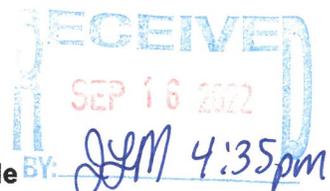


Application

Application - Development Plan & Conditional Use

City of Key West, Florida • Planning Department
 1300 White Street • Key West, Florida 33040 • 305-809-3764
 www.cityofkeywest-fl.gov



Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$310.00 advertising/noticing fee and the \$110.25 fire review fee)

Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan	
Minor:	
Within Historic District	\$ 3,397.00
Outside Historic District	\$ 2,735.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Major:	\$ 4,499.50
Conditional Use	\$ 1,212.75
Extension	\$ 971.50
Administrative Modification	\$ 800.00
Minor Modification	\$ 1,525.00
Major Modification	\$ 2,155.00
Conditional Use (not part of a development plan)	\$ 3,176.50
Extension (not part of a development plan)	\$ 971.50
Revision or Addition (not part of a development plan)	\$ 2,000.00

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

 X

Historic District

Yes _____

No X

Please print or type:

- 1) Site Address: 1905 Staples Ave. Key West, FL 33040
- 2) Name of Applicant: Trepanier and Associates, Inc. on Behalf of KW Empire LLC
- 3) Applicant is:
 Property Owner: _____
 Authorized Representative: X
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 1421 First St. #101, Key West, FL 33040
- 5) Applicant's Phone #: 305-293-8983 Email: Thomas@OwenTrepanier.com
- 6) Email Address: _____
- 7) Name of Owner, if different than above: KW Empire LLC
- 8) Address of Owner: 1901 Flagler Ave. Key West, FL 33040

Application - Development Plan & Conditional Use

City of Key West, Florida • Planning Department
1300 White Street • Key West, Florida 33040 • 305-809-3764
www.cityofkeywest-fl.gov

9) Owner Phone #: c/o 305-293-8983 Email: c/o thomas@owentrepanier.com

10) Zoning District of Parcel: CL RE# 00046930-000000

11) Is Subject Property located within the Historic District? Yes _____ No X

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting _____

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

1905 Staples Avenue is a vacant lot. Historically the lot was zoned R-1 which allowed single-family homes as-of-right. However, it was rezoned more recently as Limited Commercial ("CL"). The site was awarded 1 market rate BPAS allocation from Year 9 (2021-22) Res. No. 2022-027. This application is a request to construct a single-family home at 1905 Staples Avenue.

13) Has subject Property received any variance(s)? Yes _____ No X

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No X

If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

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

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

authorize Owen Trepanier & Associates, Inc
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf of entity owner

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

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

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

Nikita L. Stange
Notary's Signature and Seal

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

HH149093
Commission Number, if any



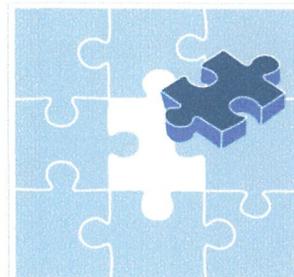
Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

Conditional Use Analysis

Chapter 122, Article III, Sections 122-61 and 122-62

1905 Staples Avenue, Key West, Florida
(RE# 00046930-000000)

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS



Executive Summary:

This application is a request for conditional use approval to construct a single-family home at 1905 Staples Avenue.

Background:

1905 Staples Avenue is a vacant lot. The lot has been in its current size and shape since at least 1986¹. Historically the lot was zoned R-1² which allowed single-family homes as-of-right. However, it was rezoned more recently as Limited Commercial ("CL").

The site was awarded 1 market-rate BPAS allocation from Year 9 (2021-22) Res. No. 2022-027. This application is a request to construct a single-family home at 1905 Staples Avenue.

Pursuant to Sec. 122-388(1), single-family residential dwellings require conditional use approval at this site. Due to its uniquely small size and lot requirements (per Sec. 122-390), the project also requires variance(s).

¹ Exhibit A – 1986 Deed

² Exhibit B – 1974 Zoning Map

The property has several trees onsite. The project has been designed to maintain these.

Identification of key persons. (Sec. 108-228.)

Key persons and entities involved in this project are as follows:

Owner:	KW Empire, LLC
Legal and Equitable Owners:	David E. and Oksana Pouliot
Authorized Agent:	Trepanier & Associates, Inc.
Surveyor:	Ortho Tek Geospatial Solutions
Architect:	Serge Mashtakov, Artibus Design

Project Description. (Sec. 108-229.)

1905 Staples Avenue proposes to construct a single-family home with all required parking underneath the home.

Site Data

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

Other project information. (Sec. 108-230.)

The following approval process is anticipated:

Step	Date
------	------

1. Conditional use application – submission	09/16/2022
2. Variance application – submission	09/16/2022
3. Tree Commission application – preliminary submission	09/21/2022
4. Tree Commission meeting – preliminary plan	10/11/2022
5. Development Review Committee (“DRC”) meeting date	10/27/2022
6. Tree Commission application – final submission (if needed)	10/19/2022
7. Tree Commission meeting – final plan	11/07/2022
8. Planning Board meeting (if 2 nd Tree Commission is required)	11/17/2022

Sec. 122-62. – Specific criteria for approval:

(a) Findings.

A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and the land development regulations.

See comprehensive plan consistency analysis.

(b) Characteristics of use:

(1) Scale and intensity

- a. Floor area ratio:
Permitted: 0.8 (2,040 sq. ft.)
Existing: 0.0 (0 sq. ft.)
Proposed: NA – residential development only.
- b. Traffic generation:
Pursuant to Sec. 94-101(b), the trip generation rate used to calculate the impact of the proposed single-family house is 10 trips per day.
- c. Enclosed building square footage: approx. 2,240 sq. ft.
 - Nonresidential: 0 sq. ft.
 - Residential: approx. 2,240 sq. ft.
- d. Proposed employment: N/A
- e. Proposed number and type of service vehicles: N/A
- f. Off-street parking:
Pursuant to Sec. 108-572(1), single-family uses require 1 space per dwelling and no bicycle-scooter spaces. This project has a parking demand of 1 auto space. 2 spaces are proposed.

(2) On- or off-site improvement needs

a. Utilities - Concurrency Facilities and Other Utilities or Services:

- The LOS analysis concludes that overall trip generation can be accommodated within the City's 3.0% traffic impact threshold on the directly impacted roadways.
- Supply of parking follows the required demand of the Land Development Regulations Section 108-573.
- Potable water demand is estimated to increase by 263 gal/day (0 gal/day existing).
- The wastewater flow is estimated to increase by 263 gal/day (0 dal/day existing).
- The recyclable waste LOS is estimated to increase by 1.3 lbs/day (0 lbs/day existing).
- The solid waste LOS is estimated to increase by 7.0 lbs/day (0 lbs/day existing).
- The proposed construction is required to comply with stormwater LOS.
- The proposed change in use is not expected to impact Recreation LOS.
- The new construction is not expected to adversely impact water pressure and flow for fire protection.
- No adverse impacts to the quality of receiving waters are anticipated.

b. Public facilities - See concurrency analysis above.

c. Roadway or signalization improvements – N/A. No roadway or signalization improvements are required or proposed.

d. Accessory structures or facilities – N/A. No accessory structures or facilities are proposed as part of this project.

e. Other unique facilities/structures proposed as part of site improvements – N/A. No other unique facilities/structures proposed as part of site improvements are required or proposed.

(3) On-site amenities proposed to enhance site and planned improvements

a. Open space – Pursuant to Sec. 108-346(b), residential uses shall provide a minimum of 35 percent open space (893 sq ft). The project as proposed complies with this section, proposing 48.9% open space (1,248 sq ft).

b. Setbacks –

Pursuant to Sec. 122-390(6)a., CL zoning requires that front and rear yards for buildings exceeding 25 ft in height be 20% the lot depth. The project proposes a building that exceeds 25 ft in height, the lot depth is 50 ft, so therefore the property has required 10-ft front and rear setbacks (50 ft x 20% = 10 ft). The project proposes 5-ft front and rear setbacks. Variances of 5 ft are required for the front and rear setbacks.

Pursuant to Sec. 122-390(6)b., CL zoning requires that the property have side setbacks of 15 ft or 10% of the lot width up to a maximum of 20 ft, whichever is greater. The lot width is 51 ft, so therefore the property has 15-ft required side setbacks (51 ft x 10% = 5.1 ft; 5.1 ft < 15 ft). The project proposes 6-ft side setbacks on each side. Variances of 9 ft are required for both side setbacks.

c. Screening and buffers –

Pursuant to Sec. 108-347, the proposed project requires screening from adjacent properties due to adjacent low impact commercial uses. To the southwest and west are low impact salon, pet grooming, and floral arrangement use; to the north is 1 single-family dwelling; and, to the northeast are two single-family dwellings.



Pursuant to Sec. 108-347(b), the low impact commercial side requires a bufferyard "C" and the single-family dwellings do not require buffers. The bufferyard width proposed is 6.0-9.99 linear feet and length of 70.5 linear feet. Pursuant Sec. 108-347(c), this bufferyard requires 50.76 (51) plant units (70.5 linear feet x 72 plant units per 100 linear feet = 50.76 plant units). Existing in this bufferyard currently are 5 mahogany canopy shade trees. Pursuant to Sec. 108-347(d), canopy shade trees equal 10 plant units, evergreen/ornamental trees equal 5 plant units, and each shrub equals a plant unit. The project proposes to maintain these 5 mahogany canopy trees (50 plant units) and plant 1 native shrub (1 plant unit), for a total of 51 plant units in the bufferyard.

Additionally, the site has the benefit of an existing multi-trunked strangle fig canopy shade tree adjacent to the existing single family dwellings. The project proposes maintaining this canopy tree.

- d. Landscaped berms proposed to mitigate against impacts to adjacent sites – No landscape berms are proposed or required as part of this project.
- e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts – No smoke, odor, noise, or other noxious impacts are proposed as part of this project.

(c) Criteria for conditional use review and approval:

- (1) Land use compatibility. - The project site is located in Limited Commercial ("CL") zoning district.

Pursuant to Sec. 122-386, the CL district shall accommodate limited commercial land uses with maximum gross floor area not exceeding 5,000 square feet, including total area both under roof and outside sales area, and which shall include shops catering primarily to the following markets:

- (1) Neighborhood residential markets within the immediate vicinity as opposed to citywide or regional markets;
- (2) Specialized markets with customized market demands; or
- (3) Tourist-oriented markets in the immediate vicinity.

In order to manage the impacts of future development on transportation and public facilities, the city shall limit the intensity of development in the CL district to activities generating no more than 100 trips per 1,000 square feet of gross leasable floor area per day. Areas designated for residential and limited commercial development shall not accommodate large scale retail sales and trade activities generally serving a citywide or regional market. Such stores usually differ from limited commercial shops since the former generally require a larger floor area, carry a relatively larger inventory, and require a substantially greater off-street parking area.

Uses which are not accommodated within the limited commercial area include the following: large scale discount stores or supermarkets; department stores; wholesale and warehousing activities; sales, service or repair of motor vehicles, machine equipment or accessory parts, including tire and battery shops; automotive services centers; and fast food establishments primarily serving in disposable containers and/or providing drive-in or drive-through facilities. In addition, the CL designation shall not accommodate transient residential uses, including motels or hotels and conversions from permanent residential use to transient residential use. However, existing motels within CL designated areas shall be grandfathered as lawful nonconforming uses.

- (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. - The site has sufficient size, adequate specifications, and infrastructure to accommodate the proposed use. Site data table is included.
- (3) Proper use of mitigative techniques. - No adverse impacts to adjacent land uses are anticipated, the community character is a mix of commercial and single-family, two-family, and multi-family residential uses.



- (4) Hazardous Waste. - The proposed use will not produce any hazardous waste or use hazardous materials in its operation.
- (5) Compliance with applicable laws and ordinances. - All applicable permits required from agencies other than the City of Key West will be obtained.
- (6) Additional criteria applicable to specific land uses. –
 - a. Land uses within a conservation area. – The proposed use is not located in a conservation area.
 - b. Residential development. – The existing lot is vacant. The project proposes to add 1 residential unit, which requires conditional use approval. Due to the small size of the lot and CL district requirements, the project requires variances to front, rear, and both side setbacks and to building coverage. With these variances, the proposed conditional use will comply with Subdivision III (Single-Family Residential District) of Division 3 of Article IV of Chapter 122 and Divisions II (Uses) and III (Area Requirements) of Article V of Chapter 122.

The proposed land use is compatible with Articles III (Site Plan), IV (Traffic Impacts), and V (Open Space, Screening and Buffers) of Chapter 108 and Sec. 108-956 (Potable water and wastewater). Compatibility with Chapter 102 (Historic Preservation) and Article II (Archaeological Resources) of Chapter 110 is not applicable as the site does not contain historic resources.

- c. Commercial or mixed use development. – The project does not propose adding commercial or mixed use development.
- d. Development within or adjacent to historic district. – The proposed use is not located in an historic district and will comply with all district regulations and policies.
- e. Public facilities or institutional development. – The proposed use is not a public facility or institutional development.
- f. Commercial structures, uses and related activities within tidal waters. – The proposed use is not located within tidal waters nor includes any activities within tidal waters.
- g. Adult entertainment establishments. – The proposed use is not an adult entertainment establishment.

CONCURRENCY ANALYSIS:

Concurrency Facilities and Other Utilities or Services (Sec. 108-233):

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

The following specific issues are outlined:

1. Roads/Trip Generation
2. Potable Water
3. Sanitary Sewer
4. Solid Waste
5. Recyclables
6. Drainage

The following concurrency analysis reflects the proposed change from residential to civic & cultural activity.

Policy 2-1.1.1- Transportation

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Policy 2-1.1.3 effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development. Notwithstanding, trip generation is laid out above in Sec. 122-62(b).

Policy 4-1.1.2.C – Potable Water

Based on the City of Key West adopted level of service the potable water demand is anticipated to modestly increase with conditional use approval (pursuant to Policy 4-1.1.2.C, the potable water LOS for residential uses is 100 gallons/capita/day).

The potable water level of service will modestly increase by **263 gal/day** (0 gal/day existing).

Summary Response: According to the assumptions in the comprehensive plan, the potable water flow will modestly **increase by 263 gal/day.**

Designation	Residential		Total
	LOS	Daily Capacity ³	
Existing	100 gal/capita/ day	0 units x 2.63 ppl/unit x LOS = 0 gal/day	0 gal/day
Proposed	100 gal/capita/ day	1 unit x 2.63 ppl/unit x LOS = 263 gal/day	263 gal/day

³ For the purposes of LOS, "capita" of residential units was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household (3.9 units x 2.63 persons per unit)

The Aqueduct Authority has the capacity to supply adequate service to this property, as demonstrated below.

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). The FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of: The South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season; 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer; and six million gallons per day provided by a reverse osmosis treatment plant in Florida City. As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

Policy 4-1.1.2.A- Sanitary Sewage

Based on the City of Key West adopted level of service the sanitary sewer demand is anticipated to increase with conditional use approval (pursuant to Policy 4-1.1.2.A, the sanitary sewer LOS for residential development is 100 gal/capita/day).

The sanitary sewer flow will increase by **263 gal/day** (0 gal/day existing).

Summary Response: According to the assumptions in the comprehensive plan, the sanitary sewage demand will modestly **increase by 263 gal/day**.

Designation	Residential		Total
	LOS	Daily Capacity ⁴	
Existing	100 gal/capita/ day	0 units x 2.63 ppl/unit x LOS = 0 gal/day	0 gal/day
Proposed	100 gal/capita/ day	1 unit x 2.63 ppl/unit x LOS = 263 gal/day	263 gal/day

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital

⁴ For the purposes of LOS, "capita" of residential units was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household (3.9 units x 2.63 persons per unit)

improvements and continuing conservation efforts will continue to maintain and improve service delivery.⁵

Policy 4-1.1.2.D- Solid Waste

Based on the City of Key West adopted level of service the solid waste demand is anticipated to increase with conditional use approval (pursuant to Policy 4-1.1.2.D, the solid waste LOS for residential development is 2.66 lbs/capita/day).

The solid waste generation will modestly increase by **7.0 lbs/day** (0 lbs/day existing).

Summary Response: According to the assumptions in the comprehensive plan, the solid waste generation will modestly **increase by 7 lbs/day**.

Designation	Residential		Total
	LOS	Daily Capacity ⁶	
Existing	2.66 gal/capita/ day	0 units x 2.63 ppl/unit x LOS = 0 lbs/day	0 lbs/day
Proposed	2.66 gal/capita/ day	1 unit x 2.63 ppl/unit x LOS = 7.0 lbs/day	7.0 lbs/day

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.⁷

Policy 4-1.1.2. D- Recyclable Waste Generation Level of Service

Based on the City of Key West adopted level of service the recyclable waste demand is anticipated to decrease with conditional use approval (pursuant to Policy 4-1.1.2. D, the recyclable waste LOS for residential development is 0.50 lbs/capita/day).

The recyclable waste impact will modestly increase by **1.3 lbs/day** (0 lbs/day existings).

⁵ City of Key West Comprehensive Plan Data and Analysis, Pg. A-16

⁶ For the purposes of LOS, "capita" of residential units was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household (3.9 units x 2.63 persons per unit)

⁷ City of Key West Comprehensive Plan Data and Analysis, Pg. A-17

Summary Response: According to the assumptions in the comprehensive plan, the recyclable waste generation will modestly **increase by 1.3 lbs/day**.

Designation	Residential		Total
	LOS	Daily Capacity ⁸	
Existing	.5 gal/ capita/ day	0 units x 2.63 ppl/unit x LOS = 0 lbs/day	0 lbs/day
Proposed	.5 gal/ capita/ day	1 unit x 2.63 ppl/unit x LOS = 1.3 lbs/day	1.3 lbs/day

Policy 4-1.1.2. E- Drainage Facilities Level of Service

Existing Level of Service Standard

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

⁸ For the purposes of LOS, "capita" of residential units was calculated as *proposed units x persons / household* using the 2009-2013 US Census Data - 2.63 persons per household (3.9 units x 2.63 persons per unit)

465596 REC 09 5 PAGE 1992

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

Recorded in Official Records Book
in Monroe County, Florida
Permaid Verified
Clerk of the Circuit Court

1001-1001

Monroe County Clerk

TO

Date

ABSTRACT OF DESCRIPTION

Property Record Card

qPublic.net™ Monroe County, FL

Disclaimer

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

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

Summary

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



1047538 1905 STAPLES AVE 8/15/05

Owner

[KWEMPIRE LLC](#)
 1901 Flagler Ave
 Key West FL 33040

Valuation

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

Land

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

Yard Items

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

Sales

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

Permits

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

View Tax Info

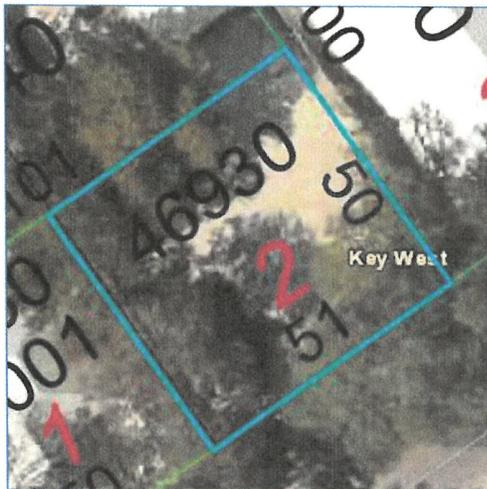
[View Taxes for this Parcel](#)

Photos



1047538 1905 STAPLES AVE 8/15/05

Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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

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

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



Version 2.3.156

Ukg' Rnc p

VARIANCE PERMIT APPLICATION FOR 1905 STAPLES AVE



SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
1905 STAPLES AVE,
KEY WEST, FL 33040

CLIENT:
ONE CALL CONSTRUCTION

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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CLIENT:
ONE CALL CONSTRUCTION

PROJECT:
1905 STAPLES AVE

SITE:
1905 STAPLES AVE
KEY WEST, FL 33040

TITLE:
COVER

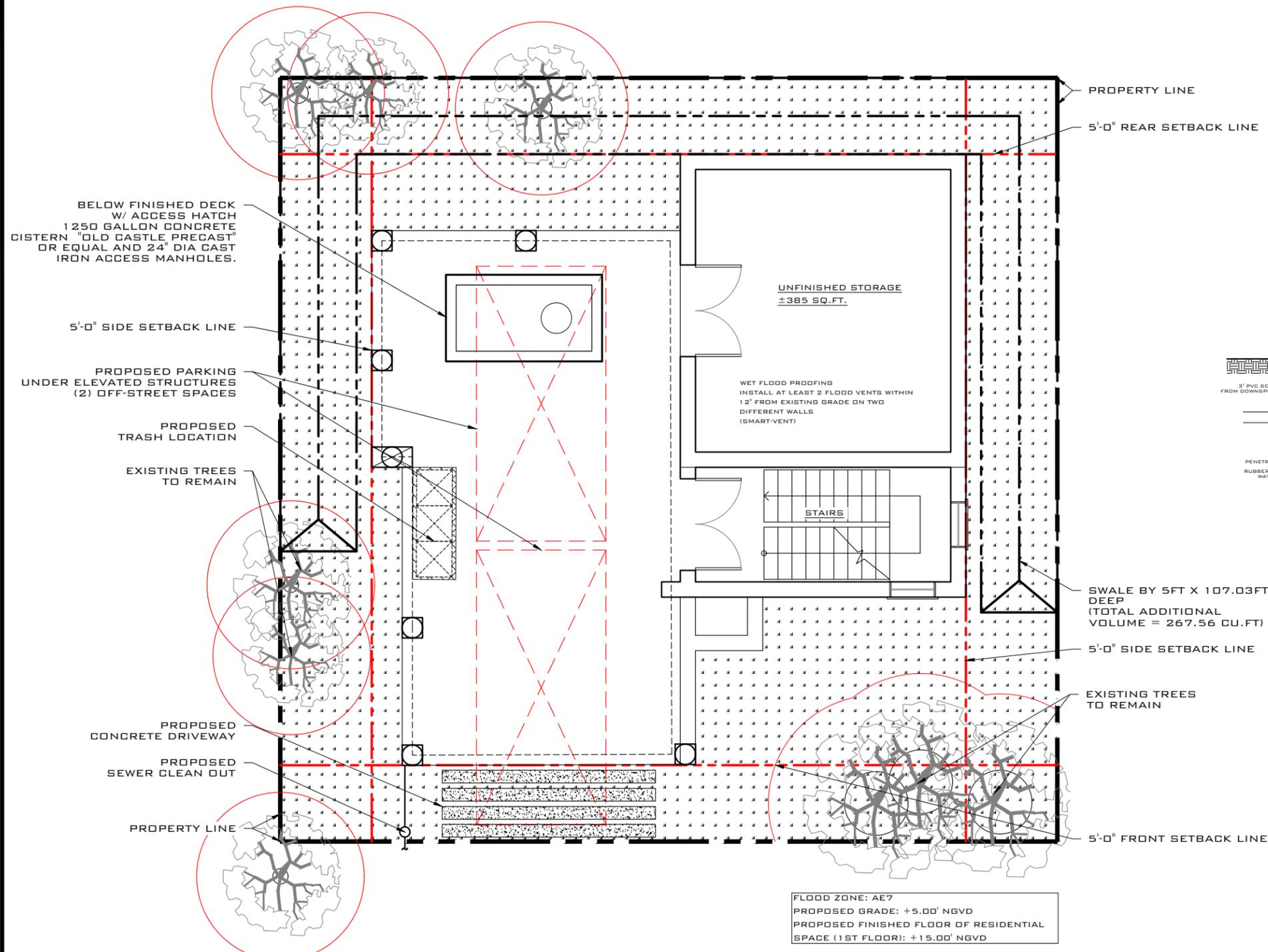
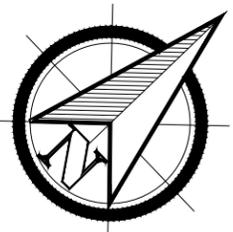
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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



BELOW FINISHED DECK
W/ ACCESS HATCH
1250 GALLON CONCRETE
CISTERN "OLD CASTLE PRECAST"
OR EQUAL AND 24" DIA CAST
IRON ACCESS MANHOLES.

5'-0" SIDE SETBACK LINE

PROPOSED PARKING
UNDER ELEVATED STRUCTURES
(2) OFF-STREET SPACES

PROPOSED TRASH LOCATION

EXISTING TREES
TO REMAIN

PROPOSED CONCRETE DRIVEWAY

PROPOSED SEWER CLEAN OUT

PROPERTY LINE

PROPERTY LINE

5'-0" REAR SETBACK LINE

UNFINISHED STORAGE
±385 SQ.FT.

WET FLOOD PROOFING
INSTALL AT LEAST 2 FLOOD VENTS WITHIN
12" FROM EXISTING GRADE ON TWO
DIFFERENT WALLS
(SMART-VENT)

STAIRS

SWALE BY 5FT X 107.03FT X 1.00FT
DEEP
(TOTAL ADDITIONAL
VOLUME = 267.56 CU.FT)

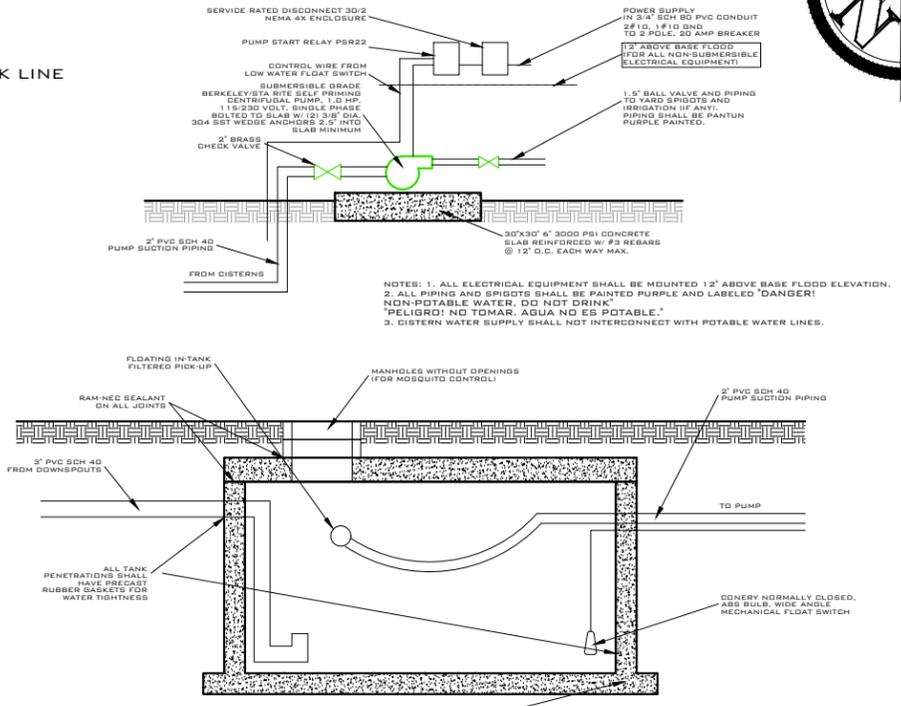
5'-0" SIDE SETBACK LINE

EXISTING TREES
TO REMAIN

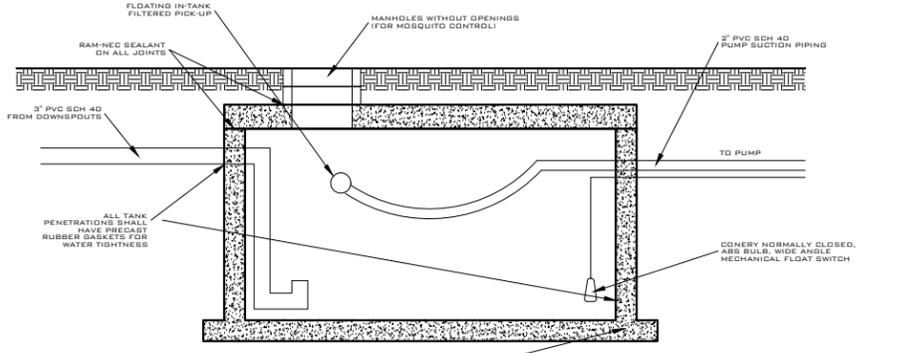
5'-0" FRONT SETBACK LINE

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

PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"



NOTES: 1. ALL ELECTRICAL EQUIPMENT SHALL BE MOUNTED 12" ABOVE BASE FLOOD ELEVATION.
2. ALL PIPING AND SPRIGS SHALL BE PAINTED PURPLE AND LABELED "DANGER! NON-POTABLE WATER. DO NOT DRINK! IRRIGATION (IF ANY). PIPING SHALL BE PANTUN PURPLE PAINTED."
3. CISTERN WATER SUPPLY SHALL NOT INTERCONNECT WITH POTABLE WATER LINES.



**RAIN WATER HARVESTING
CISTERN SCHEMATICS**
SCALE: NTS

TYPICAL SWALE DETAIL
SCALE: NTS

REV:	DESCRIPTION:	BY:	DATE:
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PROJECT:
1905 STAPLES AVE

SITE:
**1905 STAPLES AVE
KEY WEST, FL 33040**

TITLE:
PROPOSED SITE PLAN

THIS DRAWING IS NOT VALID WITHOUT THE
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SIGNATURE:
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

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



**MONROE COUNTY
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET**

1. Determine Total Impervious Coverage on site:

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	0.00	ft ²	Sidewalks	D	0.00	ft ²	
Decks / Patios	B	0.00	ft ²	Pool/Deck	E	0.00	ft ²	
Driveways	C	0.00	ft ²	Other	F	0.00	ft ²	
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)							0.00	1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	1,239.73	ft ²	Sidewalks	D	0.00	ft ²	
Decks / Patios	B		ft ²	Pool/Deck	E	0.00	ft ²	
Driveways	C	46.64	ft ²	Other	F	0.00	ft ²	
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)							1,286.37	1b

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

2. Determine Percentage of Impervious Coverage on site:

$\frac{1,286.37 \text{ ft}^2}{2,550.00 \text{ ft}^2} = 50.45\%$ % of Impervious Coverage

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

$2,550.00 \text{ ft}^2 - 0.00 \text{ ft}^2 = 2,550.00 \text{ ft}^2$ Disturbed Area

Total Lot Area Native Vegetation - If no BMP enter "0"
For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

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

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

$2,550.00 \text{ ft}^2 \times 0.083 = 211.65 \text{ ft}^3$ Swale Volume

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

$2,550.00 \text{ ft}^2 \times 0.208 \times 50.45\% = 267.56 \text{ ft}^3$ Swale Volume

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

1. When the total lot impervious coverage remains below 40% after the additional development:
 $1,286.37 \text{ ft}^2 \times 0.083 = 106.77 \text{ ft}^3$ Added Swale Volume

2. When the new development increases the total lot impervious area to 40% or above:
 $1,286.37 \text{ ft}^2 \times 0.208 = 267.56 \text{ ft}^3$ Added Swale Volume

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

$(5.00 \text{ ft} \times 1.00 \text{ ft}) / 2 = 2.50 \text{ ft}^2$ Cross Sectional Area**

$267.56 \text{ ft}^3 / 2.50 \text{ ft}^2 = 107.03 \text{ ft}$ Swale Length
Either 4 - a, b, c1 or c2 (**e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

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

SITE DATA:

TOTAL SITE AREA: ±2,550.00 SQ.FT
LAND USE: CL (LIMITED COMERCIAL)
FLOOD ZONE: X

SETBACKS

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

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

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

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

MAXIMUM IMPERVIOUS SURFACE RATIO:

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

MAXIMUM BUILDING COVERAGE:

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

OPEN SPACE MINIMUM:

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

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PROJECT:
1905 STAPLES AVE

SITE:
**1905 STAPLES AVE
KEY WEST, FL 33040**

TITLE:
SITE DATA

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

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

CODE COMPLIANCE DATA

1. APPLICABLE CODES:

FLORIDA BUILDING CODE (FBC) - 7TH EDITION (2020)
 (B) BUILDING
 (A) ACCESSIBILITY
 (EC) ENERGY CONSERVATI
 (M) MECHANICAL
 (P) PLUMBING
 (EB) EXISTING BUILDING

FLORIDA FIRE PREVENTION CODE (FFPC) - 7TH EDITION
 NFPA 1 - FIRE CODE 2018 EDITION
 NFPA 101 - LIFE SAFETY CODE 2018 EDITION

NATIONAL ELECTRIC CODE (NEC) - 2014 EDITION

2. CONSTRUCTION TYPE

TYPE V-B
 0 HR FIRE RESISTANCE RATING
 FBC-B: CHAPER 6

3. USE AND OCCUPANCY CLASSIFICATION

RESIDENTIAL: GROUP R2 // RESIDENTIAL- BOARDING HOUSES
 (NONTRANSIENT)
 FBC-B: SECTION 310

4. HEIGHTS AND AREAS:

PROJECT AREA: ±1,240.4 S.F.
 PROJECT HEIGHT: 3 STORY / 44.0 FT

5. OCCUPANT LOAD:

OCCUPANCY R2:	FACTOR LOAD: 200 GSF	
	FBC-B TABLE 1004.5	
	NFPA 101 TABLE 7.3.1.2	
SPACE	AREA	OCCUPANT LOAD
LIVING AREA	2,253.6 SF.	11 PERSONS
TOTAL OCCUPANT LOAD		11 PERSONS

6. COMMON PATH OF TRAVEL:

OCCUPANCY R2: 125' MAXIMUM (WITH SPRINKLER SYSTEM)
 FBC-B: TABLE 1006.2.1
 NFPA 101: TABLE A.7.6
 ±104'-6" PROVIDED

NOTE: MAXIMUM COMMON PATH OF TRAVEL TAKEN FROM
 LIFE SAFETY PLAN

7. TRAVEL DISTANCE:

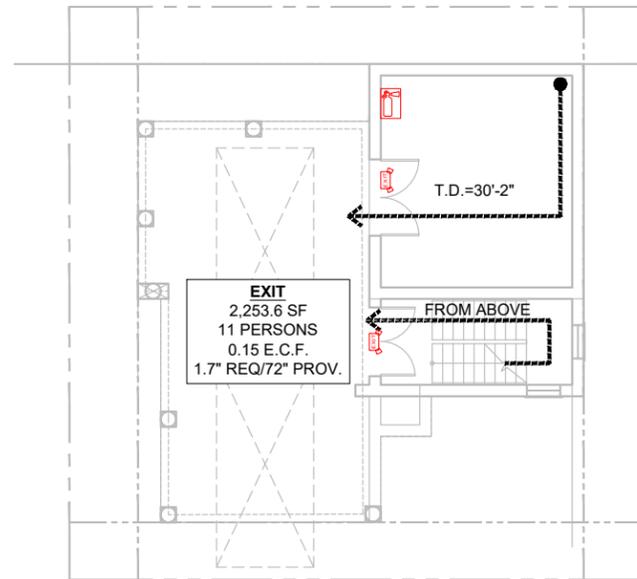
OCCUPANCY R2: 250' MAXIMUM (WITH SPRINKLER SYSTEM)
 FBC-B: TABLE 1017.2
 NFPA 101: TABLE A.7.6
 ±104'-6" PROVIDED

NOTE: MAXIMUM COMMON PATH OF TRAVEL TAKEN FROM
 LIFE SAFETY PLAN

8. EGRESS EXIT AND DOOR OPENING:

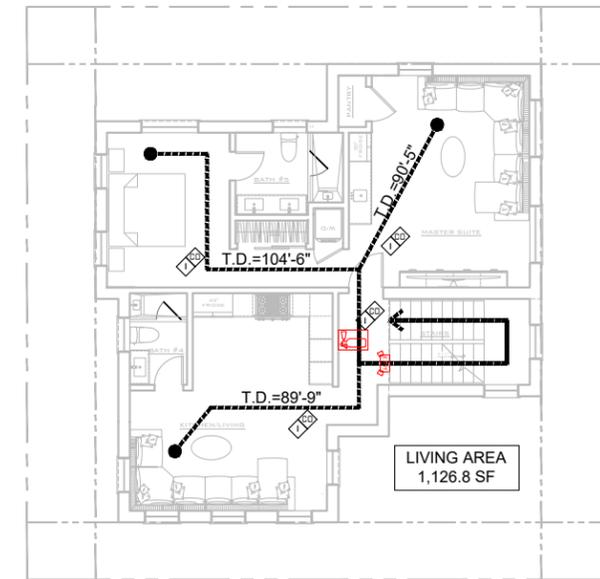
OCCUPANCY R2: OCCUPANT LOAD OF SPACE < 49
 1 EXIT REQUIRED
 1 EXIT PROVIDED
 FBC-B: SECTION 1006.2.1

32" MINIMUM OPENING
 FBC-B: SECTION 1010.1.1)
 NFPA 101: SECTION 7.2.1.2.3.2
 72" MAX. OPENING PROVIDED



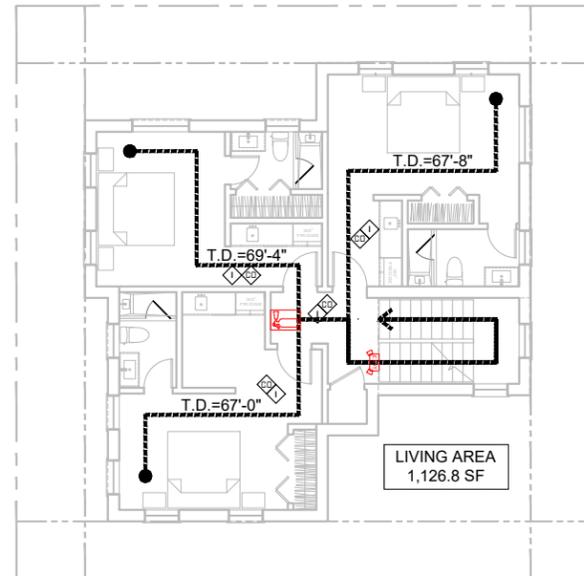
LIFE SAFETY- GROUND FLOOR

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



LIFE SAFETY- SECOND FLOOR

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



LIFE SAFETY- FIRST FLOOR

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

SYMBOL LEGEND:	
	IONIZATION SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP
	CLASS 2-A FIRE EXTINGUISHERS (3) TOTAL

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	STATUS: FINAL		



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1905 STAPLES AVE

SITE:
 1905 STAPLES AVE
 KEY WEST, FL 33040

TITLE:
LIFE SAFETY PLAN

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AS SHOWN	10/25/22	VF	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2110-01	A-100	1	

LIFE SAFETY PLAN NOTES:

FIRE ALARM & DETECTION SYSTEMS: GROUP R

FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.9.1 THROUGH 907.2.9.3.

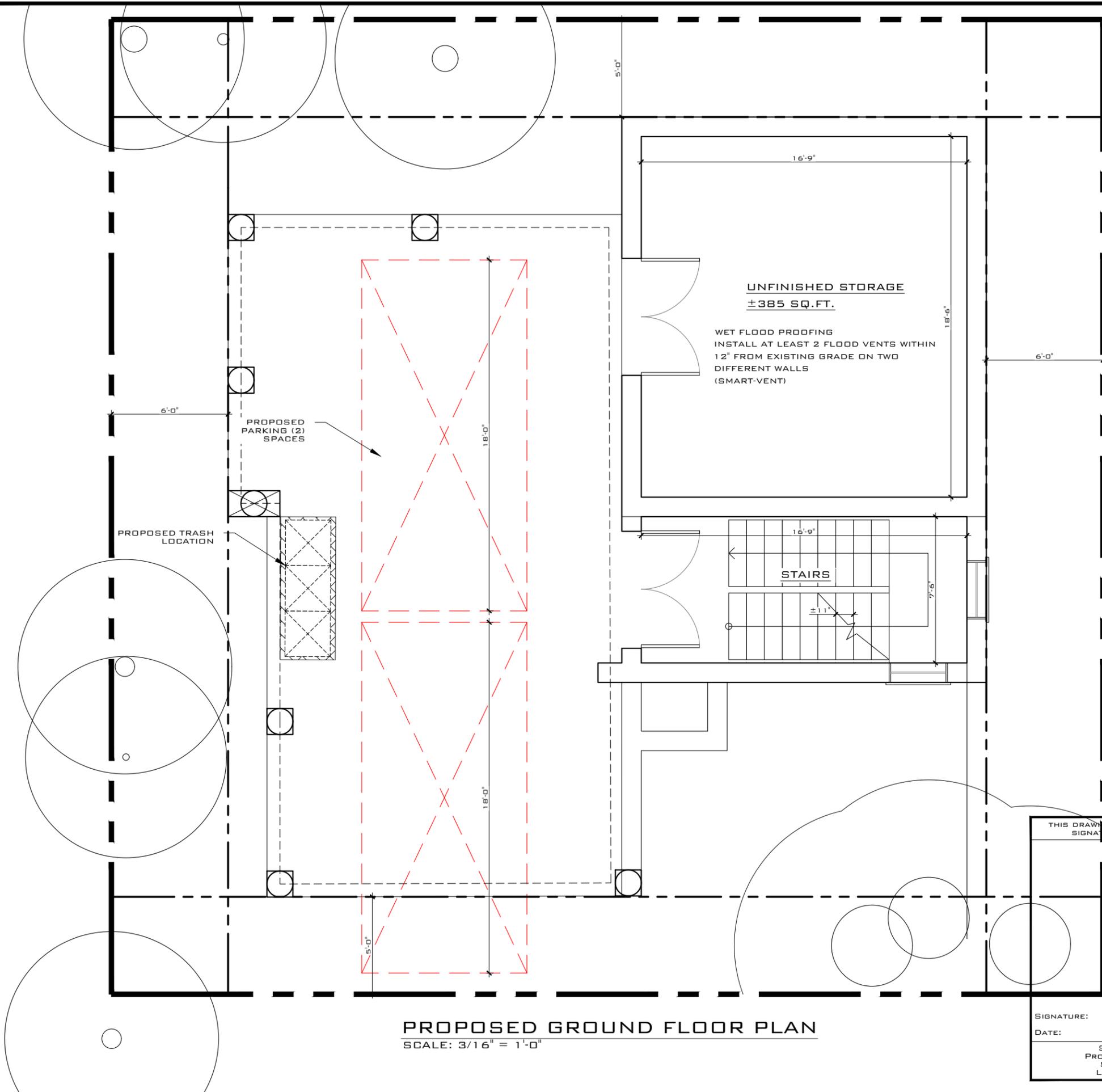
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SIGNATURE:

DATE:

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

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



UNFINISHED STORAGE
 ±385 SQ.FT.
 WET FLOOD PROOFING
 INSTALL AT LEAST 2 FLOOD VENTS WITHIN
 12" FROM EXISTING GRADE ON TWO
 DIFFERENT WALLS
 (SMART-VENT)

STAIRS

PROPOSED PARKING (2) SPACES

PROPOSED TRASH LOCATION

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PROPOSED GROUND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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

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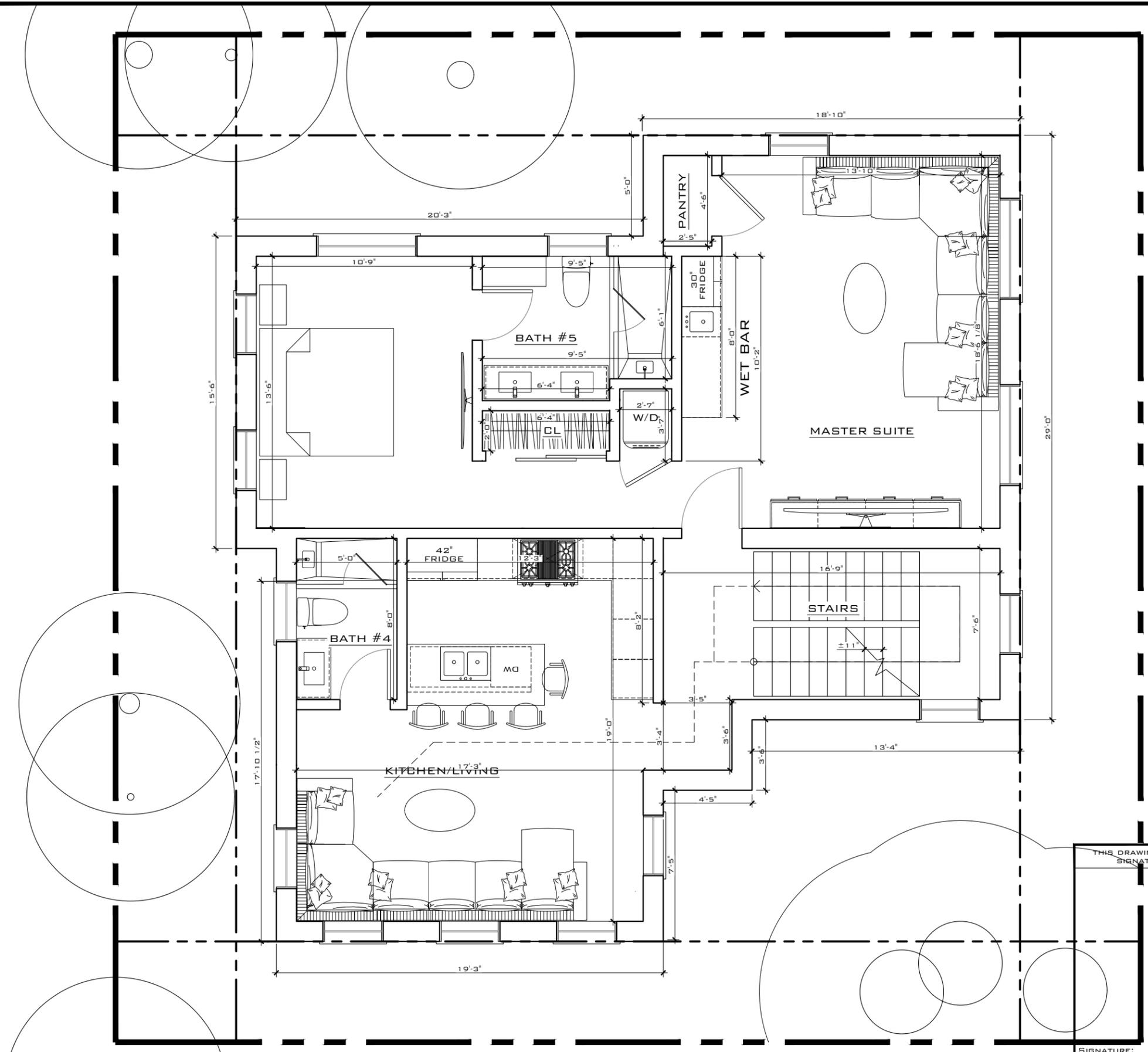
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PROJECT:
1905 STAPLES AVE

SITE:
 1905 STAPLES AVE
 KEY WEST, FL 33040

TITLE:
PROPOSED FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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 DATE: _____

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 STATE OF FLORIDA
 LICENSE NO 71480

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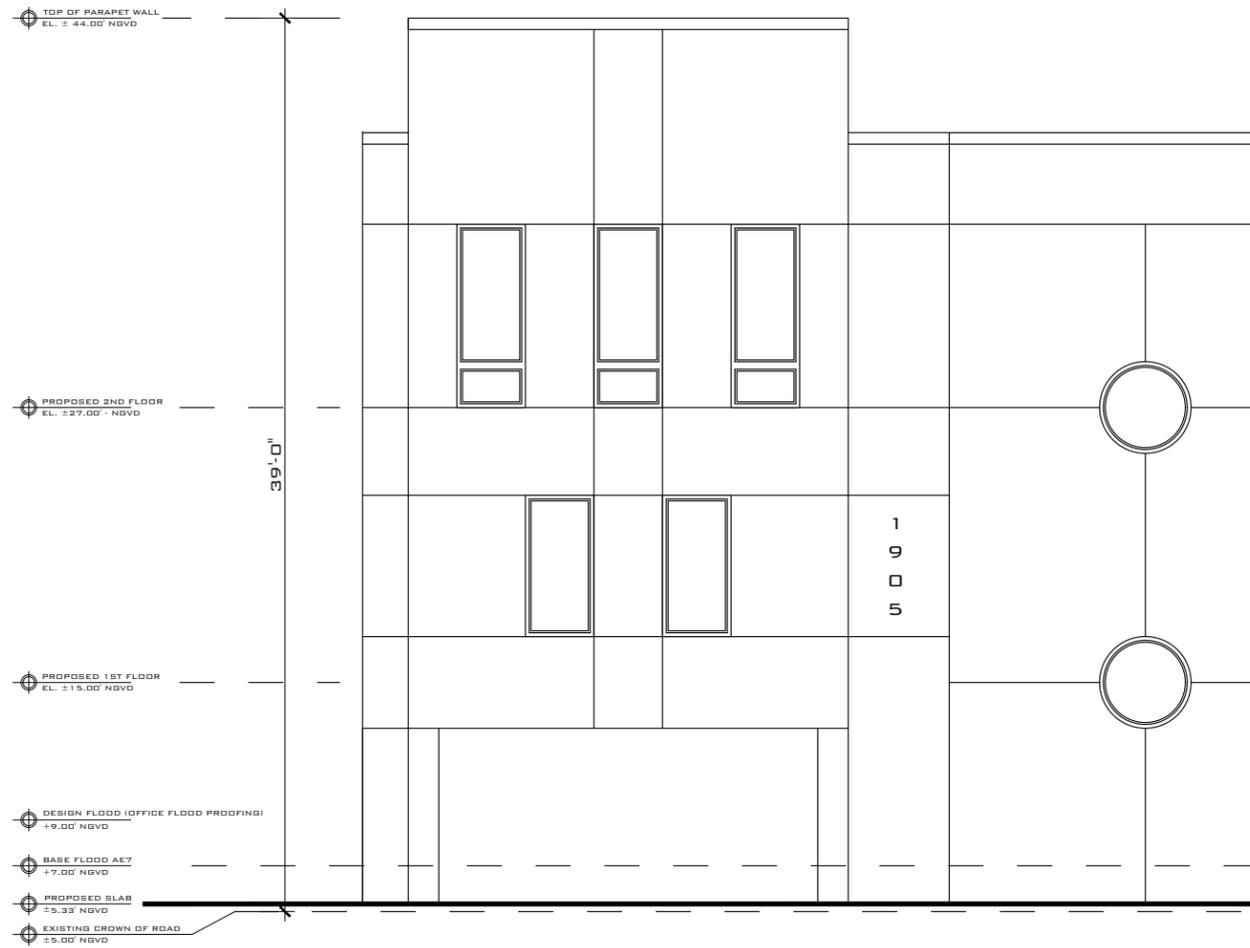
CLIENT:
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PROJECT:
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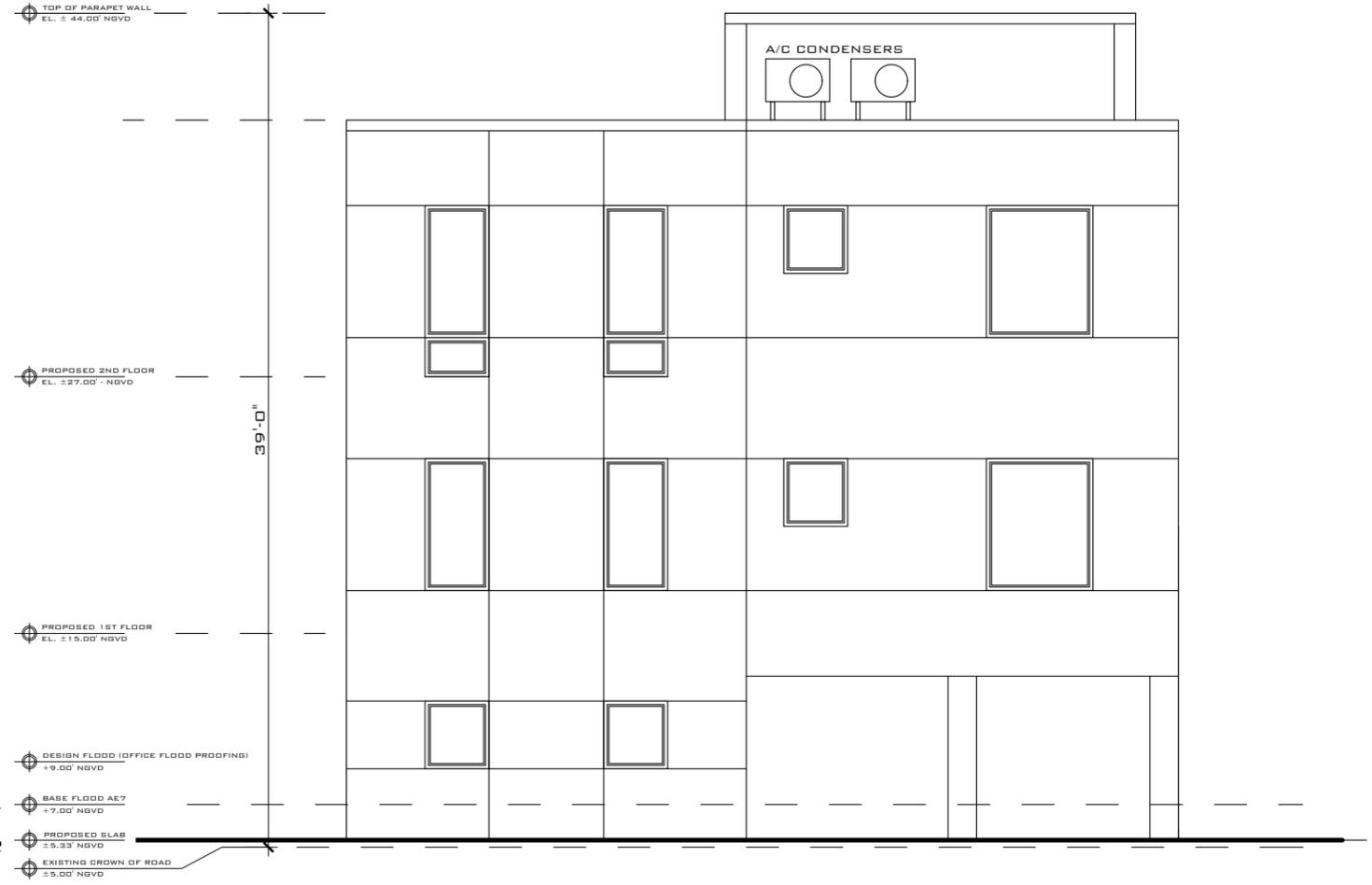
SITE:
 1905 STAPLES AVE
 KEY WEST, FL 33040

TITLE:
PROPOSED FLOOR PLAN

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2110-01	A-103	1	



PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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PROJECT:
1905 STAPLES AVE

SITE:
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KEY WEST, FL 33040**

TITLE:
PROPOSED ELEVATIONS

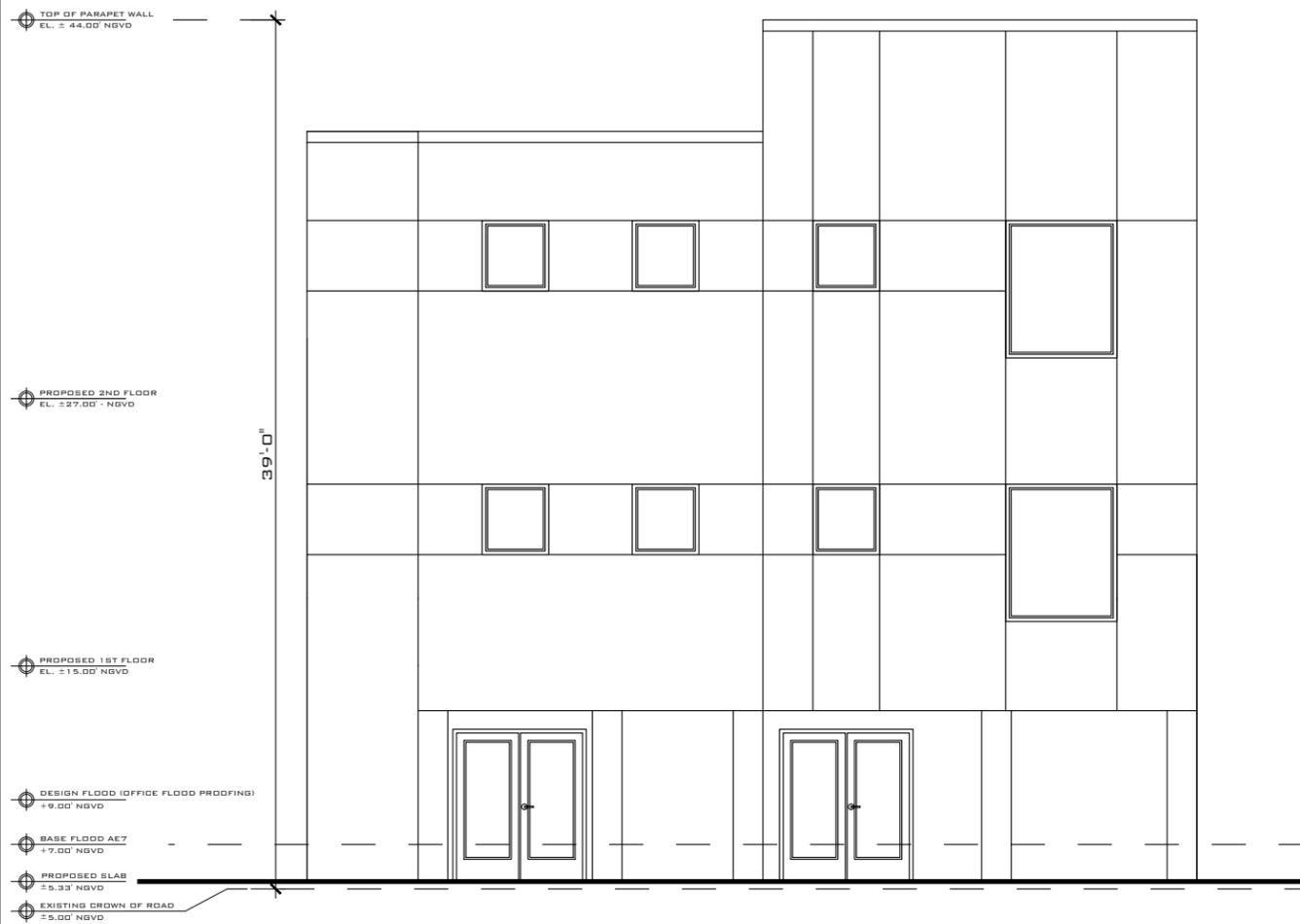
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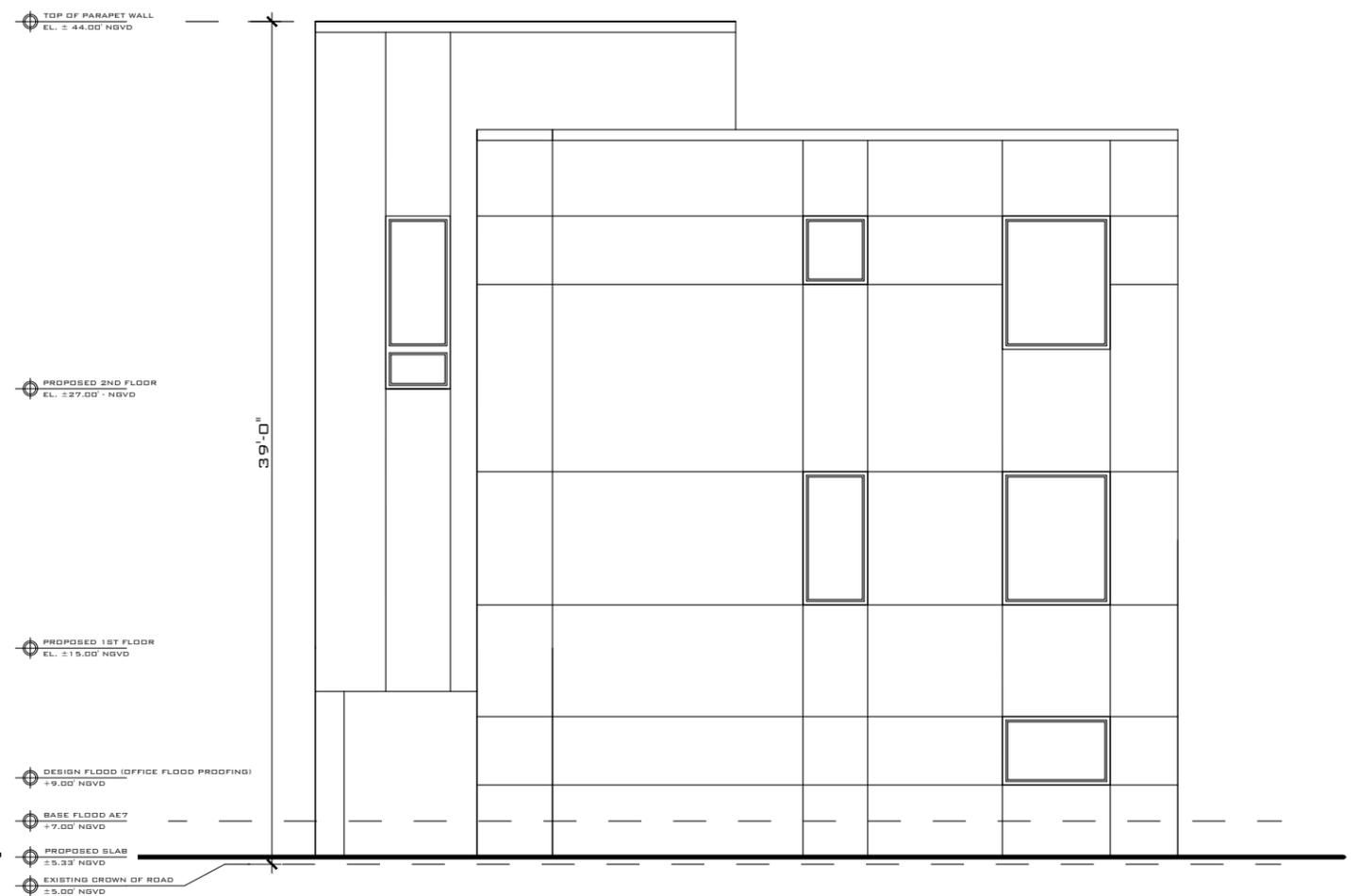
SIGNATURE:

DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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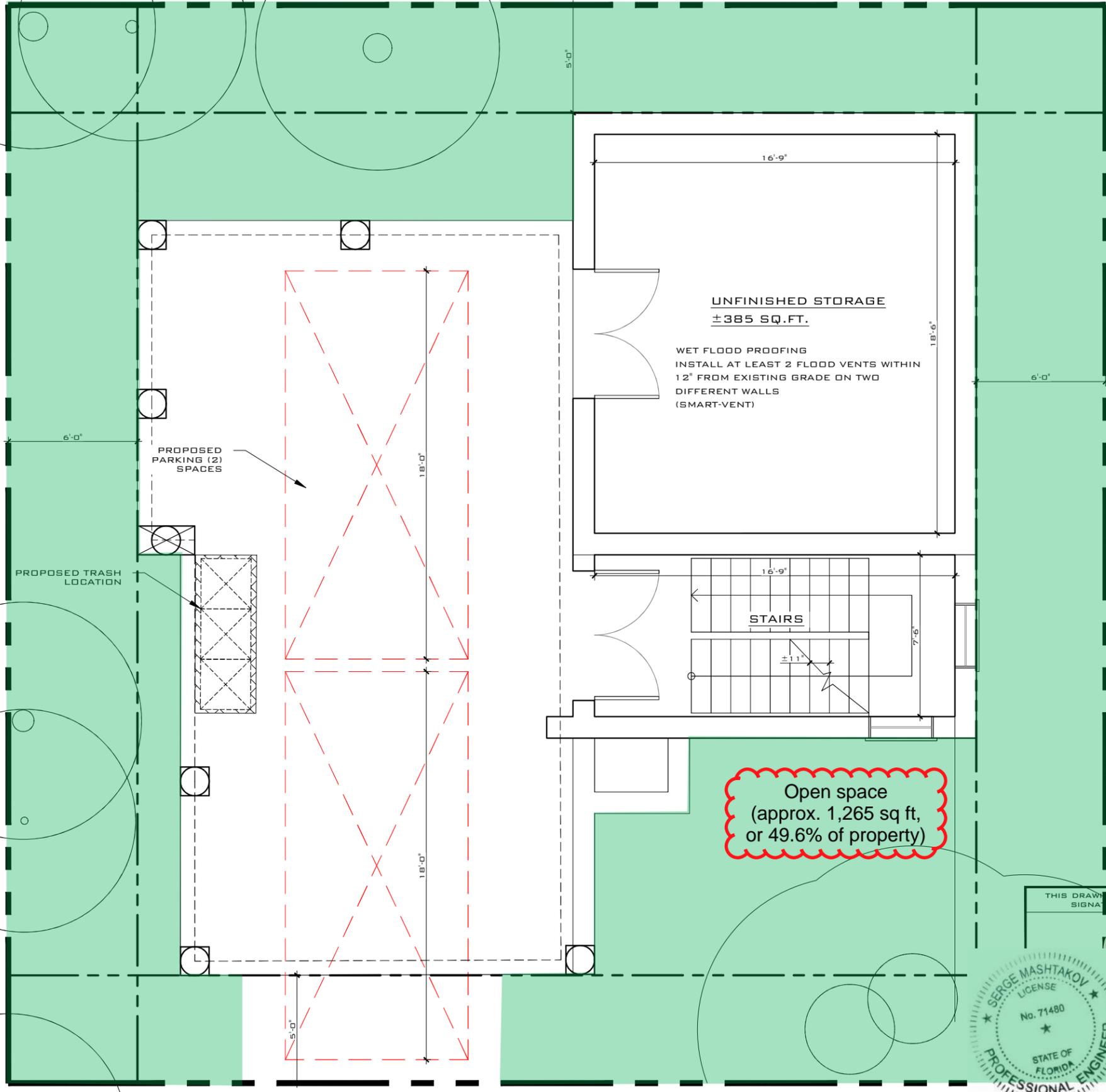
PROJECT:
1905 STAPLES AVE

SITE:
**1905 STAPLES AVE
KEY WEST, FL 33040**

TITLE:
PROPOSED ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	DRAWING NO:	REVISION:	
2110-01	A-105	1	

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



PROPOSED GROUND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

Open space
 (approx. 1,265 sq ft,
 or 49.6% of property)



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

DATE: _____

SERGE MASHTAKOV
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 STATE OF FLORIDA
 LICENSE NO 71480

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STATUS: FINAL			



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 1905 STAPLES AVE

SITE:
 1905 STAPLES AVE
 KEY WEST, FL 33040

TITLE:
 PROPOSED FLOOR PLAN

SCALE AT 1/16" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/18/22	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2110-01	A-101	1	

Boundary Survey

BOUNDARY SURVEY 1905 STAPLES AVE KEY WEST, FL 33040

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

ACCURACY:

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

BASIS OF BEARING:

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

SURVEYORS NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

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

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

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

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

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

DATE OF FIELD SURVEY 12/2/2021

CERTIFIED TO:

- ONE CALL CONSTRUCTION

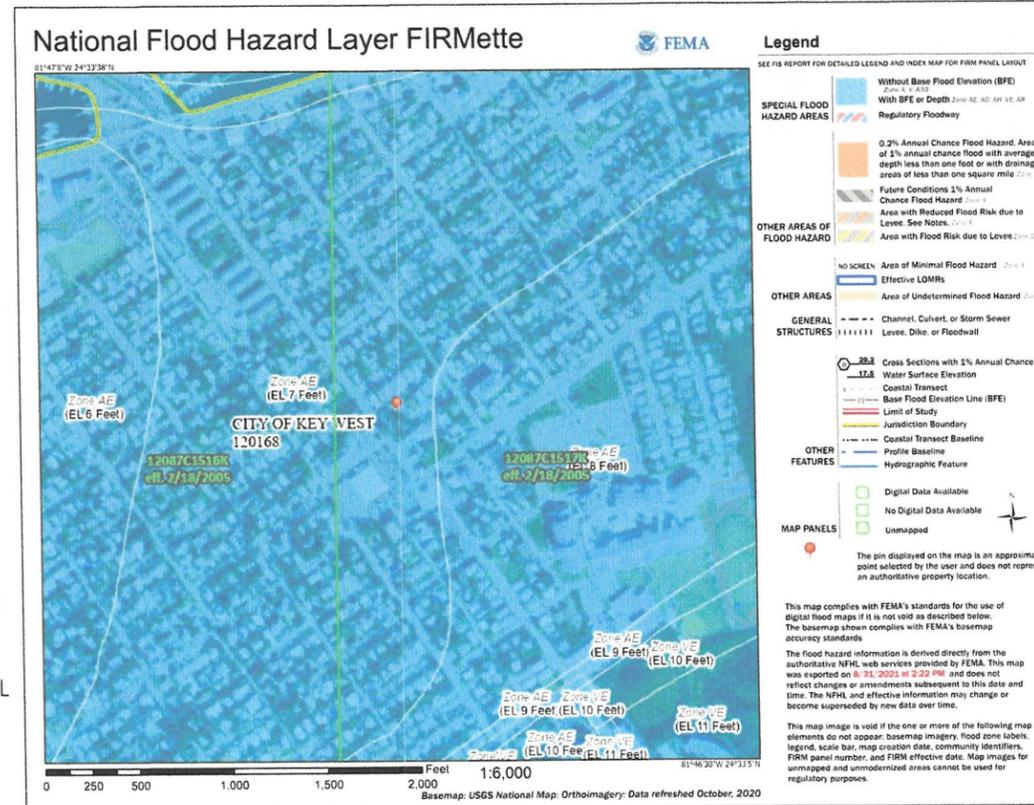
LEGAL DESCRIPTION

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

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

LEGEND

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



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

PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE

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

JUAN C. MELENDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LB7920 LS6721

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

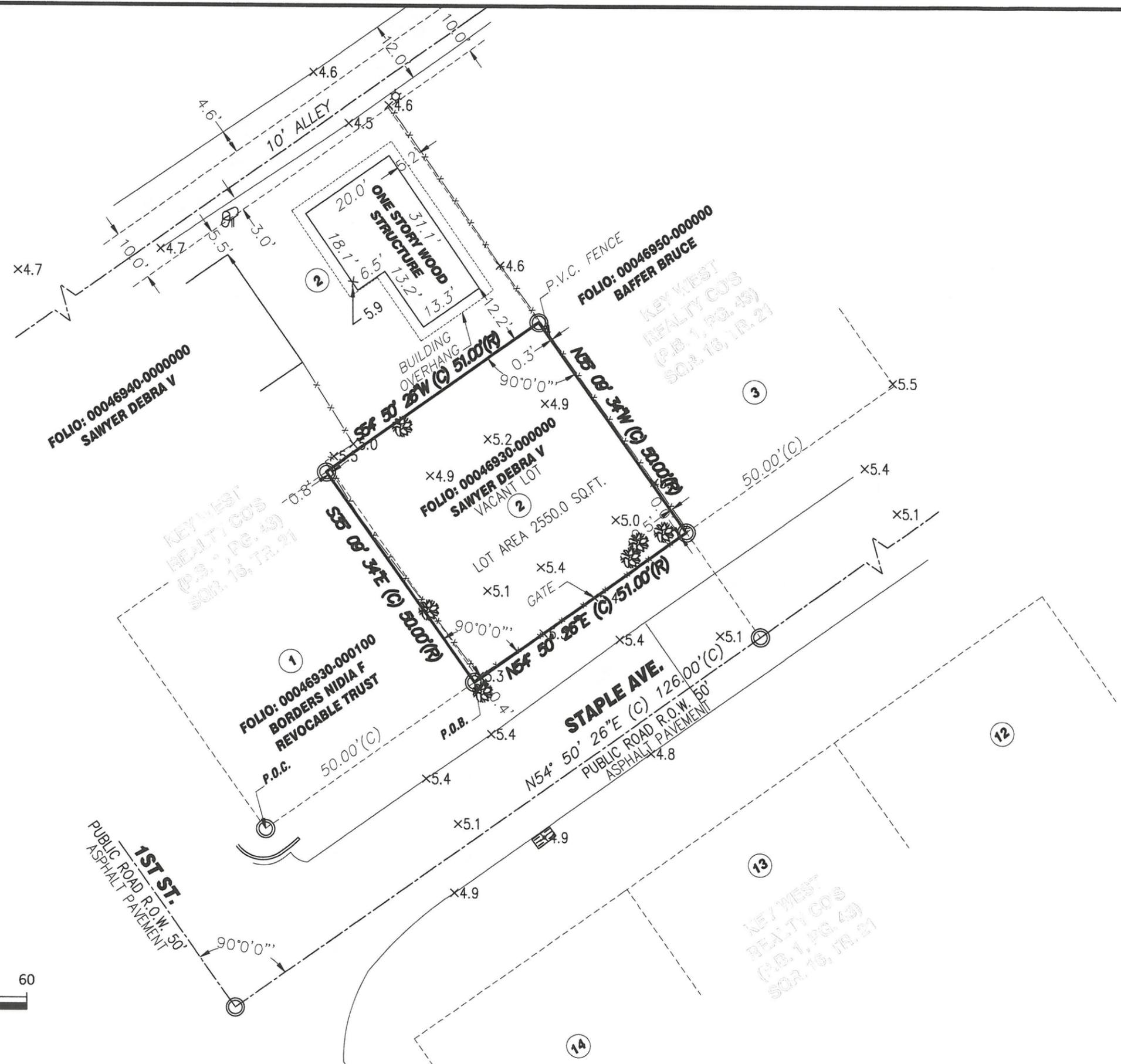
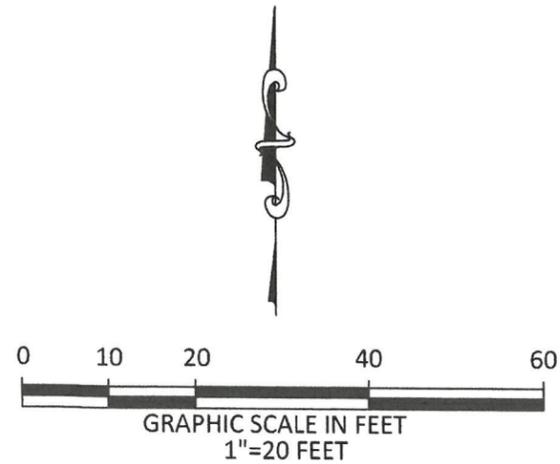
ORTHOTEK
GEO SPATIAL SOLUTIONS

13460 S.W. 24 ST. MIAMI, FL TEL: 305-877-9721
ORTHOTEK@ORTEKMAP.COM WWW.ORTEKMAP.COM

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

REVISION NOTES:		
DATE:		

**SHEET
1 OF 2**



ORTHOTEK
GEOSPATIAL SOLUTIONS

SURVEY BY:  ORTHOTEK@ORTEKMAP.COM WWW.ORTEKMAP.COM

13460 S.W. 24 ST. MIAMI, FL. TEL: 305-877-972L

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

REVISION NOTES:	DATE:

**SHEET
2 OF 2**

Verification Form



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

I, Thomas Francis Siburg, in my capacity as Planner / Development Specialist
(print name) (print position; president, managing member)
 of Trepanier & Associates, Inc.
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

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

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.

Thomas Francis Siburg
Signature of Applicant

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

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

Nikita L. Stange
Notary's Signature and Seal

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

HH 149093
Commission Number, if any



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

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

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

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

[Space Above This Line For Recording Data]

Corrective Warranty Deed

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

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

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

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

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

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

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

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

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

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

DoubleTime®

Signed, sealed and delivered in our presence:

Debra L. Niccol
Witness Name: Debra L. Niccol

Debra V. Sawyer (Seal)
Debra V. Sawyer

David Van Loon
Witness Name: David Van Loon

State of Florida
County of Monroe

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

[Notary Seal]

David Van Loon
Notary Public

Printed Name: David Van Loon

My Commission Expires: 9-7-23

