

Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • 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: 1213 Glynn R Archer Jr Dr (14th Street) - Office

Zoning District: MDR Real Estate (RE) #: 00065030-000000

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 First Street unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: 305-293-8983 Fax: 305-293-8748

Email: lori@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Island-West Investment Corp

Mailing Address: 1213 Glynn R Archer Jr Dr Ofc

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: c/o 305-293-8983 Fax: c/o 305-293-8748

Email: c/o lori@owentrepanier.com

Description of Proposed Construction, Development, and Use: Office for Mobile Home Park:

Elevating and renovation of existing office space above flood including the addition of an ADA lift

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

Variance to code section 122-270 (6)(a)1.

Front yard variance of 3.9 ' from the allowed 20' to the proposed 16.1 '

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	MDR			
Flood Zone	AE 8			
Size of Site	974,872.8 sf			
Height	35 ft	10.5 ft.	21.5	No change
Front Setback	20 ft	20.5 ft.	16.1 ft.	Variance (3.9 ft.)
Side Setback	7 ft	7 ft.	7 ft.	No change
Side Setback	7 ft	7 ft.	7 ft.	No change
Street Side Setback	10 ft	10 ft.	10 ft.	No change
Rear Setback	20 ft	10 ft	10 ft.	No change
F.A.R	NA	NA	NA	NA
Building Coverage	35%	35%	35%	No change
Impervious Surface	50%	50%	50%	No change
Parking	1/300 sq. ft.	6	6	No change
Handicap Parking	NA	NA	NA	NA
Bicycle Parking	10%	10%	10%	No change
Open Space/ Landscaping	35%	35%	35%	No change
Number and type of units	NA	NA	NA	NA
Consumption Area or Number of seats	NA	NA	NA	NA

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.

Special circumstances exist. The existing office building is currently at ground level and the proposal is to raise the structure above flood elevation, therefore the increase in height requires ADA accessibility.

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

The need to protect property from potential flood waters is not a condition created by the applicant.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

No special privileges will be conferred. The addition which decreases the setback is for an ADA lift and ADA compliant covered porch/entry.

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 do exist. The literal interpretation of the land development regulations would prevent the owner from raising the structure above potential flood waters.

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 is being requested. The structure will remain in the same location with the exception of the ADA lift and ADA compliant covered porch/entry.

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

Not injurious to the public welfare. This proposal is for the benefit of the general public allowing property protection against flood damage and providing for ADA access for residents of the park in need.

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 for approval.

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

Warranty Deed

82283

642 PAGES 211

This Instrument Prepared by:
 ROBERT F. SAUER, Attorney
 3600 North Roosevelt Blvd.
 Key West, Florida 33040

WARRANTY DEED

THIS INDENTURE, Made this 25th day of September, A. D. 1975, between STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Monroe and State of Florida, whose mailing address is 1213 Fourteenth Street, Key West, Florida 33040, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part, and its successors and assigns forever, all those certain parcels of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

A parcel of land on the Island of Key West, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the Northeasterly Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 15, Page 35, Public Records of Monroe County, Florida, bears South 21 degrees, 14 minutes and 20 seconds East, along the Easterly Line of Lot 15, the same being the Easterly right-of-way line of 14th Street 91.73 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said POINT OF BEGINNING, continue bearing South 21 degrees, 14 minutes and 20 seconds East, along the Easterly right-of-way line of 14th Street, 493.41 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 248.64 feet; thence bear North 32 degrees, 28 minutes and 20 seconds West, 539.43 feet; thence bear South 57 degrees, 45 minutes and 40 seconds West, 187.00 feet, back to the POINT OF BEGINNING, containing 2.92 acres.

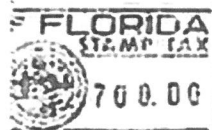
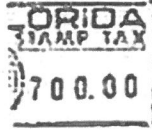
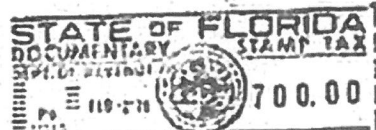
ALSO:



83:174

FEB 2 1976

047301



FILED FOR RECORD
 MONROE COUNTY FLA.
 PLAT BOOK 15
 PAGE 35
 FEB 2 1976
 CLERK OF CIRCUIT COURT

082288

A tract of land on the Island of Key West, Florida and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Northwesterly right-of-way line of Duck Avenue and the Northeasterly right-of-way line of 14th Street, said intersection to be known as the POINT OF BEGINNING of the tract of land hereinafter described, bear North 21 degrees, 14 minutes and 20 seconds West, along the Northeasterly right-of-way line of 14th Street, 967.65 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 288.64 feet; thence bear North 32 degrees, 28 minutes and 20 seconds West, 539.43 feet; thence bear South 57 degrees, 45 minutes and 40 seconds West, 187 feet to the Northeasterly right-of-way line of 14th Street; thence bear North 21 degrees, 14 minutes and 20 seconds West, along the Northeasterly right-of-way line of 14th Street, 91.73 feet to where the Northeasterly right-of-way line of 14th Street intersects the Southeasterly right-of-way line of Northside Drive; thence bear North 57 degrees, 45 minutes and 40 seconds East, along the Southeasterly right-of-way line of Northside Drive, 722.55 feet; thence bear South 32 degrees, 14 minutes and 20 seconds East, 897.91 feet; thence bear South 68 degrees, 41 minutes and 40 seconds West, 220.03 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 635.55 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 116.17 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 172.87 feet to the Northwesterly right-of-way line of Duck Avenue; thence bear South 68 degrees, 45 minutes and 40 seconds West, along the Northwesterly right-of-way line of Duck Avenue, 48.83 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 404.87 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 146.42 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 74.10 feet; thence bear South 68 degrees, 45 minutes and 40 seconds West, 272.50 feet; thence bear South 21 degrees, 14 minutes and 20 seconds East, 478.97 feet to the Northwesterly right-of-way line of Duck Avenue; thence bear South 68 degrees, 45 minutes and 40 seconds West, 75.02 feet, back to the POINT OF BEGINNING, containing
 .19,46 acres.

SUBJECT TO easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; 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.

642 nu 213

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.



STADIUM MOBILE HOME PARK, INC.

By Vincent C. Kramay
President.

Attest: (Corporate Seal)

Patricia L. Kramay
Secretary

Executed in the Presence of:

Robert C. Lauer
Hilary A. Allaway

STATE OF FLORIDA.

ss.

COUNTY OF MONROE,

I HEREBY CERTIFY, that on this 1st day of February, A. D. 1976, before me personally appeared Vincent C. Kramay and Patricia L. Kramay, President and Secretary respectively of STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year last aforesaid.

Robert C. Lauer
Notary Public, State of Florida at Large.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 20, 1977
BONDED INTO GENERAL GUARANTEE AND INSURANCE

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
RECORD NUMBER

Property Record Card



Monroe County, FL

Summary

Parcel ID 00065030-000000
Account# 1065552
Property ID 1065552
Millage Group 10KW
Location 1213 14TH St, KEY WEST
Address
Legal KW NO 16 A PARCEL OF LAND LYING BETWEEN N ROOSEVELT BLVD & FLAGLER AVE & A PARCEL OF LAND LYING NORTHEASTERLY OF 14TH ST & KW KW FWDN SUB PLAT 2 PB1-189 PT LOTS 2,3 & 11 & ALL OF 12 OR254-3/5 OR457-558/561 OR642-211/213 OR642-216/17 (RE 5430 COMBINED WITH THIS PARCEL FOR 1993 TAX ROLL)
Description
 (Note: Not to be used on legal documents.)
Neighborhood 31100
Property Class TRAILER/RV PARKS (2801)
Subdivision Key West Foundation Co's Plat No 2
Sec/Twp/Rng 33/67/25
Affordable No
Housing



Owner

ISLAND-WEST INVESTMENT CORP
 1213 Glynn R Archer Jr Dr
 Ofc
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,328,570
= Just Market Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,328,570
= Total Assessed Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,328,570
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$9,328,570	\$9,328,570	\$9,328,570	\$9,328,570

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MOB HOME DRY (020D)	974,872.80	Square Foot	0	0

Yard Items

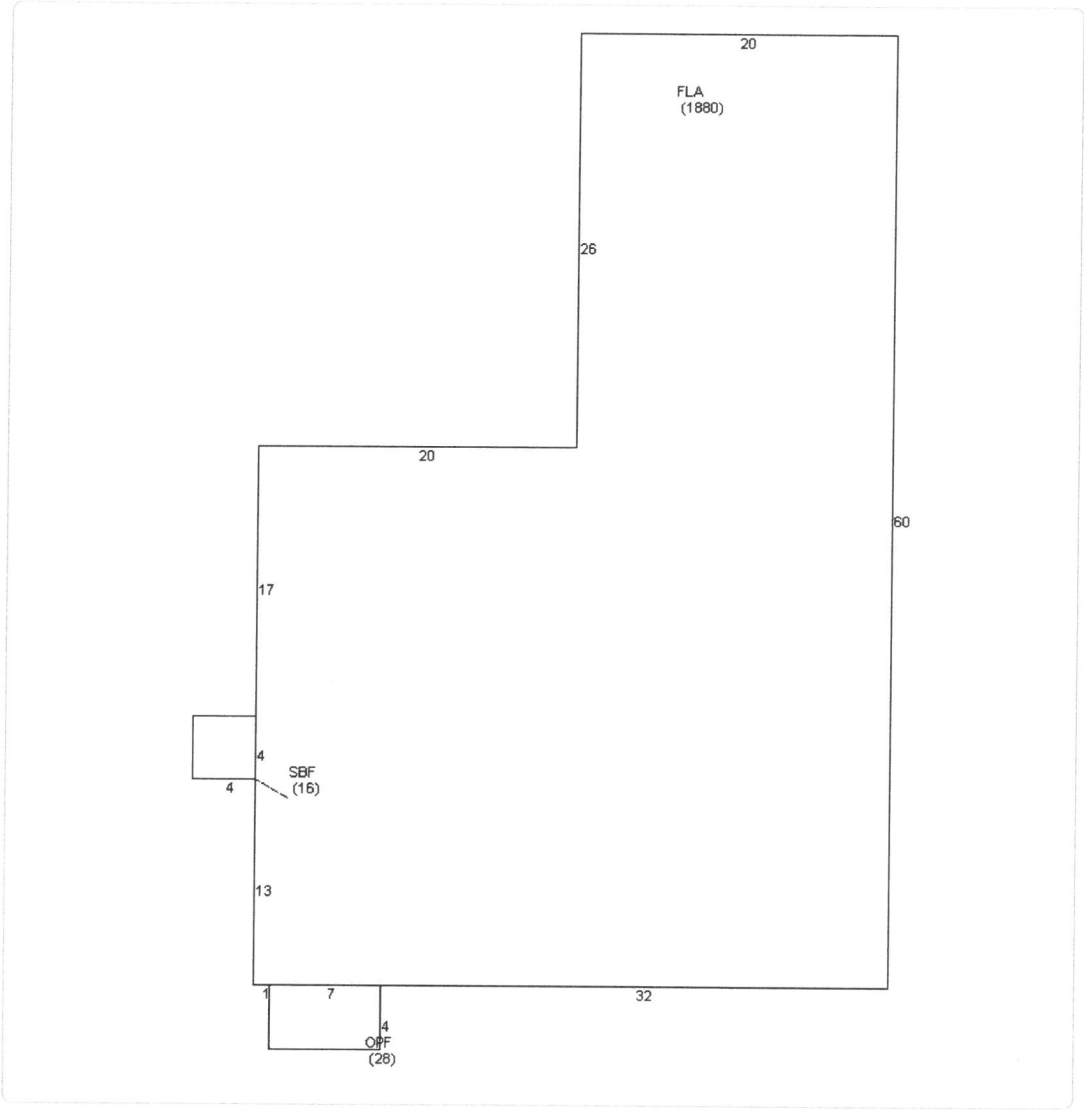
Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1964	1965	1	3 UT	1
CH LINK FENCE	1973	1974	1	14364 SF	1
FENCES	1975	1976	1	114 SF	5
ASPHALT PAVING	1979	1980	1	170700 SF	2
LC UTIL BLDG	1981	1982	1	32 SF	1

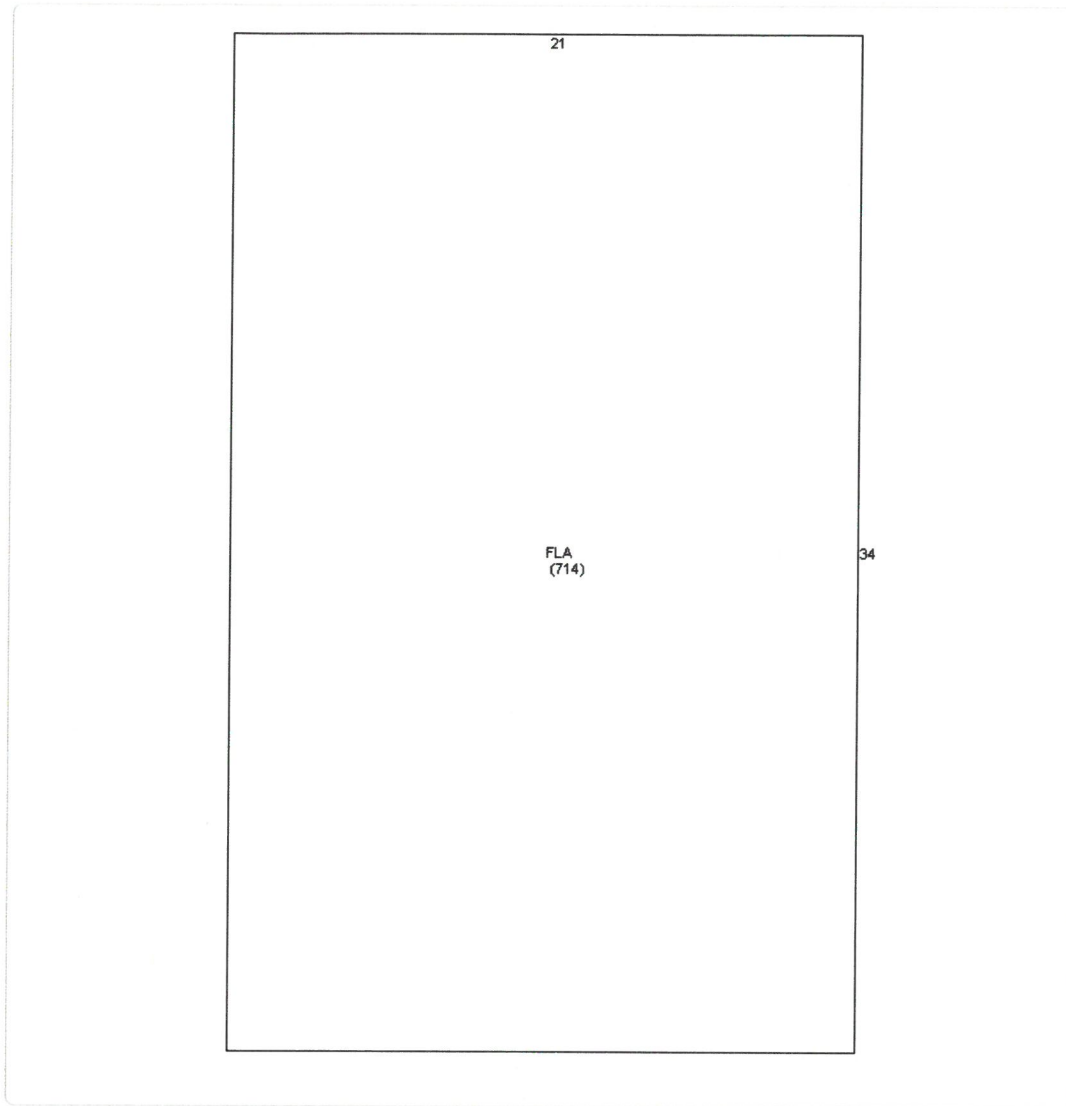
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1976	\$770,000	Conversion Code		642	216	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-0046	1/8/2019		\$600	Residential	AFTER THE FACT-MOBILE HOME-REMOVE WALL COVERING & INSULATION IN BEDROOM AND REPLACE W/SAME. REMOVE 2 WINDOWS IN BEDROOM & REPLACE W/SAME. REMOVE PLYWOOD FROM FLOOR AND REPLACE W/SAME. 12 X 11 FT ROOM N.O.C. EXEMPT.
2018-00003575	10/9/2018		\$0	Commercial	ELECTRICAL- MISC ELECTRICAL - HOOK-UP AFTER DEMO OF KITCHEN CABINETS AND DEMO OF BATHROOM. RECONNECT MICROWAVE REINSTALL ANY MISC OUTLETS AND SWITCHES. N.O.C. EXEMPT. GH
2018-00003574	10/2/2018		\$0	Commercial	INTERIOR PERMIT- RECONNECT KITCHEN SINK BATHROOM SINK MISC SHOWER AFTER DEMO OF KITCHEN CABINETS AND REWORK OF BATHROOM. N.O.C. EXEMPT. GH





Photos



Map



TRIM Notice

[Trim Notice](#)

2018 Notices Only

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

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

Last Data Upload: 4/11/2019, 12:08:40 PM

Version 2.2.13

Developed by
 **Schneider**
GEOSPATIAL

Quit Claim Deed

82290

642 MAY 216

QUIT CLAIM DEED

THIS INDENTURE, Made this 25th day of September, A. D. 1975,
 between STADIUM MOBILE HOME PARK, INC., a corporation existing under the
 laws of the State of Florida, having its principal place of business in
 the County of Monroe and State of Florida, party of the first part, and
 ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws
 of the State of Florida, having its principal place of business in the
 County of Monroe and State of Florida, whose mailing address is 1213
 Fourteenth Street, Key West, Florida 33040, party of the second part,
 WITNESSETH, that the said party of the first part, for and in consid-
 eration of the sum of One Dollar (\$1.00) and other good and valuable con-
 siderations, in hand paid by the said party of the second part, the receipt
 whereof is hereby acknowledged, has remised, released and quitclaimed, and
 by these presents does remise, release and quitclaim unto the said party of
 the second part all the right, title, interest, claim and demand which the
 said party of the first part has in and to the following described lots,
 pieces or parcels of land, situate, lying and being in the County of Monroe,
 State of Florida, to-wit:

A strip of land in the City of Key West, Florida and being more particularly
 described by metes and bounds as follows: COMMENCING at the Northeast
 Corner of Lot 15, according to the PLAT OF SURVEY OF LANDS ON THE ISLAND OF
 KEY WEST, MONROE COUNTY, FLORIDA, as recorded in Plat Book 3, Page 35, of
 the Public Records of Monroe County, Florida, bear North 57 degrees, 45
 minutes and 40 seconds East, along the Southerly right-of-way line of North-
 side Drive, 722.55 feet to the Northwest Corner of The Aldersgate Property;
 thence bear South 32 degrees, 14 minutes and 20 seconds East, along the
 Westerly Property Line of the Aldersgate, 897.91 feet to the Southerly
 right-of-way line of the Former F.E. C. Rwy.; thence bear South 68 degrees,
 41 minutes and 40 seconds West, along the Southerly right-of-way line of
 the Former F.E.C. Rwy., 29.34 feet to the POINT OF BEGINNING of the strip
 of land hereinafter described; from said POINT OF BEGINNING, continue bear-
 ing South 68 degrees, 41 minutes and 40 seconds West, along the Southerly
 right-of-way line of the Former F.E.C. Rwy., 189.69 feet, more or less;
 thence bear North 21 degrees, 14 minutes and 20 seconds West, 1.27 feet,
 more or less, to a Cyclone Fence; thence bear North 68 degrees, 41 minutes
 and 40 seconds East, along said Cyclone Fence, 185 feet, more or less;
 thence Southeasterly, 1.27 feet, more or less, back to the POINT OF
 BEGINNING.

FILED FOR RECORD
 MONROE COUNTY FLA
 MAY 21 1975
 CLERK OF COUNTY

THIS INSTRUMENT PREPARED
 BY JOSEPH E. SHERIFF OF
 LAW FIRM OF NEULETT & SHERIFF

ALSO:

A strip of land on the Island of Key West, Florida, and being more particularly described by metes and bounds as follows:

COMMENC'NG at the Southwest Corner of Block 21 of the KEY WEST FOUNDATION COMPANY'S SUBDIVISION, Plat No. 2, as recorded in Plat Book 1, Page 189, of the Public Records of Monroe County, Florida, bear North 68 degrees, 45 minutes and 40 seconds East, along the Northernly right-of-way line of Duck Avenue, 542.77 feet; thence bear North 21 degrees, 14 minutes and 20 seconds West, 172.87 feet; thence bear North 68 degrees, 45 minutes and 40 seconds East, 116.17 feet to the Easterly Property Line of The Stadium Mobile Home Apartments and the POINT OF BEGINNING of the strip of land hereinafter described; from said POINT OF BEGINNING, continue bearing North 68 degrees, 45 minutes and 40 seconds East, 1.0 foot, more or less, to a Cyclone Fence; thence bear North 21 degrees, 14 minutes and 20 seconds West, along said Cyclone Fence, 635.55 feet to the Southerly right-of-way line of the Former F.E.C. Rwy.; thence bear South 68 degrees, 41 minutes and 40 seconds West, along the Southerly right-of-way of the Former F.E.C. Rwy., 1.0 foot, more or less, to the Easterly Property Line of The Stadium Mobile Home Apartments; thence bear South 21 degrees, 14 minutes and 20 seconds East, along the Easterly Property Line of the Stadium Mobile Home Apartments, 635.55 feet, back to the POINT OF BEGINNING.

IN WITNESS WHEREOF, the said party of the first part has caused these

presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

Executed in the Presence of:

Robert F. Shaw
Helene G. Allmon

STADIUM MOBILE HOME PARK, INC.

By

President.

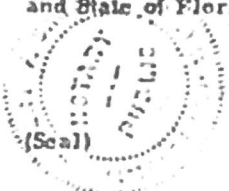
Attest: (Corporate Seal)

Secretary.

STATE OF FLORIDA, ss,
COUNTY OF MONROE,

I HEREBY CERTIFY. That on this 1st day of February, A. D. 1976, before me personally appeared Vincent Conkey and Patricia L. Kramay, President and Secretary respectively of STADIUM MOBILE HOME PARK, INC., a corporation existing under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to ISLAND-WEST INVESTMENT CORPORATION, a corporation existing under the laws of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

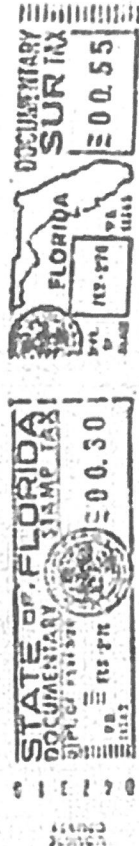
WITNESS my signature and official seal at Key West, in the County of Monroe and State of Florida, the day and year last aforesaid.



Robert F. Shaw

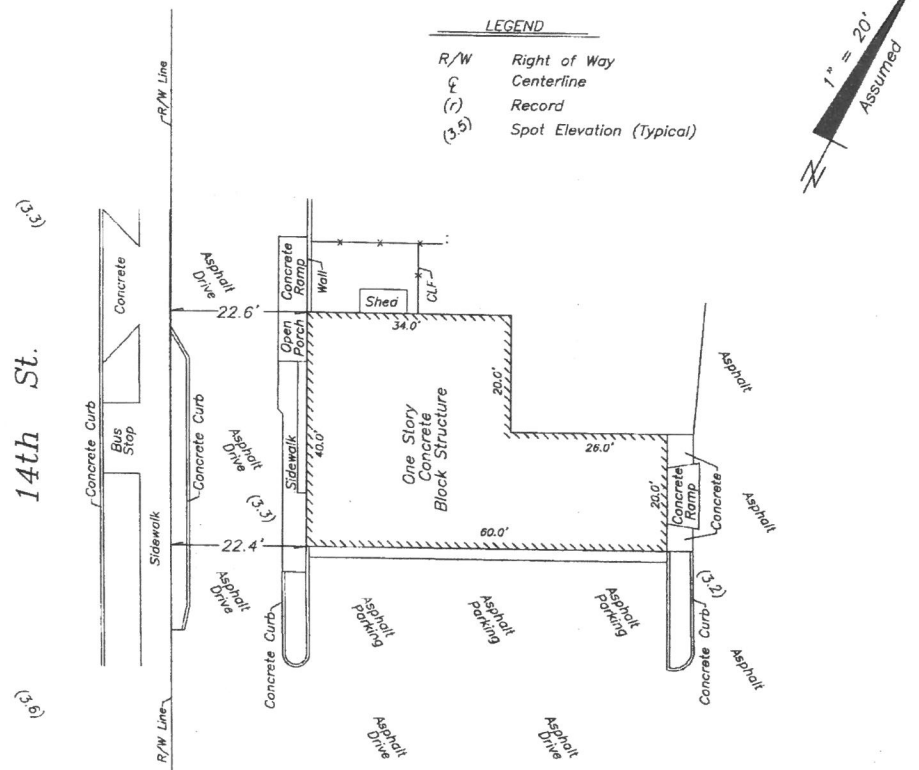
Notary Public, State of Florida at Large.

My commission expires



Survey

Specific Purpose Survey of a portion of STADIUM TRAILER PARK, Key West, FL



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1213 14th Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Adjoiners are not furnished.
10. The description contained herein and sketch do not represent a field boundary survey.
11. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.

SPECIFIC PURPOSE SURVEY TO SHOW THE OFFICE AT STADIUM TRAILER PARK

SPECIFIC PURPOSE SURVEY FOR: ISLAND-WEST INVESTMENT CORP.;

J. LYNN O'FLYNN, INC.

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

October 14, 2018

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

0-8458

FEMA's National Flood Hazard Layer (Official)



Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available:
<http://tinyurl.com/j4xwp5e>

USGS The National Map: Orthoimagery | National Geospatial-Intelligence Agency (NGA); Delta State
<http://tinyurl.com/j4xwp5e> Support: FEMAMapSpecialist@riskmapcds.com | U

Site Photos







Proposed Plans

CONSTRUCTION PLANS FOR 1213 14TH ST STADIUM MOBILE HOME PARK OFFICE RAISING



SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
1213 14TH STREET
KEY WEST, FL 33040

CLIENT:
GARY THE CARPENTER

Digitally signed
by Serge
Mashtakov P.E.
71480 State of
Florida
Date:
2019.03.25
13:43:35 -04'00'



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.	
SIGNATURE:	DATE:
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 11480	
REV. DESCRIPTION	DATE
1	FINAL
ARTIBUS DESIGN ENGINEERS AND PLANNING 3706 N. ROOSEVELT BLVD SUITE 208 KEY WEST, FL 33040 (305) 304-3612 WWW.ARTIBUSDESIGN.COM CA # 30935	
DESIGN: GARY THE CARPENTER PROJECT: OFFICE RAISING	
SITE: 1213 14TH STREET KEY WEST, FL 33040 TITLE: COVER	
TOTAL SHEETS: 3 AS SHOWN: 02/23/19 PROJECT: 1806-02 DATE: 1806-02	SHEET: 1 OF: 3 SCALE: G-100

SITE DATA:

TOTAL SITE AREA: ±974,872.80 SQ.FT. (22.38 ACRE)
LAND USE: MDR - SINGLE FAMILY
FLOOD ZONE: AE7

SETBACKS

FRONT:
REQUIRED 20 FT
EXISTING 20.5 FT
PROPOSED 16.1 FT
VARIANCE REQUIRED

STREET SIDE:
REQUIRED 10 FT
EXISTING 10 FT
PROPOSED NO CHANGE

SIDE:
REQUIRED 7 FT
EXISTING 7 FT
PROPOSED NO CHANGE

REAR:
REQUIRED 20 FT
EXISTING 20 FT
PROPOSED NO CHANGE

MAXIMUM HEIGHT: 35 FT
PROPOSED 21.5 FT
MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 50%
EXISTING NO CHANGE
PROPOSED NO CHANGE

MAXIMUM BUILDING COVERAGE:

REQUIRED 35%
EXISTING NO CHANGE
PROPOSED NO CHANGE

MINIMUM OPEN SPACE:

REQUIRED 35.0%
EXISTING NO CHANGE
PROPOSED NO CHANGE

NOTE: SMALL EXTENSION OF THE FRONT PORCH CREATES DE MINIMIS CHANGES TO BUILDING COVERAGE IN RELATION TO THE SIZE OF OVERALL PARCEL. NO SIGNIFICANT CHANGES TO IMPERVIOUS AREAS IS PROPOSED.

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL



Digitally signed by
Serge Mashtakov
P.E. 71480 State of
Florida
Date: 2019.06.13
14:50:15 -04'00'

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV DESCRIPTION: 00' DATE:
STATUS: FINAL



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 201
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30829

CLIENT: GARY THE CARPENTER

PROJECT: 1213 14TH STREET

SITE: 1213 14TH STREET
KEY WEST, FL 33040

TITLE: PROPOSED SITE DATA
SHEET NO. 1 OF 1
AS SHOWN 12/1/18 MHE
PROJECT NO. 1808-02 DRAWING NO. C-103
REVISION: 1

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by Serge
Mashtakov P.E.
71480 State of
Florida
Date: 2019.03.25
13:49:56 -04'00'



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SIGNATURE: _____
DATE: _____

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

DATE: _____
STATE: _____
FINAL

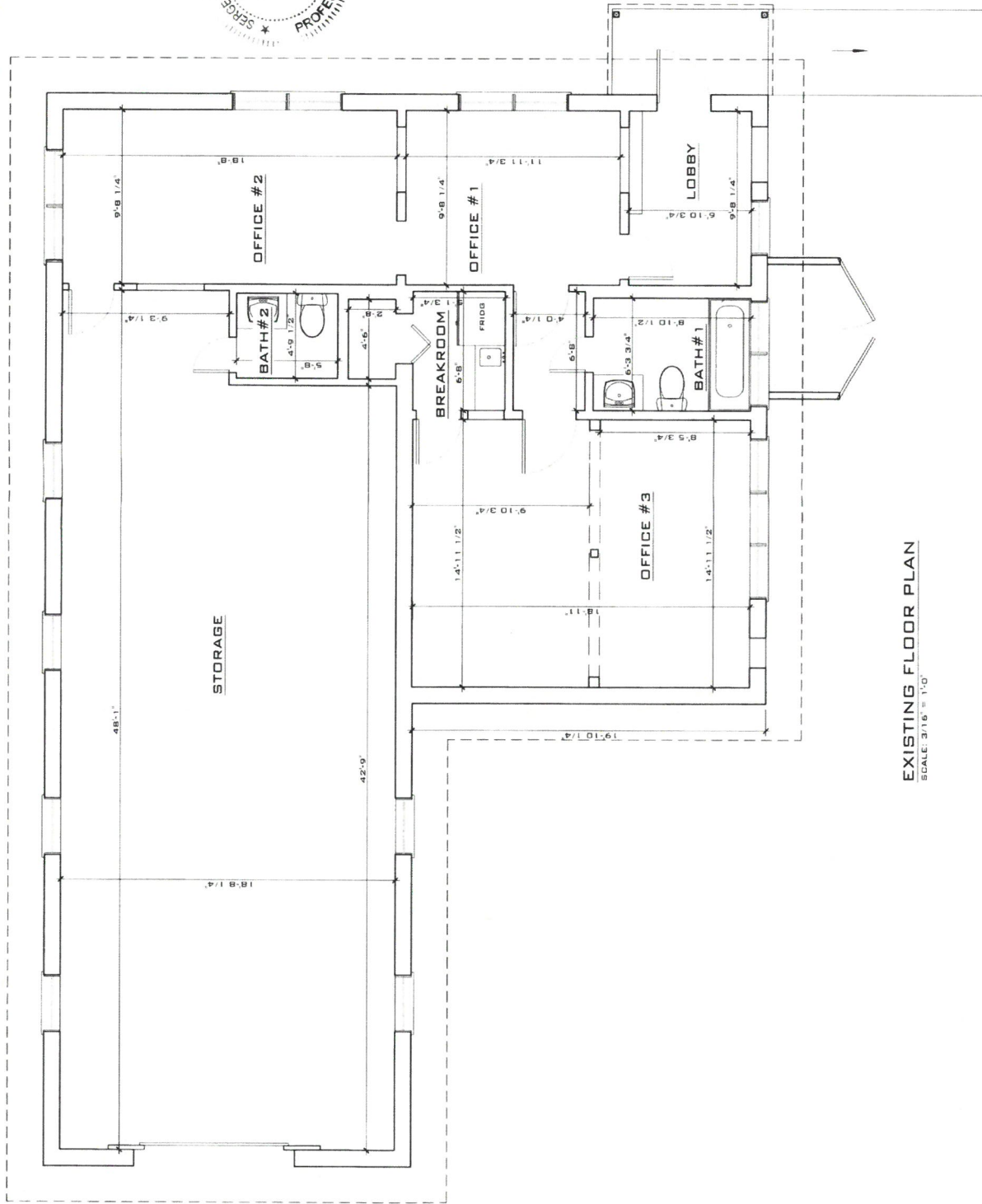
ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
TAMPA, FL 33604
(813) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

GARY THE CARPENTER

OFFICE RAISING

PROJECT	1213 14TH STREET
LOCATION	KEY WEST, FL 33040
DESCRIPTION	EXISTING FLOOR PLAN
DATE	02/23/19
BY	MNS
CHECKED BY	BAH
SCALE	AS SHOWN
REVISION	
1808-02	A-101
	1



EXISTING FLOOR PLAN
SCALE 3/16" = 1'-0"

A circular professional engineer seal for the State of Florida. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF FLORIDA" at the bottom, separated by two stars. The inner circle contains the text "SERGE MASHTAKOV" on the left and "LICENSE NO. 71480" on the right, also separated by two stars.

SIGNATURE: _____
DATE: _____

REV:	DESCRIPTION:
STATUS: FINAL	

ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30825

1213 14TH STREET

PROPOSED FLOOR PLAN

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408</
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OWN	02.25.19	MNS	BAK
	DRAWING NO.		REVISED

1-02	A-102	1
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PROPOSED FLOOR PLAN

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

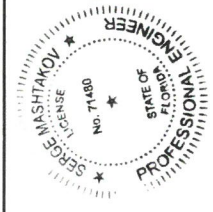
SCALE: 3/16" = 1'-0"



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

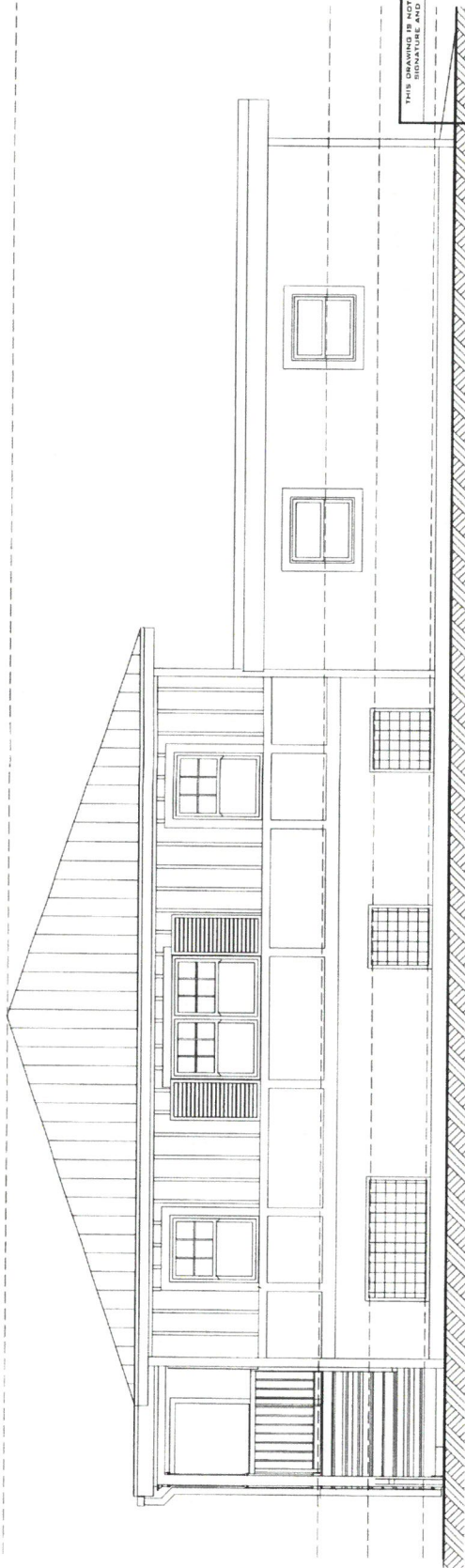


SCALE: 3/16" = 1'-0"



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Serge Mashtakov
P.E. 71480 State of
Florida
Date: 2019.03.25
13:51:13 -04'00'

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL		SIGNATURE: _____ DATE: _____ BERG MADIPALON PRINCIPAL STATE OF FLORIDA LICENSE NO 7148D		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">NO.</td> <td style="width: 33%;">REVISION</td> <td style="width: 33%;">DATE</td> </tr> <tr> <td>1</td> <td>FINAL</td> <td></td> </tr> </table>		NO.	REVISION	DATE	1	FINAL		ARTIBUS DESIGN ENGINEERING AND PLANNING					
NO.	REVISION	DATE															
1	FINAL																
ARTIBUS DESIGN 3705 N. ROOSEVELT BLVD SUITE 1-208 KNOX, MA 01902 TEL: 508-338-3340 FAX: 508-338-3341 WWW.ARTIBUSDESIGN.COM CA # 30835		GARY THE CARPENTER		1213 14TH STREET													
1213 14TH STREET KEY WEST, FL 33040		EXISTING FRONT/PROPOSED FRONT ELEVATION		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 16.6%;">DATE</td> <td style="width: 16.6%;">BY</td> <td style="width: 16.6%;">CHECK</td> <td style="width: 16.6%;">DATE</td> <td style="width: 16.6%;">BY</td> <td style="width: 16.6%;">CHECK</td> </tr> <tr> <td>1808-02</td> <td>A-106</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		DATE	BY	CHECK	DATE	BY	CHECK	1808-02	A-106				
DATE	BY	CHECK	DATE	BY	CHECK												
1808-02	A-106																



PROPOSED RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

DATE: 12/13/19
SCALE: 3/16" = 1'-0"
SHEET: 1 OF 1
PROJECT: 1213 14TH STREET

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KENDALL, FL 33040
(305) 304-3512
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CA # 30835

CLIENT: GARY THE CARPENTER

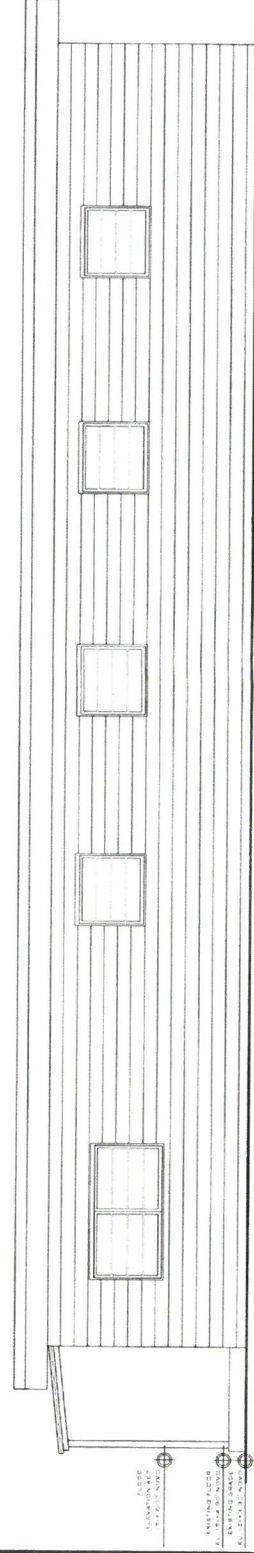
PROJECT: 1213 14TH STREET

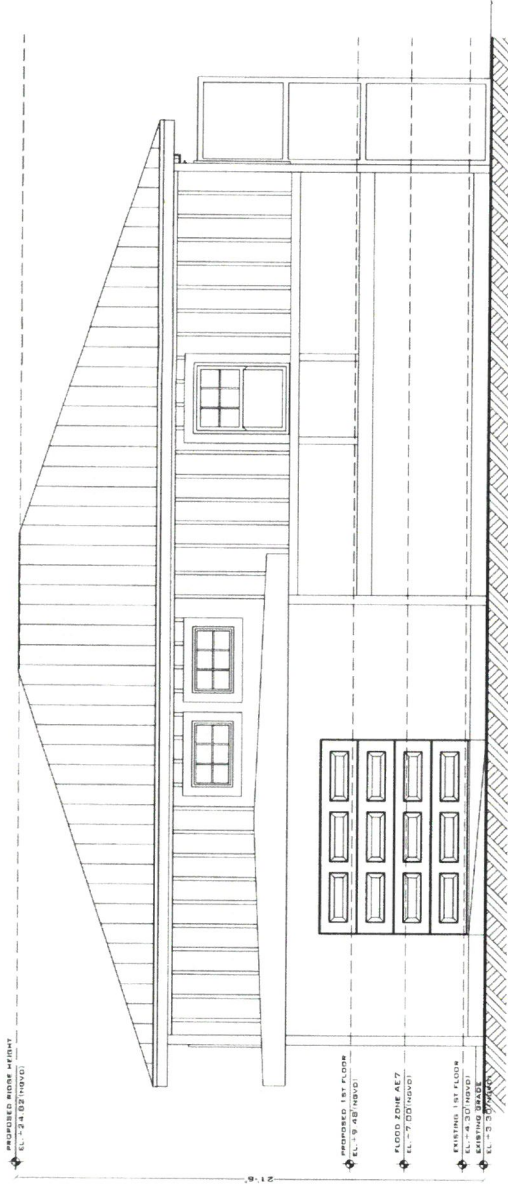
DATE:	12/13/19	14TH STREET
SCALE:	EXISTING ST SIDE ELEVATION/ PROPOSED ST SIDE ELEVATION	KEY WEST, FL 33040
STATE:	AS SHOWN	DATE: 12/13/19
PROJECT NO.:	1808-02	REVISION:
		1

Digitally signed by
Serge Mashtakov P.E.
71480 State of Florida
Date: 2019.03.25
13:51:30 -04'00'

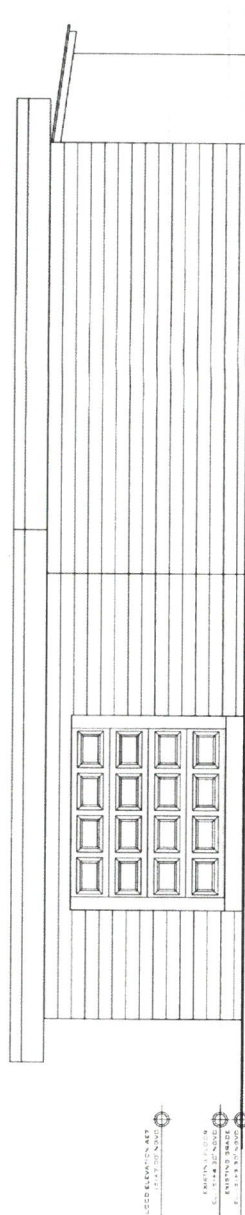


EXISTING RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"





PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



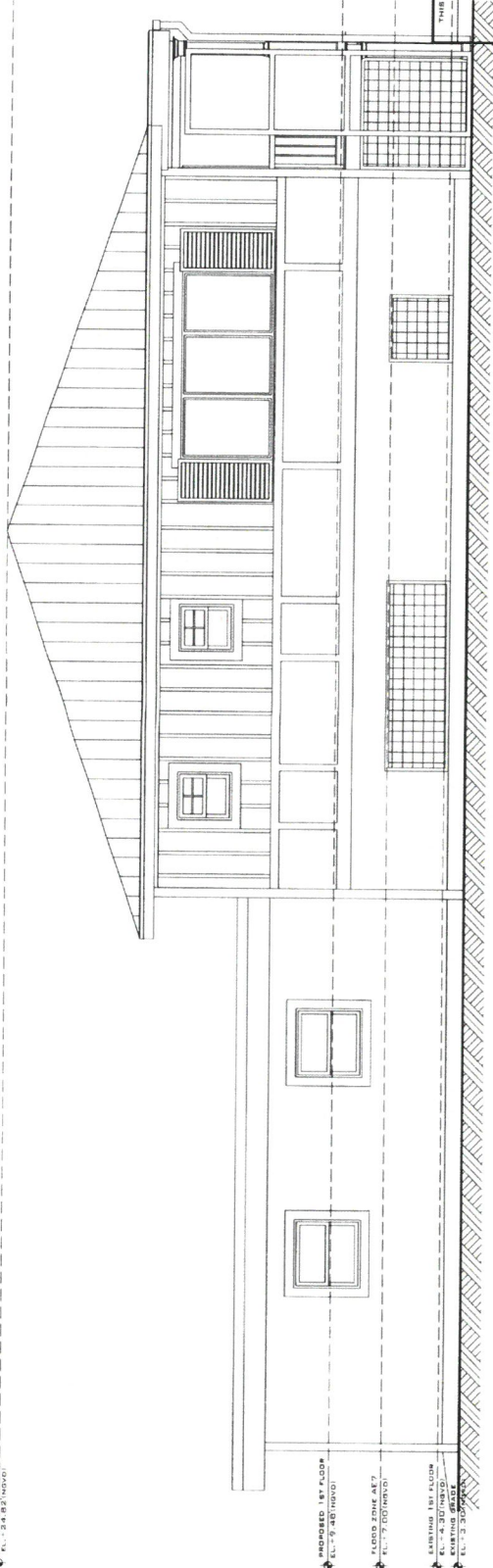
EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"

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by Serge
Mashtakov P.E.
71480 State of
Florida
Date: 2019.03.25
13:51:46 -04'00'



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SIGNATURE:	DATE:
SERGE MASHTAKOV PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480	
NO.	DESCRIPTION
1	FINAL
ARTIBUS DESIGN ENGINEERING AND PLANNING 3700 N. BROWNSVILLE BLVD SUITE 1208 KEY WEST, FL 33040 TEL: 305.836.1111 WWW.ARTIBUSDESIGN.COM CA # 30835	
CUSTOMER:	GARY THE CARPENTER
NO. 1213	1213 14TH STREET
1213 14TH STREET KEY WEST, FL 33040	
EXISTING REAR ELEVATION/ PROPOSED REAR ELEVATION	
DATE: 03/23/19	DATE: 03/23/19
PROJECT NO.: 1808-02	SCALE: A-108
1	

PROPOSED RIDGE HEIGHT
EL. 7.38.2 (10.50')



PROPOSED 1ST FLOOR
EL. 7.38.2 (10.50')

FLOORS 2ND, 3RD, 4TH
EL. 7.38.2 (10.50')

EXISTING 1ST FLOOR
EL. 7.38.2 (10.50')

PROPOSED LEFT SIDE ELEVATION

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

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by Serge
Mashtakov P.E.
71480 State of
Florida
Date: 2019.03.25
13:52:03 -04'00'



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

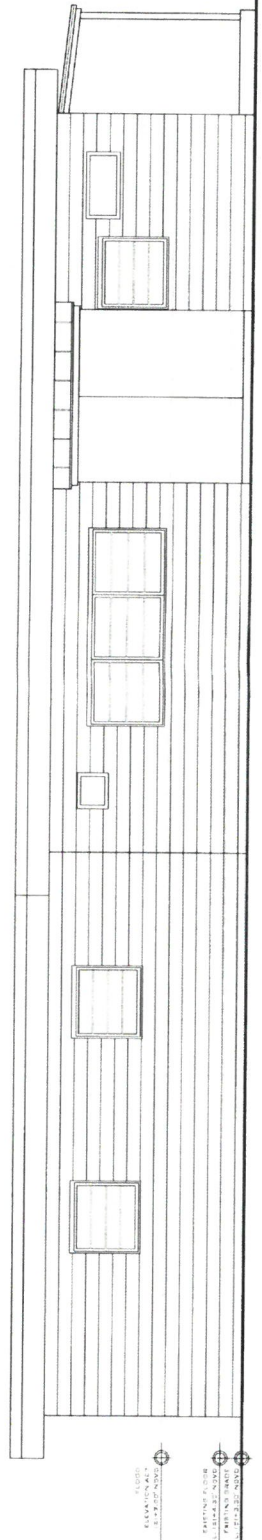
NO. DESCRIPTION REV. DATE
FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
1208 GOREVILL BLVD
KEY WEST, FL 33040
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: GARY THE CARPENTER
NO. 1213 14TH STREET

NO. 1213 14TH STREET
KEY WEST, FL 33040
EXISTING SIDE ELEVATION/
PROPOSED SIDE ELEVATION/
NO. 1213 14TH STREET
PROJECT NO. 1808-02
DATE: 2019.03.25
DRAWN BY: GARY THE CARPENTER
CHECKED BY: GARY THE CARPENTER
SCALE: 3/16" = 1'-0"



EXISTING SIDE ELEVATION

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

SYMBOL LEGEND

	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP
	CLASS 2-A FIRE EXTINGUISHERS (1) TOTAL
	VISUAL ALARM INTERCONNECTED WITH SMOKE DETECTORS AND FIRE ALARM (1) ANY

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

SENTE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

NO. DESCRIPTION: DATE:
STATUS: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3706 N. ROCKFELL BLVD
SUITE 1-208
MILWAUKEE, WI 53204-3500
(300) 304-3500
WWW.ARTIBUSDESIGN.COM
CA # 30835

GARY THE CARPENTER

1213 14TH STREET

1213 14TH STREET

KEY WEST, FL 33040

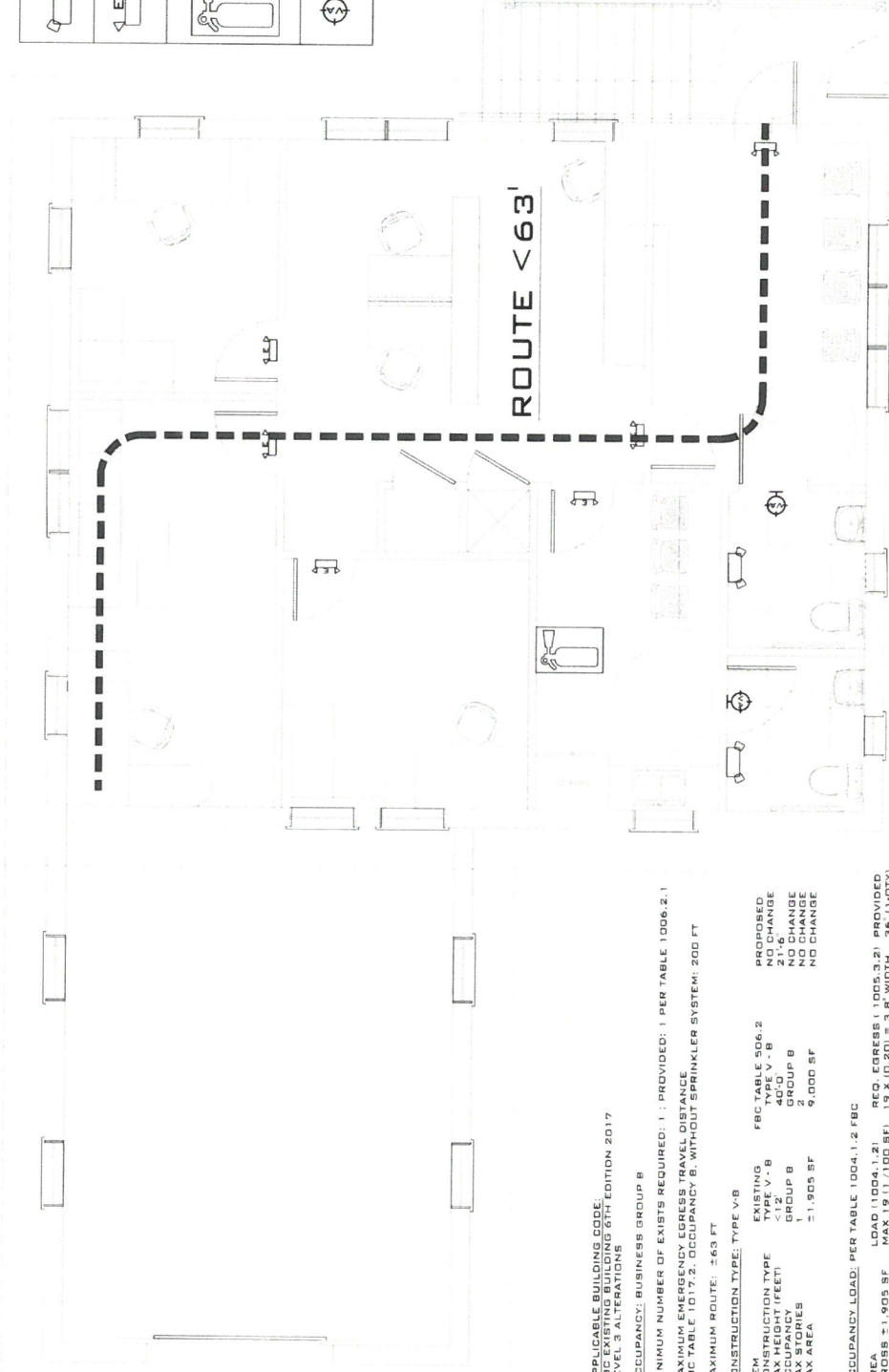
LIFE SAFETY PLAN

DATE: 02/27/19

PROJECT: 1808-02

LS-101

1



Digitally signed by
Serge Mashtakov
P.E. 71480 State of
Florida
Date: 2019.03.25
13:52:20 -04'00'



LIFE SAFETY PLAN

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

APPLICABLE BUILDING CODE:
FBC EXISTING BUILDING 6TH EDITION 2017
LEVEL 3 ALTERATIONS

OCCUPANCY: BUSINESS GROUP B

MINIMUM NUMBER OF EXITS REQUIRED: 1; PROVIDED: 1 PER TABLE 1006.2.1

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE
PER TABLE 1017.2: OCCUPANCY B, WITHOUT SPRINKLER SYSTEM: 200 FT

MAXIMUM ROUTE: 263 FT

CONSTRUCTION TYPE: TYPE V-B

ITEM: EXISTING
CONSTRUCTION TYPE: TYPE V-B
MAX HEIGHT (FEET): 12
OCCUPANCY: GROUP B
MAX AREA: 9,000 SF

PROPOSED
MAX HEIGHT (FEET): 21'-0"
OCCUPANCY: GROUP B
MAX AREA: 9,000 SF

OCCUPANCY LOAD: PER TABLE 1004.1.2 FBC

AREA: GROSS ± 1,905 SF
LOAD 1004.1.2: REQ. FLOOR ± 1,005.3 (2) PROVIDED
MAX 19 (1,100 SF) 19 X (0.20) = 3.8' WIDTH 36 (1,100 FT)

FBC TABLE 904.3(1)
FIRE EXTINGUISHERS CLASS: 2-A
MAXIMUM FLOOR AREA PER EXTINGUISHER: 3,000 SF
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER: 75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP M

THE BUILDING SHALL NOT BE EQUIPPED WITH A FIRE
ALARM & DETECTION SYSTEM PER FBC (F) 907.2.2

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, Kenneth L Harding as
Please Print Name of person with authority to execute documents on behalf of entity

President of Island-West Investment Corp.
Name of office (President, Managing Member) *Name of owner from deed*

authorize 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.

Kenneth L Harding Pres.
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 10/12/17
Date

by Kenneth L Harding
Name of person with authority to execute documents on behalf of entity owner

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

Yuneisi Canizares Garcia
Notary's Signature and Seal

Yuneisi Canizares Garcia
Name of Acknowledger typed, printed or stamped

No FF242724
Commission Number, if any



Detail by Entity Name

Florida Profit Corporation

ISLAND-WEST INVESTMENT CORPORATION

Filing Information

Document Number 484264
FEI/EIN Number 59-1638922
Date Filed 09/11/1975
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 12/30/1997
Event Effective Date NONE

Principal Address

1213 14TH STREET
KEY WEST, FL 33040-4100

Changed: 01/13/2005

Mailing Address

1213 14TH STREET
KEY WEST, FL 33040-4100

Changed: 01/13/2005

Registered Agent Name & Address

MORGAN, HUGH J
317 WHITEHEAD STREET
KEY WEST, FL 33040

Address Changed: 02/18/2003

Officer/Director Detail**Name & Address**

Title STD

HARDING, RICHARD A
PO BOX 905
TERRY, MT 59349-0905

Title VD

HARDING, JEFFREY A
PO BOX 905
TERRY, MT 59349-0905

Title PD

HARDING, KENNETH L
1213 14TH STREET
KEY WEST, FL 33040-4100