

Application

VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department
PO Box 1409 Key West, FL 33041-1409
(305) 809-3764



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. It is preferable to make a pre-application meeting before the application is submitted to determine what variances are necessary and what fee applies.

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.

EEE SCHEDULE

Variations, any number of issues	\$1,000.00
All After-the-fact variations	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

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 or compatible electronic format of entire application on compact disk.

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

RECEIVED
FEB 22 2018
BY: NLH

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3723 • www.cityofkeywest-fl.gov

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

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

PROPERTY DESCRIPTION:

Site Address: 2415 Fogarty Ave Key West, FL 33040

Zoning District: SF Real Estate (RE) #:

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Daniel Blanco Jr.

Mailing 2415 Fogarty Ave. Address:

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (305) 797-5143 Office: _____ Fax: _____

Email: Kwfire72@aol.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:

Add a Covered Roof to existing backyard slab.
Slab is 560 sq ft.

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

Increase 35% Building Coverage to add a Roof
to existing concrete slab

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?

Yes No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone				
Size of Site	6000	5000	5000	
Height	25'			NO
Front Setback	25'	25'	25'	NO
Side Setback	5'	5'	5'	NO
Side Setback	5'	5'	5'	NO
Street Side Setback				N/A
Rear Setback	20'	21'	21'	NO
F.A.R.				N/A
Building Coverage	35%	30.18% (1507 ^{sq})	41.58% (2069)	YES
Impervious Surface	50%	46% (2322 ^{sq})	46%	NO
Parking				N/A
Handicap Parking				N/A
Bicycle Parking				N/A
Open Space/ Landscaping	50%	54% (2678 ^{sq})	54%	NO
Number and type of units				N/A
Consumption Area or Number of seats				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:

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 minimum lot size is 6000 sq ft. in this district for the 35% building coverage calculation. My lot is only 5000 sq ft.

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

The 35% Coverage is based on a 6000 sq ft lot. This home was built on a 5000 sq ft. lot in 1955. The Roof addition will not impact set backs, and if the lot was 6000 sq ft. there would be no need for variance.

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.

By Granting this variance, there will be no affect on the code required set backs or impervious surfaces coverage. It will just roof an existing concrete slab.

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 35% Coverage is based on a 6000 sq ft lot. This home was built in 1955 on a 5000 sq ft. lot, and will not deprive any neighboring properties.

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.

I am only asking to cover an existing concrete slab for shelter from Rain and Sun. This area is already impervious and the gabled roof will not impact open spaces or set back regulations.

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 is an existing concrete slab that will remain open with the exception of a roof for cover. All set backs are met, and accessibility for emergency personnel is present.

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

The of this covered area will not affect any of the neighboring properties set backs or have run off onto those properties

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 following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- 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
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER	INITIAL & DATE
FLOODPLAIN PERMIT		ZONING	REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %

ADDRESS OF PROPOSED PROJECT:

2415 FOGARTY AVE Key West, FL 33040

OF UNITS

RE # OR ALTERNATE KEY:

NAME ON DEED:

Daniel E Blanco Jr.

PHONE NUMBER

(305) 797-5143

OWNER'S MAILING ADDRESS:

2415 FOGARTY AVE
Key West, FL 33040

EMAIL

Kwfire72@aol.com

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

N/A

EMAIL

ARCHITECT / ENGINEER'S NAME:

PHONE NUMBER

ARCHITECT / ENGINEER'S ADDRESS:

EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ___ YES ___ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L, LABOR & PROFIT:

\$ 5000.00

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.)

Extend Rear of Existing Roof to cover existing 40'x14' concrete slab. Erect 6x6 posts anchored with Simpson brackets to 12x12x12 peds. 2x8 rafters 16" o.c. attached to double 2x10 beam with Hurricane Clips. New rafters will sit on top of and be strapped to the beam. 7/8 CDX Plywood, dry in with peel & seal to be finished when new roof is installed.

Printed name of property owner or licensed contractor.

Signature.

Daniel E Blanco Jr.

[Handwritten Signature]

Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.

This 29th day of January, 2019

Alia Michaud

[Handwritten Signature]

Personally known or produced _____ as identification.

Official Use Only:



Warranty Deed

Return to:
Name THE CLOSING DEPARTMENT, INC.
Address 3432 DUCK AVENUE
KEY WEST, FL. 33040

This Instrument Prepared by: DEBORAH CONDELLA
Address: 3432 DUCK AVENUE
KEY WEST, FL. 33040

Doc# 1971411 03/06/2014 10:24AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/06/2014 10:24AM
DEED DOC STAMP CL: Krys \$2,100.00

\$300,000.00

Warranty Deed

Doc# 1971411
Bk# 2673 Pg# 2391

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 3rd day of March A. D. 2014,

Between, **YVONNE RIVERO aka YVONNE MARIE RIVERO, a single woman and
MARCIA MARIE JOHNSON, a single woman and
DEBRA MARIE CHALMERS, a single woman and SUZETTE MARIE OROPEZA, a
married woman**

Whose address is A-6 7th Avenue, Key West, FL 33040
the County of Monroe, in the State of Florida, party of the first part, and

DANIEL E. BLANCO, JR., a married man

Whose address is 2415 Fogarty Avenue, Key West, FL 33040
the County of Monroe, in the 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, in the County of Monroe in the State of Florida, and known on the Key West
Realty Company's Subdivision No. 1 of Tract 21 and Salt Pond Lots 1, 2, 3, and 4, and 5 as Lot
numbered 4, of Block 42, according to a diagram thereof recorded in Plat Book 1, Page 43, of the Public
Records of Monroe County, Florida.**

SUBJECT TO taxes for the year 2014 and subsequent years.

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

SUBJECT TO Purchase Money Mortgage in favor of Iberiabank Mortgage Company in the original principal
amount of \$273,000.00 to be filed in the Public Records of Monroe County, Florida.

Parcel Identification Number: 00050340-000000

Alternate Key Number: 1050946

Property Address: 2415 Fogarty Avenue, Key West, FL 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 *Michelle Hunt*
Printed Michelle Hunt

Yvonne Rivero
YVONNE RIVERO aka YVONNE MARIE RIVERO

#2 *[Signature]*
Printed Wendy Gonzalez

Marcia Marie Johnson
MARCIA MARIE JOHNSON

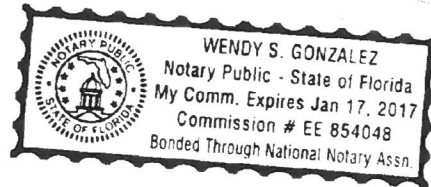
State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this March 3, 2014, by YVONNE RIVERO aka YVONNE MARIE RIVERO AND MARCIA MARIE JOHNSON who is/are personally known to me or who has/have produced n/a as identification and who did (did not) take an oath.

[Signature]

NOTARY PUBLIC
SEAL:



Witnesses:

#1 Michelle Hunt

Printed Michelle Hunt

#2 [Signature]

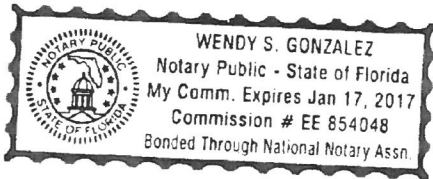
Printed Wendy Gonzalez

[Signature]
DEBRA MARIE CHALMERS

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this March 3, 2014, by DEBRA MARIE CHALMERS who is/are personally known to me or who has/have produced N/A as identification and who did (did not) take an oath.



[Signature]
NOTARY PUBLIC
SEAL:

Witnesses:

#1 Michelle Hunt

Printed Michelle Hunt

#2 [Signature]

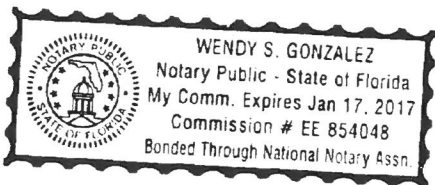
Printed Wendy Gonzalez

[Signature]
SUZETTE MARIE OROPEZA

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this March 3, 2014, by SUZETTE MARIE OROPEZA who is/are personally known to me or who has/have produced N/A as identification and who did (did not) take an oath.



[Signature]
NOTARY PUBLIC
SEAL:

Verification Form

Site Plans

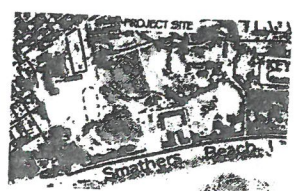
ANGLES DEPICTED
 TO 30 DEGREES UNLESS
 OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
 U.S. SURVEY FEET

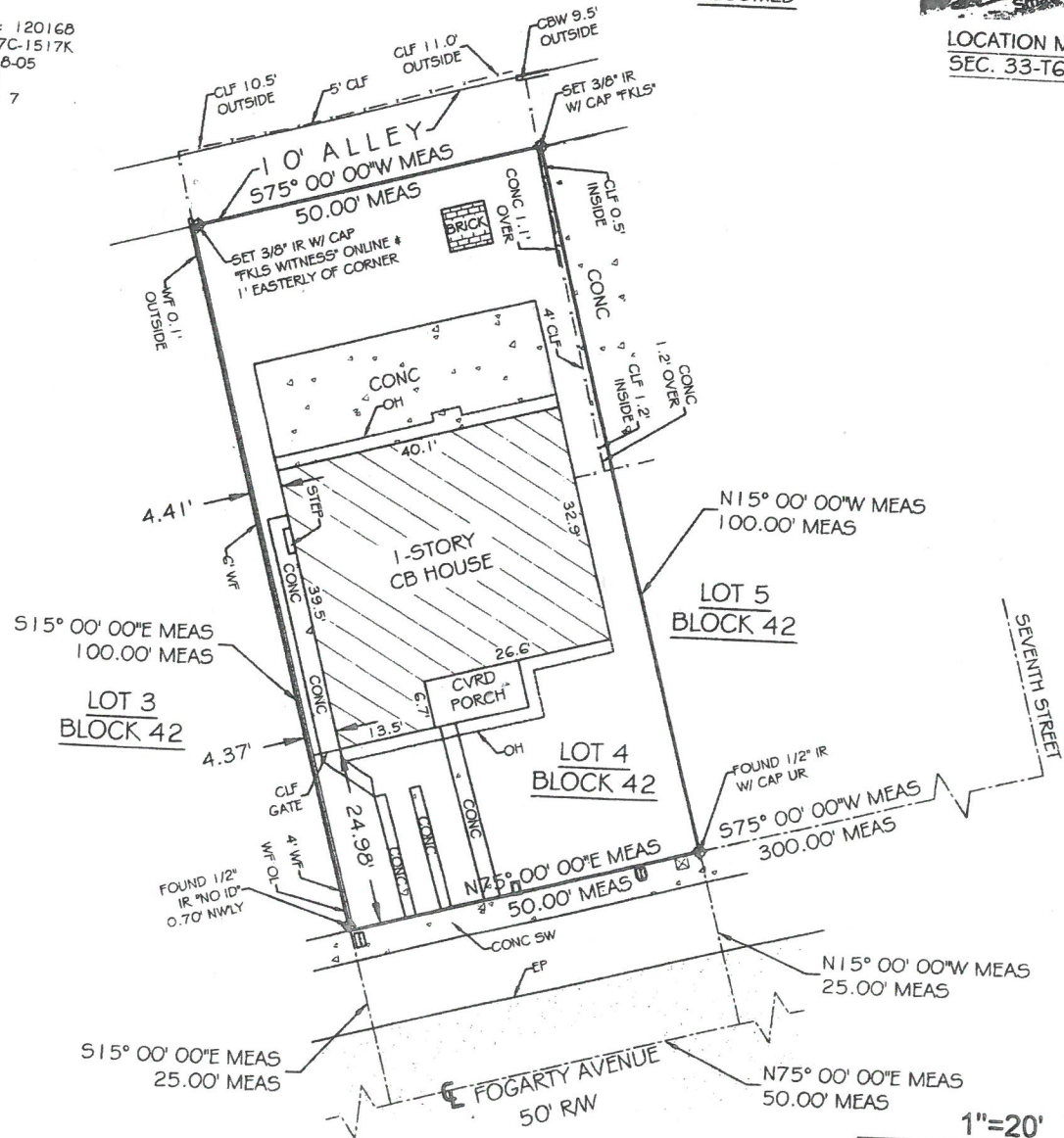
ADDRESS:
 2415 FOGARTY AVENUE,
 KEY WEST, FL 33040

COMMUNITY NO.: 120168
 MAP NO.: 12087C-1517K
 MAP DATE: 02-18-05
 FLOOD ZONE: AE
 BASE ELEVATION: 7

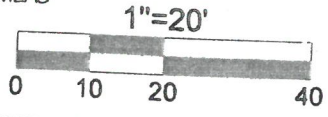
- ⊕ - WATER METER
- ⊓ - SANITARY SEWER CLEAN OUT
- ☐ - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE



LOCATION MAP - NTS
 SEC. 33-T675-R25E



TOTAL AREA = 5,000.00 SQFT ±



LEGAL DESCRIPTION -

On the Island of Key West, in the County of Monroe in the State of Florida, and known on the Key West Realty Company's Subdivision No. 1 of Tract 21 and Salt Pond Lots 1, 2, 3, and 4 and 5 as Lot numbered 4, of Block 42, according to a diagram thereof recorded in Plat Book 1, page 43 of the Public Records of Monroe County, Florida.

CERTIFIED TO -

Daniel E. Blanco, Jr.;
 Iberanbank Mortgage Company;
 The Closing Department, Inc.;
 Westcor Land Title Company

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|----------------------------------|------------------------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GLY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HD = HOSE DIB | PRC = POINT OF REVERSE CURVE |
| C & G = 2 CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RAW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | TBM = TEMPORARY BENCHMARK |
| CONC = CONCRETE | MF = METAL FENCE | TOB = TOP OF BANK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOS = TOE OF SLOPE |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TS = TRAFFIC SIGN |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TYP = TYPICAL |
| DEASE = DRAINAGE EASEMENT | OH = OVERHANG | UR = UNREADABLE |
| EL = ELEVATION | ORW = OVERHEAD WIRES | LIE = UTILITY EASEMENT |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | WD = WOOD DECK |
| EP = EDGE OF PAVEMENT | PM = PARKING METER | WF = WOOD FENCE |
| FE = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | WL = WOOD LANDING |
| FI = FIRE HYDRANT | PCP = PERMANENT CONTROL POINT | WM = WATER METER |
| FI = FENCE INSIDE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FND = FOUND | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FO = FENCE OUTSIDE | | WW = WATER VALVE |
| FOL = FENCE ON LINE | | |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1" = 20'
FIELD WORK DATE:	02/04/2014
REVISION DATE:	XX/XX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED _____

ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



**FLORIDA KEYS
 LAND SURVEYING**
 19960 OVERSEAS HIGHWAY
 SUGARLOAF KEY, FL 33042
 PHONE: (305) 394-3690
 FAX: (305) 509-7373
 EMAIL: FKL5email@Gmail.com

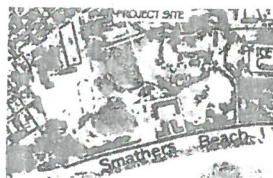
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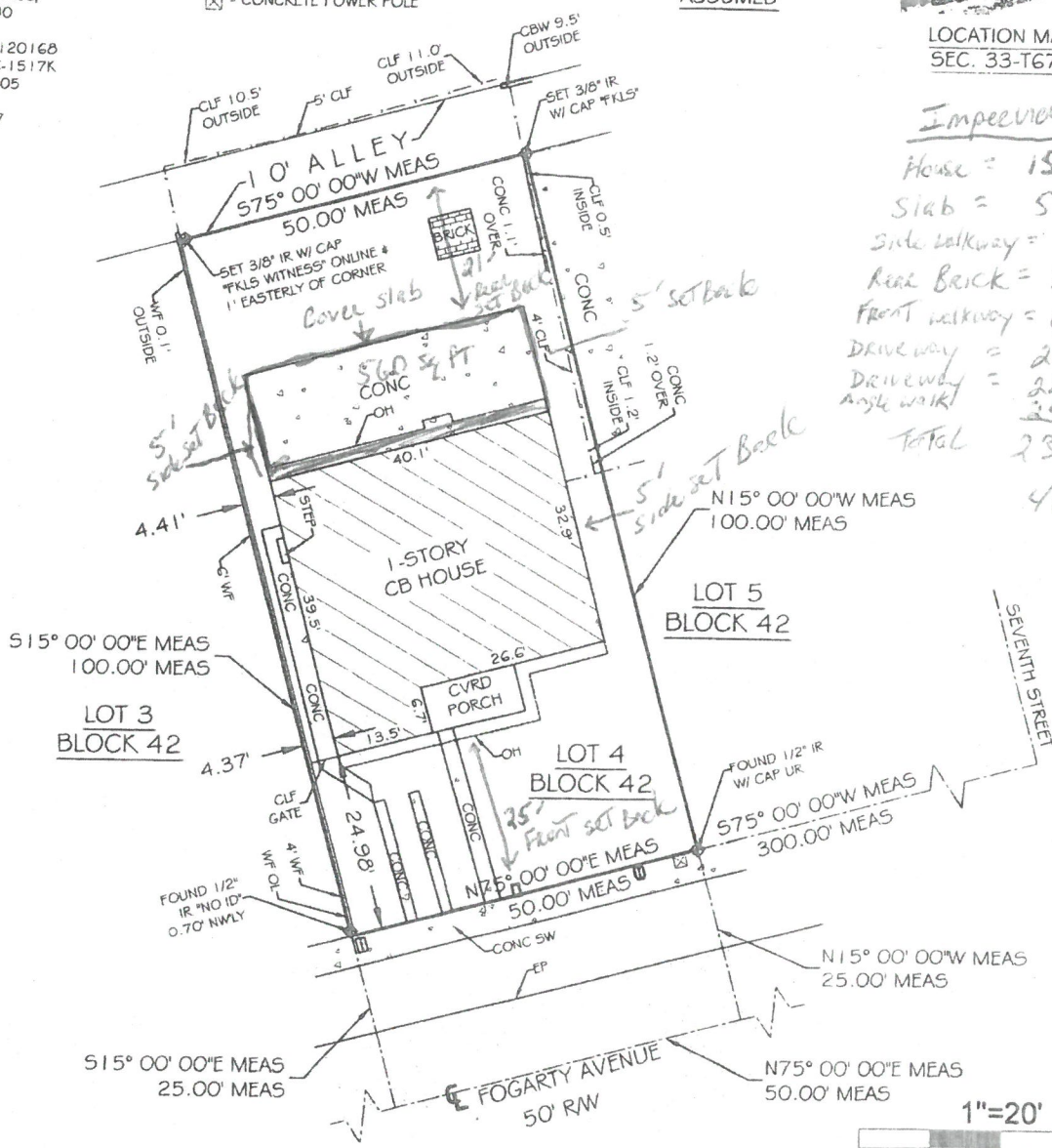
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BASE ELEVATION: 7

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- ⊠ - MAILBOX
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- ⊠ - CONCRETE POWER POLE



LOCATION MAP - NTS
SEC. 33-T675-R25E



Impervious
House = 1509 sq ft
Slab = 560 sq ft
Side walkway = 90 sq ft
Rear Brick = 25 sq ft
Front walkway = 69 sq ft
Driveway = 22.5 sq ft
Driveway = 22.5 sq ft
Angle walk = 24 sq ft
TOTAL 2322 sq ft
46%

TOTAL AREA = 5,000.00 SQFT ±

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| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPF = CONCRETE POWER POLE | MFWL = MEAN HIGH WATER LINE | TOD = TOP OF BANK |
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| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DEASE = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYF = TYPICAL |
| EL = ELEVATION | OPW = OVERHEAD WIRES | UR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | UE = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PCP = POINT OF COMPOUND CURVE | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PE = PERMANENT CONTROL POINT | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PF = PARKER FALCON WALL | WL = WOOD LANDING |
| FIN = FOUND | POB = POINT OF BEGINNING | WM = WATER METER |
| FO = FENCE OUTSIDE | PI = POINT OF INTERSECTION | WPP = WOOD POWER POLE |
| FOL = FENCE ON LINE | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| | | WW = WATER VALVE |

CERTIFIED TO -
Daniel E. Blanco, Jr.;
Ibenabank Mortgage Company;
The Closing Department, Inc.;
Westcor Land Title Company

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1" = 20'
FIELD WORK DATE: 02/04/2014
REVISION DATE: XXXXXXXX
SHEET 1 OF 1
DRAWN BY: MPB
CHECKED BY: _____
INVOICE NO.: _____

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

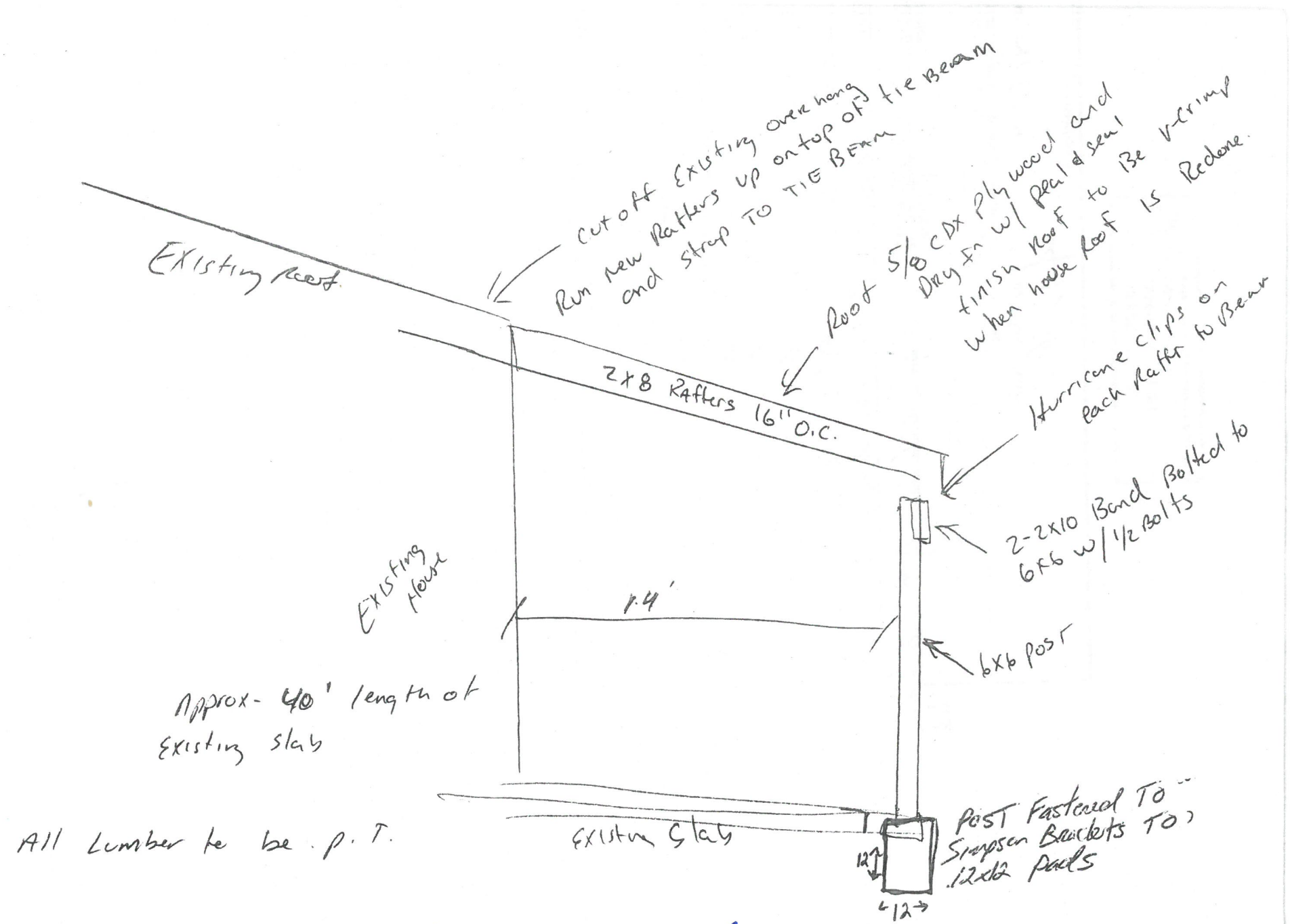
SIGNED:
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@Gmail.com

Daniel E. Blanco
4/11/19



Existing Roof

cut off existing overhang
 Run new rafters up on top of tie beam
 and strap to tie beam

Roof 5/8 CDX Plywood and
 Dry In w/ peel & seal
 finish roof to be V-crimp
 when house roof is Redone.

2x8 Rafter 16" O.C.

Hurricane clips on
 each rafter to beam

2-2x10 Band Bolted to
 6x6 w/ 1/2 bolts

Existing House

14'

6x6 post

Approx- 40' length of
 existing slab

Existing Slab

Post Fastened To
 Simpson Brackets To
 12x12 posts

All Lumber to be P.T.

David C. Blawie
 4/11/19

Site Visit

2415 Fogarty Avenue, Key West, Florida 33040
SITE VISIT



2515 Fogarty Avenue, Key West, Florida 33040
SITE VISIT



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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 00050340-000000
 Account# 1050946
 Property ID 1050946
 Millage Group 10KW
 Location 2415 FOGARTY Ave, KEY WEST
 Address
 Legal KW KW REALTY COS FIRST SUB PB1-43 LOT 4 SQR 42 TR 21 G72-15/16 OR443-688/89 OR536-983 OR2642-1131LET/ADM OR2654-1885/86ORD OR2673-2391/93
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6183
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Key West Realty Co's First Sub
 Sec/Twp/Rng 33/67/25
 Affordable No
 Housing



2415 Fogarty Ave 1050946 03/21/2014

Owner

BLANCO JR DANIEL E H/W
 2415 Fogarty Ave
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$159,560	\$164,119	\$142,527	\$150,282
+ Market Misc Value	\$4,343	\$4,428	\$4,598	\$4,072
+ Market Land Value	\$250,000	\$232,500	\$231,250	\$177,500
= Just Market Value	\$413,903	\$401,047	\$378,375	\$331,854
= Total Assessed Value	\$348,359	\$341,194	\$334,177	\$331,854
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$323,359	\$316,194	\$309,177	\$306,854

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,000.00	Square Foot	50	100

Buildings

Building ID	4061	Exterior Walls	C.B.S.
Style		Year Built	1955
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1996
Gross Sq Ft	1509	Foundation	CONCR FTR
Finished Sq Ft	1418	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	ASPHALT SHINGL
Condition	GOOD	Flooring Type	CONC ABOVE GRD
Perimeter	212	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	30	Half Bathrooms	0
Interior Walls	PLYWOOD PANEL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	266	266	0
FLA	FLOOR LIV AREA	1,152	1,152	0
OPF	OP PRCH FIN LL	91	0	0
TOTAL		1,509	1,418	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1959	1960	1	140 SF	2
CH LINK FENCE	1984	1985	1	40 SF	1
CONC PATIO	2012	2013	1	560 SF	1

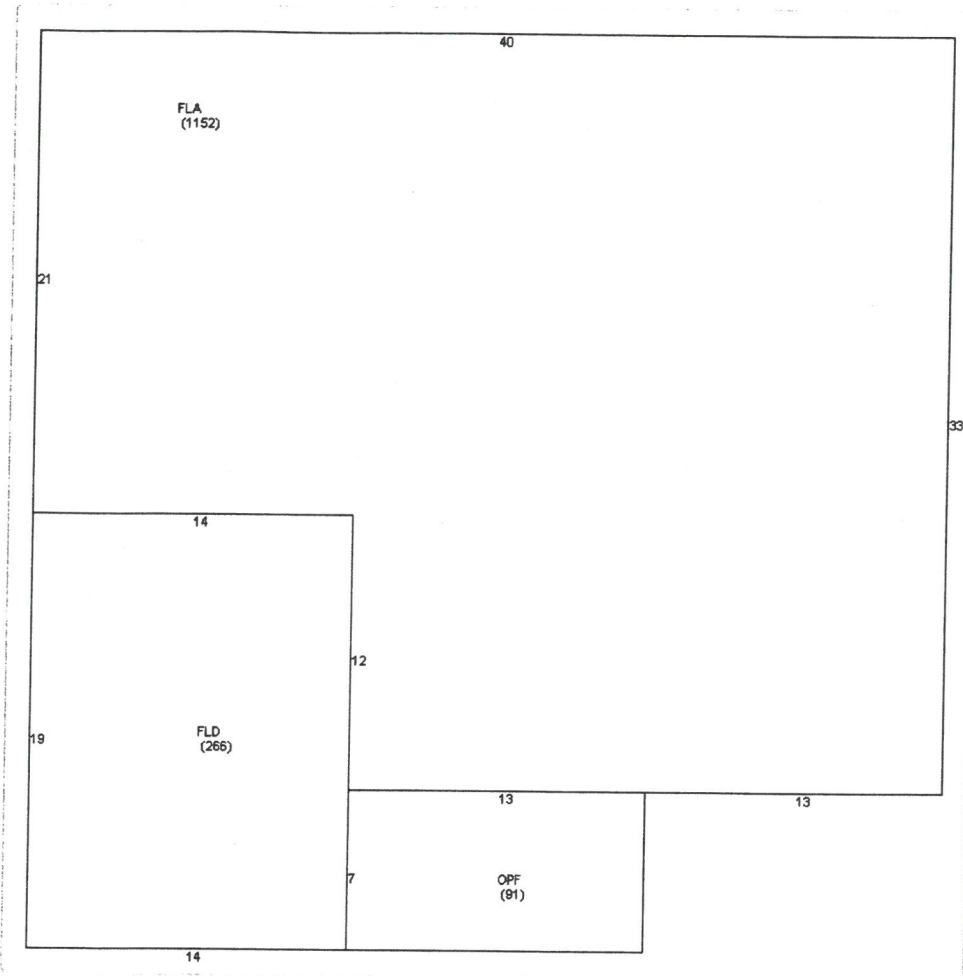
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/3/2014	\$300,000	Warranty Deed		2673	2391	30 - Unqualified	Improved
1/4/2013	\$0	Order (to be used for Order Det. Heirs, Probate in		2654	1885	11 - Unqualified	Improved
2/1/1969	\$17,500	Conversion Code		536	983	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-1503	4/26/2012	8/10/2012	\$1,400	Residential	ADD A 14 X 40 CONCRETE SLAB TO BACK YARD. 560 SF TOTAL

Sketches (click to enlarge)



Photos



2416 Fogarty Ave 1060345 09/21/2014

Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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