

VARIANCE Application Form



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule	
Variance Application Fee	\$ 3,200.00
Advertising and Noticing Fee	\$ 395.65
Fire Department Review Fee	\$ 140.71
Total Application Fee	\$ 3,736.36

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 5,628.41
Advertising and Noticing Fee	\$ 395.65
Fire Department Review Fee	\$ 140.71
Total Application Fee	\$ 6,164.77

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: 3401 Duck Avenue (1621-1622 Spalding Court structures)

Zoning District: MDR-1

Real Estate (RE) #: 00064740-000000

Property located within the Historic District? Yes No

APPLICANT:

Owner

Authorized Representative

Name: Richard McChesney/Spottswood Law Firm Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-293-8791 Office: 305-294-9556 Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: City of Key West Mailing Address: 1300 White Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: _____ Office: 305-809-3945 Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: _____

Request is for a height variance to accommodate required mechanical and elevator machinery that will be installed on the rooftop of the Poinciana Royale II structure as part of the redevelopment of CoC operations in the Poinciana Housing complex.

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

Sec. 122-1149. - Height.

c) These height regulations may be waived subject to the variance criteria found in section 90-391 in order to accommodate nonhabitable hardware and utility structures typically associated with the principal structure, including spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy or use.

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 COVER LETTER		
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 or Number 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.

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

- 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.

SEE ATTACHED COVER LETTER

- 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.

SEE ATTACHED COVER LETTER

- 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.

SEE ATTACHED COVER LETTER

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.

SEE ATTACHED COVER LETTER

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.

SEE ATTACHED COVER LETTER

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

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBARDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

November 7, 2025

James Singelyn, Acting Planning Director
City of Key West Planning Department
1300 White Street
Key West, FL 33040



RE: 1621-1622 Spalding Court Redevelopment
AH of Monroe County Inc., Phase II – Poinciana Royale II

Mr. Singelyn:

Please find enclosed an application for a variance to accompany the Major Development Plan application on behalf of AH of Monroe County Inc., a Florida non-profit corporation (“Applicant”) for the redevelopment of Poinciana housing complex, Phase II. The redevelopment will be for the specific locations known as 1621 and 1622 Spalding Court within the 3401 Duck Avenue, Key West, Florida 33040 (the “Property”).

This variance request is to qualify the physical needs of the site versus what is required by city code. Additionally, this variance is asking to exceed the maximum height requirement to accommodate mechanical and elevator equipment to be installed on the roof the structure.

In support of the request, the Applicant states as follows:

1. Existence of special conditions or circumstances. 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.
 - a. Special conditions exist. The Property is located within the interior of the Poinciana Housing complex and therefore not directly adjacent to the surrounding residential neighborhood.
 - b. **Parking:** As a multi-family structure located outside the historic district, two parking spaces per unit are required by code. 37 of these units will be occupied by a single individual who may or may not have a vehicle due to their economic status. As a social service provider, shuttle buses are provided for tenants of these units to accommodate for the lack of independently owned transportation.

As a CoC provider of case management services and housing to the homeless, the parking requirement for nursing and convalescent homes seems more appropriate with a requirement of 1 sp/4 beds.

- c. Height: in order to service the three-story structure with its mechanical and electrical needs, best practices is to locate the required mechanical and electrical equipment on rooftops where it is out of sight and noise disturbances of neighbors.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. Conditions not created by the applicant. The demand for affordable housing and social services are not the result of the applicant's actions but rather the applicant's attempt to meet those critical needs of the community with care and quality and as best as possible.
 3. Special privileges not conferred. That granting the variance 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.
 - a. Special privileges are not conferred. The variance process is established in the LDRs to address modifications to nonconformities on a case by case basis as addressed in these criteria.
 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.
 - a. The hardship comes in the challenge of designing a redevelopment project such as this when the LDRs do not adequately reflect the variety of needs or lack of needs for a use such as this where the parking demand does not fit within the anticipated use as outlined in the code.
 5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - a. The applicant has paid special attention to minimize the impacts of the redevelopment with a thoughtful design to improve aesthetics, stormwater and landscaping of the site. The parking variance requested reflects the physical demand of the site which is much less than code requires making for a better site plan design. The height requested is the minimal required for the installation of the mechanical equipment to fit the needs of an operating facility such as this.

6. Not injurious to the public welfare. That granting of the variance 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.
 - a. The granting of the variance is not injurious to the area involved or detrimental to the public interest. The variance will allow the rebuilding and improvement of an affordable housing structure and safeguard it from future flooding as well as meet the needs of its residents.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses 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.
 - a. The Applicant did not consider other nonconforming uses of other property in developing this application.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Richard J. McChesney, Esq.

Enc.:
As stated

Authorization



AH Monroe - Phase II
3401 Duck Avenue
1621-1622 Spalding Court

**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, Brian L. Barroso as
Please Print Name of person with authority to execute documents on behalf of entity

City Manager of City of Key West
Name of office (President, Managing Member) Name of owner from deed

authorize Richard McChesney/Spottswood Law Firm
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Brian L. Barroso
Signature of person with authority to execute documents on behalf of entity owner

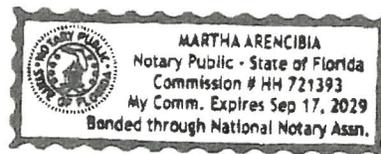
Subscribed and sworn to (or affirmed) before me on this 30th day of October 2025
Date

by Brian L. Barroso
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.

Martha Arencibia
Notary's Signature and Seal

Martha Arencibia
Name of Acknowledger typed, printed or stamped



HH 721393
Commission Number, if any

Verification



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

I, Richard J. McChesney, in my capacity as Member
(print name) *(print position; president, managing member)*
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(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:

3401 Duck Avenue (specifically 1621 and 1622 Spalding Court)

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.

Richard J. McChesney
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this November 5, 2025 by
date

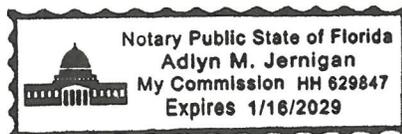
Richard McChesney
Name of Applicant

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

Adlyn Jernigan
Notary's Signature and Seal

Adlyn Jernigan

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Property Record Card

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00064740-000000
Account# 1065242
Property ID 1065242
Millage Group 10KW
Location 3401 DUCK Ave, KEY WEST
Address
Legal BK 19 LTS 2 THRU 10 AND PT LT 11 AND PT OF LAND LYING N OF SAID BLK KW KW
Description FWDN SUB PLAT 2 PB1-189 (6.45 AC) (A/K/A POINCIANA HOUSING COMPLEX - HOMELESS HOUSING) G11-147/148 OR1655-1771/1845Q/C OR2410-271 OR2410-272/75ESMT
(Note: Not to be used on legal documents.)
Neighborhood 31100
Property Class MUNICIPAL (8900)
Subdivision Key West Foundation Co's Plat No 2
Sec/Twp/Rng 34/67/25
Affordable No
Housing



Owner

[CITY OF KEY WEST](#)
 PO Box 1409
 Key West FL 33041

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$11,333,192	\$11,333,192	\$11,333,192	\$11,333,192
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$3,141,213	\$3,141,213	\$3,141,213	\$3,141,213
= Just Market Value	\$14,474,405	\$14,474,405	\$14,474,405	\$14,474,405
= Total Assessed Value	\$14,474,405	\$14,474,405	\$14,474,405	\$14,474,405
- School Exempt Value	(\$14,474,405)	(\$14,474,405)	(\$14,474,405)	(\$14,474,405)
= School Taxable Value	\$0	\$0	\$0	\$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2023	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2022	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2021	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2020	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2019	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0
2018	\$3,141,213	\$11,333,192	\$0	\$14,474,405	\$14,474,405	\$14,474,405	\$0	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	281,030.00	Square Foot	0	0

Buildings

Building ID	5367	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	6674	Roof Type	GABLE/HIP
Finished Sq Ft	4620	Roof Coverage	ROLLED COMPOS
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	428	Bedrooms	8
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	550
Interior Walls	PLASTER	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,620	4,620	0
PTO	PATIO	1,924	0	0
SBF	UTIL FIN BLK	130	0	0
TOTAL		6,674	4,620	0

Building ID	5368	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	R6 / R6	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	9540	Roof Type	GABLE/HIP
Finished Sq Ft	6384	Roof Coverage	ROLLED COMPOS
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	568	Bedrooms	12
Functional Obs	0	Full Bathrooms	6
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	550
Interior Walls	PLASTER	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,384	6,384	0
PTO	PATIO	2,961	0	0
SBF	UTIL FIN BLK	195	0	0
TOTAL		9,540	6,384	0

Building ID	5369	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	7120	Roof Type	GABLE/HIP
Finished Sq Ft	5280	Roof Coverage	ASPHALT SHINGL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	472	Bedrooms	12
Functional Obs	0	Full Bathrooms	12
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	5,280	0
PTO	PATIO	1,690	0	0
SBF	UTIL FIN BLK	150	0	0
TOTAL		7,120	5,280	0

Building ID	5370	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1965
Building Name		Foundation	CONCR FTR
Gross Sq Ft	7886	Roof Type	GABLE/HIP
Finished Sq Ft	5880	Roof Coverage	ASPHALT SHINGL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	512	Bedrooms	16
Functional Obs	0	Full Bathrooms	12
Economic Obs	0	Half Bathrooms	4
Depreciation %	54	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,880	5,880	0
PTO	PATIO	1,796	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
SBF	UTIL FIN BLK	210	0	0
TOTAL		7,886	5,880	0

Building ID	5371	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	9540	Roof Type	GABLE/HIP
Finished Sq Ft	6384	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	512	Bedrooms	16
Functional Obs	0	Full Bathrooms	8
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,384	6,384	0
PTO	PATIO	2,961	0	0
SBF	UTIL FIN BLK	195	0	0
TOTAL		9,540	6,384	0

Building ID	5372	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	R6 / R6	EffectiveYearBuilt	1965
Building Name		Foundation	CONCR FTR
Gross Sq Ft	7120	Roof Type	GABLE/HIP
Finished Sq Ft	5280	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	568	Bedrooms	12
Functional Obs	0	Full Bathrooms	6
Economic Obs	0	Half Bathrooms	0
Depreciation %	54	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	5,280	0
PTO	PATIO	1,690	0	0
SBF	UTIL FIN BLK	150	0	0
TOTAL		7,120	5,280	0

Building ID	5373	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	6510	Roof Type	GABLE/HIP
Finished Sq Ft	5280	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	472	Bedrooms	12
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,280	5,280	0
PTO	PATIO	1,080	0	0
SBF	UTIL FIN BLK	150	0	0
TOTAL		6,510	5,280	0

Building ID	5374	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	R6 / R6	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	6510	Roof Type	GABLE/HIP
Finished Sq Ft	5280	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	568	Bedrooms	12
Functional Obs	0	Full Bathrooms	6
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	550

Interior Walls		WALL BD/WD WAL		Number of Fire PI	0
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	5,280	5,280	0	
PTO	PATIO	1,080	0	0	
SBF	UTIL FIN BLK	150	0	0	
TOTAL		6,510	5,280	0	

Building ID 5375
Style
Building Type M.F. - R4 / R4
Building Name
Gross Sq Ft 6510
Finished Sq Ft 5280
Stories 1 Floor
Condition POOR
Perimeter 472
Functional Obs 0
Economic Obs 0
Depreciation % 36
Exterior Walls C.B.S.
Year Built 1966
EffectiveYearBuilt 1992
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage ASPHALT SHINGL
Flooring Type CONC S/B GRND
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 16
Full Bathrooms 8
Half Bathrooms 0
Grade 550
Number of Fire PI 0

Interior Walls		WALL BD/WD WAL		Number of Fire PI	0
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	5,280	5,280	0	
PTO	PATIO	1,080	0	0	
SBF	UTIL FIN BLK	150	0	0	
TOTAL		6,510	5,280	0	

Building ID 5376
Style
Building Type M.F. - R4 / R4
Building Name
Gross Sq Ft 7886
Finished Sq Ft 5880
Stories 1 Floor
Condition POOR
Perimeter 428
Functional Obs 0
Economic Obs 0
Depreciation % 36
Exterior Walls C.B.S.
Year Built 1966
EffectiveYearBuilt 1992
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage ASPHALT SHINGL
Flooring Type CONC S/B GRND
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 8
Full Bathrooms 4
Half Bathrooms 0
Grade 550
Number of Fire PI 0

Interior Walls		WALL BD/WD WAL		Number of Fire PI	0
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	5,880	5,880	0	
PTO	PATIO	1,796	0	0	
SBF	UTIL FIN BLK	210	0	0	
TOTAL		7,886	5,880	0	

Building ID 5377
Style
Building Type M.F. - R4 / R4
Building Name
Gross Sq Ft 7886
Finished Sq Ft 5880
Stories 1 Floor
Condition POOR
Perimeter 512
Functional Obs 0
Economic Obs 0
Depreciation % 36
Exterior Walls C.B.S.
Year Built 1966
EffectiveYearBuilt 1992
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage ASPHALT SHINGL
Flooring Type CONC S/B GRND
Heating Type FCD/AIR DUCTED with 0% NONE
Bedrooms 16
Full Bathrooms 8
Half Bathrooms 4
Grade 550
Number of Fire PI 0

Interior Walls		WALL BD/WD WAL		Number of Fire PI	0
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	5,880	5,880	0	
PTO	PATIO	1,796	0	0	
SBF	UTIL FIN BLK	210	0	0	
TOTAL		7,886	5,880	0	

Building ID 5378
Style
Building Type M.F. - R4 / R4
Building Name
Gross Sq Ft 7886
Finished Sq Ft 5880
Stories 1 Floor
Condition POOR
Exterior Walls C.B.S.
Year Built 1966
EffectiveYearBuilt 1992
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage ASPHALT SHINGL
Flooring Type CONC S/B GRND
Heating Type FCD/AIR DUCTED with 0% NONE

Perimeter	472	Bedrooms	16
Functional Obs	0	Full Bathrooms	8
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,880	5,880	0
PTO	PATIO	1,796	0	0
SBF	UTIL FIN BLK	210	0	0
TOTAL		7,886	5,880	0

Building ID	5379	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	CONCR FTR
Gross Sq Ft	7886	Roof Type	GABLE/HIP
Finished Sq Ft	5880	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	512	Bedrooms	16
Functional Obs	0	Full Bathrooms	8
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,880	5,880	0
PTO	PATIO	1,796	0	0
SBF	UTIL FIN BLK	210	0	0
TOTAL		7,886	5,880	0

Building ID	5380	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	NONE
Gross Sq Ft	7886	Roof Type	NONE
Finished Sq Ft	5880	Roof Coverage	NONE
Stories	1 Floor	Flooring Type	NONE
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	512	Bedrooms	0
Functional Obs	0	Full Bathrooms	8
Economic Obs	0	Half Bathrooms	4
Depreciation %	36	Grade	550
Interior Walls	NONE	Number of Fire Pl	0

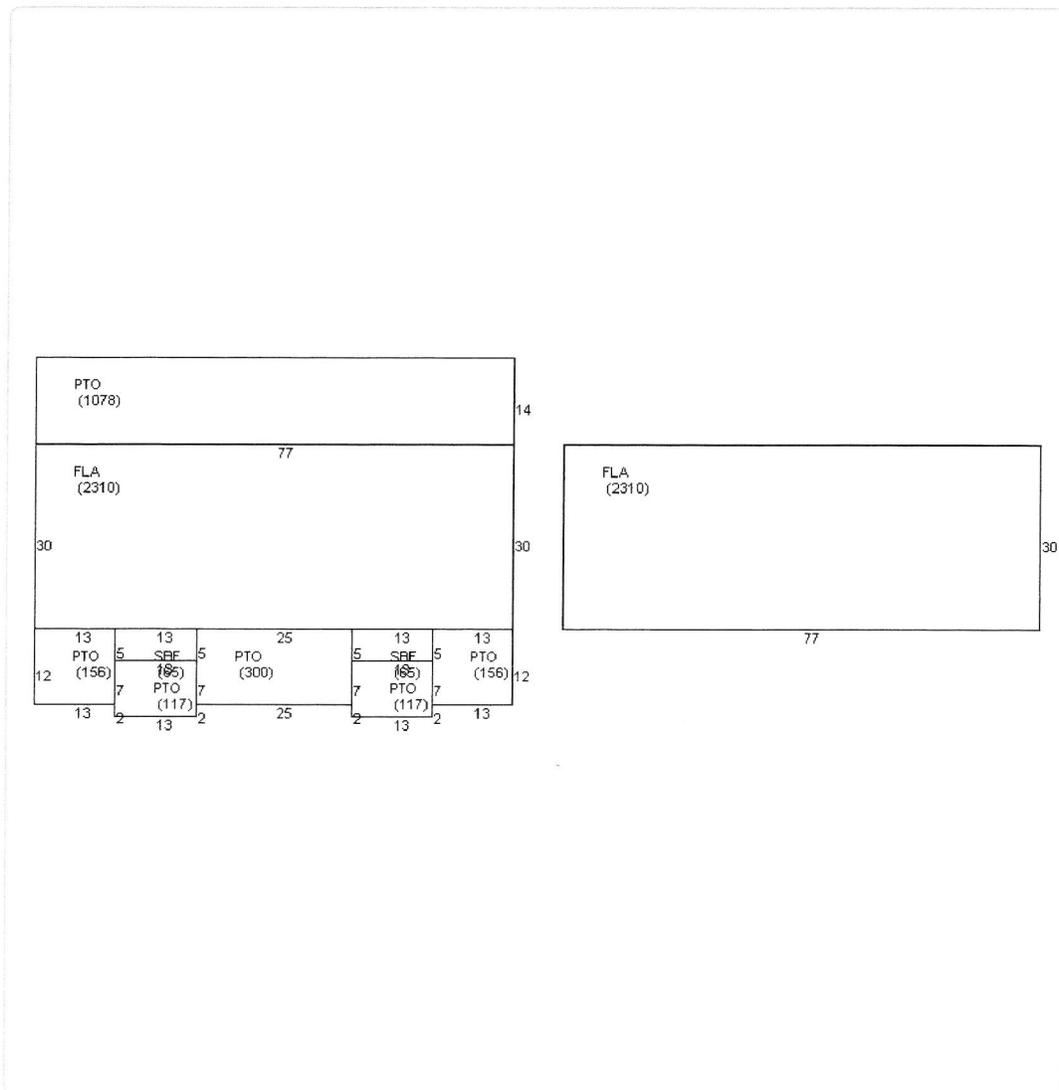
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,880	5,880	0
PTO	PATIO	1,796	0	0
SBF	UTIL FIN BLK	210	0	0
TOTAL		7,886	5,880	0

Building ID	5381	Exterior Walls	C.B.S.
Style		Year Built	1966
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1992
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	6674	Roof Type	GABLE/HIP
Finished Sq Ft	4620	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	428	Bedrooms	8
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	0
Depreciation %	36	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,620	4,620	0
PTO	PATIO	1,924	0	0
SBF	UTIL FIN BLK	130	0	0
TOTAL		6,674	4,620	0

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-2109	09/04/2025	Active	\$2,500	Residential	Add wall with pass through window as well as additional door to office.



Map



No data available for the following modules: Yard Items, Sales, TRIM Notice.



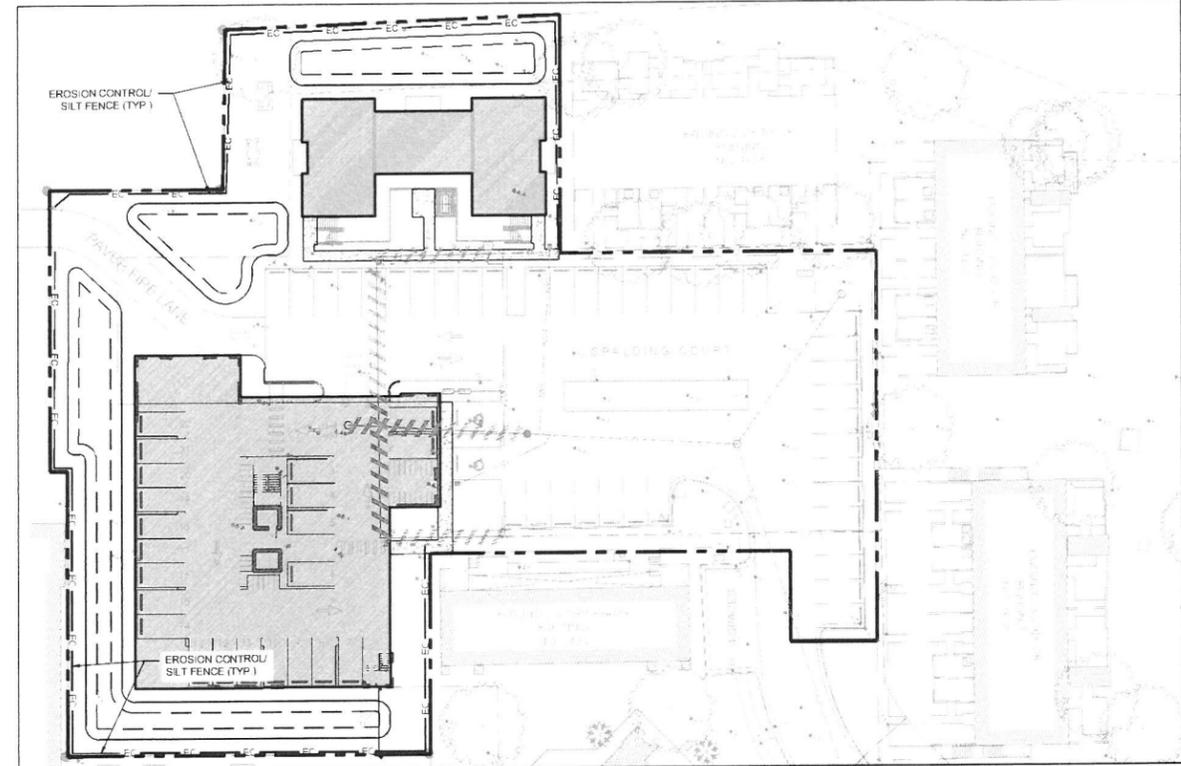
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Fax: 305.296.0243
Email: aperez@perezeng.com
www.perezeng.com



EROSION CONTROL PLAN
SCALE: 1"=30'

- SWPPP GENERAL NOTES**
- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECT TO SOIL DISTURBANCE.
 - THE ATTACHED BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP.
 - THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" DEP FORM 62-821.300(4)(B) * ALSO KNOWN AS NOTICE OF INTENT OR NOI TO THE DEPARTMENT, AND SUBMIT THE PERMIT FEE.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
 - THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.

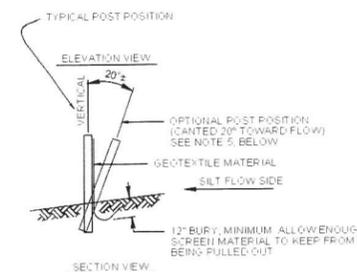
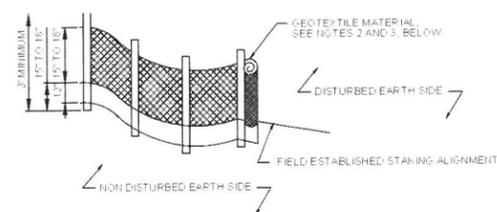
Seal:

ALLEN E. PEREZ, P.E.
FL. P.E. NO. 51468
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALLEN E. PEREZ ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

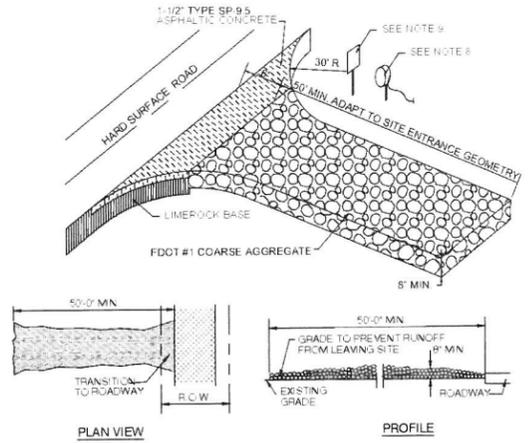
FLORIDA KEYS OUTREACH COALITION
Spalding Court, Key West, FL 33040
PHASE 2

EROSION CONTROL NOTES

- EROSION, SEDIMENT AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
- FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS.
- CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND-OF-GRASS IS PLANTED ONSITE.
- BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS.
- SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
- PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCKS ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
- EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY, MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.



- NOTES:**
- POST: 2X2 WOOD P.T. OR 2-1/2" STEEL AT 6' CENTERS, MAXIMUM.
 - GEOTEXTILE: GRAB TENSILE AT 90 LBS, TRAPEZOIDAL TEAR AT 35 LBS, MULLEN BURST AT 180 PSI.
 - GEOTEXTILE MATERIAL SHALL BE BURIED IN THE GROUND A MINIMUM OF 12" AND BACK FILLED.
 - ALSO SEE FDOT INDEX 199 "GEOTEXTILE CRITERIA, EROSION CLASS."
 - OPTIONAL POST POSITION REQUIRED WHEN SLOPE IS GREATER THAN 1:2.



- NOTES:**
- STONE SIZE: 3 TO 6 INCH OPEN GRADED ROCK.
 - LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 - THICKNESS: NOT LESS THAN 8 INCHES.
 - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - WASHING OF ALL VEHICLE UNDERCARRIAGE, WHEEL WELLS AND WHEELS IS MANDATORY TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRIP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 - DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 - PROVIDE WATER SUPPLY AND MINIMUM 100 FT. LONG HOSE AND SPRIGOT AT EACH DESIGNATED CONSTRUCTION EXIT.
 - PROVIDE SIGNAGE AT EACH DESIGNATED EXIT REQUIRING WASHING OF ALL VEHICLES LEAVING SITE.
 - ENTRANCE LOCATIONS FOR SCHEMATIC PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO COORDINATE ACTUAL LOCATIONS ACCORDING TO PHASING PLANS.

1 Staked Silt Barrier Detail
NTS

2 GRAVEL CONSTRUCTION ENTRANCE
NTS

PRELIMINARY - NOT FOR CONSTRUCTION

Consultants:

Submissions:

Job #: 251035
Drawn By: AEP
Checked By: AEP
Title:
EROSION CONTROL PLAN
Sheet Number:
C-100
Date: November 1, 2025

**BOUNDARY & TOPOGRAPHIC
SURVEY MAP OF
3401 DUCK AVENUE
KEY WEST, MONROE COUNTY, STATE OF FLORIDA**

DATE: 09/11/2022
REVISION DATE: 02/24/2023

SURVEY BY: EAI
DRAWN BY: MFB
PROJECT: BRISDALE COURT
H. SCALE: 1"=20'
SHEET 2 OF 3

FLORIDA KEYS
LAND SURVEYING
21450 OVERSEAS HWY, SUITE 4
CUDRIS KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKS@aerial.com

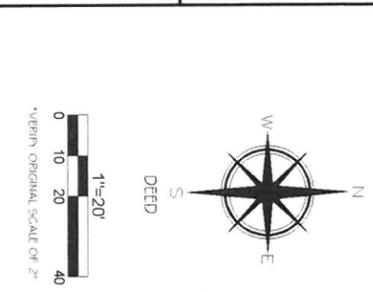


NOT FOR CONSTRUCTION
THIS SURVEY MAP IS A REPRESENTATION OF THE SURVEY DATA AS OF THE DATE OF SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE ACCURATE. THE SURVEYOR HAS NOT CONDUCTED A VISUAL CHECK OF THE SURVEY DATA FOR CONSTRUCTION. THE SURVEYOR HAS NOT CONDUCTED A VISUAL CHECK OF THE SURVEY DATA FOR CONSTRUCTION. THE SURVEYOR HAS NOT CONDUCTED A VISUAL CHECK OF THE SURVEY DATA FOR CONSTRUCTION.

SYMBOL LEGEND:

- 0: CENTERLINE
- 1: PROPERTY LINE
- 2: CONCRETE CURB
- 3: DRIVEWAY
- 4: DRIVEWAY
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- 99: DRIVEWAY
- 100: DRIVEWAY

BUILDING #	ELEVATION
1614	5.7' NGVD03
1615	5.9' NGVD03
1616	6.9' NGVD03
1617	6.4' NGVD03
1618	6.0' NGVD03
1619	5.9' NGVD03
1620	5.4' NGVD03
1621	6.0' NGVD03
1622	6.0' NGVD03
1623	5.4' NGVD03
1624	5.6' NGVD03
1625	5.9' NGVD03
1626	6.0' NGVD03



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THIS SHEET 2 OF 3 IS NOT FULL AND COMPLETE WITHOUT SHEETS 1 & 3.



MATCH LINE SHEET 2
MATCH LINE SHEET 1

