

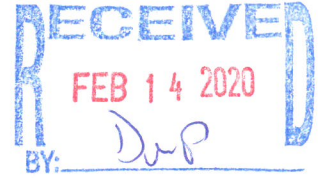
Application



Variance Information sheet

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 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.

Application Process

- After submittal, the application will be reviewed by Staff and additional modifications to the site plan may be necessary at that time.
- 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 30-day appeal period.
- After the 30-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

PLEASE NOTE:

- 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.

Please include the following with this application:

1. A **copy of the most recent recorded** 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. It is best to see a Planner before turning in the application.

3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) 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 exists, 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. One copy of the most recent survey of the property.
5. Elevation drawings of 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 of entire application on Flash Drive

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.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



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: 3528 Eagle Ave

Zoning District: SF

Real Estate (RE) #: 00052620-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Meridian Engineering

Mailing 201 Front St. Suite 203 Address:

City: Key West State: FL 33040 Zip:

Home/Mobile Phone: 305-481-0400 Office: _____ Fax: _____

Email: rmitelli@meflkeys.com

PROPERTY OWNER: (if different than above)

Name: Antonio Estenoz

Mailing 250B Flagler Ave Address:

City: Key West State: FL 33040 Zip:

Home/Mobile Phone: 305-797-5133 Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Accessory Structure in rear yard for affordable housing

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

Rear yard and building coverage

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

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	SF			
Flood Zone	AET			
Size of Site	6,000 sq.ft.			
Height	25'	13'-4 1/2"	13'-4 1/2"	None
Front Setback	20'	103'-8"	97'-8 1/2"	None
Side Setback	5'	11'-8 1/2"	6'-1 3/8"	None
Side Setback	5'	18'-3 3/8" N/A	17'-9" N/A	None
Street Side Setback	10'	N/A	N/A	None
Rear Setback	25'	3'-0"	3'-0"	Yes
F.A.R.	1.0	.26	.276	None
Building Coverage	35%	36.8%	38.4%	Yes
Impervious Surface	50%	51%	52.2%	Yes
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.

Business owner requires affordable housing for employees

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

Not created

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.

Not conferred

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

Lack of affordable housing

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.

Min. variance 300 sf of floor space

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

Not injurious

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.

Not considered

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: *All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.*

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Site plan (plans **MUST** be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

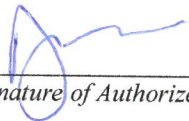
I, Richard J. Milelli, in my capacity as Principle
(print name) *(print position; president, managing member)*
of Meridian Engineering LLC
(print name of entity serving as Authorized Representative)

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:

3528 Eagle Ave

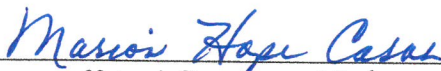
Street Address of subject property

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.


Signature of Authorized Representative

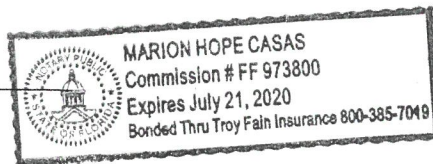
Subscribed and sworn to (or affirmed) before me on this 2-14-20 by
Richard J. Milelli *date*
Name of Authorized Representative

He She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

MARION Hope CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization Form

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

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

I, Antonio Estenoz _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Meridian Engineering LLC _____
Please Print Name of Representative

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

[Signature] _____
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this February 14, 2020
Date

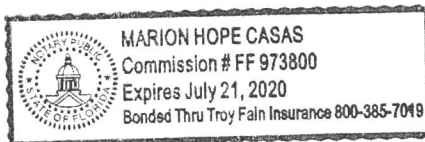
by Antonio Estenoz _____
Name of Owner

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

[Signature] _____
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Ukg' Rnc p

SITE DATA

SITE ADDRESS: 3528 EAGLE AVE. KEY WEST, FL 33040
 RE: 00052620-000000
 ZONING: SF (SINGLE FAMILY)
 FLOOD ZONE: AE7
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1509 SUFFIX K; DATE: 02-18-05
 SECTION/TOWNSHIP/RANGE: 34-67-25
 LEGAL DESCRIPTION: KW KW FWDN SUB PLAT 1 PB1-155 LOT 32 SQR 4 G42-202/203
 SETBACKS: FRONT 20 FT, SIDE 5 FT, STREET SIDE 10 FT REAR 25 FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRICAL CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
 FEMA FLOOD DESIGN PER ASCE 24-14
 RISK CATEGORY: 2
 BUILDING TYPE: ENCLOSED

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA
 SHEET A-1 - FLOOR AND ELEVATIONS

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2017 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2017 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

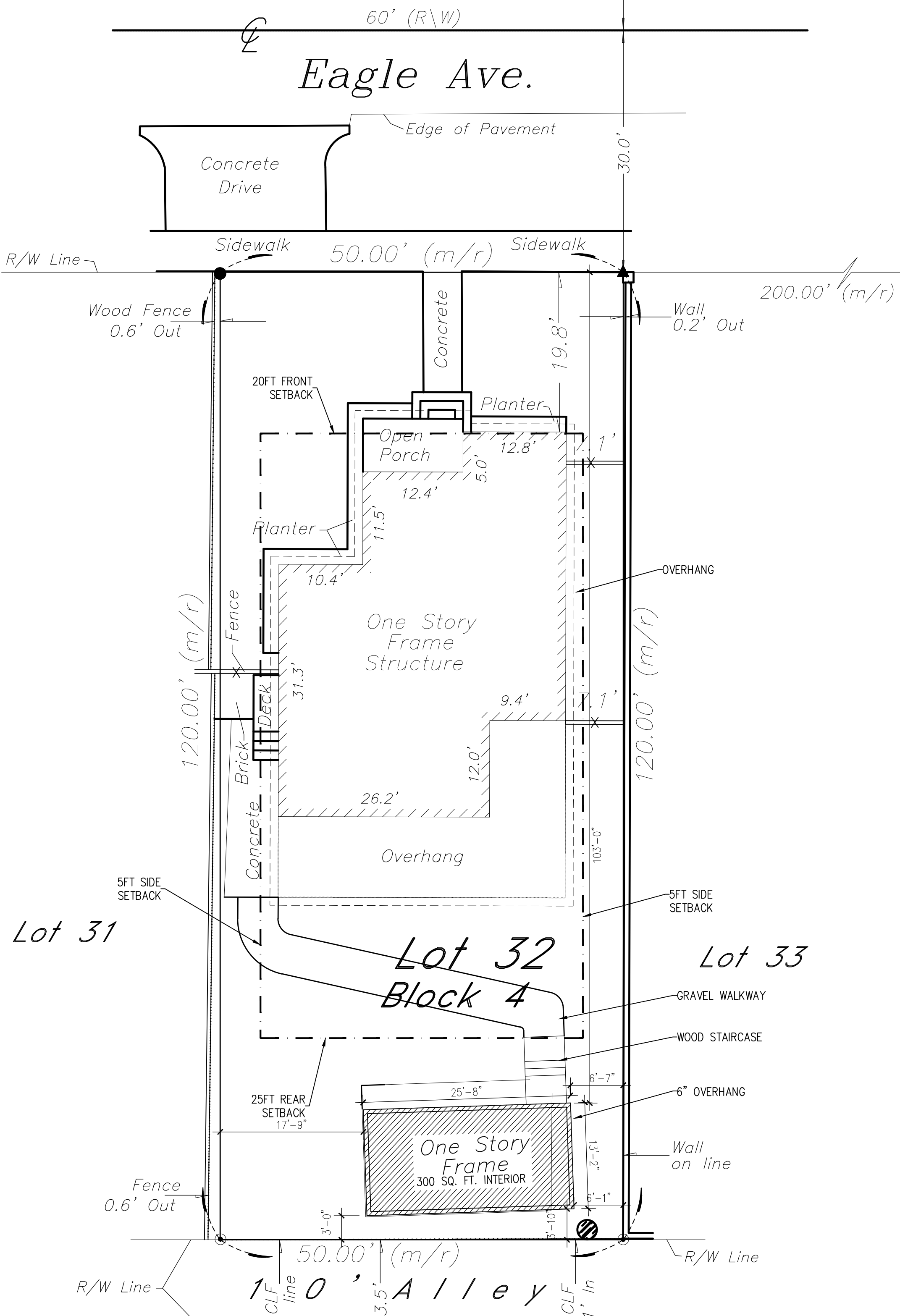
LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
		& AND
		@ AT
		APPROX. APPROXIMATELY
		FT. FOOT/FEET
		F.F.L. FINISH FLOOR LEVEL
		IN. INCH
		MAX. MAXIMUM
		MIN. MINIMUM
		# NUMBER
		O.C. ON CENTER
		LB. POUND
		PSI POUND PER SQUARE INCH
		PT PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH



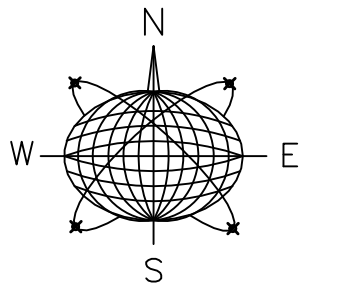
3 LOCATION MAP
 CS-1 SCALE: NOT TO SCALE

PROJECT DATA FOR ACCESSORY UNIT				
RE NO.	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00067000-000000			
SETBACKS:				
FRONT	103'-0"	N/A	20'	NONE
STREET SIDE	N/A	N/A	10'	NONE
SIDE	6'-1"	N/A	5'	NONE
REAR	3'-0"	N/A	25'	YES
LOT SIZE				
	NO CHANGE	6000 SQ. FT.	6000 SQ. FT.	NONE
BUILDING COVERAGE	2,436 SQ. FT. 40.6%	2,139 SQ. FT. 35.7%	35% MAX	YES
FLOOR AREA	1,685 SQ. FT. .276	1,355 SQ. FT. .26	1.0	NONE
BUILDING HEIGHT FOR ACCESSORY STRUCTURE				
	N/A	N/A	25' MAX	NONE
IMPERVIOUS AREA	2,634 SQ. FT. 43.9%	3,060 SQ. FT. 51%	50% MAX	NONE
OPEN SPACE	3,366 SQ. FT. 56.1%	2,940 SQ. FT. 49%	35% MIN	NONE



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

VARIANCE FOR ACCESSORY STRUCTURE



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph.305-293-3263 fax.293-4899

Seal:
 NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

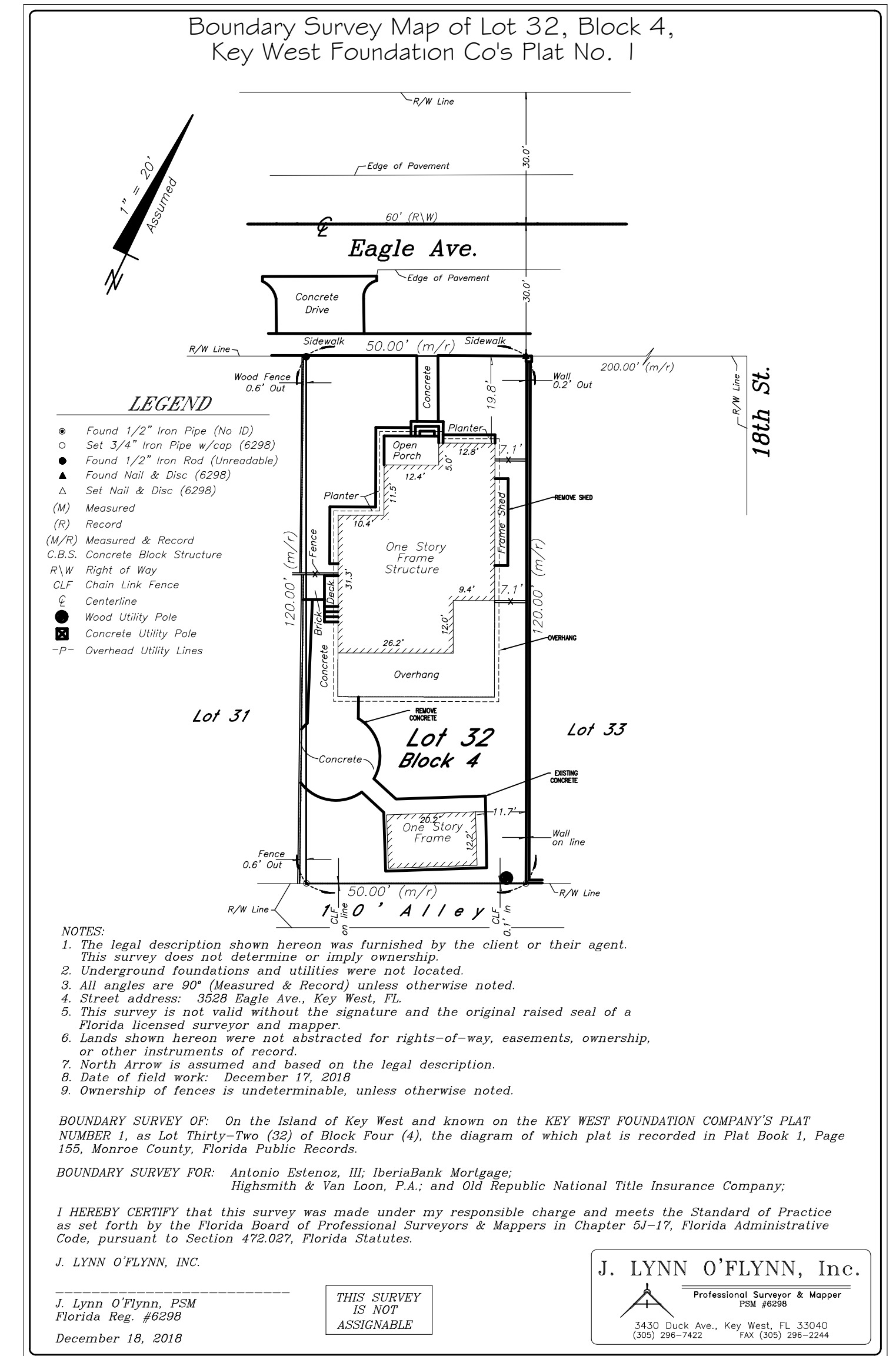
VARIANCE ACCESSORY STRUCTURE PLAN
 3528 EAGLE AVE.
 KEY WEST, FLORIDA

Drawn By: JMT
 Checked By: RJM
 Project No. Scale: AS NOTED
 AutoCad File No.

Revisions:

Title:
COVER SHEET AND SITE PLANS

Sheet Number:
CS-1
 Date: JANUARY 30, 2020



1 SURVEY
 CS-1 SCALE: NOT TO SCALE

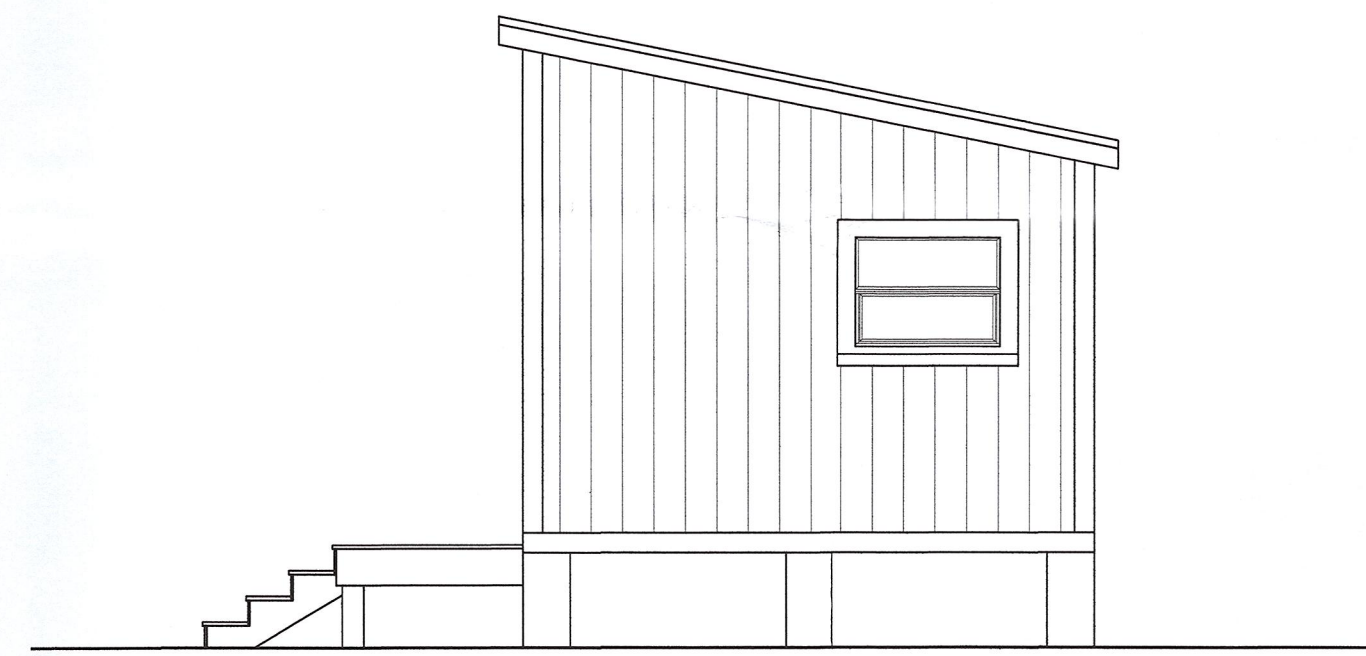
J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 December 18, 2018

THIS SURVEY IS NOT ASSIGNABLE

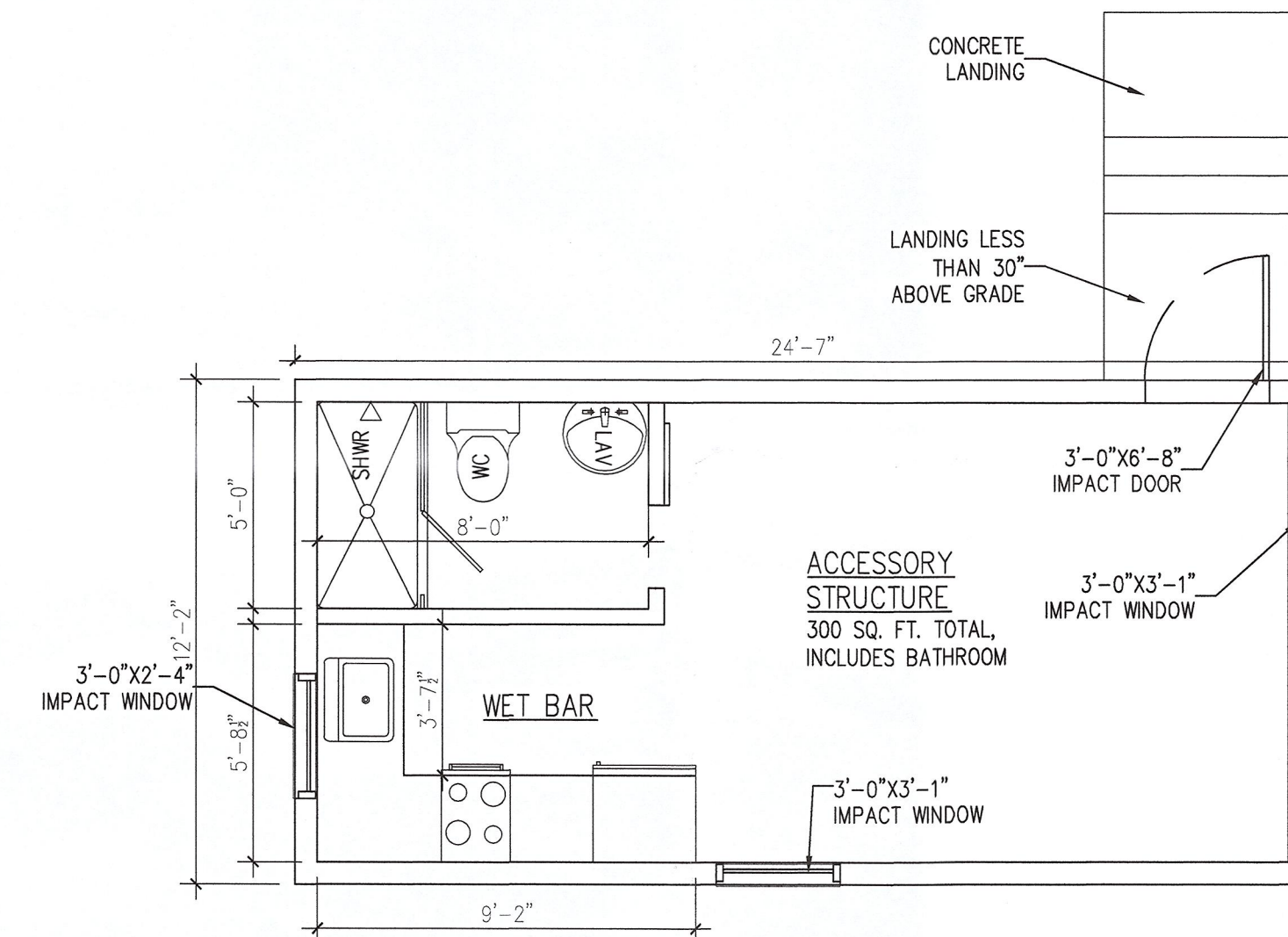
J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 3430 Duck Ave., Key West, FL 33040
 (305) 298-7422 Fax (305) 298-2244



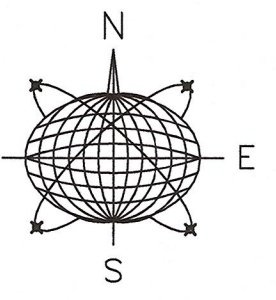
3 FRONT ELEVATION
A-1 SCALE: 1/4"= 1'-0"



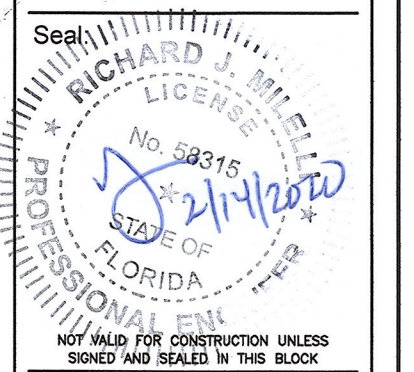
2 SIDE ELEVATION
A-1 SCALE: 1/4"= 1'-0"



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



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3203 fax:293-4899



RICHARD J. MILELLI
PE #68315

General Notes:

VARIANCE
ACCESSORY STRUCTURE PLAN
3528 EAGLE AVE.
KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale: AS NOTED

AutoCad File No.

Revisions:

Title:
FLOOR PLAN
AND
ELEVATIONS

Sheet Number:
A-1

Date: JANUARY 30, 2020

Warranty Deed

Prepared by and return to:
Gregory D. Davila, Esq.
Law Office of GREGORY D. DAVILA, P.A.
1111 12th Street, Suite 310
Key West, Florida 33040

Doc# 2021775 03/30/2015 9:39AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/30/2015 9:39AM
DEED DOC STAMP CL: Krya \$0.70

Grantee: Antonio Estenoz, III
RE: Parcel Identification No. 00052620-000000

[Space Above This Line For Recording Data]

Doc# 2021775
Bk# 2731 Pg# 2431

Quitclaim Deed

THIS QUITCLAIM DEED, made this 18th day of March, 2015, between ANTONIO ESTENOZ, JR. whose post office address is 17 Amaryllis Drive, Key West, Florida 33040, grantor, and ANTONIO ESTENOZ, III whose post office address is 2508 Flagler Avenue, Key West, Florida 33040, grantee.

WITNESSETH, that grantor, for and in consideration of the sum of Ten and NO/100 Dollars, (\$10.00) and other good and valuable consideration in hand paid by grantee, the receipt of which is acknowledged, quitclaims to grantee and grantee's heirs, executors, administrators, and assigns forever all of the right, title, and interest of grantor in the following described land situated in Monroe County, Florida:

Grantor's Undivided Two-Thirds (2/3) Interest in and to the Real Property Described More Fully as follows:

On the Island of Key West and known on the Key West Foundation Company's Plat No. 1 as Lot Thirty-Two (32) of Block Four (4), the diagram of which Plat is recorded in Plat Book 1, Page 155, Monroe County, Florida Public, Records.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS, DEDICATIONS OF RECORD, AND REAL ESTATE TAXES UNPAID, IF ANY.

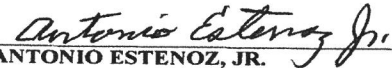
TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.


IN WITNESS WHEREOF, Grantor has executed this deed at Key West, Monroe County, Florida on the date first above written.

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED ON THE FACTS SOLELY PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENT.

Signed, sealed and delivered in our presence:


GREGORY D. DAVILA
1111 12th Street, Suite 310
Key West, Florida 33040
Witness



ANTONIO ESTENOZ, JR.


HEIDI E. DAVILA
1111 12th Street, Suite 310
Key West, Florida 33040
Witness

MONROE COUNTY
OFFICIAL RECORDS

STATE OF FLORIDA }
COUNTY OF MONROE }

The foregoing instrument was acknowledged before me by ANTONIO ESTENOZ, JR. who have identified this instrument as a Quitclaim Deed, and signed the instrument willingly on this 18th day of March, 2015 and who produced Personally known as identification.


HEIDI E. DAVILA
Notary Public-State of Florida
My Commission Expires November 11, 2016
My Commission Number: EE827141



Property Record Card

 **qPublic.net™** Monroe County, FL

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 00052620-000000
Account# 1053261
Property ID 1053261
Millage Group 10KW
Location 3528 EAGLE Ave, KEY WEST
Address
Legal KW KW FWDN SUB PLAT 1 PB1-155
Description LOT 32 SQR 4 G42-202/203 OR592-97 OR2144-522PET OR2582-1059 OR2688-1575/76 OR2731-2431 OR2942-1638
(Note: Not to be used on legal documents.)
Neighborhood 6223
Property Class SINGLE FAMILY RESID (0100)
Subdivision Key West Foundation Co's Plat No 1
Sec/Twp/Rng 34/67/25
Affordable No
Housing



Owner

[ESTENOZ ANTONIO](#)
 2508 Flagler Ave
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$137,142	\$145,932	\$147,959	\$127,877
+ Market Misc Value	\$3,194	\$3,692	\$3,726	\$3,793
+ Market Land Value	\$282,000	\$258,000	\$246,000	\$262,500
= Just Market Value	\$422,336	\$407,624	\$397,685	\$394,170
= Total Assessed Value	\$422,336	\$407,624	\$397,685	\$394,170
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$422,336	\$407,624	\$397,685	\$394,170

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,000.00	Square Foot	50	120

Buildings

Building ID	4266	Exterior Walls	WD FRAME
Style	GROUND LEVEL	Year Built	1958
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2000
Gross Sq Ft	1644	Foundation	CONCR FTR
Finished Sq Ft	1352	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	POOR	Flooring Type	CONC S/B GRND
Perimeter	166	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	27	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,352	1,352	222
OPF	OP PRCH FIN LL	292	0	106
TOTAL		1,644	1,352	328

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	268 SF	1
CONC PATIO	1974	1975	1	500 SF	2
WALL AIR COND	1984	1985	1	2 UT	1
FENCES	2012	2013	1	54 SF	5
UTIL UNFIN BLK	2018	2018	1	240	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
12/26/2018	\$200,000	Warranty Deed	2200085	2942	1638
3/18/2015	\$100	Quit Claim Deed		2731	2431
3/24/2014	\$0	Quit Claim Deed		2688	1575
6/29/2012	\$100	Warranty Deed		2582	1059

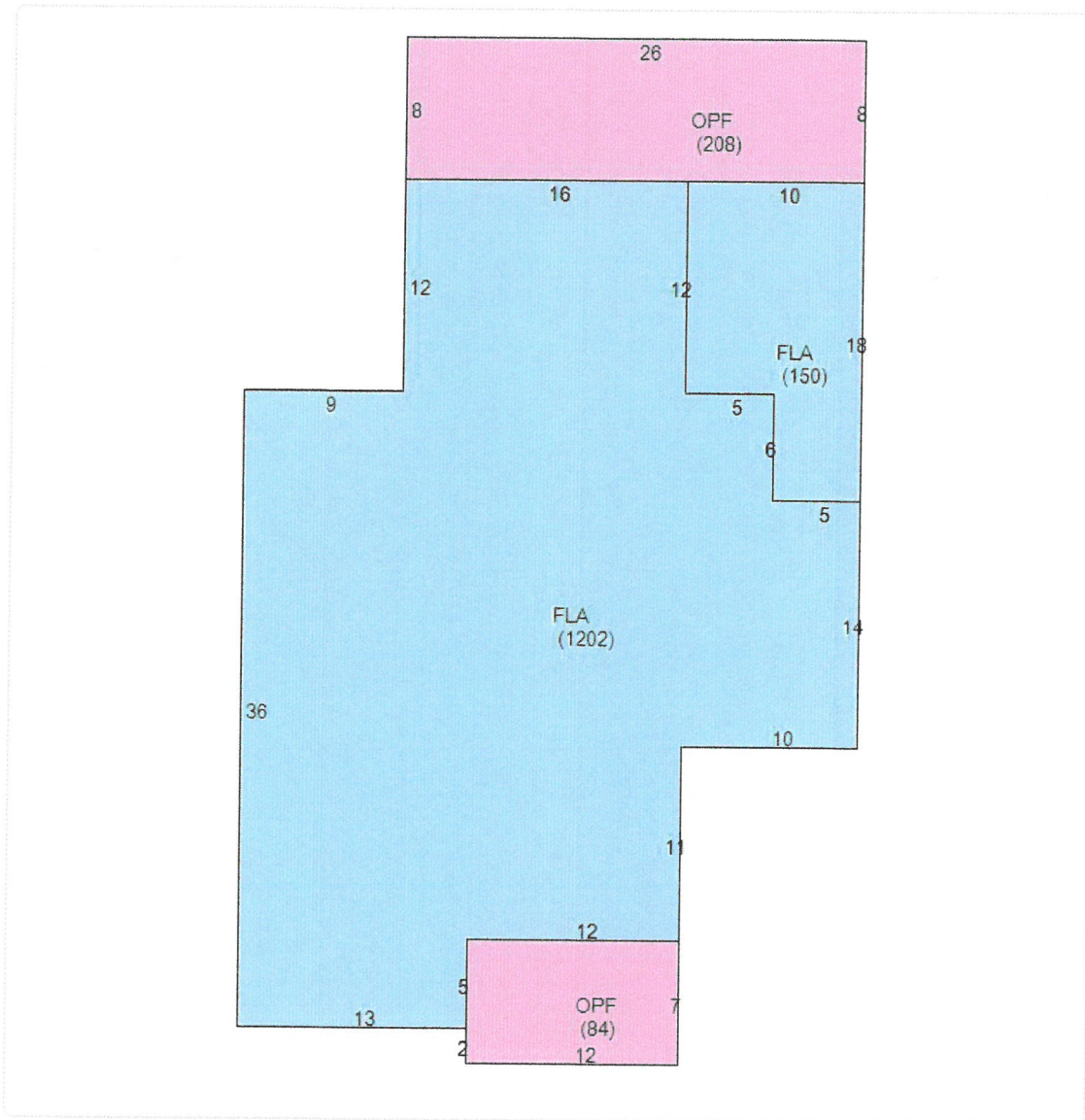
Permits

Number	Date Issued	Date Completed	Amount	Permit Type
18-0505	3/8/2018	6/6/2018	\$7,200	Residential
12-3848	10/23/2012	5/16/2013	\$5,800	Residential
12-2147	10/3/2012	5/16/2013	\$11,800	Residential
12-3592	10/2/2012	5/16/2013	\$1,350	Residential
12-2148	6/19/2012	5/16/2013	\$3,500	Residential

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 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

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[GDPR Privacy Notice](#)

Last Data Upload: 2/14/2020, 5:21:37 AM

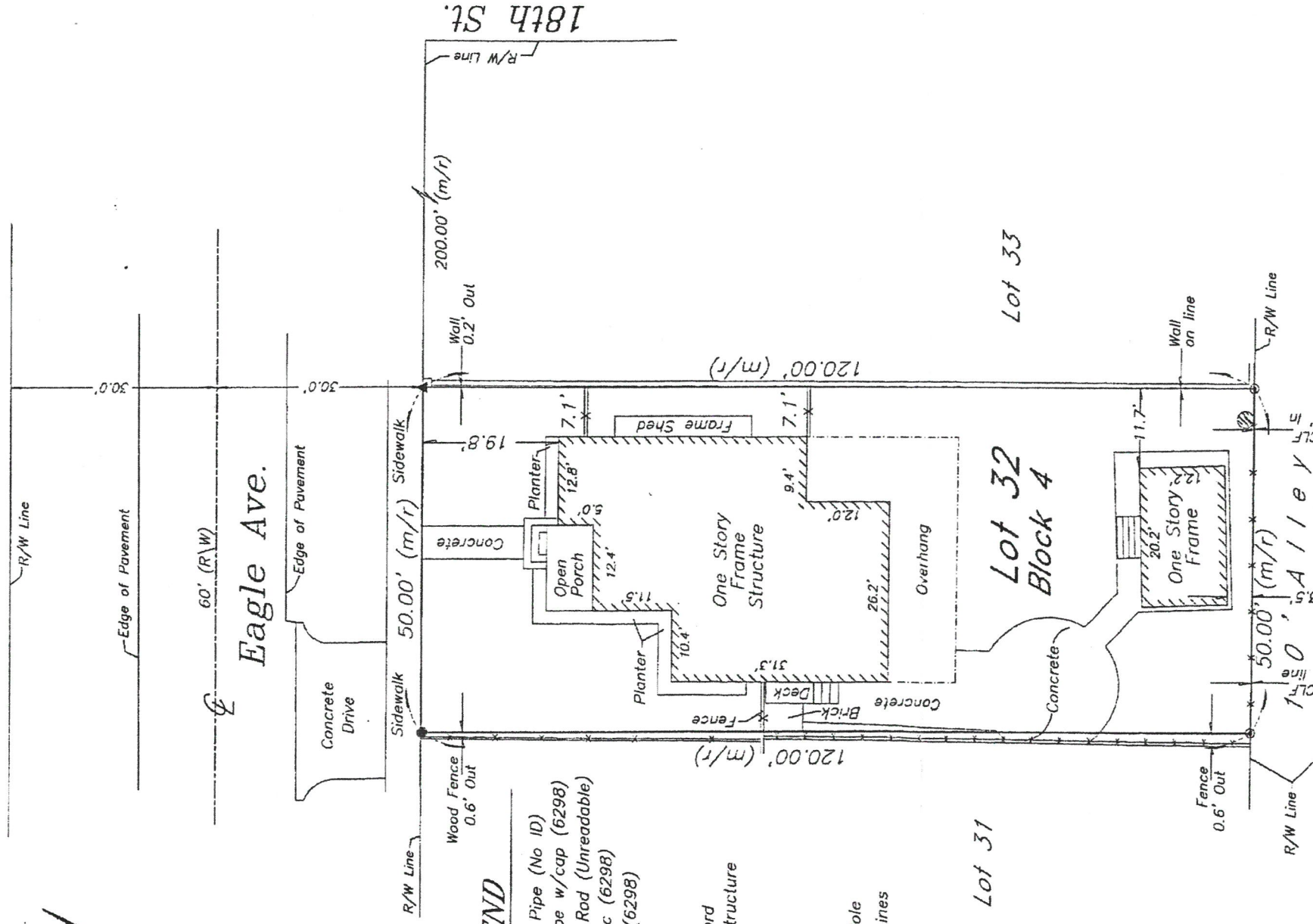
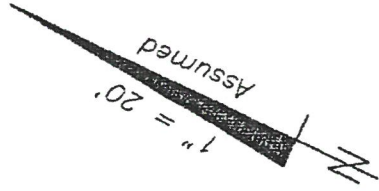
Developed by
 Schneider
GEOSPATIAL

Version 2.3.40

This form no longer needs to be mailed by the US Mail. Please scan and attach the signed and sealed Registered Professional Signature Document to your ePermitting Application Submittal or submit via Additional Submittals (do not resubmit your sealed documents).

Boundary Survey

Boundary Survey Map of Lot 32, Block 4, Key West Foundation Co's Plat No. 1



LEGEND

- Found 1/2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 3528 Eagle Ave., Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 17, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and known on the KEY WEST FOUNDATION COMPANY'S PLAT NUMBER 1, as Lot Thirty-Two (32) of Block Four (4), the diagram of which plat is recorded in Plat Book 1, Page 155, Monroe County, Florida Public Records.

BOUNDARY SURVEY FOR: Antonio Estevez, III; IberiaBank Mortgage; Hightsmith & Van Loon, P.A.; and Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

December 18, 2018

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298



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

Sunbiz.org

**Division of Corporations, an
official State of Florida website**

**Public
Notice**

Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, June 18, 2020. THIS MEETING WILL BE VIRTUAL. Instructions on how to comment, watch or listen to the hearing are available online at www.cityofkeywest-fl.gov. Click on Agendas & Minutes. Packets including application materials can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here: donna.phillips@cityofkeywest-fl.gov
Phone: (305) 809-3764.

The purpose of the hearing will be to consider a request for:

Variance – 3528 Eagle Avenue (RE # 00052620-000000) – A request for variances to the minimum rear-yard setback, maximum allowable impervious surface, maximum allowable building coverage requirements in order to convert a rear noncomplying accessory structure into an affordable housing unit in the Single-Family (SF) zoning district pursuant to sections 90-395, 122-238 (6) a.3., and 122-238 (4) b.1. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

On June 18, 2020, the Key West Planning Board meeting will be conducted via Communications Media Technology (CMT) as authorized by Governor Desantis' Executive Order 20-69 and City of Key West State of Local Emergency Directive 2020-04.

***Representatives on agenda items will need to make their own arrangements to have a notary in their presence to administer the Oath. You will need to provide identification. Please contact the clerk's office at 305-809-3832 if you need further instruction.**

To participate in the Planning board Meeting on June 18, 2020, which begins at 5 p.m., you have the following options:

1. Listen to or join the meeting via phone:

You may listen to the audio only from your phone by dialing 1-646-558-8656 and when the meeting ID is requested, enter 982 2438 0420 and then press the # key.

2. Tune in live to Key West Comcast channel 77 or AT&T channel 99

3. Watch the meeting online:

You may access Key West City TV live by visiting: <https://www.cityofkeywest-fl.gov>, click on meetings/live TV then click on "watch Key West City TV Live"

or browse here: <https://www.cityofkeywest-fl.gov/department/index.php?structureid=14>

Click on the play button to view. *Note: You may have to adjust your browser settings for optimal streaming. Not all browsers support flash.*

How to provide public comment:

-Comment prior to the meeting: To make an eComment, visit <http://keywest.legistar.com/Calendar.aspx> and click on the eComment link on the right side of the screen for the appropriate meeting. You may also provide written comments by emailing City Clerk Cheri Smith by 4:00 p.m. June 17, 2020 at csmith@cityofkeywest-fl.gov. All written comments received by the deadline will be distributed to the Board Members and the appropriate staff prior to the start of the meeting. Time limits will be enforced so written comments must be limited to 3 minutes.

-Comment during the meeting: To request to speak during the virtual meeting, you must sign up to speak through eComments prior to the start of the meeting to be placed on a list. The last 4 digits of the phone number you will call in on will need to be provided in your eComment, this will be used to identify you as the speaker. Or during the meeting you can raise your hand by dialing *9 when it is time to make your comment. You may also sign-up to speak by calling the City Clerk's Office at 305-809-3835 before the meeting.

You will need to follow the instructions on listening to the meeting via phone, when your name is called, you will be unmuted and you will have 3 minutes to speak.

4. Connecting with Zoom instructions:

For the June 18, 2020 meeting, please use the meeting link <https://zoom.us/j/9822438042> to virtually attend and watch the meeting by computer, tablet, or smartphone. If joining from a tablet or smartphone, you will need to download the free Zoom app from your device's app store. If joining from a computer, your computer will automatically download and install (if needed) the Zoom program. If you currently have Zoom installed on your computer, tablet, or smartphone, you may join the meeting by entering the meeting ID 982 2438 0420.

For additional information or assistance please contact the City Clerk's office csmith@cityofkeywest-fl.gov prior to the meeting.

For those individuals who may not have access to view the meeting by any of the virtual means provided above, there will be a monitor setup outside of City Hall for live streaming. Please practice social distancing and keep six feet away from those around you. Residents planning to attend who need special assistance please contact the City Clerk's Office at 305-809-3835 no later than 24 hours preceding the meeting.



↑
Feed one sheet at a time

↑
Sens d'introduction une feuille à la fois



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE

Front Side

Recto



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

PUBLIC MEETING NOTICE



YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

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Date of Hearing: June 18, 2020 Time of Hearing: 5:00 PM

Location of Hearing: THIS MEETING WILL BE CONDUCTED VIRTUALLY

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Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes a testimony and evidence upon which the appeal is based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

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Back Side

Verso

SANTELLI DAMON
1512 17TH TER
KEY WEST, FL 33040

FARALDO NORMA B TRUST
1501 17TH TER
KEY WEST, FL 33040

MCGUIRL JR HUBERT A
3605 EAGLE AVE
KEY WEST, FL 33040

BERLANGA AMANDA R & WILLIAM
1075 DUVAL ST
KEY WEST, FL 33040

NGOV MICHAEL K
425 GREENE ST
KEY WEST, FL 33040

NGOV SOPHAK
425 GREENE ST
KEY WEST, FL 33040

MARGIL KAREN J & STEPHEN
PO BOX 5885
KEY WEST, FL 33045

MORRIS CHARLES E & LISA
3510 EAGLE AVE
KEY WEST, FL 33040

JOHNSTON CHANDA & RICHARD
3544 DUCK AVE
KEY WEST, FL 33040

HAO SHANGFENG
3524 DUCK AVE
KEY WEST, FL 33040

HOGBERG DANIEL E
3543 EAGLE AVE
KEY WEST, FL 33040

ESTENOZ III ANTONIO
2508 FLAGLER AVE
KEY WEST, FL 33040

ESTENOZ ALANA MIA
3528 EAGLE AVE
KEY WEST, FL 33040

THE UTILITY BOARD OF
CITY OF KEY WEST
1001 JAMES ST
KEY WEST, FL 33040

CABOT JENIPHER & MICHAEL
1435 18TH ST
KEY WEST, FL 33040

BLAIS REBECCA RAE
96 MOUNT AUBURN ST
WATERTOWN, MA 02472

WELSH PHILIP JAMES
96 MOUNT AUBURN ST
WATERTOWN, MA 02472

AHRENS SCOTT G
3528 DUCK AVE
KEY WEST, FL 33040

OROPEZA PAMELA C & STEVEN
3540 EAGLE AVE
KEY WEST, FL 33040

VALDES JR JOSEPH A
3518 DUCK AVE
KEY WEST, FL 33040

BOAN PAVLA
3514 DUCK AVE
KEY WEST, FL 33040

BRYCHTA HELENA
8 COCONUT DR
KEY WEST, FL 33040

TRUSTEES OF THE FIFTH STREET
BAPTIST CHURCH
1311 5TH ST
KEY WEST, FL 33040

SALTER LEWIS F & ROSE
3515 EAGLE AVE
KEY WEST, FL 33040

MCCOMB JENNIFER ANN
1510 18TH ST
KEY WEST, FL 33040

ROSENFELD ROBERT EDWARD
7801 ABBOTT AVE
MIAMI BEACH, FL 33141

BOOK DONNA GORDON
7801 ABBOTT AVE
MIAMI BEACH, FL 33141

SMITH GARY F & MARIA
1500 17TH TER
KEY WEST, FL 33040

SAWYER BARBARA A & WILLIAM
1412 18TH ST
KEY WEST, FL 33040

HAMILTON ROBERT
51943 BLACK HILLS LN
MACOMB, MI 48042

FOSSUM DANIELLE & JAMES
3525 EAGLE AVE
KEY WEST, FL 33040

GASCHE JACQUELYN N & JAMES
1410 18TH ST
KEY WEST, FL 33040

JONES SAMANTHA JANE
3526 EAGLE AVE
KEY WEST, FL 33040

MOYER TRAVIS
2851 EAST AVE
COLUMBUS, OH 43202

LETO DAVID & PENNY
3530 DUCK AVE
KEY WEST, FL 33040

MCLEOD ANNE M & JAMES
3509 EAGLE AVE
KEY WEST, FL 33040

OWENS DAVID P
3524 EAGLE AVE
KEY WEST, FL 33040

SIMPSON DELORIS D
3524 EAGLE AVE
KEY WEST, FL 33040

GRANT-MARGIL KAREN J
PO BOX 5885
KEY WEST, FL 33045

GRANT-MARGIL STEPHEN J
PO BOX 5885
KEY WEST, FL 33045

GRAGG BRUCE R
3539 FLAGLER AVE
KEY WEST, FL 33040

OCHMAN JEANNE M
3539 FLAGLER AVE
KEY WEST, FL 33040

CREIGHTON JOHN
3533 FLAGLER AVE
KEY WEST, FL 33040

MAXEY PHILLIP
3533 FLAGLER AVE
KEY WEST, FL 33040

HAYES JANET RECIO TR
C/O SUSAN T WEEKLEY CO-P/R
3531 EAGLE AVE
KEY WEST, FL 33040

SABINO DANIEL JOSEPH
3375 NORTHSIDE DR
KEY WEST, FL 33040

WILKINS III JOHN ALLEN
3375 NORTHSIDE DR
KEY WEST, FL 33040

HUBBS GARY
3532 DUCK AVE
KEY WEST, FL 33040

HUBBS IMAN
3532 DUCK AVE
KEY WEST, FL 33040

TRUJILLO DONALD E
3539 EAGLE AVE
KEY WEST, FL 33040

CHERY REGINE
3515 FLAGLER AVE
KEY WEST, FL 33040

CHERY WILSON MILLEN
3515 FLAGLER AVE
KEY WEST, FL 33040

HANGAN ALEXANDER A
20 OLD FARM RD
LEVITTOWN, NY 11756

HINKLE JANET B REVOC TRUST AGR
1127 TERRACE ST
TALLAHASSEE, FL 32303

HELLER DIANA
1504 18TH ST
KEY WEST, FL 33040

BUSAM MARTIN A
917 DUVAL ST
KEY WEST, FL 33040

CARRIAGE TRADE LIVING TRUST
3601 FLAGLER AVE
KEY WEST, FL 33040

PACK RAYMOND J
PO BOX 4314
KEY WEST, FL 33041

VERGANO BEATRICE LEONIE LUCIE
3535 FLAGLER AVE
KEY WEST, FL 33040

1307 SEVENTEENTH LLC
3375 NORTHSIDE DR
KEY WEST, FL 33040



Public
Notice

3
5
2
8