Application

RECEIVED
SEP 16 2022
BY JVM 4:35pm

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: $2,625.25 / After-the-Fact: $4,830.25
(includes $310.00 advertising/noticing fee and $110.25 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: 1905 Staples Lane, Key West, FL 33040
Zoning District: CL
Real Estate (RE) #: 00046930-000000
Property located within the Historic District? ☐Yes ☒No

APPLICANT: ☐Owner ☒Authorized Representative
Name: Trepanier and Associates, Inc. Mailing Address: 1421 First St. #101
City: Key West State: FL Zip: 33040
Home/Mobile Phone: Office: 305-293-8983 Fax:
Email: Thomas@owentrepanier.com

PROPERTY OWNER: (if different than above)
Name: KW Empire LLC Mailing Address: 1901 Flagler
City: Key West State: FL Zip: 33040
Home/Mobile Phone: Office: 305-294-0945 Fax:
Email: David@constructionkeywest.com

Description of Proposed Construction, Development, and Use:
The project proposes to construct a new single-family home.

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

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		See attached.		
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area orNumber 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.

Special conditions exist which are peculiar to the this property. The property was historically zoned as single-family, and the property is significantly smaller than 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.

Conditions were not created by applicant. The property has been in its current size since at least 1986 (exhibit A), predating current LDRs. Further, historically, the property was zoned single-family.

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 will not be conferred upon the granting of the variance(s). The variance process is available to all property owners in the same district, and if others want to build a single-family home, they are entitled to same process and consideration of fact.

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 land development regulations will prevent the construction of a reasonable home on the property.

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 the minimum variance(s) are requested that would permit the applicant the opportunity to build a home and maintain life-safety access to and around the structure.

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.

Granting of the variance(s) is not injurious to the public welfare and will be in harmony with the general intent and purpose of the LDRs, and will not be detrimental to the public interest or welfare.

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.

This application does not rely on other nonconforming lots and structures as justificiation.

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 and one (1) electronic version in PDF format.

- ☒ Correct application fee, made payable to "City of Key West."
- ☒ Pre-application meeting form
- ☒ Notarized verification form signed by property owner or 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)
- ☒ Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- ☒ Floor plans
- ☒ Any additional supplemental information necessary to render a determination related to the variance request

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: 8/30/22 Zoning District: CL

Address/Location: 1905 Staples Lane

Request: Construct Single-Family Home on Vacant Lot

Type of Application: Variance

Attendees: Zoe Porter & Thomas Francis-Siburg

Notes:

Notes were not provided by staff to applicant
following the pre-application meeting

1905 STAPLES VARIANCE

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

- Variance to Sec. 122-390(4)a., of 8.7% from the maximum 40% building coverage to the 48.7% proposed.
- Variance to Sec. 122-390(6)a., of 5 ft from the minimum front setback of 10 ft (or 20% of lot depth for buildings over 25 ft in height) required to the 5 ft proposed.
- Variance to Sec. 122-390(6)a., of 5 ft from the minimum rear setback of 10 ft (or 20% of lot depth for buildings over 25 ft in height) required to the 5 ft proposed.
- Variance to Sec. 122-390(6)b., of 9 ft from the minimum easterly side setback of 15 ft required to the 6 ft proposed.
- Variance to Sec. 122-390(6)b., of 9 ft from the minimum westerly side setback of 15 ft required to the 6 ft proposed.

Site Data Table

	Required	Existing	Proposed	Compliance
Zoning	CL			
FLUM	GC			
FEMA	AE7			
Site Size	2,550 sq ft			
Height	40 ft	0 ft	38.8 ft	Complies
Building Coverage	40% (1,020 sq ft)	0% (0 sq ft)	48.7% (1,242 sq ft)	Variance 8.7% (222 sq ft)
Impervious Surface	60% (1,530 sq ft)	12.5% (320 sq ft)	48.7% (1,242 sq ft)	Complies
Open Space	35% (893 sq ft)	87.5% (2,230 sq ft)	48.9% (1,248 sq ft)	Complies
Landscaping	20% (510 sq ft)	87.5% (2,230 sq ft)	48.9% (1,248 sq ft)	Complies
Density	16 du/ac (1 du)	0 du	1 du	Complies
FAR	0.8 (2,040 sq ft)	0.0 (0 sq ft)	0.0 (0 sq ft)	Complies
Front Setback	25 ft or as an alternative 20% of lot depth for buildings over 25 ft in height (10 ft)	10 ft	5 ft	Variance 5 ft
Side Setback (Easterly)	15 ft or 10% of lot width up to a max. of 20 ft, whichever is greater (15 ft)	15 ft	6 ft	Variance 9 ft
Side Setback (Westerly)	15 ft or 10% of lot width up to a max. of 20 ft, whichever is greater (15 ft)	15 ft	6 ft	Variance 9 ft
Rear Setback	25 ft or as an alternative 20% of lot depth for buildings over 25 ft in height (10 ft)	10 ft	5 ft	Variance 5 ft
Auto Parking	1 space per 300 sq ft of office space and 1 space per du (2 spaces)	0 spaces	2 spaces	Complies
Bike Parking	25% auto requirement for office space and no requirement for du (0.3 spaces)	0 spaces	1 space	Complies

1421 First Street • Key West, FL • 33040-3648
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: thomas@owentrepanier.com

Authorization Form

City of Key West
Planning Department

Authorization Form
(Where Owner is a Business Entity)

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

I, DAVID POWIT as
Please Print Name of person with authority to execute documents on behalf of entity

owner of KW Empire LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Owen Trepanier & Associates, Inc
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 of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 9/14/2022
Date

by DAVID POWIT.
Name of person with authority to execute documents on behalf of entity owner

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

Nikita L Stange
Notary's Signature and Seal

Nikita L. Stange
Name of Acknowledger typed, printed or stamped

HH149093
Commission Number, if any

Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

SUN BIZ DOCUMENTATION

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
KW EMPIRE LLC

Filing Information

Document Number	L11000010762
FEI/EIN Number	27-4655456
Date Filed	01/26/2011
Effective Date	01/25/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/28/2011
Event Effective Date	NONE

Principal Address

1901 FLAGLER AVE.
KEY WEST, FL 33040

Changed: 11/28/2011

Mailing Address

1901 FLAGLER AVE.
KEY WEST, FL 33040

Changed: 11/28/2011

Registered Agent Name & Address

ZUELCH, CHRISTIAN M
3144 Northside Drive, #101.
Key West, FL 33040

Address Changed: 01/30/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

POULIOT, DAVID E
1901 FLAGLER AVE.
KEY WEST, FL 33040

Title MGRM

POULIOT, OKSANA
1901 FLAGLER AVE.
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2019	01/30/2019
2020	01/17/2020
2021	01/26/2021

Document Images

01/26/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
01/30/2019 -- ANNUAL REPORT	View image in PDF format
01/18/2018 -- ANNUAL REPORT	View image in PDF format
04/13/2017 -- ANNUAL REPORT	View image in PDF format
01/27/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
03/11/2014 -- ANNUAL REPORT	View image in PDF format
06/11/2013 -- ANNUAL REPORT	View image in PDF format
01/24/2012 -- ANNUAL REPORT	View image in PDF format
11/28/2011 -- LC Amendment	View image in PDF format
01/26/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

OFF REC 0995 PAGE 1991

465590

THIS INSTRUMENT PREPARED BY:
GREAT AMERICAN TITLE & MORTGAGE CO.
CHARLI SHUTT, PRESIDENT
1217 WHITE STREET, KEY WEST, FL 33040
305-294-4909 800-824-5451 FL

FORM 1104 WARRANTY DEED-(Statutory Form.)

TUTBLANX

This Indenture,

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 number 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 1ST *day of* December *A. D. 1986*

Between
JOSEPH G. CANO and MARIAN R. CANO, his wife

of the County of *in the State of* FLORIDA
party of the first part, and
TOM SAWYER and DEBRA V. SAWYER, his wife
whose address is: #6 Nassau Lane, Key West, Florida 33040
of 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-AND OTHER 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 Cos Spoon [illegible] Lots Nos. [illegible] Part of Lot [illegible] (Lot), according to [illegible] Book 1, Page 4, of the [illegible] more particularly [illegible] at the point of [illegible] boundary line of [illegible] boundary line of [illegible] the Northerly right-of-way line of [illegible] to the Point of Beginning: thence continue along the Northerly right-of-way line of [illegible] along the Northerly right-of-way line of [illegible] Fifty-one (51) feet to the Northeast corner of said Lot [illegible]; thence Northwesterly at right angles along the boundary line between Lot Two (2) and Lot Three (3) Fifty (50) feet; thence Southwesterly at right angles Fifty-one (51) feet; thence Southeasterly at right angles Fifty (50) feet to the Point of Beginning.

(SEE REVERSE HEREOF)

FILED FOR RECORD
'86 DEC 11 P4:36

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:
TWO WITNESSES:
1. Wanda S. Timmons
2. Lisa [illegible]

Joseph G. Cano L.S.
Joseph G. Cano
Marian R. Cano L.S.
Marian R. Cano
L.S.
L.S.

Doc 50.00 Date 12-11-86
MONROE COUNTY
DENNIS L. ROLLINS, CLERK CIR. CT.
By [illegible] D.C.

State of Florida
County of

I Hereby Certify *That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,*
JOSEPH G. CANO and MARIAN R. CANO

to me well known and known to me to be the individual s *described in and who executed the foregoing deed, and* they *acknowledged before me that* they *executed the same freely and voluntarily for the purposes therein expressed.*

Witness *my hand and official seal at* Key *County of* December *, and State of Florida, this* 1st *day of* *, A. D. 19* 86.

Notary Public, State of Florida
My Commission Expires March 20, 1990
Bonded Thru Troy Fain Insurance Inc.

My Commission Expires:
NOTARY SEAL:

Barbara Rowe
Notary Public

Exhibit "A"

465596 OFF REC 0995 PAGE 1992

SUBJECT TO: Taxes for the year 1987 and subsequent years.
SUBJECT TO: Limitations, conditions, easements, restrictions of record, if any.
SUBJECT TO: Purchase money first mortgage made by grantees herein to grantors herein filed even date herewith.

Recorded in Official Records Book
In Monroe County, Florida
Record Verified
[illegible] L. KOLHAGE
[illegible] Circuit Court

Date

ABSTRACT OF DESCRIPTION

TO

Exhibit "B"

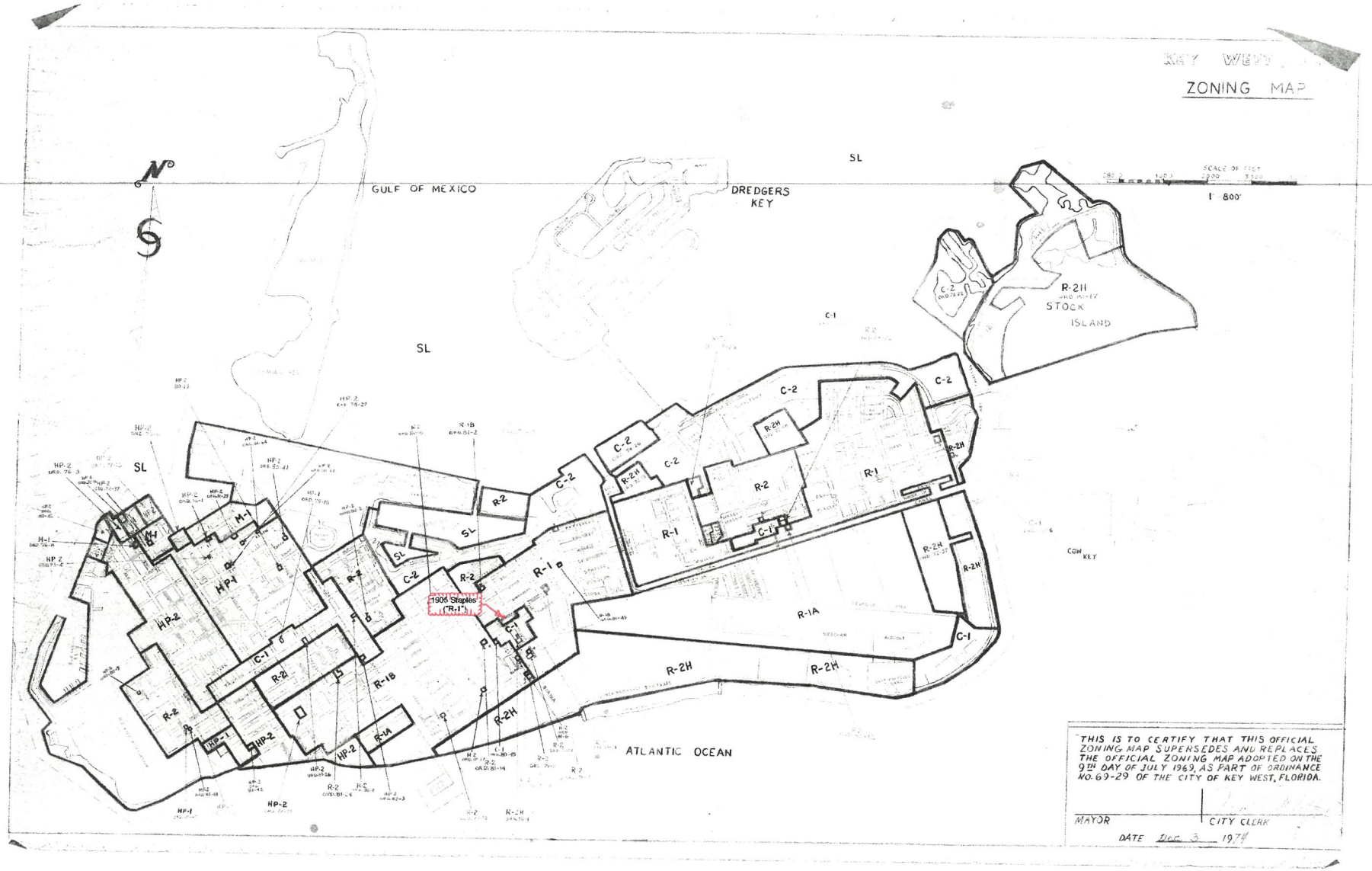
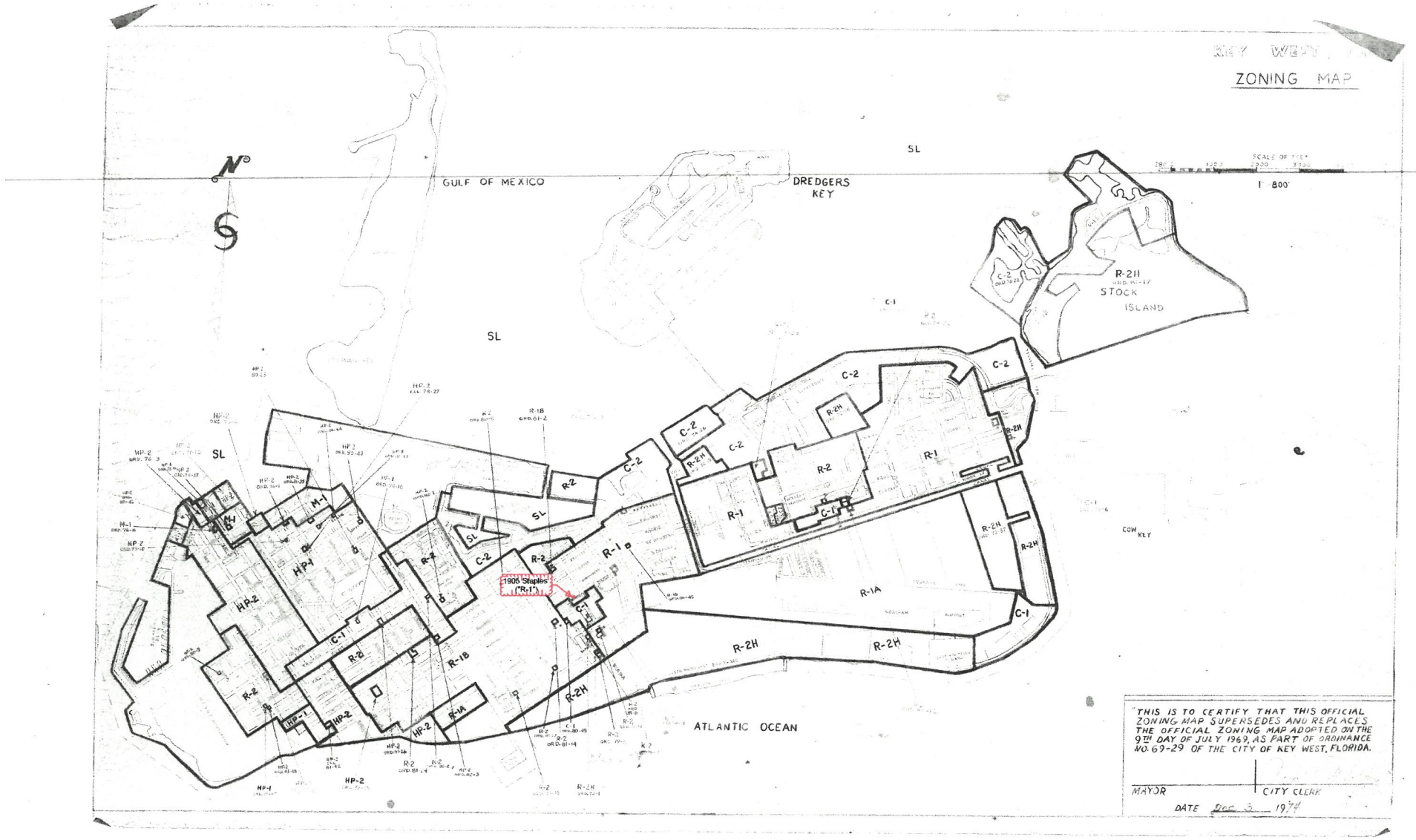

KEY WEST
ZONING MAP
N
GULF OF MEXICO
DREDGERS KEY
SL
SCALE OF FEET
1" 800'
STOCK ISLAND
R-2H
C-2
C-1
R-1
R-2
R-1A
R-1B
HP-1
HP-2
M-1
1905 Staples (R-1)
ATLANTIC OCEAN
CON KEY
THIS IS TO CERTIFY THAT THIS OFFICIAL ZONING MAP SUPERSEDES AND REPLACES THE OFFICIAL ZONING MAP ADOPTED ON THE 9TH DAY OF JULY 1969, AS PART OF ORDINANCE NO. 69-29 OF THE CITY OF KEY WEST, FLORIDA.
MAYOR
CITY CLERK
DATE Dec 3 1974

Exhibit "B"


KEY WEST
ZONING MAP
N
GULF OF MEXICO
DREDGERS KEY
SL
SCALE OF FEET
1" 800'
R-2H
STOCK ISLAND
C-2
C-1
R-1
R-2
R-1A
R-1B
HP-1
HP-2
M-1
1905 Staples ("R-1")
ATLANTIC OCEAN
COW KEY
THIS IS TO CERTIFY THAT THIS OFFICIAL ZONING MAP SUPERSEDES AND REPLACES THE OFFICIAL ZONING MAP ADOPTED ON THE 9TH DAY OF JULY 1969, AS PART OF ORDINANCE NO. 69-29 OF THE CITY OF KEY WEST, FLORIDA.
MAYOR
CITY CLERK
DATE Dec. 3 1974

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	00046930-000000
Account#	1047538
Property ID	1047538
Millage Group	10KW
Location Address	1905 STAPLES Ave, KEY WEST
Legal Description	KW KW REALTY CO'S FIRST SUB PB1-43 PT LOT 1 & PT LOT 2 SQR 16 TR 21 G26-490 OR439-237 OR508-877/878 OR995-1991/1992 OR3125-1513 OR3128-944 (Note: Not to be used on legal documents.)
Neighborhood	31050
Property Class	COMMERCIAL (1000)
Subdivision	Key West Realty Co's First Sub
Sec/Twp/Rng	05/68/25
Affordable Housing	No

1047538 1905 STAPLES AVE 8/15/05

Owner

KW EMPIRE LLC
1901 Flagler Ave
Key West FL 33040

Valuation

		2021	2020	2019	2018
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$1,601	$1,601	$1,601	$1,521
+	Market Land Value	$61,047	$61,047	$61,047	$61,047
=	Just Market Value	**$62,648**	**$62,648**	**$62,648**	**$62,568**
=	Total Assessed Value	**$62,648**	**$62,648**	**$62,648**	**$62,568**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$62,648**	**$62,648**	**$62,648**	**$62,568**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	2,550.00	Square Foot	51	50

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	1200 SF	1
LC UTIL BLDG	1974	1975	1	200 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/28/2021	$100	Quit Claim Deed	2341712	3128	0944	11 - Unqualified	Improved
9/13/2021	$72,000	Warranty Deed	2339563	3125	1513	99 - Unqualified	Improved
12/1/1986	$10,000	Warranty Deed		995	1991	Q - Qualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-5136	1/5/2016		$2,300	Commercial	PLUMBING FOR 1-SHAMPOO SINK, 1 TANK-LESS WATER HEATER AND 1 SMALL LIFT STATION FOR SINK DRAIN.
07-1792	4/16/2007		$1,200	Commercial	INSTALL NEW PANEL 100AMP AND HOOK UP NEW CENTRAL A.C SYSTEM.
07-0890	2/26/2007		$3,400	Commercial	INSTALL 3 1 TON MINI SPLIT A/C UNITS.
07-0658	2/21/2007		$9,786	Commercial	REPLACE 7 WINDOWS 4 DOORS 7 HURRICANE SHUTTERS.
07-0500	2/1/2007		$3,600	Commercial	INSTALL ONE 1.5 TON AND ONE 1 TON MINI-SPLIT A/C SYSTEM.
06-0788	2/9/2006	7/5/2006	$0		RUBBER ROOFING

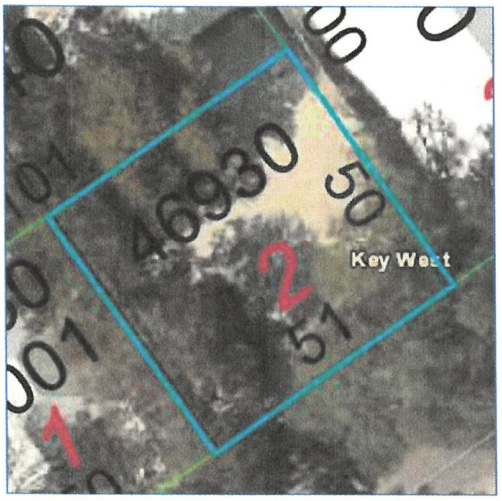
View Tax Info

View Taxes for this Parcel

Photos

1047538 1905 STAPLES AVE 8/15/05

Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge).

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 to prior or subsequent years. By requesting such data, you hereby understand and agree that the

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User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 10/28/2021, 2:44:31 AM

Version 2.3.156

Boundary Survey

BOUNDARY SURVEY
1905 STAPLES AVE
KEY WEST, FL 33040

SURVEYOR: JUAN C. MELENDEZ D.B.A. ORTHOTEK

ACCURACY:
THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT 1 FT. IN 10,000 FT. (REQUIRED)

BASIS OF BEARING:
BEARING OF BASIS SHOWN, IS BASED ON THE STATE PLANE COORDINATE SYSTEM FLORIDA EAST NAD(83)-(2011)-(EPOCH 2010.0000).

SURVEYORS NOTES:
OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

ELEVATIONS SHOWN ON THIS SURVEY ARE REFERENCED TO THE N.G.V.D. 29 VERTICAL DATUM.

THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.

THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER USE.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES,VOIDS, CABLES AND OTHER MATERIALS AUXILIARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT, UNLESS OTHERWISE SHOWN.

DATE OF FIELD SURVEY 12/2/2021

CERTIFIED TO:

- ONE CALL CONSTRUCTION

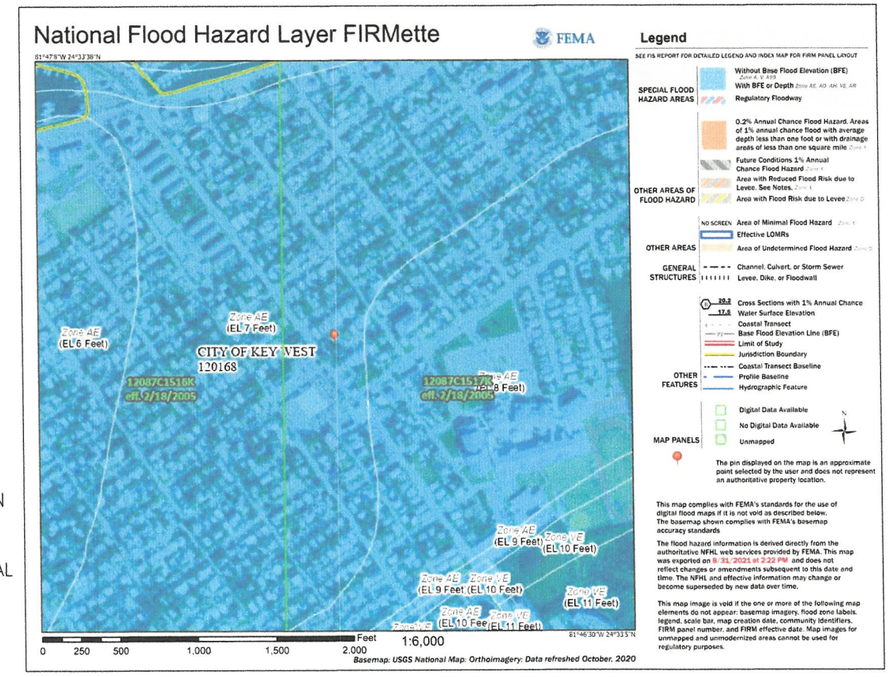
LEGAL DESCRIPTION

ON THE ISLAND OF KEY WEST AND KNOWN ON THE KEY WEST REALTY CO.'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1,2,3,4,5., ISLAND OF KEY WEST, AS PART OF LOTS (1) AND (2) IN BLOCK SIXTEEN (16) ACCORDING TO A DIAGRAM OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 1 PAGE 43, MONROE COUNTY RECORDS MORE PARTICULAR DESCRIBE BY MEETS AND BOUND AS FOLLOWS:

BIGGING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF FIRST STREET WITH THE NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF STAPLE AVENUE AND THENCE NORTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF STAPLE AVENUE FIFTY (50) FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE NORTHEASTERLY RIG-OF-WAY LINE OF STAPLE AVENUE FOR FIFTY-ONE (51) FEET TO THE NORTHEAST CORNER OF SAID LOT TWO (2); THENCE NORTHWESTERLY AT A RIGHT ANGLE ALONG THE BOUNDARY LINE BETWINE LOT TWO (2) AND LOT THREE(3) FIFTY (50) FEET; THENCE SOUTHWESTERLY AT A RIGHT ANGLE FIFTY-ONE (51) FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES FIFTY (5) FEET TO THE POINT OF BEGINNING.

LEGEND

- SIGN
- CATCH BASIN GRATES
- LIGHT LIGHT
- TRAFFIC SIGNAL POLE
- MANHOLE STORM
- MANHOLE TELEPHONE
- HANDICAP ACCESS RAMPS
- FIRE HYDRANT
- VALVE SANITARY
- MANHOLE SANITARY
- VALVE
- UTILITY PEDESTAL TELEVISION
- WATER METER
- PEDESTRIAN CROSSING SIGNAL
- POLE POWER
- IRRIGATION CONTROL BOX
- VALVE GAS
- MANHOLE ELECTRICITY
- SPOT LIGHT
- MANHOLE WATER
- GUY WIRE ANCHOR
- HEADWALL
- TELEPHONE BOX
- TRAFFIC SIGNAL CONDUIT
- ELECTRICAL BOX CONDUIT
- CLEANOUTS
- MONITORING WELL
- MAIL BOX
- VALVE SANITARY
- TREE
- PINE
- PALM



FLOOD NOTE:
By graphic plotting only, this property is in Zone(s) "AE" of the Flood Insurance Rate Map, Community Panel No.12087C1517K,which bears an effective date of 02/18/2005 and is not in a Special Flood Hazard Area.

PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCURATE AS RECENTLY SURVEYED UNDER MY DIRECTION; AND THAT THIS SURVEY MEETS THE MINIMAL TECHNICAL STANDARD SET BY THE FLORIDA BOARD OF LAND SURVEYORS AS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

JUAN C. MELENDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LB7920 LS6721

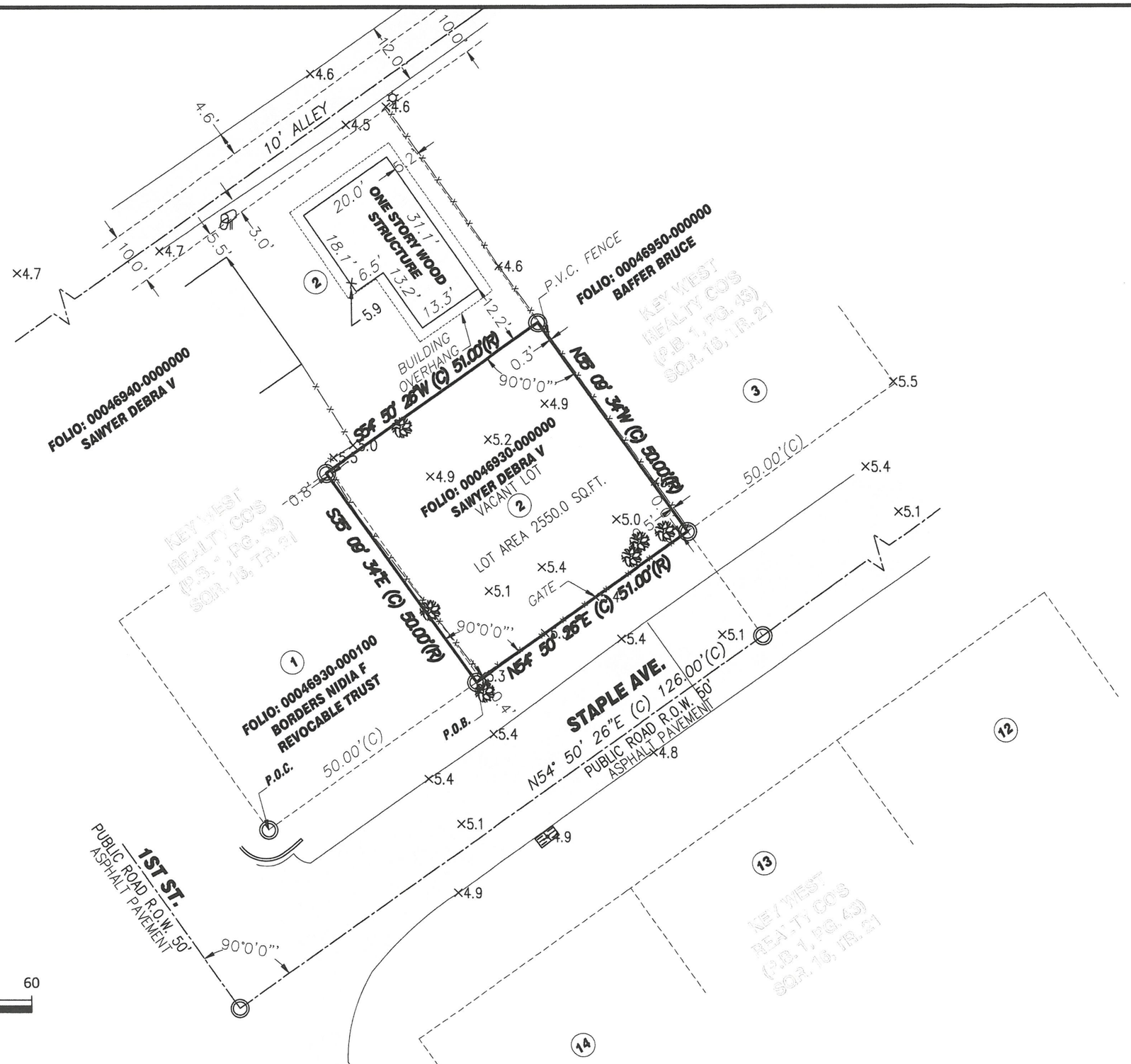
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED/DIGITAL SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.

SURVEY BY:
ORTHOTEK GEOSPATIAL SOLUTIONS
13460 S.W. 24 ST. MIAMI, FL TEL: 305-877-9721
ORTHOTEK@OTEKMAP.COM WWW.OTEKMAP.COM

TITLE: BOUNDARY SURVEY
CLIENT: ONE CALL CONSTRUCTION
SURVEY DATE: 12/2/2021 | SCALE: 1" = 20'
PLOT DATE: 12/2/2021 | DRAWN BY: JCM
SHEET SIZE 11" BY 17" | CHECKED BY: JCM
FILE NAME: 1905 STAPLE AVE.DWG

REVISION NOTES:	DATE:

SHEET 1 OF 2



SURVEY BY:

ORTHO TEK GEOSPATIAL SOLUTIONS

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FILE NAME: 1905 STAPLE AVE.DWG

REVISION NOTES: | DATE:

SHEET 2 OF 2

Site Plan

Variance Permit Application
FOR
1905 Staples Ave

LOCATION MAP:

PROJECT LOCATION:
1905 Staples Ave,
Key West, FL 33040

CLIENT:
One Call Construction

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
Engineering and Planning

Artibus Design
3710 N. Roosevelt Blvd
Key West, FL 33040
(305) 304-3512
www.ArtibusDesign.com
CA # 30835

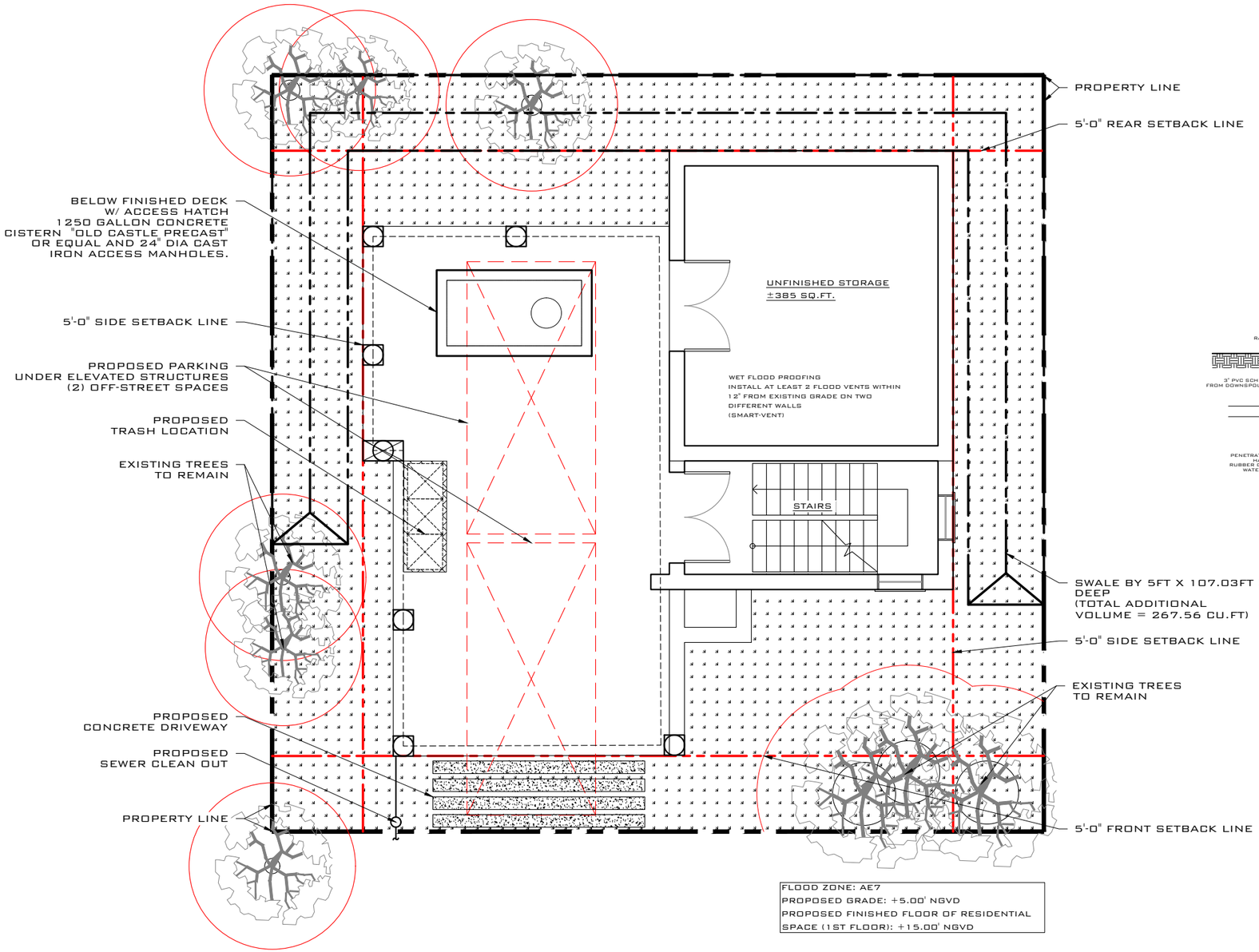
CLIENT:
One Call Construcrion

PROJECT:
1905 Staples Ave

SITE:
1905 Staples Ave
Key West, FL 33040

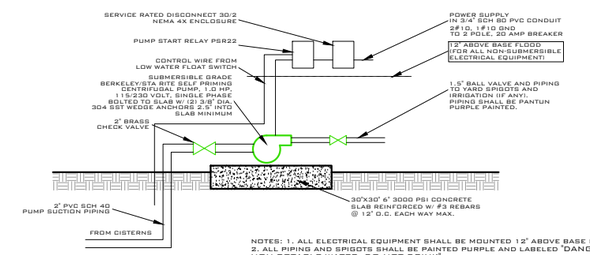
TITLE:
Cover

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/18/22	OA	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2110-01	G-100		1

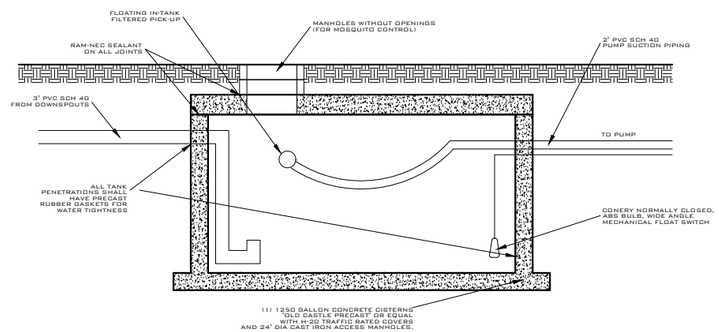


PROPOSED SITE PLAN

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

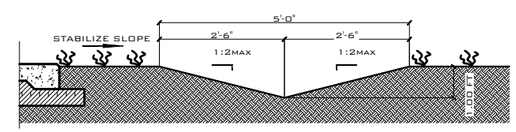


NOTES: 1. ALL ELECTRICAL EQUIPMENT SHALL BE MOUNTED 12" ABOVE BASE FLOOD ELEVATION.
2. ALL PIPING AND SPIGOTS SHALL BE PAINTED PURPLE AND LABELED "DANGER! NON-POTABLE WATER, DO NOT DRINK" "PELIGRO! NO TOMAR. AGUA NO ES POTABLE."
3. CISTERN WATER SUPPLY SHALL NOT INTERCONNECT WITH POTABLE WATER LINES.



RAIN WATER HARVESTING CISTERN SCHEMATICS

SCALE: NTS



TYPICAL SWALE DETAIL

SCALE: NTS

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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ENGINEERING AND PLANNING

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KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

CLIENT: ONE CALL CONSTRUCRION

PROJECT: 1905 STAPLES AVE

SITE: 1905 STAPLES AVE
KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/18/22	DA	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2110-01	C-101		1

MONROE COUNTY
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	0.00	ft^2	Sidewalks	D	0.00	ft^2
Decks / Patios	B	0.00	ft^2	Pool/Deck	E	0.00	ft^2
Driveways	C	0.00	ft^2	Other	F	0.00	ft^2

Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F) 0.00 *1a*

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	1,239.73	ft^2	Sidewalks	D	0.00	ft^2
Decks / Patios	B		ft^2	Pool/Deck	E	0.00	ft^2
Driveways	C	46.64	ft^2	Other	F	0.00	ft^2

Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F) 1,286.37 *1b*

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) 1,286.37 *1*

2. Determine Percentage of Impervious Coverage on site:

1,286.37 *1* ft^2 / 2,550.00 ft^2 = 50.45% *2* *% of Impervious Coverage*

Total Impervious Coverage — Total Lot Area

3. Determine "Disturbed Area" [(114-3(f)(2) 4]

2,550.00 ft^2 - 0.00 ft^2 = 2,550.00 *3* *Disturbed Area*

Total Lot Area — Native Vegetation - If no BMP enter "0"

For the purposes of this section, the term "**disturbed area**" includes **the entire lot** except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

4. Determine Required Swale Volume – Complete a, b, or c:

a. For a NEW home with **less than 40% Impervious Coverage**, use:

2,550.00 *3* ft^2 X 0.083 = *4a* ft^3 *Swale Volume*

Disturbed Area

b. For a NEW home with **40% or greater Impervious Coverage**, use:

2,550.00 *3* ft^2 X 0.208 X 50.45% *2* % = 267.56 *4b* ft^3 *Swale Volume*

Disturbed Area — % of Impervious Coverage

c. When only **new impervious area** requires storm water retention (**Existing Single Family & Duplexes Only):**

1. When the total lot impervious coverage remains below 40% after the additional development:

1,286.37 *1b* ft^2 X 0.083 = 106.77 *4c1* ft^3 *Added Swale Volume*

Impervious Coverage PROPOSED — Swale Volume

2. When the new development increases the total lot impervious area to 40% or above:

1,286.37 *1b* ft^2 X 0.208 = 267.56 *4c2* ft^3 *Added Swale Volume*

Impervious Coverage PROPOSED — Swale Volume

5. Determine Swale Length (Swale side slopes must be no steepr than 4:1)

(5.00 ft X 1.00 ft) / 2 = 2.50 ft^2 **Cross Sectional Area****

Width — Depth

267.56 ft^3 / 2.50 ft^2 = 107.03 ft **Swale Length**

Swale Volume — Cross Sectional Area

Either 4 - a, b, c1 or c2 — (**e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)b. & a. of Monroe County Code 114-3.
Updated 9/5/2012

SITE DATA:

TOTAL SITE AREA: ±2,550.00 SQ.FT

LAND USE: CL (LIMITED COMERCIAL)
FLOOD ZONE: X

SETBACKS

FRONT:
REQUIRED 20'-0"
EXISTING 0'-0"
PROPOSED 5'-0"

LEFT SIDE:
REQUIRED 15'-0"
EXISTING 0'-0"
PROPOSED 6'-0"

RIGHT SIDE:
REQUIRED 15'-0"
EXISTING 0'-0"
PROPOSED 6'-0"

REAR:
REQUIRED 25'-0"
EXISTING 0'-0"
PROPOSED 5'-0"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (1,530.0 SQ.FT.)
EXISTING 100.0 % (±2,550.0 SQ.FT.)
PROPOSED 50.45 % (±1,286.37 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (1,020.0 SQ.FT.)
EXISTING 100.0% (±2,550.0 SQ.FT)
PROPOSED 48.61% (±1,239.73 SQ.FT
(VARIANCE REQUIRED)

OPEN SPACE MINIMUM:

REQUIRED 20% (511 SQ.FT.)
EXISTING 100.0% (±2,550.0 SQ.FT.)
PROPOSED 49.54% (±1,263.36 SQ.FT.)

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
ENGINEERING AND PLANNING

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

CLIENT: ONE CALL CONSTRUCRION

PROJECT: 1905 STAPLES AVE

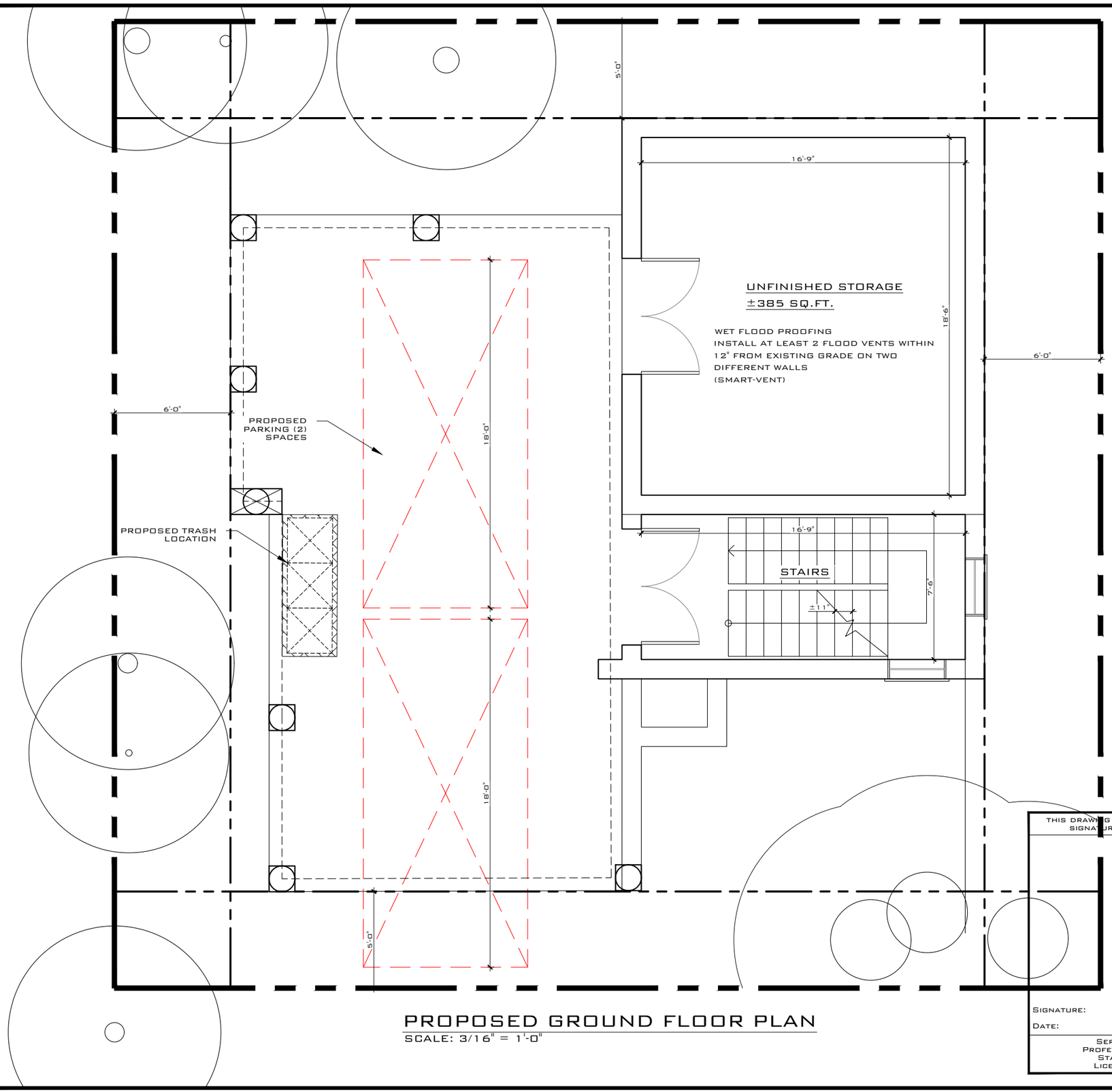
SITE: 1905 STAPLES AVE
KEY WEST, FL 33040

TITLE: SITE DATA

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/18/22	OA	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2110-01	C-102	1

FLOOD ZONE: AE7
PROPOSED GRADE: +5.00' NGVD
PROPOSED FINISHED FLOOR OF RESIDENTIAL SPACE (1ST FLOOR): +15.00' NGVD



PROPOSED GROUND 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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(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ONE CALL CONSTRUCRION

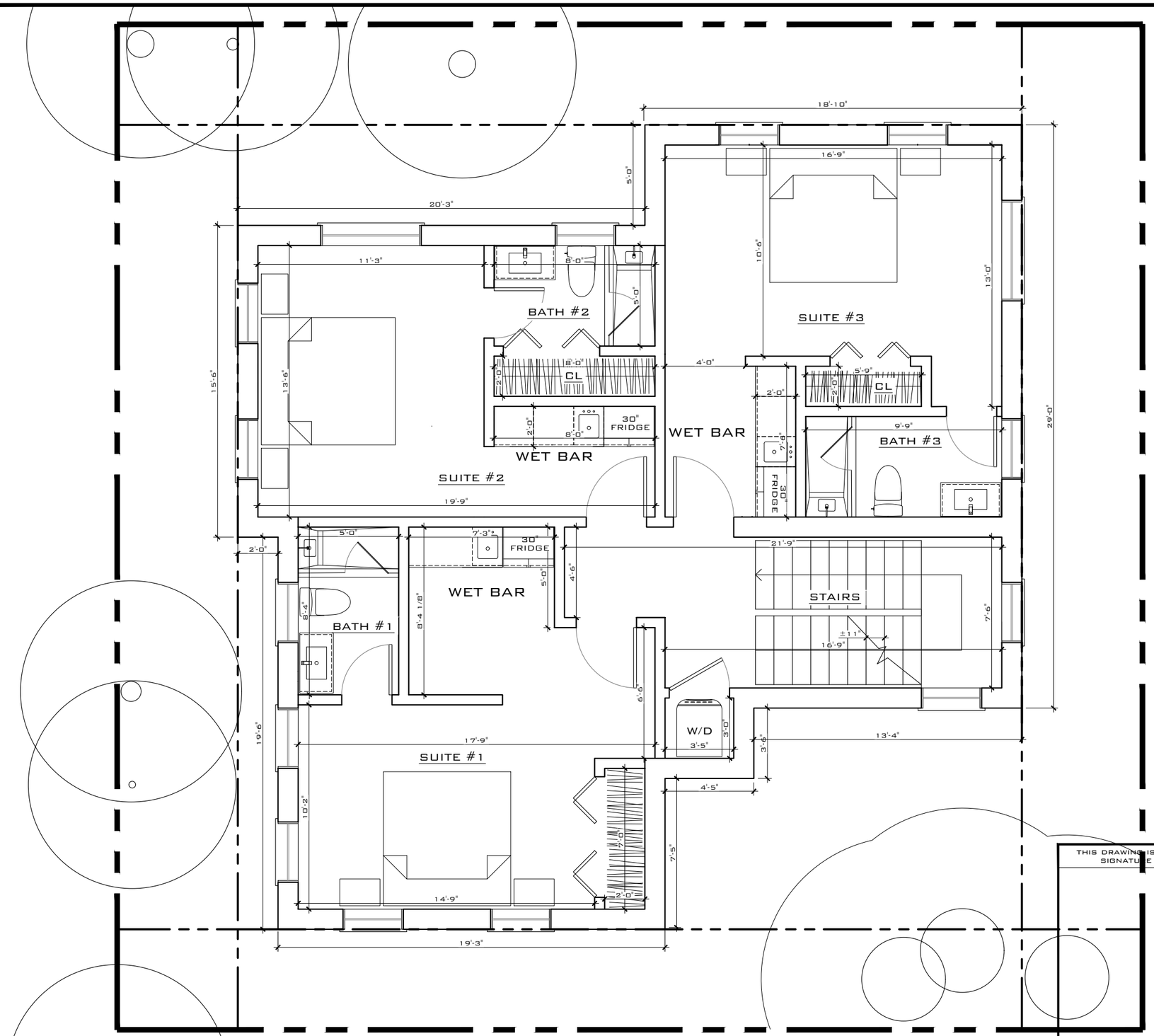
PROJECT: 1905 STAPLES AVE

SITE: 1905 STAPLES AVE
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/18/22	OA	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2110-01	A-101	1



PROPOSED 1ST FLOOR PLAN #1

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

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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

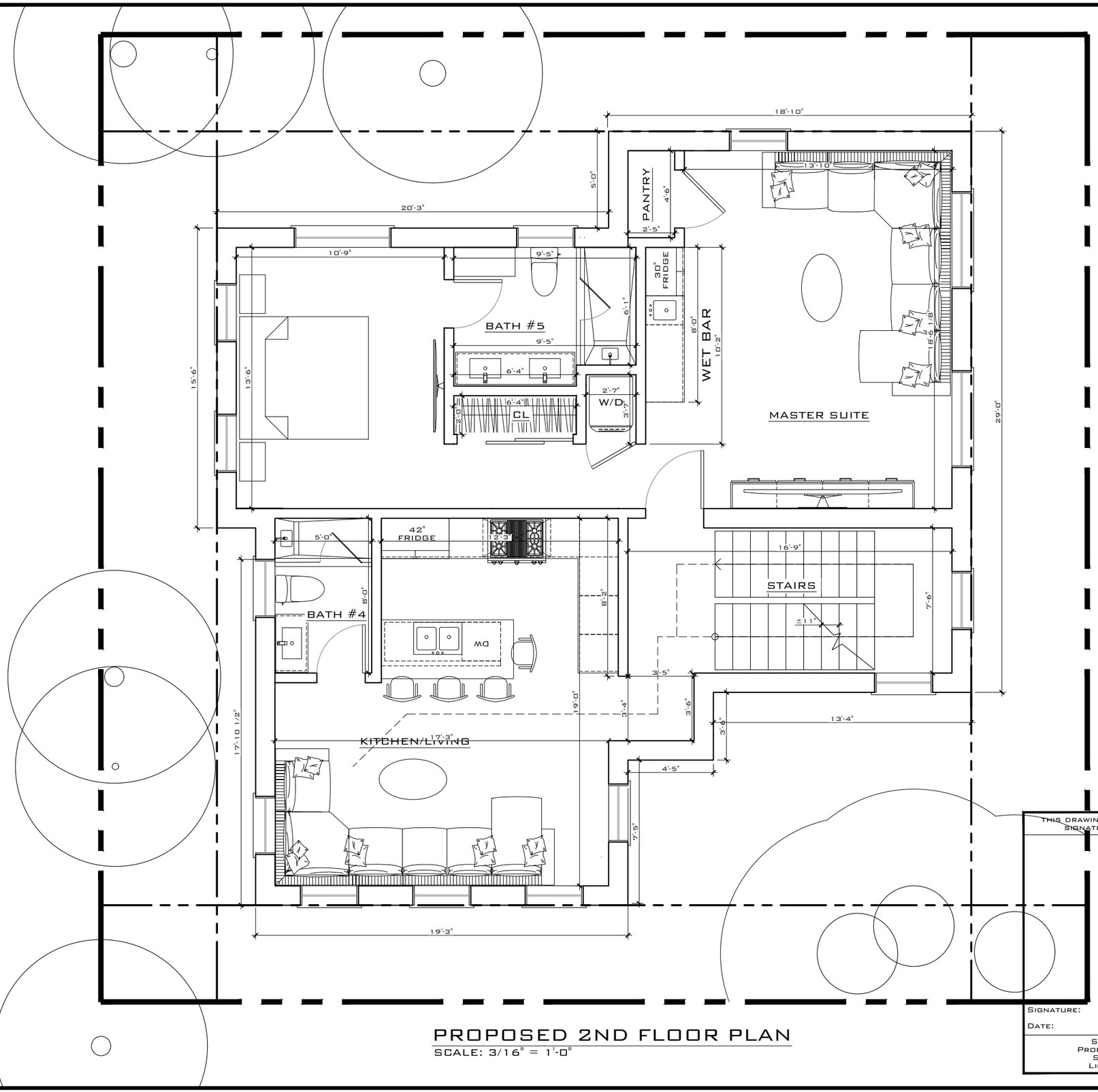
CLIENT: ONE CALL CONSTRUCRION

PROJECT: 1905 STAPLES AVE

SITE: 1905 STAPLES AVE
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/18/22	OA	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2110-01	A-102		1



PROPOSED 2ND 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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ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. Roosevelt Blvd
Key West, FL 33040
(305) 304-3512
www.ArtibusDesign.com
CA # 30835

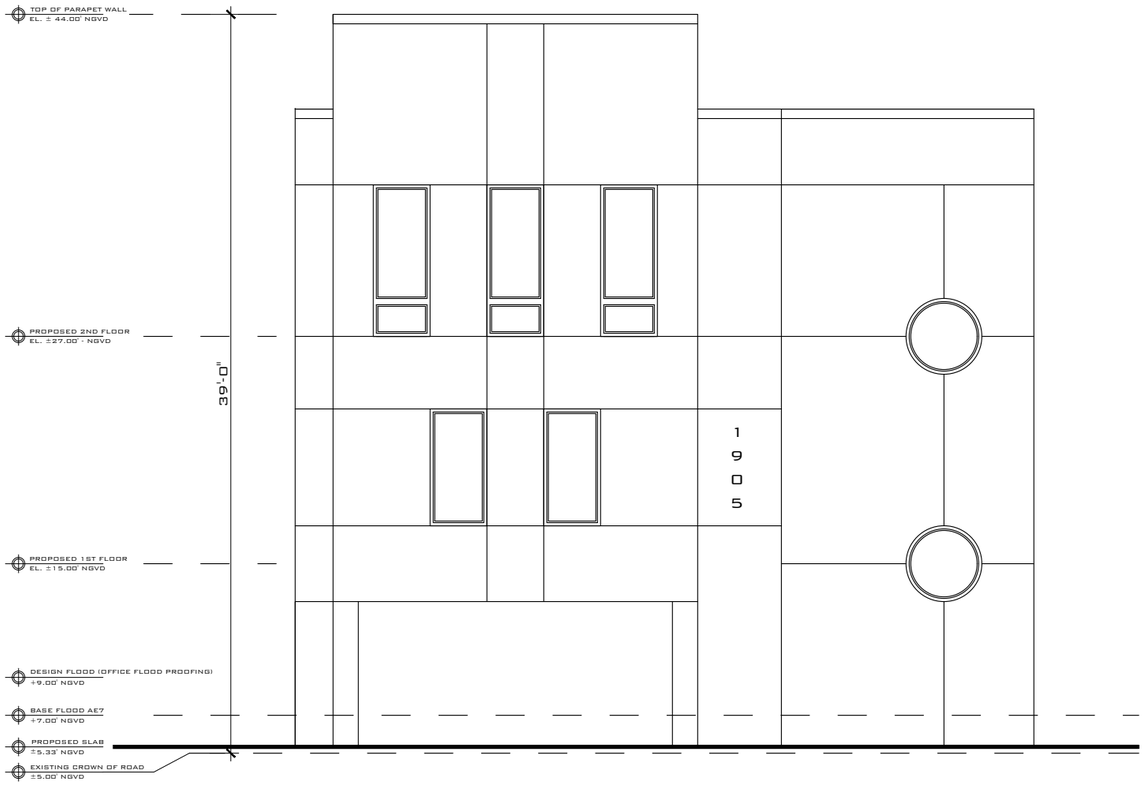
CLIENT: One Call Construcrion

PROJECT: 1905 Staples Ave

SITE: 1905 Staples Ave
Key West, FL 33040

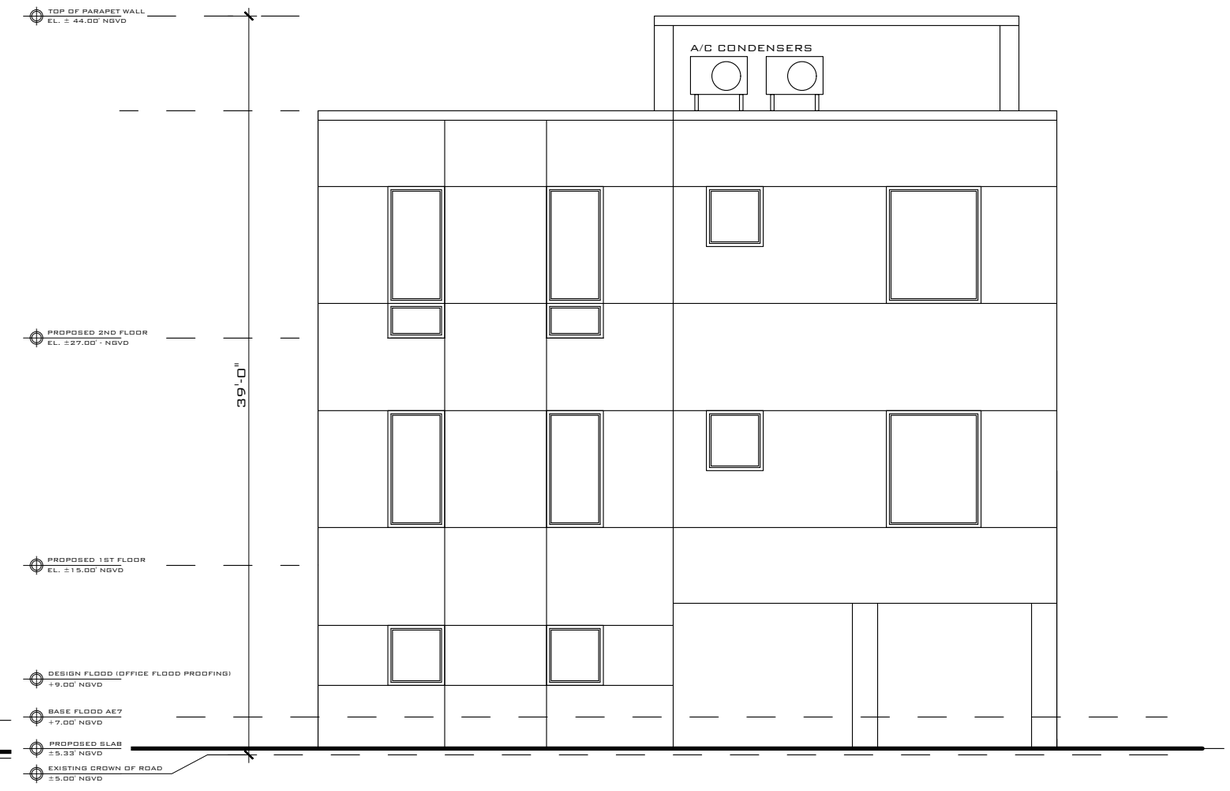
TITLE: Proposed Floor Plan

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/18/22	OA	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2110-01	A-103		1



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

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SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

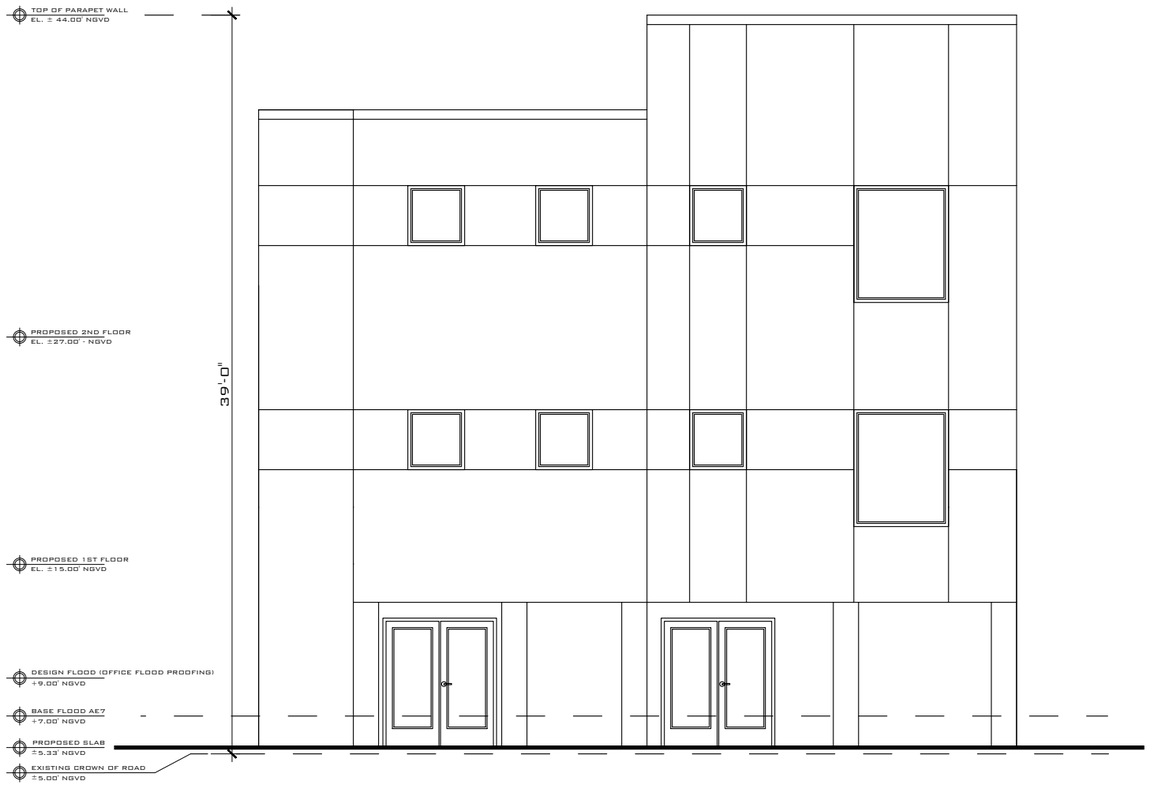
CLIENT: ONE CALL CONSTRUCRION

PROJECT: 1905 STAPLES AVE

SITE: 1905 STAPLES AVE
KEY WEST, FL 33040

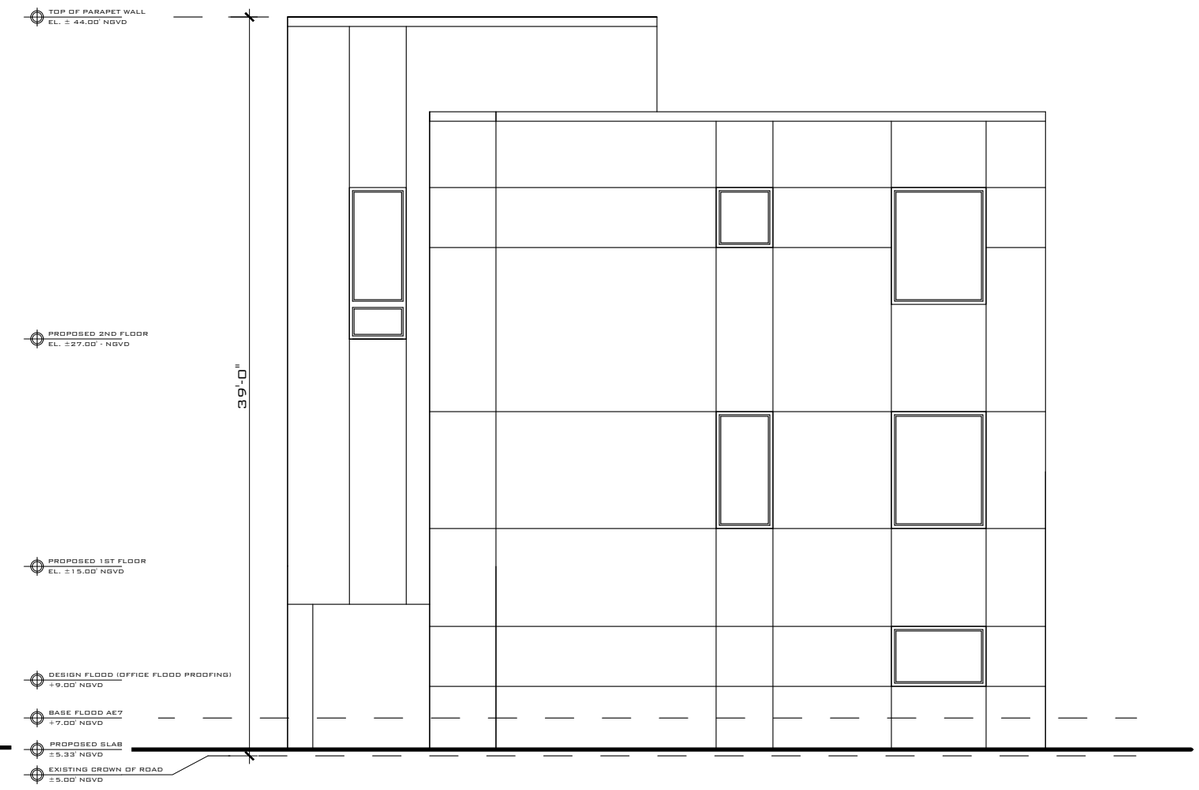
TITLE: PROPOSED ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/18/22	OA	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2110-01	A-104		1



PROPOSED LEFT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			

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STATE OF FLORIDA
LICENSE NO 71480

CLIENT: ONE CALL CONSTRUCRION

PROJECT: 1905 STAPLES AVE

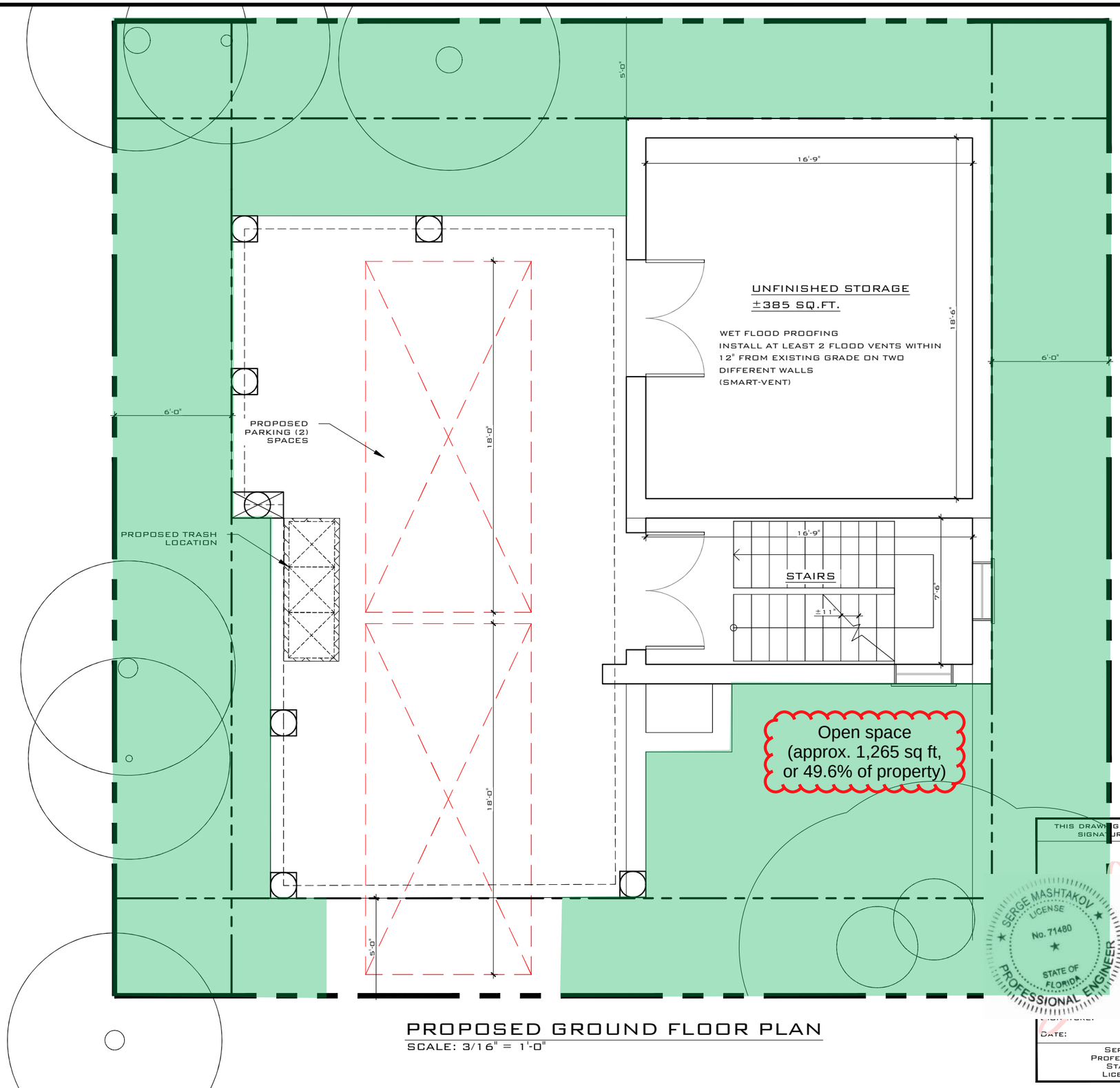
SITE: 1905 STAPLES AVE
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/18/22	OA	SAM

PROJECT NO:	DRAWING NO:	REVISION:
2110-01	A-105	1

FLOOD ZONE: AE7
PROPOSED GRADE: +5.00' NGVD
PROPOSED FINISHED FLOOR OF RESIDENTIAL SPACE (1ST FLOOR): +15.00' NGVD



PROPOSED GROUND FLOOR PLAN

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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SERGE MASHTAKOV LICENSE No. 71480 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Serge Mashtakov, PE 71480 State of Florida
Date: 2022.11.18 17:47:54 -05'00'

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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CA # 30835

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PROJECT: 1905 STAPLES AVE

SITE: 1905 STAPLES AVE
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/18/22	OA	SAM
PROJECT NO:	DRAWING NO:		REVISION:
2110-01	A-101		1

Verification Form

City of Key West
Planning Department
Verification Form
(Where Applicant is an entity)

I, Thomas Francis-Siburg in my capacity as Planner / Development Specialist
(print name) *(print position; president, managing member)*

of Trepanier & Associates, Inc.
(print name of entity)

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:

1905 Staples Avenue, Key West, FL 33040 (RE# 0046930-000000)
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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 of Applicant

Subscribed and sworn to (or affirmed) before me on this 10/27/21 by
date
Thomas Francis-Siburg
Name of Applicant

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

Nikita L. Stange
Notary's Signature and Seal

Nikita L. Stange
Name of Acknowledger typed, printed or stamped

HH 149093
Commission Number, if any

Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

Deed

Doc # 2341712 Bk# 3128 Pg# 944 Recorded 9/28/2021 at 12:42 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: $18.50 Deed Doc Stamp $0.70

Prepared by and return to:
David Van Loon
Attorney at Law
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, FL 33040
305-296-8851
File Number: **21-9-282**
Will Call No.:

Parcel Identification No. **00046930-000000**
$72,000.00

[Space Above This Line For Recording Data]

Corrective Warranty Deed

[The purpose for this Corrective Warranty Deed is to correct the legal descriptioin on the Warranty Deed, dated September 13, 2021, and recorded in Official Records Book 3125 at Page 1513, of the Public Records of Monroe County, Florida. Documentary Stamps in the amount of $504.00 were paid with the recording of the original Warranty Deed.]

This Indenture made this 28th day of **September, 2021** between **Debra V. Sawyer, a married woman** whose post office address is **21 Aster Terrace, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **KW Empire LLC, a Florida limited liability company** whose post office address is **1901 Flagler Avenue, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

On the Island of Key West and known on the Key West Realty Co.'s First Subdivision of Part of Tract 21, and Lots 1, 2,3,4,5, Island of Key West, as Part of Lots (1) and (2) in Block Sixteen (16) according to a diagram of said Subdivision, recorded in Plat Book 1, Page 43, Monroe County Records more particularly described by meets and bounds as follows:

Beginning at the point of Intersection of the Easterly Right-of-Way Boundary line of First Street with the Northerly right-of-way boundary line of Staples Avenue and thence Northeasterly along the Northerly right-of-way of Staples Avenue Fifty (50) feet to the Point of Beginning; thence continue Northeasterly along the Northeasterly right-of-way line of Staples Avenue for Fifty-one (51) feet to the Northeast Corner of said Lot Two (2); thence Northwesterly at a right angle along the Boundary line between Lot Two (2) and Lot Three (3) Fifty (50) feet; thence Southwesterly at a right angle fifty-one (51) feet; thence Southwesterly at a right angle fifty (50) feet to the Point of Beginning.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 21 Aster Terrace, Key West, FL 33040.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Debra L Nichol

Witness Name: David Van Loon

(Seal)
Debra V. Sawyer

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28 day of September, 2021 by Debra V. Sawyer, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: David Van Loon

My Commission Expires: 9-7-23

DAVID VAN LOON
MY COMMISSION # GG 331711
EXPIRES: September 7, 2023
Bonded Thru Notary Public Underwriters