

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: 1705 Laird Street, Key West, FL 33040

Zoning District: SF

Real Estate (RE) #: Parcel ID: 00060640-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Brenton and Joanne Teixeira

Mailing Address:

City: 1705 Laird Street, Key West FL State: 33040 Zip:

Home/Mobile Phone: 305-304-5158 Office: _____ Fax: _____

Email: brentex@bellsouth.net

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: Construct a concrete swimming pool at front of house with the top of coping to be at same elevation as front deck. Also proposed would be planter at 29" high at front of pool.

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

The only Variance requested is for building coverage which because of the height of the pool would put building coverage at 39% (4% over allowable).

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	SF			
Flood Zone	AE-7			
Size of Site	5,619 s.f.			
Height	30'	30'	No Change	No
Front Setback	20'	20'	20'	No
Side Setback	5'	5'-9"	5'-0"	No
Side Setback	5'	6'-9"	6'-9"	No
Street Side Setback	N/A	N/A	N/A	N/A
Rear Setback	25'	25'	No Change	No
F.A.R.	N/A	N/A	N/A	N/A
Building Coverage	35% (1,967 s.f.)	34% (1,907 s.f.)	39% (2,217 s.f.)	Yes
Impervious Surface	50% (2,810 s.f.)	34% (1,907 s.f.)	40% (2,270 s.f.)	No
Parking	1	1	1	No
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	35% (1,967 s.f.)	35% (1,967 s.f.)	35% (1,967 s.f.)	No
Number and type of units	1 S.F.R.	1 S.F.R.	N/A	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

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

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

Standards for Considering Variances

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

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The existing house has the Living areas oriented towards the Front Yard and the First Floor Level is roughly 6' above grade due to FEMA regulations. This makes any practical and usable pool greater than 30" above grade and therefore count toward building coverage.

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

The conditions are mainly created by the height of the house which is due to FEMA regulations.

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.

No special privileges should be conferred as it s a minimal request.

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 hardship is created by the FEMA height requirement. Other properties in the area that are non-conforming would not have this same condition that creates the hardship.

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.

This is only the bare minimum request for a small amount of building coverage to make possible the construction of a practical / usable pool.

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.

This proposed design and variance request is in harmony with the general intent and purpose of the Land Development Regulations, Nor will be injurious to the area involved.

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 other non-conforming properties are considered in this application as examples of what is proposed.

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



Variance Information sheet

City of Key West, Florida • Planning Department

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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.

Brenton and Joanne Teixeira

1705 Laird street

Key West Fl 33040

City of Key West

6/22/2021

Planning department.

To whom it may concern,

Dear Planners, my name is Brenton Teixeira and my wife is Joanne Teixeira. I have lived permanently in Key West since 1989 and Joanne has lived here since 1978. I am a building contractor and Joanne has been a nurse at Lower Keys Medical Center for over 34 years.

We are applying for a variance to build a pool at our home at 1705 Laird street.

When I built the house, I elevated it in anticipation of the new FEMA flood maps. I would like to elevate the pool above 30" and therefore it becomes building coverage instead of just lot coverage. It will still meet all of the setback requirements.

I have spoken to all my neighbors and none of them have any objections to the pool I want to build. I will have letters from them soon to present to you.

Thank you in advance for your attention to this matter.

Brenton Teixeira.

A handwritten signature in cursive script, appearing to read "Brenton Teixeira". The signature is written in black ink and is positioned to the right of the typed name "Brenton Teixeira.".

Warranty Deed

Prepared by and return to:
Name THE CLOSING DEPARTMENT, INC.
Address 3432 DUCK AVENUE
KEY WEST, FL. 33040

\$310,000.00

Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 20th day of APRIL A. D. 2016,

Between, **BERNARD M. WHARTON and JENNIFER WALSH, husband and wife**

Whose address is 255 Beavertail Road, Jamestown, RI 02835
the County of , in the State of Rhode Island, party of the first part, and

BRENTON C. TEIXEIRA and JOANNE V. TEIXEIRA, husband and wife

Whose address is 2009 Roosevelt Drive, Key West, Florida 33040
the County of Monroe, State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

On the Island of Key West and known as Lot 43 and the Northeasterly 20.75 feet of Lot 44, in Square 4, Tract 29, of Sociedad Anonima (a/k/a Key West Land Buyers Association), plat of which is recorded in Plat Book 1, Page 22, of the Public Records of Monroe County, Florida.

GRANTOR(S) HEREIN WARRANT AND REPRESENT THAT THE LAND CONVEYED IN THIS WARRANTY DEED IS NOT HIS HOMESTEAD, NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

SUBJECT TO taxes for the year 2016 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

Parcel Identification Number: 00060640-000000

Alternate Key Number: 1061077

Property Address: 1705 Laird Street, Key West, Florida 33040

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

#1 [Signature]

Printed Wendy S. Gonzalez

#2 [Signature]

Printed Elizabeth W Gregurich

[Signature]

BERNARD M. WHARTON

[Signature]

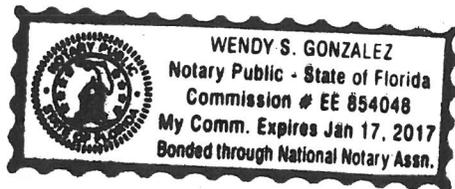
JENNIFER WALSH

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this April 20, 2016, by BERNARD M. WHARTON and JENNIFER WALSH who is personally known to me or who has/have produced _____ as identification and who did (did not) take an oath.

[Signature]
NOTARY PUBLIC
SEAL:



CD-5493

Verification Form

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

I, Brenton Teixeira, 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:

1705 Laird Street

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.

Brenton Teixeira

Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 06/16/2021 by

date

Brenton Teixeira

Name of Owner

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

Kristine Marshall

Notary's Signature and Seal



Kristine Marshall

Name of Acknowledger typed, printed or stamped

055385

Commission Number, if any

Site Plans

SITE CALCS

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	30'	No Change	Yes
BUILDING COVERAGE	35%	1,907 s.f. (34%)	2,217 s.f. (39%)	NO
IMPERVIOUS SURFACE RATIO	50%	1,907 s.f. (34%)	2,270 s.f. (40%)	Yes
LOT SIZE	Min. 4,000 s.f.	5,619 s.f.	N/A	N/A
LOT WIDTH	Min. 50'	61'-9"	N/A	N/A
LOT DEPTH	Min. 100'	91'	N/A	N/A
FRONT SETBACK	Min. 20'	20'	20'	Yes
SIDE SETBACK (WEST)	Min. 5'	5'-9"	5'-0"	Yes
SIDE SETBACK (EAST)	Min. 5'	6'-9"	6'-9"	Yes
REAR SETBACK	Min. 25'	25'	25'	Yes
OPEN SPACE	Min. 35%	3,712 s.f. (66%)	3,349 s.f. (60%)	Yes

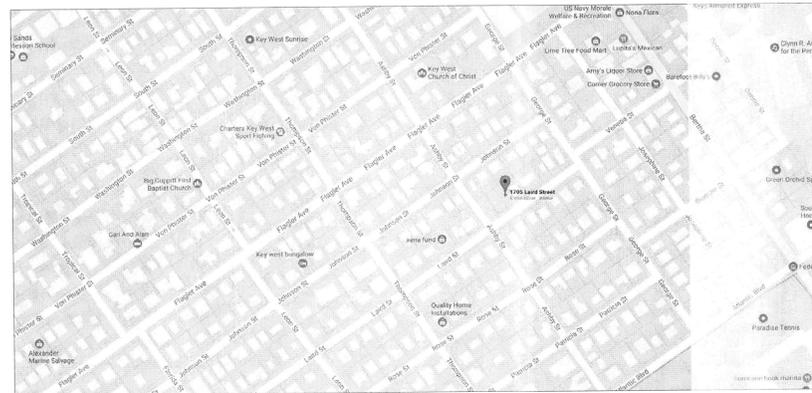
DRAINAGE CALCS

REQUIRED INFORMATION:
 TOTAL LOT AREA = 5,619 S.F.
 INCREASED IMPERVIOUS AREA= ALL 2,036 S.F.
 % IMPERVIOUS = 2,036 / 5,619 = 36%

SWALE VOLUME REQUIRED:
 FOR A HOME WITH 40% OR GREATER IMPERVIOUS COVERAGE
 LOT AREA * 0.104 * % IMPERVIOUS = SWALE VOLUME
 5619 * 0.104 * .36 = 210 C.F.

SWALES PROVIDED:
 SWALE "A" = (6' X 49' X 0.5') = 147 C.F.
 SWALE "B" = (5' X 29' X 0.5') = 72.5 C.F.

SWALE SIZE IS APPROX. 10% LARGER TO ALLOW FOR LANDSCAPING



2 SITE LOCATION MAP
 A1.1 SCALE: N.T.S.

SCOPE OF WORK

NEW TWO STORY SINGLE FAMILY FRAME HOUSE ON A VACANT LOT

DRAWING INDEX

- A11 SITE PLAN, NOTES
- A21 FLOOR PLAN / ROOF PLAN
- A31 ELEVATIONS
- A41 SECTIONS
- A51 DETAILS
- A61 SCHEDULES / SPECS
- P1 PLUMBING PLAN
- E1 ELECTRICAL PLAN
- S1 FOUNDATION PLAN
- S2 FLOOR FRAMING PLANS
- S3 ROOF FRAMING PLAN
- S4 POOL PLAN

CODE INFORMATION

THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING:
 1. CODE OF ORDINANCES - CITY OF KEY WEST, FL
 2. FLORIDA BUILDING CODE 2014:
 2.1. RESIDENTIAL BUILDING CODE 2014 EXISTING BUILDING CODE 2014

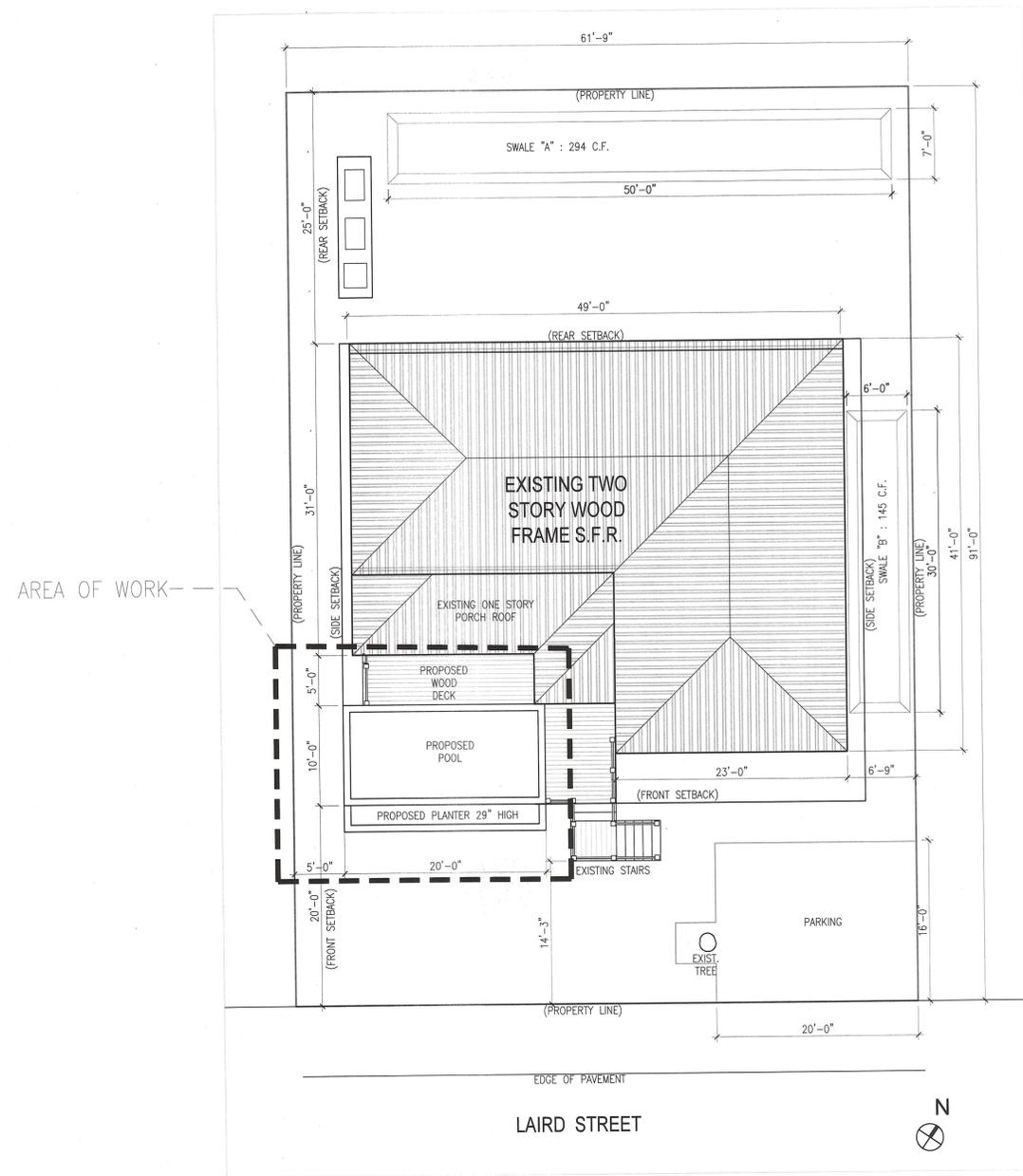
wsa
 william shepler & associates
 architecture
 201 Front Street, Suite 203
 Key West, FL 33040
 Tel: 305-890-6191
 Email: info@wsahepler.com

Seal:

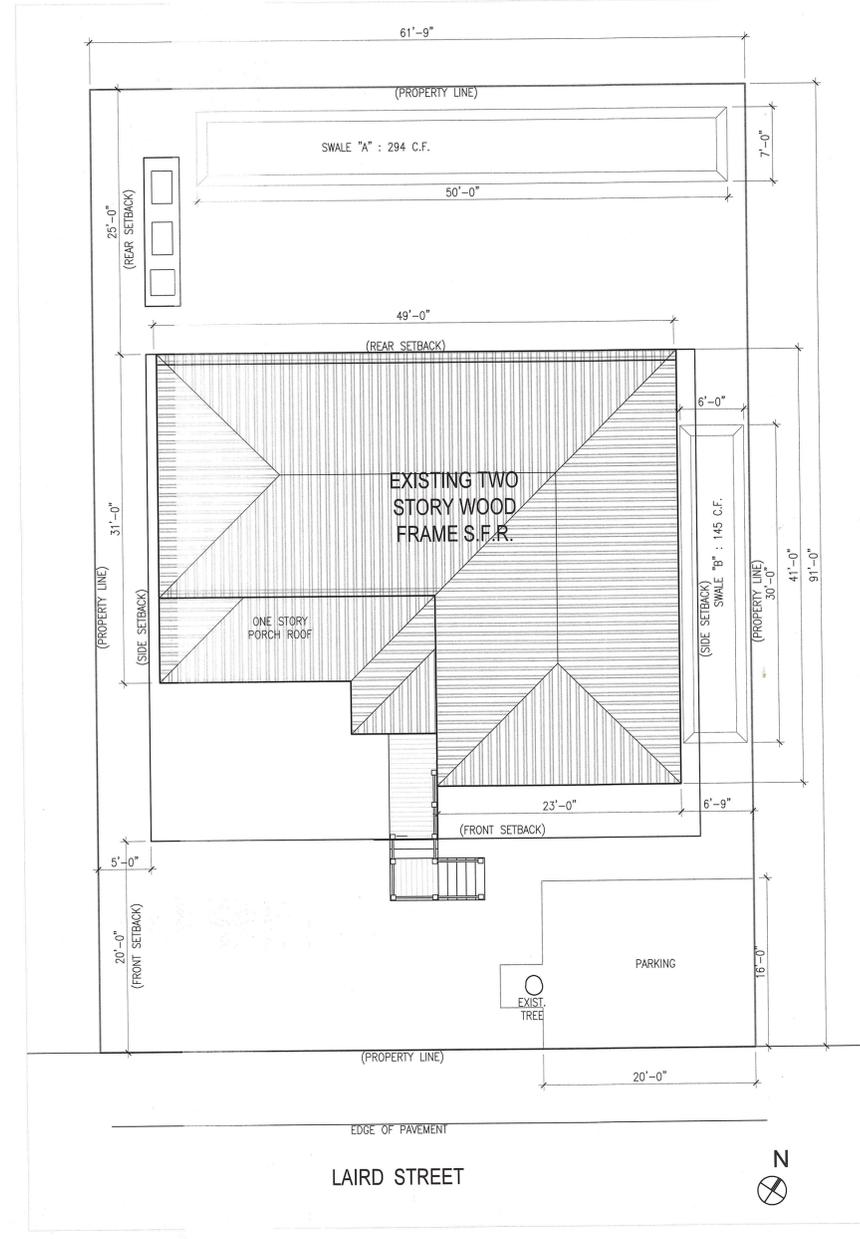
Signature:
WILLIAM B SHEPLER

Digitally signed by
 WILLIAM B SHEPLER
 Date: 2021.05.11
 15:06:10 -04'00'

Submissions / Revisions:
 PLANNING SUBMISSION: 5.12.21



1 SITE PLAN
 A1.1 SCALE: 1/8"=1'-0"



1 SITE PLAN
 A1.1 SCALE: 1/8"=1'-0"

1705 LAIRD STREET
 KEY WEST, FL
NEW POOL AND DECK

Drawing Size: 24x36 | Project #: 17029_1705
 Title:
SITE PLAN NOTES / INDEX

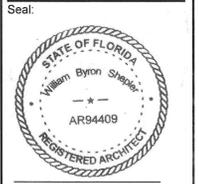
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A-1.1
 Date: - JANUARY 20, 2021
 ©2021 by William Shepler Architect



2
A3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2
A3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



Signature:
WILLIAM B SHEPLER
Digitally signed by
WILLIAM B SHEPLER
Date: 2021.05.11
16:18:32 -04'00'

Submissions / Revisions:

PLANNING SUBMISSION: 5.12.21

1705 LAIRD STREET
KEY WEST, FL
NEW POOL AND DECK

Drawing Size: 24x36 | Project #: 17029_1705

Title:
ELEVATIONS

Sheet Number:
A-3.1

Site Visit











Additional Information

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 00060640-000000
 Account# 1061077
 Property ID 1061077
 Millage Group 10KW
 Location 1705 LAIRD St, KEY WEST
 Address
 Legal KW LAND BUYERS ASSN PB1-22 PT LT 44 AND ALL LT 43 SQR 4 TR 29 OR273-478/80
 Description OR806-2371/73 OR828-1739 OR1112-711 OR1362-2215/16 OR2251-1259 OR2405-1685/86 OR2514-589/90 OR2630-1090/91 OR2792-2324/25
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision Key West Land Buyers Assn
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

TEIXEIRA BRENTON C
 1705 LAIRD ST
 Key West FL 33040

TEIXEIRA JOANNE V
 1705 LAIRD ST
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$393,140	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$369,512	\$273,059	\$262,191	\$262,191
= Just Market Value	\$762,652	\$273,059	\$262,191	\$262,191
= Total Assessed Value	\$568,728	\$273,059	\$262,191	\$262,191
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$543,728	\$273,059	\$262,191	\$262,191

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,434.00	Square Foot	61.75	88

Buildings

Building ID 63959
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2758
 Finished Sq Ft 2520
 Stories 2 Floor
 Condition GOOD
 Perimeter 0
 Functional Obs 0
 Economic Obs 0
 Depreciation % 1
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
 Year Built 2019
 Effective Year Built 2019
 Foundation CONCR FTR
 Roof Type
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 4
 Full Bathrooms 4
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	238	0	78
FLA	FLOOR LIV AREA	2,520	2,520	324
TOTAL		2,758	2,520	402

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/20/2016	\$310,000	Warranty Deed		2792	2324	02 - Qualified	Vacant
5/22/2013	\$299,000	Warranty Deed		2630	1090	02 - Qualified	Vacant
4/20/2011	\$315,000	Warranty Deed		2514	589	05 - Qualified	Vacant
12/17/2008	\$100	Quit Claim Deed		2405	1685	J - Unqualified	Vacant
4/1/1981	\$40	Warranty Deed		828	1739	U - Unqualified	Vacant

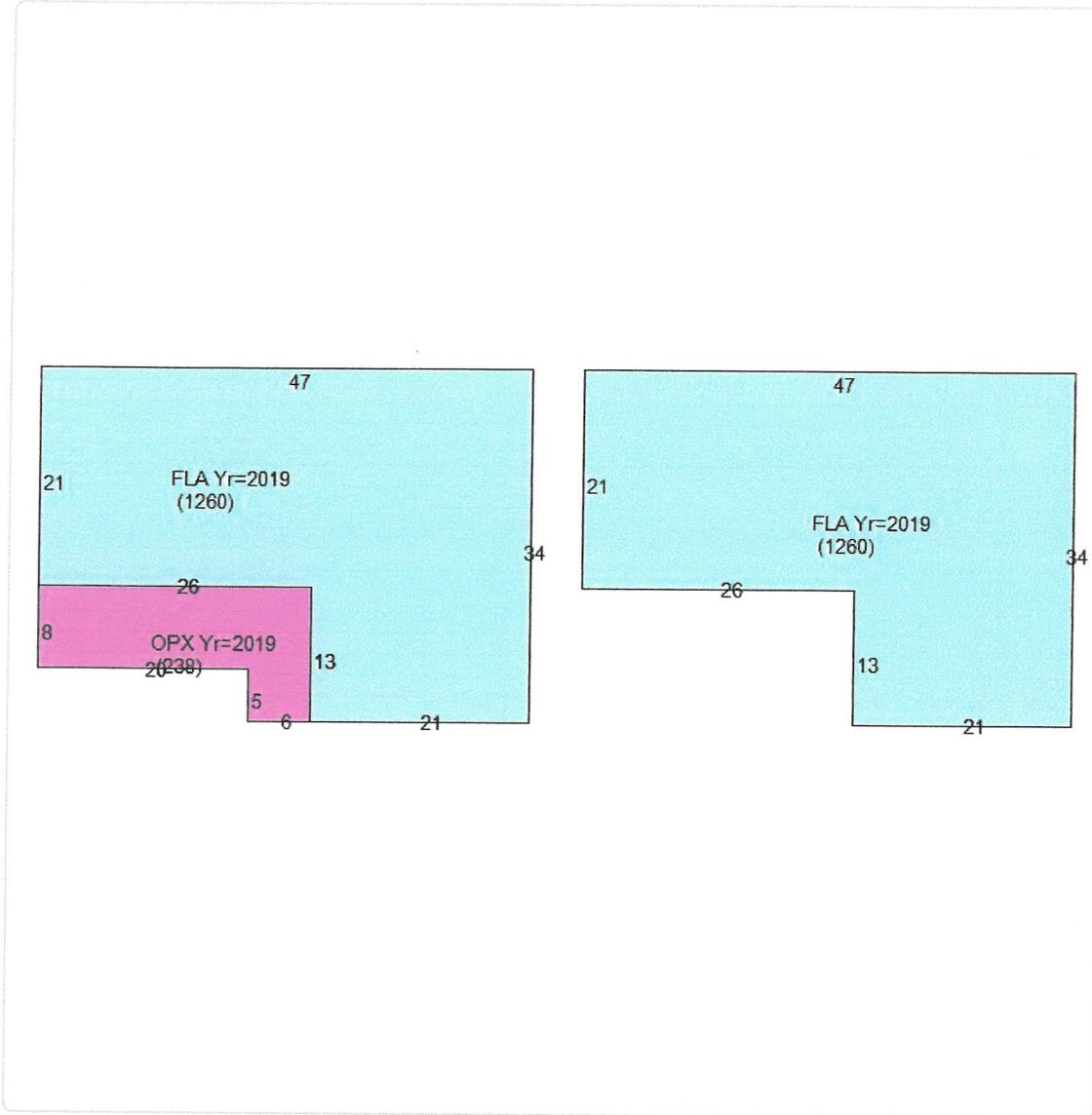
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-1485	4/26/2019		\$20,000	Residential	ROUGH IN & TRIM OUT OF 4 TILETS 4 SHOWES 6 LAVS 1 BIDGET, 1 WATER HEATER, 1 KITCHEN SINK, 1 LAUNDRY BOX & 1 LAUNDRY SINK.
19-1131	3/26/2019		\$650	Residential	SET PROPANE TANK 120 UPRIGHT SLAB ON TIE DOWN. PIPE HOSUE FOR W/H AND RG.
19-0067	1/9/2019		\$11,000	Residential	NEW CONSTRUCTION TO 5V CRIMP ROOF. 2200 SF
17-3848	12/11/2017	12/13/2019	\$362,000	Residential	BUILD NEW TWO STORY FAMILY HOUSE ON A VACANT LOT APPROXIMATELY 2500 SF FEED FOUR BEDROOMS/ FOUR BATHS.
17-4963	12/6/2017	12/27/2017	\$1,000	Residential	BUILD TEMPORARY 100A SERVICE.
17-1616	5/3/2017		\$980	Residential	WIDEN OFF STREET PARKING FROM 10' WIDE TO 19 WIDE FOR ACCESS TO PROPERTY.

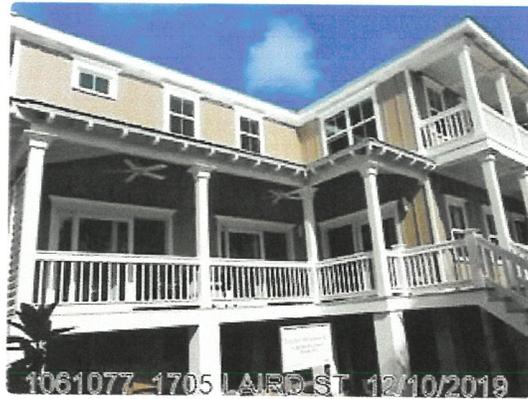
View Tax Info

[View Taxes for this Parcel](#)

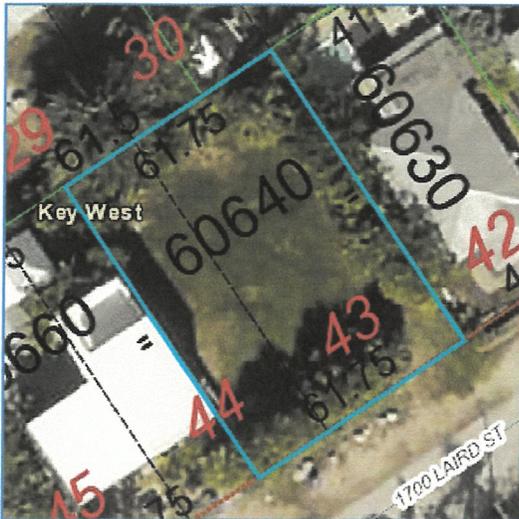
Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

2020 Notices Only

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

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

Last Data Upload: 6/11/2021, 9:55:30 AM

Version 2.3.125

Developed by
 Schneider
GEOSPATIAL