

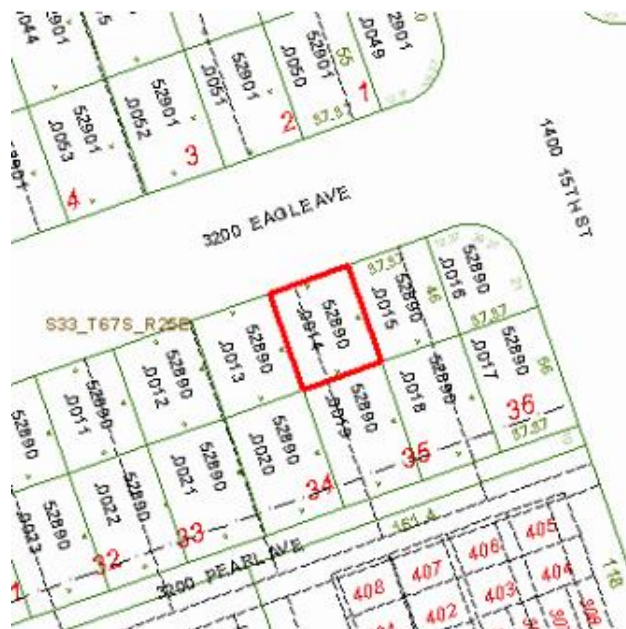
**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members
Through: Thaddeus Cohen, Planning Director
From: Carlene Smith, LEED Green Associate, Planner II
Meeting Date: July 16, 2015

Agenda Item: **Variances – 3226 Eagle Avenue (RE # 00052890-001400; AK # 8748094) – A request for front, side and rear yard setbacks and maximum building coverage in order to construct a 58.33 square foot storage addition on property located within the Medium Density Residential (MDR) zoning district pursuant to Sections 90-395, 122-270(4)a.1. and 122-270(6)a.1., 2. and 3. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Request: The applicant is proposing to add a 58.33 square foot storage addition.
Applicant/Owner: Alena Lembach
Location: 3226 Eagle Avenue (RE # 00052890-001400; AK # 8748094)
Zoning: Medium Density Residential (MDR) Zoning District



Background and Request:

The existing structure is part of a quadplex and is therefore nonconforming to setback requirements, lot size, minimum open space, maximum building coverage and impervious surface ratio.

In 2014, the property owner was issued a stop work order by Code Compliance for construction without the benefit of a building permit. The property owner then applied for an after-the-fact variance request. The request was later withdrawn due to life safety concerns and the structure was removed. Since that time, the property owner has worked closely with staff on the proposed storage addition. The proposed addition meets the five foot side and rear yard setback which was a concern the Fire Marshall’s office had from the previous request. A portion of the proposed storage addition would be located under an existing roof overhang.

Relevant MDR Zoning District Dimensional Requirements: Code Section 122-270				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum height	35 feet	20.6 feet	20.6 feet	No change, In compliance
Minimum lot size	2,023.43 sf	1,719 sf	1,719 sf	Existing nonconforming
Maximum density	16 dwelling units per acre	1 du / .16 ac= 25.34	1 du / .16 ac= 25.34	Existing nonconforming
Maximum impervious surface	50%	87% (1,503 sf)	87% (1,503 sf)	Existing nonconforming
Maximum building coverage	35%	56.43% (970 sf)	57.36% (986 sf)	Variance Rqd +16 sf
Minimum front setback (storage)	30 feet	0 feet	26 feet 3 inches	Variance Rqd -3.75 feet
Minimum side setback (storage)	7 feet	5 feet 10 inches (overhang)	5 feet 10 inches	Variance Rqd Increase Building Envelope
Minimum Rear setback (storage)	20 feet	0 feet (primary structure)	5 feet (storage)	Variance Rqd Increase Building Envelope
Minimum Open Space	35%	12.5% (215 sf)	12.5% (215 sf)	Existing nonconforming

Process:

Development Review Committee Meeting: October 23, 2014 (after-the-fact variance)

Planning Board Meeting: July 16, 2015

June 18, 2015 (no quorum)

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.***

The existing conditions are not created by the applicant, nor do they result from the action or negligence of the applicant. However, the request to add a new 58.33 square foot storage addition to an existing single family residence is generated from specific actions initiated by the applicant.

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, adding a new 58.33 square foot storage addition to an existing single family residence 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.***

The existing lot size is less than the minimum required lot size in the MDR zoning district and is nonconforming to density. That being said, the applicant currently has existing use of the site without the approval of the variance. 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 since the applicant currently has reasonable use of the site without the approval of the variance. 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):

There is currently a ten foot City right-of-way at the rear of the property which is being encroached by the property owner's shed, wood deck and privacy fence. The encroachment into the City right-of-way makes it impossible for City maintenance and utility crews to access the utility pole and provide necessary tree trimming maintenance.

The Planning Board shall make factual findings regarding the following:

1. *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.

2. *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.*

As of the date of this report the Planning Department has not received any public comments regarding the variance request.

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



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 3226 EAGLE AVE, Key West, FL 33040

Zoning District: MDR Real Estate (RE) #: 0052890-001400

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: LEMBACH ALENA

Mailing Address: 3226 EAGLE AVE

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (305) 393-0624 Office: N/A Fax: N/A

Email: N/A

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

300 SQ FT ROOM 58.33 FT²

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

BUILDING COVERAGE REQUIRED 35%, EXISTING 56.43%,

PROPOSED 57.36%; SIDE SETBACK REQ. 7 FT; EXIST. ± 5.8 FT; PROP. ± 5.8 FT

REAR SETBACK REQ: 20 FT; EXIST. 0 FT; PROP. 5 FT (ADDITION)

FRONT SETBACK REQ: 30 FT; EXIST. 14.4 FT; PROP. 26.25 FT (ADDITION)

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	MDR			
Flood Zone	AE B			
Size of Site	1,719 FT ²			
Height	35 FT	±20.6 FT	± 20.6 FT	NO
Front Setback	30 FT	14.4 FT	26.25 FT	YES
Side Setback	7 FT	0 FT	0 FT	NO
Side Setback (Storage)	7 FT	5.8 FT	5.8 FT	YES
Street Side Setback	N/A	N/A	N/A	N/A
Rear Setback (Storage)	20 FT	0	5 FT	YES
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	35 %	56.43 %	57.36 %	YES
Impervious Surface	50 %	89.43 %	89.43 %	NO
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 %	12.5 %	12.5 %	NO
Number and type of units	1	1	1	NO
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.

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 features on the property is specific to the property. Thus special conditions exist specific to this particular structure and property.

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

The condition is not created by the Applicant. The building was constructed in 1988 and purchased by the applicant in 2010. The applicant had no control over the construction of the property.

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.

Allowing to construct the storage addition of total area about 58.33 ft² with majority of which will be located under existing roof overhang would not confer special privileges to the applicant. Many residences in the district have storage, living space (one and two story) additions of different sizes constructed in previous years.

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

Hardship conditions exist by limiting the Applicant of storage space on premises which is available to other property owners in the district. The house has no attic nor other suitable space for storage. Existing structure in its original construction is not meeting current zoning requirements thus it is impossible to construct a storage addition without a variance.

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 requested is the minimum which will provide small storage space needed by the applicant.

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.

There are no apparent injurious to the public welfare. The proposed variances are consistent with the intended land use, will improve the quality of life of the Applicants. The variances will not be injurious to the area involved since

many properties in the area already have various additions constructed of a similar nature.

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.

The existing nonconforming uses of other properties (if any) do not have any affects on this variance application.

Verification

**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

I, Alena Lembach being duly sworn, depose and say that I am 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

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.

Alena Lembach
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 5/27/15 by
date

Alena Lembach
Name of Owner

He/She is personally known to me or has presented 2512-000-64-8480 as identification.

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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: Thom Sharpe]

(Witness Signature)

THOM SHARPE

(Print Name of Witness)

[Handwritten Signature: Monica Hornyak]

(Witness Signature)

MONICA HORNYAK

(Print Name of Witness)

[Handwritten Signature: Annica K. Pedersen]

Annica K. Pedersen

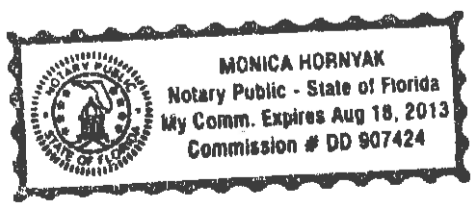
Address:

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 Driver's License as identification.

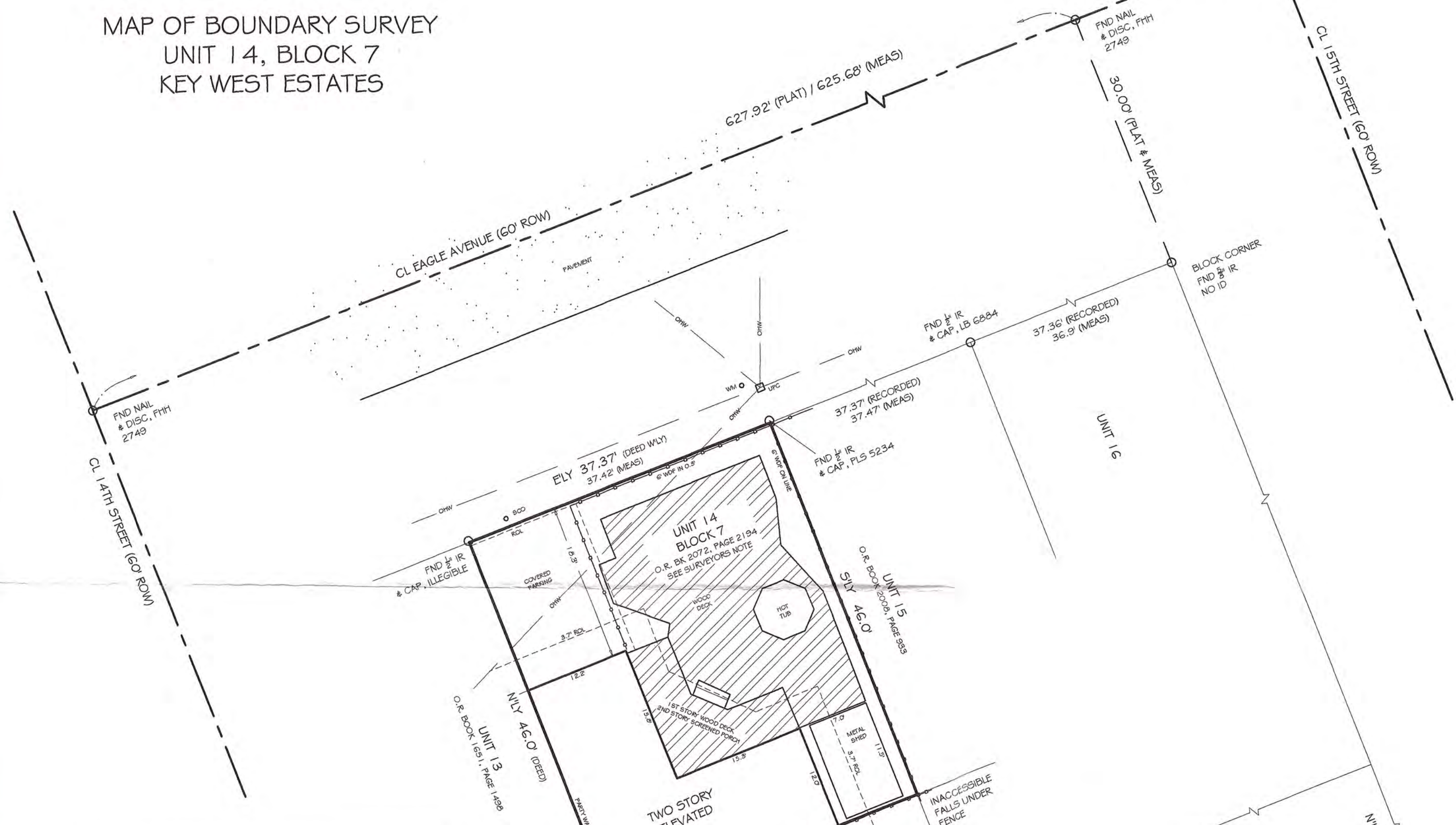
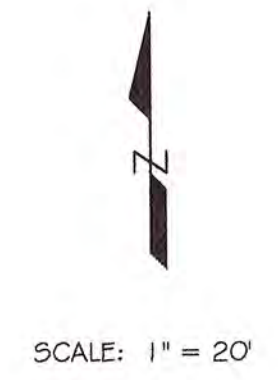
[Handwritten Signature: Monica Hornyak]

Printed Name:
Notary Public
My commission expires:



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:
322G 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.: 0051101

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 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) (SETBACKS), 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.

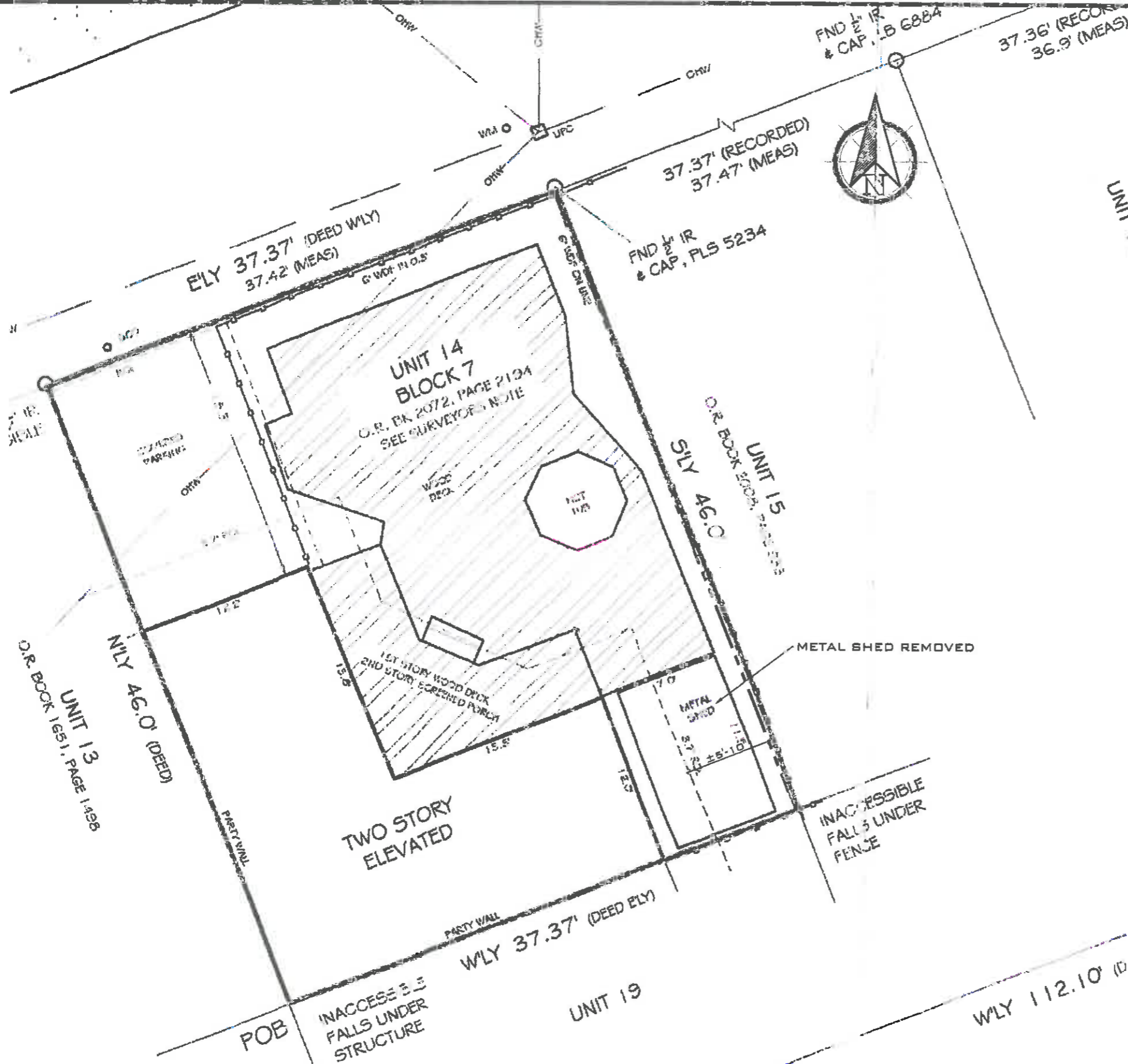
SIGNED: *[Signature]*
JOE ROBERT WHITE, LS 6686, PROFESSIONAL SURVEYOR AND MAPPER

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.
- | | | | |
|--|---|---|--|
| BPP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2" CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CI = CURB INLET
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CNC = CONCRETE
CS = CONCRETE SLAB
CVRD = COVERED
DLTA = CENTRAL ANGLE
DRASE = DRAINAGE EASEMENT
EB = ELECTRIC BOX
EL = ELEVATION
ENCL = ENCLOSURE
FFE = FINISHED FLOOR ELEVATION
FHI = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND | FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GI = GRATE INLET
GW = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MHWL = MEAN HIGH WATER LINE
MFL = METAL FENCE
NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
NGVD = NATIONAL GEODESIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OHW = OVERHEAD WIRE
PC = POINT OF CURVE
PND = POUND | POC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PC = PARKER RAGON MARK
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
ROL = ROOF OVERHANG LINE
ROW = RIGHT OF WAY
ROWL = RIGHT OF WAY LINE
SBO = SANITARY CLEAN-OUT
SPV = SPREHLER CONTROL VALVE
SV = SEWER VALVE
TBM = TEMPORARY BENCHMARK
TOS = TOP OF BANK
TOS = TOE OF SLOPE
TM = TRAFFIC SIGN | TRRS = TYPICAL
UESE = UTILITY EASEMENT
UPV = CONCRETE UTILITY POLE
UV = WOOD UTILITY POLE
WB = WOOD BOX
WD = WOOD DECK
WDF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE |
|--|---|---|--|

Site Plans



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

3	REVISION	BAM	08/09/15
REVI	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: **STORAGE ADDITION**

SITE: 3226 EAGLE AVE
KEY WEST, FL 33040

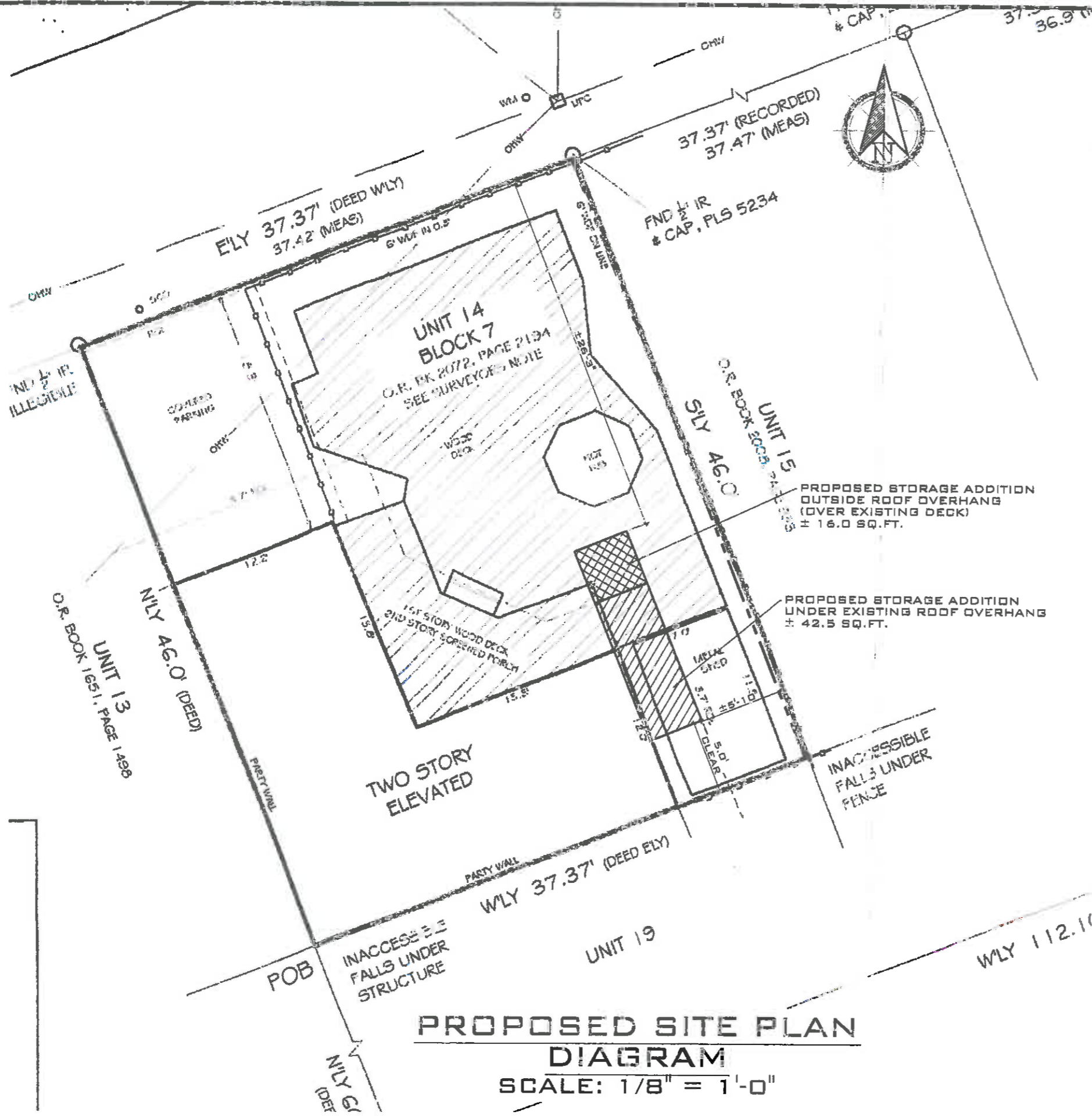
TITLE: EXISTING
SITE PLAN DIAGRAM

SCALE AT 1/8"=1'-0"	DATE:	DRAWN BY:	CHECKED BY:
NTS	03/09/15	BAM	BAM
PROJECT NO:	DRAWING NO:	REVISION:	
1501-05	C-101	4	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
DATE: MAY 09 2015

BERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



SITE DATA:

TOTAL SITE AREA: ±1,719.0 SQ.FT
 LAND USE: MDR
 FLOOD ZONE: AEB

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 50% (589.50 SQ.FT)
 EXISTING: 87.43% (±1,503 SQ.FT.)
 (EXISTING DECK COUNTED AS IMPERVIOUS)
 PROPOSED: NO CHANGE

MAXIMUM BUILDING COVERAGE:

REQUIRED: 35% (601.65 SQ.FT)
 EXISTING: 56.43% (±970 SQ.FT.)
 (INCLUDING EXISTING CARPORT)
 PROPOSED: 57.36% (±986 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED: 35% (601.65 SQ.FT)
 EXISTING: 12.5% (±215 SQ.FT.)
 PROPOSED: NO CHANGE

SETBACKS

FRONT:
 REQUIRED: 30 FT
 EXISTING: ±0 FT (CARPORT)
 PROPOSED: ±14'-5" (BUILDING OVERHANG) NO CHANGE

SIDE:
 REQUIRED: 7 FT
 EXISTING: 0 FT
 PROPOSED: NO CHANGE

SIDE:
 REQUIRED: 7 FT
 EXISTING: ±5'-10"
 PROPOSED: NO CHANGE

REAR:
 REQUIRED: 20 FT
 EXISTING: 0
 PROPOSED: 5 FT (FOR NEW STRUCTURE)

MAXIMUM HEIGHT: 35 FT
 NO CHANGE

REV.	DESCRIPTION	BY	DATE
3	REVISIONS		SAM/02/03/15

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: STORAGE ADDITION

SITE: 3226 EAGLE AVE
 KEY WEST, FL 33040

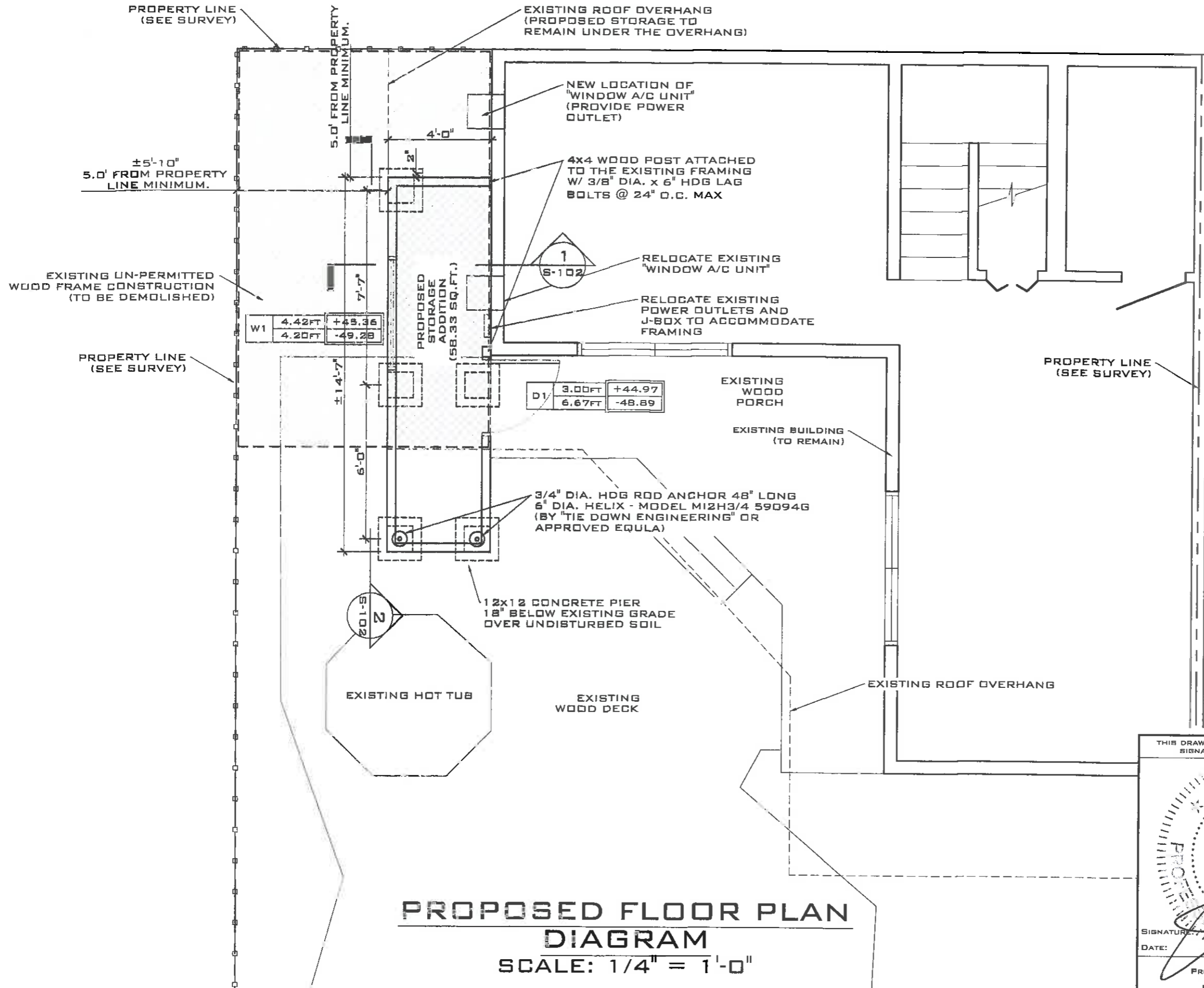
TITLE: PROPOSED
 SITE PLAN DIAGRAM

SCALE AT 1/8" = 1'-0"	DATE:	DATE:	DATE:	CHECKED:
NTS	05/09/15	SAM	SAM	
PROJECT NO:	DRAWING NO:	REVISION:		
1501-05	C-102	4		

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
 DATE: MAY 09 2015
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

**PROPOSED SITE PLAN
 DIAGRAM**
 SCALE: 1/8" = 1'-0"



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

REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



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CA # 30835

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

PROJECT: **STORAGE ADDITION**

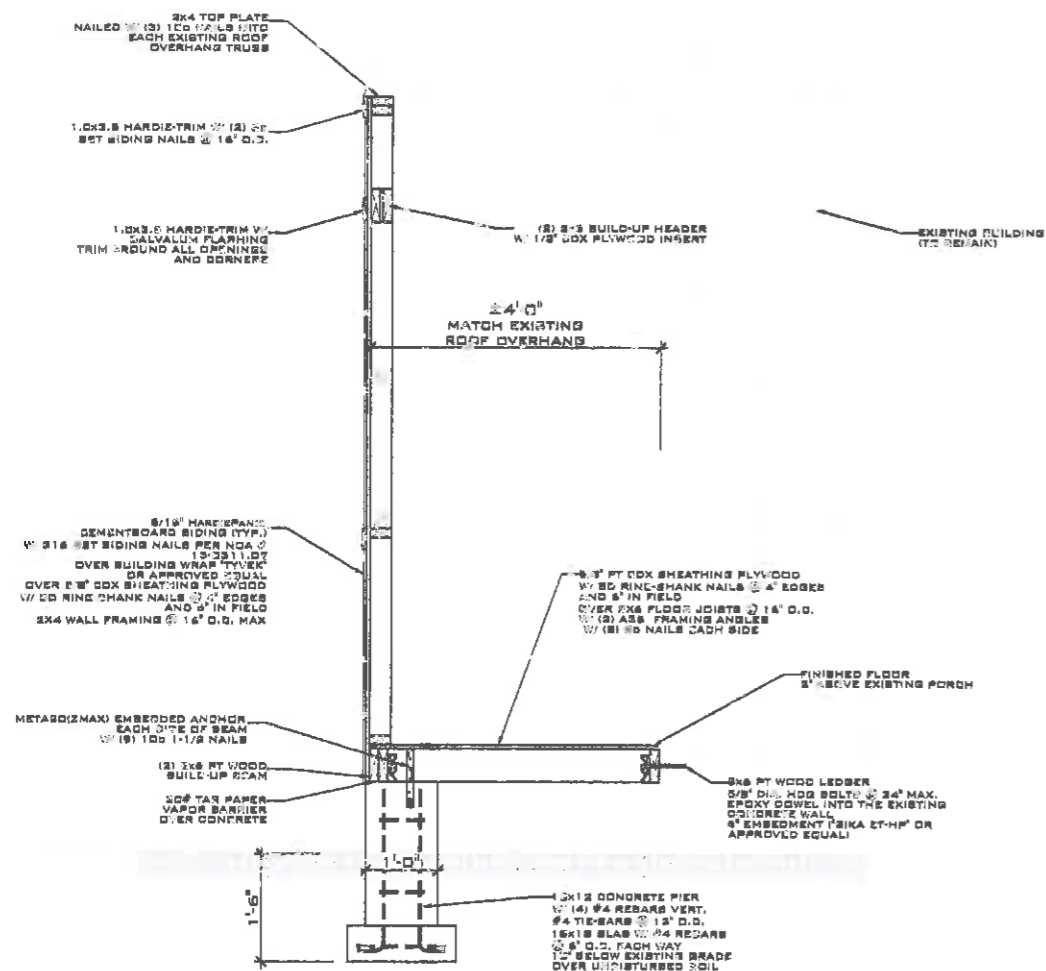
SITE: **3226 EAGLE AVE
KEY WEST, FL 33040**

TITLE: **PROPOSED FLOOR PLAN
DIAGRAM**

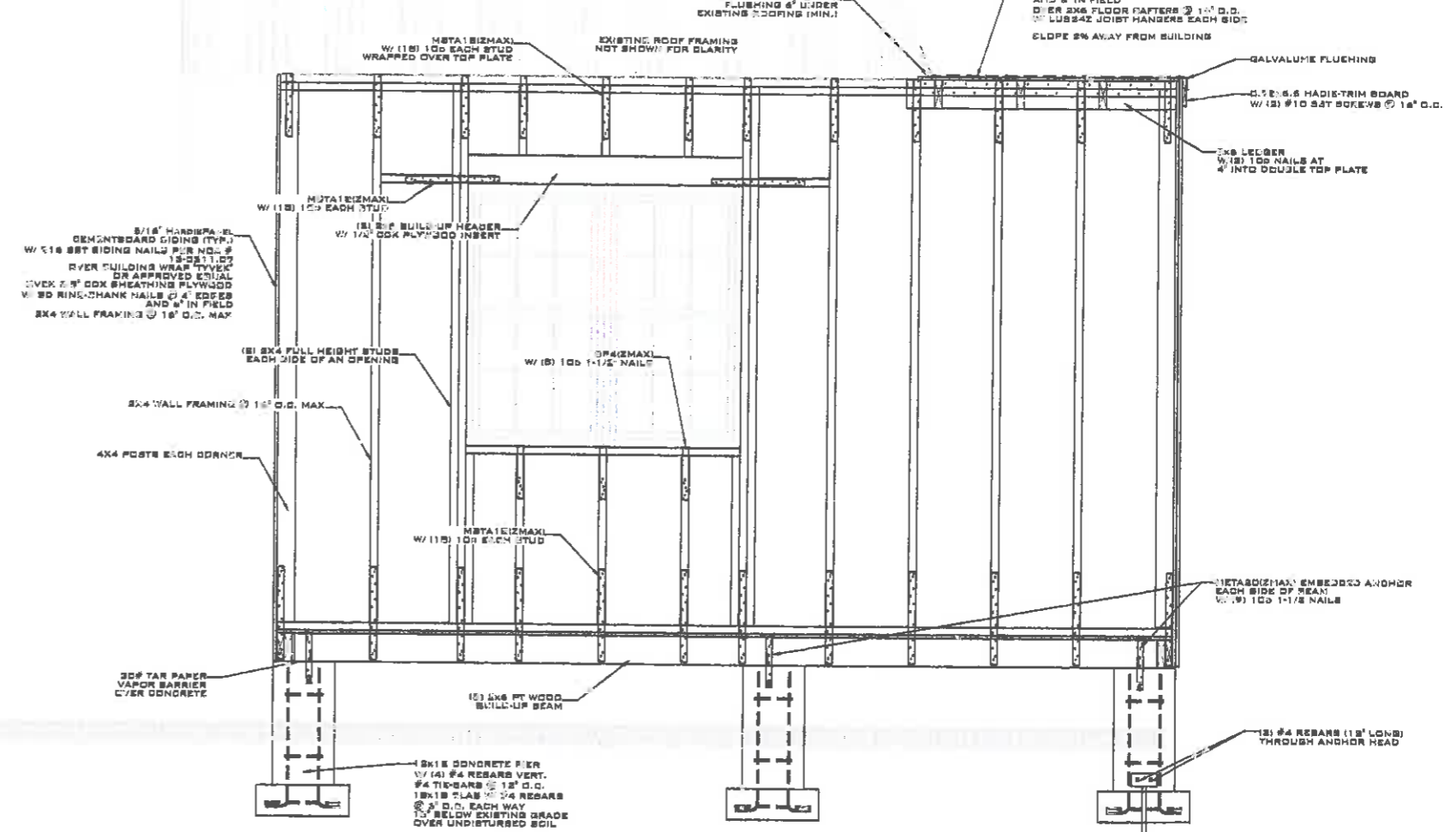
SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
NTS	05/09/15	SAM	SAJ
PROJECT NO:	DRAWING NO:	REVISION:	
1501-05	S-101	4	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
DATE: **MAY 09 2015**
SERGE MABTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



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



SECTION 2-2
SCALE: 3/8"=1'

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*
DATE: MAY 09 2015
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

PROJECT: **STORAGE ADDITION**

SITE: **3226 EAGLE AVE
KEY WEST, FL 33040**

TITLE: **SECTIONS**

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
NTS	05/09/15	SAM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1501-05	S-102	4	

GENERAL REQUIREMENTS:

1. PRIOR STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE SUPERVISION OF THE CONTRACTOR NOR HIS EMPLOYEES DURING THE CONSTRUCTION. IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS AND ESTABLISH METHODS OF THE CONSTRUCTION TO MEET REQUIREMENTS OF ALL APPLICABLE CODES, INDUSTRY STANDARDS ARE REQUIREMENTS OF THESE PLANS.
3. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
4. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

DESIGN DATA:

1. APPLICABLE BUILDING CODE: FBC EXISTING BUILDING 2010
2. APPLICABLE DESIGN LOADS: PER ASQI/SEI 7-10
 FLOOR LIVE LOAD: 40 PSF
 ROOF LIVE LOAD: 20 PSF (300 LB CONC.)
 BASIC WIND SPEED: 180 MPH
 EXPOSURE: D
 STRUCTURAL CATEGORY: II

FLOOD ZONE: AEB

ALL PRESSURES SHOWN ARE BASED ON ASD DESIGN, WITH A LOAD FACTOR OF 0.6

SOILS AND FOUNDATIONS:

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIE OF A COMPLETE GEOTECHNICAL EXPLORATION PER FBC 2010 R401.4.1.

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 24" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

AUGERCAST PILES

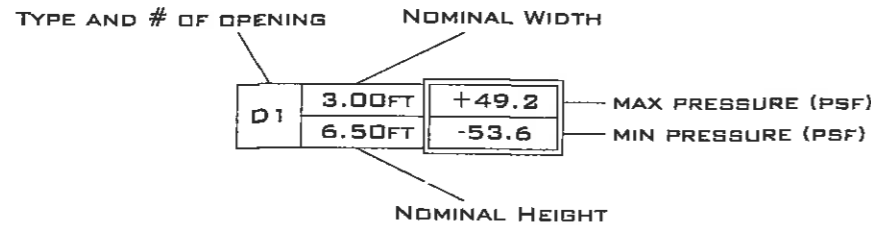
1. AUGERCAST PILES SHALL BE 12" DIAMETER WITH MINIMUM EMBEDMENT OF 3FT INTO THE CAP ROCK UNLESS OTHERWISE SHOWN ON THE PLANS.
2. CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER CEMENT RATION SHALL NOT EXCEED W/C=0.40.
3. REINFORCEMENT SHALL BE FOUR (4) #5 REBARS VERTICALLY WITH #3 STIRRUPS AT 12" O.C. CONTRACTOR SHALL USE PLASTIC CHAIRS OR CENTRALIZERS TO PROVIDE A 3" COVER ON ALL SIDES OF THE REINFORCEMENT.

CONCRETE

1. APPLICABLE CODE ACI 318 LATEST EDITION AND ACI 301.
2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS. WATER CEMENT RATION SHALL NOT EXCEED W/C=0.40.
3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.

REINFORCEMENT

1. ALL REBARS SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 * **ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 GRADE 100 (MMFX2) AS CORROSION RESISTANT ALTERNATIVE FOR ALL REINFORCEMENT.**
2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.



WINDOWS & DOORS

1. ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED OR HAVE CODE COMPLIANT SHUTTERS.
2. ALL EXTERIOR WINDOWS SHALL HAVE FLORIDA PRODUCT APPROVAL AND NOA. PRODUCT APPROVAL LABELS SHALL BE PERMANENTLY ATTACHED TO THE FRAME.
3. WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)

HARDWARE

1. HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.
2. ALL CONNECTORS SHALL HAVE STAINLESS STEEL SCREWS AND FASTENERS.

STRUCTURAL LUMBER

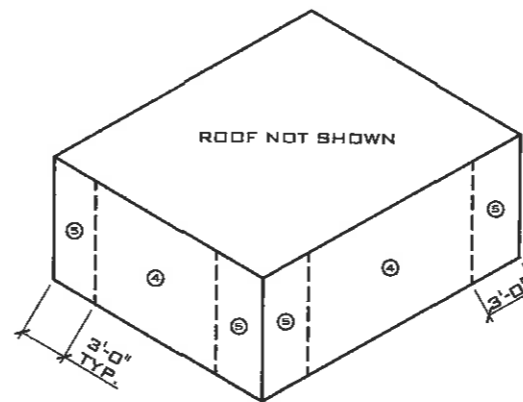
1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE SOUTHER PINE NO2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWPA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 2010. NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACQ APPROVED TREATED.
6. SHEATHING SHALL BE 5/8" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 8D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

STRUCTURAL STEEL

1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 2005 OR LATER EDITION.
2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
3. STEEL PLATES, FLANGES AND MISCELLANEOUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

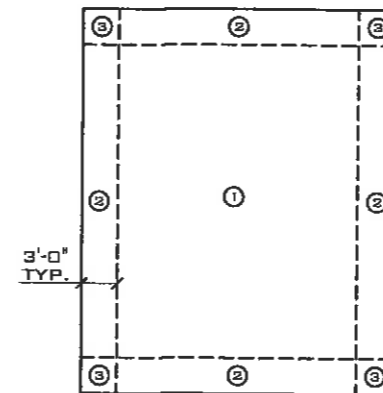
STRUCTURAL STEEL COATING:

1. ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10) EXPOSED STEEL.
 2. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
 3. APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
 4. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
 5. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.
 6. COLORS SHALL MATCH EXISTING OR TO BE SELECTED BY THE OWNER.
- NON-EXPOSED STEEL (INTERIOR):
 7. 2 COATS OF "SUMTER COATINGS" UNIVERSAL PRIMER (6.0 MILS DFT) OR APPROVED EQUAL.



WALLS WIND PRESSURES DIAGRAM
SCALE: NTS

ENCLOSED - BUILDING					
WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)					
DESCRIPTION	WIDTH, FT	SPAN, FT	AREA, FT ²	MAX P, PSF	MIN P, PSF
ZONE 1	1	1	1	+20.92	-51.42
ZONE 2	1	1	1	+20.92	-86.29
ZONE 3	1	1	1	+20.92	-129.87
ZONE 4	1	1	1	+47.07	-50.99
ZONE 5	1	1	1	+47.07	-62.76



ROOF WIND PRESSURES DIAGRAM
SCALE: NTS

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
 DATE: MAY 09 2015
 SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

REVISION:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
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 CA # 30835

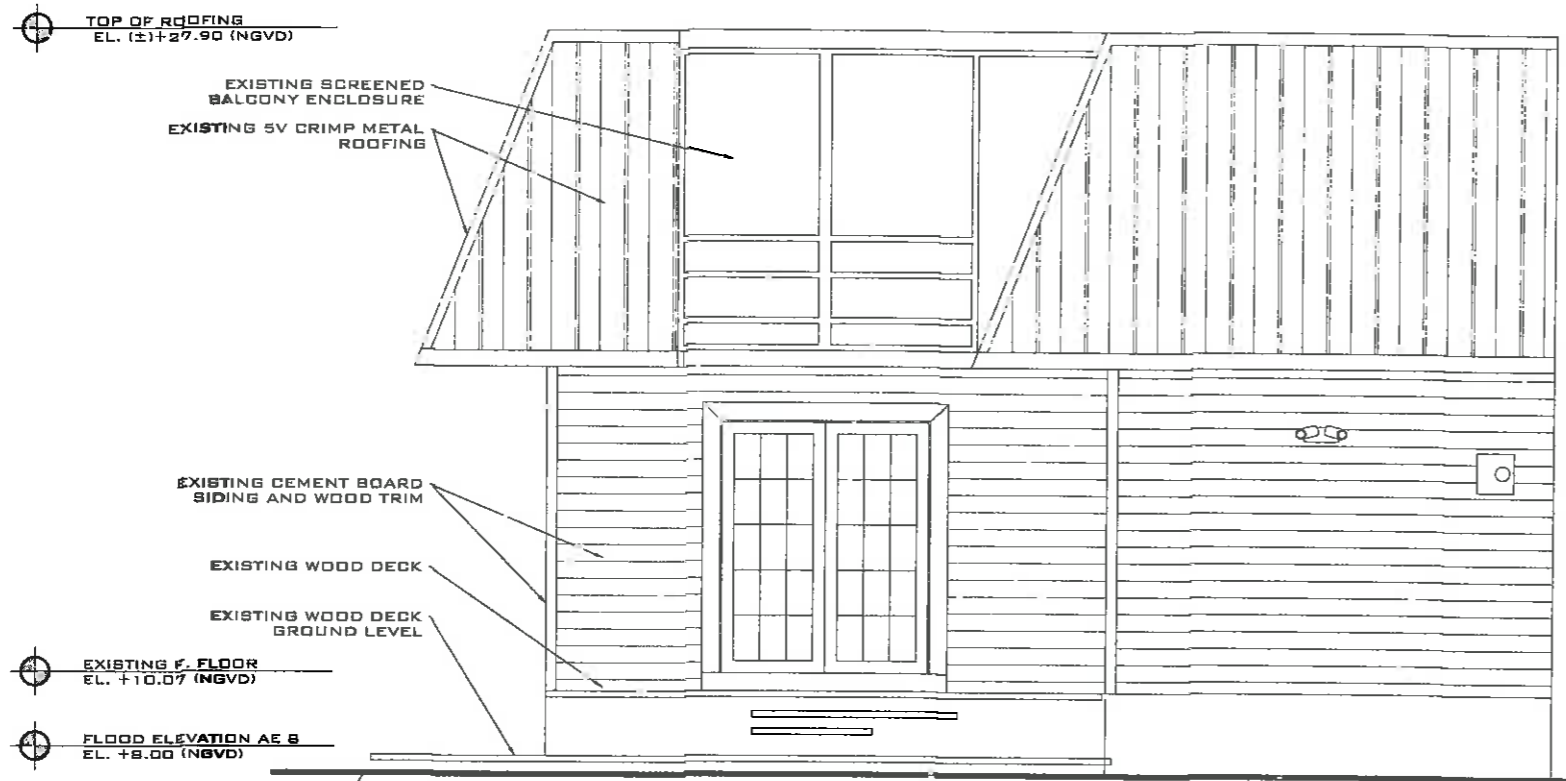
CLIENT: MIROSLAVA PALANSKA
 3226 EAGLE AVE
 KEY WEST, FL 33040
 T: (305) 393-9517

PROJECT: STORAGE ADDITION

SITE: 3226 EAGLE AVE
 KEY WEST, FL 33040

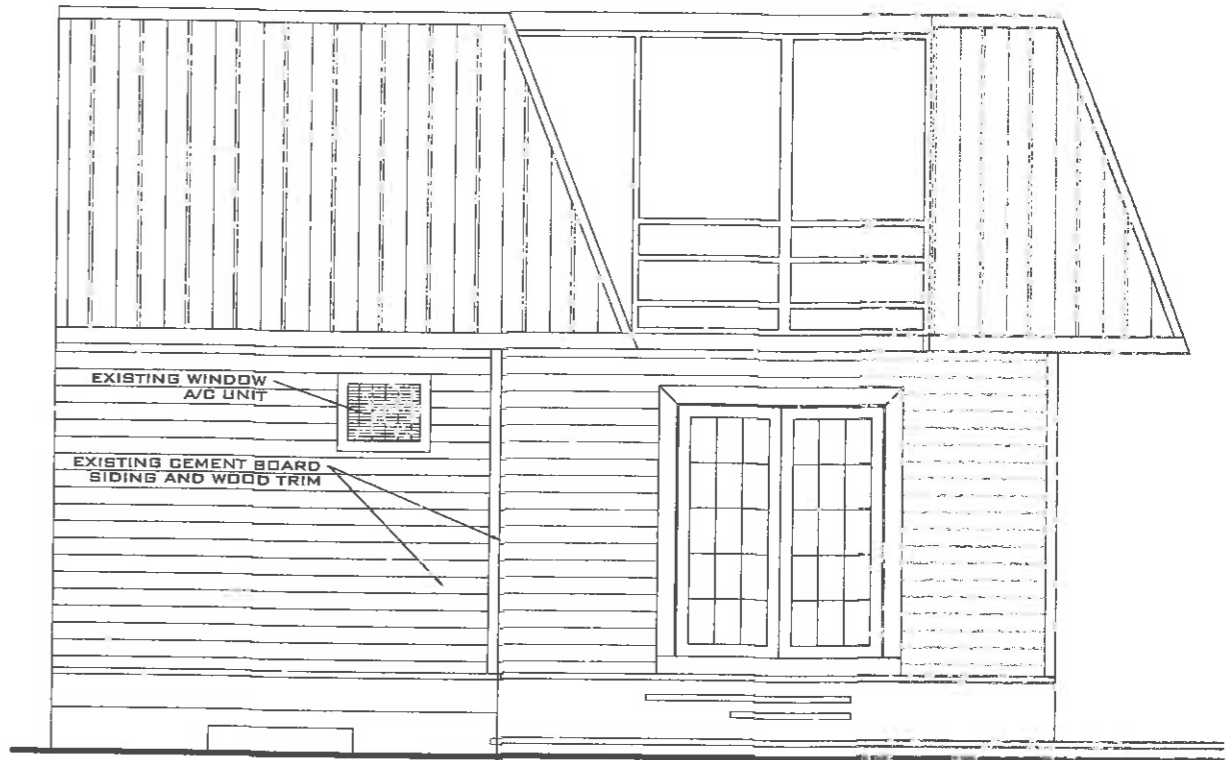
TITLE: NOTES

SCALE AT 1/16"=1'-0"	DATE: 05/09/15	DRAWN BY: SAM	CHECKED BY: SAM
PROJECT NO: 1501-05	DRAWING NO: S-103	REVISION: 4	



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

**EXISTING
NORTH ELEVATION**
SCALE: 3/8"=1'-0"



**EXISTING
EAST ELEVATION**
SCALE: 3/8"=1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*
DATE: MAY 09 2015
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

3	REVISIONS	BAM	05/09/15
REV#	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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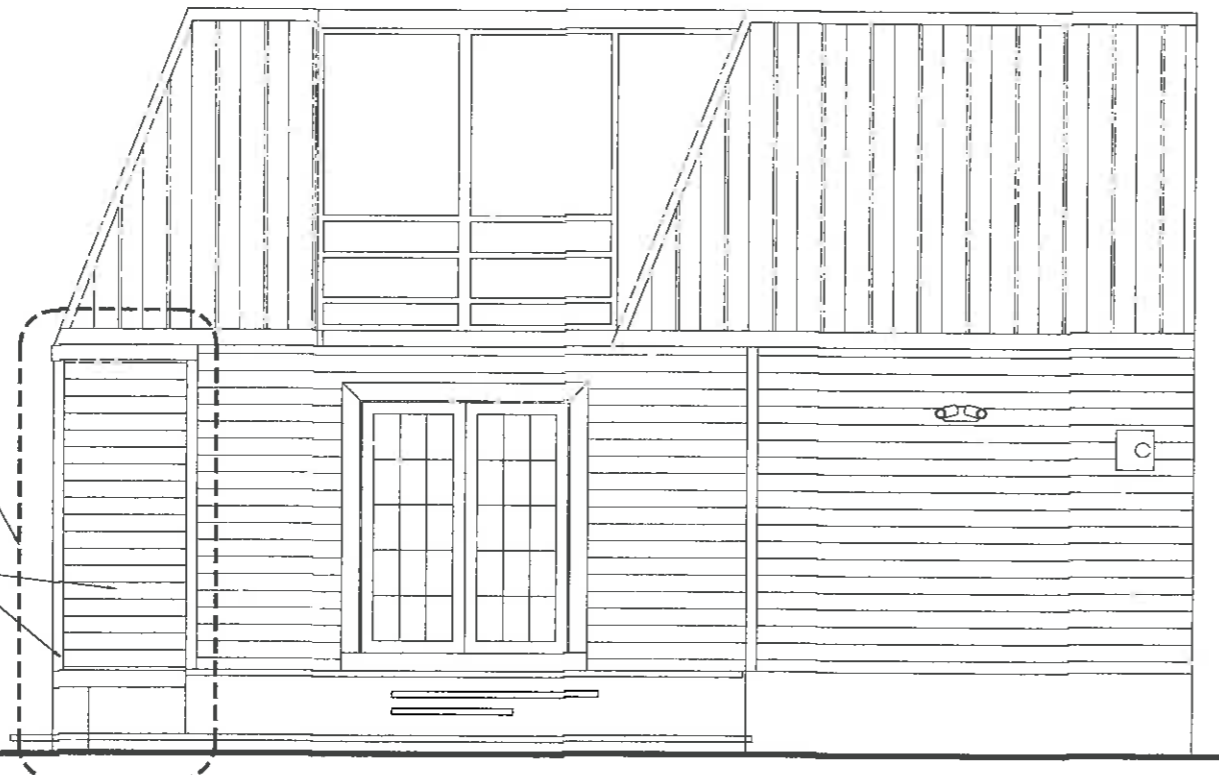
PROJECT: **STORAGE ADDITION**

SITE: 3226 EAGLE AVE
KEY WEST, FL 33040

TITLE: **EXISTING
ELEVATION VIEWS**

SCALE AT 1/4"=1'-0"	DATE: 05/09/15	DRAWN: SAM	CHECKED: BAM
PROJECT NO: 1501-05	DRAWING NO: S-104	REVISION: 4	

TOP OF ROOFING
EL. (+)27.90 (NGVD)



PROPOSED STORAGE ADDITION

PROPOSED CEMENT BOARD SIDING AND TRIM

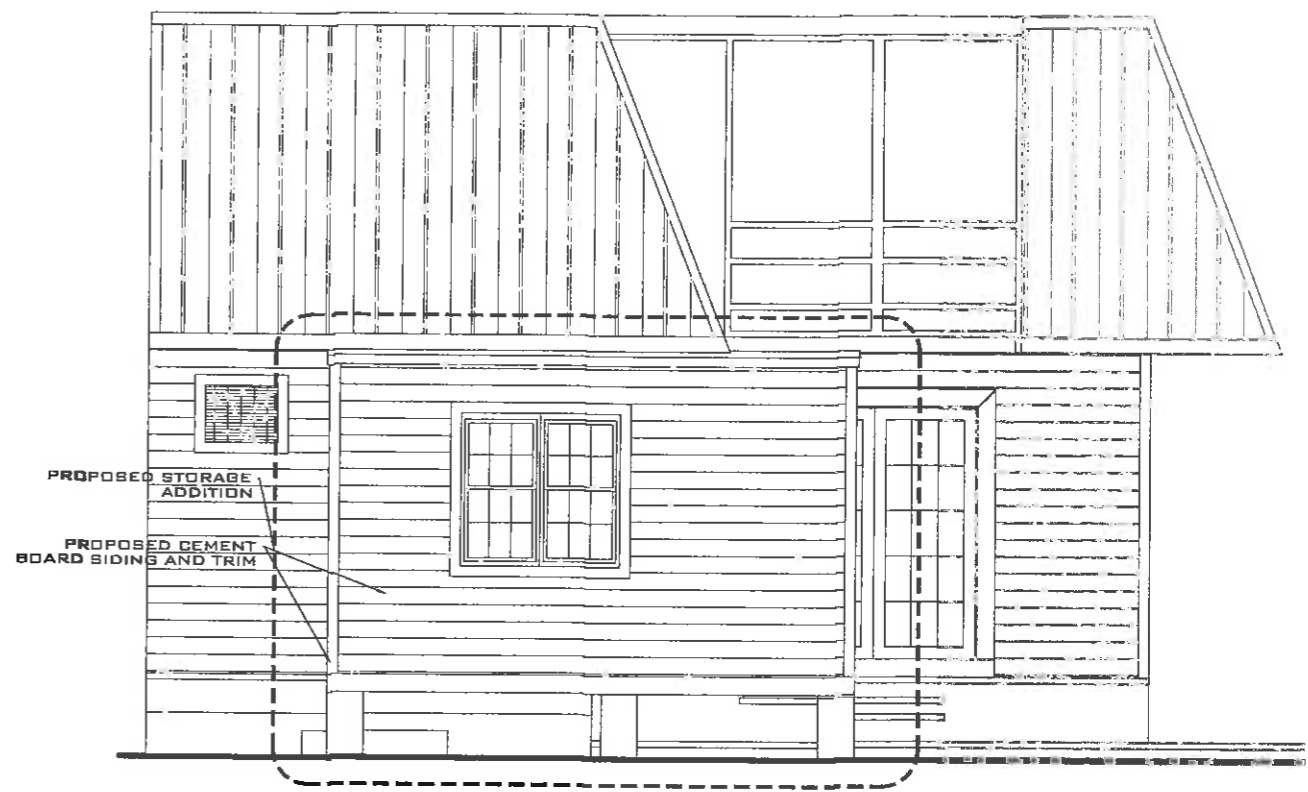
EXISTING F. FLOOR
EL. +10.07 (NGVD)

FLOOD ELEVATION AE B
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: 3/8"=1'-0"



PROPOSED STORAGE ADDITION

PROPOSED CEMENT BOARD SIDING AND TRIM

**PROPOSED
EAST ELEVATION**
SCALE: 3/8"=1'-0"

3	REVISIONS	BAM/05/09/15
REV:	DESCRIPTION:	BY: DATE:
STATUS: FINAL		



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CA # 30835

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KEY WEST, FL 33040
T: (305) 393-9517

PROJECT: **STORAGE ADDITION**

SITE: 3226 EAGLE AVE
KEY WEST, FL 33040

TITLE: **PROPOSED
ELEVATION VIEWS**

SCALE: 1/4"=1'-0"	DATE: 05/09/15	DRAWN: BAM	CHECKED: BAM
PROJECT NO: 1501-05	DRAWING NO: S-105	REVISION: 4	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Handwritten Signature]*

DATE: **MAY 09 2015**

SERBE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

Site Photos

3226 Eagle

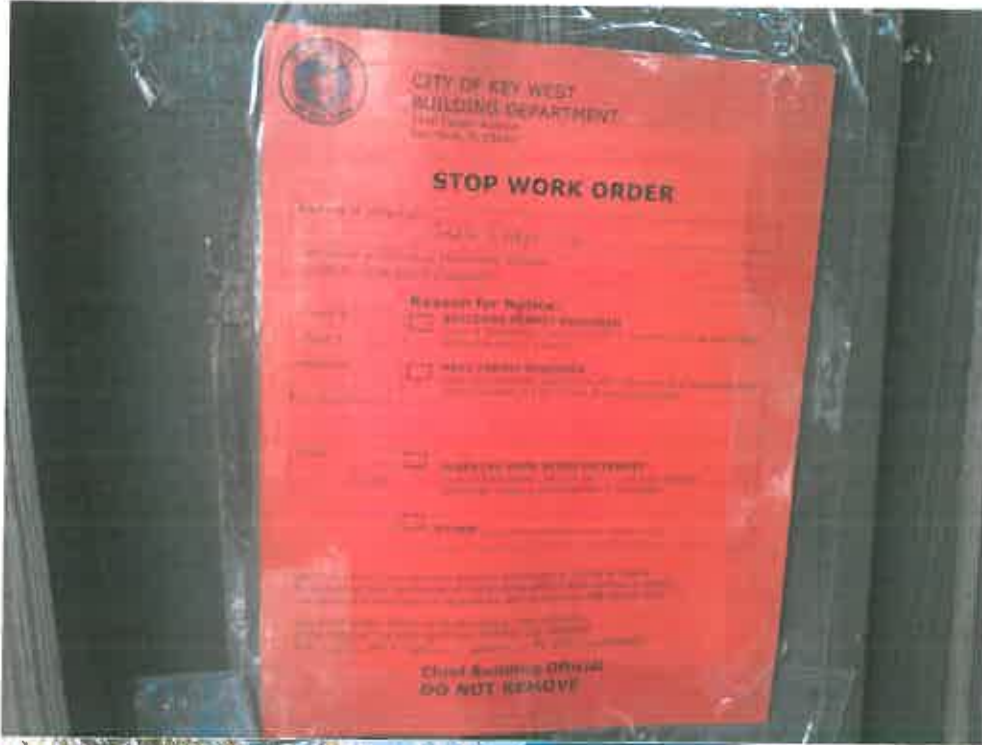




2014 Code Case
Addition has since been removed



14-727 3226 Eagle Ave SWO pics taken by Code Officer M Willman.





Property Appraiser Information



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

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

The Offices of the Property Appraiser will be closed Monday the 25th for Memorial Day.

Website tested on IE8, IE9, & Firefox.
 Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **8748094** Parcel ID: **00052890-001400**

Ownership Details

Mailing Address:
 LEMBACH ALENA
 3226 EAGLE AVE
 KEY WEST, FL 33040-4691

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-67-25
Property Location: 3226 EAGLE AVE KEY WEST
Subdivision: Key West Foundation Co's Plat No 1
Legal Description: PT BLK 7 KW FOUNDATION COS PLAT NO 1 PB1-155 A/K/A UNIT 14 KEY WEST ESTATES OR1068-1027/28 OR1513-1874/75 OR1765-447 OR1837-2408/09 OR2072-2194/95 OR2470-334

[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	38	55	1,719.00 SF
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Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1032
Year Built: 1988

Building 1 Details

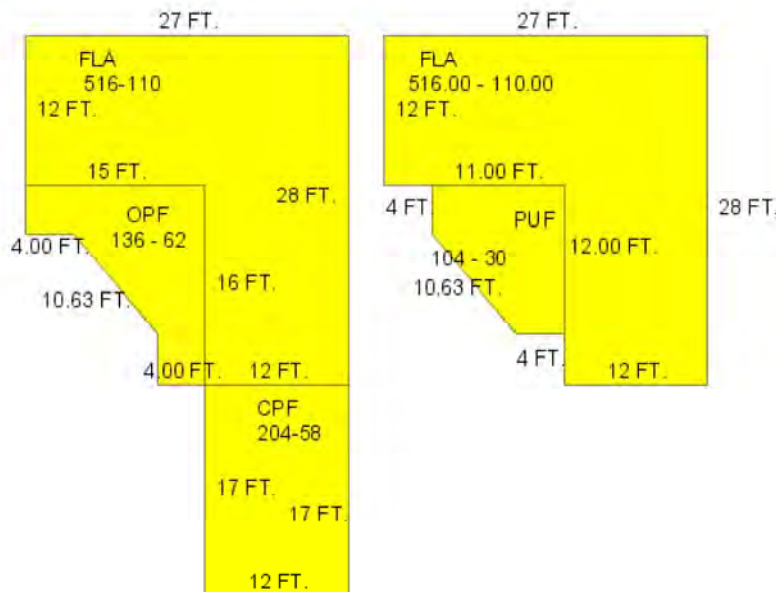
Building Type R1	Condition G	Quality Grade 450
Effective Age 11	Perimeter 220	Depreciation % 10
Year Built 1988	Special Arch DCW	Grnd Floor Area 1,032
Functional Obs 0	Economic Obs 0	

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

Roof Type MANSARD	Roof Cover TAR & GRAVEL	Foundation CONCR FTR
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 1	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-----------	------------	---------------------	------

1	FLA	1:WD FRAME	1	1991	N	N	0.00	0.00	516
2	OPF		1	1991	N	N	0.00	0.00	136
3	CPF	10:HARDIE BD	1	1991	N	N	0.00	0.00	204
4	FLA	1:WD FRAME	1	1991	N	N	0.00	0.00	516
5	PUF	1:WD FRAME	1	1991	N	N	0.00	0.00	104

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	210 SF	0	0	1987	1988	2	30
2	AC2:WALL AIR COND	1 UT	0	0	1987	1988	2	20
3	UB3:LC UTIL BLDG	63 SF	0	0	1987	1988	2	30
4	WD2:WOOD DECK	288 SF	18	16	1987	1988	2	40
5	FN2:FENCES	360 SF	60	6	1988	1989	2	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	15-00000359	02/03/2015	03/06/2015	0	Residential	REMOVE ILLEGAL FRAMING FOR STORAGE AREA ON THE SIDE OF THE HOUSE.
	15-1179	04/06/2015		490		AFTER THE FACT. CREATE ADDITIONAL BEDROOM AT FIRST FLOOR.
1	9601858	05/01/1996	08/01/1996	1,200		ROOF
2	02-3306	08/01/2003	11/19/2003	1,500		NEW SLIDING DOORS INSTALL

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
2014	106,120	2,628	97,325	206,073	162,483	25,000	137,483
2013	107,273	2,628	51,317	161,218	160,082	25,000	135,082
2012	114,690	2,628	51,312	168,630	157,406	25,000	132,406
2011	114,690	2,740	35,391	152,821	152,821	25,000	127,821
2010	171,387	2,815	14,155	188,357	188,357	0	188,357
2009	190,320	2,927	46,004	239,251	239,251	0	239,251
2008	176,569	3,002	89,388	268,959	268,959	25,000	243,959
2007	223,176	3,114	180,495	406,785	406,785	25,000	381,785
2006	372,981	3,227	111,735	487,943	447,592	25,000	422,592
2005	331,431	3,422	99,702	434,555	434,555	25,000	409,555
2004	206,276	3,577	82,512	292,365	292,365	0	292,365
2003	168,380	3,761	36,099	208,240	208,240	0	208,240

2002	98,429	3,917	36,099	138,445	127,998	25,000	102,998
2001	85,774	4,110	36,099	125,983	125,983	25,000	100,983
2000	104,054	3,503	18,909	126,466	126,466	25,000	101,466
1999	89,677	2,874	18,909	111,460	111,460	0	111,460
1998	86,028	2,891	18,909	107,828	76,849	25,000	51,849
1997	72,993	2,575	15,471	91,039	75,565	25,000	50,565
1996	59,959	2,207	15,471	77,637	73,365	25,000	48,365
1995	58,395	2,252	15,471	76,118	71,576	25,000	46,576
1994	52,138	2,086	15,471	69,695	69,695	25,000	44,695
1993	51,834	2,180	15,471	69,485	69,485	25,000	44,485
1992	51,834	2,260	15,471	69,565	69,565	25,000	44,565
1991	49,471	2,831	15,471	67,773	67,773	25,000	42,773
1990	49,471	2,933	15,471	67,875	67,875	25,000	42,875
1989	49,471	1,403	15,471	66,345	66,345	25,000	41,345

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
5/24/2010	2470 / 334	175,000	WD	Q2
12/31/2004	2072 / 2194	587,000	WD	Q
12/2/2002	1837 / 2408	245,000	WD	Q
2/21/2002	1765 / 0447	200,000	WD	Q
5/1/1998	1513 / 1874	125,000	WD	Q
10/1/1988	1068 / 1027	87,500	WD	Q

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