

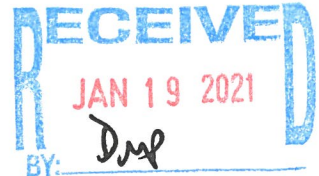
Application



Application for Variance

City of Key West, Florida • Planning Department

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



Application Fee: \$2,300.00 / After-the-Fact: \$4,300.00

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 3226 Eagle Ave, Key West, FL 33040

Zoning District: MDR

Real Estate (RE) #: 00052890-001400

Property located within the Historic District? Yes No

APPLICANT:

Owner Authorized Representative

Name: Lambert Hena Mailing Address: 3226 Eagle Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (305) 393 96 24 Office: N/A Fax: N/A

Email: Lambert64@gmail.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:

Addition of Attached After fact permit for shed and addition

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

Variance for setback

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

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	MDR			
Flood Zone	FES			
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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

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

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: 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 location of the existing building and site on the property is specific to the property.

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

Special conditions ^{would} be that storage room has existed for over 5 years and survived Irma. The roof of the main house didn't survive and I luckily had the storage area as a safe and dry space where I could save many of my personal items from water. Many of my neighbors lost their roofs and were left in unlivable 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.

There are many existing storage structures very similar to mine on my street, and on other small village homes. This storage room would not be any more special than any of the others ones in my neighborhood!

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.

I wouldn't be able to have any storage space if I am forced to remove this one. There is very limited space on my property and I want to be able to use all of it!

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.

The variance is for a minimum amount of space. The area between my house (including the current storage structure) and the neighbor's house (3228 Eagle Ave) is over 10 feet.

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.

The storage structure is not injurious to the public welfare. It is used only for storage of my personal items.

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

No existing nonconforming uses of property exist.

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."

The storage room has been on my property for 5 years and has not affected my neighbors in any negative way.

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 *mcpao.org*
- 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



Variance Information sheet

City of Key West, Florida • Planning Department

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Application Fee: \$2,300.00 / After-the-Fact: \$4,300.00

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

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.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Alena Lembach, 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:

3226 Eagle Ave Key West Fl 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida 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.

Alena Lembach
Signature of Authorized Representative

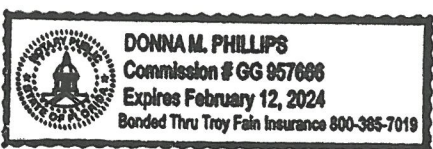
Subscribed and sworn to (or affirmed) before me on this Dec. 14, 2020 by
Alena Lembach
Name of Authorized Representative

He/She is personally known to me or has presented FL DL L512-000-64 723-0 as identification.

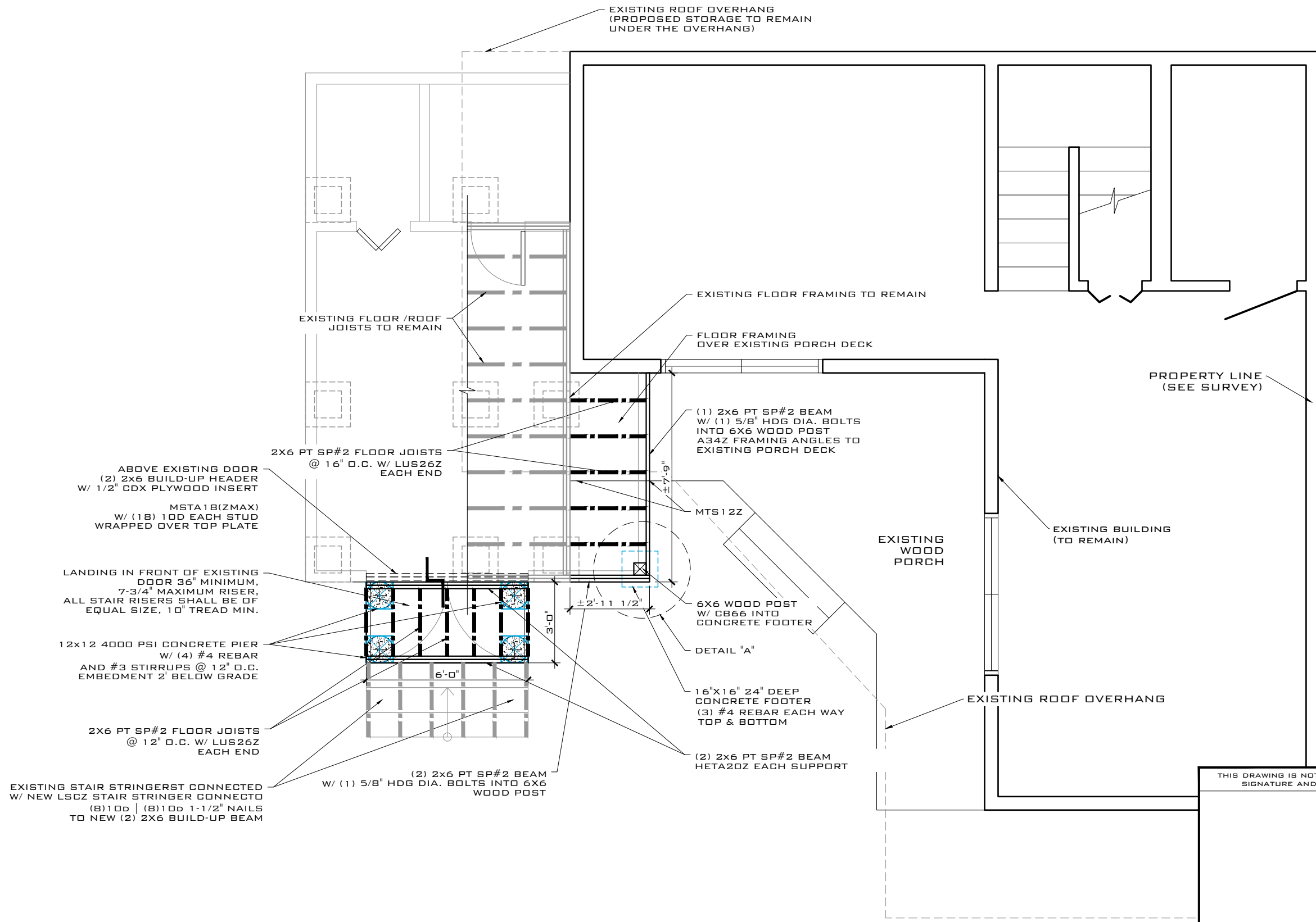
Donna M. Phillips
Notary's Signature and Seal

Donna M. Phillips
Name of Acknowledger typed, printed or stamped

GG 957666
Commission Number, if any



Ukg' Rnc p



PROPOSED FRAMING IMPROVEMENTS
 SCALE: 1/4" = 1'-0"

ABOVE EXISTING DOOR
 (2) 2x6 BUILD-UP HEADER
 W/ 1/2" CDX PLYWOOD INSERT

MSTA18(ZMAX)
 W/ (18) 10D EACH STUD
 WRAPPED OVER TOP PLATE

LANDING IN FRONT OF EXISTING
 DOOR 36" MINIMUM,
 7-3/4" MAXIMUM RISER,
 ALL STAIR RISERS SHALL BE OF
 EQUAL SIZE, 10" TREAD MIN.

12x12 4000 PSI CONCRETE PIER
 W/ (4) #4 REBAR
 AND #3 STIRRUPS @ 12" O.C.
 EMBEDMENT 2' BELOW GRADE

2x6 PT SP#2 FLOOR JOISTS
 @ 12" O.C. W/ LUS26Z
 EACH END

EXISTING STAIR STRINGERST CONNECTED
 W/ NEW LSCZ STAIR STRINGER CONNECTO
 (8)10D | (8)10D 1-1/2" NAILS
 TO NEW (2) 2X6 BUILD-UP BEAM

2X6 PT SP#2 FLOOR JOISTS
 @ 16" O.C. W/ LUS26Z
 EACH END

(2) 2X6 PT SP#2 BEAM
 W/ (1) 5/8" HDG DIA. BOLTS INTO 6X6
 WOOD POST

(1) 2x6 PT SP#2 BEAM
 W/ (1) 5/8" HDG DIA. BOLTS
 INTO 6X6 WOOD POST
 A34Z FRAMING ANGLES TO
 EXISTING PORCH DECK

6X6 WOOD POST
 W/ CB66 INTO
 CONCRETE FOOTER

16"X16" 24" DEEP
 CONCRETE FOOTER
 (3) #4 REBAR EACH WAY
 TOP & BOTTOM

(2) 2x6 PT SP#2 BEAM
 HETA20Z EACH SUPPORT

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE 1-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: MIROSLAVA PALANSKA
 3226 EAGLE AVE
 KEY WEST, FL 33040
 T: (305) 393-9517

PROJECT: **ADDITION**

SITE: 3226 EAGLE AVE
 KEY WEST, FL 33040

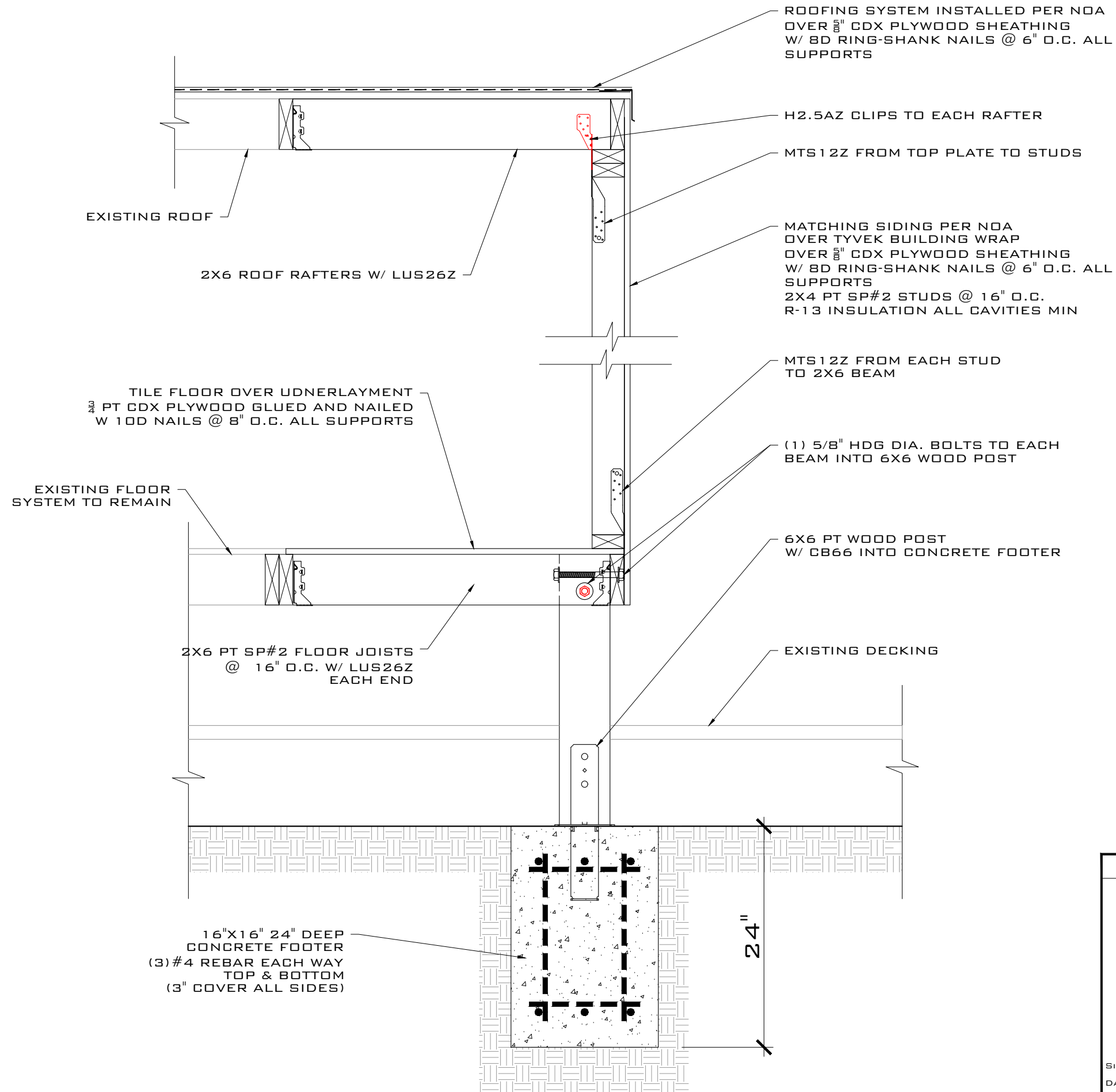
TITLE: **PROPOSED FLOOR PLAN
 DIAGRAM**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
NTS	08/26/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1501-05	S-101	4	

THIS DRAWING IS NOT VALID WITHOUT THE
 SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
 DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480



REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



ARTIBUS DESIGN
 3706 N. ROOSEVELT BLVD
 SUITE I-208
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: MIROSLAVA PALANSKA
 3226 EAGLE AVE
 KEY WEST, FL 33040
 T: (305) 393-9517

PROJECT: **ADDITION**

SITE: 3226 EAGLE AVE
 KEY WEST, FL 33040

TITLE: **DETAIL "A"**

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

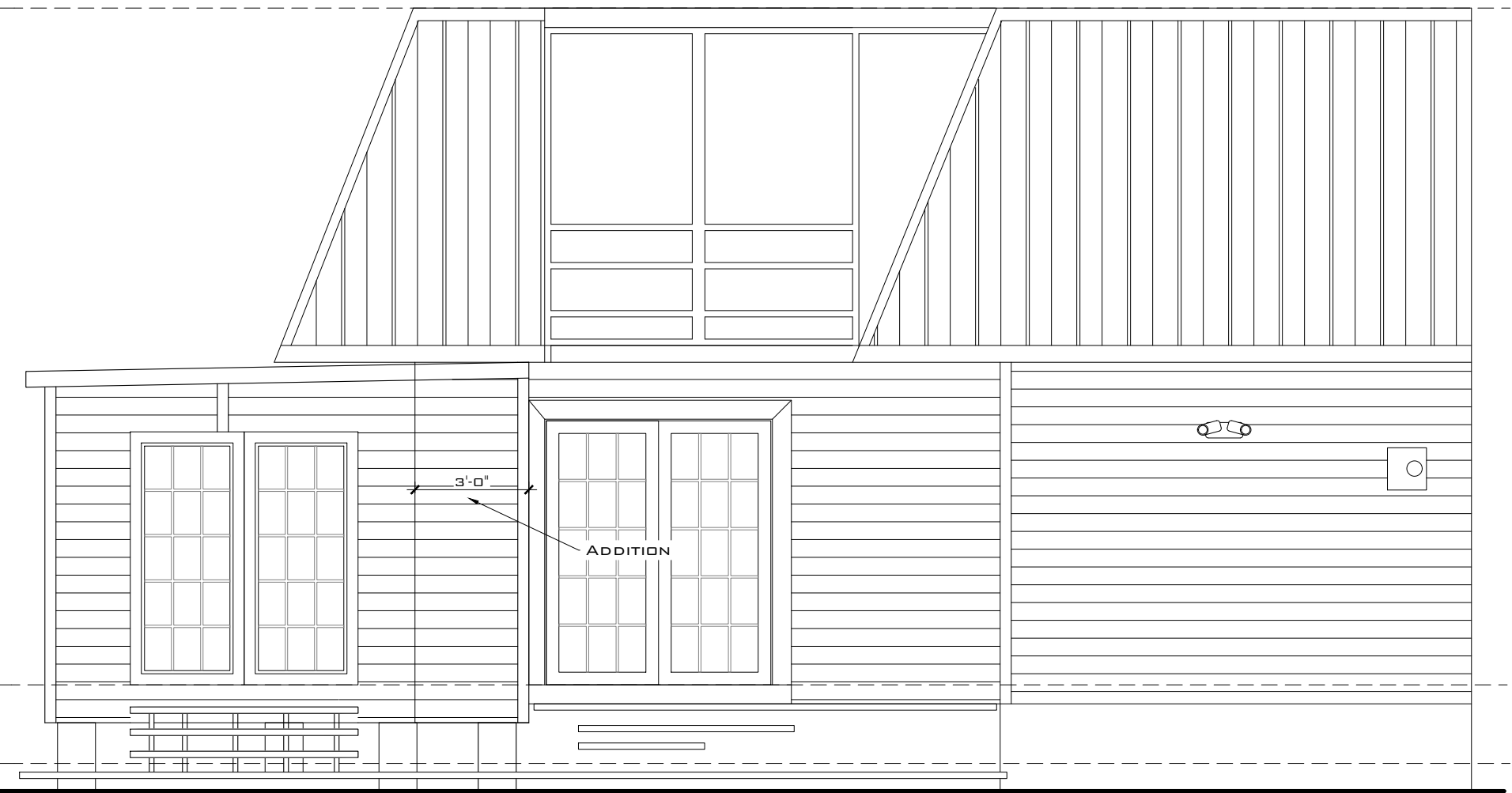
SCALE AT 1/16"=1'-0"	DATE: 08/26/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1501-05	DRAWING NO: S-102	REVISION: 4	

TOP OF ROOFING
EL. (±)+27.90 (NGVD)

EXISTING F. FLOOR
EL. +10.07 (NGVD)

FLOOD ELEVATION AE 8
EL. +8.00 (NGVD)

TOP OF GRADE
EL. (±)+7.27 (NGVD)
VARIES



NOTE: 1. UNIT IS PART OF 4 FAMILY HOUSE.
ADJACENT STRUCTURES ARE NOT SHOWN.
2. CAR PORT IS NOT SHOWN FOR CLARITY.

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

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

3	REVISIONS	SAM	05/03/15
REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: MIROSLAVA PALANSKA
3226 EAGLE AVE
KEY WEST, FL 33040
T: (305) 393-9517

PROJECT: **ADDITION**

SITE: 3226 EAGLE AVE
KEY WEST, FL 33040

TITLE: **PROPOSED ELEVATION VIEWS**

SCALE AT 1/4"=1'-0": NTS	DATE: 08/26/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1501-05	DRAWING NO: S-103	REVISION: 4	

Daniel Sobczak

From: Daniel Sobczak
Sent: Wednesday, August 11, 2021 8:57 AM
To: Daniel Sobczak
Subject: FW: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 3226 Eagle Ave

From: Alena Lembach <lembach64@gmail.com>
Sent: Thursday, August 5, 2021 12:24 PM
To: Daniel Sobczak <daniel.sobczak@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] 3226 Eagle Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes I swear that the site data table is true and accurate
Alena Lembach

Sent from my iPhone

On Aug 5, 2021, at 10:53 AM, Daniel Sobczak
<daniel.sobczak@cityofkeywest-fl.gov> wrote:

Good Morning,

Hey Alena, hope you are well.

To move forward we had to update the site data table, can you swear/affirm that to the best of your knowledge, the below site data table is true and accurate? The existing vs. proposed represents a change of 145 additional sqft.

Site Data Table				
	Code Required	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE			
Size of Site	6,000 sqft	1,719 sqft		
Height	30	n/a	n/a	n/a
Front Setback	n/a	n/a	n/a	n/a
Side Setback	5'	1.5'	1.5'	3.5'
Rear Setback	5'	1.5'	1.0'	4.0'
Building Coverage	35% -- 601 sqft	56% -- 970 sqft	65% -- 1,115 sqft	30% -- 514 sqft
Impervious Surface	50% -- 860 sqft	87% -- 1,503 sqft	95% -- 1,648 sqft	45% -- 692 sqft

Open Space	35% -- 601 sqft	12.5% -- 215 sqft	4% -- 70 sqft	31% -- 531 sqft
------------	-----------------	-------------------	---------------	-----------------

Thank you,

Daniel Sobczak, AICP-C
Planner
City of Key West
Planning Department at
Josephine Parker City Hall
1300 White Street
(305) 809-3723
Daniel.sobczak@cityofkeywest-fl.gov
www.cityofkeywest-fl.gov

Warranty Deed

Prepared By and Return To:
Chicago Title of the Florida Keys, Inc.
801 Eisenhower Drive
Key West, Florida 33040

I HEREBY CERTIFY
THAT THIS IS A TRUE AND
CORRECT COPY OF THE ORIGINAL

[Handwritten Signature]

File No. 1498-411080101

Property Appraiser's Parcel I.D. (folio) Number(s)
00052890-001400

WARRANTY DEED

THIS WARRANTY DEED dated May 24, 2010, by Annica K. Pedersen, a single woman, hereinafter called the grantor, to Alena Lembach, a single woman, whose post office address is 3226 Eagle Avenue, Key West, FL 33040, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Monroe County, Florida, to wit:

Unit 14, Block 7, KEY WEST ESTATES, more particularly described as follows: A parcel of land in Block 7, according to the Key West Foundation Co.'s Plat No. 1, recorded in Plat Book 1, Page 155 of the Public Records of Monroe County, Florida; said parcel being described as follows: COMMENCE at the Southeast corner of Lot 1 of the said Block 7, and run Northerly along the East boundary of the said Block 7 for a distance of 118.00 feet; thence Westerly and parallel with the South boundary of the said Block 7 for a distance of 112.10 feet; thence Northerly and parallel with the East boundary of the said Block 7 for a distance of 66.00 feet to the Point of Beginning; thence continue Northerly and parallel with the East boundary of the said Block 7 for a distance of 46.0 feet to the North Boundary of the said Block 7; thence Westerly and along the North boundary of the said Block 7 for a distance of 37.37 feet; thence Southerly and parallel with the East boundary of Block 7 for a distance of 46.0 feet; thence Easterly and parallel with the South boundary of the said Block 7 for a distance of 37.35 feet back to the Point of beginning.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

(Witness Signature)

THOM SHARPE

(Print Name of Witness)

[Handwritten Signature]

(Witness Signature)

MONICA HORNYAK

(Print Name of Witness)

[Handwritten Signature]

Annica K. Pedersen

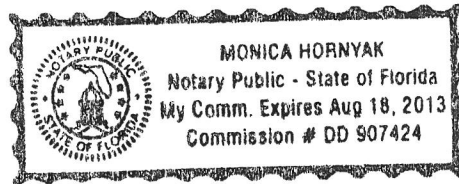
Address:

State of Florida
County of Monroe

Sworn to and subscribed before me this 24 day of May, 2010 by Annica K. Pedersen, a single woman who is personally known to me or who has produced 2 Drivers License as identification.

[Handwritten Signature]

Printed Name: _____
Notary Public
My commission expires:



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 00052890-001400
 Account# 8748094
 Property ID 8748094
 Millage Group 10KW
 Location 3226 EAGLE Ave, KEY WEST
 Address
 Legal PT BLK 7 KW FOUNDATION COS PLAT NO 1 PB1-155 A/K/A UNIT 14 KEY WEST
 Description ESTATES OR1068-1027/28 OR1513-1874/75 OR1765-447 OR1837-2408/09 OR2072-2194/95 OR2470-334
 (Note: Not to be used on legal documents.)
 Neighborhood 6197
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Key West Foundation Co's Plat No 1
 Sec/Twp/Rng 33/67/25
 Affordable No
 Housing



Owner

LEMBACH ALENA
 3226 Eagle Ave
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$127,643	\$134,189	\$137,462	\$139,098
+ Market Misc Value	\$3,347	\$3,347	\$3,322	\$3,322
+ Market Land Value	\$155,810	\$147,843	\$130,137	\$130,137
= Just Market Value	\$286,800	\$285,379	\$270,921	\$272,557
= Total Assessed Value	\$179,223	\$175,194	\$171,928	\$168,392
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$154,223	\$150,194	\$146,928	\$143,392

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,719.00	Square Foot	37.5	55

Buildings

Building ID 33790
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1476
 Finished Sq Ft 1032
 Stories 2 Floor
 Condition GOOD
 Perimeter 220
 Functional Obs 0
 Economic Obs 0
 Depreciation % 24
 Interior Walls MASONRY/MIN
 Exterior Walls WD FRAME with 20% HARDIE BD
 Year Built 1988
 Effective Year Built 2003
 Foundation CONCR FTR
 Roof Type MANSARD
 Roof Coverage TAR & GRAVEL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 1
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	204	0	0
FLA	FLOOR LIV AREA	1,032	1,032	0
OPF	OP PRCH FIN LL	136	0	0
PUF	SC PRCH FIN UL	104	0	0
TOTAL		1,476	1,032	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1987	1988	1	1 UT	2
FENCES	1987	1988	1	210 SF	2
WOOD DECK	1987	1988	1	288 SF	2
LC UTIL BLDG	1987	1988	1	63 SF	2
FENCES	1988	1989	1	360 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/24/2010	\$175,000	Warranty Deed		2470	334	02 - Qualified	Improved
12/31/2004	\$587,000	Warranty Deed		2072	2194	Q - Qualified	Improved
12/2/2002	\$245,000	Warranty Deed		1837	2408	Q - Qualified	Improved
2/21/2002	\$200,000	Warranty Deed		1765	0447	Q - Qualified	Improved
5/1/1998	\$125,000	Warranty Deed		1513	1874	Q - Qualified	Improved
10/1/1988	\$87,500	Warranty Deed		1068	1027	Q - Qualified	Improved

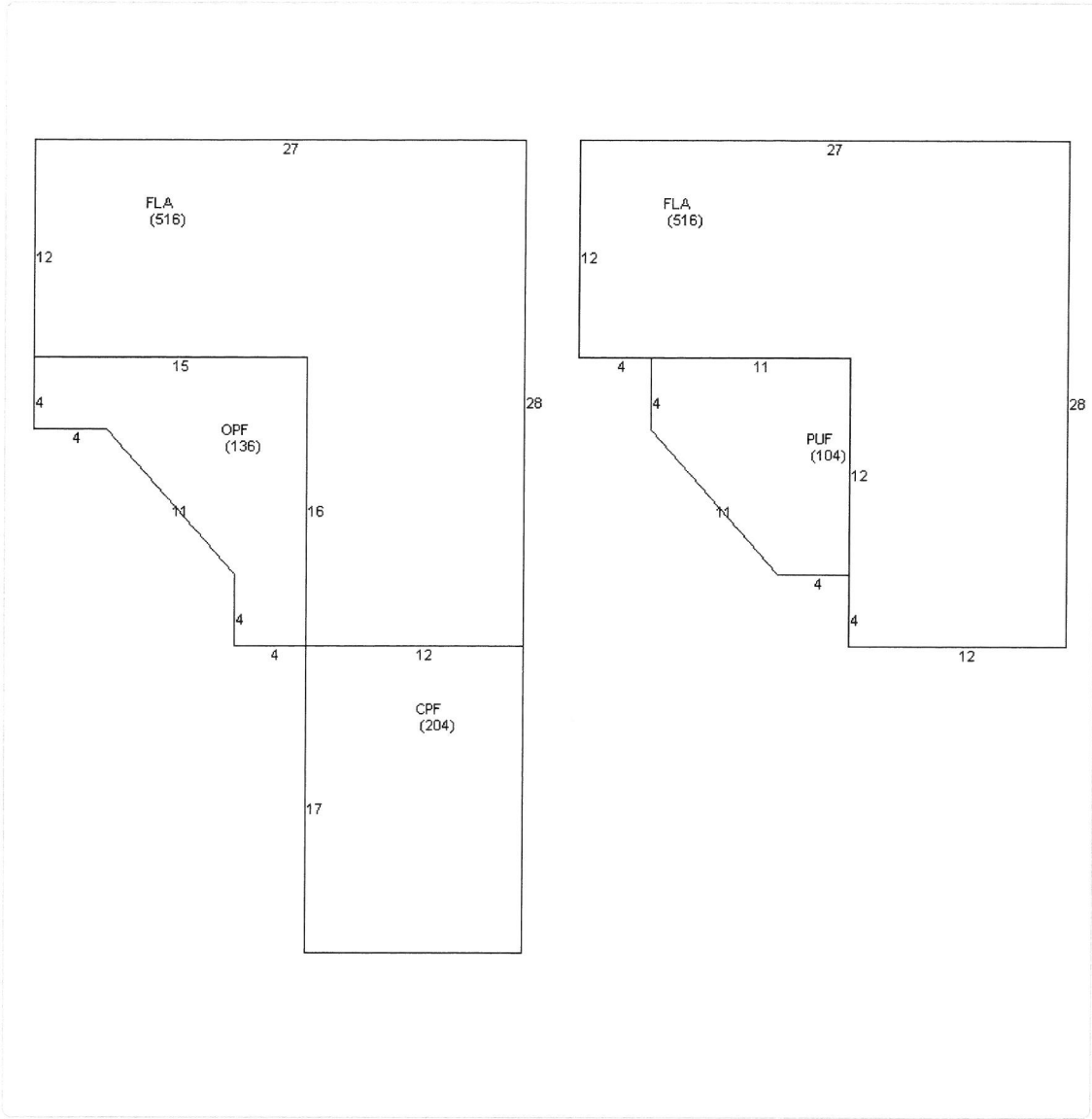
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-3172	9/5/2019		\$500	Residential	AFTER THE FACT COMPLETE WIRING ROOM OUTLET SWITCH.
19-3173	9/5/2019		\$900	Residential	AFTER THE FACT BUILD ROOF INSTALLATION METAL ROOF 3 SQ FT.
19-1894	5/24/2019		\$2,000	Residential	AFTER THE FACT THE NEW WALLS & NEW 16 SF OF ROOF AREA & INSTALL NEW FRENCH DOORS.
15-1179	4/6/2015		\$490	Residential	AFTER THE FACT. CREATE ADDITIONAL BEDROOM AT FIRST FLOOR.
15-00000359	2/3/2015	3/6/2015	\$0	Residential	REMOVE ILLEGAL FRAMING FOR STORAGE AREA ON THE SIDE OF THE HOUSE.
02-3306	8/1/2003	11/19/2003	\$1,500	Residential	NEW SLIDING DOORS INSTALL
9601858	5/1/1996	8/1/1996	\$1,200	Residential	ROOF

View Tax Info

[View Taxes for this Parcel](#)

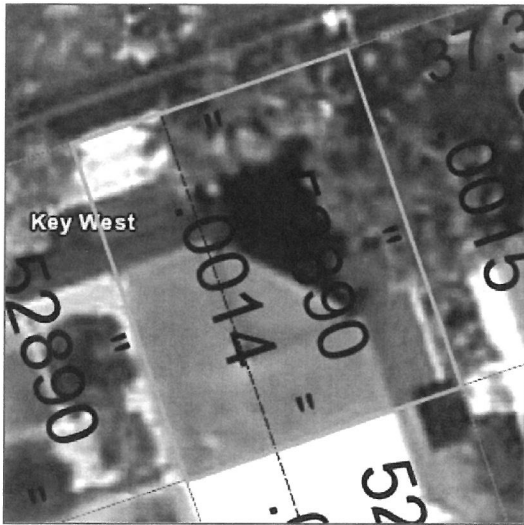
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

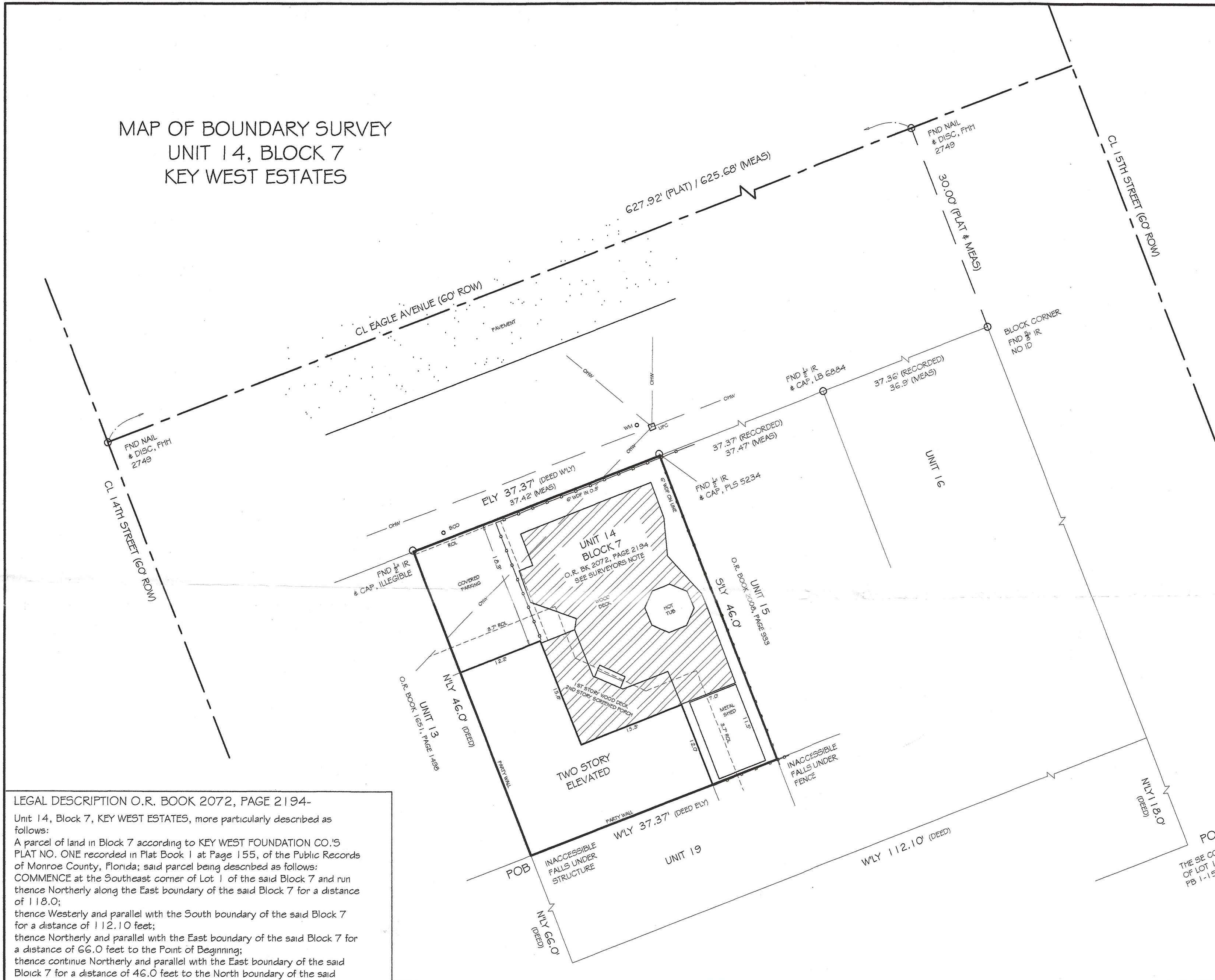
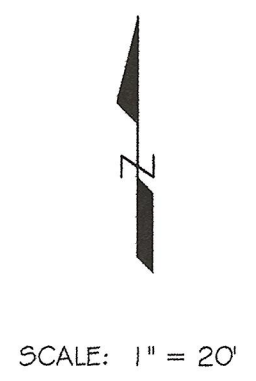
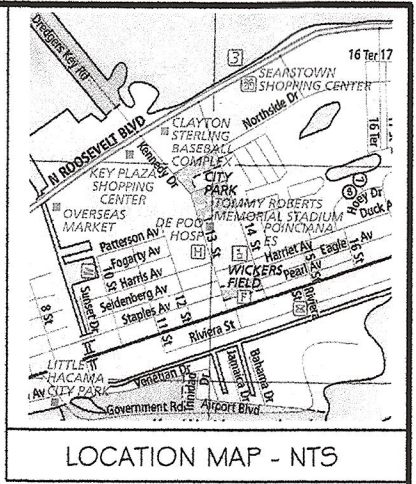
Last Data Upload: 12/10/2020, 2:33:10 AM

Version 2.3.98

Developed by
 Schneider
GEOSPATIAL

Boundary Survey

MAP OF BOUNDARY SURVEY
UNIT 14, BLOCK 7
KEY WEST ESTATES



SURVEYOR'S NOTES:

BEARING BASE:
DERIVED FROM LEGAL DESCRIPTION

ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED

ADDRESS:
3226 EAGLE AVENUE
KEY WEST, FL 33040

HORIZONTAL & VERTICAL MEASUREMENTS WERE
OBTAINED USING A TOTAL STATION & TDS RANGER
DATA COLLECTOR.

LINEAR CLOSURE ACCURACY IS GREATER
THAN ONE FOOT IN 10,000 FEET.

THE LEGAL DESCRIPTION RECORDED IN
O.R. BOOK 2072, PAGE 2194 CONTAINS ERRORS IN
THE DIRECTIONAL CALLS FOR NORTH AND SOUTH BOUNDARY
LINES AS SHOWN HEREON. THIS SURVEY ACCURATELY DEPICTS
THE PROPERTY AS INTENDED AND IS SUBSTANTIATED BY FIELD
MEASUREMENTS AND FURTHER BY DESCRIPTIONS
FOR THE ADJOINING PARCELS.

LEGAL DESCRIPTION O.R. BOOK 2072, PAGE 2194-
Unit 14, Block 7, KEY WEST ESTATES, more particularly described as follows:
A parcel of land in Block 7 according to KEY WEST FOUNDATION CO.'S PLAT NO. ONE 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 Lot 1 of the said Block 7 and run thence Northerly along the East boundary of the said Block 7 for a distance of 118.0;
thence Westerly and parallel with the South boundary of the said Block 7 for a distance of 112.10 feet;
thence Northerly and parallel with the East boundary of the said Block 7 for a distance of 66.0 feet to the Point of Beginning;
thence continue Northerly and parallel with the East boundary of the said Block 7 for a distance of 46.0 feet to the North boundary of the said Block 7;
thence Westerly and along the North boundary of the said Block 7 for 37.37 feet;
thence Southerly and parallel with the East boundary of the said Block 7 for a distance of 46.0 feet;
thence Easterly and parallel with the South Boundary of the said Block 7 for a distance of 37.37 feet back to the Point of Beginning.

CERTIFIED TO -
ALENA LEMBACH
CHICAGO TITLE OF THE FLORIDA KEYS
FIRST STATE BANK OF THE FLORIDA KEYS

NOTE: 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.

SCALE: 1"=20'
FIELD WORK DATE: 05/14/10
REVISION DATE: --
SHEET: 1 OF 1
DRAWN BY: KB
CHECKED BY: RW
INVOICE NO.: 10051101

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11-17, 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 (B) 1 (SETSBACKS), 1 (B)3 (ENCROACHMENTS), & 1 (B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

SIGNED: [Signature]

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7665

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

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

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

BFP = BACK-FLOW PREVENTER	PO = FENCE OUTSIDE	POC = POINT OF COMPOUND CURVE	TYP = TYPICAL
BO = BLOW OUT	POI = FENCE ON LINE	POCP = PERMANENT CONTROL POINT	UEASE = UTILITY EASEMENT
C & G = 2" CONCRETE CURB & GUTTER	GI = GRIOTE INLET	PK = PARKER KALON NAIL	ULC = CONCRETE UTILITY POLE
CB = CONCRETE BLOCK	GW = GUY WIRE	POB = POINT OF BEGINNING	URW = WOOD UTILITY POLE
CBW = CONCRETE BLOCK WALL	HB = HOSE BIB	PI = POINT OF INTERSECTION	VB = VIDEO BOX
CI = CURB INLET	IR = IRON PIPE	PRC = POINT OF REVERSE CURVE	WD = WOOD DECK
CL = CENTERLINE	L = ARC LENGTH	PRM = PERMANENT REFERENCE MONUMENT	WDF = WOOD FENCE
CLP = CHAINLINK FENCE	LS = LANDSCAPING	PT = POINT OF TANGENT	WL = WOOD LANDING
CM = CONCRETE MONUMENT	MB = MAILBOX	R = RADIUS	WM = WATER METER
CONC = CONCRETE	MEAS = MEASURED	RCL = ROOF OVERHANG LINE	WRACK LINE = LINE OF DEBRIS ON SHORE
CSB = CONCRETE SLAB	MHWL = MEAN HIGH WATER LINE	ROW = RIGHT OF WAY	WV = WATER VALVE
CVRD = COVERED	MTLP = METAL TIE	SCW = RIGHT OF WAY LINE	
DELTA = CENTRAL ANGLE	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	SCO = SANITARY CLEAN-OUT	
DEASE = DRAINAGE EASEMENT	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	SBV = SEWER VALVE	
EB = ELECTRIC BOX	NTS = NOT TO SCALE	TCB = TEMPORARY BENCHMARK	
EL = ELEVATION	OHW = OVERHEAD WIRE	TCS = TOP OF BANK	
ENCL = ENCLOSURE	PC = POINT OF CURVE	TCS = TOP OF BANK	
FEE = FINISHED FLOOR ELEVATION	PM = PARKING METER	TCS = TOP OF BANK	
FI = FIRE HYDRANT		TCS = TOP OF BANK	
FI = FENCE INSIDE		TCS = TOP OF BANK	
FND = FOUND		TCS = TOP OF BANK	