



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule	
Variance Application Fee	\$ 2,680.19
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 3,191.01

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 5,360.39
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 5,871.21

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- 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.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- 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 include the following with this application:

1. A copy of the most recent 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.
3. Sign and Sealed site plan(s) 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 exist, 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. A survey of the property no more than ten years old
5. Elevation drawings or 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 version of application and all required materials submitted to the Planning Department

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.

For assistance, please call the Planning Department at (305) 809-3764.



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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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 3632 Sunrise Dr, Key West, FL 33040

Zoning District: SF

Real Estate (RE) #: 00071670-000000

Property located within the Historic District? Yes No

APPLICANT:

Owner

Authorized Representative

Name: Rick Luna Mailing Address: 3632 Sunrise Dr

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: (208) 630-4306 Office: _____ Fax: _____

Email: Rick.Luna@nascousa.com

PROPERTY OWNER: (if different than above)

Name: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: _____

An Addition of bathroom to the existing downstairs bedroom, relocation of pool equipment to accommodate new bathroom and associated sidewalks

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

Maximum ISR. Required 50%, Existing 50.19%, Proposed 52.9%

Maximum Building Coverage: Required 35%; Existing 34.18%; Proposed 35.51%

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

If yes, please describe and attach relevant documents: _____

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
 Yes No

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

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	AE8			
Size of Site	+/-9,728.1 SQ.FT			
Height	25+5FT	+/-18.5 FT	NO CHANGES	NO
Front Setback	30FT/20FT	13FT	NO CHANGES	NO
Side Setback	5'-0"	18'-2"	15'-0"	NO
Side Setback	5'-0"	0'-0"	NO CHANGES	NO
Street Side Setback	N/A	N/A	N/A	NO
Rear Setback	25'-0"	33'-2"	NO CHANGES	NO
F.A.R	N/A	N/A	N/A	NO
Building Coverage	35%	34.18%	35.51%	YES
Impervious Surface	50%	50.19%	52.9%	YES
Parking	2	2	NO CHANGES	NO
Handicap Parking	N/A	N/A	N/A	NO
Bicycle Parking	N/A	N/A	N/A	NO
Open Space/ Landscaping	35%	37.64%	35%	NO
Number and type of units	1 RESIDENCE	1	NO CHANGES	NO
Consumption Area or Number of seats	N/A	N/A	N/A	NO

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: Please print your responses.

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.

Special circumstances exist. The existing was constructed in 1953 with numerous remodelings, additions and alterations. Historically builded-out on the property with one part of the house one story and one two story. Master bedroom is located on the second elevated level and need for a ground level master bedroom exists.

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 have not been created by the applicant. New owner purchased the property in 2024 and haven't created existing conditions.

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.

Special privileges not conferred. Similar conditions and non-conformities exist and are approved 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.

Hardship conditions exist. The literal interpretation of the provisions of the land development regulations limits the beneficial use of the property basic amenities commonly enjoyed by other properties in this zoning district.

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.

Only minimum variances are requested that will make the reasonable use of the land.

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.

No injury to the public welfare is created.

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.

Existing nonconforming uses of other properties are not considered as the basis of this 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 materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request

In the past few years I have been experiencing pain in my lower extremities. On November 28th of last year I had a total hip replacement done, and have been trying to understand the underlying issues for the pain. After multiple doctors appointments, I was referred to Dr. Mario Saporta of the Desai Sethi Medical Center (University of Miami), who ranks as one of the top specialists in the country for CMT diagnosis. After meeting with Dr. Saporta and doing many physical and neurological tests, it was believed that I indeed have CMT. This however can only be confirmed (and the strain identified) through genetic testing. That testing was completed and the results confirmed this diagnosis on January 12th of this year (attached for reference).

The result of this diagnosis is unfortunately, continued degradation of my neurological system in my lower extremities and continued deforming bone structure, as I age. Within the next 5 years it will likely be necessary to have a back surgery, as well as my other hip replaced as a result. An additional impact of CMT is called "foot drop" which makes it much more likely for me to experience trips and falls as I age, with stairs becoming much more dangerous.

I am requesting this variance as I purchased my home in Key West prior to this diagnosis. Our master bedroom is currently on the second level of the home, and for safety reasons I would like to be on the lower level. With this approval, I would expand an existing bedroom on the first level of my home so that I can move my master bedroom into that space which will create a much safer option for me as I age.

Thank you for your consideration.

Rick L. Luna
3632 Sunrise Dr. Key West



**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, Rick and Crystal J. Luna authorize
Please Print Name(s) of Owner(s) as appears on the deed

Rick Luna
Please Print Name of Representative

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

[Signature] [Signature]
Signature of Owner *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 3/17/2026
Date

by Rick Luna
Name of Owner

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

[Signature]
Notary's Signature and Seal

Oksana Holinei
Name of Acknowledger typed, printed or stamped



Oksana Holinei
Comm.: HH 750462
Expires: Dec. 18, 2029
Notary Public - State of Florida

HH 750462
Commission Number, if any



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Rick Luna, in my capacity as owner
(print name) *(print position; president, managing member)*
of Rick + Crystal Luna 3632 Sunrise Drive
(print name of entity)

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:

3632 Sunrise Drive Key West FL
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

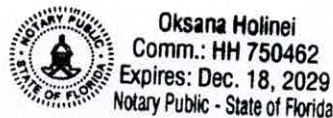
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 17 March 2026 by
Rickie Lee Luna
Name of Applicant

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

Notary's Signature and Seal

Oksana Holinei
Name of Acknowledger typed, printed or stamped



HH 750462
Commission Number, if any

Prepared by and return to:

Gregory S. Oropeza

Attorney

Oropeza Stones & Cardenas, P.L.L.C.

221 Simonton Street

Key West, FL 33040

(305) 294-0252

File Number: 24-131

Consideration: \$3,000,000.00

Parcel Identification No.: 00071670-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 29th day of **March, 2024** between **Eric Mealus and Joel Cognevich, A Married Couple** whose post office address is **3632 Sunrise Drive, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **Rick Luna and Crystal J. Luna, Husband and Wife** whose post office address is **200 Cogswell Ln, Kingston, ID 83839** of the County of **Shoshone**, State of **Idaho**, 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 14, Block 5, Sunrise Shores, according to the Plat thereof as recorded in Plat Book 2, Page 164, Public Records of Monroe County, Florida.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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:

[Signature]
Witness
Printed Name: Gregory Oropeza
Address: 221 Simonon St
Key West FL 33040

[Signature: Eric Mealus]
Eric Mealus

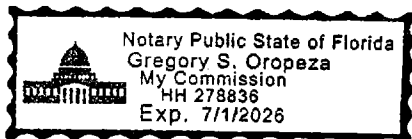
[Signature: Taylor Noe]
Witness
Printed Name: Taylor Noe
Address: 221 Simonon St
Key West, FL 33040

[Signature: Joel Cognevich]
Joel Cognevich

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of March, 2024 by Eric Mealus and Joel Cognevich, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

Monroe County, FL

** PROPERTY RECORD CARD **

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 00071670-000000
 Account# 1075493
 Property ID 1075493
 Millage Group 10KW
 Location 3632 SUNRISE Dr, KEY WEST
 Address
 Legal BK 5 LT 14 KW SUNRISE SHORES PB2-164 OR218-549 OR523-21 OR909-2427L/E OR1046-1117 OR1312-791 OR1793-657/76F/J OR1800-1107 OR2071-402 OR2300-613 OR2475-1584 OR2488-883 OR2826-1472 OR3269-1990
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6257
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Sunrise Shores
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

LUNA RICK LUNA CRYSTAL J
 PO Box 178 PO Box 178
 Kingston ID 83839 Kingston ID 83839

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$701,499	\$444,609	\$368,666	\$373,786
+ Market Misc Value	\$109,898	\$85,376	\$73,537	\$75,570
+ Market Land Value	\$1,603,768	\$1,478,894	\$1,713,950	\$1,077,340
= Just Market Value	\$2,415,165	\$2,008,879	\$2,156,153	\$1,526,696
= Total Assessed Value	\$2,415,165	\$1,381,049	\$1,340,825	\$1,301,772
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$2,415,165	\$1,356,049	\$1,315,825	\$1,276,772

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,478,894	\$444,609	\$85,376	\$2,008,879	\$1,381,049	\$25,000	\$1,356,049	\$500,000
2023	\$1,713,950	\$368,666	\$73,537	\$2,156,153	\$1,340,825	\$25,000	\$1,315,825	\$500,000
2022	\$1,077,340	\$373,786	\$75,570	\$1,526,696	\$1,301,772	\$25,000	\$1,276,772	\$224,924
2021	\$920,636	\$326,223	\$77,254	\$1,324,113	\$1,263,857	\$25,000	\$1,238,857	\$60,256
2020	\$940,224	\$335,040	\$75,035	\$1,350,299	\$1,246,408	\$25,000	\$1,221,408	\$103,891
2019	\$925,533	\$343,857	\$76,819	\$1,346,209	\$1,218,386	\$25,000	\$1,193,386	\$127,823
2018	\$881,460	\$361,490	\$75,897	\$1,318,847	\$1,195,669	\$25,000	\$1,170,669	\$123,178

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	9,794.00	Square Foot	97.5	100.5

Buildings

Building ID	5893	Exterior Walls	CUSTOM
Style	2 STORY ON GRADE	Year Built	1953
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2020
Building Name		Foundation	CONCR FTR
Gross Sq Ft	3529	Roof Type	GABLE/HIP
Finished Sq Ft	2448	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC ABOVE GRD
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	306	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	4	Grade	650
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	260	0	66
SPX	EXEC SC PORCH	412	0	108
DUF	FIN DET UTILIT	60	0	32
FLA	FLOOR LIV AREA	2,448	2,448	306
OPF	OP PRCH FIN LL	237	0	82
SBF	UTIL FIN BLK	112	0	46
TOTAL		3,529	2,448	640

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	1979	1980	8 x 24	1	192 SF	2
CONC PATIO	1996	1997	4 x 45	1	180 SF	2
CONC PATIO	2006	2007	15 x 41	1	615 SF	2
WATER FEATURE	2006	2007	0 x 0	0	1 UT	3
BOAT LIFT	2017	2017	0 x 0	1	1 UT	2
FENCES	1979	1980	4 x 12	1	48 SF	5
FENCES	1996	1997	6 x 98	1	588 SF	5
TIKI	2006	2025	12 x 14	1	168 SF	3
CUSTOM POOL	2006	2007	30 x 15	1	450 SF	5
RW2	1975	1976	2 x 99	1	198 SF	3
SEAWALL	1975	1976	2 x 99	1	198 SF	3
CONCRETE DOCK	1975	1976	5 x 99	1	495 SF	1
WOOD DECK	2006	2007	0 x 0	1	800 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/29/2024	\$3,000,000	Warranty Deed	2456862	3269	1990	01 - Qualified	Improved		
11/18/2016	\$1,345,500	Warranty Deed	2100053	2826	1472	02 - Qualified	Improved	FITTON JAMES O AND PEGIL	
8/31/2010	\$750,000	Warranty Deed		2488	883	01 - Qualified	Improved		
5/17/2010	\$1,000,000	Warranty Deed		2475	1584	12 - Unqualified	Improved		
12/27/2004	\$1,450,000	Warranty Deed		2071	402	Q - Qualified	Improved		
6/1/1994	\$240,000	Warranty Deed		1312	0791	Q - Qualified	Improved		
5/1/1984	\$1	Warranty Deed		909	2427	U - Unqualified	Improved		

Permits

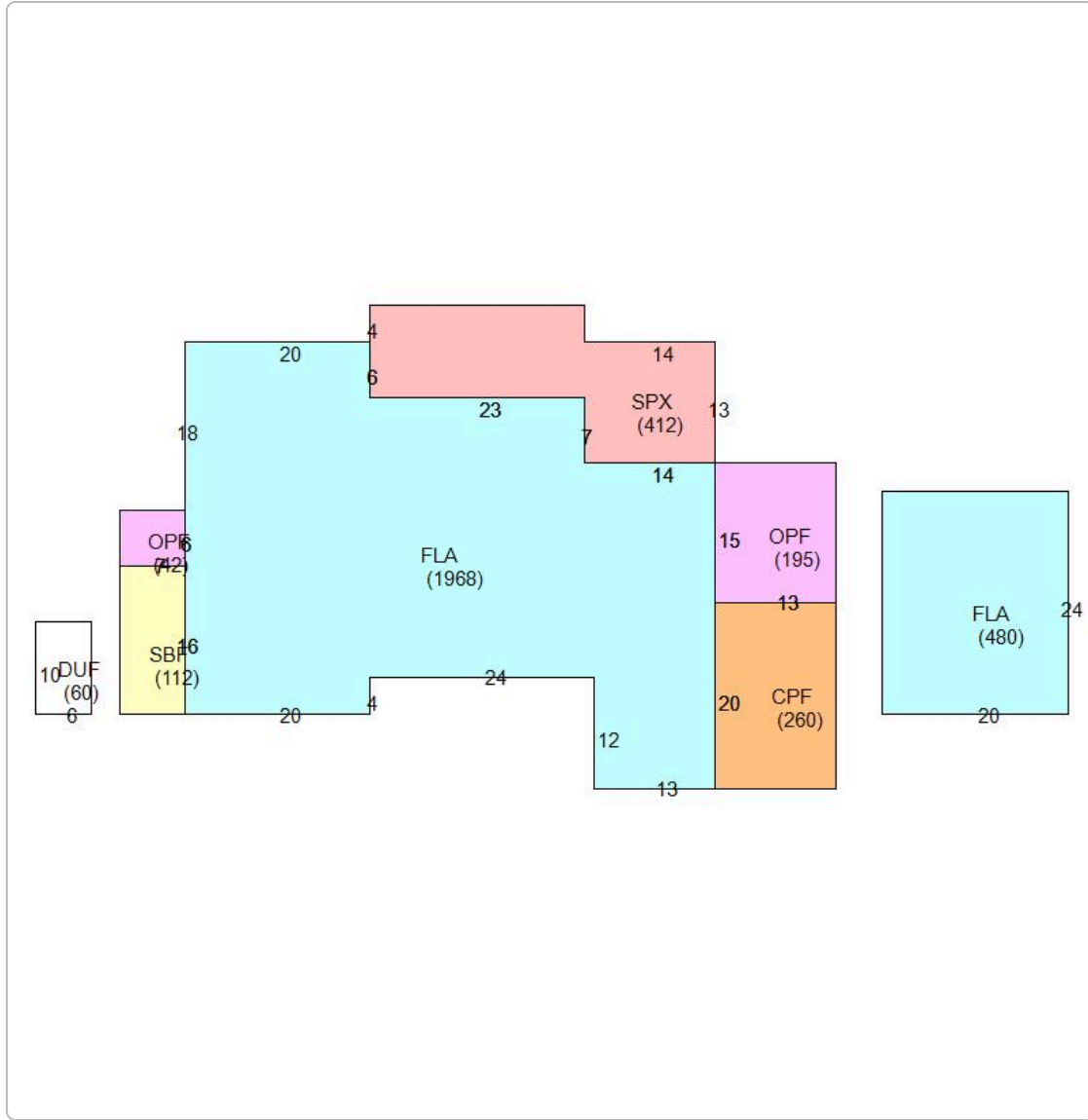
Number	Date Issued	Status	Amount	Permit Type	Notes
25-1446	06/25/2025	Completed	\$30,000	Residential	Remove and replace rear wood deck boards with composite
20-0176	02/10/2020	Completed	\$16,000	Residential	RENOVATION EXTERIOR
20-0179	02/10/2020	Completed	\$5,500	Residential	FENCE
20-0321	02/10/2020	Completed	\$0	Residential	REPAIR AND REPLACE 97.5 LF OF DOCK
19-3489	10/09/2019	Completed	\$0	Residential	EMERGENCY Permit ** Replace 1st and 2nd Floor air handlers, 1 Wall mount air handler, and condenser is being relocated about 6 feet.
19-3402	09/24/2019	Completed	\$0	Residential	MOVE THE DISCONNECT FOR THE EXISTING A/C CONDENSING UNIT TO THE NEW CONDENSING LOCATION
17-1002	03/15/2017	Completed	\$1,250	Residential	ELECTRICAL CIRCUIT TO NEW BOAT LIFT THAT IS TO BE INSTALLED BY PROFESSIONAL MARINE BOATLIFTS ON PERMIT #17-324.

Number	Date Issued	Status	Amount	Permit Type	Notes
17-0324	02/08/2017	Completed	\$7,500	Residential	1/27/17-INSTALL ELEVATOR STYLE BOATLIFT.
13-0630	02/20/2013	Completed	\$100	Residential	ELIMINATING CONCRETE/KEYSTONE DECKING. REPLACING WITH WOOD DECKING.
13-0459	02/06/2013	Completed	\$100	Residential	15' X 30' POOL W/WATERFALL & 562 S.F. KEYSTONE DECK
13-0461	02/06/2013	Completed	\$100	Residential	INSTALL INTERIOR PARTITIONS SHEETROCK REPAIR & EXTERIOR WALL STUCCO PATCH, NEW DOORS
12-3997	11/06/2012	Completed	\$100	Residential	EXTEND PERMIT #06-2588 FOR FINAL INPSECTION, ELECTRICAL INSTALLATION FOR NEW POOL
12-1985	10/25/2012	Completed	\$9,700	Residential	REVISION #1: REPLACE 2x6 SIL PLATE, STUDS ALONG SIDE OF OLD ONES, NEW INSULATION, NEW PLYWOOD EXT, WIRE LATHE W/MOISTURE BARRIER, STUCCO REPAIRED WALL, PAINT REPAIRS
06-3122	05/31/2006	Completed	\$12,000	Residential	REVISION TO PERMIT: ELIMINATE KEYSTONE DECK, REPLACE W/ WOOD DECK.
06-2588	04/25/2006	Completed	\$2,300	Residential	INSTALL ELECTRIC FOR POOL.
06-2016	03/31/2006	Completed	\$50,000	Residential	BUILD 15' X 30' POOL W/ WATERFALL & KEYSTONE DECK.
06-2126	03/31/2006	Completed	\$2,500	Residential	INSTALL CONCRETE DRIVEWAY 15' x 41'
03-2172	06/26/2003	Completed	\$29,200	Residential	RENOVATE MASTER BED/BATH
0003740	11/03/2001	Completed	\$11,563	Residential	V-CRIMP ROOF
9604831	12/01/1996	Completed	\$12,000	Residential	REPAIR/REMODELING
9604831	12/01/1996	Completed	\$6,000	Residential	NEW CONSTRUCTION/ADDITION
9603358	08/01/1996	Completed	\$7,000	Residential	MECHANICAL,A/C
9602987	07/01/1996	Completed	\$1,200	Residential	NEW ROOF
9603061	07/01/1996	Completed	\$200	Residential	ELECTRICAL
9603185	07/01/1996	Completed	\$5,000	Residential	ELECTRICAL
9602665	06/01/1996	Completed	\$34,200	Residential	RENOVATIONS
B941995	06/01/1994	Completed	\$3,200	Residential	REPLACE 50LF TIE BEAM,2CL
B942003	06/01/1994	Completed	\$12,000	Residential	CONVERT GBF TO FLA,AD SBF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

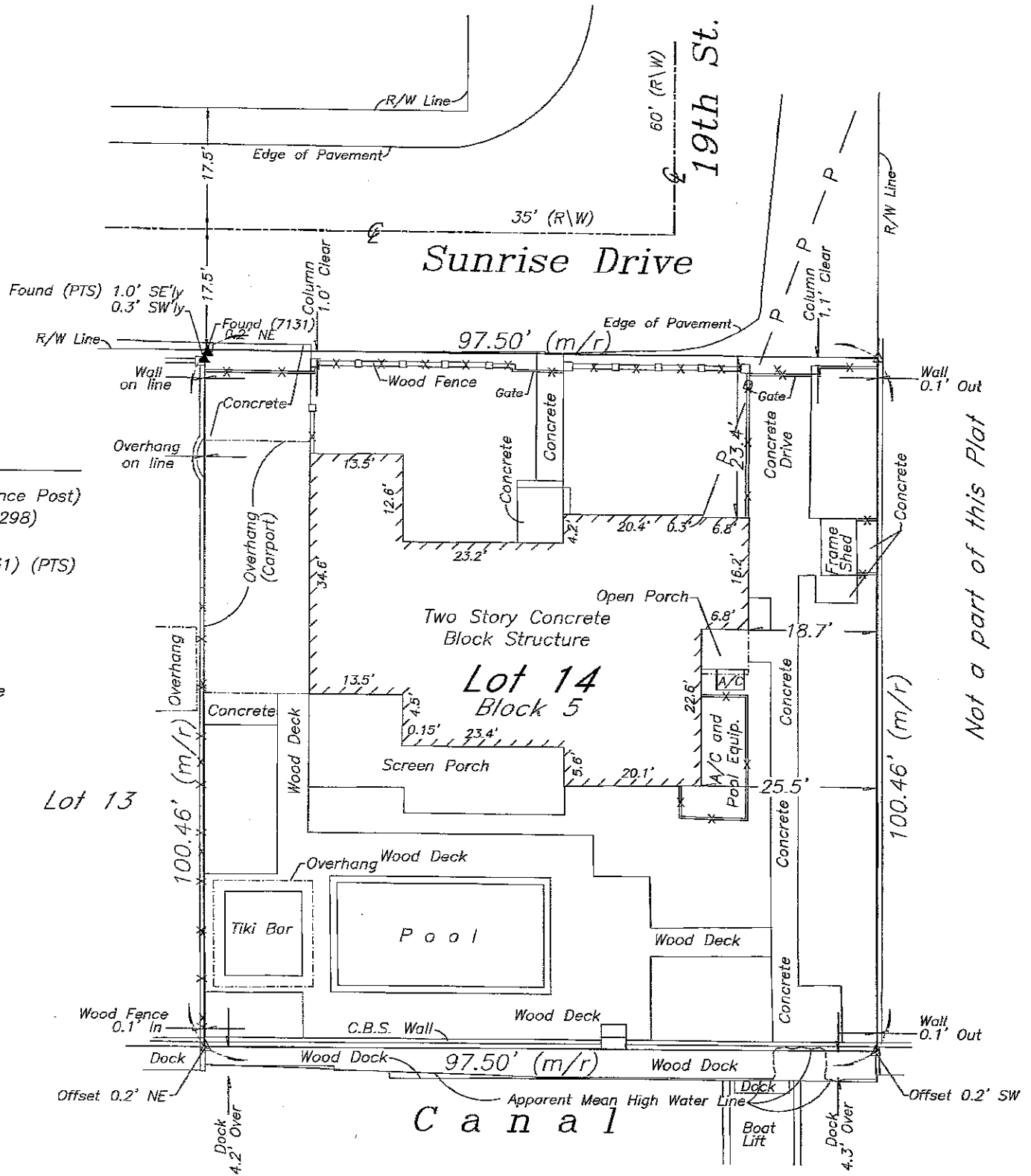
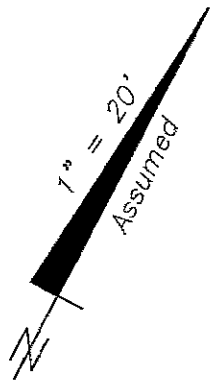
The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/10/2026, 2:07:54 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEO SPATIAL

Boundary Survey Map of Lot 14, Block 5, SUNRISE SHORES



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod
- ▲ Found Nail & Disc (7131) (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

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 3632 Sunrise Drive, 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. Adjoiners were not furnished.
9. Date of field work: November 4, 2024.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. The "Apparent Mean High Water Line" shown hereon does purport to establish the actual Mean High Water Line for tidal boundary purposes.

BOUNDARY SURVEY OF: Lot 14, Block 5, SUNRISE SHORES, according to the Plat thereof, recorded in Plat Book 2, Page 164, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Rick Luna;

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

November 28, 2024

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



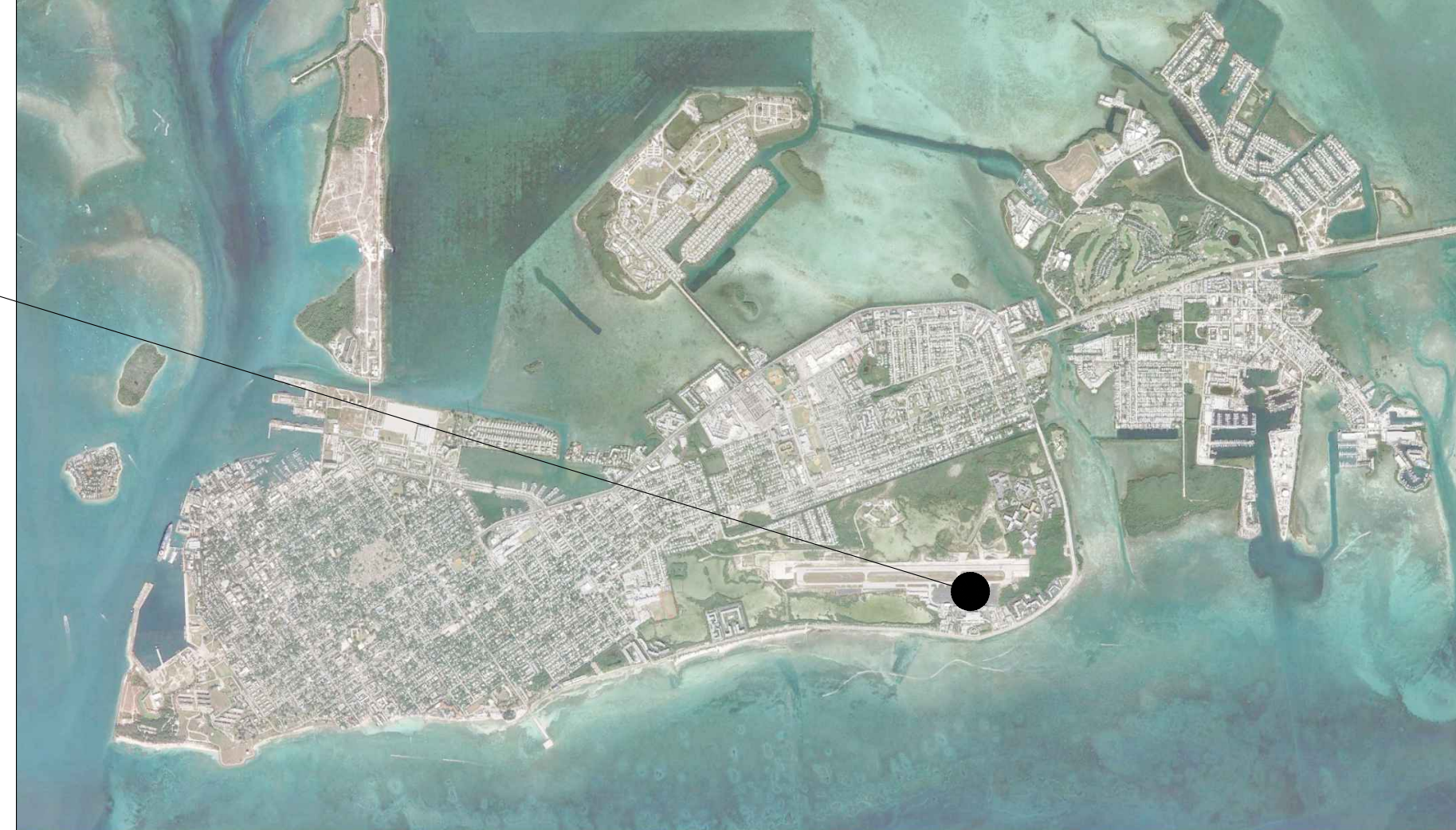
Professional Surveyor & Mapper
PSM #6298

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

10735

VARIANCE APPLICATION PLANS FOR ADDITION

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
3632 SUNRISE DR,
KEY WEST, FL 33040

CLIENT:
RICK LUNA

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SERGE MARSTADT
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71280

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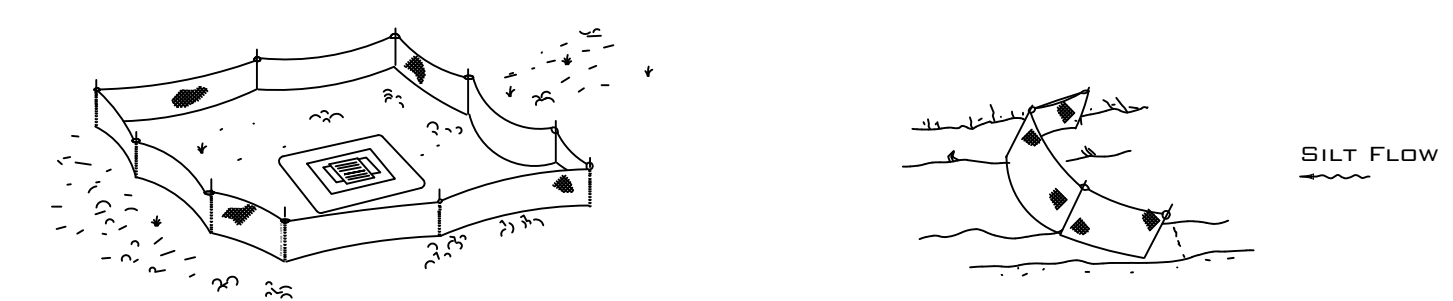
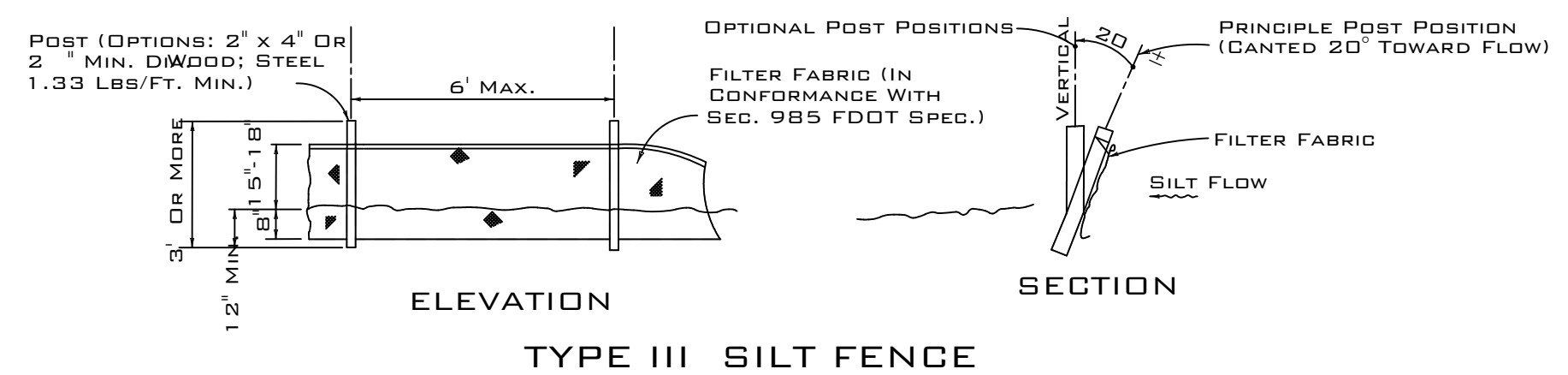
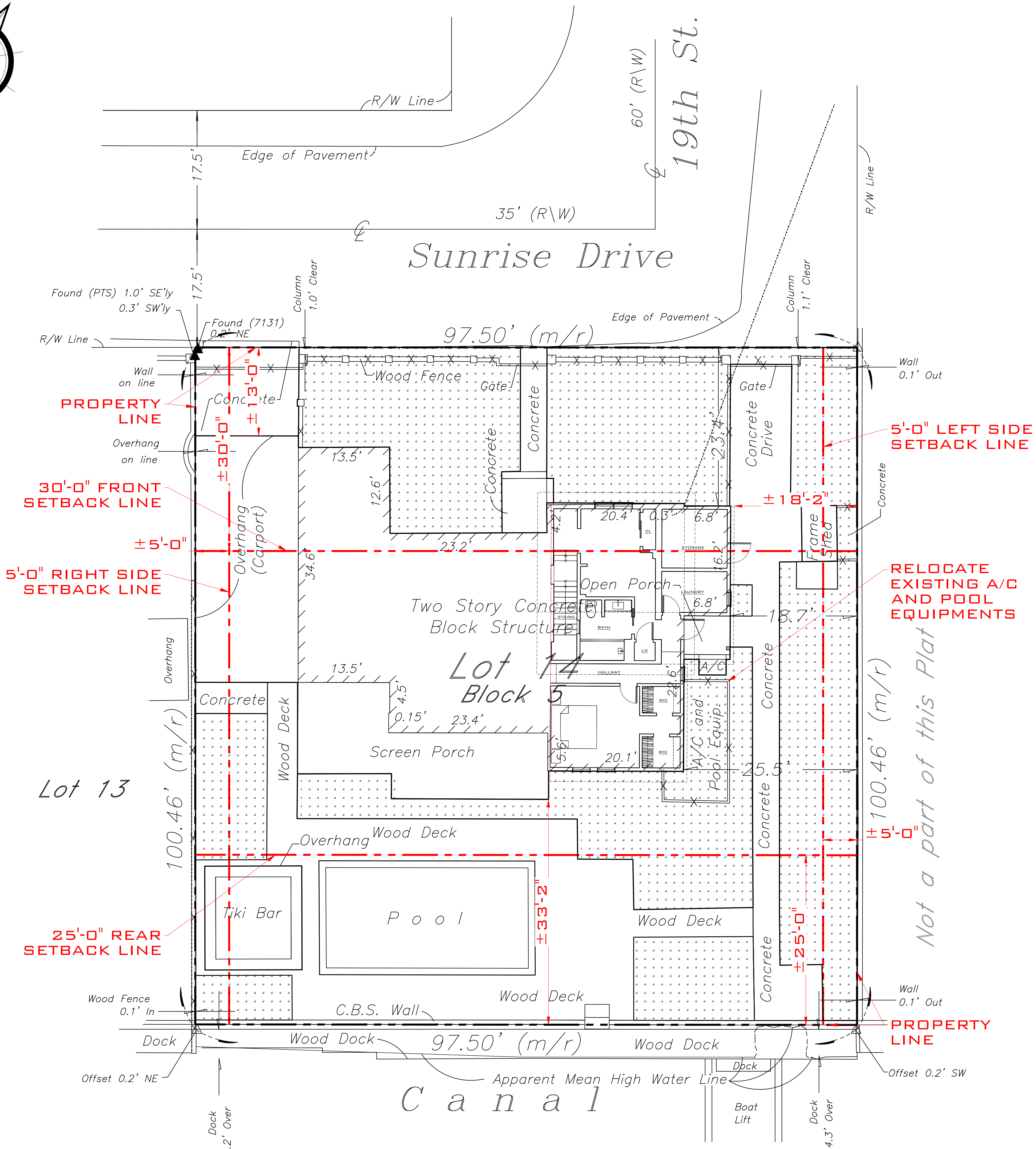
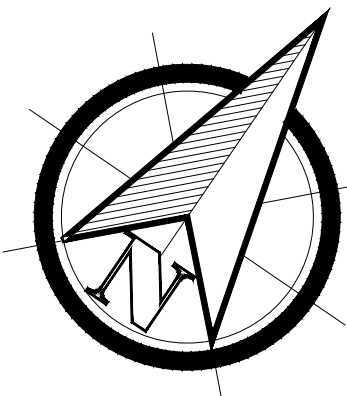
CLIENT:
RICK LUNA

PROJECT:
3632 SUNRISE DR

SITE:
**3632 SUNRISE DR,
KEY WEST, FL 33040**

TITLE:
COVER

SCALE	BY	DATE	DATE	DATE	DATE
AS SHOWN	DA	03/02/26	DA	SAM	
PROJECT NO.	2506-08	DATE	03/02/26	REVISION	1



DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

EXISTING SITE PLAN / DEMO
SCALE: 1/8" = 1'-0"

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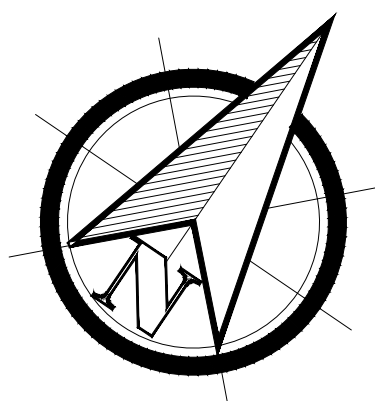
CLIENT:
RICK LUNA

PROJECT:
3632 SUNRISE DR

DATE:
**3632 SUNRISE DR,
KEY WEST, FL 33040**

TITLE:
EXISTING SITE PLAN

SCALE BY USER	DATE	DESIGN	CHECKED
AS SHOWN	03/02/26	CA	SAM
PROJECT NO.	2506-08	DATE	1



SITE DATA:

TOTAL SITE AREA: ±9,728.1 SQ.FT

LAND USE: SF (SINGLE FAMILY RESIDENTIAL)

FLOOD ZONE: AEB

SETBACKS

FRONT:
 REQUIRED: 30'-0"
 EXISTING: ±13'-0"
 PROPOSED: (NO CHANGES)

LEFT SIDE:
 REQUIRED: 5'-0"
 EXISTING: ±18'-2"
 PROPOSED: ±15'-0"

RIGHT SIDE:
 REQUIRED: 5'-0"
 EXISTING: ±0'-0"
 PROPOSED: (NO CHANGES)

REAR:
 REQUIRED: 25'-0"
 EXISTING: ±33'-2"
 PROPOSED: (NO CHANGES)

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 50% (4,864.05 SQ.FT.)
 EXISTING: 50.19% (±4,883.1 SQ.FT.)
 PROPOSED: 52.9% (±5,145.0 SQ.FT.) (VARIANCE REQUIRED)

MAXIMUM BUILDING COVERAGE:

REQUIRED: 35% (3,404.83 SQ.FT.)
 EXISTING: 34.18% (±3,325.0 SQ.FT.)
 PROPOSED: 35.51% (±3,455.1 SQ.FT.) (VARIANCE REQUIRED)

OPEN SPACE MINIMUM:

REQUIRED: 35% (3,404.83 SQ.FT.)
 EXISTING: 37.64% (±3,662.3 SQ.FT.)
 PROPOSED: 35.0% (±3,405.0 SQ.FT.)

SITE DRAINAGE CALCULATIONS:

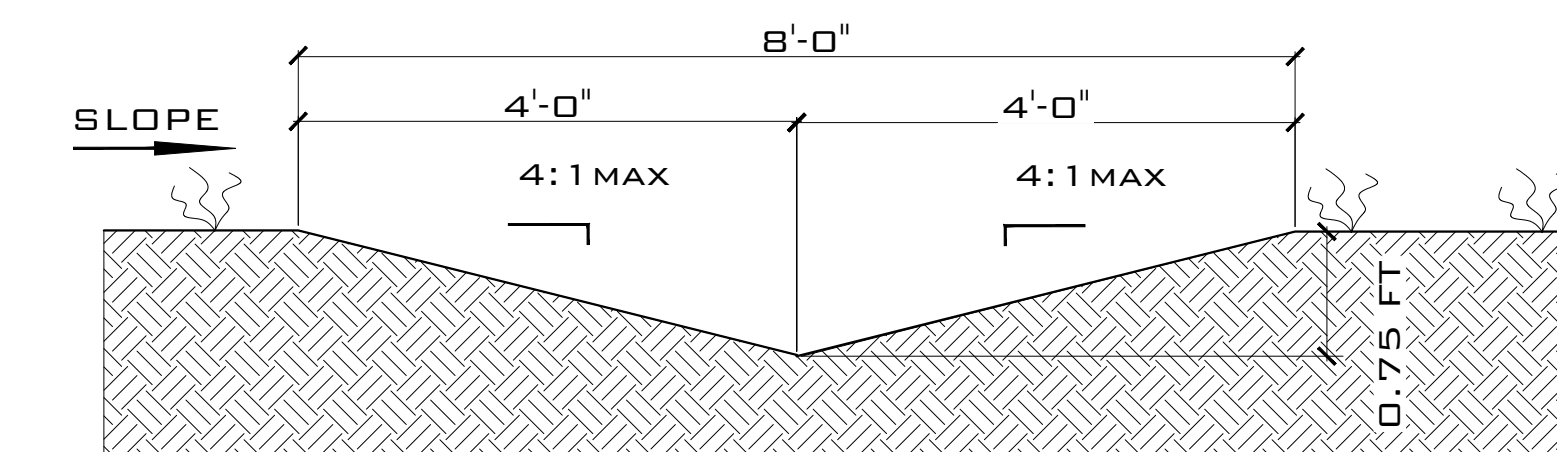
TOTAL SITE AREA: ±9,728.1 SQ.FT

NEW IMPERVIOUS COVERAGE:

ADDITIONAL BUILDING COVERAGE: ±130.0 SQ.FT.
 ADDITIONAL CONCRETE SLABS: ±170.0 SQ.FT.

NEW IMPERVIOUS AREA: ±300 SQ.FT.*0.206=62 CU. FT. REQUIRED

PROVIDED: 62 CU.FT.



TYPICAL 8FT SWALE DETAIL
 SCALE: NTS

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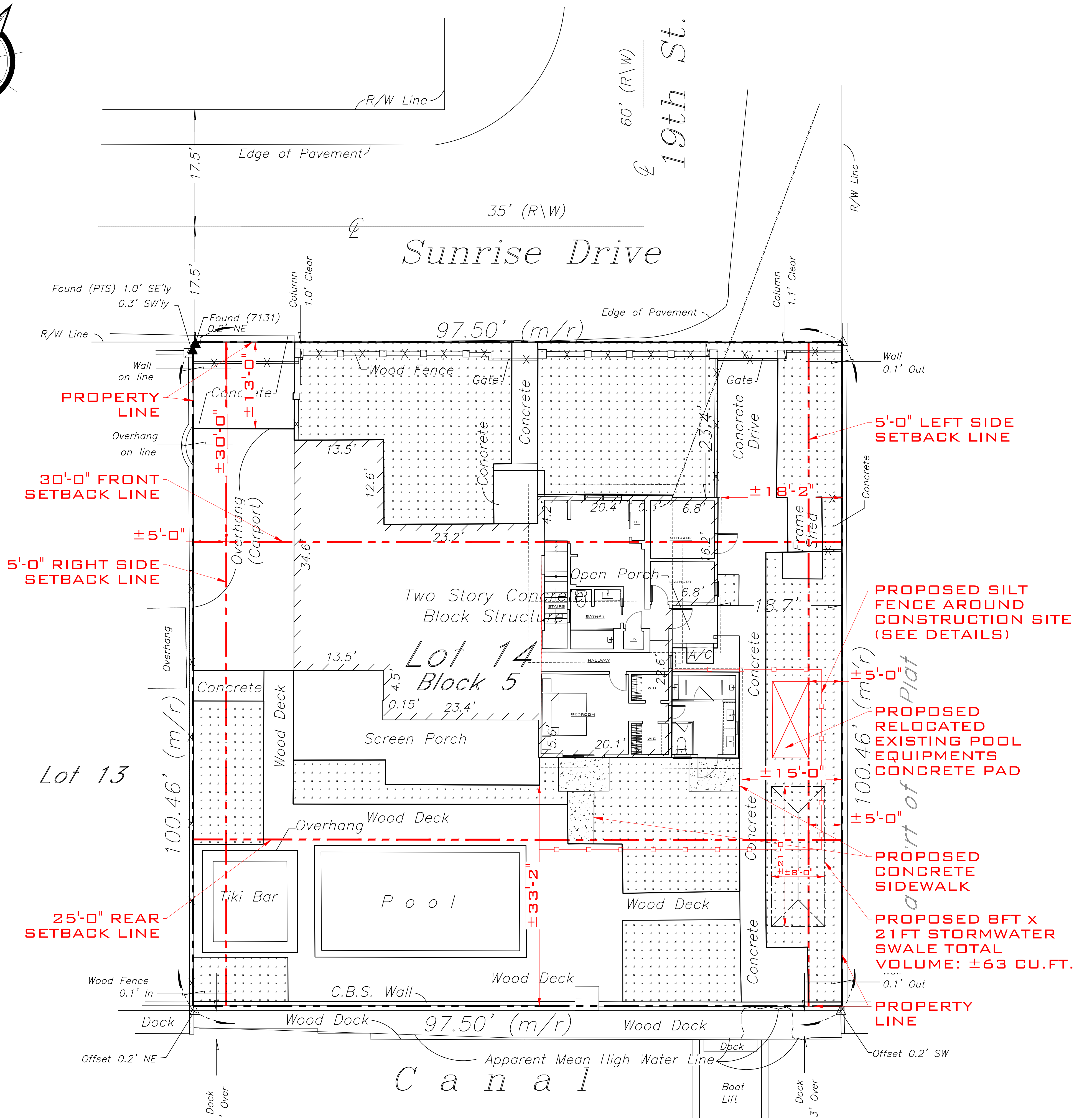
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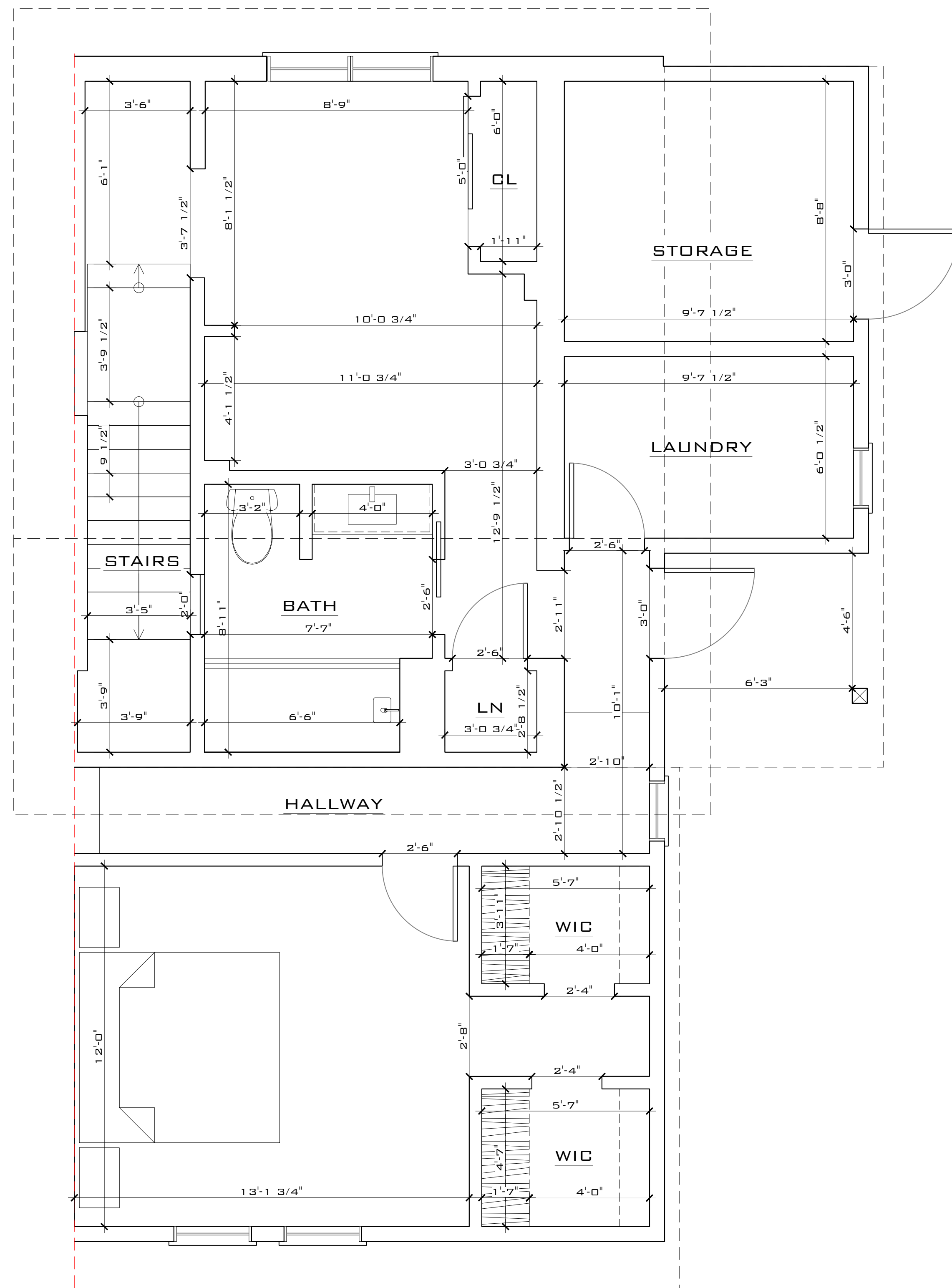
DATE: RICK LUNA
 PROJECT: 3632 SUNRISE DR

DATE: 3632 SUNRISE DR,
 KEY WEST, FL 33040
 TITLE: PROPOSED SITE PLAN

SCALE BY USER	DATE	DESIGN	CHECKED
AS SHOWN	03/02/26	CA	SAM
2506-08	C-102		1

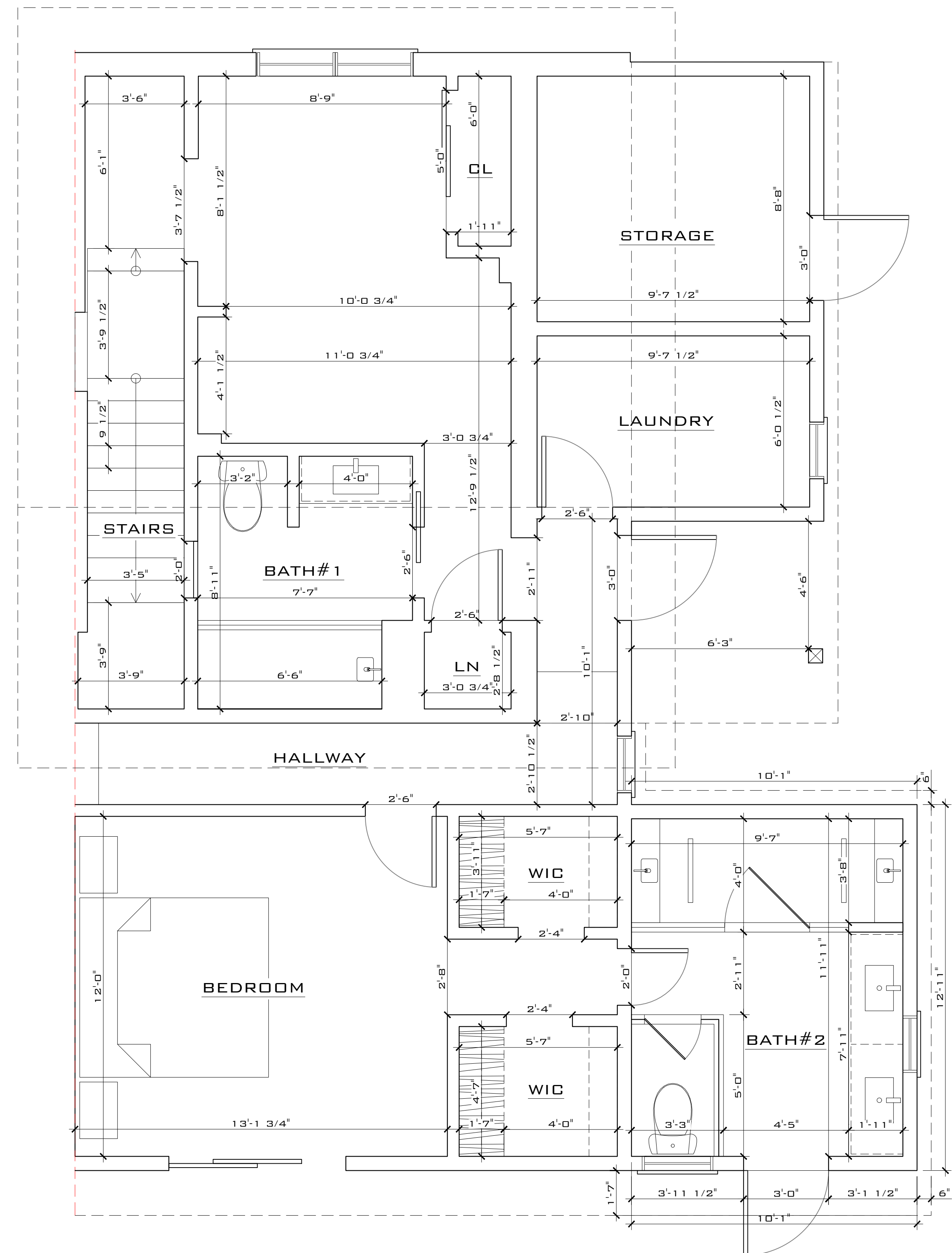


EXISTING SITE PLAN / DEMO
 SCALE: 1/8" = 1'-0"



EXISTING PARTIAL FLOOR PLAN

SCALE: 3/8" = 1'-0"



PROPOSED FLOOR PLAN

SCALE: 3/8" = 1'-0"

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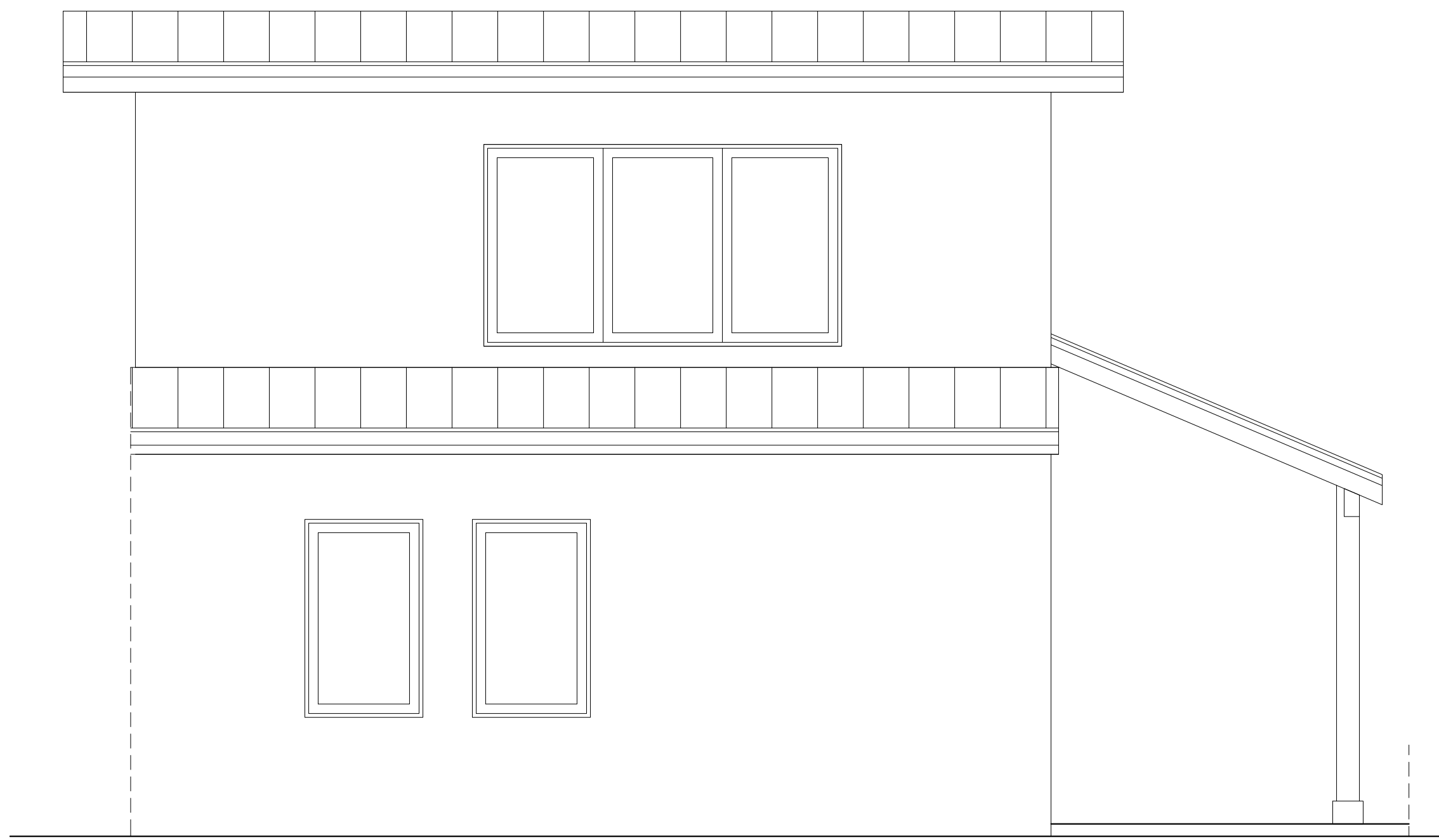
CLIENT:
RICK LUNA

PROJECT:
3632 SUNRISE DR

DATE:
3632 SUNRISE DR,

TITLE:
PROPOSED FLOOR PLAN

SCALE	BY	DATE	DESIGN	CHECKED
AS SHOWN	DM	11/28	DA	SAM
2506-08	A-101			1



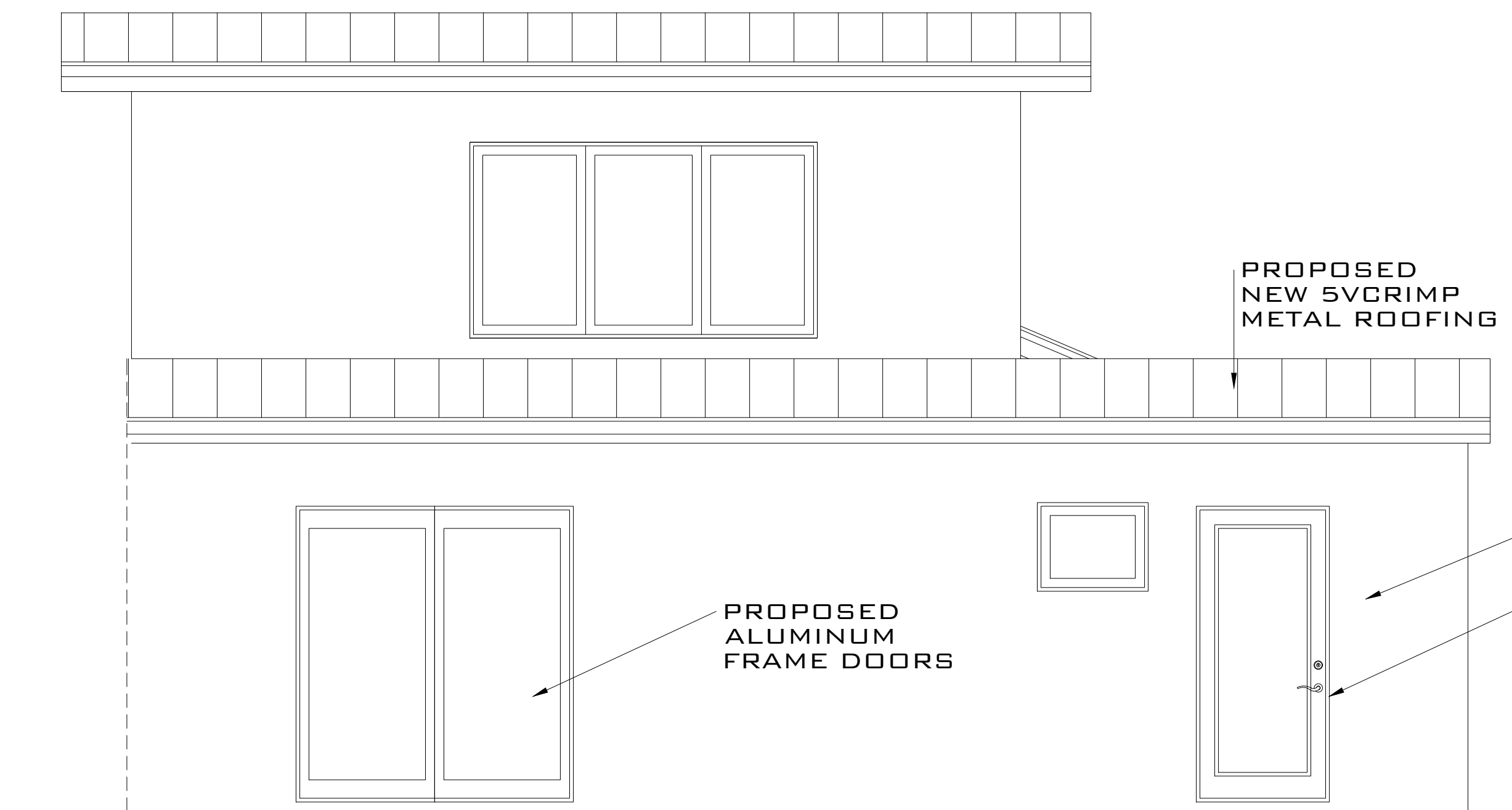
**EXISTING PARTIAL
REAR ELEVATION**

SCALE: 3/8" = 1'-0"



EXISTING LEFT ELEVATION

SCALE: 3/8" = 1'-0"



**PROPOSED PARTIAL
REAR ELEVATION**

SCALE: 3/8" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: 3/8" = 1'-0"

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CLIENT:
RICK LUNA

PROJECT:
3632 SUNRISE DR

DATE:
**3632 SUNRISE DR,
KEY WEST, FL 33040**

TITLE:
PROPOSED ELEVATIONS

SCALE	BY	DATE	REVISION	DATE
AS SHOWN	DA	03/03/26		
2506-08	A-102			1