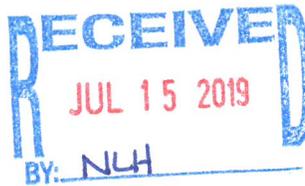


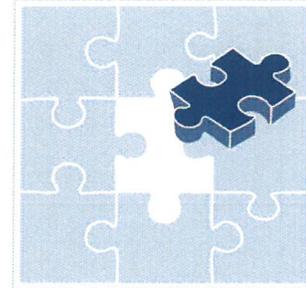
Application

07/15/19

Mr. Patrick Wright, Planning Director
City of Key West
1300 White Street
Key West, FL 33040



TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Re: 1701 Laird Street (RE No. 00060660-000000)
After-the-fact Variance Request Sec. 122-1181

Dear Patrick,

The attached variance application is for a gateway structure¹ built as part of the overall single-family home project. It appears that poorly drawn plans created confusion with regard to the permissibility of the gateway. Permit No. 2017-3557² was issued for the wall and gate, but the plans submitted did not indicate the cantilevered overhang.

The gateway structure was constructed contemporaneously with all the other property improvements. Upon final inspection, the City realized that the gateway structure itself had not been specifically reviewed or approved during the plan review process; and based on the current policy of the building department, the structure would require a variance.

This application is in response to the City's finding that the gateway had not been specifically reviewed and approved.

Background:

Prior to a 2014 change in policy, gateway structures were treated similarly to carports; i.e. permitted by right, as a normal part of the permitting process. Within this area of town, gateway structures are a common pedestrian-oriented feature in front yards³. Since 2014, gate-related structures have been treated as accessory structures and, as such, require a variance to Sec. 122-1181ⁱ.

1701 Laird Street is in the Single-Family ("SF") district adjacent to the area commonly known as the "Casa Marina District". This area is characterized generally by larger lot sizes and bigger homes with shared architectural features including gateway entrance structures.

The attached application demonstrates the special circumstances, the conditions not created by the applicant, special privileges not conferred, existing hardship conditions, the minimum variance request, the fact the variance will not be injurious to the public welfare, and that existing nonconforming uses of other property are not considered as the basis for this approval.

Thank you for your time and consideration in this matter. Please don't hesitate to call me if you have any questions or need additional information.

¹ Attachment A, Gateway structure

² Attachment B, permit application 17-3557

³ Attachment C, photos

Sincerely,



Lori Thompson

ⁱ Sec. 122-1181. - Permitted and restricted uses.

Accessory uses or structures as defined in section 86-9 shall be allowed in all districts. Such accessory uses or structures shall be permitted by right in a subject district if the principal use is a permitted use; however, the accessory use or structure shall be a conditional use if the principal use is a conditional use. No accessory uses or structure shall be erected in any required front or side yard, and the accessory uses or structure shall not cover more than 30 percent of any required rear yard. No separate accessory structures shall be erected less than five feet of any lot line. Accessory buildings must be constructed simultaneously with, or following, the construction of the main building and shall not be used until after the principal structure has received a certificate of occupancy. Erection of tents is prohibited. Hot tubs, whether fixed or movable, shall be considered accessory structures for the purpose of setbacks.

Attachment A

1701 Laird Street Gateway Feature Variance Request



COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC
 \$50.00 APPLICATION FEE NON-REFUNDABLE

Attachment B



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		INITIALS	DATE
		17-3557		DS	9/26/17
FLOODPLAIN PERMIT		ZONING		REVISION #	
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT		
			YES NO %		

ADDRESS OF PROPOSED PROJECT:
 RE # OR ALTERNATE KEY:
 NAME ON DEED:
 OWNER'S MAILING ADDRESS:
 CONTRACTOR COMPANY NAME:
 CONTRACTOR'S CONTACT PERSON:
 ARCHITECT / ENGINEER'S NAME:
 ARCHITECT / ENGINEER'S ADDRESS:

1701 LAIRD		# OF UNITS
KEY WEST		1
SOLARIS PHOTO	PHONE NUMBER	
190 ROLBISHDP	EMAIL	
PARTRNENT PUB DEC 60A 2ND	PHONE NUMBER	
DENIS SAUDIK CONST	305 304-1370	
DENIS SAUDIK	EMAIL	
	PHONE NUMBER	
	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: \$6500.00

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.

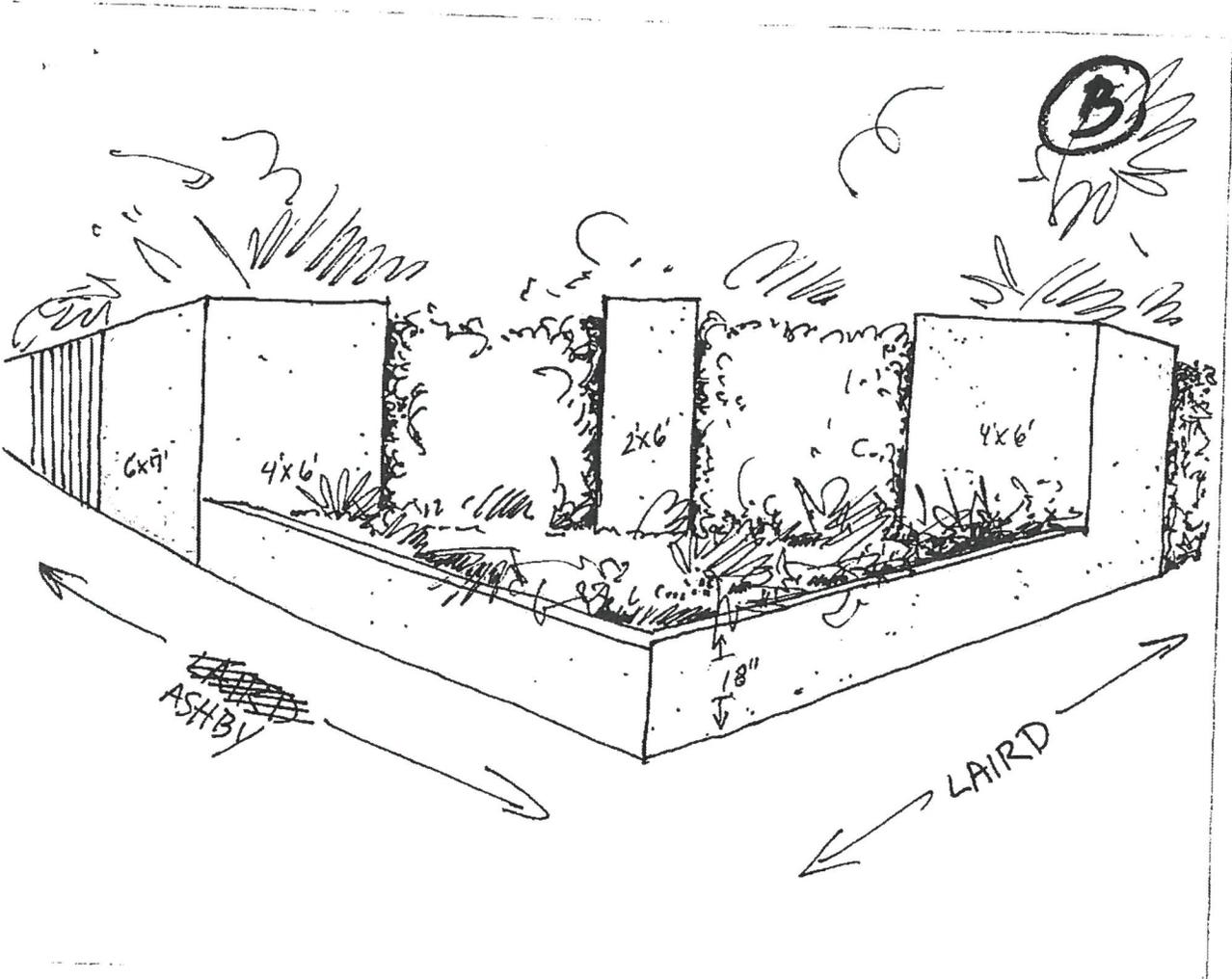
DETAILED Project Description... (The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope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

BUILT 40' LIN OF CONCRETE BLOCK WALL AS PER PLAN. INSTALL 30' LIN OF CHAIN LINK FENCE ON FRONT OF PARPETS. INSTALL 80' LIN' OF 6' STICKROCK FENCE ON THE NORTHSIDE OF PROPERTY

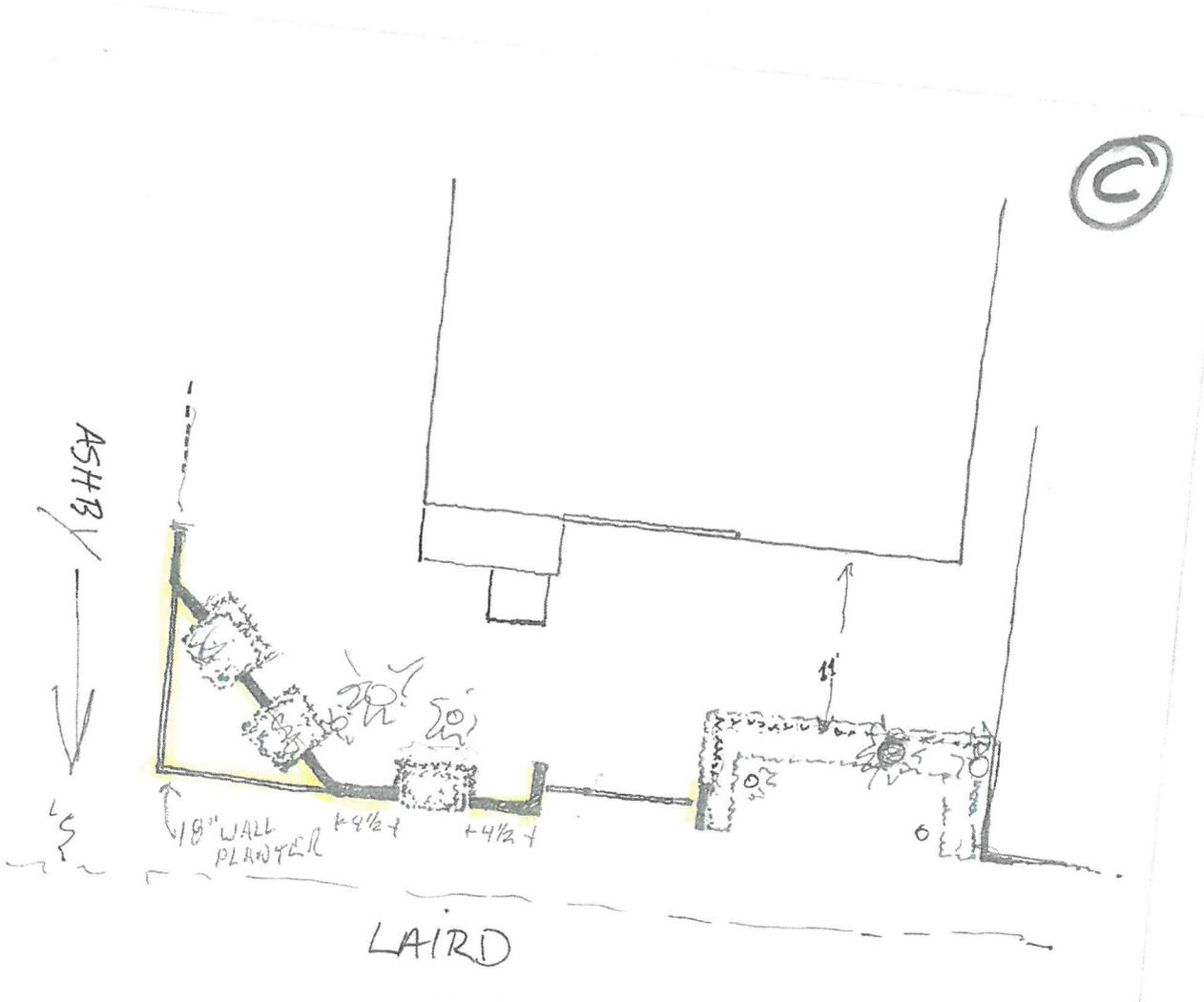
Printed name of property owner or licensed contractor. DENIS SAUDIK	Signature. <i>[Signature]</i>
Notary Signature as to applicant, State of Florida, County of Monroe, Sworn to and subscribed before me.	
Personally known or produced as identification.	<i>[Signature]</i> 9/26/17

Oper: KEYUSRC Type: EP Drawer: 1
 Date: 9/27/17 57 Receipt no: 28060
 2017 3557
 PT * BUILDING PERMITS-NEW
 1.00 \$50.00
 Trans number: 3114701
 CK CHECK 18500 \$50.00
 Trans date: 9/27/17 Time: 9:51:17

Attachment B



Attachment B



MASONRY FENCE
UP TO 5 FEET

Attachment B

FOR FENCE HEIGHT
LIMITATION SEE '00

ENTIRE FOUNDATION
& WALL TO BE WITHIN
YOUR PROPERTY

VARIES

10" X 16" FOOTER WITH
TWO #5 REBAR CONT. ON
WELL COMPACTED SOIL

MINIMUM 2500 PSI CONCRETE

MASONRY FENCE
OVER 5 FEET

THIS DESIGN TO HAVE 8" X 12"
CONCRETE (2500 PSI MIN.)
COLUMNS AT ALL ENDS,
CORNERS, AND INTERVALS NOT
EXCEEDING 20' ON CENTER.
ALL COLUMNS SHALL BE REIN-
FORCED WITH NOT LESS THAN
4-#5 VERTICAL REBAR DOWELED
TO THE FOOTING BELOW.

ENTIRE FOUNDATION
& WALL TO BE WITHIN
YOUR PROPERTY

12"

8" X 12" TIE BEAM WITH TWO
#5 REBAR CONT.

8" CBS WALL

12" X 20" FOOTER WITH
TWO #5 REBAR CONT. ON
WELL COMPACTED SOIL

MINIMUM 2500 PSI CONCRETE

WOOD FENCE

All fence applications
must include a survey of
the property showing
location of fence and all
gates. All corner
property lots must show
clear line of site.

4' or 6'

FENCE WOOD

4" X 4" WOOD POST
(pressure treated)
spaced approx. 10' O.C. Max.

EXISTING GRADE

CONCRETE

2+ AUGER HOLE

b

Attachment C



1307 Laird

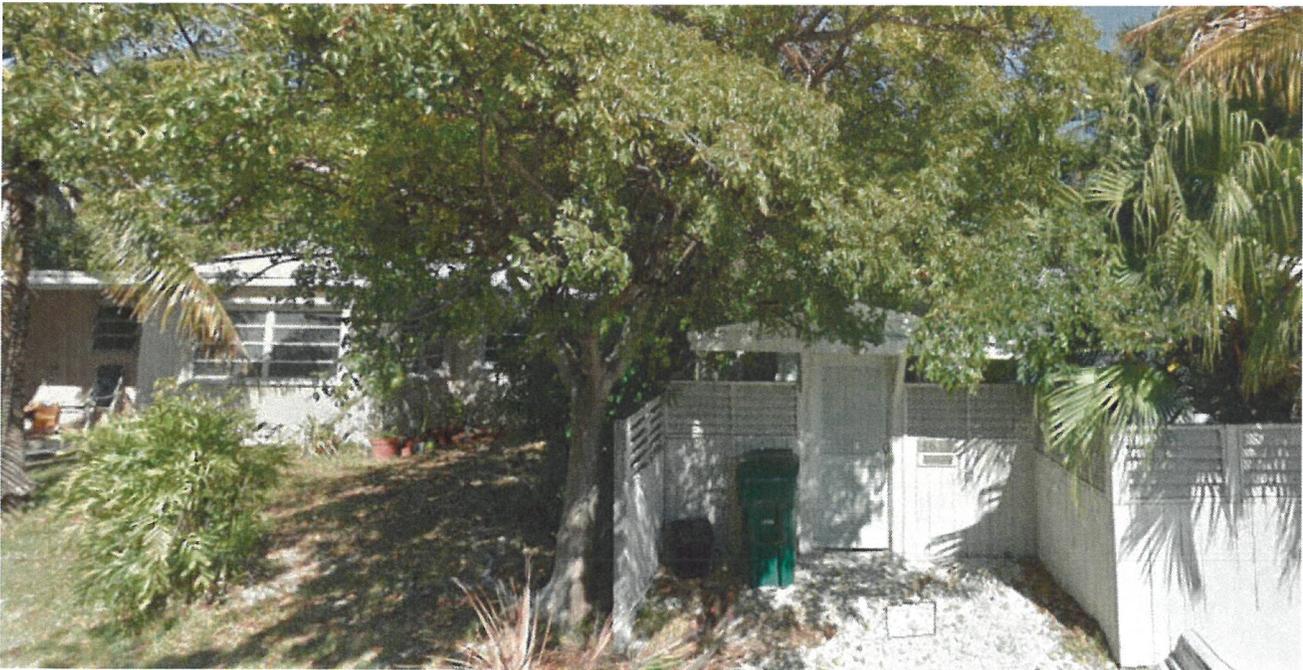


1311 Laird

Attachment C



1410 Laird



1610 Laird

Attachment C



1708 Laird



1724 Laird

Attachment C



Ashby/Laird (across from subject property)



Ashby

Attachment C



1418 Patricia



1706 Patricia

Attachment C



1617 George



1619 Rose

Attachment C



1620 Rose



1621 Rose



1600 Block Steven Ave.



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: 1701 Laird Street

Zoning District: SF Real Estate (RE) #: 00060660-000000

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: Solaris Photo/Design Inc.

Mailing Address: 120 Rue Bishop

City: Portneuf State: Quebec Zip: G0A2Y0

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:

Newly constructed (2017/2018) two-story SFR on a previously vacant lot. Front wall features a recessed front entry gate with cantilevered roof.

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

This is an after-the-fact variance request to code section 122-1181 to allow an accessory structure along the front lot line.

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE 7			
Size of Site	5,434.0 sf.			
Height	25 ft		No change	
Front Setback	20 ft	20 ft	0 ft for Entry Gate	0'-0" for accessory
Side Setback	5 ft	5 ft	No change	
Side Setback	5 ft	NA	No change	
Street Side Setback	10 ft	10 ft	No change	
Rear Setback	25 ft	25 ft	No change	
F.A.R	1.0%	NA	No change	
Building Coverage	35%	30.4%	No change	
Impervious Surface	50%	47% (2574 sf)	No change	
Parking	1 space/res unit	1 space	No change	
Handicap Parking	NA	NA	No change	
Bicycle Parking	NA	NA	No change	
Open Space/ Landscaping	35%	48% (2647 sf)	No change	
Number and type of units	1 SFR	1 SFR	No change	
Consumption Area or Number of seats	NA	NA	No change	

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 conditions do exist. This property is located within the SF zoning district adjacent to the Casa Marina district. Similar lot sizes and architecture extend throughout the neighborhood. Distinctive walls and gateway structures are common features of the streetscape, which under previous policy were permitted by right.

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

Conditions are not created by the applicant. The existing streetscape and common features of the district were established prior to the construction of this residence. A change in policy c. 2014 created a change which no longer allowed gatehouses to be constructed by right.

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. The granting of this variance will allow this property to conform to the special circumstances and character of this neighborhood. Gateway structures are a common feature of the streetscape.

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 city's former policy of allowing gateway structures by right would deprive the current property owner of rights commonly enjoyed by others in this neighborhood. It also deprives the owner security while allowing shelter to visitors while waiting entry.

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 to make reasonable use of the land and structure without negatively impacting the character of the neighborhood and the reasonable expectations of the property owner based on long standing permitting policy of allowing gateway structures by right.

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.

The granting of this variance is not injurious to the public welfare or detrimental to the public interest. The granting of this variance will allow a consistency in the streetscape and maintain a common pedestrian-oriented feature already common throughout the neighborhood.

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 property is 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

This Warranty Deed is being re-recorded to correctly reflect the Grantee's Corporate Status.

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

Doc# 2053462 11/17/2015 10:49AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 2060241 01/15/2016 9:46AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

11/17/2015 10:49AM
DEED DOC STAMP CL: Krys \$2,275.00

\$325,000.00

Doc# 2060241
Bk# 2778 Pg# 306



Warranty Deed

Doc# 2053462
Bk# 2770 Pg# 128

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 13th day of November A. D. 2015,

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

Whose address is 255 Beavertail Road, Jamestown, RI 02835-2722
the County of , in the State of Rhode Island, party of the first part, and

SOLARIS PHOTO/DESIGN INC., a Florida Corporation
Foreign

Whose address is 120 Bishop Portneuf, QC Canada G0A 2Y0
the County of , party of the second part,

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

On the Island of Key West and known as Lot 45 and the Southwesterly 20.25 feet of Lot 44, in Square 4, Tract 29, of Sociedad Anonima (a/k/a Key West Land Buyers Association), plat of which is recorded in Plat Book 1, Page 22, of the Public Records of Monroe County, Florida.

SUBJECT TO taxes for the year 2016 and subsequent years.
SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

Parcel Identification Number: 00060660-000000
Alternate Key Number: 1061093
Property Address: 1701 Laird Street, 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 [Signature]

Printed Wendy Gonzalez

[Signature]

BERNARD M. WHARTON

#2 [Signature]

Printed Michelle Hunt

[Signature]

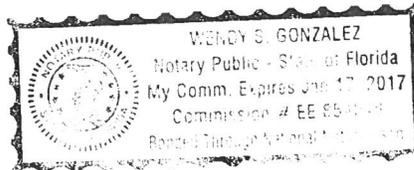
JENNIFER WALSH

State of ~~Rhode Island~~
Florida

County of MONROE

The foregoing instrument was acknowledged before me this November 12, 2015, by BERNARD M. WHARTON AND JENNIFER WALSH who is personally known to me or who has/have produced RI Drivers License as identification and who did (did not) take an oath.

[Signature]
NOTARY PUBLIC
SEAL:



CD-5371



Property Record Card

qPublic.net™ Monroe County, FL

Summary

Parcel ID 00060660-000000
 Account# 1061093
 Property ID 1061093
 Millage Group 10KW
 Location 1701 LAIRD St, KEY WEST
 Address
 Legal KW LAND BUYERS ASSN PB1-22 PT LT 44 AND ALL LT 45 SQR 4 TR 29
 Description OR273-478/80 OR806-2371/73 OR828-1739 OR1112-711 OR1362-2215/16
 OR2251-1259 OR2405-1681/82 OR2514-589/90 OR2628-2198/99 OR2770-128/29
 OR2778-306/07C
 (Note: Not to be used on legal documents.)
 Neighborhood 6171
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Key West Land Buyers Assn
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

SOLARIS PHOTO/DESIGN INC
 120 RUE BISHOP
 PORTNEUF QUEBEC G0A 2Y0

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$17,462	\$4,116	\$4,476	\$4,033
+ Market Land Value	\$335,550	\$335,550	\$272,542	\$245,288
= Just Market Value	\$353,012	\$339,666	\$277,018	\$249,321
= Total Assessed Value	\$335,192	\$304,720	\$277,018	\$249,321
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$353,012	\$339,666	\$277,018	\$249,321

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	5,434.00	Square Foot	61.75	88

Buildings

Building ID 62894
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2512
 Finished Sq Ft 1581
 Stories 2 Floor
 Condition EXCELLENT
 Perimeter 0
 Functional Obs 0
 Economic Obs 0
 Depreciation % 0
 Interior Walls WD PANL/CUSTOM
 Exterior Walls CUSTOM
 Year Built 2018
 EffectiveYearBuilt 2018
 Foundation CONC PILINGS
 Roof Type FLAT OR SHED
 Roof Coverage MEMBRANE
 Flooring Type CERM/CLAY TILE
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 2
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 700
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	715	0	272
FLA	FLOOR LIV AREA	1,581	1,581	250
OUU	OP PR UNFIN UL	216	0	60
TOTAL		2,512	1,581	582

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	2017	2018	1	180 SF	2
FENCES	2011	2012	1	876 SF	2
WOOD DECK	2018	2019	1	405 SF	4
CH LINK FENCE	2018	2019	1	128 SF	2
FENCES	2018	2019	1	240 SF	5
FENCES	2018	2019	1	528 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/12/2015	\$0	Warranty Deed		2778	306	11 - Unqualified	Vacant
11/12/2015	\$325,000	Warranty Deed		2770	128	02 - Qualified	Vacant
5/14/2013	\$299,000	Warranty Deed		2628	2198	02 - Qualified	Vacant
4/20/2011	\$315,000	Warranty Deed		2514	589	05 - Qualified	Vacant
12/17/2008	\$100	Quit Claim Deed		2405	1681	J - Unqualified	Improved
4/1/1981	\$40	Warranty Deed		828	1739	U - Unqualified	Vacant

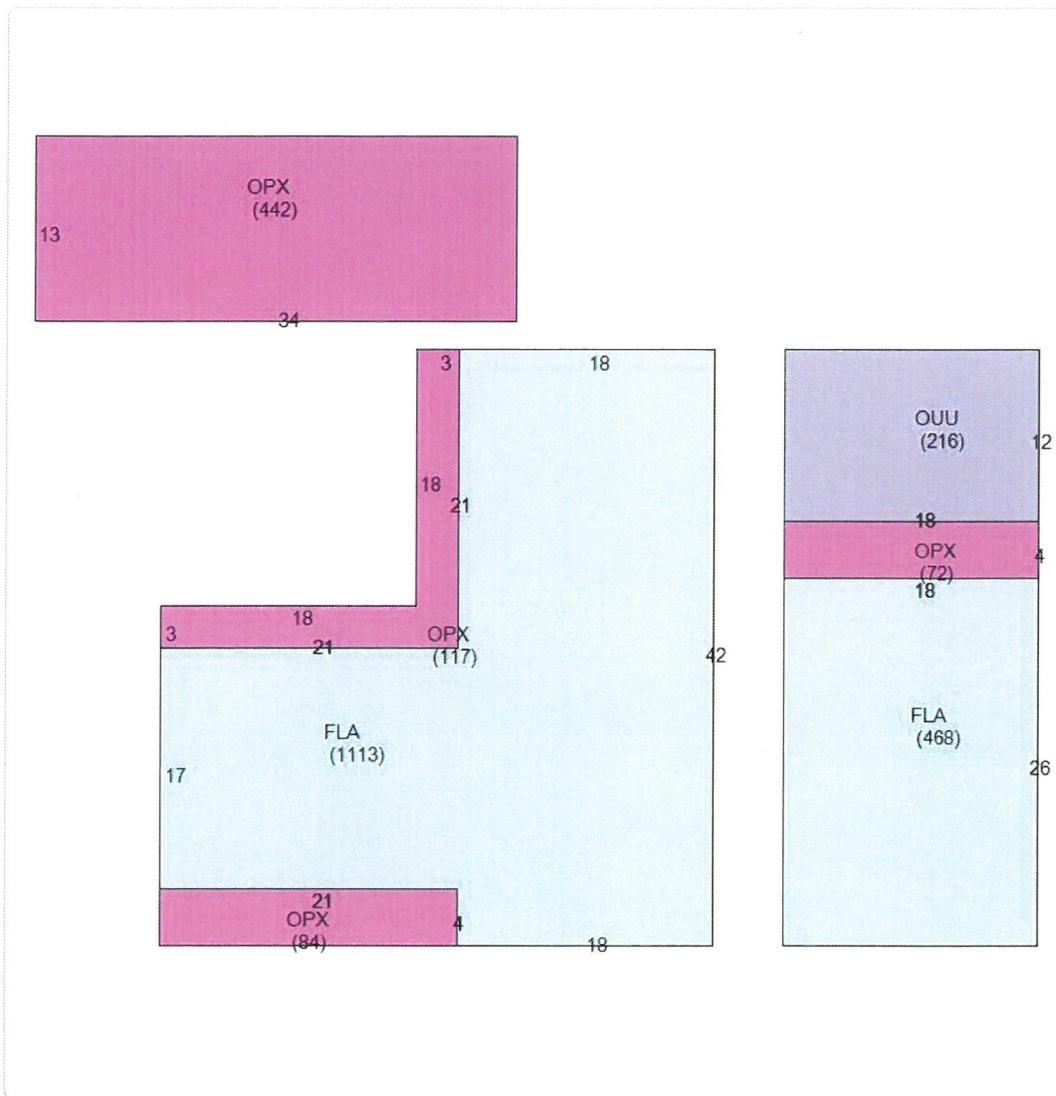
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3557	11/9/2017	6/14/2018	\$6,500	Residential	BUILD 40 LIN OF CONCRETE BLOCK WALL AS PER PLAN. INSTALL 32' LN OF CHAIN LINK FENCE ON FRONT OF PROPERTY. INSTALL 88 LIN ' OF 4' STOCKADE FENCE ON THE NORTH SIDE OF PROPERTY WITH 2' LATTICE.
17-438	2/3/2017	12/6/2017	\$41,850	Residential	INSTALL NEW SHOTCRETE POOL RESIDENTIAL 9'X20' WITH NEW EQUIPMENT.
17-277	1/25/2017	11/2/2017	\$500	Residential	ELECTRIC
16-4875	12/23/2016		\$19,000	Residential	BUILT A 350 SF PAVILLION AS PER PLANS.
16-1817	5/6/2016	11/29/2018	\$460,000	Residential	CONSTRUCT NEW SINGLE FAMILY HOME.
16-1818	5/6/2016	11/1/2017	\$16,000	Residential	ELECTRICAL ONLY
16-1819	5/6/2016	10/30/2017	\$7,950	Residential	MECHANICAL ONLY
16-1820	5/6/2016	10/31/2017	\$20,025	Residential	ROOFING
16-1821	5/6/2016	6/14/2018	\$10,000	Residential	PLUMBING ONLY

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: 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: 5/1/2019, 5:31:26 AM

Version 2.2.16

Developed by

 Schneider
 GEOSPATIAL

Survey

MAP OF BOUNDARY SURVEY

LOT 45 AND THE SOUTHWESTERLY 20.25' LOT 44

SOCIEDAD ANONIMA A/K/A KEY WEST LAND BUYERS ASSOCIATION

PLAT BOOK 1, PAGE 22

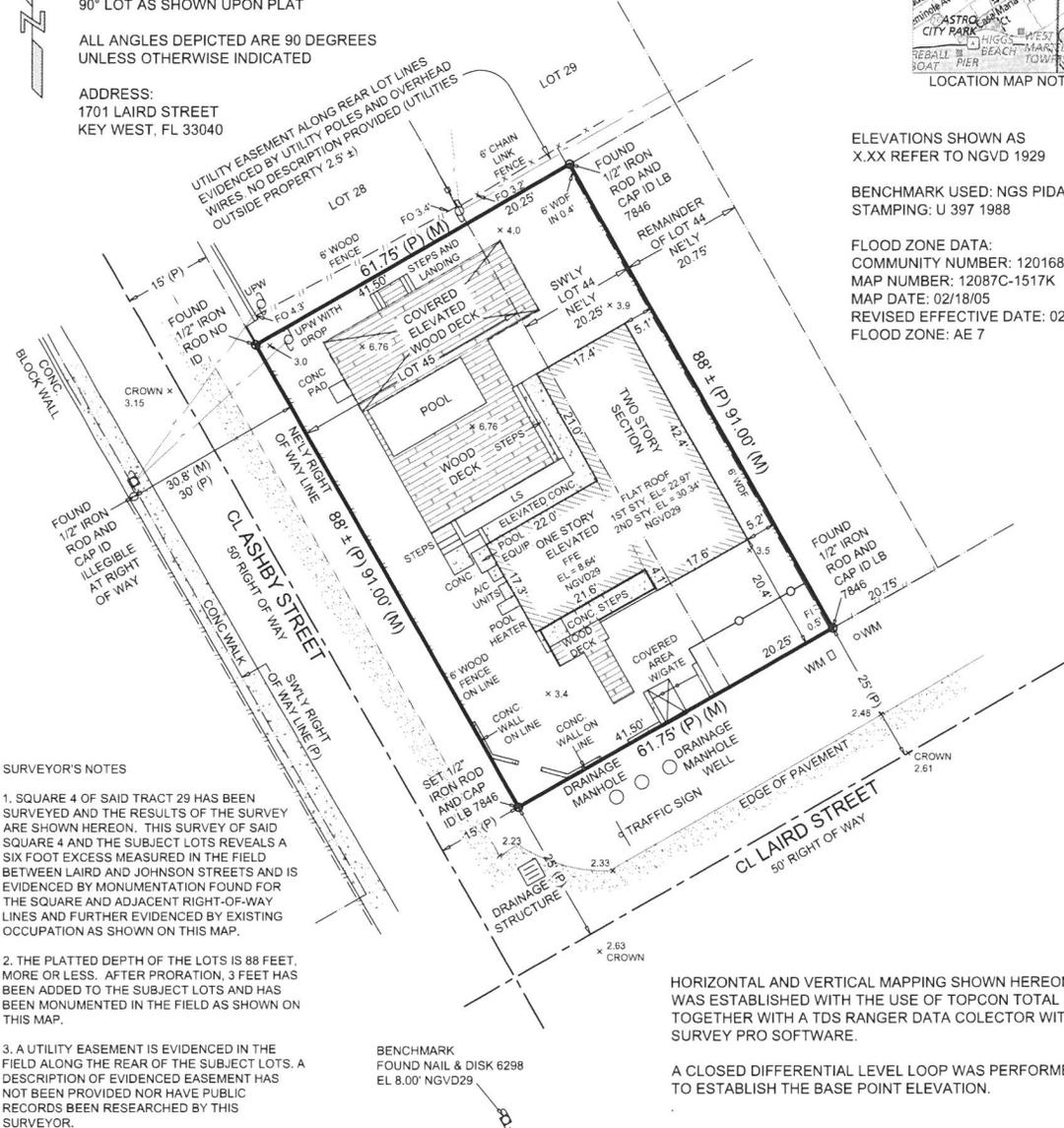
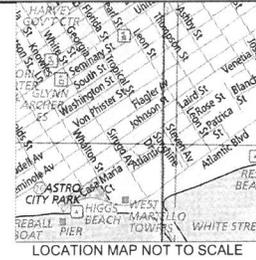
KEY WEST, MONROE COUNTY, FLORIDA

NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

BEARING BASE:
90° LOT AS SHOWN UPON PLAT

ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED

ADDRESS:
1701 LAIRD STREET
KEY WEST, FL 33040



ELEVATIONS SHOWN AS
X.XX REFER TO NGVD 1929

BENCHMARK USED: NGS PIDAA1653
STAMPING: U 397 1988

FLOOD ZONE DATA:
COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1517K
MAP DATE: 02/18/05
REVISED EFFECTIVE DATE: 02/18/05
FLOOD ZONE: AE 7

SURVEYOR'S NOTES

- SQUARE 4 OF SAID TRACT 29 HAS BEEN SURVEYED AND THE RESULTS OF THE SURVEY ARE SHOWN HEREON. THIS SURVEY OF SAID SQUARE 4 AND THE SUBJECT LOTS REVEALS A SIX FOOT EXCESS MEASURED IN THE FIELD BETWEEN LAIRD AND JOHNSON STREETS AND IS EVIDENCED BY MONUMENTATION FOUND FOR THE SQUARE AND ADJACENT RIGHT-OF-WAY LINES AND FURTHER EVIDENCED BY EXISTING OCCUPATION AS SHOWN ON THIS MAP.
- THE PLATTED DEPTH OF THE LOTS IS 88 FEET, MORE OR LESS. AFTER PRORATION, 3 FEET HAS BEEN ADDED TO THE SUBJECT LOTS AND HAS BEEN MONUMENTED IN THE FIELD AS SHOWN ON THIS MAP.
- A UTILITY EASEMENT IS EVIDENCED IN THE FIELD ALONG THE REAR OF THE SUBJECT LOTS. A DESCRIPTION OF EVIDENCED EASEMENT HAS NOT BEEN RESEARCHED NOR HAVE PUBLIC RECORDS BEEN RESEARCHED BY THIS SURVEYOR.

BENCHMARK
FOUND NAIL & DISK 6298
EL 8.00' NGVD29

HORIZONTAL AND VERTICAL MAPPING SHOWN HEREON WAS ESTABLISHED WITH THE USE OF TOPCON TOTAL STATION TOGETHER WITH A TDS RANGER DATA COLLECTOR WITH SURVEY PRO SOFTWARE.

A CLOSED DIFFERENTIAL LEVEL LOOP WAS PERFORMED TO ESTABLISH THE BASE POINT ELEVATION.

LEGAL DESCRIPTION:

On the Island of Key West and known as Lot 45 and the Southwesterly 20.25 feet of Lot 44, in Square 4, Tract 29, of Sociedad Anonima (a/k/a Key West Land Buyers Association), plat of which is recorded in Plat Book 1, Page 22, of the Public Records of Monroe County, Florida.

CERTIFIED TO:
SOLARIS PHOTO/DESIGN, INC.

GENERAL NOTES

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

ABBREVIATIONS:

BFP = BACK-FLOW PREVENTER	LP = LIGHT POLE
BO = BLOW OUT	LS = LANDSCAPE
C = CALCULATED	M = MEASURED
CL = CENTERLINE	P = PLAT
CLF = CHAINLINK FENCE	PID = PERMANENT IDENTIFIER
D = DEED	POB = POINT OF BEGINNING
EB = ELECTRIC BOX	POC = POINT OF COMMENCEMENT
EM = ELECTRIC METER	ROL = ROOF OVERHANG LINE
(F) = FIELD	SCO = SANITARY CLEAN-OUT
FH = FIRE HYDRANT	SMH = SANITARY MANHOLE
FI = FENCE INSIDE	SV = SEWER VALVE
FO = FENCE OUTSIDE	UPM = UTILITY POLE METAL
FOL = FENCE ON LINE	WDF = WOOD FENCE
GI = GRATE INLET	WM = WATER METER
GL = GROUND LEVEL	WV = WATER VALVE
GW = GUY WIRE	
LE = LOWER ENCLOSURE	
LP = LIGHT POLE	

LINE NOT TO SCALE

PLATTED LOT LINES	UTILITY POLE WOOD
PLASTIC FENCE	UTILITY POLE CONC.
WOOD FENCE	
CHAIN LINK FENCE	
OVERHEAD WIRES	
PROPERTY LINE	

SCALE: 1"=20'
FIELD WORK DATE: 05/28/19
REVISION DATE: -/-/
SHEETS: 1 OF 1
DRAWN BY: GF
CHECKED BY: RER
INVOICE NO.: 19050103

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED: *Robert E. Reece*
ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5632

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LB NO. 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: info@recesurveying.com

Proposed Plans

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, Rene Lemieux as
Please Print Name of person with authority to execute documents on behalf of entity

Secretary of Solaris Photo/Design Inc.
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]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 04/30/2019
Date

by Rene Lemieux
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped

FF913801
Commission Number, if any



Alvina Covington
COMMISSION #FF913801
EXPIRES: August 27, 2019
WWW.AARONNOTARY.COM

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)

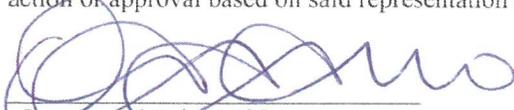
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Owen Trepanier-Trepanier & Associates, Inc.
(print name of entity serving as Authorized Representative)

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:

1701 Laird Street

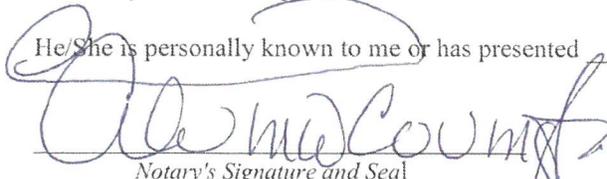
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

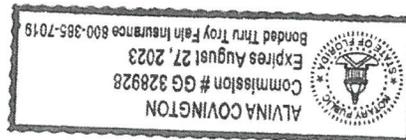

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 18 June 2019 by
Owen Trepanier
Name of Authorized Representative
date

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


Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



FF913801
Commission Number, if any