

# **APPLICATION**



**VARIANCE AND AFTER THE FACT VARIANCE APPLICATION**  
**CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**

**RECEIVED**  
MAY 01 2023  
BY: J Metz

Address: 1300 White Street • Key West, Florida 33040  
Phone: 305-809-3764  
Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Application Fee Schedule	
Variance Application Fee	\$ 2,315.25
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$2,756.51

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,630.50
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$5,071.76

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: 3222 Riviera Dr, Key West, FL 33040

Zoning District: SF

Real Estate (RE) #: 00069440-000000

Property located within the Historic District?  Yes  No

**APPLICANT:**

Owner  Authorized Representative

Name: Bradbury King Mailing Address: 3222 Riviera Dr

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (713) 838-5336 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: bradking1966@gmail.com

**PROPERTY OWNER: (if different than above)**

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Description of Proposed Construction, Development, and Use:** \_\_\_\_\_

Addition of a "play room" on the right front of the house, one story wood frame construction.

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

Front Setback Req. 30ft. Ex. 19'-9"; Prop. Increase of nonconformity by area.

Max. Building Coverage Req. 35%; Ex. 35.69%; Prop. 40.91%.

Max. Impervious Area Req. 50%; Ex. 74.68%; Prop. 73.69%

Min. Open Space Req. 35%; Ex. 26.86%; Prop. 28.50%

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	AE8			
Size of Site	8,019.17 SQ.FT.			
Height	25+5FT	N/A	NO CHANGES	NO
Front Setback	30.0 FT	19'-9"	NO CHANGES	YES
Side Setback	5.0 FT	5.0 FT	5.0 FT	NO
Side Setback	N/A	N/A	N/A	NO
Street Side Setback	10.0 FT	8'-1"	NO CHANGES	NO
Rear Setback	25.0 FT	31'-5"	NO CHANGES	NO
F.A.R	N/A	N/A	N/A	NO
Building Coverage	35%	35.69%	40.91%	YES
Impervious Surface	50%	74.68%	73.69%	YES
Parking	2	2	2	NO
Handicap Parking	N/A	N/A	N/A	NO
Bicycle Parking	N/A	N/A	N/A	NO
Open Space/ Landscaping	35%	26.89%	28.50%	YES
Number and type of units	1	1	1	NO
Consumption Area or Number of seats	N/A	N/A	N/A	NO

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](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.

Special circumstances exist. The Existing house is situated on the corner lot with peculiar footprint, additions and remodelings throuout the years. Current layout does not allow practical use of the property without significant demolition of the existing finished parts of the house, which is not applicable to other properties in the same zoning district.

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

The variances conditions have not been created by the applicant. The property was constructed in 1974 and purchased by the current owners in 2021.

- 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.

Special privileges not conferred. Similar conditions non-conformities exist and are approved in the same zoning district

- 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. The literal interpretation of the provisions of the land development regulations limits the beneficial use of the property by the owner without burdensome and wasteful expanses.

- 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.

Only minimu variances are requested that will make the reasonable use of the land.

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.

No injury to the public welfare is created.

No impact to the public benefit is created by granting this variance application.

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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.

Existing nonconforming uses of other properties are not considered as the basis of this approval.

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**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."

March 5, 2023

William and Sheryl King  
3222 Riviera Drive  
Key West, FL 33040  
[bradking1966@gmail.com](mailto:bradking1966@gmail.com)

City of Key West  
Building Department  
5503 College Road #203  
Key West, FL 33040

To Whom It May Concern,

We are sending this letter to request a variance in our permit application. The permit request is to add an addition to the west side of our home that is currently a bricked patio.

Our extended family has always gathered around the water. We fell in love with Key West several years ago and bought a home in 2021. Due to the size of our family, there is not enough room for everyone to gather during holidays. In addition, our parents are in their 80's and having additional first floor space helps with restricted mobility.

Also, we've been hosting military Veterans on the Texas coast for many years. Having the extra room will help us continue this tradition in Key West.

Thank you for your consideration.

Fair Winds,

William & Sheryl King

**PRE-APPLICATION  
MEETING NOTES**

# Pre-Application Meeting Notes

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

Meeting Date: 3/31/2023 Zoning District: Single Family (SF)

Address/Location: 3222 Riviera Drive

Request: Construct new addition to front of house

Type of Application: Variance

Attendees: Brad King (owner), Serge, Zoe

Notes:

Noncomplying building coverage to increase, noncomplying ISR and open space to decrease. Variance to building coverage, impervious surface ratio, and open space due to respective compliance not reducing.

Possible variance to front yard setback dependent of the average front yard setback on developed properties within 100' of the subject property

Existing wall encroaches onto City ROW



# **SITE PLAN**

# VARIANCE APPLICATION PLANS FOR 3222 RIVIERA DR

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
3222 RIVIERA DR,  
KEY WEST, FL 33040

CLIENT:  
BRAD KING

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

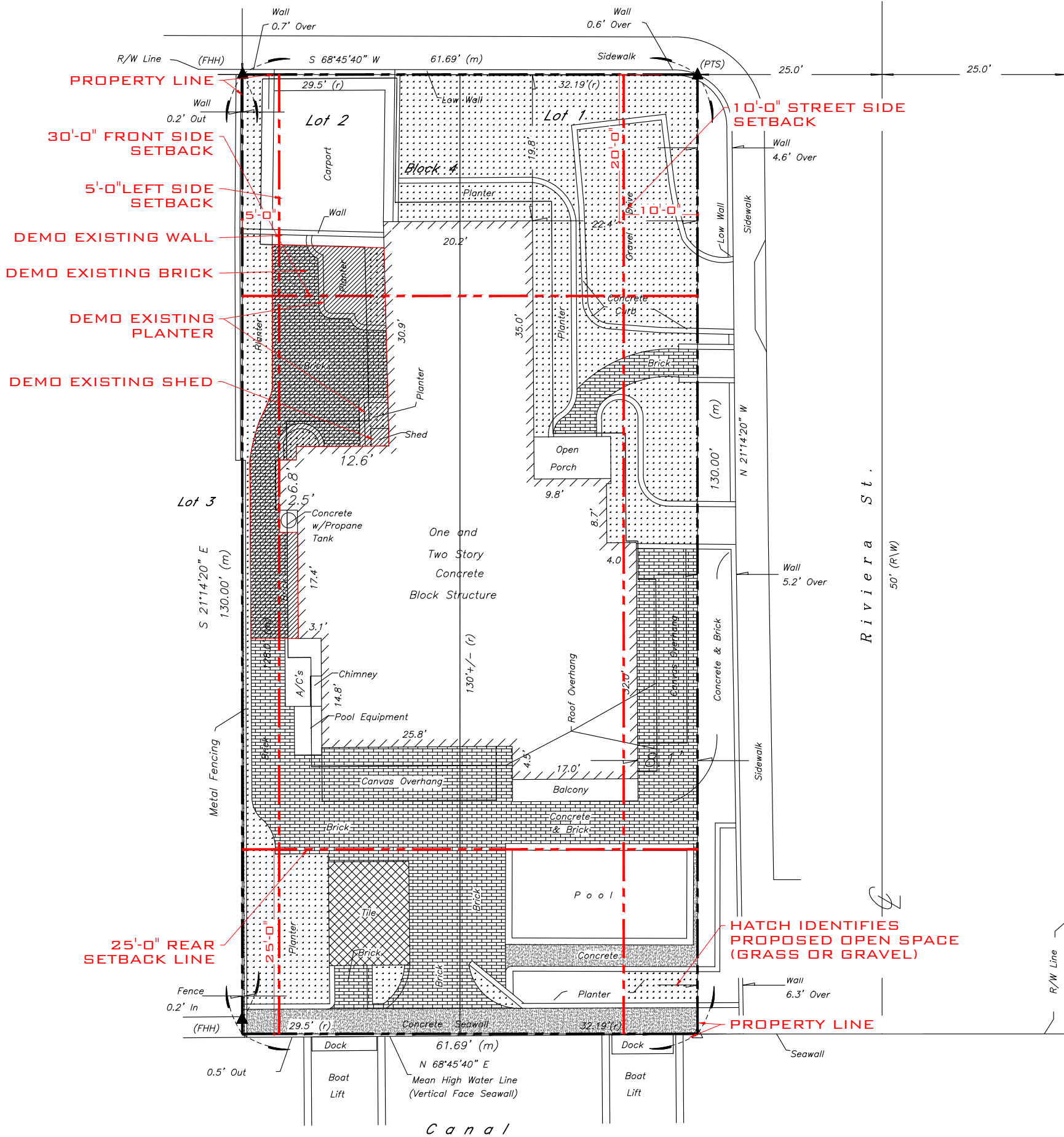
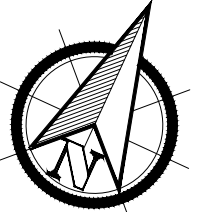
CLIENT:  
**BRAD KING**

PROJECT:  
**3222 RIVIERA DR**

SITE:  
736 AMELIA ST,  
KEY WEST, FL 33040

TITLE:  
**COVER**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2210-12	G-100	1	



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SIGNATURE:

DATE:

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

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	STATUS: FINAL		



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CLIENT:  
**BRAD KING**

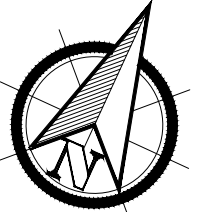
PROJECT:  
**3222 RIVIERA DR**

SITE:  
**3222 RIVIERA DR,  
KEY WEST, FL 33040**

TITLE:  
**EXISTING SITE PLAN**

SCALE AT 1/16" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2210-12	C-101	1	

**EXISTING SITE PLAN / DEMO**  
SCALE: 1/16" = 1'-0"



**SITE DATA:**

TOTAL SITE AREA: ±8,019.17 SQ.FT

LAND USE: SF (SINGLE FAMILY RESIDENTIAL)

FLOOD ZONE: AEB

**SETBACKS**

FRONT:  
 REQUIRED 30'-0"  
 EXISTING 19'-9"  
 PROPOSED NO CHANGES  
 (VARIANCE REQUIRED)

RIGHT SIDE:  
 REQUIRED 5'-0"  
 EXISTING 5'-0"  
 PROPOSED NO CHANGES

STREET SIDE:  
 REQUIRED 10'-0"  
 EXISTING 8'-1"  
 PROPOSED NO CHANGES

REAR:  
 REQUIRED 25 FT  
 EXISTING 31'-5"  
 PROPOSED NO CHANGES

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 50% (4,009.5 SQ.FT.)

EXISTING: 74.68% (±5,989.3 SQ.FT.)

PROPOSED: 73.69% (±5,909.3 SQ.FT.)  
 IMPROVEMENT  
 (VARIANCE REQUIRED)

**MAXIMUM BUILDING COVERAGE:**

REQUIRED: 35% (2,806.7 SQ.FT.)

EXISTING: 35.69% (±2,862.0 SQ.FT.)

PROPOSED: 40.91% (±3,281.0 SQ.FT.)  
 (VARIANCE REQUIRED)

**OPEN SPACE MINIMUM:**

REQUIRED: 35% (2,806.7 SQ.FT.)

EXISTING: 26.89% (±2,156.3 SQ.FT.)

PROPOSED: 28.50% (±2,285.7 SQ.FT.)  
 IMPROVEMENT  
 (VARIANCE REQUIRED)

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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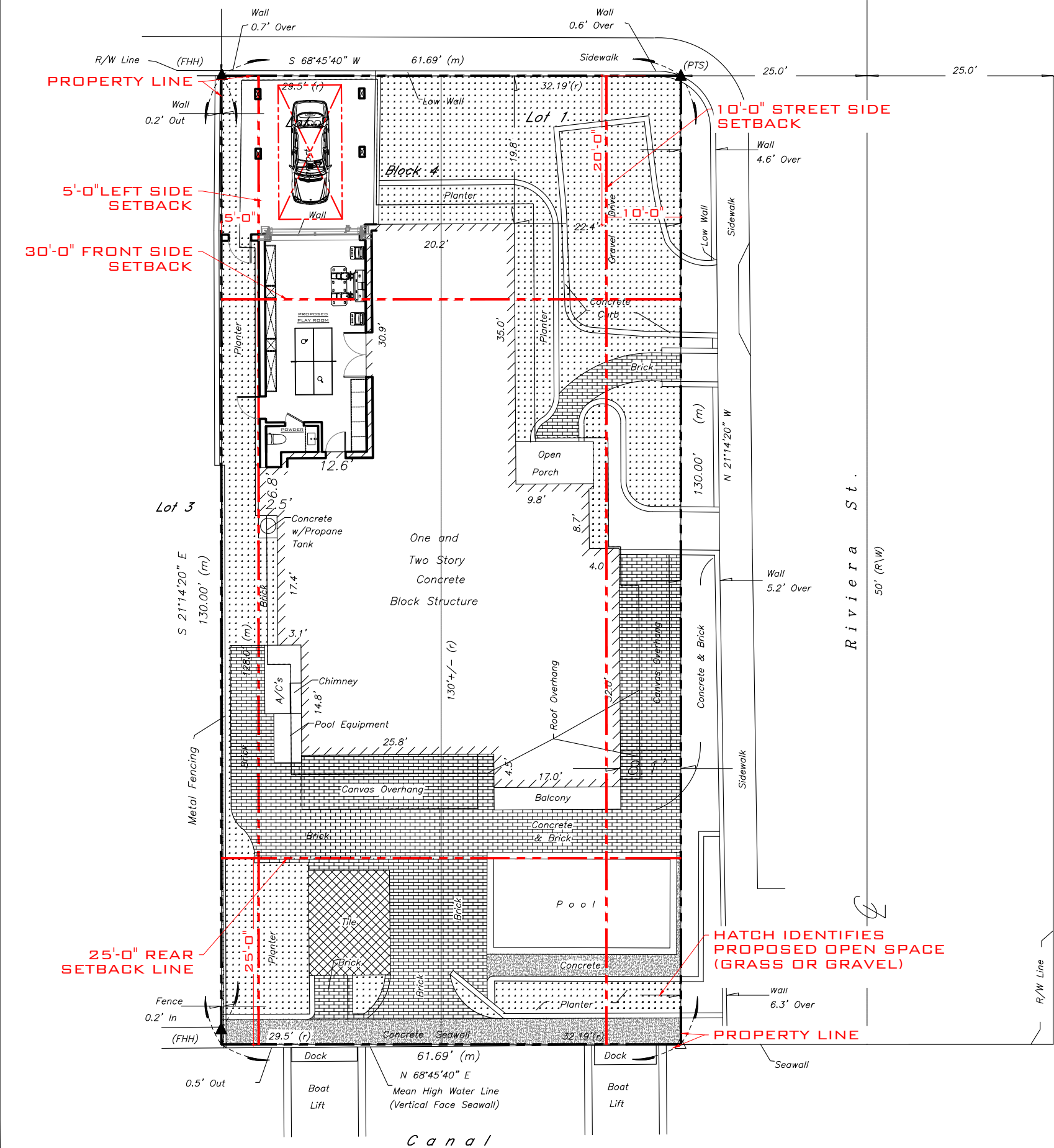
CLIENT:  
**BRAD KING**

PROJECT:  
**3222 RIVIERA DR**

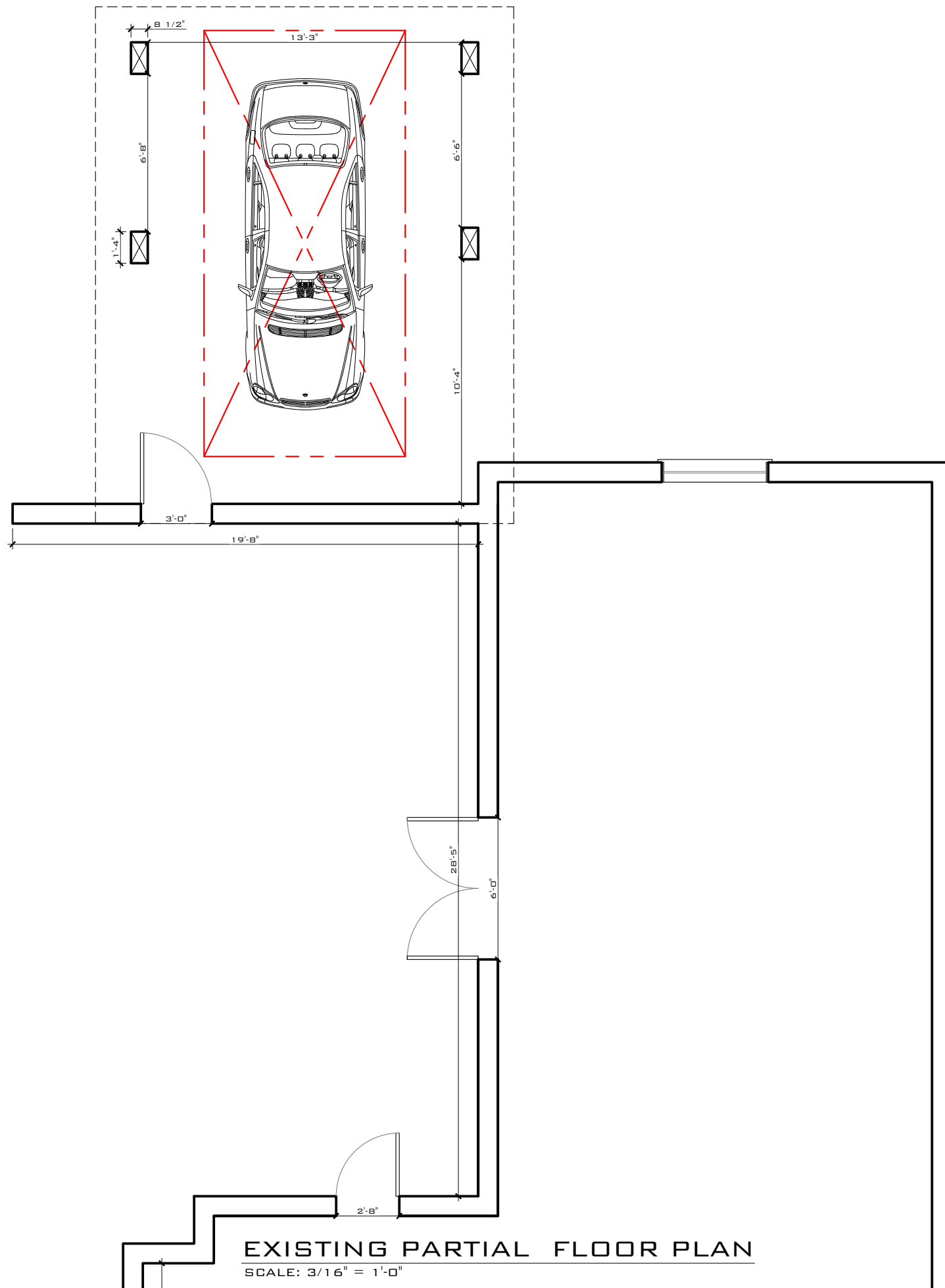
SITE:  
**3222 RIVIERA DR,  
 KEY WEST, FL 33040**

TITLE:  
**PROPOSED SITE PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2210-12	C-102	1	



**PROPOSED SITE PLAN / DEMO**  
 SCALE: 1/16" = 1'-0"



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 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

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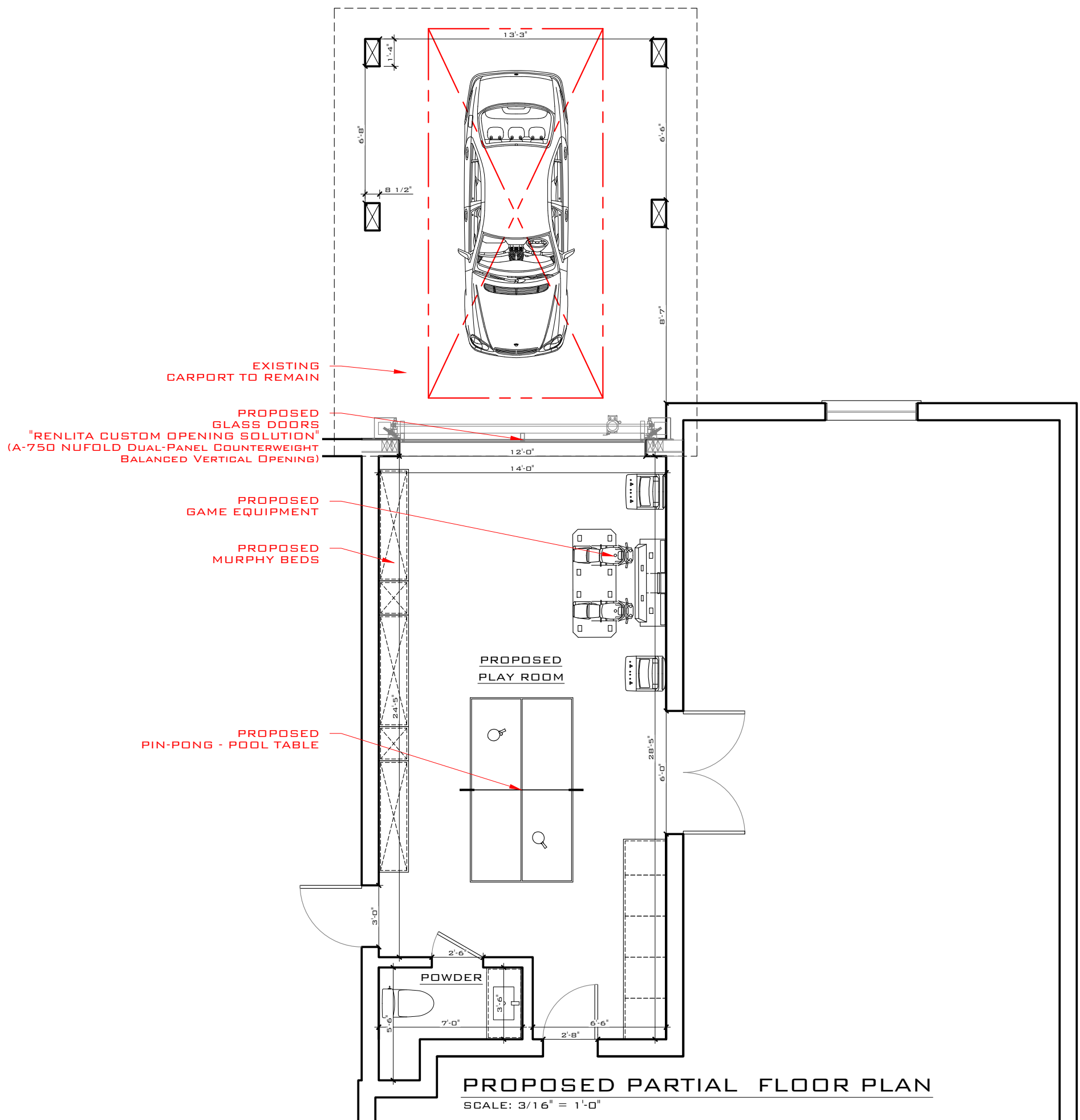
CLIENT:  
**BRAD KING**

PROJECT:  
**3222 RIVIERA DR**

SITE:  
**3222 RIVIERA DR,  
 KEY WEST, FL 33040**

TITLE:  
**EXISTING FLOOR PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2210-12	A-101	1	



**PROPOSED PARTIAL FLOOR PLAN**

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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CA # 30835

CLIENT:  
**BRAD KING**

PROJECT:  
**3222 RIVIERA DR**

SITE:  
**3222 RIVIERA DR,  
KEY WEST, FL 33040**

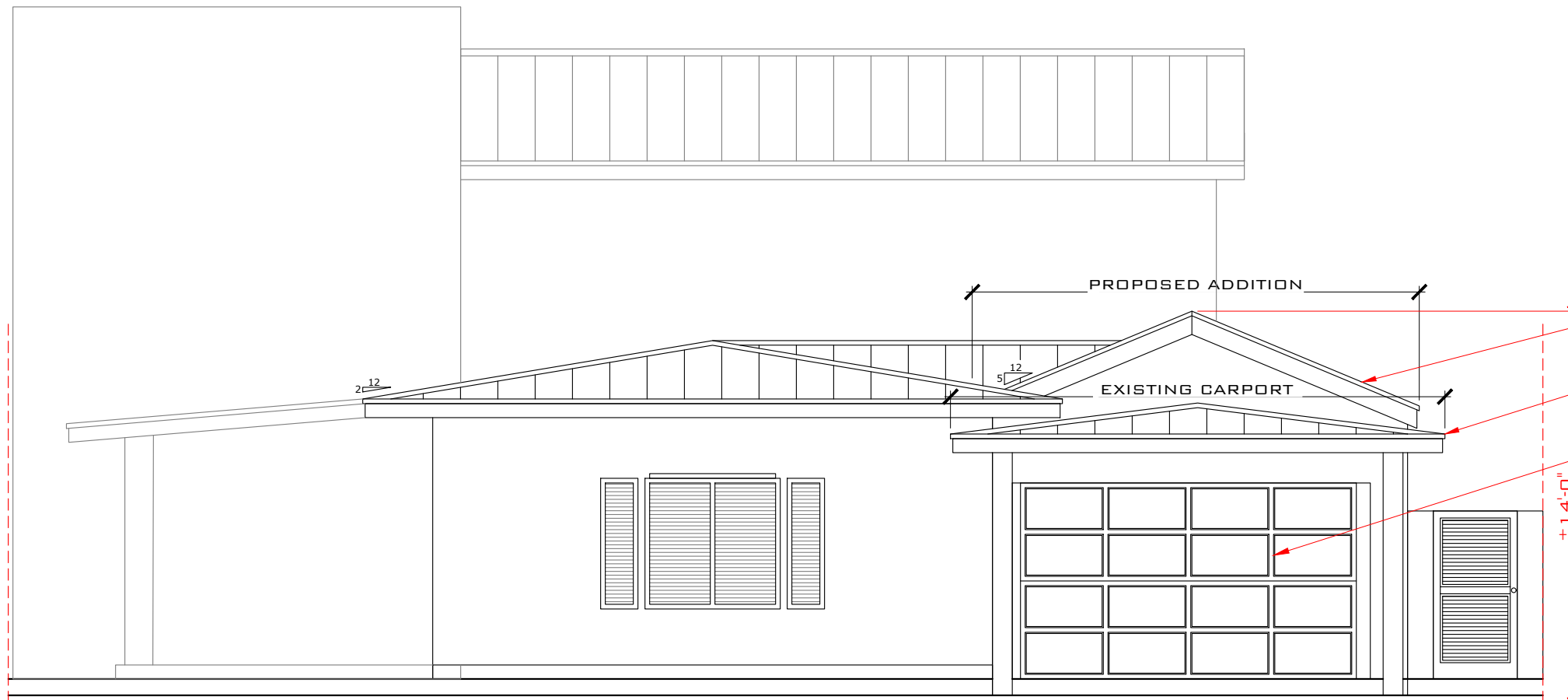
TITLE:  
**PROPOSED FLOOR PLAN**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2210-12	A-102	1	



**EXISTING PARTIAL FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED PARTIAL FRONT ELEVATION**

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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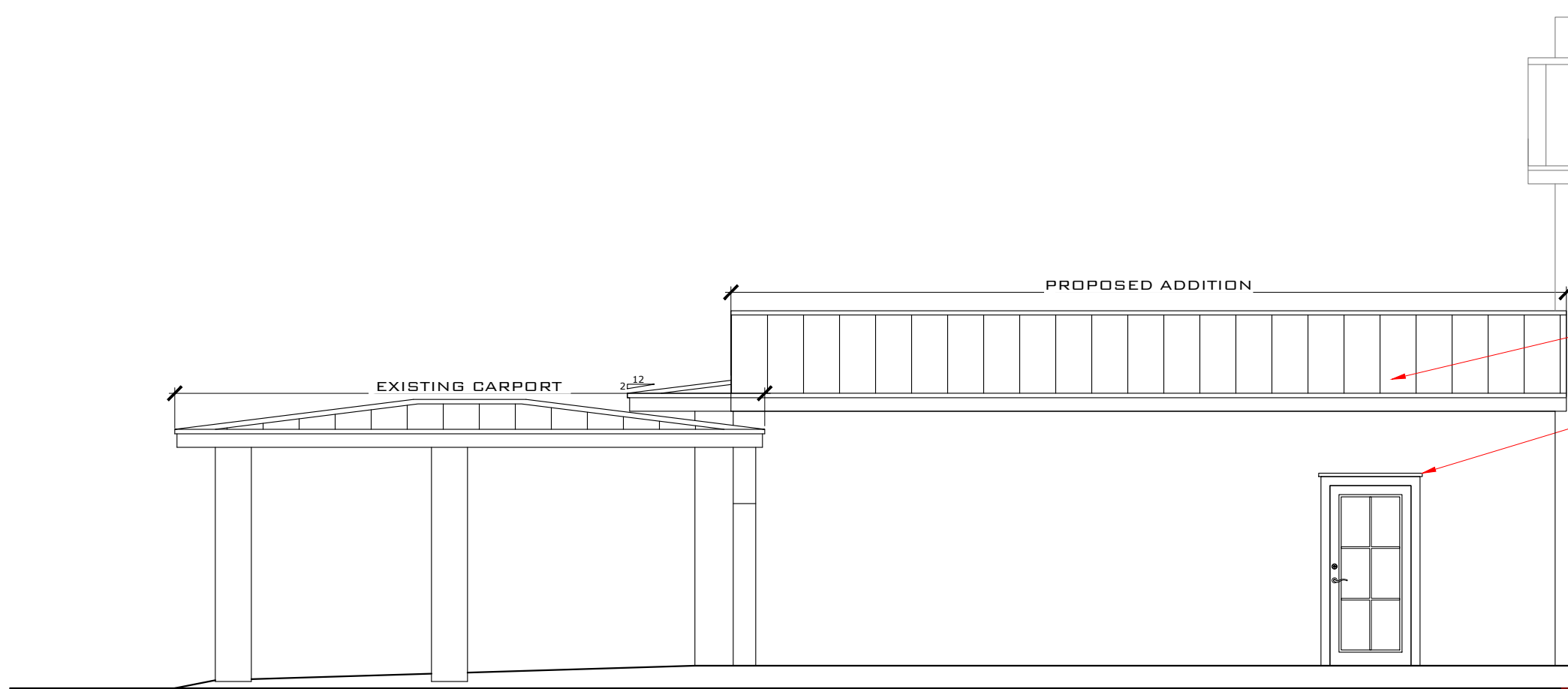
TITLE:  
**PROPOSED ELEVATION**

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/20/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2210-12	A-103	1	



**EXISTING PARTIAL RIGHT ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED PARTIAL RIGHT ELEVATION**

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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**BRAD KING**

PROJECT:  
**3222 RIVIERA DR**

SITE:  
**3222 RIVIERA DR,  
KEY WEST, FL 33040**

TITLE:  
**PROPOSED ELEVATION**

SCALE AT 11x17: AS SHOWN	DATE: 04/20/23	DRAWN: DA	CHECKED: SAM
PROJECT NO: 2210-12	DRAWING NO: A-104	REVISION: 1	



**DEED**

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Ryan C. Bahn  
Coral Reef Title Company  
100750 Overseas Highway  
Key Largo, FL 33037  
Closing file # 10-7938

Property Appraisers Parcel Identification Number:  
**00069440-000000**

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA  
\_\_\_\_\_

**THIS TRUSTEE'S DEED**, made the **8th** day of **September, 2021** by **Thomas Favelli, a married man, Individually and as Trustee of the Georgeann Marion Favelli Living Trust dated 1/19/2006**, herein called the grantor, to **William Hanna Bradbury King and Sheryl McPhail King, Trustees of the King 2010 Descendants Trust** whose post office address is **3222 Riviera Drive, 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)*

**W I T N E S S E T H:** That the grantors, acting under the power and authority to him granted by said Trust Agreement for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, to him in hand paid by the said Grantees, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantees the land situate in Monroe County, State of Florida, viz.:

**Lots 1 and 2, Block 4, RIVIERA SHORES SUBDIVISION IN THE CITY OF KEY WEST, FLORIDA, according to the Plat thereof, as recorded in Plat Book 3 at Page 148 of the Public Records of Monroe County, Florida.**

**This is not the homestead property of the grantor as he resides at 1523 Patricia Street, Key West, FL 33040**

**TOGETHER**, with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the right, title, interest, claim and demand whatsoever in and to the said premises.

**TO HAVE AND TO HOLD**, the same in fee simple forever, **AND**, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2020.

IN WITNESS WHEREOF, the said Grantors have has caused this Trustees Deed to be signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

*Thomas Favelli*

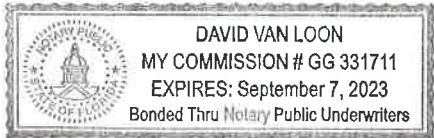
Thomas Favelli, Trustee

1523 Patricia Street, Key West, FL 33040

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 3 day of September, 2021 by Thomas Favelli, Trustee of the Georgeann Marion Favelli Living Trust dated 1/19/2006. Who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL



*David Van Loon*

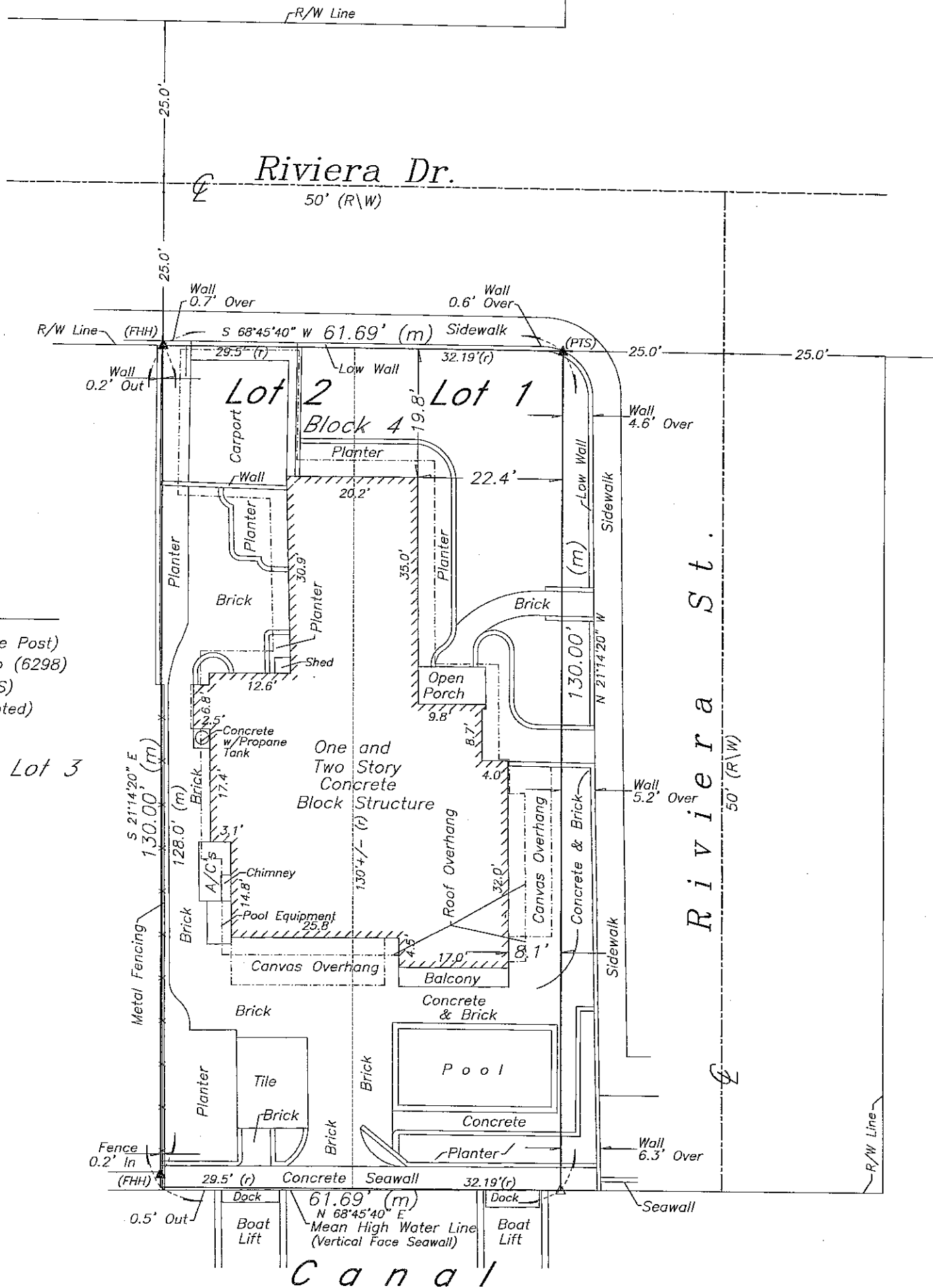
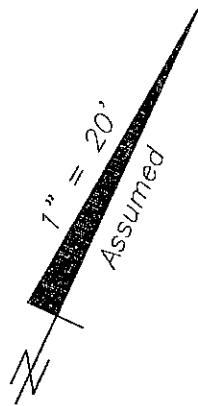
Notary Signature

David Van Loon

Printed Notary Signature

# **SURVEY**

# Boundary Survey Map of Lots 1 & 2, Block 4, RIVIERA SHORES SUBDIVISION, Island of Key West



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (as noted)
- △ 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

Lot 3

### 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: 3222 Riviera Drive, 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. Bearings are assumed and based on the centerline of Riviera Dr. as S 68°45'40" W.
8. Date of field work: August 12, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The "Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.

BOUNDARY SURVEY OF: Lots 1 & 2, Block 4, "RIVIERA SHORES SUBDIVISION" in the City of Key West, Florida, according to the Plat thereof recorded in Plat Book 3, Page 148, Monroe County, Florida, Public Records.

BOUNDARY SURVEY FOR: Brad & Cheryl King;

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

August 15, 2022

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

# **PROPERTY CARD**

**Disclaimer**

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

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00069440-000000  
 Account# 1073334  
 Property ID 1073334  
 Millage Group 10KW  
 Location 3222 RIVIERA Dr, KEY WEST  
 Address  
 Legal BK 4 LTS 1-2 RIVIERA SHORES SUBDIVISION PB3-148 OR569-223 OR715-86  
 Description OR932-798 OR1860-2006 OR2481-452 OR2961-1957 OR2971-1066 OR3107-0813 OR3125-1277  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6252  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Riviera Shores Sub  
 Sec/Twp/Rng 33/67/25  
 Affordable No  
 Housing



**Owner**

KING 2010 DESCENDANTS TRUST  
 C/O WILLIAM HANNA BRADBURY KING CO-TRUSTEE  
 3222 Riviera Dr  
 Key West FL 33040

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$995,237	\$578,060	\$584,082	\$445,588
+ Market Misc Value	\$53,559	\$30,310	\$30,577	\$26,046
+ Market Land Value	\$895,032	\$559,395	\$396,990	\$396,990
= Just Market Value	\$1,943,828	\$1,167,765	\$1,011,649	\$868,624
= Total Assessed Value	\$1,943,828	\$1,112,814	\$1,011,649	\$868,624
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,943,828	\$1,167,765	\$1,011,649	\$868,624

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$559,395	\$578,060	\$30,310	\$1,167,765	\$1,112,814	\$0	\$1,167,765	\$0
2020	\$396,990	\$584,082	\$30,577	\$1,011,649	\$1,011,649	\$0	\$1,011,649	\$0
2019	\$396,990	\$445,588	\$26,046	\$868,624	\$868,624	\$0	\$868,624	\$0
2018	\$384,359	\$457,631	\$24,114	\$866,104	\$866,104	\$0	\$866,104	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	8,020.00	Square Foot	62	130

**Buildings**

<b>Building ID</b>	5694	<b>Exterior Walls</b>	CUSTOM
<b>Style</b>	2 STORY ON GRADE	<b>Year Built</b>	1974
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2017
<b>Gross Sq Ft</b>	4301	<b>Foundation</b>	CONCR FTR
<b>Finished Sq Ft</b>	3420	<b>Roof Type</b>	GABLE/HIP
<b>Stories</b>	2 Floor	<b>Roof Coverage</b>	METAL
<b>Condition</b>	GOOD	<b>Flooring Type</b>	MARBLE
<b>Perimeter</b>	376	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Functional Obs</b>	0	<b>Bedrooms</b>	3
<b>Economic Obs</b>	0	<b>Full Bathrooms</b>	3
<b>Depreciation %</b>	4	<b>Half Bathrooms</b>	1
<b>Interior Walls</b>	WD PANL/CUSTOM	<b>Grade</b>	700
		<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPOT LATTIC	414	0	82
OPX	EXC OPEN PORCH	467	0	206
FLA	FLOOR LIV AREA	3,420	3,420	440
TOTAL		<b>4,301</b>	<b>3,420</b>	<b>728</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1979	1980	0 x 0	1	816 SF	2
FENCES	2019	2020	8 x 79	1	632 SF	5
SEAWALL	1973	1974	2 x 62	1	124 SF	2
CONCRETE DOCK	1973	1974	4 x 62	1	248 SF	2
RES POOL	1979	1980	13 x 25	1	325 SF	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/8/2021	\$2,500,000	Warranty Deed	2339512	3125	1277	01 - Qualified	Improved		
6/21/2021	\$1,200,000	Warranty Deed	2326485	3107	0813	37 - Unqualified	Improved		
6/12/2019	\$1,225,000	Warranty Deed	2225852	2971	1066	12 - Unqualified	Improved		
4/30/2019	\$800,100	Certificate of Title	2218026	2961	1957	12 - Unqualified	Improved		
2/12/2002	\$875,000	Warranty Deed		1860	2006	Q - Qualified	Improved		
1/1/1985	\$149,500	Warranty Deed		932	798	Q - Qualified	Improved		
2/1/1977	\$105,000	Conversion Code		715	86	Q - Qualified	Improved		

**Permits**

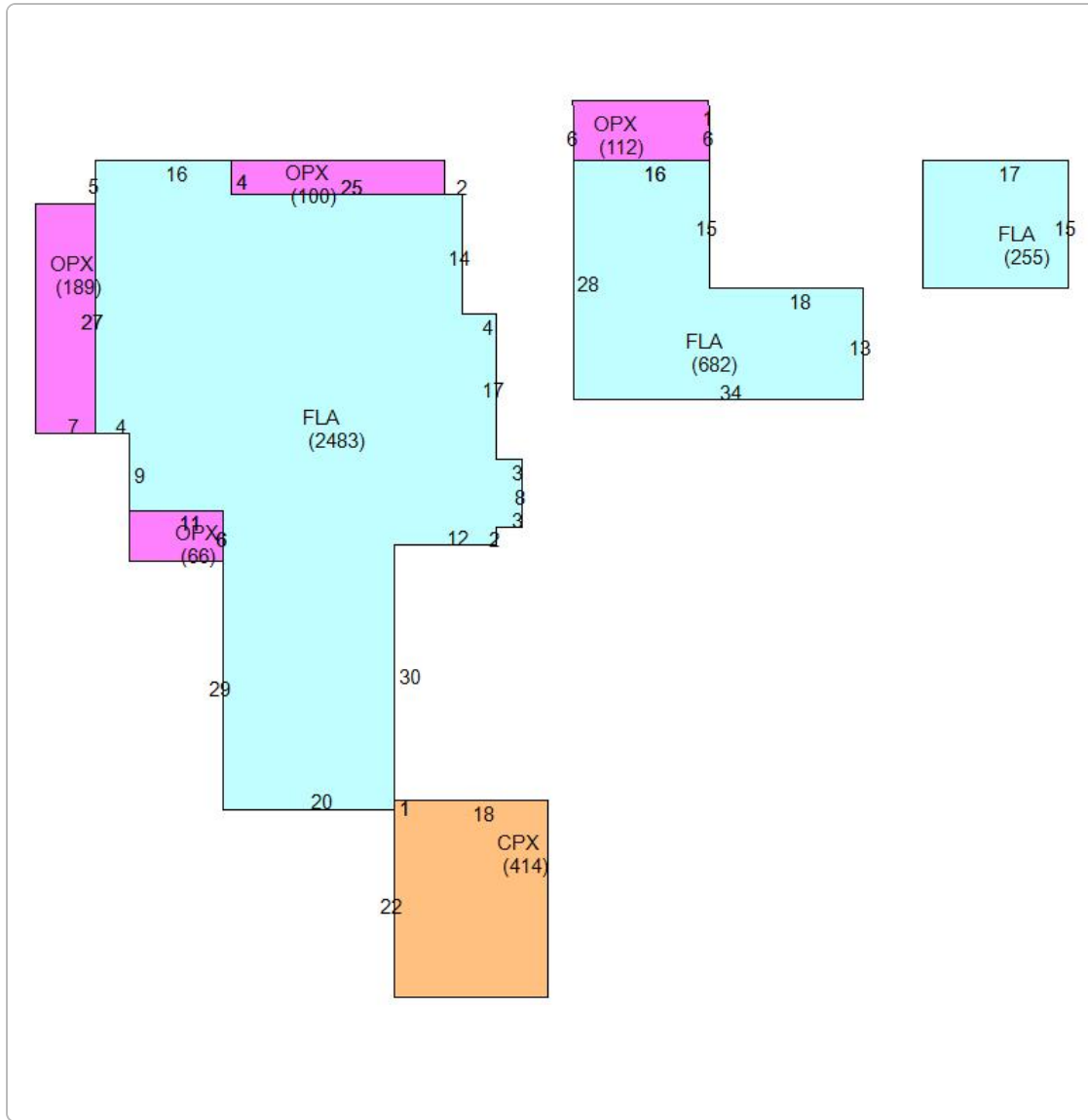
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
22-1944	7/8/2022		\$2,495	Residential	Install wiring for new boatlift, assoc.w/permit 2022-0941 Boat lift on 22-0268
2021-1431	5/14/2021	6/16/2021	\$800	Residential	DEMO UNPERMITTED STRUCTURE IN REAR AS PER K.W. COCE #CES 18-241
19-3529	10/7/2019	11/13/2019	\$0	Residential	FENCE
19-2301	6/27/2019	7/8/2019	\$0	Residential	ELECTRICAL SAFETY INSPECTION.
09-0379	2/13/2009	6/7/2013	\$6,000	Residential	REPLACE 2 AC UNITS ADD 6 DROPS
09-0353	2/12/2009	12/31/2012	\$25,621	Residential	AIRPORT PROJECT; REPLACE 7 WINDOWS 9 DOORS 2 HURRICANE SHUTTERS
09-0354	2/11/2009	12/31/2012	\$2,000	Residential	AIRPORT PROJECT; INSTALL NEW ELECTRIC
08-388	2/19/2008	6/7/2013	\$7,000	Residential	REAPAIR STUCCO
07-3528	8/7/2007	6/7/2013	\$2,300	Residential	RESURFACE EXISTING POOL ONLY
06-5415	10/2/2006	12/15/2006	\$1,500	Residential	INSTALL 25 RECESSED & SURFACE LIGHT FIXTURES & WIREUNG
06-0974	2/16/2006	12/15/2006	\$31,000	Residential	STORM DAMAGE REPLACE ROOF WITH V-CRIMP ROOFING 40 SQS
04-3656	11/29/2004	12/13/2004	\$15,000	Residential	R&R CARPET W/ TRAV TILE
98-3553	11/15/1998	12/31/1998	\$1,500	Residential	REPAIR STUCCO/STORM DAMAG
B95-0699	3/1/1995	8/1/1995	\$6,190	Residential	3 HURRICANE SHUTTERS

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**





Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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



Last Data Upload: 4/20/2023, 2:14:20 AM

Version 3.1.3

**VERIFICATION  
FORM**



**City of Key West  
Planning Department**

**Verification Form**  
*(Where Owner is the applicant)*

I, WILLIAM KING, 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:

3222 RIVIERA DR. KEY WEST, FL 33040  
*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this 01/27/2023 by  
*date*

WILLIAM KING  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

Ashishkumar Patel  
*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, Sheryl King  
WILLIAM HANNA BRADBURY KING (TRUSTEE) authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

WILLIAM HANNA BRADBURY KING  
*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]  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 01/27/2023  
*Date*

by SHERYL KING  
WILLIAM HANNA BRADBURY KING  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

Ashishkumar Patel  
*Name of Acknowledger typed, printed or stamped*



\_\_\_\_\_  
*Commission Number, if any*