

**PLANNING BOARD  
RESOLUTION NO. 2022-014**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING VARIANCES TO THE MINIMUM OPEN SPACE, BUILDING COVERAGE, AND IMPERVIOUS SURFACE REQUIREMENTS, FOR A POOL AND POOL DECK, AS WELL AS A VARIANCE TO REAR SETBACK REQUIREMENTS FOR AN EXISTING NON-COMPLYING ACCESSORY BUILDING AT A SINGLE FAMILY RESIDENCE IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-630, 108-346, AND 122-1181 OF THE CITY OF KEY WEST LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to construct a pool and pool deck on a property located at 718 Southard Street (RE# 00011740-000000); and


**WHEREAS**, Section 122-630(4)a of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides the maximum building coverage is 50%; and


**WHEREAS**, the proposed maximum building coverage is 64%; and

**WHEREAS**, Section 122-400(4)b, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida provides the maximum impervious surface ratio is 60%; and

**WHEREAS**, the proposed impervious surface ratio is 71%; and

**WHEREAS**, Section 108-346, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida provides the minimum open space requirement is 35% for residential uses; and

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Planning Director

**WHEREAS**, the proposed open space ratio is 21%; and

**WHEREAS**, Section 122-1181, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida provides the accessory structure setback is 5'; and

**WHEREAS**, the proposed setback for rear accessory building is 4'1"; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on March 17, 2022; and

**WHEREAS**, the Planning Board finds 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 district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds 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; and

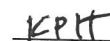
**WHEREAS**, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance and accessory building setbacks that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony



Chairman



Planning Director

with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

**WHEREAS**, the Planning Board finds 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.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for variances to the open space, building coverage, impervious surface, and setback requirements at 718 Southard Street (RE# 00011740-000000) within the Historic High Density Residential (HHDR) zoning district pursuant to Section 90-395, Section 122-630, Section 108-346 and Section 122-1181 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

WSK Chairman  
KPH Planning Director

**General Conditions:**

1. The proposed construction shall be consistent with the plans signed, sealed and dated, 1/6/2022 by Serge Mashtakov, Artibus Design.

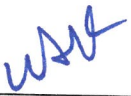
**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in its entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal

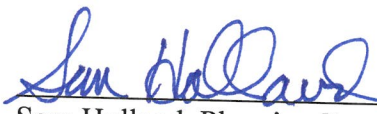
  
Chairman

  
Planning Director

period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

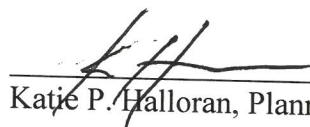
Read and passed on first reading at a regularly scheduled meeting held this 17th day of March 2022.

Authenticated by the Chairman of the Planning Board and the Planning Director;

  
\_\_\_\_\_  
Sam Holland, Planning Board Chair


3/31/22  
\_\_\_\_\_  
Date

**Attest:**



  
\_\_\_\_\_  
Katie P. Halloran, Planning Director

4/5/2022  
\_\_\_\_\_  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk

4-8-2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

# VARIANCE APPLICATION FOR 718 SOUTHARD ST

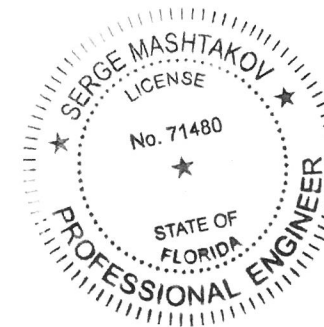
SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
718 SOUTHARD,  
KEY WEST, FL 33040

CLIENT:  
ALICIA MANFROY



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Digitally signed by Serge Mashtakov, PE 71480 State of Florida  
Date: 2022.01.06 12:03:19 -05'00'

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

*KPTX  
3/28/2022  
Walt  
3/1/22*

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

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3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
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CA # 30835

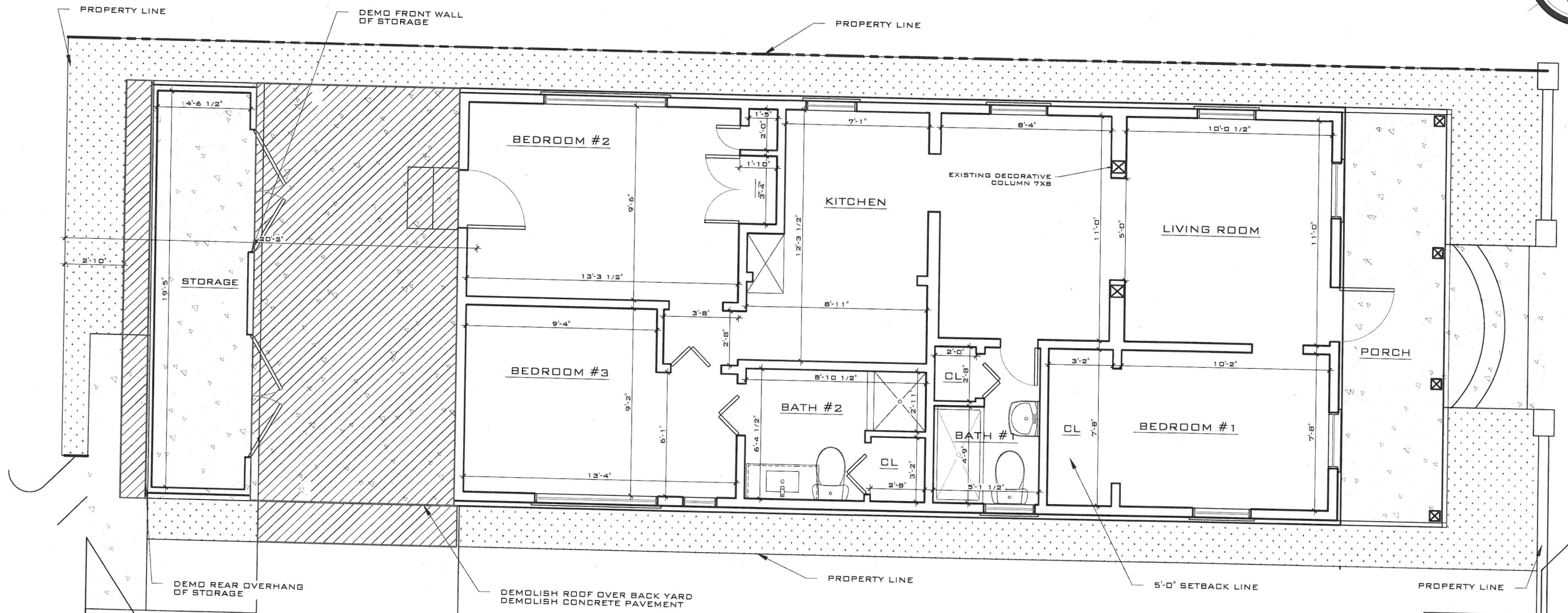
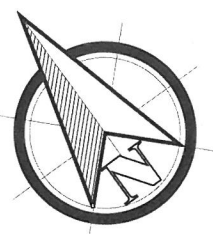
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ALICIA MANFROY

PROJECT:  
718 SOUTHARD ST

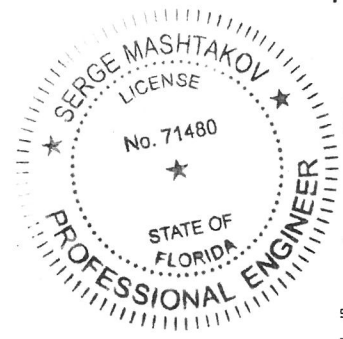
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718 SOUTHARD ST.  
KEY WEST, FL 33040

TITLE:  
COVER

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AS SHOWN	09/27/21	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2109-08	G-100	1	



**EXISTING SITE PLAN / DEMO PLAN**  
 SCALE: 3/16" = 1'-0"



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**Digitally signed by**  
 Serge Mashtakov,  
 PE 71480 State of  
 Florida  
 Date: 2022.01.06  
 12:03:38 -05'00'

SIGNATURE: SERGE MASHTAKOV  
 DATE: 10/27/21

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE No 71480

REV:	DESCRIPTION:	BY:	DATE:

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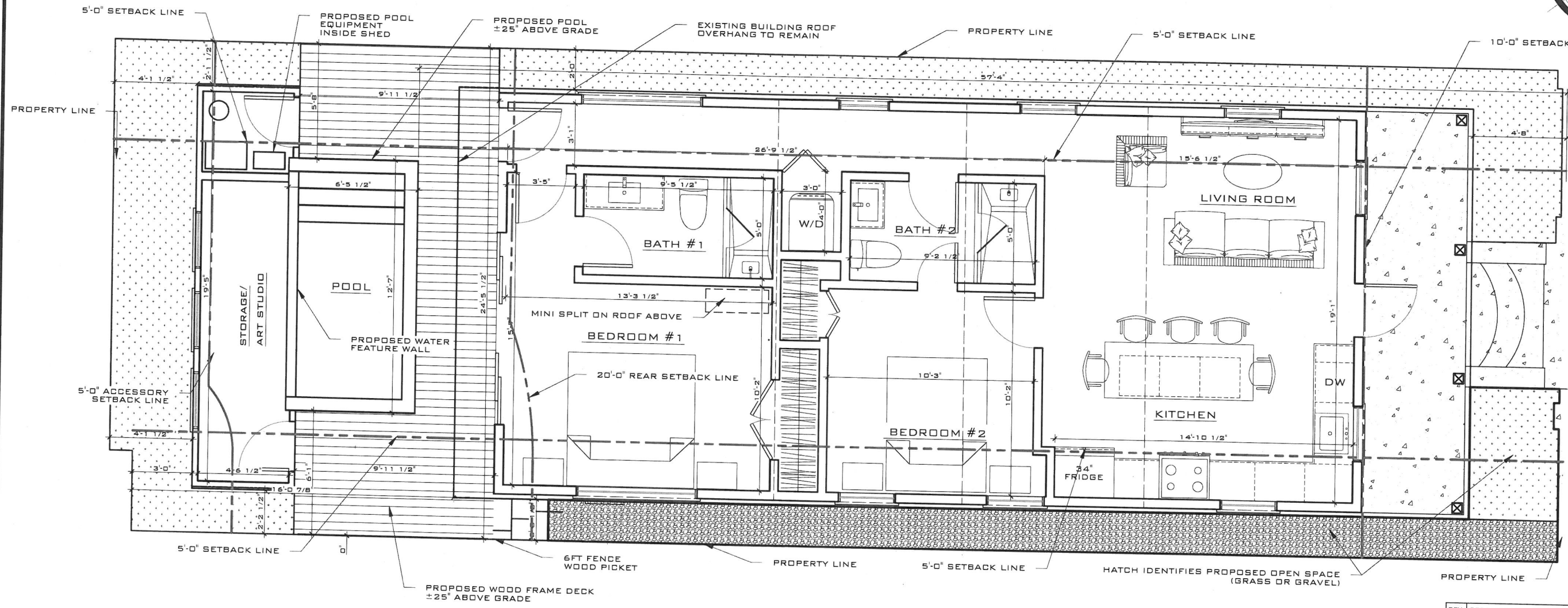
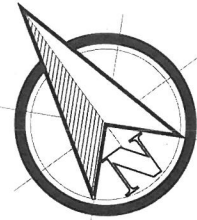
CLIENT:  
 ALICIA MANFROY

PROJECT:  
 718 SOUTHARD ST

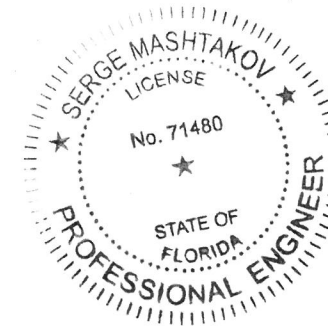
SITE:  
 KEY WEST, FL 33040  
 718 SOUTHARD ST,

TITLE:  
 EXISTING SITE PLAN

SCALE AT 1:1x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/27/21	QA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2109-08	C-101	1	



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



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Digitally signed by  
 Serge Mashtakov,  
 PE 71480 State of  
 Florida  
 Date: 2022.01.06  
 12:03:55 -05'00'

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

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 CA # 30835

CLIENT:  
 ALICIA MANFROY

PROJECT:  
 718 SOUTHARD ST

SITE:  
 KEY WEST, FL 33040  
 718 SOUTHARD ST,

TITLE:  
 SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
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2109-08	C-102	1	



**SITE DATA:**

TOTAL SITE AREA: ±1,771.73 SQ.FT  
 LAND USE: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)  
 FLOOD ZONE: X

**SETBACKS**

FRONT:  
 REQUIRED 10'-0"  
 EXISTING 4'-8"  
 PROPOSED NO CHANGES

LEFT SIDE:  
 REQUIRED 5'-0"  
 EXISTING 2'-1/2"  
 PROPOSED NO CHANGES

RIGHT SIDE:  
 REQUIRED 5'-0"  
 EXISTING 2'-0"  
 PROPOSED NO CHANGES

REAR:  
 REQUIRED 20 FT  
 EXISTING 16'-1"  
 PROPOSED NO CHANGES

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60% (1,063.04 SQ.FT.)  
 EXISTING 79.93 % (±1,416.13 SQ.FT.)  
 PROPOSED 70.70 % (±1,252.73 SQ.FT.)  
 IMPROVEMENT

**MAXIMUM BUILDING COVERAGE:**

REQUIRED 50% (885.86 SQ.FT.)  
 EXISTING 75.02% (±1,329.13 SQ.FT.)  
 PROPOSED 64.28% (±1,138.8 SQ.FT.)  
 IMPROVEMENT

**OPEN SPACE MINIMUM:**

REQUIRED 35% (620.1 SQ.FT.)  
 EXISTING 20.07% (±355.6 SQ.FT.)  
 PROPOSED 21.78% (±386.0 SQ.FT.)  
 IMPROVEMENT

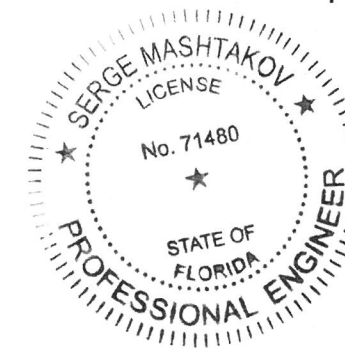
**ACCESSORY STRUCTURAL SETBACK:**

FRONT:  
 REQUIRED 5'-0"  
 EXISTING 61'-8"  
 PROPOSED 57'-4"

LEFT SIDE:  
 REQUIRED 5'-0"  
 EXISTING 2'-2 1/2"  
 PROPOSED NO CHANGES

RIGHT SIDE:  
 REQUIRED 5'-0"  
 EXISTING 2'-3"  
 PROPOSED NO CHANGES

REAR:  
 REQUIRED 5'-0"  
 EXISTING 2'-9"  
 PROPOSED 4'-1-1/2"  
 IMPROVEMENT



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 Date: 2022.01.06  
 12:04:09 -05'00'

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		

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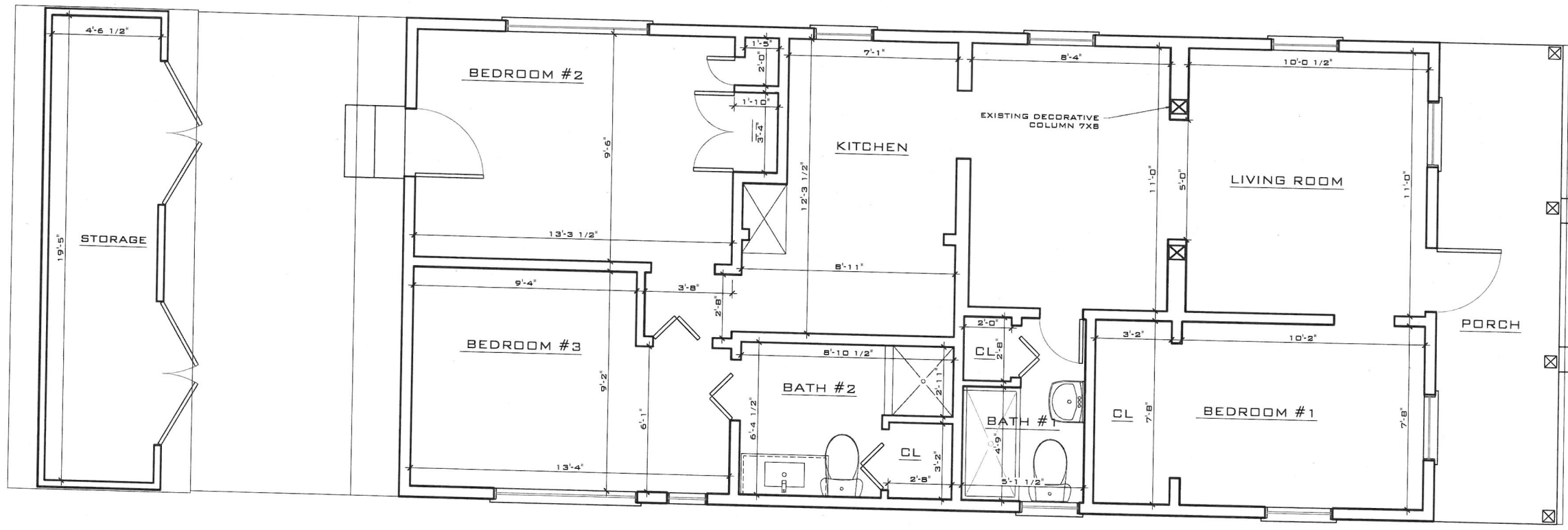
CLIENT:  
 ALICIA MANFROY

PROJECT:  
 718 SOUTHARD ST.

SITE:  
 718 SOUTHARD ST.  
 KEY WEST, FL 33040

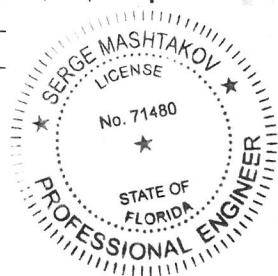
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AS SHOWN	10/27/21	CA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2109-08	C-103	1	



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

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Digitally signed  
 by Serge Mashtakov, PE  
 71480 State of Florida  
 Date: 2022.01.06

12:04:25 05'00"  
 SERGE MASHTAKOV - PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE No. 71480

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		

**ARTIBUS DESIGN**  
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 KEY WEST, FL 33040  
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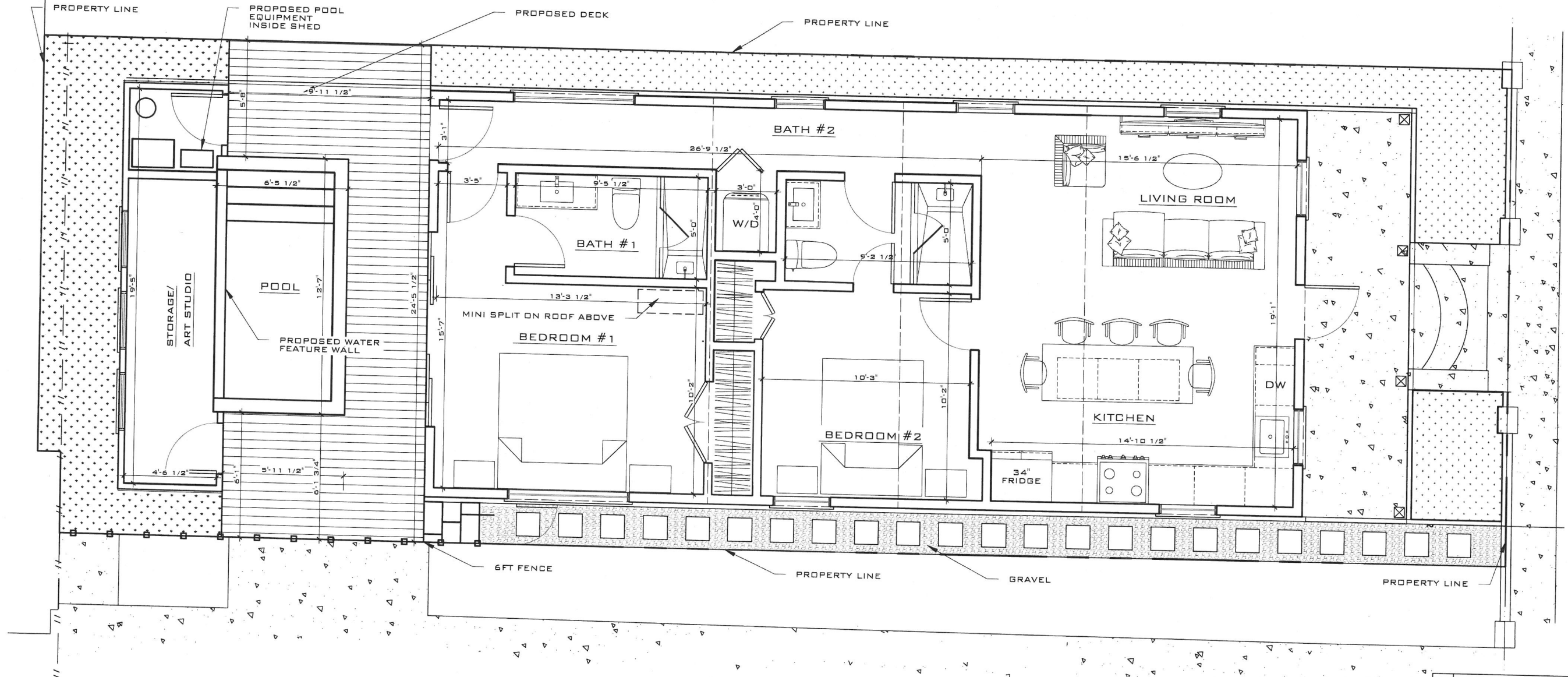
CLIENT:  
 ALICIA MANFROY

PROJECT:  
 718 SOUTHARD ST

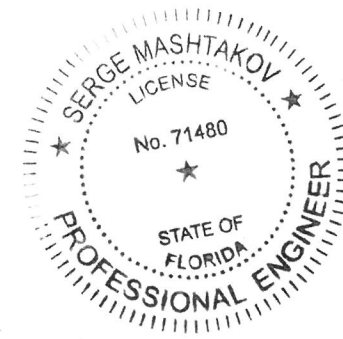
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 718 SOUTHARD ST.  
 KEY WEST, FL 33040

TITLE:  
 EXISTING FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/27/21	OA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2109-08	A-101	1	



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



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Digitally signed by  
 Serge Mashtakov, PE  
 71480 State of  
 Florida  
 Date: 2022.01.06  
 12:04:42 -05'00'

SIGNATURE:  
 DATE:

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

**ARTIBUS DESIGN**  
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 3710 N. ROOSEVELT BLVD  
 KEY WEST, FL 33040  
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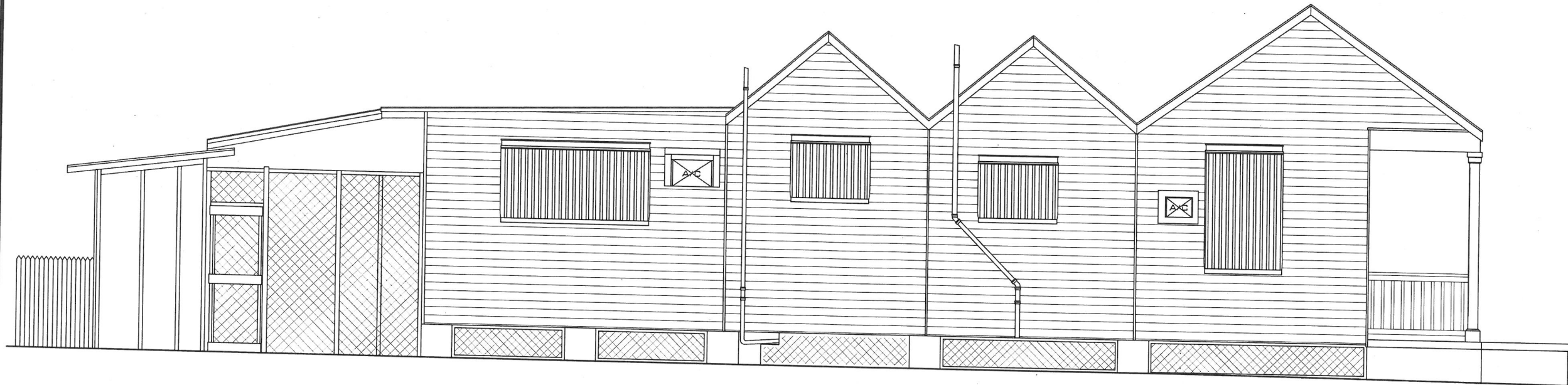
CLIENT:  
 ALICIA MANFROY

PROJECT:  
 718 SOUTHARD ST.

SITE:  
 KEY WEST, FL 33040  
 718 SOUTHARD ST.

TITLE:  
 PROPOSED FLOOR PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	09/27/21	CA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
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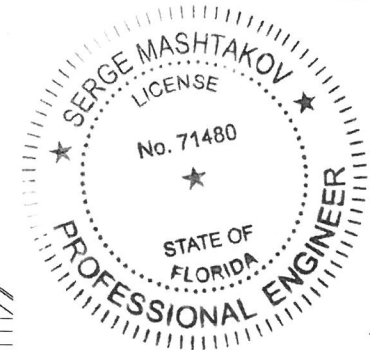


EXISTING LEFT ELEVATION  
SCALE: 3/16" = 1'-0"

- PROPOSED MINI SPLIT A/C  
(10 FT FROM ROOF EDGES)
- PROPOSED WOOD FRAME WINDOWS  
BLOCKED-OUT FROM INTERIOR
- PROPOSED WOOD FRAME WINDOWS  
(IMPACT RATED)
- PROPOSED WOOD SHUTTERS
- PROPOSED ALUMINUM WINDOWS  
IN REAR PART (IMPACT RATED)
- PROPOSED WOOD  
FRAME DECK
- PROPOSED POOL
- PROPOSED WATER  
FEATURE WALL



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



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Digitally signed  
by Serge  
Mashtakov, PE  
71480 State of  
Florida

Date: 2022.01.06

12:04:56-0500  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

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CA # 30835

CLIENT:  
ALICIA MANFROY

PROJECT:  
718 SOUTHARD ST

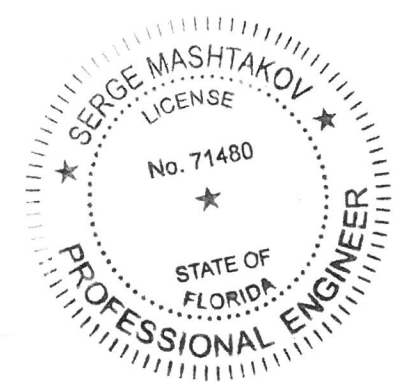
SITE:  
718 SOUTHARD ST.  
KEY WEST, FL 33040

TITLE:  
ELEVATIONS

SCALE AT 1:1X17:	DATE:	DRAWN:	CHECKED:
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EXISTING RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



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Serge Mashtakov,  
PE 71480 State of  
Florida  
Date: 2022.01.06  
12:05:19 -05'00'

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



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

- PROPOSED WOOD SHUTTERS
- PROPOSED ALUMINUM WINDOWS
- PROPOSED DECK
- PROPOSED POOL
- PROPOSED WATER FEATURE WALL

REV:	DESCRIPTION:	BY:	DATE:
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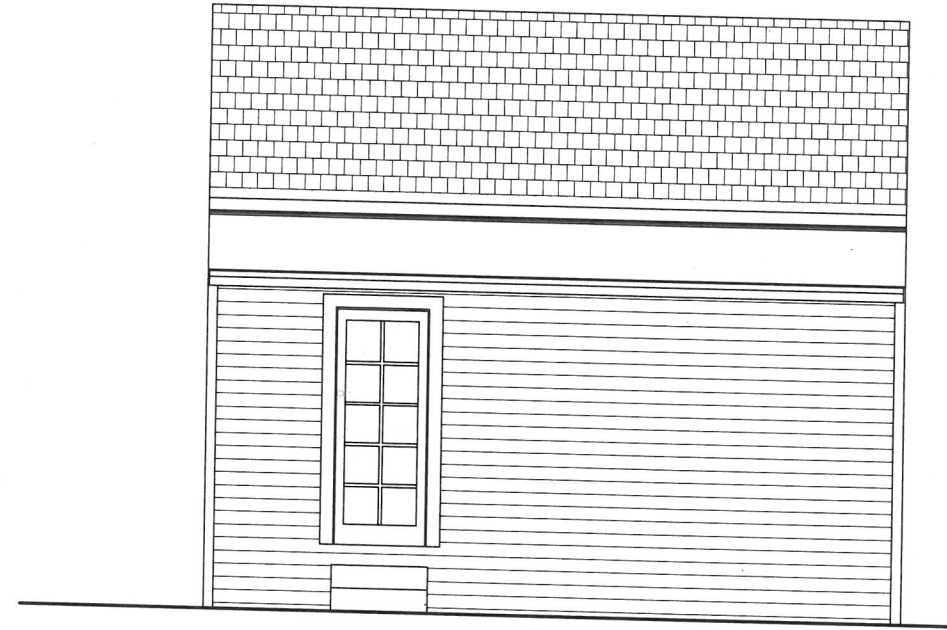
CLIENT:  
ALICIA MANFROY

PROJECT:  
718 SOUTHARD ST

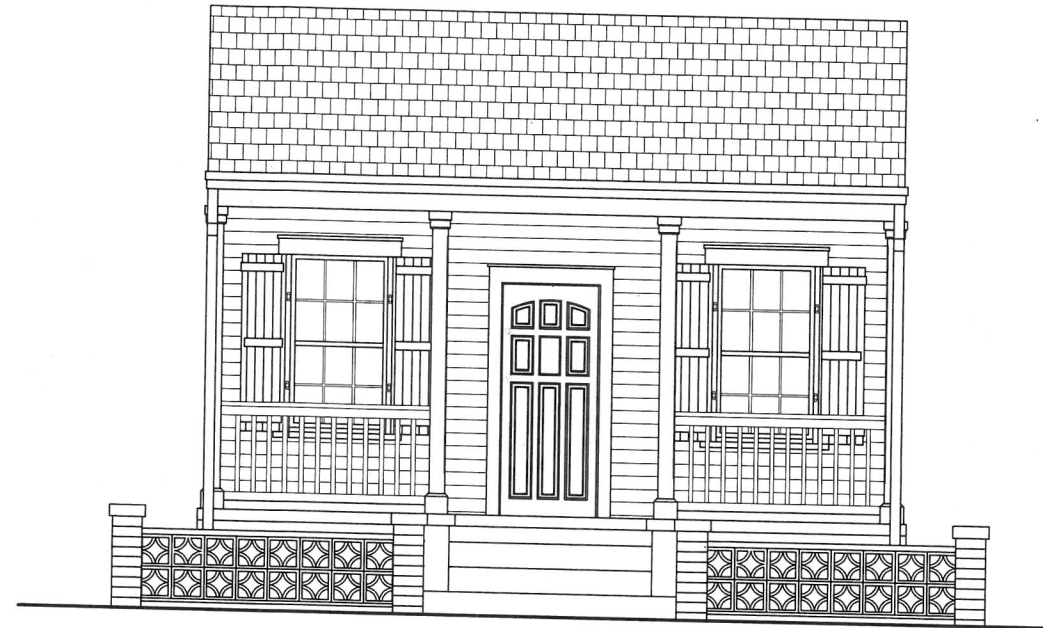
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ELEVATIONS

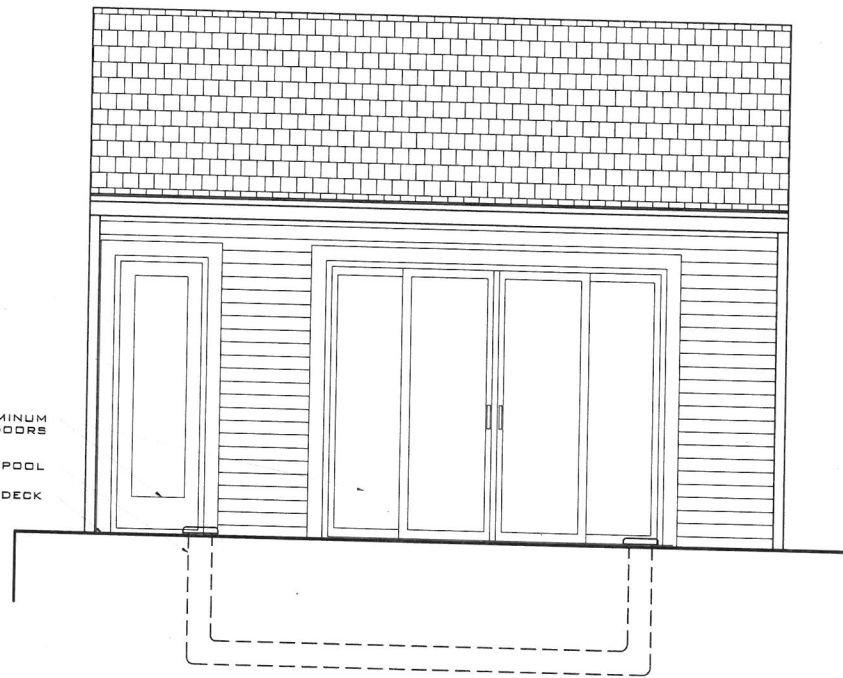
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AS SHOWN	09/27/21	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2109-08	A-104	1	



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

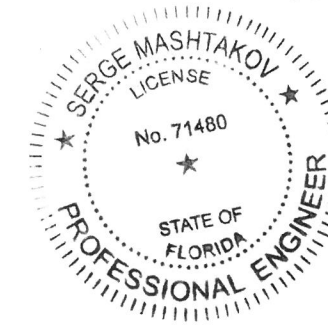


EXISTING FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED ALUMINUM  
DOORS  
PROPOSED POOL  
PROPOSED DECK

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



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Digitally signed  
by Serge  
Mashtakov, PE  
71480 State of  
Florida  
Date: 2022.01.06  
12:05:35 -05'00'

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STATUS:		FINAL	

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CLIENT:  
ALICIA MANFROY

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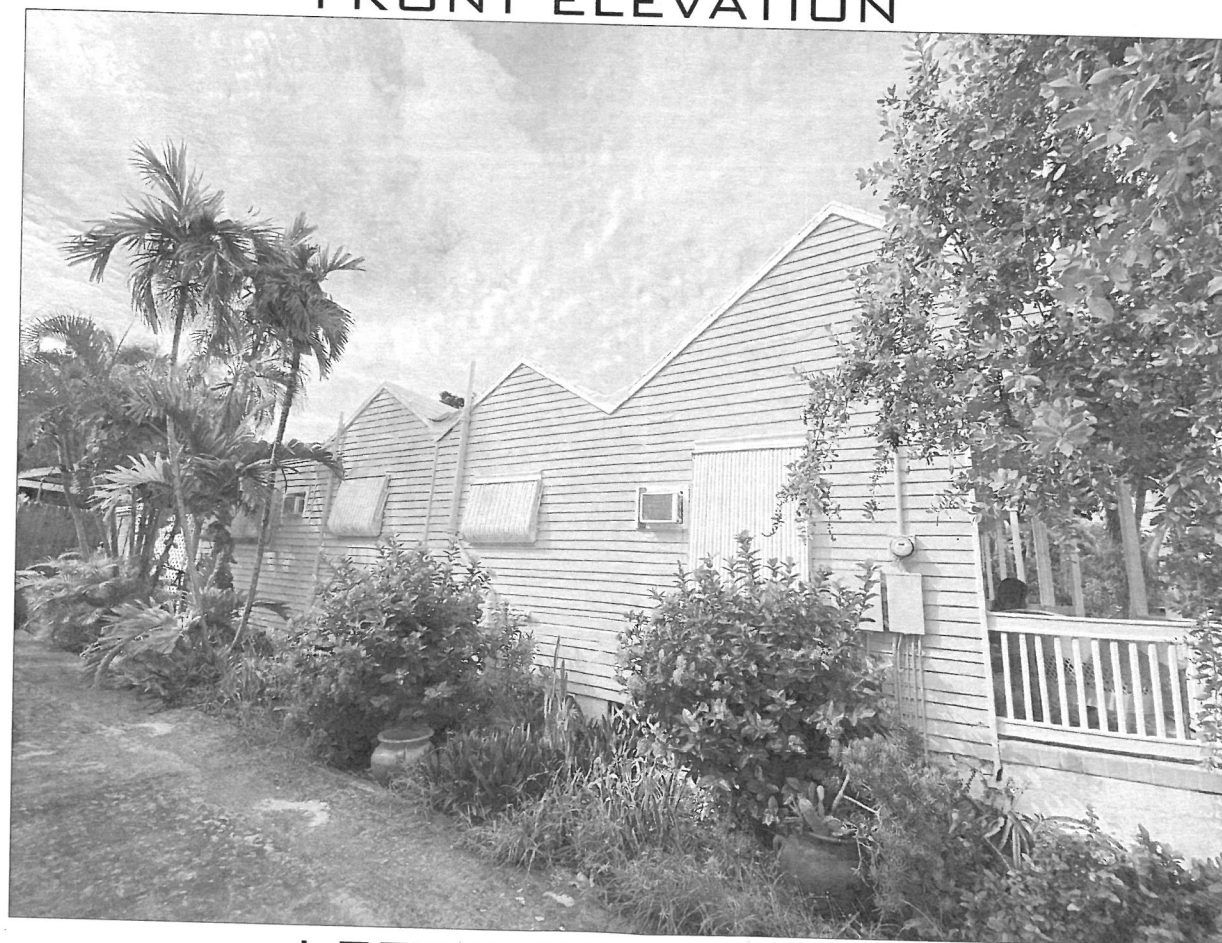
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718 SOUTHARD ST.  
KEY WEST, FL 33040

TITLE:  
ELEVATIONS

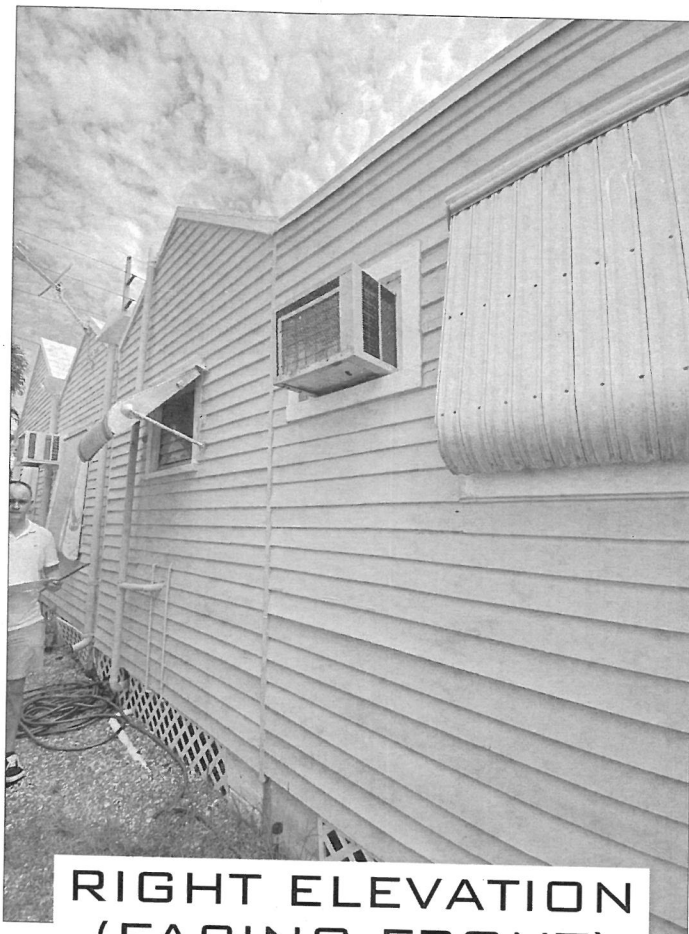
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PROJECT NO:	DRAWING NO:	REVISION:	
2109-08	A-105	1	



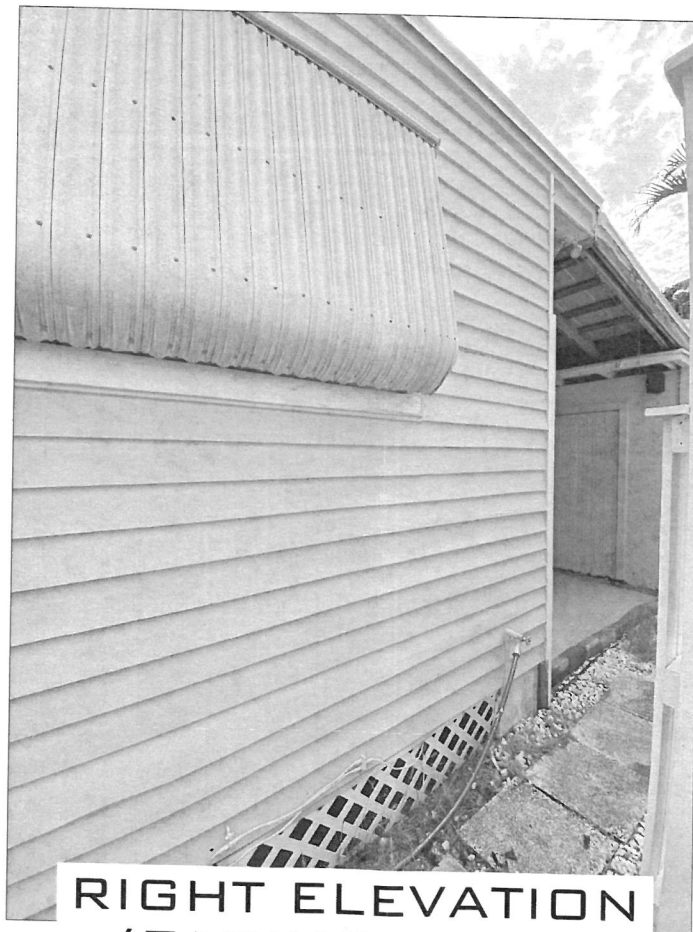
FRONT ELEVATION



LEFT SIDE ELEVATION

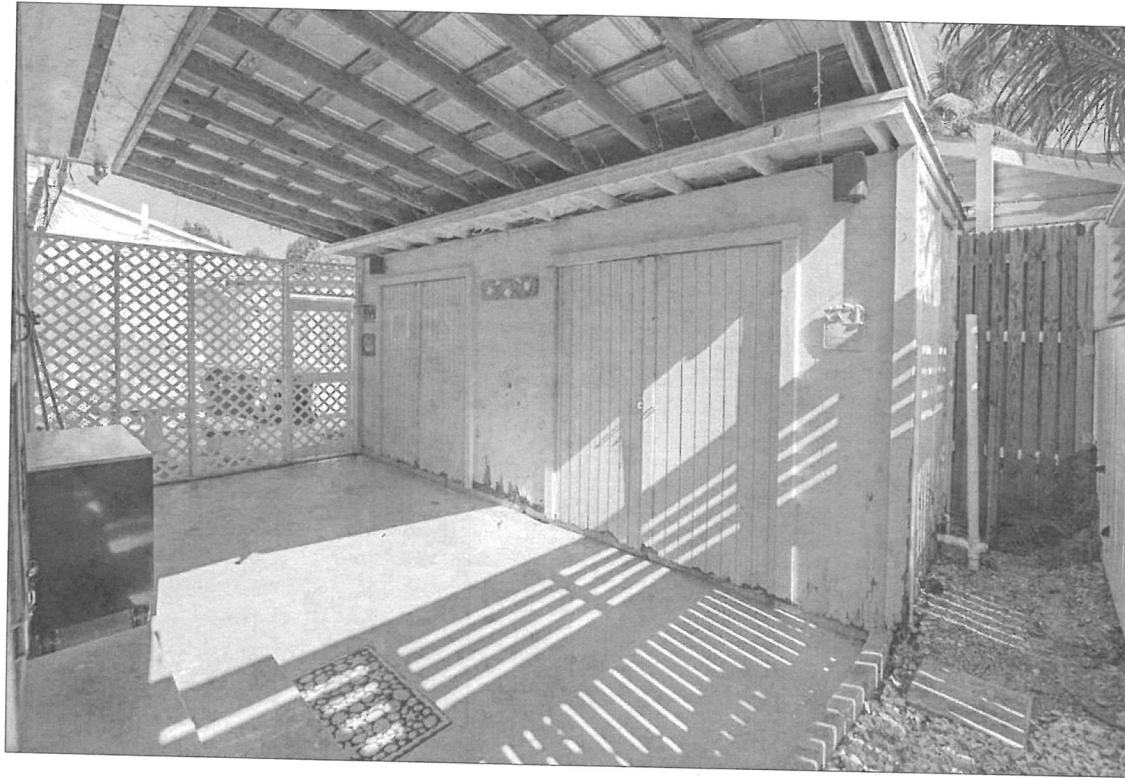


RIGHT ELEVATION  
(FACING FRONT)

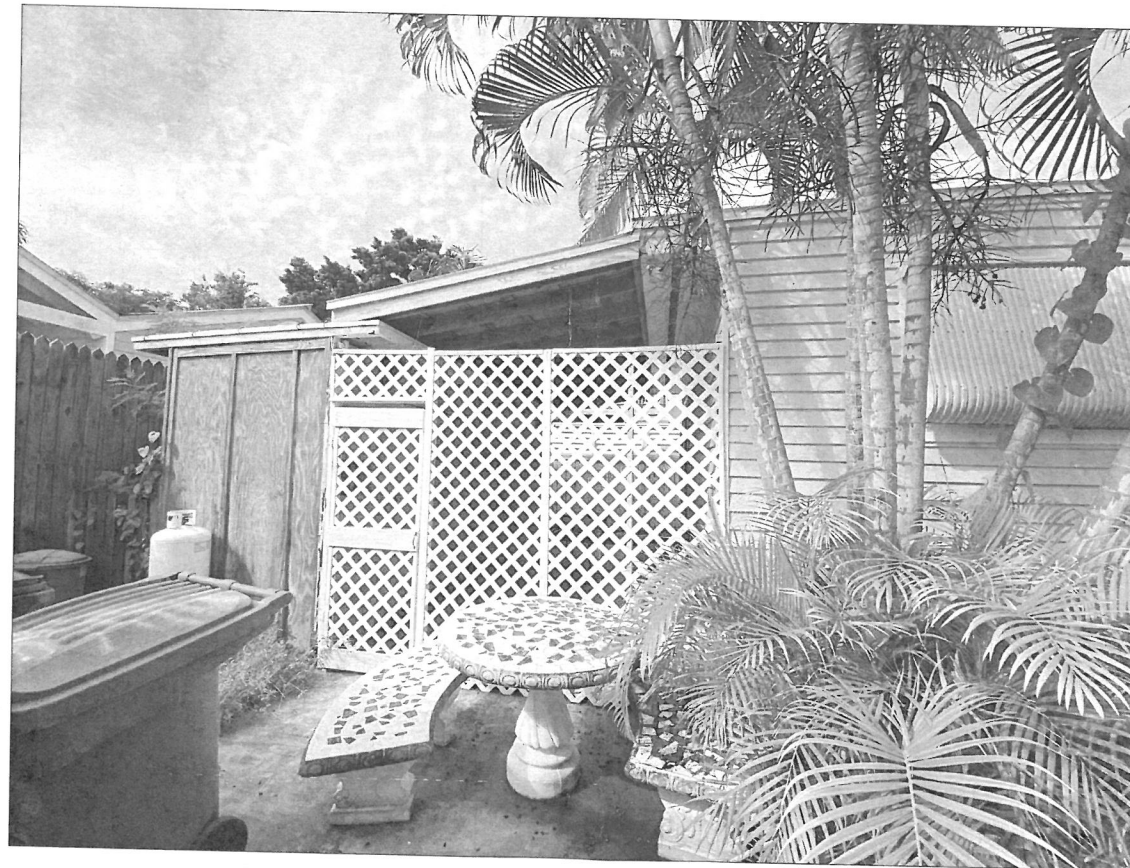


RIGHT ELEVATION  
(FACING REAR)





STORAGE FRONT



STORAGE RIGHT SIDE