

# **Staff Report**

**THE CITY OF KEY WEST  
PLANNING BOARD Staff  
Report**



**To:** Chairman and Planning Board Members

**Through:** Thaddeus L. Cohen, Planning Director

**From:** Melissa Paul-Leto, Planner Analyst

**Meeting Date:** October 20, 2016

**Agenda Item:** **Variance- 3353 Flagler Avenue (RE# 00052861-000143; AK# 8730411)** – A request for a variance to the rear setback requirements in order to construct a one story addition located within the Medium Density Residential (MDR) Zoning District pursuant to Sections 90-395,122-270(6) B.3., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Request:** The applicant is seeking a variance to the rear setback requirements in order to construct a one story addition on the property.

**Applicant:** Richard Rezba

**Owner:** Richard and Carol Rezba

**Location:** 3353 Flagler Avenue (RE# 00052861-000143; AK# 8730411)

**Zoning:** Medium Density Residential (MDR) Zoning District



**Background and Request:**

The subject property is a two story residential elevated structure located in the Medium Density Residential (MDR) zoning district. The property owner is proposing a one story addition to be located at the side rear of the property. The proposed addition would encroach into the rear setback

<b>Relevant MDR Zoning District Dimensional Requirements: Code Section 122-270</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Lot Size	.5 acre	4,309 sf	same	In Compliance
Maximum height	35 feet	30 feet (house)	20 feet (addition)	In compliance
Minimum front setback	30 feet	30 feet (house)	20 feet (addition)	In compliance
Minimum side setback (West)	7 feet	24 feet	7 feet	In compliance
Minimum side setback	7 feet	0 feet	No change	Existing non-conformity In compliance
<b>Minimum Rear setback</b>	<b>20 feet</b>	<b>35 feet (from house)</b>	<b>5 feet (from the addition)</b>	<b>Variance Requested – 15 feet</b>
Maximum building coverage	35%	20% (849 sf)	27% (1,155 sf)	In compliance
Maximum impervious surface	50% 2,159 sf	36% (1,578 sf)	44% (1,884 sf)	In compliance
Minimum Open Space	35%	63% (2,731 sf)	56% (2,401 sf)	In compliance

**Process:**

**Planning Board Meeting:**

October 20, 2016

**Local Appeal Period:**

30 days

**DEO Review Period:**

up to 45 days

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

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 land, structures and buildings involved are located on the property within the MDR Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, any and all the existing nonconformities were established prior to the current LDRs. However, many other land, structures and buildings within the MDR Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

NOT IN COMPLIANCE.

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

Currently, the rear setback is conforming. The applicant is choosing to construct a One story addition that will decrease the property's rear setback.

NOT IN COMPLIANCE.

3. *Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.*

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, decreasing the rear setback requirements in order to construct the one story addition would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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.*

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the MDR Zoning District. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

5. *Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.*

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

**Concurrency Facilities and Other Utilities or Service (Section 108-233):**

It does not appear that the requested variance will trigger any public facility or utility service Capacity issues.

**The Planning Board shall make factual findings regarding the following:**

*That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.*

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variance requested.

*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.*

The Planning Department has received four public comment supporting the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

*The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.*

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

*No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.*

No such grounds were considered.

*No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.*

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **DENIED**.

# Application

Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 3353 FLAGLER AVE, Key West, FL 33040
2. Name of Applicant Richard & Carol Rezka
3. Applicant is: Owner  Authorized Representative
4. Address of Applicant SAME
5. Phone # of Applicant 804 745-1111 Mobile# 804 839-4144
6. E-Mail Address rjrezka@vcu.edu Carolrezka99@gmail.com
7. Name of Owner, if different than above \_\_\_\_\_
8. Address of Owner \_\_\_\_\_
9. Phone # of Owner \_\_\_\_\_
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel MDR RE# 00052861-000143
12. Description of Proposed Construction, Development, and Use

12. Attach a 17' by 18' (306 sq. ft.) one-story living room to this end-unit townhouse sitting on a 4309 sq. ft. lot. Similar rooms are on two other end-unit townhouses. Our existing great room contains a stairway, kitchen, dining area, and sitting area that only allows room for four persons at the table and in the sitting area. The addition will provide a larger living area and allow for a larger dining area in the existing room.

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

13. Rear property line is indented 30' to provide deeded parking areas for other townhouse owners. We request we be allowed a 5' rear setback from this parking area so that this single story addition can be attached to the existing structure such that entrance can be made from the existing rear deck as well as from inside the existing structure. The MDR 20 ft. setback would push the proposed room too far back so that access would be from a bathroom or a small bedroom toward the front of the house and would be setback 50 ft from the furthest rear property line.

RECEIVED  
AUG - 8 2016  
BY: \_\_\_\_\_

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



14. 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				
Flood Zone				
Size of Site				
Height		30ft <sup>1</sup>	20ft <sup>2</sup>	
Front Setback		30ft	60ft	
Side Setback WEST	7ft		7ft	
Side Setback				
Street Side Setback				
Rear Setback	20ft.	40ft <sup>3</sup>	5ft <sup>4</sup>	5ft
F.A.R				
Building Coverage		849SF (20%)	1,155SF (27%)	
Impervious Surface		729SF <sup>5</sup> (17%)	753SF <sup>6</sup> (18%)	
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping		2,731SF (63%)	2,401SF (56%)	
Number and type of units		1	1	
Consumption Area or Number of seats				

15. Is Subject Property located within the Historic District? Yes \_\_\_\_\_ No

**Footnotes**

- <sup>1</sup> Height from ground to roof peak of existing home
- <sup>2</sup> Height from ground to roof peak of proposed one-story addition
- <sup>3</sup> Distance to the rear property line directly behind the existing structure
- <sup>4</sup> Distance to the rear property line shared with deeded parking spaces. This setback would also allow for a rear safety exit from the new addition to the existing deck
- <sup>5</sup> 438 sq. ft. for driveway and 291 sq. ft for existing wood deck (729 sq. ft.)
- <sup>6</sup> 24 sq. ft additional for small deck off the sliding glass doors of the new addition

Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes  No  If Yes, please describe and attach relevant documents

20' private ingress and egress easement on Pearl Ave

17. Will the 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.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

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

Variance Application  
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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

1. The odd and unusual shape of our 4,309 sq. ft. lot results in two rear boundaries. The rear property line directly behind the existing home is 40 feet from the home. As this rear property line goes west, it is indented 30 feet to provide deeded parking spaces for other home owners. It is from this rear boundary with the parking spaces that a setback variance is requested.

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

2. Odd lot boundaries raises the issue. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

3. The proposed single-story one room addition would not make this end unit special or unique among other Villas of Key West end-units that have similar rooms on their lots.

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



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.

4. Our elderly mother/mother-in-law is having difficulty living alone in her home on Big Pine Key. The proposed additional living space would allow us to look after her here and give both her and us some privacy.

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.

5. Yes, the minimum variance requested for a 5 foot rear setback from the parking area would allow an entrance to the new room from the existing back deck as well as from the existing structure.

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.

6. We do not believe that the requested variance would be injurious to the public or to the parking space owners. A four-foot stucco/block wall with an additional 4 foot lattice fence on top separates the parking spaces from our lot.

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



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.
7. Our request for a 5 foot rear setback is not based on existing nonconforming uses of other properties.

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

- That the standards established in subsection (a) 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."

# Verification

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Richard J. Rezba and Carol L. Rezba, 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:

3353 Flagler Avenue Key West, Florida 33040  
*Street address of subject property*

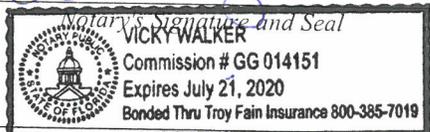
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

Richard J. Rezba and Carol L. Rezba  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this Aug 2, 2016 by  
Richard + Carol Rezba  
*Name of Authorized Representative*

She is personally known to me or has presented FD License as identification.

Vicki Walker R 210 112478290  
R 210 750941500



*Name of Acknowledger typed, printed or stamped*

*Commission Number, if any*

# **Authorization**

City of Key West  
Planning Department



Authorization Form  
(Individual or Joint Owner)

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

We, Richard J. Rezba and Carol L. Rezba authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Richard J. Rezba and Carol L. Rezba  
*Please Print Name of Representative*

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

Richard J. Rezba  
*Signature of Owner*

Carol L. Rezba  
*Signature of Joint/Co-owner if applicable*

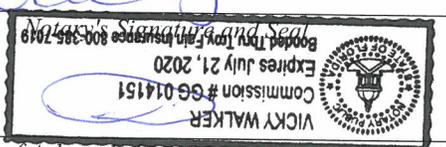
Subscribed and sworn to (or affirmed) before me on this Aug 2, 2016  
*Date*

by Richard J. and Carol L. Rezba  
*Name of Owner*

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

Vicky Walker

RJ10112472290  
RJ10750441500



*Name of Acknowledger typed, printed or stamped*

*Commission Number, if any*

**Deed**

*Original  
copy*

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Smith | Oropeza, P.L.  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2014-220  
Will Call No.:

\$340,000.-

Doc# 2014615 02/04/2015 4:25PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

02/04/2015 4:25PM  
DEED DOC STAMP CL: Kryz \$2,380.00

Doc# 2014615  
Bk# 2723 Pgh 901

Parcel Identification No. 00052861-000143

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 4th day of February, 2015 between Andy G. Hocking, Individually and as Trustee of the Irrevocable Personal Trust Declaration of Ozias Orlando Bump, dated December 9, 2005 whose post office address is 801 West 9th Street, Suite 216, Mount Carmel, IL 62863 of the County of Wabash, State of Illinois, grantor\*, and Richard J. Rezba and Carol L. Rezba, husband and wife whose post office address is 3353 Flagler Avenue, Key West, FL 33040 of the County of Monroe, State of Florida, 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:

Unit 43, Block 6, Key West Estates, more particularly described as follows: A parcel of land in Block 6, of Key West Foundation Co's Plat No. 1 according to the plat thereof as recorded in Plat Book 1 at Page 155 of the Public Records of Monroe County, Florida; said parcel being described as follows: Commence at the Southeast corner of the said Block 6 and run thence Westerly along the Southerly boundary line of the said Block 6 for a distance of 334.74 feet to the Point of Beginning of the parcel of land being described herein; thence continue Westerly along the Southerly boundary line of the said Block 6 for a distance of 37.60 feet; thence Northerly and at right angles for a distance of 85.0 feet; thence Easterly and at right angles for a distance of 24.0 feet, thence Northerly and at right angles for a distance of 30.0 feet; thence Easterly and at right angles for a distance of 19.0 feet; thence Southerly and at right angles for a distance of 10.31 feet to the beginning of a curve, concave to the Southwest and having a radius of 7.27 feet; thence Easterly along said curve for an arc distance of 11.42 feet to the end of the said curve; thence Southerly and parallel with the Easterly boundary line of the said Block 6 for a distance of 13.89 feet to the beginning of a curve, concave to the Southeast and having a radius of 4.64 feet; thence Westerly along said curve for an arc distance of 7.29 feet to the end of said curve; thence Southerly and parallel with the Easterly boundary line of the said Block 6 for a distance of 52.78 feet to the beginning of a curve concave to the Northwest and having a radius of 4.64 feet; thence Southwesterly along said curve for an arc distance of 7.29 feet to the end of the said curve; thence Westerly and parallel with the South boundary line of the said Block 6 for a distance of 1.69 feet, thence Southerly and at right angles for a distance of 21.47 feet back to the Point of Beginning.

- Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's or Grantor's Spouse's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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:

Belinda S. Potts-Miles  
Witness Name: BELINDA S. POTTS-MILES

Andy G. Hocking  
Andy G. Hocking, Individually

Melissa Pray  
Witness Name: MELISSA PRAY

Andy G. Hocking (Seal)  
Andy G. Hocking, as Trustee

Belinda S. Potts-Miles  
Witness Name: BELINDA S. POTTS-MILES

Melissa Pray  
Witness Name: MELISSA PRAY

State of ILLINOIS  
County of WABASH

The foregoing instrument was acknowledged before me this 4th day of February, 2015 by Andy G. Hocking, Individually and as Trustee of the Irrevocable Personal Trust Declaration of Ozias Orlando Bump, dated December 9, 2005, who  is personally known or  has produced a driver's license as identification.

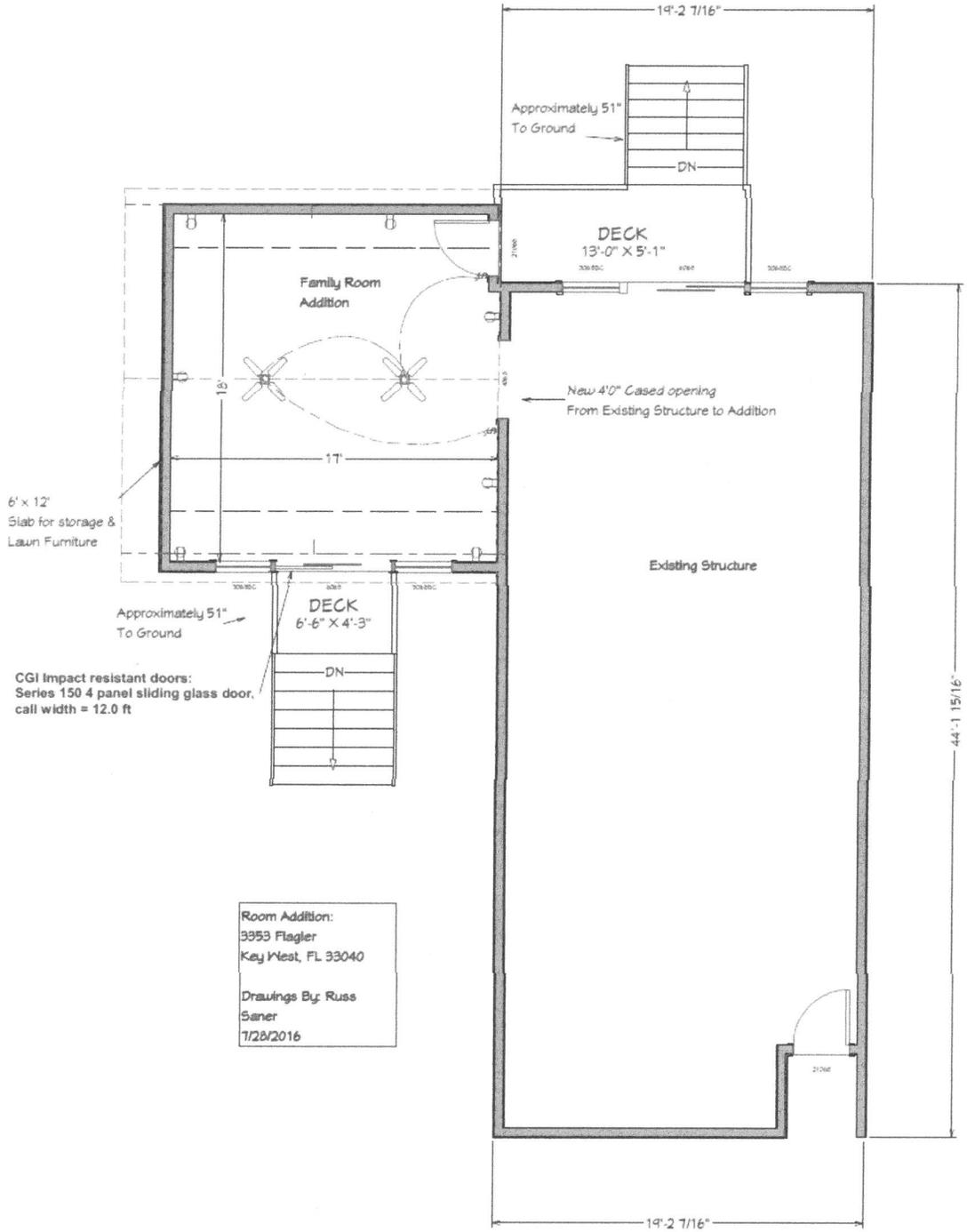


Belinda S. Potts-Miles  
Notary Public  
Printed Name: BELINDA S. POTTS-MILES  
My Commission Expires: 11-8-18

# Survey

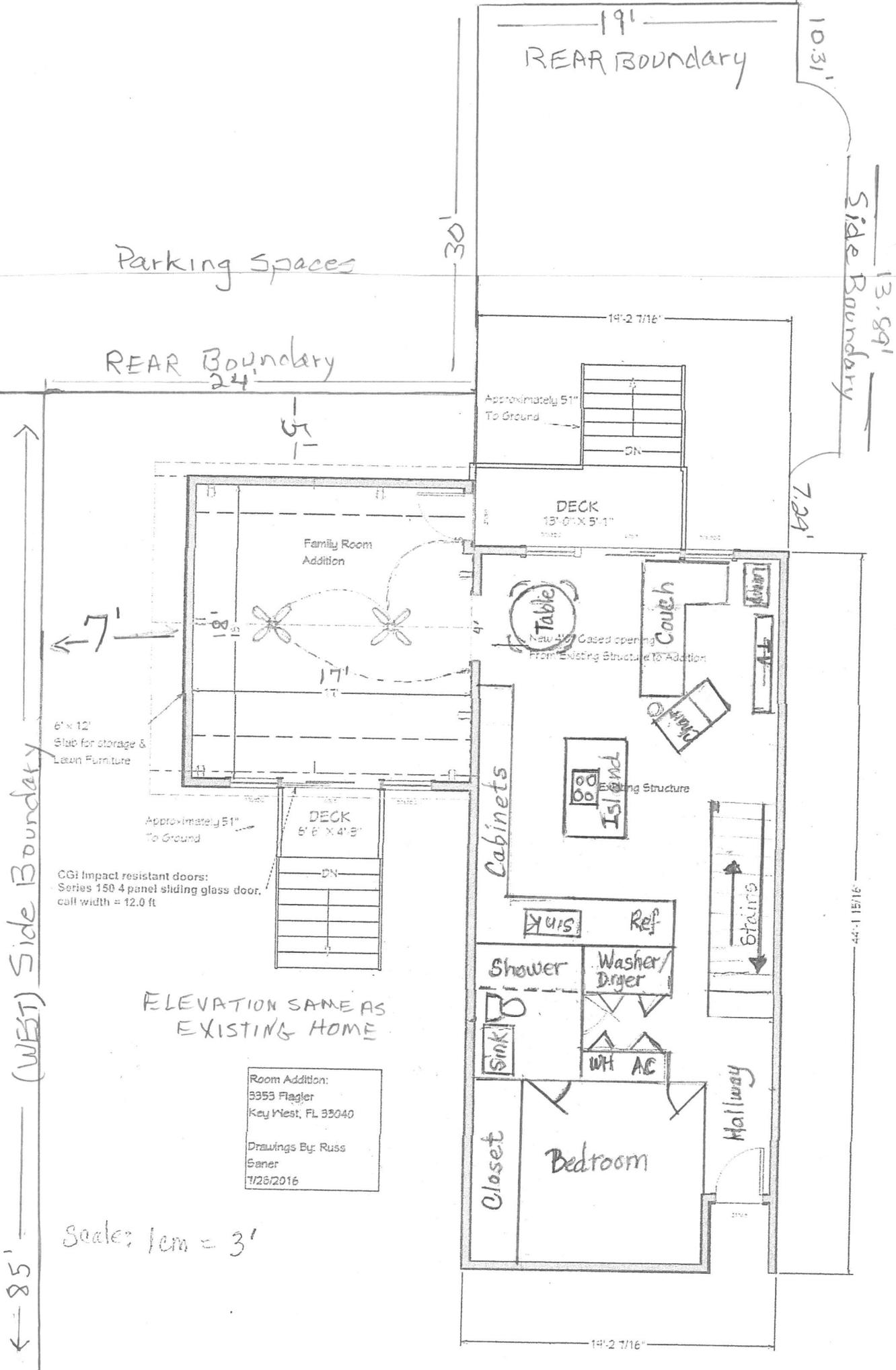


# Site Plan



Room Addition:  
3953 Flagler  
Key West, FL 33040

Drawings By: Russ  
Sauer  
7/28/2016



Parking Spaces

REAR Boundary  
24'

19'  
REAR Boundary

Side Boundary  
13.89'

7.29'

44'-1 15/16"

(WEST) Side Boundary  
85'

30'

14'-2 7/16"

DECK  
13'0" X 5'1"

Family Room  
Addition

Table

Couch

Island  
Existing Structure

Cabinets

SINK

Ref

Shower

Washer/Dryer

SINK

Wht AC

Closet

Bedroom

Hallway

Stairs

Approximately 51"  
To Ground

Approximately 51"  
To Ground

6' x 12'  
Slab for storage &  
Lawn Furniture

CGI Impact resistant doors:  
Series 150 4 panel sliding glass door,  
call width = 12.0 ft

ELEVATION SAME AS  
EXISTING HOME

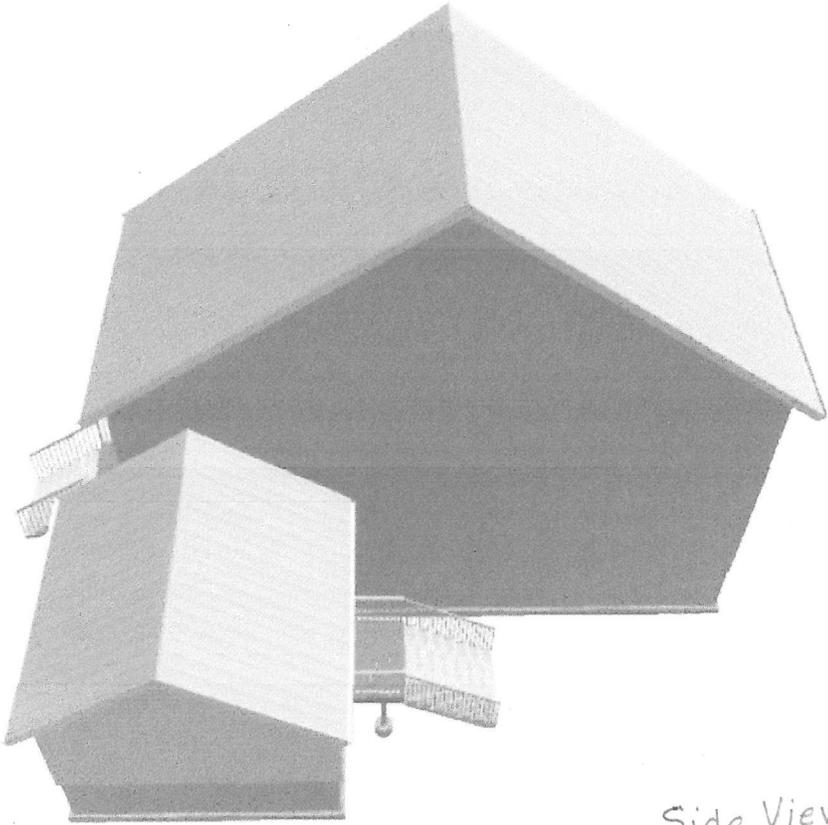
Room Addition:  
3353 Flagler  
Key West, FL 33040  
  
Drawings By: Russ  
Sener  
7/25/2016

Scale: 1cm = 3'

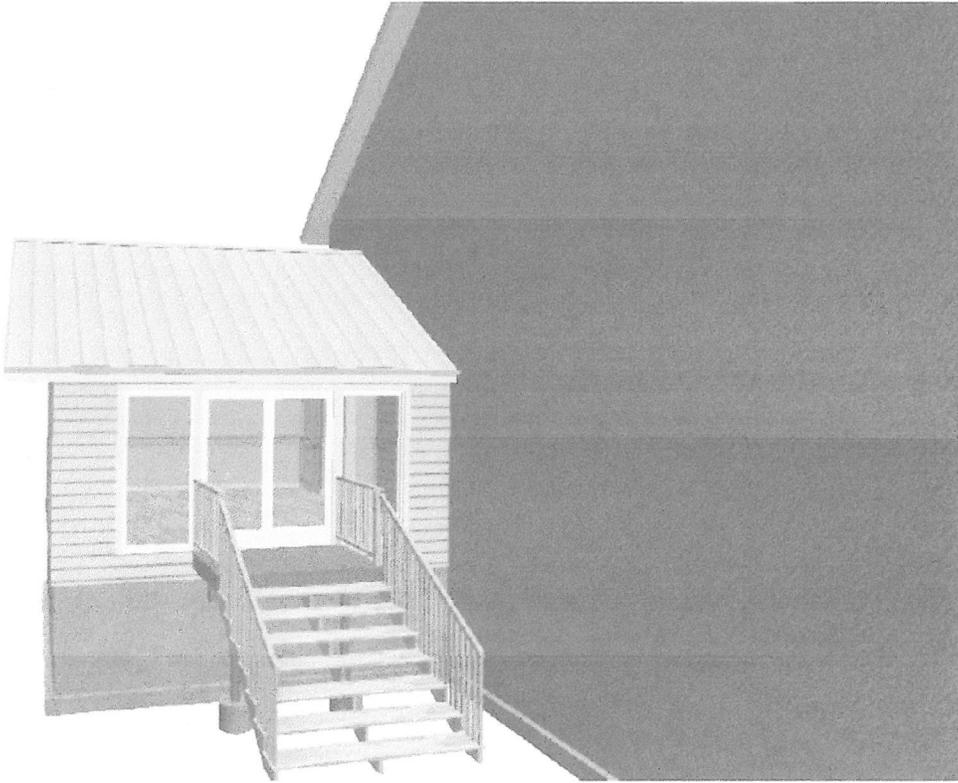
14'-2 7/16"



Rear View



Side View



*Russ Saner*

cell 305-834-8883

russsaner@gmail.com

Front View

### Russ Saner | Facebook

Notice of Confidentiality: This transmission contains information that may be confidential and that may also be proprietary; only the intended recipient of the message (or authorized to receive it for the intended recipient) may use it. This transmission may not be copied or forwarded and its contents may not be disclosed to anyone else. If you have received this transmission in error, please notify us immediately and delete it from your system.

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 **3353 Flagler, Rezba-Floor Plan.pdf**  
41K

## **Site Photos**









# **Property Appraiser**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version.**

Alternate Key: 8730411 Parcel ID: 00052861-000143

### Ownership Details

**Mailing Address:**

REZBA RICHARD J AND CAROL L  
3353 FLAGLER AVE  
KEY WEST, FL 33040-4682

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 34-67-25

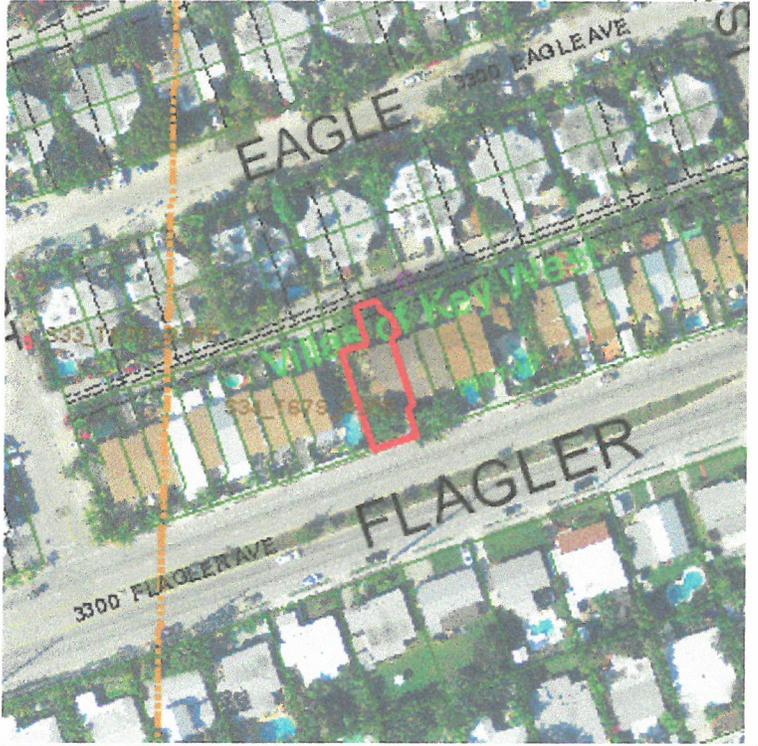
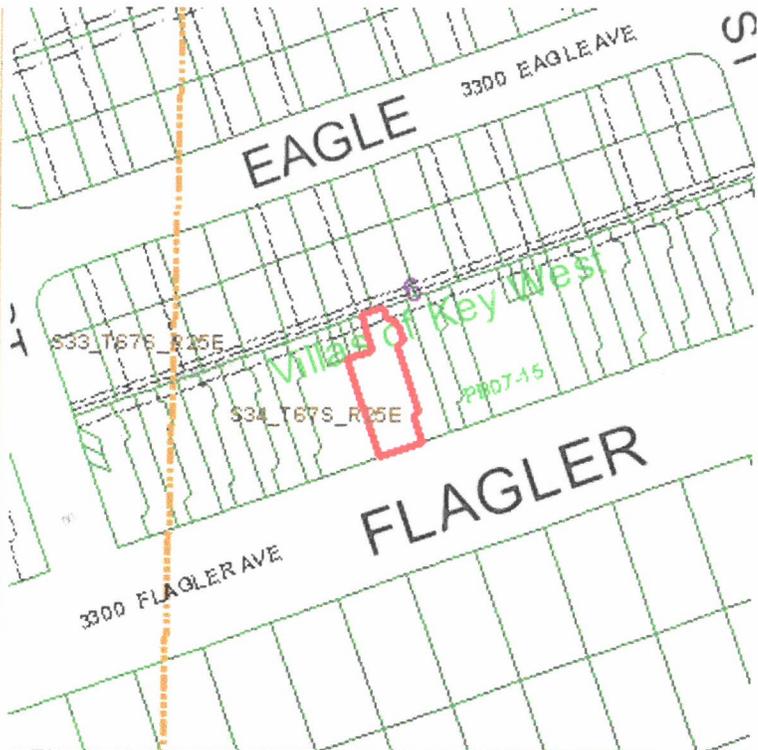
**Property Location:** 3353 FLAGLER AVE KEY WEST

**Subdivision:** Key West Foundation Co's Plat No 1

**Legal:** PT BK 6 VILLAS OF KEY WEST PB7-15 A/K/A UNIT 43 KEY WEST ESTATES OR1047-446/47 OR1052/1235/36

**Description:** OR1175-391/92 OR2264-822/24 OR2723-901/02

**Click Map Image to open interactive viewer**



**Exemptions**

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

**Land Details**

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	4,309.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1618  
 Year Built: 1987

## Building 1 Details

Building Type R1  
 Effective Age 28  
 Year Built 1987  
 Functional Obs 0

Condition A  
 Perimeter 248  
 Special Arch SCW  
 Economic Obs 0

Quality Grade 550  
 Depreciation % 34  
 Grnd Floor Area 1,618

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover ASPHALT SHINGL

Foundation CONCR FTR

Heat 1 NONE

Heat 2 NONE

Bedrooms 3

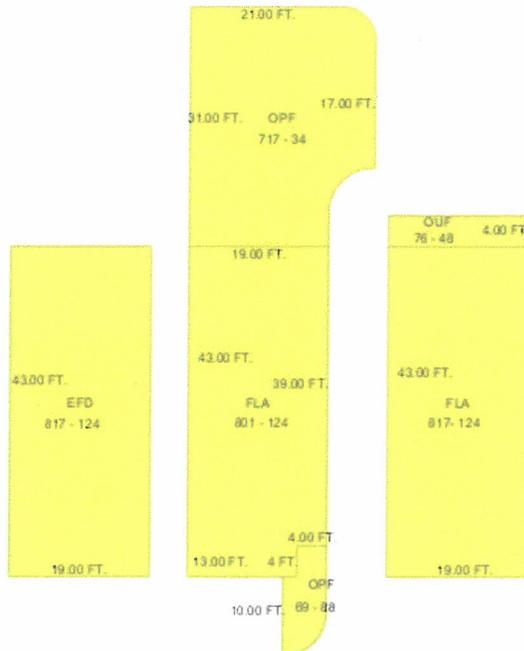
Heat Src 1 NONE

Heat Src 2 NONE

### Extra Features:

2 Fix Bath 0  
 3 Fix Bath 1  
 4 Fix Bath 1  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 0  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



Sections :

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPF		1	1987	N	N	0.00	0.00	717
2	FLA	5:C.B.S.	1	1987	N	Y	0.00	0.00	801
3	OPF		1	2006	N	N	0.00	0.00	70
5	FLA	5:C.B.S.	1	1987	N	Y	0.00	0.00	817
6	OUF		1	1987					76
7	EFD	4:CONC BLOCK	1	1987					817

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	1,075 SF	0	0	1986	1987	4	30
2	FN2:FENCES	947 SF	0	0	1986	1987	2	30
3	PT3:PATIO	390 SF	0	0	1986	1987	2	50

### Appraiser Notes

SPOKE TO HOMEOWNER SALE WAS A ARMS LENGTHS TRANSACTION. PROPERTY IS BEING RENOVATED.

### Building Permits

Date      Date

Bldg Number	Issued	Completed	Amount	Description	Notes
15-0419	02/06/2015	03/25/2015	7,800	Residential	1100 SF REMOVE EXISTING ASPHALT SHINGLES ROOF AND REPLACE WITH 5V-CRIMP 26 GAUGE.
1 15-1149	03/31/2015		22,000	Residential	REMOVE AND REPLACE FLOOR COVERING. REMOVE KITCHEN CEILING AND SHEETROCK ON SHARED WALL BETWEEN KITCHEN AND BATHROOM TO LOCATE SOURCE OF WATER LEAKS AND REPAIR AS NECESSARY. AFTER INSPECTION, RE-SHEETROCK CEILING AND SHARED WALL. INSTALL NEW KITCHEN CABINETS.
1 15-1301	04/13/2015		2,360	Residential	REPLACE (2) WINDOWS AND (2) SLIDING GLASS DOORS WITH IMPACT RATED.
1 06-5329	11/27/2006	12/18/2006	875	Residential	REPLACE FRONT STEPS

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	161,801	7,462	277,785	447,048	336,880	0	447,048
2014	160,765	6,846	235,418	403,029	306,255	0	403,029
2013	160,765	6,909	110,740	278,414	278,414	0	278,414
2012	162,966	6,971	133,449	303,386	292,913	0	303,386
2011	165,328	7,033	95,335	267,696	266,285	0	267,696
2010	183,514	7,096	51,468	242,078	242,078	0	242,078
2009	204,954	7,158	120,721	332,833	332,833	0	332,833
2008	188,946	7,221	323,185	519,352	519,352	0	519,352
2007	201,149	7,283	323,185	531,617	531,617	0	531,617
2006	293,538	7,345	269,759	570,642	570,642	0	570,642
2005	240,520	7,408	265,450	513,378	513,378	0	513,378
2004	199,717	7,876	194,005	401,598	401,598	0	401,598
2003	203,415	8,480	100,284	312,179	312,179	0	312,179
2002	173,841	8,949	120,798	303,588	303,588	0	303,588
2001	145,394	9,416	120,798	275,608	275,608	0	275,608
2000	150,662	3,790	50,678	205,129	205,129	0	205,129
1999	133,805	3,518	50,678	188,001	188,001	0	188,001
1998	149,703	3,760	50,678	204,140	204,140	0	204,140
1997	143,945	3,808	41,482	189,235	189,235	0	189,235
1996	132,429	3,642	41,482	177,553	177,553	0	177,553
1995	128,975	3,683	41,482	174,139	174,139	0	174,139
1994	115,156	3,443	41,482	160,081	160,081	0	160,081
1993	115,156	3,563	41,482	160,201	160,201	0	160,201

<b>1992</b>	115,156	3,685	41,482	160,323	160,323	0	160,323
<b>1991</b>	115,156	3,839	41,482	160,477	160,477	0	160,477
<b>1990</b>	115,156	3,960	41,482	160,598	160,598	0	160,598
<b>1989</b>	115,156	4,081	41,482	160,719	160,719	0	160,719
<b>1988</b>	102,327	3,012	38,034	143,373	143,373	0	143,373

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/4/2015	2723 / 901	340,000	WD	37
1/26/2006	2264 / 822	23,000	WD	T
6/1/1991	1175 / 391	167,500	WD	Q
3/1/1988	1047 / 446	199,500	WD	Q

This page has been visited 96,408 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176

## **Additional Information**

# OWNER'S POLICY OF TITLE INSURANCE

## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

### COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

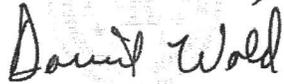
1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
  - (a) A defect in the Title caused by
    - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding.
  - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;
  - (c) the subdivision of land; or
  - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

*(Covered Risks continued)*

In Witness Whereof, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory of the Company.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111



By  President  
Attest  Secretary

**SERIAL  
OF6-8262328**

# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Richard and Carol Rezba		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3353 Flagler Avenue		Company NAIC Number:
City Key West	State Florida	ZIP Code 33040
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) PT Block 6 Villas of Key West Plat Book 7-15 AKA Unit 43 Key West Estates RE#00052861-000143		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>N24 33 76.4</u> Long. <u>W81. 45 69.2</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>		
c) Total net area of flood openings in A8.b <u>0</u> sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		
A9. For a building with an attached garage:		
a) Square footage of attached garage <u>0</u> sq ft		
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>		
c) Total net area of flood openings in A9.b <u>0</u> sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No		

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Key West 120168			B2. County Name Monroe County		B3. State Florida
B4. Map/Panel Number 12087C1509	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3353 Flagler Avenue			Policy Number:
City Key West	State Florida	ZIP Code 33040	Company NAIC Number

## SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments

Check here if attachments.

# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008  
Expiration Date: November 30, 2018

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3353 Flagler Avenue			Policy Number:
City Key West	State Florida	ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front View



Photo Two

Photo Two Caption Left View