



# 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](http://www.cityofkeywest-fl.gov)

RECEIVED  
FEB 05 2026  
BY: MH

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

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
<b>Total Application Fee</b>	<b>\$ 5,871.21</b>

### 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: 1507 18<sup>th</sup> St. Key West, FL 33040

Zoning District: SF

Real Estate (RE) #: 00071390-000000

Property located within the Historic District?  Yes  No

**APPLICANT:**

Owner

Authorized Representative

Name: Jonathan Tavaréz Mailing Address: 21460 Overseas Hwy, Suite 3

City: Cudjoe Key State: FL Zip: 33042

Home/Mobile Phone: 305-906-1530 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: Nautilusdrafting@gmail.com

**PROPERTY OWNER:** (if different than above)

Name: Cory, Carrie Otto Mailing Address: 1507 18<sup>th</sup> St.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-522-1357 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: Optical33040@yahoo.com C.ottokw@yahoo.com

Description of Proposed Construction, Development, and Use: Proposed rear yard accessory structure

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

Building coverage variance from 35% max to 41.76%

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?  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  
 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	AE8			
Size of Site	8,250			
Height	25'	N/A	23'-8'	None
Front Setback	20'	N/A	37'-10"	None
Side Setback	5'	N/A	5'-0"	None
Side Setback	5'	N/A	29'-0"	None
Street Side Setback	N/A	N/A	N/A	N/A
Rear Setback	25'	N/A	11'-2"	None
F.A.R	1.0	.214	.335	None
Building Coverage	35%	34.44%	41.76%	Yes
Impervious Surface	50%	35.6%	31.73%	None
Parking	N/A	N/A	N/A	N/A
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	35% min	52.93%	49.24%	None
Number and type of units	N/A	N/A	N/A	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

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

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

Standards for Considering Variances

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

The zoning district SF only has a 35% allowed building coverage. OF the 13 residential zoning district only 2 are less than 40% allowed coverage. Most existing homes in SF exceed 35%.

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

Conditions are 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.

Special privileges not conferred.

- 4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Owner needs additional space to have family on site

- 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 variance required.

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.

*Not injurious to the public welfare*

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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.

*Nonconforming uses were Not considered*

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**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





**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, Cory Otto \_\_\_\_\_ authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Jonathan Tavaraz \_\_\_\_\_  
*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 of Owner* *Signature of Joint/Co-owner if applicable*

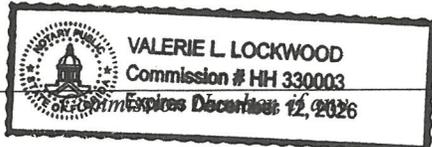
Subscribed and sworn to (or affirmed) before me on this 2/5/2026  
*Date*

by Cory Otto \_\_\_\_\_  
*Name of Owner*

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

Valerie L. Lockwood  
*Notary's Signature and Seal*

Valerie L. Lockwood  
*Name of Acknowledger typed, printed or stamped*



18<sup>th</sup>  
22-118

Doc# 1886944 06/12/2012 1:20PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

Grantee: Cory Otto et al.  
Address: 1507 18<sup>th</sup> Street  
Key West, FL. 33040  
Parcel #: 1075213

06/12/2012 1:20PM  
DEED DOC STAMP CL: MT \$2,224.60

Doc# 1886944  
Bk# 2574 Pg# 1615

**WARRANTY DEED**

THIS INDENTURE, made this 31 day of May 2012, between 1507 18<sup>th</sup> St., LLC, a Florida Limited Liability Company, party of the first part, and Roger Otto and Vilma Otto, husband and wife, as to an undivided one-half interest, and Cory Otto and Carrie Ann Otto, husband and wife, as to an undivided one-half interest, as tenants in common and not as joint tenants with right of survivorship, parties of the second part, whose address is 1507 18<sup>th</sup> St., Key West, FL. 33040.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 ---- DOLLARS**, and other good and valuable consideration to the party of the first part paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, and her heirs and assigns forever, the following described land, situated, lying and being in Monroe County, Florida, to wit:

On the Island of Key West and known as Lot 2, Block 3, Sunrise Shores, according to the map or plat thereof recorded in Plat Book 2 at page 164 of the Public Records of Monroe County, Florida.

**SUBJECT TO: Taxes for the year 2012 and subsequent years; conditions, restrictions, limitations, and easements of record,**

**This is non-homestead Property of the Grantor nor contiguous to homestead property of the Grantor.**

**TO HAVE AND TO HOLD** the same unto the said party of the second part in fee simple.

And the said party of the first part does hereby warrant the title to said land and will defend the same against the lawful claims and demands of all persons whomsoever.

*Prepared by and return to:*

**Charles M. Milligan, Esq.**  
P.O. Box 1367  
Key West, FL 33041-1367  
305-294-8885

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed and sealed, the day and year first above written.

Signed and sealed in the presence of:

1507 18<sup>th</sup> St., LLC

CHARLES M. MILLIGAN  
WITNESS #1 PRINT

By: Steven A. Eid  
Its Managing Member

[Signature]  
WITNESS #1 SIGNATURE

Steven A. Eid

Summer Dissen  
WITNESS #2 PRINT

[Signature]  
WITNESS #2 SIGNATURE

Doc# 1886944  
Bk# 2574 Pg# 1616

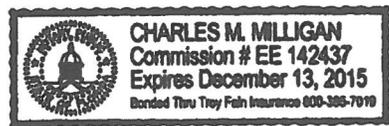
State of Florida

County of Monroe

BEFORE ME, the undersigned authority, personally appeared **Steven A. Eid** who being of full age and duly sworn according to law, and being personally known to me or having produced identification in the form of \_\_\_\_\_, this day acknowledged before me that he is the managing Member of 1507 18<sup>th</sup> St. L.L.C. and that he is authorized to execute this deed and did so execute the foregoing Deed in his capacity as **Managing Member** without duress or coercion for the purposes contained therein intending to be bound.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State this 31<sup>st</sup> day of May 2012.

[Signature]  
Notary Public  
My Commission Expires:



Prepared by and return to:  
**Charles M. Milligan, Esq.**  
P.O. Box 1367  
Key West, FL 33041-1367  
305-294-8885

MONROE COUNTY  
OFFICIAL RECORDS

# 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 00071390-000000  
 Account# 1075213  
 Property ID 1075213  
 Millage Group 10KW  
 Location 1507 18TH St, KEY WEST  
 Address  
 Legal BK 3 LT 2 KW SUNRISE  
 Description SHORES PB2-164 OR254-218/19 OR2342-2467/68ORD OR2435-2475P/R OR2532-1782/83ORD OR2542-696/98 OR2542-699/70 OR2542-701/02 OR2574-1615/16 OR2812-513  
 (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

OTTO CORY  
 1507 18th St  
 Key West FL 33040

OTTO CARRIE  
 1507 18th St  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$234,068	\$231,990	\$207,183	\$210,322
+ Market Misc Value	\$27,536	\$24,264	\$24,264	\$24,264
+ Market Land Value	\$556,586	\$1,087,680	\$1,189,650	\$505,601
= Just Market Value	\$818,190	\$1,343,934	\$1,421,097	\$740,187
= Total Assessed Value	\$518,628	\$504,012	\$489,333	\$475,081
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$493,628	\$479,012	\$464,333	\$450,081

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,087,680	\$231,990	\$24,264	\$1,343,934	\$504,012	\$25,000	\$479,012	\$500,000
2023	\$1,189,650	\$207,183	\$24,264	\$1,421,097	\$489,333	\$25,000	\$464,333	\$500,000
2022	\$505,601	\$210,322	\$24,264	\$740,187	\$475,081	\$25,000	\$450,081	\$265,106
2021	\$335,651	\$182,843	\$24,264	\$542,758	\$461,244	\$25,000	\$436,244	\$81,514
2020	\$327,154	\$182,843	\$24,264	\$534,261	\$454,876	\$25,000	\$429,876	\$79,385
2019	\$331,403	\$185,532	\$24,264	\$541,199	\$444,650	\$25,000	\$419,650	\$96,549
2018	\$276,169	\$182,514	\$24,264	\$482,947	\$436,360	\$25,000	\$411,360	\$46,587

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 DRY (010D)	8,250.00	Square Foot	60	137.5

**Buildings**

<b>Building ID</b>	5863	<b>Exterior Walls</b>	C.B.S.
<b>Style</b>	GROUND LEVEL	<b>Year Built</b>	1958
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2000
<b>Building Name</b>		<b>Foundation</b>	CONCR FTR
<b>Gross Sq Ft</b>	1878	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1788	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	CONC ABOVE GRD
<b>Condition</b>	POOR	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Perimeter</b>	182	<b>Bedrooms</b>	2
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	32	<b>Grade</b>	500
<b>Interior Walls</b>	PLYWOOD PANEL	<b>Number of Fire PI</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,788	1,788	0
OPF	OP PRCH FIN LL	90	0	0
<b>TOTAL</b>		<b>1,878</b>	<b>1,788</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1957	1958	0 x 0	1	75 SF	2
FENCES	1973	1974	0 x 0	1	1733 SF	4
CONC PATIO	1973	1974	0 x 0	1	521 SF	2
UTILITY BLDG	1973	1974	0 x 0	1	594 SF	4

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/3/2016	\$0	Quit Claim Deed		2812	513	30 - Unqualified	Improved		
5/31/2012	\$317,800	Warranty Deed		2574	1615	01 - Qualified	Improved		
11/9/2011	\$80,000	Warranty Deed		2542	701	16 - Unqualified	Improved		
11/9/2011	\$80,000	Warranty Deed		2542	696	16 - Unqualified	Improved		
11/8/2011	\$80,000	Warranty Deed		2542	699	16 - Unqualified	Improved		
10/5/2009	\$100	Warranty Deed		2435	2475	11 - Unqualified	Improved		

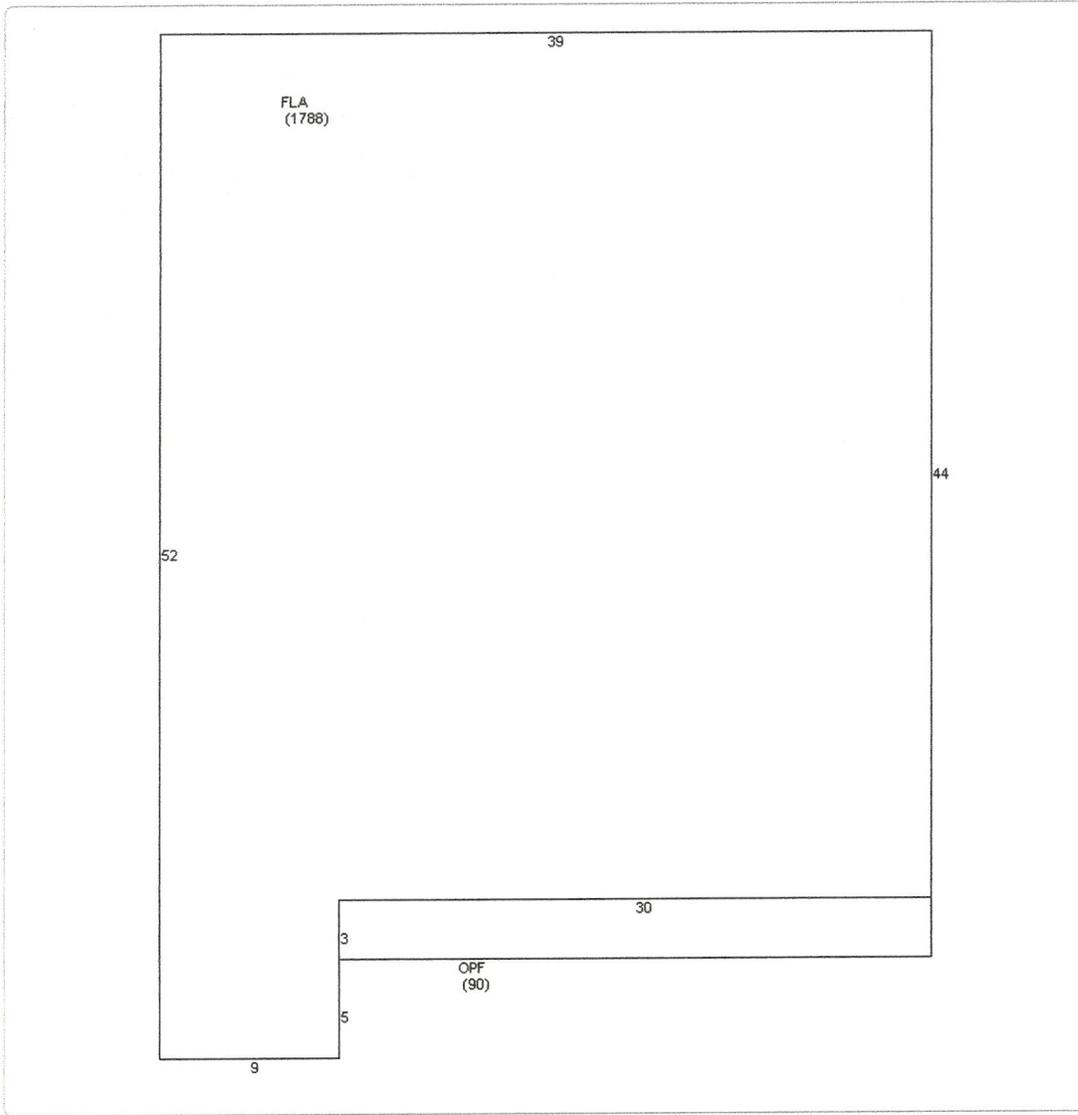
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
2022-2826	09/30/2022	Completed	\$14,000	Residential	NEW SV CRIMP METAL ROOF
13-2054	05/10/2013	Completed	\$2,900	Residential	DEMOLITION OF OLD POOL AND MAKING GROUND FLAT.
11-4425	12/06/2011	Completed	\$6,000	Residential	REPLACE 38 FT SISTER RAFTER, REPAIR DAMAGED ROOF SHEATHING, NEW FACIA AND SOFFITT, PLYWOOD ON 3 SIDES OF HOUSE. REMOVE AND REPLACE 10 INTERIOR DOORS AND TRIM. REPLACE T-1-11 SIDING ON REAR GABLE.
06-3060	05/18/2006	Completed	\$200	Residential	REPLACE HUB ON METER ENCLOSURE
06-2958	05/12/2006	Completed	\$1,000	Residential	EMERGENCY REPAIR ROTTED SHEATHING,INSTALL 18SQS OF V-CRIMP ROOFING
03-1075	03/26/2003	Completed	\$1,000	Residential	REPLACE SEWER LINE
01-1016	03/01/2001	Completed	\$300	Residential	ELECTRICAL REPAIRS

**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: 2/3/2026, 2:03:26 AM

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEOSPATIAL

# MAP OF BOUNDARY SURVEY

LOT 2, BLOCK 3  
SUNRISE SHORES  
PLAT BOOK 2, PAGE 164  
KEY WEST,  
MONROE COUNTY, FLORIDA

ADDRESS:  
1507 18TH STREET, KEY WEST, FLORIDA 33040

BEARING BASE:  
N21°14'20"W ALONG THE WEST LINE OF BLOCK 3  
(EAST RIGHT OF WAY LINE OF 18TH STREET) AS  
DERIVED FROM THE PLAT

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

**GENERAL NOTES:**

1. 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.
2. 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.
3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
4. 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.
5. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
6. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
7. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
8. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
9. SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS (LB) NO. 7846  
31193 AVENUE A, BIG PINE KEY, FL. 33043  
OFFICE (305) 872 - 1348  
EMAIL: INFO@REECESURVEYING.COM

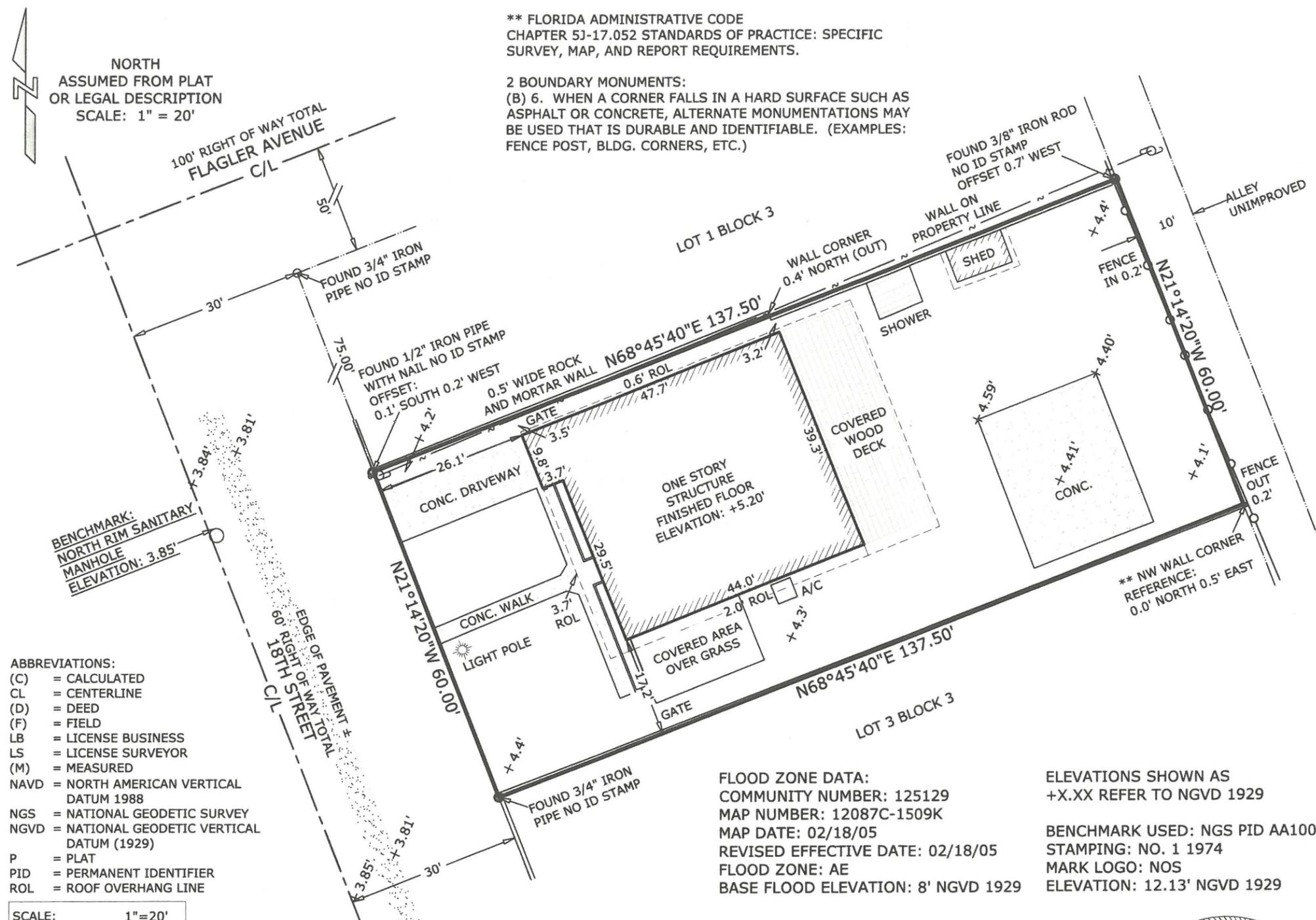
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B 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.

**Gino Furlano**  
Digitally signed  
by Gino Furlano  
Date: 2025.07.27  
07:35:15 -04'00'  
GINO FURLANO  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5044

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

\*\* FLORIDA ADMINISTRATIVE CODE  
CHAPTER 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC  
SURVEY, MAP, AND REPORT REQUIREMENTS.

2 BOUNDARY MONUMENTS:  
(B) 6. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS  
ASPHALT OR CONCRETE, ALTERNATE MONUMENTATIONS MAY  
BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES:  
FENCE POST, BLDG. CORNERS, ETC.)



- ABBREVIATIONS:**
- (C) = CALCULATED
  - CL = CENTERLINE
  - (D) = DEED
  - (F) = FIELD
  - LB = LICENSE BUSINESS
  - LS = LICENSE SURVEYOR
  - (M) = MEASURED
  - NAVD = NORTH AMERICAN VERTICAL DATUM 1988
  - NGS = NATIONAL GEODETIC SURVEY
  - NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
  - P = PLAT
  - PID = PERMANENT IDENTIFIER
  - ROL = ROOF OVERHANG LINE

SCALE:	1"=20'
FIELD DATE:	07/24/25
REVISION DATE:	--/--/--
SHEETS:	1 OF 1
FIELD CREW:	GF/JF
DRAWN BY:	GF
CHECKED BY:	KB
INVOICE NO.:	25071702

- FIRE HYDRANT
- UTILITY POLE CONC.
- UTILITY POLE METAL
- UTILITY POLE WOOD

- LINE NOT TO SCALE**
- PLATTED LOT LINES
  - PLASTIC FENCE
  - WOOD FENCE
  - CHAIN LINK FENCE
  - OVERHEAD WIRES
  - PROPERTY LINE

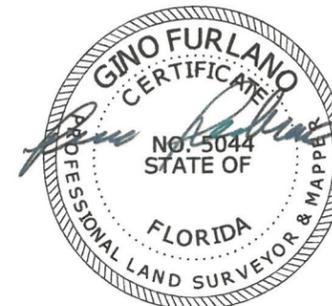
**FLOOD ZONE DATA:**  
COMMUNITY NUMBER: 125129  
MAP NUMBER: 12087C-1509K  
MAP DATE: 02/18/05  
REVISED EFFECTIVE DATE: 02/18/05  
FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 8' NGVD 1929

ELEVATIONS SHOWN AS  
+X.XX REFER TO NGVD 1929

BENCHMARK USED: NGS PID AA1004  
STAMPING: NO. 1 1974  
MARK LOGO: NOS  
ELEVATION: 12.13' NGVD 1929

**LEGAL DESCRIPTION:**  
On the Island of Key West and known as Lot 2, Block 3, SUNRISE SHORES, according to the Plat thereof recorded in Plat Book 2, Page 164, of the Public Records of Monroe County, Florida.

**CERTIFIED TO:**  
CORY OTTO AND CARRIE OTTO



**SITE DATA**

SITE ADDRESS: 1507 18TH ST., KEY WEST, FL 33040  
 RE: 00071390-000000  
 ZONING: SF (SINGLE FAMILY)  
 FLOOD ZONE: AEB  
 F.I.R.M. - COMMUNITY#12087C, MAP & PANEL #1517 SUFFIX K, DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 34-67-25  
 LEGAL DESCRIPTION: BK 3 LT 2 KW SUNRISE SHORES PB2-164  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

**INDEX OF DRAWINGS**

SHEET CS-1 - EXISTING AND PROPOSED SITE PLAN  
 SHEET A-1 - PROPOSED FLOOR PLANS AND ELEVATIONS

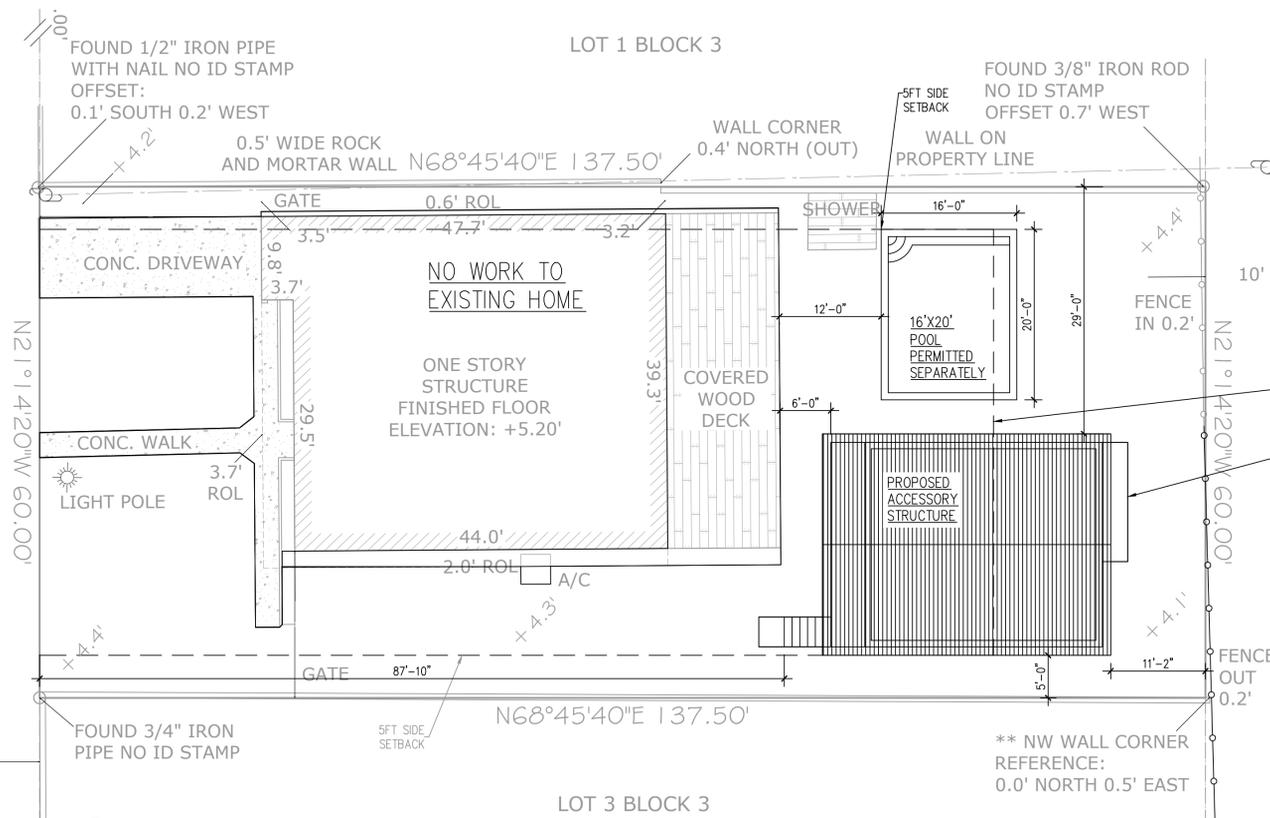
**SCOPE OF WORK**

- PROPOSED REAR YARD ACCESSORY STRUCTURE

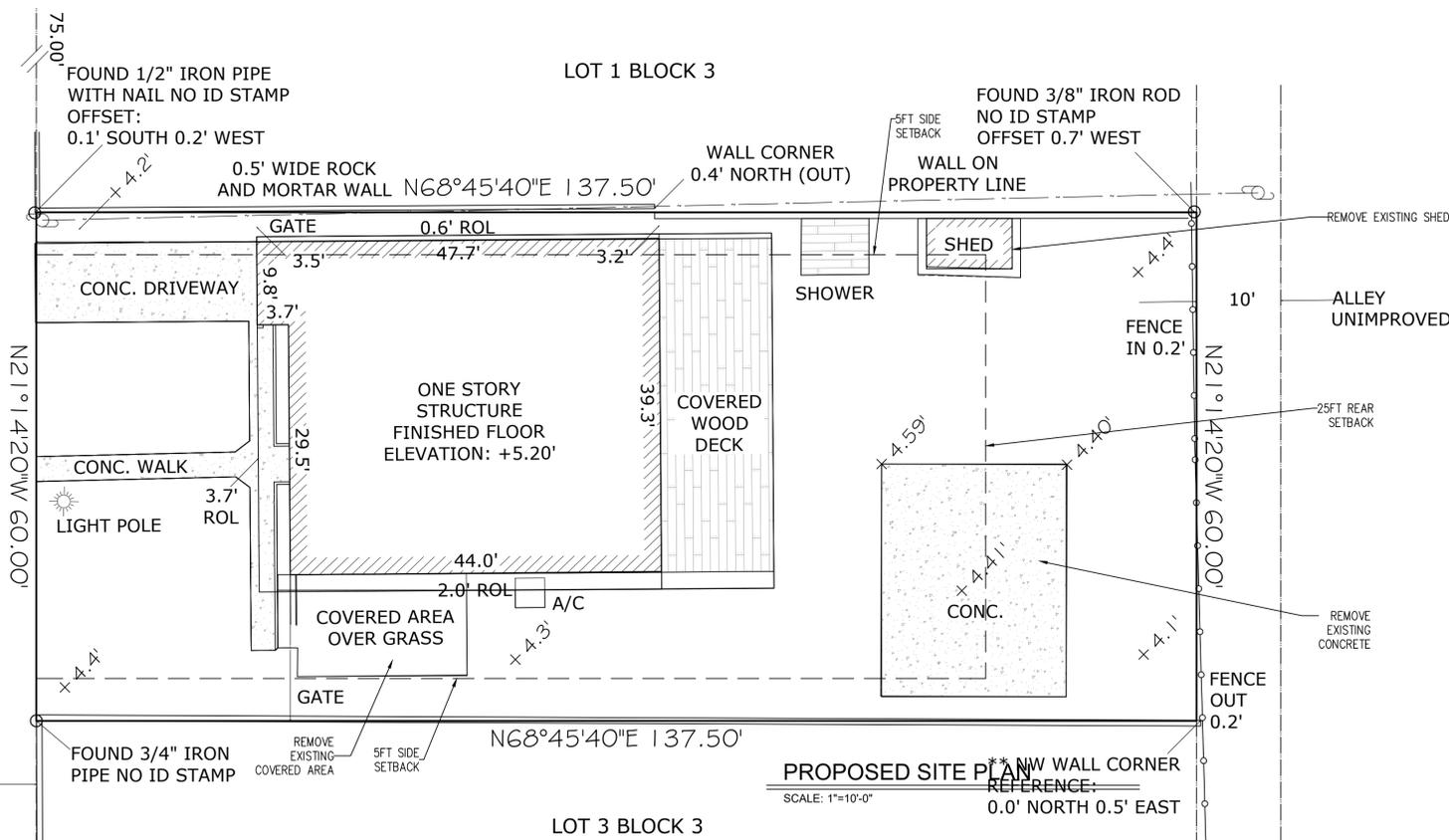
PROJECT DATA					
RE NO.	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED	
RENO.					
SETBACKS:					
FRONT	87'-10"	N/A	20'	NONE	
SIDE	5'-0"	N/A	5'	NONE	
SIDE	29'-0"	N/A	5'	NONE	
REAR	11'-2"	N/A	25'	NONE	
LOT SIZE	NO CHANGE	8,250 SQ.FT.	8,000 SQ.FT.	NONE	
BUILDING COVERAGE	3,446 SQ.FT. 41.76%	2,842 SQ.FT. 34.44%	35% MAX	YES	
FLOOR AREA	2,784 SQ.FT. 0.335	1,766 SQ.FT. 0.214	1.0	NONE	
BUILDING HEIGHT FOR ACCESSORY UNIT	23'-8"	N/A	25' MAX	NONE	
IMPERVIOUS AREA	3,618 SQ.FT. 31.73%	2,937 SQ.FT. 35.6%	50% MAX	NONE	
OPEN SPACE	4,063 SQ.FT. 49.24%	4,367 SQ.FT. 52.93%	35% MIN	NONE	
REAR YARD COVERAGE	442 SQ.FT. 29.46%	282 SQ.FT. 18.8%	30% MAX	NONE	

CHMARK:  
 TH RIM SANITARY  
 HOLE  
 LOCATION: 3.85'

MARK:  
 RIM SANITARY  
 HOLE  
 LOCATION: 3.85'



**PROPOSED SITE PLAN**  
 SCALE: 1"=10'-0"



**EXISTING SITE PLAN**  
 SCALE: 1"=10'-0"

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ROBERT HULEC, P.E.  
 LIC # 96937



LAKWOOD ENGINEERING  
 1271 WATSON ST.  
 KEY WEST, FL 33040  
 305-890-6284



21460 Overseas Hwy, Suite 3  
 Cudjoe Key, FL 33042  
 904-265-6000  
 Email: nautilusdrafting@gmail.com

DATE: REV. SET


**ACCESSORY STRUCTURE**  
 1507 18TH ST., KEY WEST, FL 33040

EXISTING AND  
 PROPOSED SITE  
 PLAN

**CS-1**

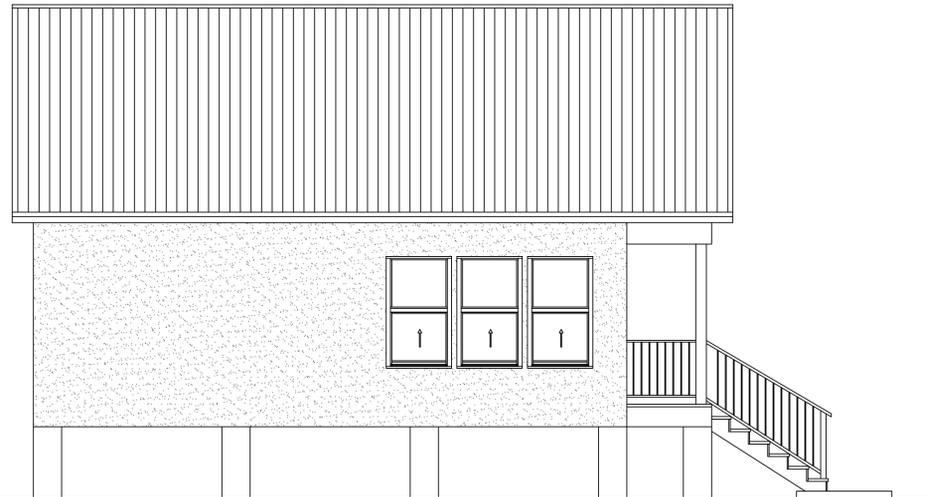
DRAWN BY: JT APPROVED BY: RH



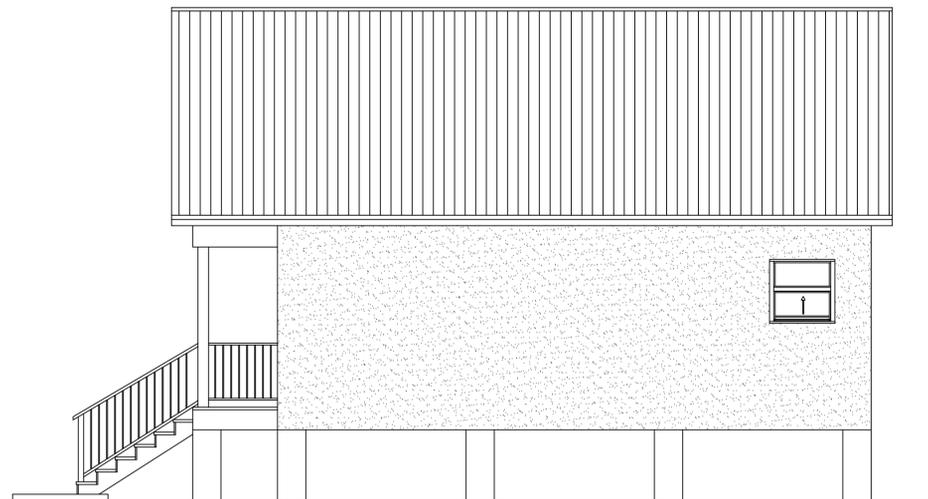
**PROPOSED FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



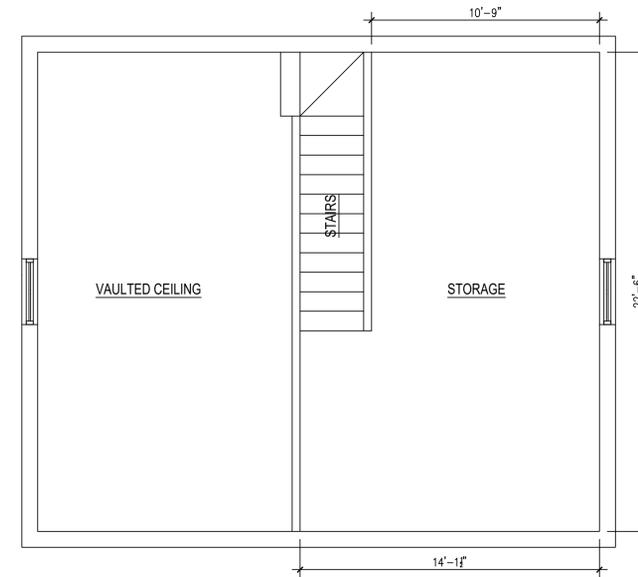
**PROPOSED REAR ELEVATION**  
SCALE: 1/4"=1'-0"



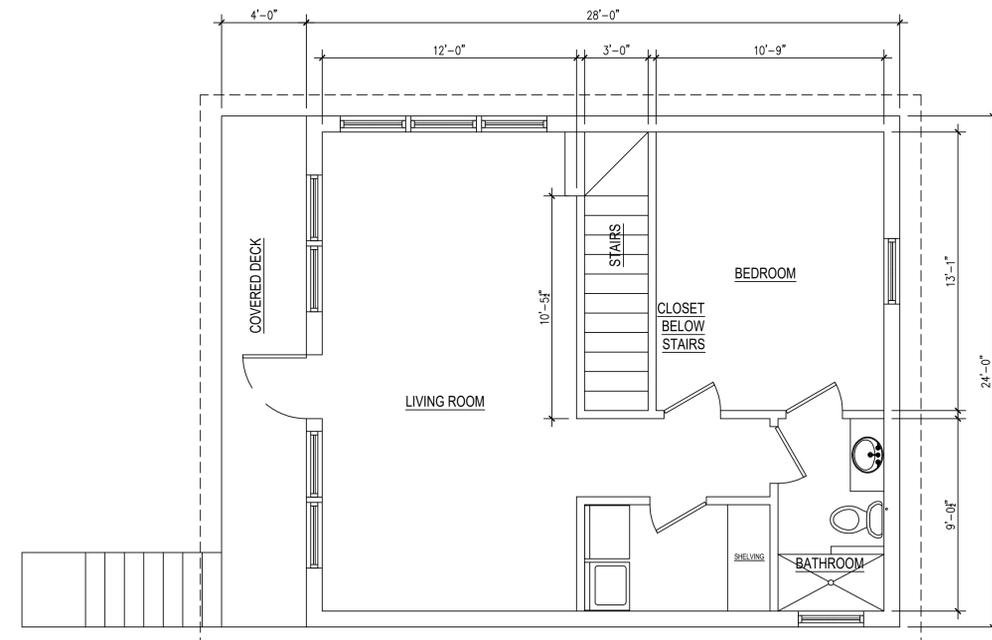
**PROPOSED SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**PROPOSED SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**ATTIC PLAN**  
SCALE: 1/4"=1'-0"



**PROPOSED FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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PH: 305-850-1531  
Email: nautilusdrafting@gmail.com

DATE:	REV. SET

**ACCESSORY STRUCTURE**  
1507 18TH ST, KEY WEST, FL 33040

PROPOSED FLOOR  
PLAN AND  
ELEVATIONS

**A-1**

DRAWN BY: JT    APPROVED BY: RH