensing board in the box. You are certifying that the information on this certificate represents your best efforts to interpret the data available and that you understand that any false statement may be punishable by fine or imprisonment under Florida law. Use the Comments area of Section D, to provide datum, elevation, or other relevant information not specified on the front.

Warranty Deed

Doc# 2086808 08/09/2016 9:04AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

08/09/2016 9:04AM
DEED DOC STAMP CL: Krys \$3,605.00

Doc# 2086808
Bk# 2809 Pg# 2099

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza | Hawks
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2016-219
Will Call No.: 8515000

Parcel Identification No. 00059250-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 8th day of August, 2016 between **Whitfield Jack, Jr.**, a single man whose post office address is 74 Trowbridge Lane, Brevard, NC 28712 of the County of Transylvania, State of North Carolina, grantor*, and **Alex Model**, a single man whose post office address is PO Box 301, Pocono Pines, PA 18350 of the County of Monroe, State of Pennsylvania, grantee*,

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:

Lot 6, in Square 1, of Tract 28, **PROGRESSIVE LAND IMPROVEMENT COMPANY'S DIAGRAM OF SAID Tract 28**, according to the map or plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Monroe County, Florida.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

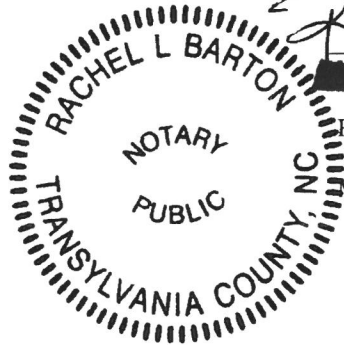
Rachel L. Barton
Witness Name: Rachel L. Barton
Michael Markin
Witness Name: Michael Markin

Whitfield Jack, Jr. (Seal)
Whitfield Jack, Jr.

State of North Carolina
County of Transylvania

The foregoing instrument was acknowledged before me this 3rd day of August, 2016 by Whitfield Jack, Jr., who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Rachel L. Barton
Printed Name: Rachel L. Barton
My Commission Expires: 1/16/21

MONROE COUNTY
OFFICIAL RECORDS

Authorization Form

K:\FORMS Applications Verification and Authorization\Authorization Form-Individual.docx

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Richard McChesney, in my capacity as Associate Attorney
(print name) (print position; president, managing member)

of Spottswood, Spottswood, Spottswood & Sterling PLLC
(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:

1209 Laird Street, 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 April 29, 2019 by
date
Richard McChesney
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

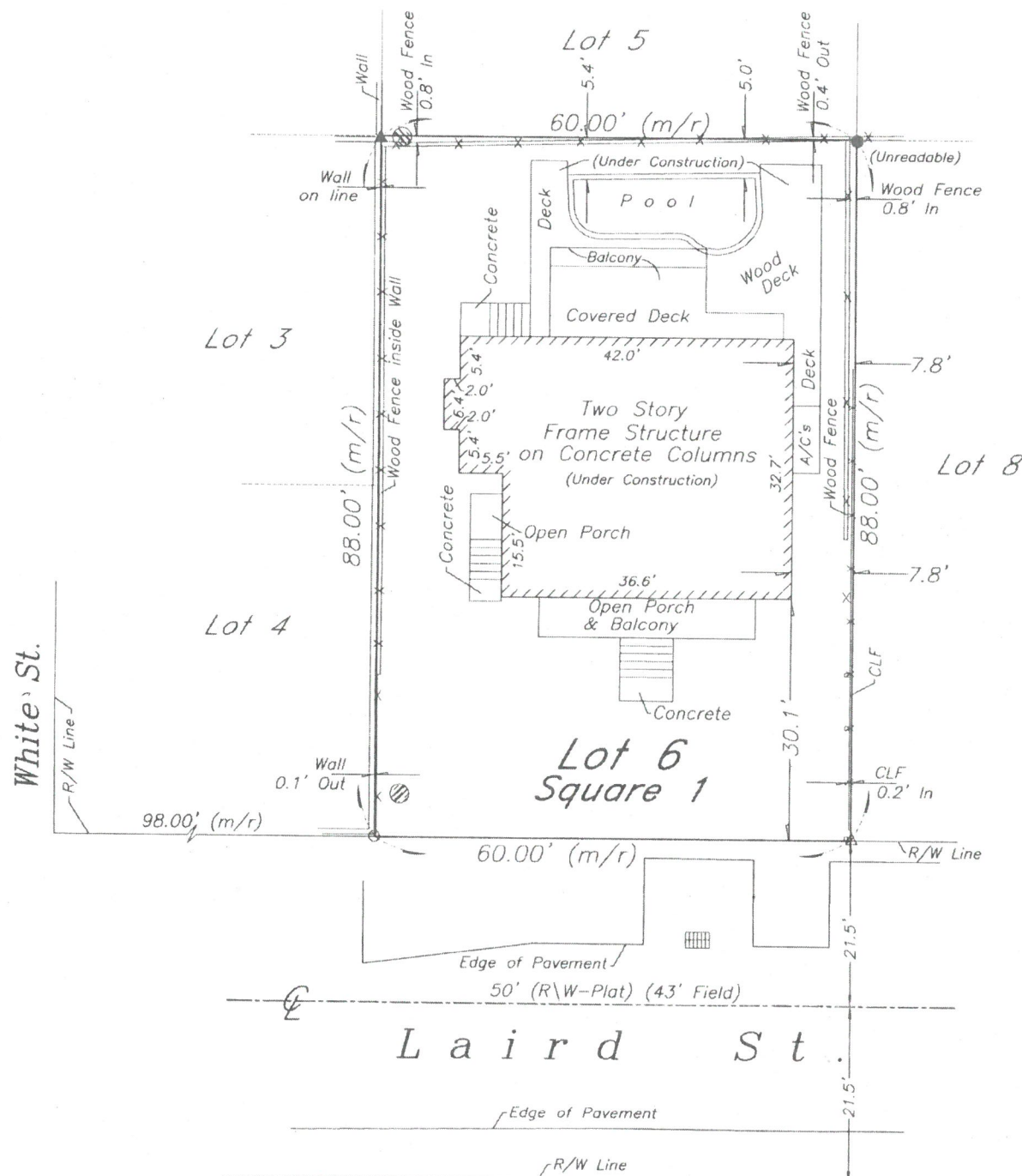
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Site Plans

Boundary Survey Map of Lot 6, Square 1, Tract 28 PROGRESSIVE LAND IMPROVEMENT COMPANY'S DIAGRAM



LEGEND

- Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (as noted)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊙ Centerline
- ⊙ Wood Utility Pole
- ⊙ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Sewer Cleanout
- ⊙ Water Meter

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1209 Laird Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 22, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. All bricking and concrete is not shown.

BOUNDARY SURVEY OF: Lot 6, Square 1 Tract 28, PROGRESSIVE LAND IMPROVEMENT COMPANY'S DIAGRAM OF SAID Tract 28, according to the plat thereof as recorded in Plat Book 1 at Page 5 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Alex Model;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

May 23, 2018
Revised 2/13/19 to show pool ties

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

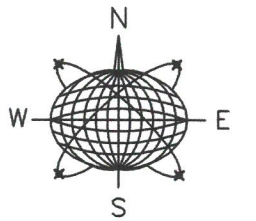


NOTES:
1. ELEVATIONS REFERENCE NGVD 29 VERTICAL DATUM.
2. CROWN OF ROAD, GRADE ELEVATION, AND BUILDING HEIGHT PROVIDED BY MONROE COUNTY SURVEY AND MAPPING.

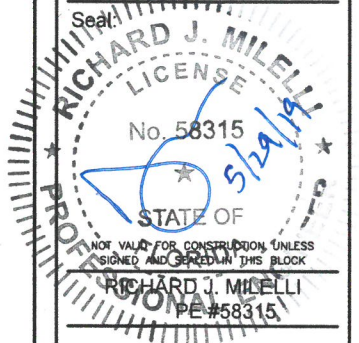
1
A-2.1

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899



1209

LAIRD

1209 LAIRD STREET
KEY WEST, FLORIDA

Drawn By: RJM
Checked By: RJM

Revisions:

Title:
EXISTING
ELEVATION

Sheet Number:

A-2.1

Date: MAY 2019

Site Visit

1209 Laird Street, Key West, Florida 33040
SITE VISIT



1209 Laird Street, Key West, Florida 33040
SITE VISIT



Additional Information

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

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

Summary

Parcel ID 00059250-000000
Account# 1059714
Property ID 1059714
Millage Group 10KW
Location 1209 LAIRD ST, KEY WEST
Address
Legal KW PROG LAND IMP CO DIAG PB 1-1 LOT 6 5QR 1 TR 28 G30-468/469 OR278-475/477 OR625-648 OR809-2307
Description OR837-1122 OR914-2022D/C OR914-2023/2024 OR914-2027 OR914-2028 OR2809-2099/2100
(Note: Not to be used on legal documents.)
Neighborhood 6131
Property Class SINGLE FAMILY RESID (0100)
Subdivision Progressive Land Improvement Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing

**Owner**

MODEL ALEX
 PO Box 301
 Pocono Summit PA 18346

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$74,334	\$75,553	\$117,421	\$122,204
+ Market Misc Value	\$34,390	\$34,578	\$34,954	\$30,540
+ Market Land Value	\$329,300	\$329,300	\$335,168	\$252,706
= Just Market Value	\$438,024	\$439,431	\$487,543	\$405,450
= Total Assessed Value	\$438,024	\$439,431	\$266,179	\$264,329
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$438,024	\$439,431	\$241,179	\$239,329

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (015D)	5,280.00	Square Foot	60	88

Buildings

Building ID 63330
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 4793
Finished Sq Ft 2465
Stories 2 Floor
Condition EXCELLENT
Perimeter 0
Functional Obs 0
Economic Obs 0
Depreciation % 0
Interior Walls DRYWALL

Exterior Walls CUSTOM
Year Built 2018
EffectiveYearBuilt 2018
Foundation WD CONC PAD5
Roof Type with 0% GABLE/HIP
Roof Coverage with 0% METAL
Flooring Type PLYWD/PR BD
Heating Type FCD/AIR DUCTED
Bedrooms 4
Full Bathrooms 3
Half Bathrooms 1
Grade 650
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
ECF	ELEVATED CON F	1,281	0	152
OPX	EXC OPEN PORCH	480	0	206
FLA	FLOOR LIV AREA	2,465	2,465	290
OPU	OP PR UNFIN LL	20	0	18
OUU	OP PR UNFIN UL	487	0	128
OPF	OP PRCH FIN LL	60	0	46
TOTAL		4,793	2,465	840

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2018	2019	1	1278 SF	5
WOOD DECK	2018	2019	1	30 SF	4
CUSTOM PATIO	2018	2019	1	382 SF	4
FENCES	2018	2019	1	704 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/3/2016	\$515,000	Warranty Deed		2809	2099	01 - Qualified	Improved
7/1/1981	\$45	Warranty Deed		837	1122	U - Unqualified	Improved
4/1/1980	\$65,000	Warranty Deed		809	2307	U - Unqualified	Improved
2/1/1975	\$12,000	Conversion Code		625	648	Q - Qualified	Improved

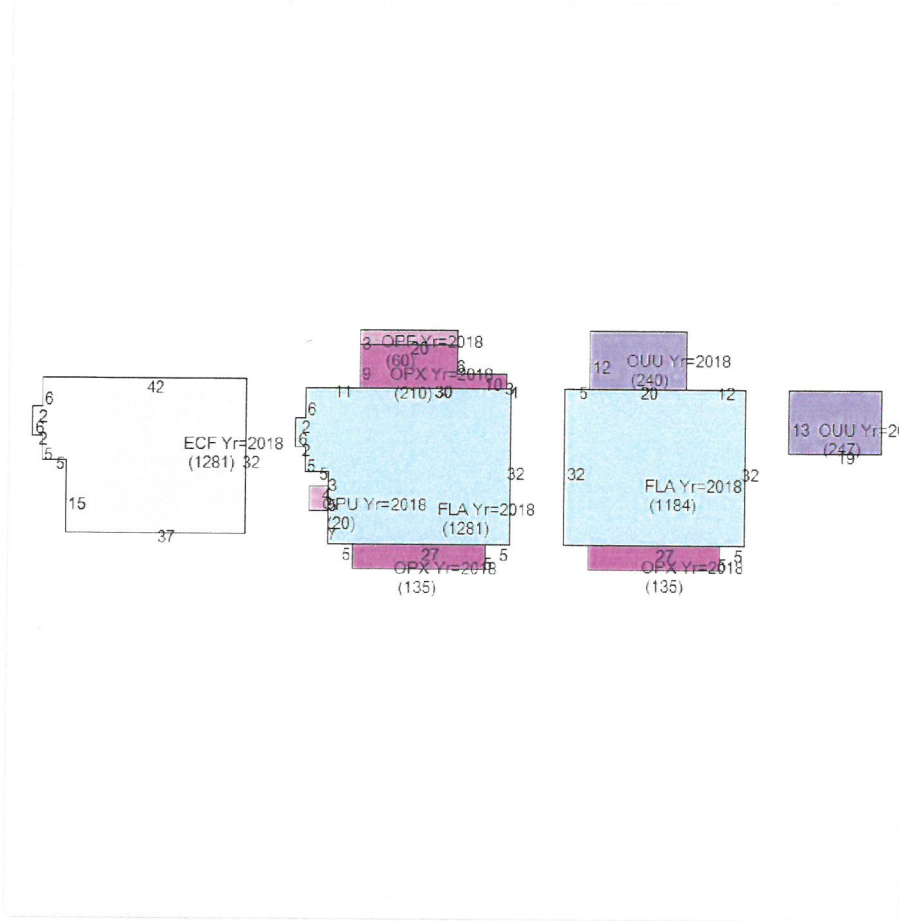
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
18-1648	12/14/2018	4/10/2019	\$6,000	Residential	CONSTRUCT WOOD FRAME DECK WITH COMPOSITE DECKING WHITE VINYL HANDRAILS ONE SET OF STEPS.
18-2579	7/25/2018	2/14/2019	\$6,000	Residential	FENCE
18-1467	4/12/2018	1/29/2019	\$14,000	Residential	ROOFING
17-3756	11/8/2017	1/29/2019	\$12,500	Residential	PLUMBING
17-3755	11/7/2017	2/14/2019	\$13,000	Residential	POOL WIRING
17-3891	11/6/2017	1/29/2019	\$10,000	Residential	INSTALL TWO 2.5 TRANE SYSTEMS
17-1071	5/9/2017		\$37,000	Residential	7X23 CONCRETE POOL
17-1106	5/9/2017	2/14/2019	\$605,000	Residential	CONSTRUCT NEW 2 STORY FRAME SINGLE FAMILY RESIDENCE
12-3030	8/21/2012	7/11/2013	\$12,000	Residential	17 SQS OF ELEVATED 5 VCRIMP OVER ONE SHINGLE. FLAT RE-ROOF MODIFIED BITUMAN ROLL ROOFING
07-2448	5/29/2007	4/29/2014	\$1,000	Residential	BUILD A ELEVATED PLATFORM TO STORE TRAILER
07-1673	4/5/2007	4/29/2014	\$1,500	Residential	DEMO EXISTING WOOD DECK 25'x45'
05-2625	6/29/2005	10/18/2005	\$2,100	Residential	CHANGE OUT EXISTING 3 TON UNIT
03-2734	8/7/2003	12/10/2003	\$15,000	Residential	FENCE AND DECKING
03-2589	7/23/2003	12/10/2003	\$1,000	Residential	DEMOL 33X60 OF OLD DECK
98-1641	5/28/1998	8/19/1998	\$850	Residential	REPAIR FENCE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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: 5/3/2019, 5:35:43 AM



Version 2.2.16