

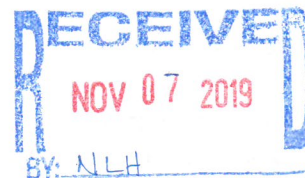
Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov



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: 1411 LAIRD

Zoning District: _____ Real Estate (RE) #: _____

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: WILLIAM ROWAN

Mailing 321 PEACOCK LANE

City: KEY WEST

Address: _____ State: FL. 33040 Zip: _____

Home/Mobile Phone: 305 394 4773 Office: _____

Fax: _____

Email: wrowan@gmail.com

PROPERTY OWNER: (if different than above)

Name: ELDINE SANDS TRUSTEE FOR SANDS ELDINE REVOCABLE LIVING TRUST

Mailing 1631 VENETIAN DR.

City: KEY WEST

Address: _____ State: FL. 33040 Zip: _____

Home/Mobile Phone: 904.704.1064 Office: _____

Fax: _____

Email: SANDSPAM2@gmail.com

Description of Proposed Construction, Development, and Use: ADDITION OF A SECOND BATHROOM TO THE TWO 2 BEDROOM APARTMENTS IN THE REAR. REPLACING ALSO HALF OF THE STRUCTURE'S ROOF DUE TO HURRICANE IRMA.

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

1. BUILDING COVERAGE - ADDITION OF 70 S.F.
2. SETBACK - CONSTRUCTION TO BE WITHIN REAR SETBACK BUT DOESN'T INFRINGE BEYOND EXISTING BUILDING
3. OPEN SPACE - REDUCING S.F. BY 50 S.F.

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?

☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

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	SF			
Flood Zone	AE-0			
Size of Site	3608			
Height	30	24'	24' N.C.	—
Front Setback	20	10.1	N.C.	—
Side Setback	5'	3.3	N.C.	—
Side Setback	5'	5.0	N.C.	—
Street Side Setback	N.A.	—	—	—
Rear Setback	25'	16'-4"	16'-4"	YES
F.A.R.	—	—	—	—
Building Coverage	35% 1203 SF.	45% / 1636 SF	47.6% / 1731 SF	YES
Impervious Surface	50% 1804 SF.	56% / 2042 SF.	58% 2107 SF	YES
Parking				—
Handicap Parking				—
Bicycle Parking				—
Open Space/ Landscaping	35%			YES
Number and type of units		(2) 1BR, (2) 2BR	NO CHANGE	—
Consumption Area or Number of seats	—	—	—	—

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.

THE EXISTING STRUCTURE (4 PLEX) HAS SPECIAL CONDITIONS ETC
THAT ARE PECULIAR TO THE LAND AND BUILDING INVOLVED.

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

CORRECT, CONDITIONS WERE NOT CREATED BY APPLICANT

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.

THE GRANTING OF THESE 3 VARIANCES WILL NOT CONFER UPON
APPLICANT ANY 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.

THE ADDITION OF A SECOND BATHROOM TO EACH OF THE
2 BEDROOM UNITS WOULD ADD TO THEIR OVERALL VALUE
AS AN APARTMENT THAT WOULD SERVE AFFORDABLE HOUSING.

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.

YES, ALL THREE (3) VARIANCES ARE OF MINIMUM NATURE AND
NOT INTRUSIVE TO THE PROPERTY OR NEIGHBORS.

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.

IN NO WAY WOULD THESE VARIANCES BE INJURIOUS TO THE
NEIGHBORHOOD OR PUBLIC IN GENERAL

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 NONCONFORMING USE OF OTHER PROPERTIES WERE CONSIDERED
AS THE BASIS FOR APPROVAL.

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

Warranty Deed

11/5/2019

Landmark Web Official Records Search

Doc# 1735697 03/25/2009 2:25PM
 Filed & Recorded in Official Records of
 MONROE COUNTY DANNY L. KOLHAGE

03/25/2009 2:25PM
 DEED DOC STAMP CL: TRINA

\$0.70

Quitclaim Deed

This Quitclaim Deed made this 17 day of December, 2008, by
 Sands Eldine Revocable Living Trust c/o Sands Eldine B Trustee ("Transferor")
 1631 Venetian Dr.
 Key West, FL 33040

Doc# 1735697
 Bk# 2405 Pg# 1680

to: Eldine Sands Trustee for:
 Sands Eldine Revocable Living Trust ("Transferee")
 1631 Venetian Dr.
 Key West, FL 33040

Transferor, in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, remises, releases, and forever quitclaims to Transferee all of the interest of Transferor, if any, in and to that real property located in the County of Monroe County, and State of Florida, and more certainly described as follows: 1411 Laird St, Key West, FL; KW LAND BUYERS ASSN PB1-22 LOT 71 SQR 1 TR 28 G38-413/14 OR 1048-1734/35Q/C OR 1362-2221/22 OR 1381-292DC OR 2251-1884Q/C.

To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues, and profits of such property to Transferee, and Transferee's heirs and assigns forever.

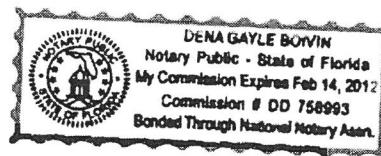
IN WITNESS WHEREOF, Transferor has executed this Quitclaim Deed on the date first above written.

Witness

Witness

Eldine B. Sands
 Sands Eldine Revocable Living Trust
 c/o Sands Eldine B Trustee

State of Florida)
) ss
 County of Duval)



On this this 17 day of December, 2008, before me personally appeared Eldine Bertha Sands, to me know to be the person described in and who executed the foregoing Quitclaim Deed and acknowledged to me that Eldine Bertha Sands executed the same as her free act and deed.

Notary Public

Prepared BY:

Jeannie Chodazack @ ALA Para Tax Inc. PO Box 2276, Eaton Park, FL 33840

MONROE COUNTY
 OFFICIAL RECORDS

Doc# 1735697 03/25/2009 2:25PM
 Filed & Recorded in Official Records of
 MONROE COUNTY DANNY L. KOLHAGE

03/25/2009 2:25PM
 DEED DOC STAMP CL: TRINA

\$0.70

Quitclaim Deed

This Quitclaim Deed made this 17 day of December, 2008, by
 Sands Eldine Revocable Living Trust c/o Sands Eldine B Trustee ("Transferor")
 1631 Venetian Dr.
 Key West, FL 33040

Doc# 1735697
 Bk# 2405 Pg# 1680

to: Eldine Sands Trustee for:
 Sands Eldine Revocable Living Trust ("Transferee")
 1631 Venetian Dr.
 Key West, FL 33040

Transferor, in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, remises, releases, and forever quitclaims to Transferee all of the interest of Transferor, if any, in and to that real property located in the County of Monroe County, and State of Florida, and more certainly described as follows: 1411 Laird St, Key West, FL; KW LAND BUYERS ASSN PB1-22 LOT 71 SQR 1 TR 28 G38-413/14 OR 1048-1734/35Q/C OR 1362-2221/22 OR 1381-292DC OR 2251-1884Q/C.

To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues, and profits of such property to Transferee, and Transferee's heirs and assigns forever.

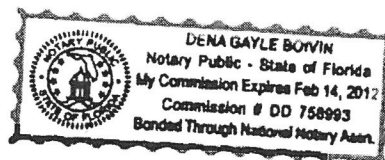
IN WITNESS WHEREOF, Transferor has executed this Quitclaim Deed on the date first above written.

Witness

Witness

Eldine B. Sands, Trustee
 Sands Eldine Revocable Living Trust
 c/o Sands Eldine B Trustee

State of Florida)
) SS
 County of Duval)



On this this 17 day of December, 2008, before me personally appeared Eldine Bertha Sands, to me know to be the person described in and who executed the foregoing Quitclaim Deed and acknowledged to me that Eldine Bertha Sands executed the same as her free act and deed.

Notary Public

Prepared BY:

Jeannie Chodazack @ ALA Para Tax Inc. PO Box 2276, Eaton Park, FL 33840

MONROE COUNTY
 OFFICIAL RECORDS

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, WILLIAM ROWAN, in my capacity as PRINCIPLE
(print name) (print position; president, managing member)
of WILLIAM ROWAN ARCHITECTURE
(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:

1411 LAIRD ST.

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.

A handwritten signature of William Rowan.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10th by
date

William Rowan
Name of Authorized Representative

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

Angela Budde
Notary's Signature and Seal

Angela Budde
Name of Acknowledger typed, printed or stamped



FF 968916

Commission Number, if any

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, TOBIN E SANDS as
Please Print Name of person with authority to execute documents on behalf of entity

OWNER/TRUSTEE of SANDS ELDINE REVOCABLE LIVING TRUST
Name of office (President, Managing Member) Name of owner from deed

authorize WILLIAM ROWAN
Please Print Name of Representative

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

Tobin E. Sands
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this NOV 5, 2019
Date

by Tobin E. Sands
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented Florida Drivers License as identification.

Mariama Kaba
Notary's Signature and Seal

Mariama Kaba
Name of Acknowledger typed, printed or stamped

GG 905984
Commission Number, if any



Site Plans

MAP OF BOUNDARY SURVEY
LOT 71, SQUARE 1
KEY WEST LAND BUYER ANONYMOUS

PLAT BOOK 1, PAGE 22 - MONROE COUNTY, FLORIDA
PART OF TRACT 28, W.A. WHITEHEADS MAP OF THE ISLAND OF KEY WEST

BEARING BASE:
THE NW'LY ROWL OF
LAIRD STREET AT
S59°53'38"W ASSUMED

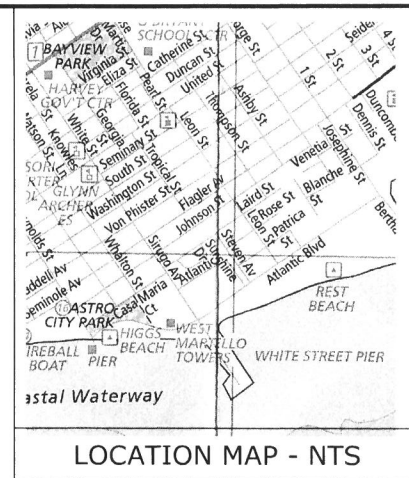
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1411 LAIRD STREET
KEY WEST, FL 33040

ELEVATIONS SHOWN
REFER TO NGVD29
VERTICAL DATUM

BENCHMARK USED:
COMMUNITY BENCHMARK
FND NAIL IN UTILITY POLE
J-33-5 POSTED 8.00' NGVD 29

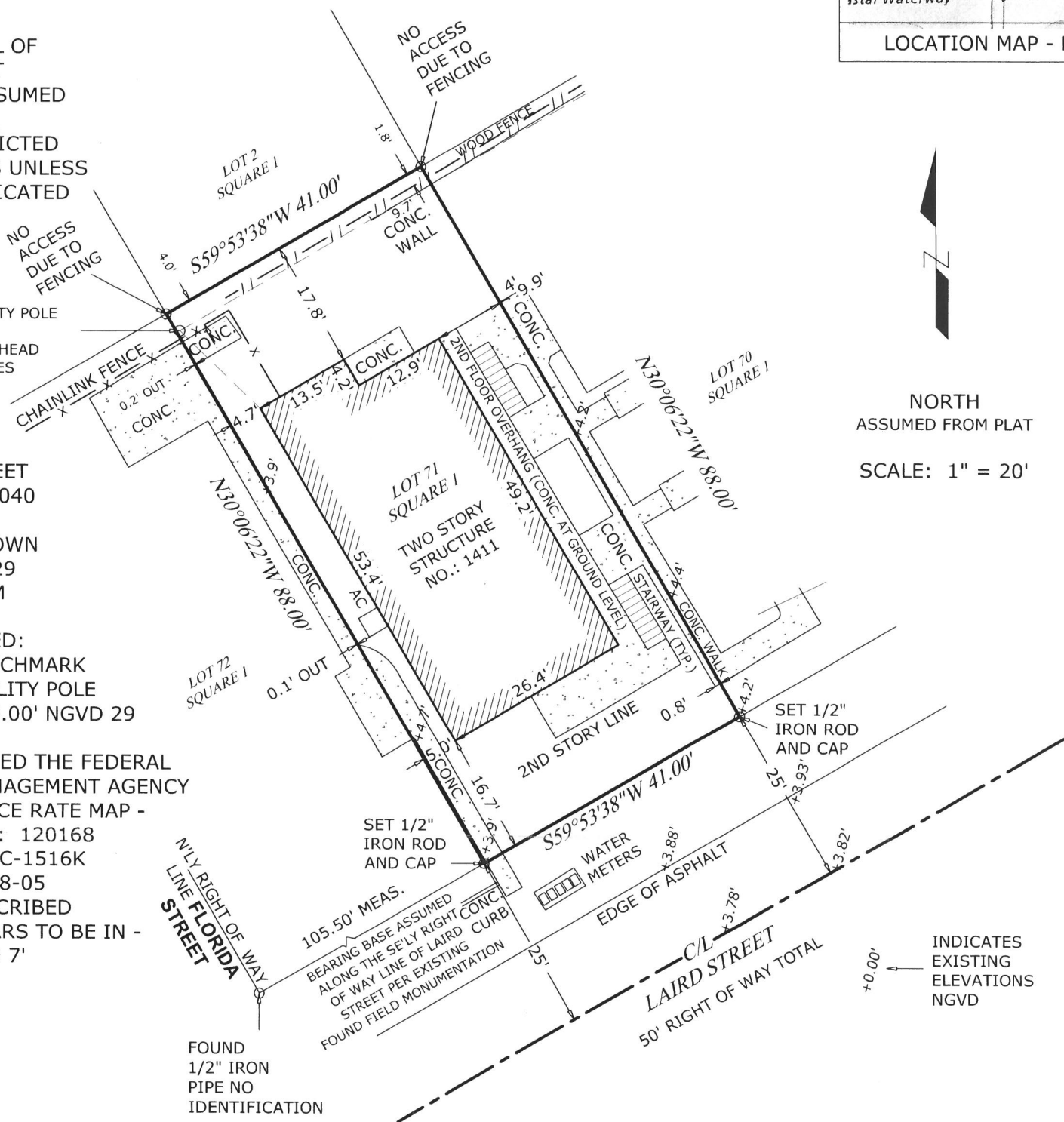
I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
THE HERON DESCRIBED
PROPERTY APPEARS TO BE IN -
FLOOD ZONE: AE 7'



LOCATION MAP - NTS

NORTH
ASSUMED FROM PLAT

SCALE: 1" = 20'



LEGAL DESCRIPTION -

The Island of Key West and known on William A. Whitehead's Map of said island, delineated in February A.D. 1829 as part of Tract Twenty-eight (28) but now better known and described as Lot Seventy-One, (71) of block One (1) of said Tract Twenty-eight (28), made for Key West Land Buyers Anonymous Association, plat of which is recorded in Plat Book One, Page 22, of the Public Records of Monroe County, Florida.

CERTIFIED TO -

PAM SANDS

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

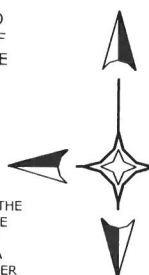
BFP = BACK-FLOW PREVENTER	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BO = BLOW OUT	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
C = CALCULATED	GW = GUY WIRE	PT = POINT OF TANGENT
C&G = 2' CONCRETE CURB & GUTTER	HB = HOSE BIB	R = RADIUS
CB = CONCRETE BLOCK	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	ROWL = RIGHT OF WAY LINE
CBRW = CONCRETE BLOCK RETAINING WALL	L = ARC LENGTH	R/W = RIGHT OF WAY
CI = CURB INLET	LE = LOWER ENCLOSURE	SCO = SANITARY CLEAN-OUT
CL = CENTERLINE	LP = LIGHT POLE	SMH = SANITARY MANHOLE
CLF = CHAINLINK FENCE	LS = LANDSCAPING	SPV = SPRINKLER CONTROL VALVE
CM = CONCRETE MONUMENT	M = MEASURED	SV = SEWER VALVE
CONC = CONCRETE	MB = MAILBOX	TB = TELEPHONE BOX
C/S = CONCRETE SLAB	MHWL = MEAN HIGH WATER LINE	TBM = TIDAL BENCHMARK
CVRD = COVERED	MTLF = METAL FENCE	TMH = TELEPHONE MANHOLE
D = DEED	NAVD = NORTH AMERICAN	TOB = TOP OF BANK
DELTA = DELTA ANGLE	NGVD = NATIONAL GEODETIC	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT		TS = TRAFFIC SIGN
DMH = DRAINAGE MANHOLE	NTS = NOT TO SCALE	TYP = TYPICAL
EB = ELECTRIC BOX	OHW = OVERHEAD WIRES	UEASE = UTILITY EASEMENT
EL = ELEVATION	P = PLAT	UPC = CONCRETE UTILITY POLE
ELEV = ELEVATED	P&M = PLAT & MEASURED	UPM = METAL UTILITY POLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	UPW = WOOD UTILITY POLE
FFE = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	VB = VIDEO BOX
FH = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WD = WOOD DECK
FI = FENCE INSIDE	PI = POINT OF INTERSECTION	WDF = WOOD FENCE
FND = FOUND	PK = PARKER KALON NAIL	WL = WOOD LANDING
FO = FENCE OUTSIDE	PM = PARKING METER	WM = WATER METER
FOL = FENCE ON LINE	POB = POINT OF BEGINNING	WRACK LINE = LINE OF DEBRIS ON SHORE
GB = GRADE BREAK	POC = POINT OF COMMENCEMENT	WV = WATER VALVE

SCALE: 1"=20'
FIELD WORK DATE 05/30/14
REVISION DATE -/-
SHEET 1 OF 1
DRAWN BY: GF
CHECKED BY: RR
INVOICE #: 14051203

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



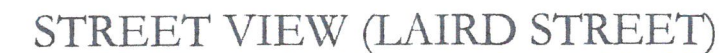
REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

1411 LAIRD ST. KEY WEST, FLORIDA 33040

SURVEY



7. Verify underground utilities before construction
8. Obtain approval from architect or owner, as applicable, prior to modifying building components, systems and items not identified prior to adjusting any and all other field conditions required to fit plans.
9. Concrete to be 3000 psi min.
10. All work to be done within the property lines
11. Pool to be grounded per 2017 FBC at all noted locations and electrical work to meet 2017 6th edition

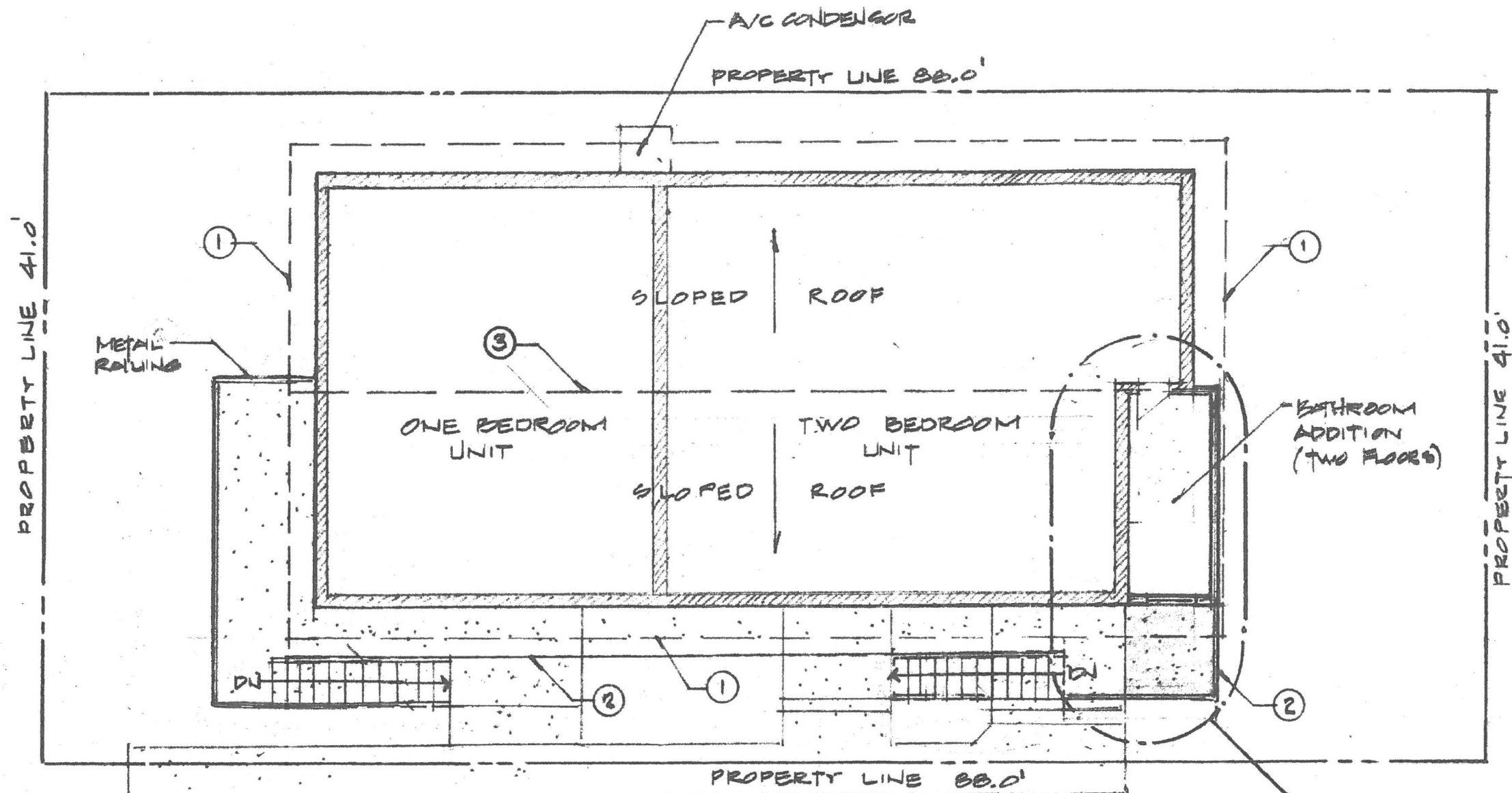
SITE DATA			
Zoning	SF	Variance Req.	
FEMA Flood Zone	AE-G		
Lot Size Overall	3608 SF.		
Building Coverage			
Allowed:	35% (1262 S.F.)		
Existing:	45% (1636 S.F.)		
Proposed:	48% (1731 S.F.)	YES	
Impervious Ratio			
Allowed:	50% (1804 S.F.)		
Existing:	56% (2042 S.F.)		
Proposed:	58% (2107 S.F.)	YES	
Open Space			
Min. Allowed:	35% (1307 S.F.)		
Existing:	40% (1501 S.F.)		
Proposed:	40% (1501 S.F.)	NO	
Setbacks	Allowed	Existing	Proposed
Front	20'	10'	NO
Side	5'	33'	NO
Side	5'	5'	NO
Rear	25'	16.3'	YES

WILLIAM ROWAN N
ARCHITECTURE

321 PEACON LANE
505 SW 3784

KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

C
OF 9



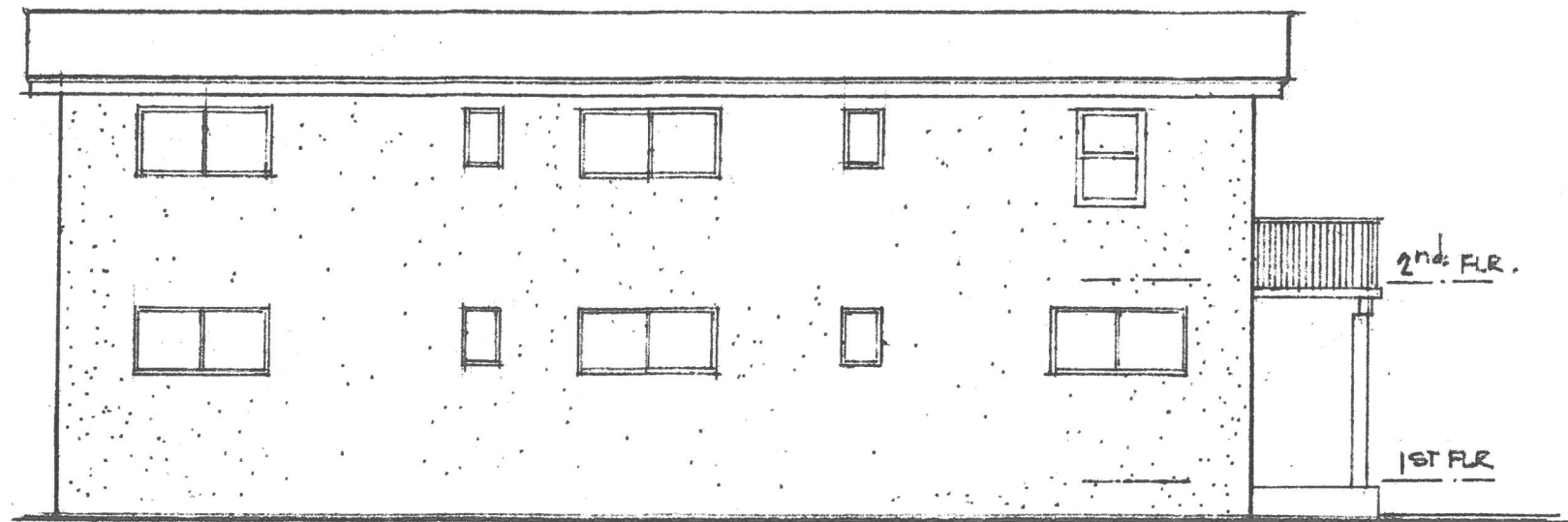
SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0" FIRST FLOOR SIMILAR

- 1. OVERHANG EXISTING/PROPOSED (ROOF)
- 2. SECOND FLOOR OVERHANGS (FLOOR)
 EXISTING - PROPOSED (SHADED)
- 3. NEW ROOF RIDGE

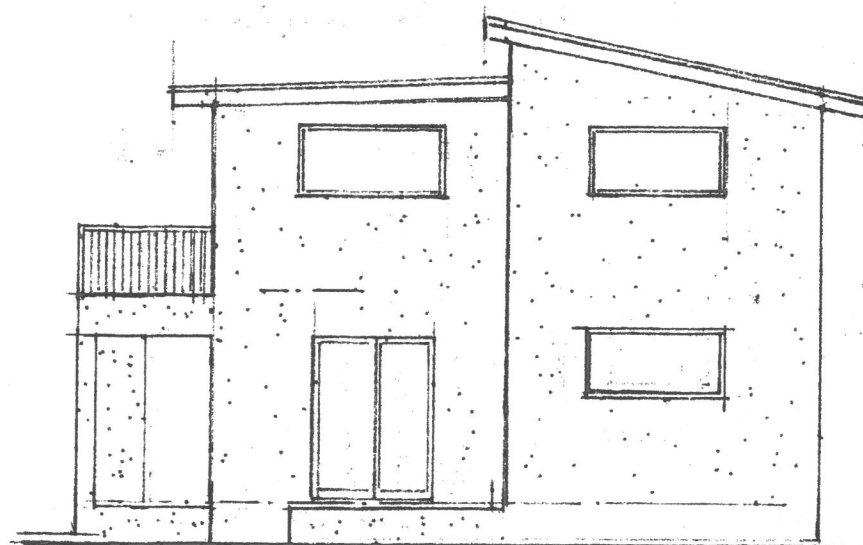
PROPOSED



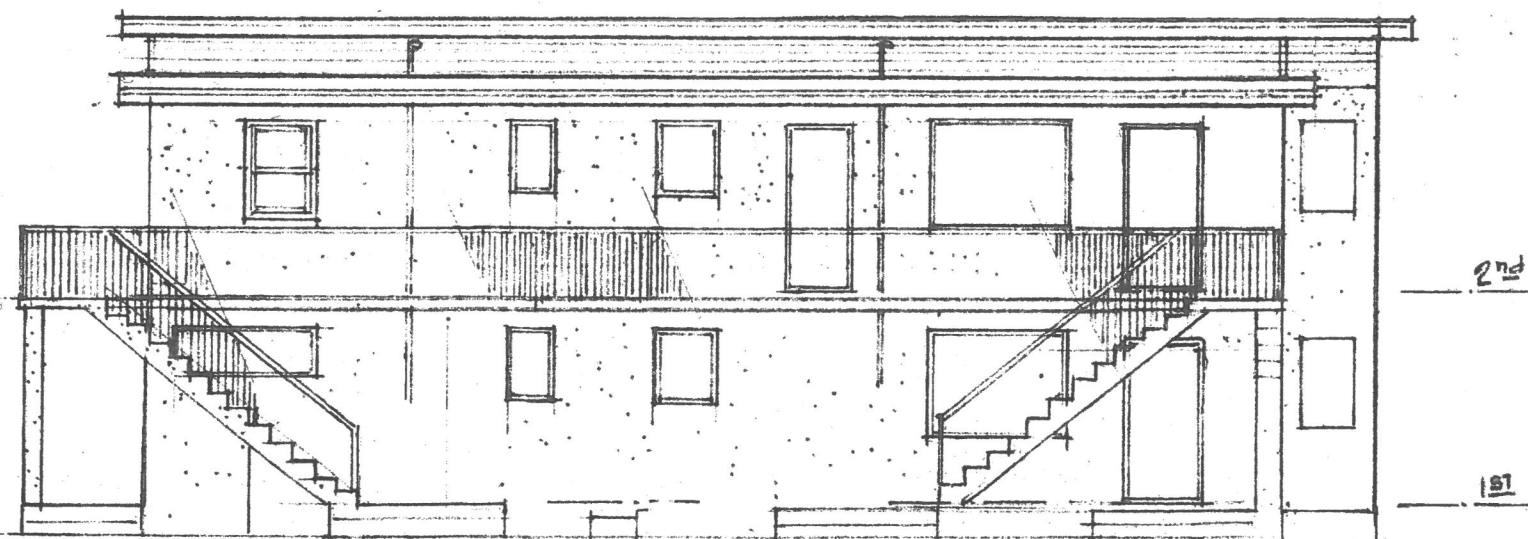
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXISTING
SCALE 1/8"

SANDS RESIDENCE
BATHROOM ADDITIONS & INTERIOR UPGRADES
1411 LAIRD ST. KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE
321 PEACOCK LANE
305.296.1794
KEY WEST, FLORIDA
FLORIDA LICENSE AR0017751

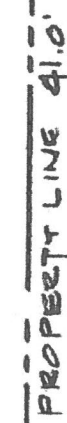
PROJECT NO.

DATE 10-31-2019

A-2

3 OF 9

1



-

FIRST FLOOR SIMILAR

4 OF 9

Site Visit

Additional Information

11/05/2019

Monroe County FL

Neighborhood: 6157

User Acct: 1060691

Account#: 1060691

ParcelID: 00060230-000000

Location: 1411 LAIRD ST KEY WEST 33040

Printed By: SYOEST


Patriot
Properties Inc.

Current Owner **Percent**
SANDS ELDINE REV LIV TRUST 100

C/O SANDS TOBIN SUCCESSOR TRUSTEE 369
Greencastle Dr, Jacksonville, FL 32225-6510

Previous Value Information

TaxYr	Cat	Use	Bldg Val	Yard	Land Size	Land Val	Total Val	Ass'd Val	Ex Amt	Taxable
2019	NIGH	0800	177,340	627	0.08	254,797	432,764	432,764	0	432,764
2018	2ND	0800	181,195	627	0.08	264,448	446,270	446,270	0	446,270
2017	2ND	0800	181,195	627	0.08	262,518	444,340	425,385	0	444,340
2016	2ND	0800	164,306	627	0.00	293,403	458,336	386,714	0	458,336
2015	F	0800	167,706	545	0.00	183,308	351,559	351,559	0	351,559
2014	F	0800	255,063	496	0.00	81,041	336,600	336,600	0	336,600
2013	F	0800	258,611	496	0.00	81,041	340,148	340,148	0	340,148
2012	F	0800	258,870	496	0.00	81,034	340,400	340,400	0	340,400
2011	F	0800	262,677	496	0.00	69,464	332,637	332,637	0	332,637

General Notes

Exemption Data

Code Desc.

Sales Information

Grantor	Legal Ref	Type	SaleDate	NAL	SalePrice	V	Verif
	2405-1680	QC	12/17/2008	J	100	N	

Legal Description

KW LAND BUYERS ASSN PB1-22 LOT 71 SQR 1 TR 28 G38-413/14 OR1048-1734/35 OR1362-2221/22
OR1381-292D/C OR2251-1884 OR2405-1680 OR2515-640D/C

Asr Map:

GIS 1:

GIS 2:

Reval Dist:

Activity Information

Date	Results	By
03/13/2015		

Building Permit Information

Date	Number	Amount	Closed Date	Status	General Notes
12/12/2013	13-5146	900		E	
03/27/2012	12-849	8,200		E	
10/11/2011	11-3684	6,900	12/03/2013	C	

Land Data (1st 7 lines)

Line	Use	Description	Units	Depth	Unit Type	Land Type	Neigh
1	080D	MULTI RES DRY	3,608.000	88.00	SF		6157-080D

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

ATTACHMENT C

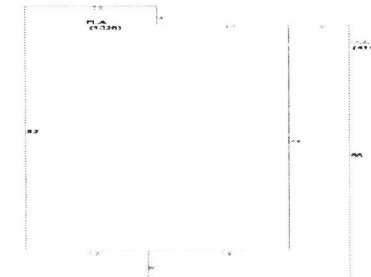
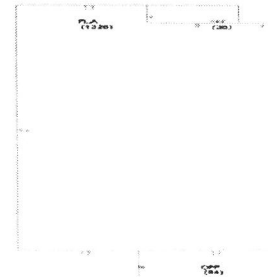
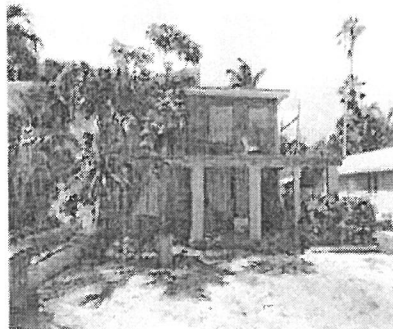
Acct # 1060691 Bldg Seq 1 Of 1

Residential Units

Exterior Information			Bath Features (Rating)		Condo Information		Other Features (Rating)		Depreciation		%	Description	Units	Rms	Bed	Floor	Lvl	Inc	Type
Bld Type	R4	M.F. - R4	Full Bath	4	Location		Kitchens	4	PhysCond	POOR	55.00		0	0	4				
Stry Ht	2		Addtl		Tot Units		Ad Kit		Func										
Liv Units	4		3/4 Bath		Floor Level		Frpls	0	Econ										
Foundation	5	CONCR FTR	Addtl		Num Floors		WSFlue		Spec										
Frame			1/2 Bath	0	% Own				OV										
Wall	5	C.B.S.	Addtl		Name														

General Information

Grade 450
 Year Blt 1958 Eff Yr Blt 1958
 Alt LUC 0%
 Jurisdct Fact 1.00
 Constr Mod
 Commercial Units



Interior Information

Avg Ht/FL
 Prime Wall 2 WALL BD/WD WAL
 Prime Fl 4 CONC ABOVE GRD
 Bsmt Floor
 Subfloor
 Heat Fuel 4 NONE
 Heat Type 1 NONE
 # Heat Sys
 % Heated 0 % A/C
 % Sprinkled % Ctrl Vac

Alternate Area Detail

SubArea	% AltType	%
---------	-----------	---

Sub Area Detail - 1st 10 lines Displayed

Code	Desc.	F.Area	Area
FLA	FLOOR LIV AREA	2,652	2,652
OUI	OP PR UNFIN UL	0	414
OPF	OP PRCH FIN LL	0	84
SPF	SC PRCH FIN LL	0	36

Special Features / Yard Items (1st 12 Lines Displayed)

Code	SFYIDesc	A	Y/S	Qty	Size	Qual	Con	Year	D/S	Dep%	LUC	L.Fa	NB	N.Fac	Juris	J.Fact
------	----------	---	-----	-----	------	------	-----	------	-----	------	-----	------	----	-------	-------	--------