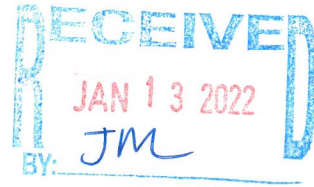


# **Application**



# Application for Variance

City of Key West, Florida • Planning Department

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

**Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00**

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

### PROPERTY DESCRIPTION:

Site Address: 718 Southard St, Key West, FL 33040

Zoning District: HHDR

Real Estate (RE) #: 00011740-000000

Property located within the Historic District.  Yes  No

### APPLICANT:

Owner

Authorized Representative

Name: Alicia Ann Manfroy

Mailing Address: 29115 Guava Ln

City: Big Pine Key

State: FL Zip: 33043

Home/Mobile

Phone:

408-693-1413

Office:

Fax:

Email: amanfroy@gmail.com

### PROPERTY OWNER: (if different than above)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile

Phone:

Office: \_\_\_\_\_

Fax: \_\_\_\_\_

Description of Proposed Construction, Development, and Use: Residential Pool, Pool Deck and Remodeling

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

Maximum ISR. Req. 60%, Ex. 79.93% Prop. 70.70% Maximum Building Coverage Req. 50%, Ex. 75.02% Prop. 64.28%

Minimum open space - Req. 35%, Ex. 20.07% - Pro. 21.78%; Setbacks Front: Req. 10' Ex. 4'-8", Prop. 4'-8";

Side: Req. 5' Ex. 2'-1/2" Prop. 2'-1/2"; Side Req. 5' Ex. 2' Prop. 2'; Rear: Req. 20' Ex. 16'-1" Prop. 16'-1" (See site plan)

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

Will any work be within the dripline (canopy) of any tree on or off the property?  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes     No

Yes     No

Is this variance request for habitable space pursuant to Section 122-1078?

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                              | HHDR             |          |           |                  |
| Flood Zone                          | X                |          |           |                  |
| Size of Site                        | 1,771.73 SQ.FT.  |          |           |                  |
| Height                              | 30 FT            | 17'-2"   | NO CHANGE | NO               |
| Front Setback                       | 10 FT            | 4'-8"    | NO CHANGE | YES              |
| Side Setback                        | 5 FT             | 2'-1/2"  | NO CHANGE | YES              |
| Side Setback                        | 5 FT             | 2'-0"    | NO CHANGE | YES              |
| Street Side Setback                 | N/A              | N/A      | N/A       | NO               |
| Rear Setback                        | 5 FT (Accessory) | 5.0 FT   | 5.0 FT    | NO               |
| F.A.R                               | N/A              | N/A      | N/A       | N/A              |
| Building Coverage                   | 50%              | 75.02%   | 64.28%    | YES              |
| Impervious Surface                  | 60%              | 79.93%   | 70.70%    | YES              |
| Parking                             | 1                | 0        | NO CHANGE | YES              |
| Handicap Parking                    | N/A              | N/A      | N/A       | N/A              |
| Bicycle Parking                     | N/A              | N/A      | N/A       | N/A              |
| Open Space/ Landscaping             | 35.0%            | 20.07%   | 21.78%    | YES              |
| Number and type of units            | N/A              | N/A      | N/A       | N/A              |
| Consumption Area or Number of seats | N/A              | N/A      | N/A       | N/A              |

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](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.

Existing building and accessory structure were built on a small parcel with several additions and alterations covering most of the site with roofs or slabs. All proposed work is resulting in a substantial improvements to lot coverage requirements. Lot is very narrow with small back yard.

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

Home was constructed in 1943 or earlier. Current owner purchased the property as it is now in 2021. Special conditions do not result from the action or negligence of the applicant.

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

Granting of the requested variances will not confer any special privileges to the applicant. Similar conditions are found within the neighborhood and very few(if any) properties comply with existing applicable zoning code due to historic nature of the development.

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.

The current property does not comply with existing applicable zoning code requirements.

Hardship exists since the owner is trying to bring the property to the modern standard of living and doing everything possible to improve existing nonconformities while reasonably expecting a beneficial use of the property enjoyed by others within the zoning district and the rest of the city.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

Only minimum variances are being requested. Proposed small pool and pool deck and removal of roof overhangs of the shed improve all site coverage parameters.

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.

There are no apparent injurious to the public welfare. In contrast, the variances are consistent with the intended land use and improve the owner's quality of life. Properties around the area reside under similar conditions

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing non-conforming uses of the property (if any) do not present any effects on this variance application.

**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."

**Ukg' Rnc p**

# 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

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

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|---------|--------------|-------|-------|
| REV:    | DESCRIPTION: | BY:   | DATE: |
| STATUS: |              | FINAL |       |



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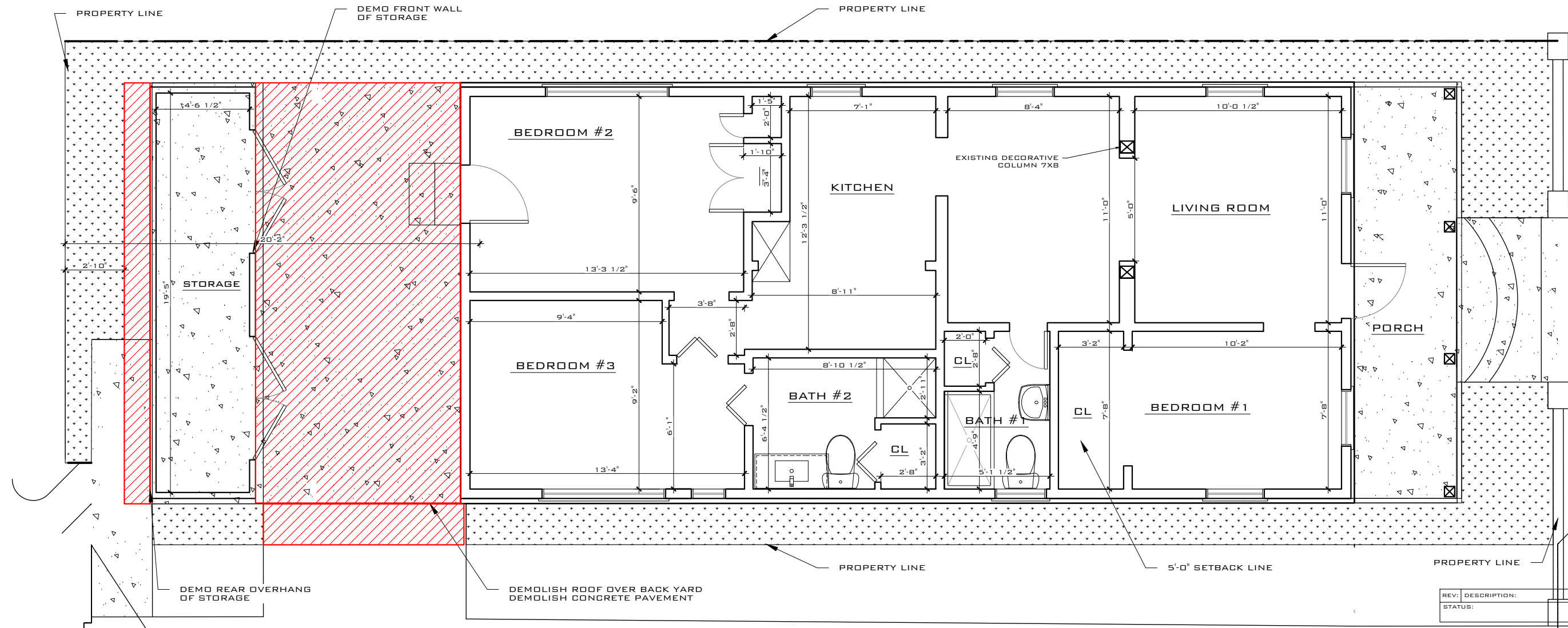
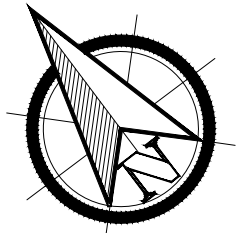
CLIENT:  
ALICIA MANFROY

PROJECT:  
718 SOUTHARD ST

SITE:  
718 SOUTHARD ST.  
KEY WEST, FL 33040

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"

|         |              |     |       |
|---------|--------------|-----|-------|
| REV:    | DESCRIPTION: | BY: | DATE: |
|         |              |     |       |
| STATUS: |              |     |       |



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CLIENT:  
**ALICIA MANFROY**

PROJECT:  
**718 SOUTHARD ST**

SITE:  
**KEY WEST, FL 33040  
 718 SOUTHARD ST,**

TITLE:  
**EXISTING SITE PLAN**

|                 |             |           |          |
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| SCALE AT 11x17: | DATE:       | DRAWN:    | CHECKED: |
| AS SHOWN        | 10/27/21    | DA        | SAM      |
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| 2109-08         | C-101       | 1         |          |

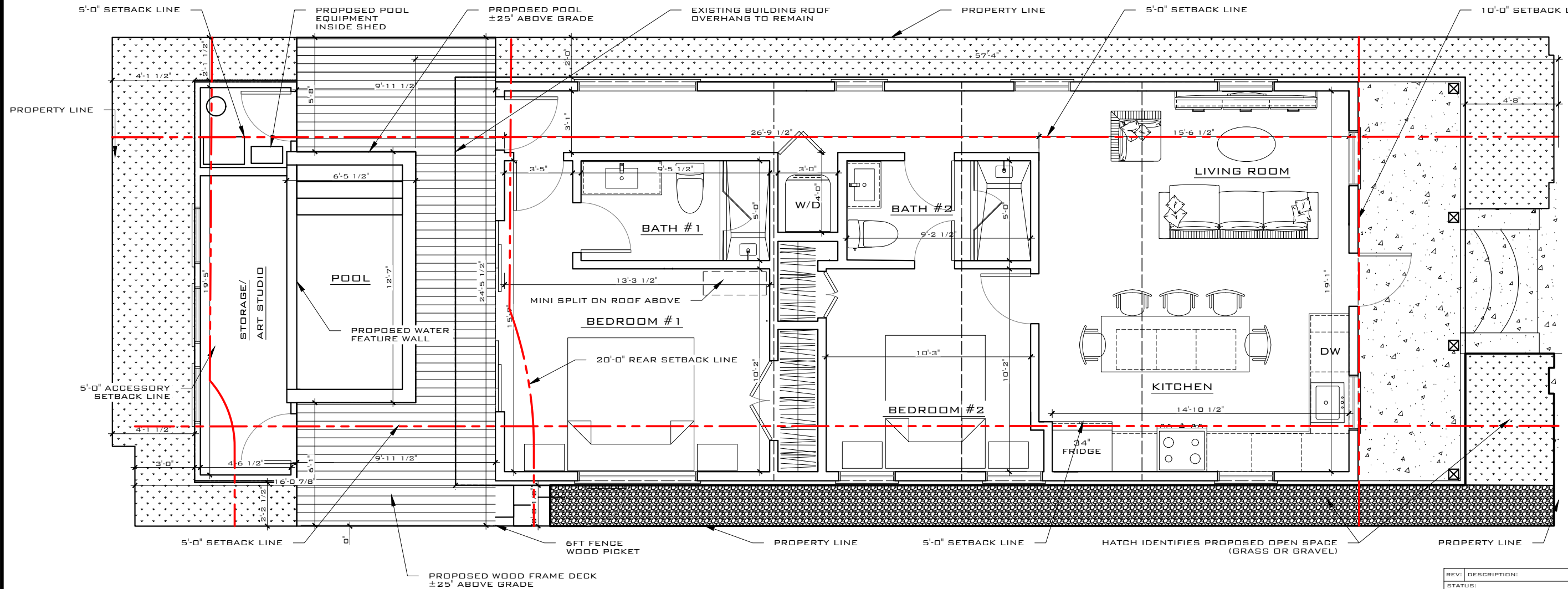
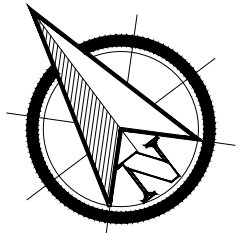
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SIGNATURE:

DATE:

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480





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

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SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

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| REV: | DESCRIPTION: | BY: | DATE: |
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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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| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 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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SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

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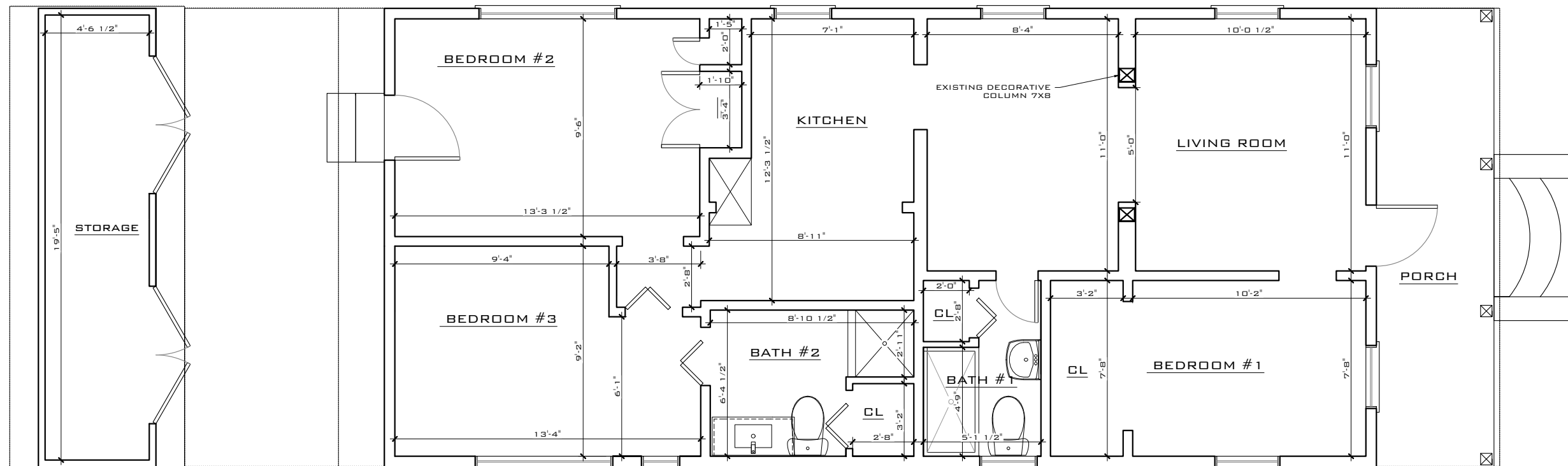
CLIENT:  
ALICIA MANFROY

PROJECT:  
718 SOUTHARD ST.

SITE:  
718 SOUTHARD ST.  
KEY WEST, FL 33040

TITLE:  
SITE DATA

|                 |             |           |          |
|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE:       | DRAWN:    | CHECKED: |
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| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 2109-08         | C-103       | 1         |          |



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

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| REV: | DESCRIPTION:  | BY: | DATE: |
|      | STATUS: FINAL |     |       |



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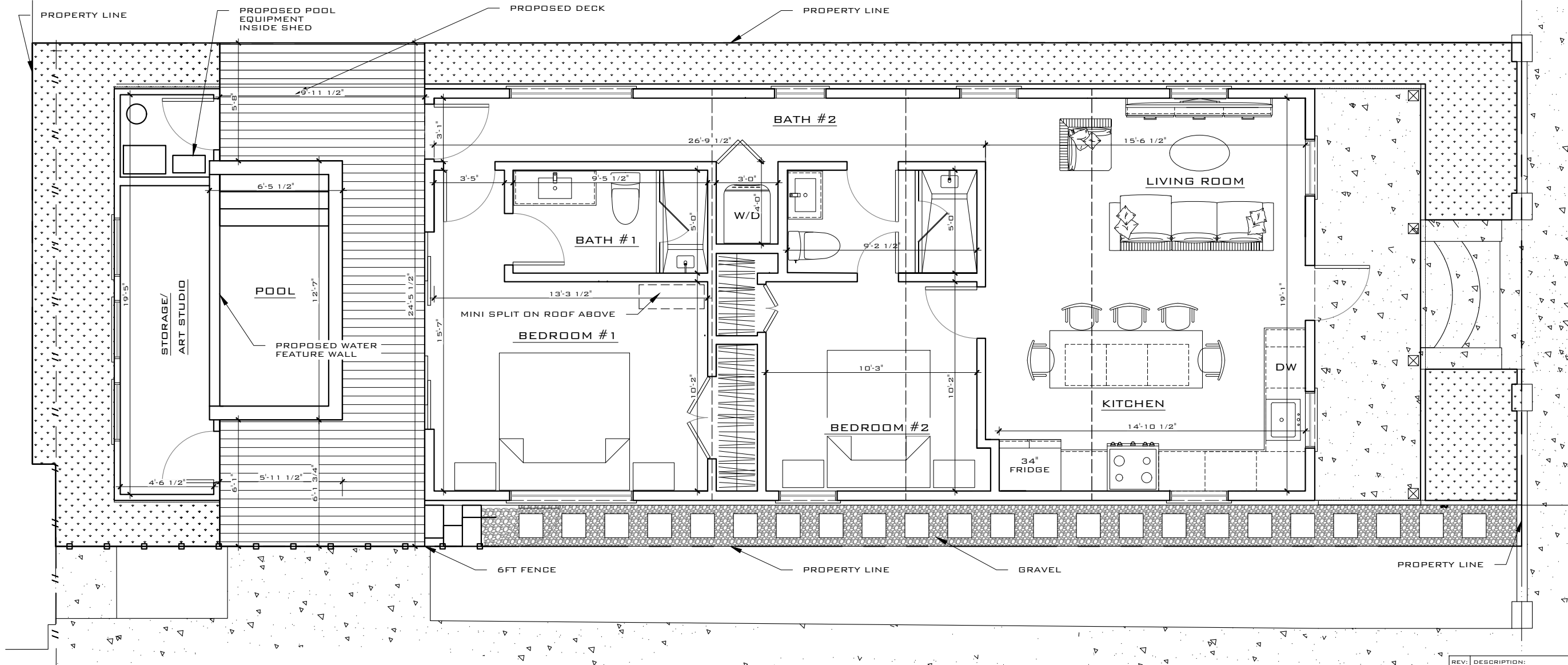
CLIENT:  
**ALICIA MANFROY**

PROJECT:  
**718 SOUTHARD ST**

SITE:  
**718 SOUTHARD ST.  
 KEY WEST, FL 33040**

TITLE:  
**EXISTING FLOOR PLAN**

|                 |             |           |          |
|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE:       | DRAWN:    | CHECKED: |
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**PROPOSED FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

| REV: | DESCRIPTION: | BY: | DATE: |
|------|--------------|-----|-------|
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CLIENT:  
**ALICIA MANFROY**

PROJECT:  
**718 SOUTHARD ST.**

SITE:  
**KEY WEST, FL 33040  
 718 SOUTHARD ST.**

TITLE:  
**PROPOSED FLOOR PLAN**

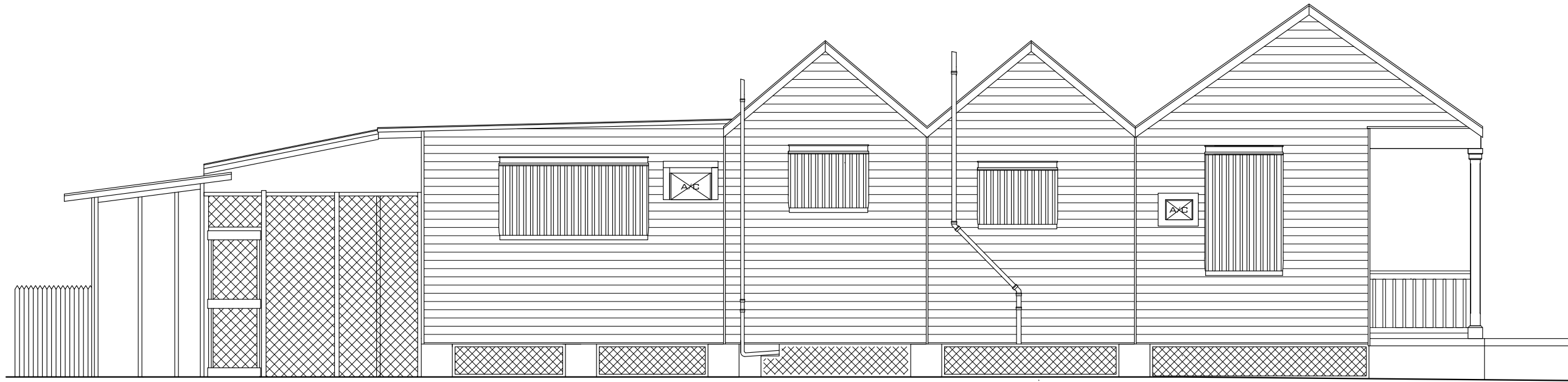
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|                             |                      |                |                 |
|-----------------------------|----------------------|----------------|-----------------|
| SCALE AT 11x17:<br>AS SHOWN | DATE:<br>09/27/21    | DRAWN:<br>DA   | CHECKED:<br>SAM |
| PROJECT NO:<br>2109-08      | DRAWING NO:<br>A-102 | REVISION:<br>1 |                 |



**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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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

|      |               |     |       |
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CLIENT:  
**ALICIA MANFROY**

PROJECT:  
**718 SOUTHARD ST**

SITE:  
**718 SOUTHARD ST.  
KEY WEST, FL 33040**

TITLE:  
**ELEVATIONS**

|                 |             |           |          |
|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE:       | DRAWN:    | CHECKED: |
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| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 2109-08         | A-103       | 1         |          |



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



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

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SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

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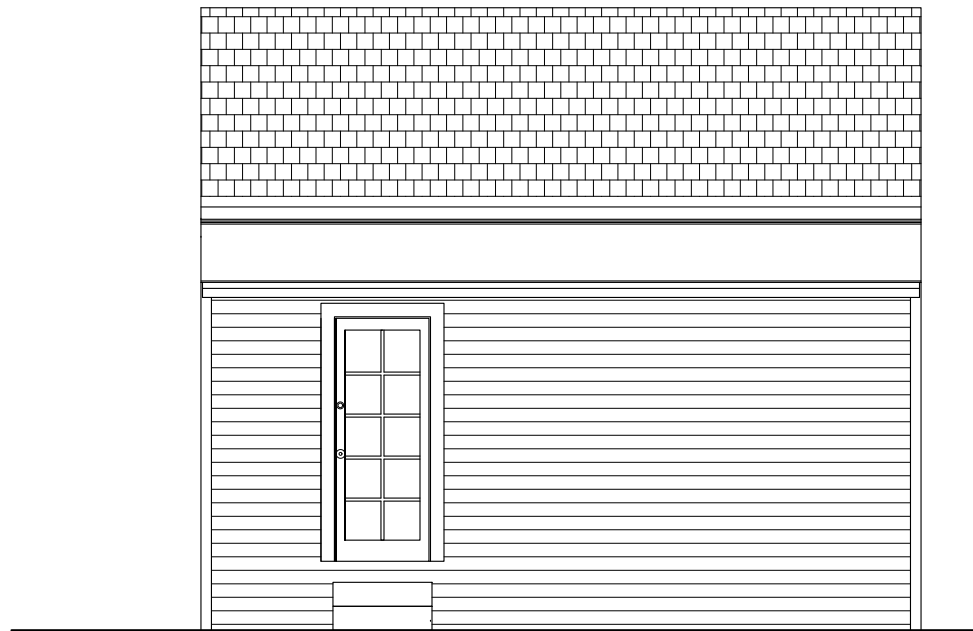
CLIENT:  
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PROJECT:  
**718 SOUTHARD ST**

SITE:  
**718 SOUTHARD ST.  
KEY WEST, FL 33040**

TITLE:  
**ELEVATIONS**

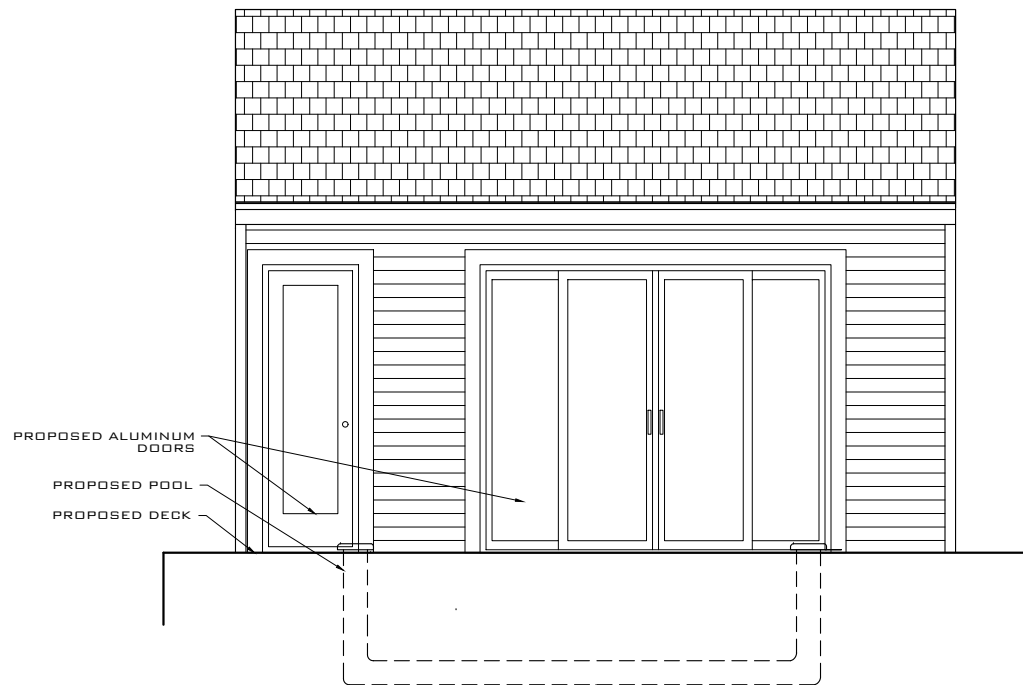
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| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 2109-08         | A-104       | 1         |          |



**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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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
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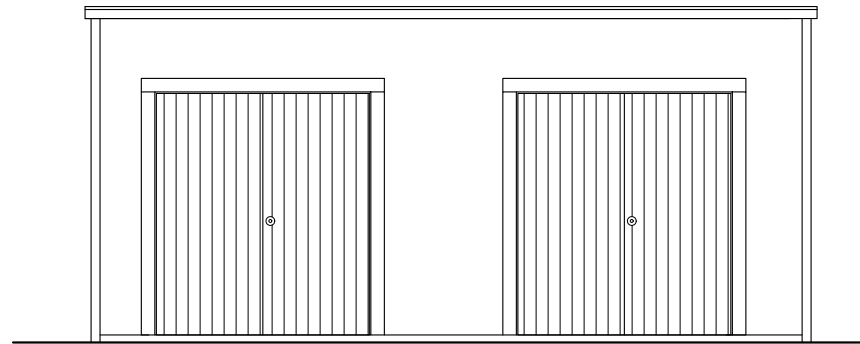
CLIENT:  
**ALICIA MANFROY**

PROJECT:  
**718 SOUTHARD ST**

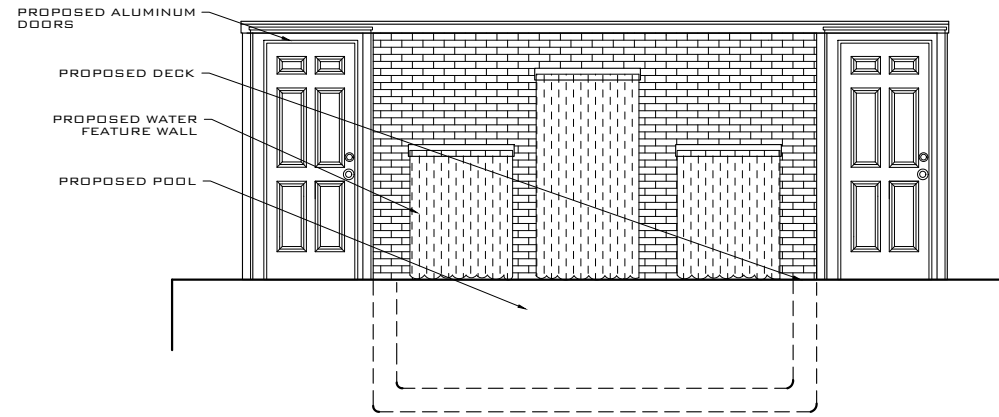
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KEY WEST, FL 33040**

TITLE:  
**ELEVATIONS**

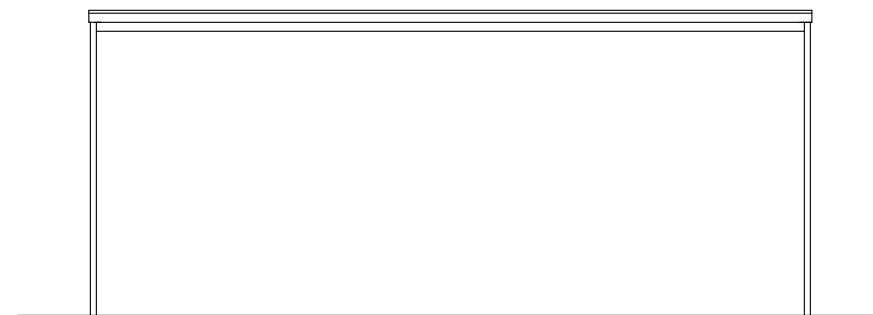
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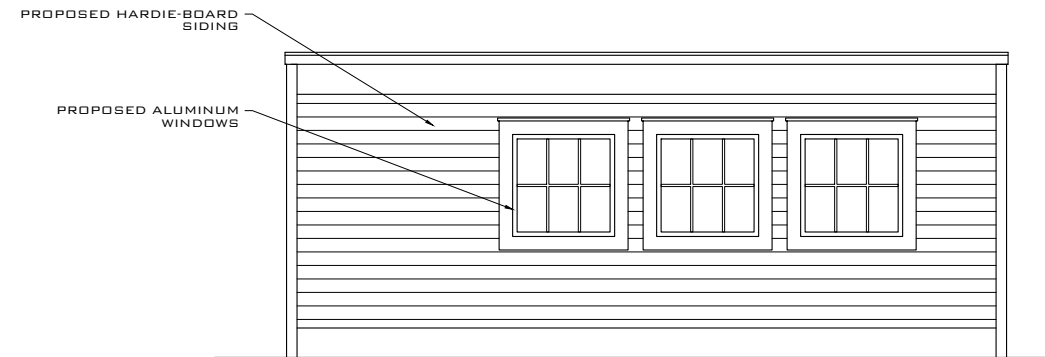
**STORAGE**  
**EXISTING FRONT ELEVATION**  
 SCALE: 3/16" = 1'-0"



**STORAGE**  
**PROPOSED FRONT ELEVATION**  
 SCALE: 3/16" = 1'-0"



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



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

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SIGNATURE:

DATE:

SERGE MASHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

|         |              |     |       |
|---------|--------------|-----|-------|
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 ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
 3710 N. ROOSEVELT BLVD  
 KEY WEST, FL 33040  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT:  
**ALICIA MANFROY**

PROJECT:  
**718 SOUTHARD ST**

SITE:  
**718 SOUTHARD ST.  
 KEY WEST, FL 33040**

TITLE:  
**STORAGE ELEVATIONS**

|                 |             |           |          |
|-----------------|-------------|-----------|----------|
| SCALE AT 11x17: | DATE:       | DRAWN:    | CHECKED: |
| AS SHOWN        | 09/27/21    | DA        | SAM      |
| PROJECT NO:     | DRAWING NO: | REVISION: |          |
| 2109-08         | A-106       | 1         |          |





**FRONT ELEVATION**



**LEFT SIDE ELEVATION**



**RIGHT ELEVATION  
(FACING FRONT)**

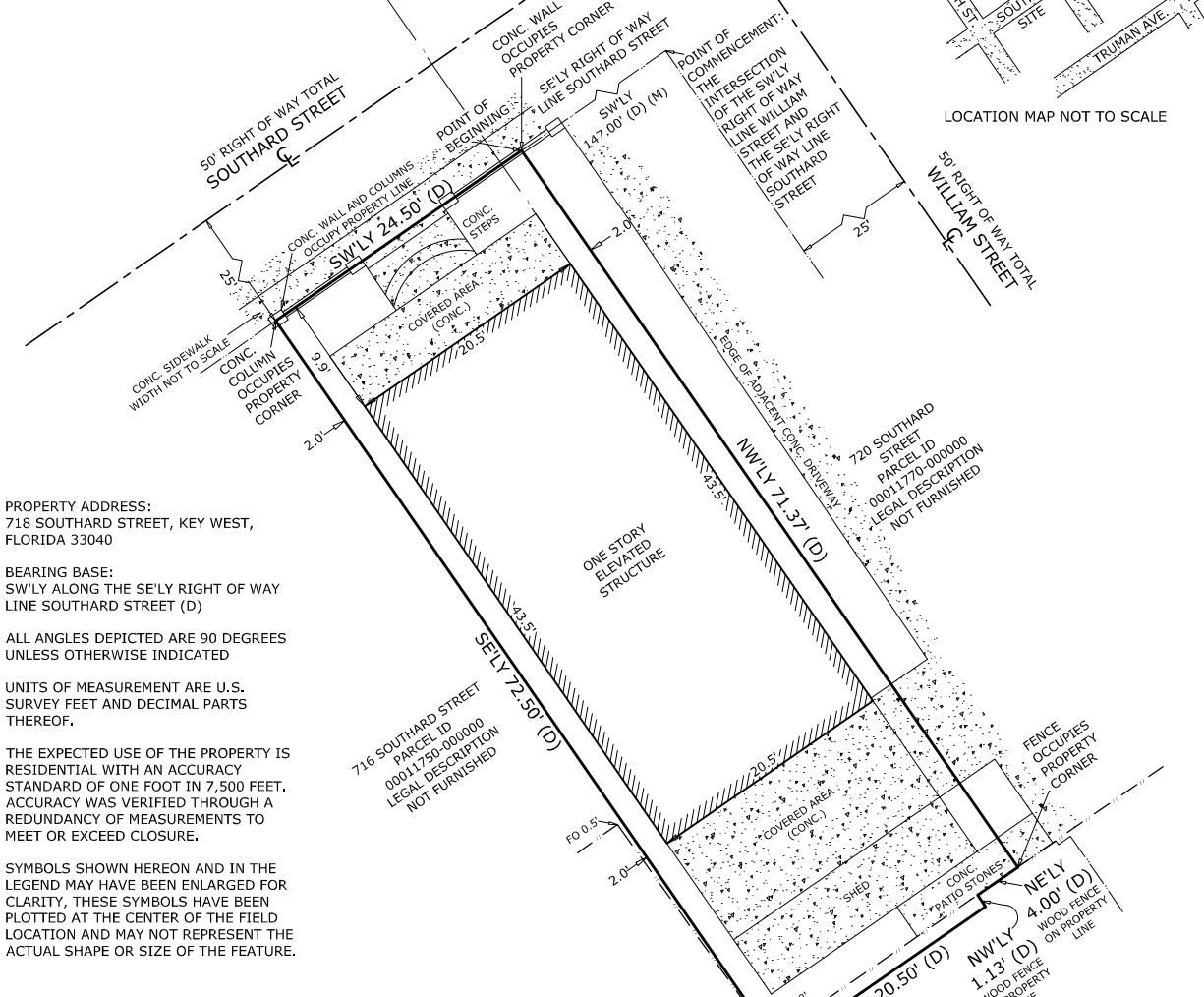


**RIGHT ELEVATION  
(FACING REAR)**

# **Boundary Survey**

# MAP OF BOUNDARY SURVEY

A PART OF LOT 2, SQUARE 59  
WM. A. WHITEHEAD MAP OF KEY WEST  
DELINEATED FEBRUARY A.D., 1829  
MONROE COUNTY, FLORIDA



LOCATION MAP NOT TO SCALE

PROPERTY ADDRESS:  
718 SOUTHARD STREET, KEY WEST,  
FLORIDA 33040

BEARING BASE:  
SW'LY ALONG THE SE'LY RIGHT OF WAY  
LINE SOUTHARD STREET (D)

ALL ANGLES DEPICTED ARE 90 DEGREES  
UNLESS OTHERWISE INDICATED

UNITS OF MEASUREMENT ARE U.S.  
SURVEY FEET AND DECIMAL PARTS  
THEREOF.

THE EXPECTED USE OF THE PROPERTY IS  
RESIDENTIAL WITH AN ACCURACY  
STANDARD OF ONE FOOT IN 7,500 FEET.  
ACCURACY WAS VERIFIED THROUGH A  
REDUNDANCY OF MEASUREMENTS TO  
MEET OR EXCEED CLOSURE.

SYMBOLS SHOWN HEREON AND IN THE  
LEGEND MAY HAVE BEEN ENLARGED FOR  
CLARITY, THESE SYMBOLS HAVE BEEN  
PLOTTED AT THE CENTER OF THE FIELD  
LOCATION AND MAY NOT REPRESENT THE  
ACTUAL SHAPE OR SIZE OF THE FEATURE.

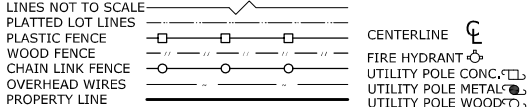
CERTIFIED TO:  
MICHAEL J. PHILLIPS

LEGAL DESCRIPTION (Official Records Book 1510, Page 964):  
A parcel of land on the Island of Key West and known as part of Lot 2, in  
Square 59 according to Wm. A. Whitehead map of said Island delineated in  
February, A.D. 1829; said parcel being more particularly described by metes  
and bounds as follows: COMMENCING at the intersection of the SW'ly right of  
way line of William Street with the SE'ly right of way line of Southard Street  
and run thence SW'ly along the SE'ly right of way line of the said Southard  
Street for a distance of 147.0 feet to the point of Beginning; thence continue  
SW'ly along the said Southard Street for a distance of 24.50 feet; thence  
SE'ly and at right angles for a distance of 72.50 feet; thence NE'ly and at  
right angles for a distance of 20.50 feet; thence NW'ly and at right angles for  
a distance of 1.13 feet; thence NE'ly and at right angles for a distance of 4.0  
feet; thence NW'ly and at right angles for a distance of 71.37 feet back to the  
point of Beginning.

- GENERAL NOTES
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
  - LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
  - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
  - ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
  - MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

ABBREVIATIONS:

|                       |                             |
|-----------------------|-----------------------------|
| C = CALCULATED        | M = MEASURED                |
| CL = CENTERLINE       | P = PLAT                    |
| CLF = CHAINLINK FENCE | POB = POINT OF BEGINNING    |
| D = DEED              | POC = POINT OF COMMENCEMENT |
| (F) = FIELD           | ROL = ROOF OVERHANG LINE    |
| FI = FENCE INSIDE     | SCO = SANITARY CLEAN-OUT    |
| FO = FENCE OUTSIDE    | WOF = WOOD FENCE            |
| FOL = FENCE ON LINE   | WM = WATER METER            |
| GW = GUY WIRE         | WV = WATER VALVE            |



|                  |          |
|------------------|----------|
| SCALE:           | 1" = 10' |
| FIELD WORK DATE: | 06/22/20 |
| REVISION DATE:   | -/-/-    |
| SHEETS:          | 1 OF 1   |
| DRAWN BY:        | GF       |
| CHECKED BY:      | RER      |
| INVOICE NO.:     | 20061013 |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED: *[Signature]*  
ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 5632

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

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS (LB) NO. 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043  
OFFICE (305) 872 - 1348  
EMAIL: INFO@REECESURVEYING.COM

# **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 00011740-000000  
 Account# 1012050  
 Property ID 1012050  
 Millage Group 10KW  
 Location 718 SOUTHARD St, KEY WEST  
 Address  
 Legal KW PT LOT 2 SQR 59 G21-63 OR1258-1302/03 OR1346-2323 OR1349-1230/43  
 Description OR1510-963 O3025-1044 OR3026-2256 OR3094-1768  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6108  
 Property SINGLE FAMILY RESID (O100)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

MANFROY ALICIA ANN SEP PROPERTY TRUST  
 11/15/2017  
 29115 Guava Ln  
 Big Pine Key FL 33043

**Valuation**

|                            | 2021      | 2020       | 2019       | 2018       |
|----------------------------|-----------|------------|------------|------------|
| + Market Improvement Value | \$122,052 | \$122,052  | \$100,257  | \$101,710  |
| + Market Misc Value        | \$1,863   | \$1,863    | \$1,863    | \$1,863    |
| + Market Land Value        | \$388,930 | \$385,954  | \$406,789  | \$358,173  |
| = Just Market Value        | \$512,845 | \$509,869  | \$508,909  | \$461,746  |
| = Total Assessed Value     | \$512,845 | \$276,935  | \$270,709  | \$265,662  |
| - School Exempt Value      | \$0       | (\$25,000) | (\$25,000) | (\$25,000) |
| = School Taxable Value     | \$512,845 | \$251,935  | \$245,709  | \$240,662  |

**Land**

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (O10D) | 1,771.73        | Square Foot | 0        | 0     |

**Buildings**

Building ID 832  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1240  
 Finished Sq Ft 860  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 126  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 18  
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD  
 Year Built 1943  
 EffectiveYearBuilt 2006  
 Foundation CONC BLOCK  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type SFT/HD WD  
 Heating Type  
 Bedrooms 3  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

| Code  | Description    | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| OPX   | EXC OPEN PORCH | 100         | 0             | 50        |
| DUF   | FIN DET UTILIT | 100         | 0             | 50        |
| FLA   | FLOOR LIV AREA | 860         | 860           | 126       |
| OPF   | OP PRCH FIN LL | 180         | 0             | 58        |
| TOTAL |                | 1,240       | 860           | 284       |

**Yard Items**

| Description   | Year Built | Roll Year | Quantity | Units  | Grade |
|---------------|------------|-----------|----------|--------|-------|
| CONC PATIO    | 1986       | 1987      | 1        | 250 SF | 1     |
| FENCES        | 1986       | 1987      | 1        | 76 SF  | 3     |
| WALL AIR COND | 1995       | 1996      | 1        | 4 UT   | 1     |

**Sales**

| Sale Date | Sale Price | Instrument        | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|-------------------|-------------------|-----------|-----------|--------------------|--------------------|
| 4/30/2021 | \$860,000  | Warranty Deed     | 2317673           | 3094      | 1768      | 01 - Qualified     | Improved           |
| 6/11/2020 | \$100      | Warranty Deed     | 2269422           | 3026      | 2256      | 30 - Unqualified   | Improved           |
| 5/18/2014 | \$0        | Death Certificate | 2268261           | 3025      | 1044      | 11 - Unqualified   | Improved           |
| 4/1/1998  | \$220,000  | Warranty Deed     |                   | 1510      | 0963      | Q - Qualified      | Improved           |
| 4/1/1995  | \$167,300  | Warranty Deed     |                   | 1349      | 1230      | U - Unqualified    | Improved           |

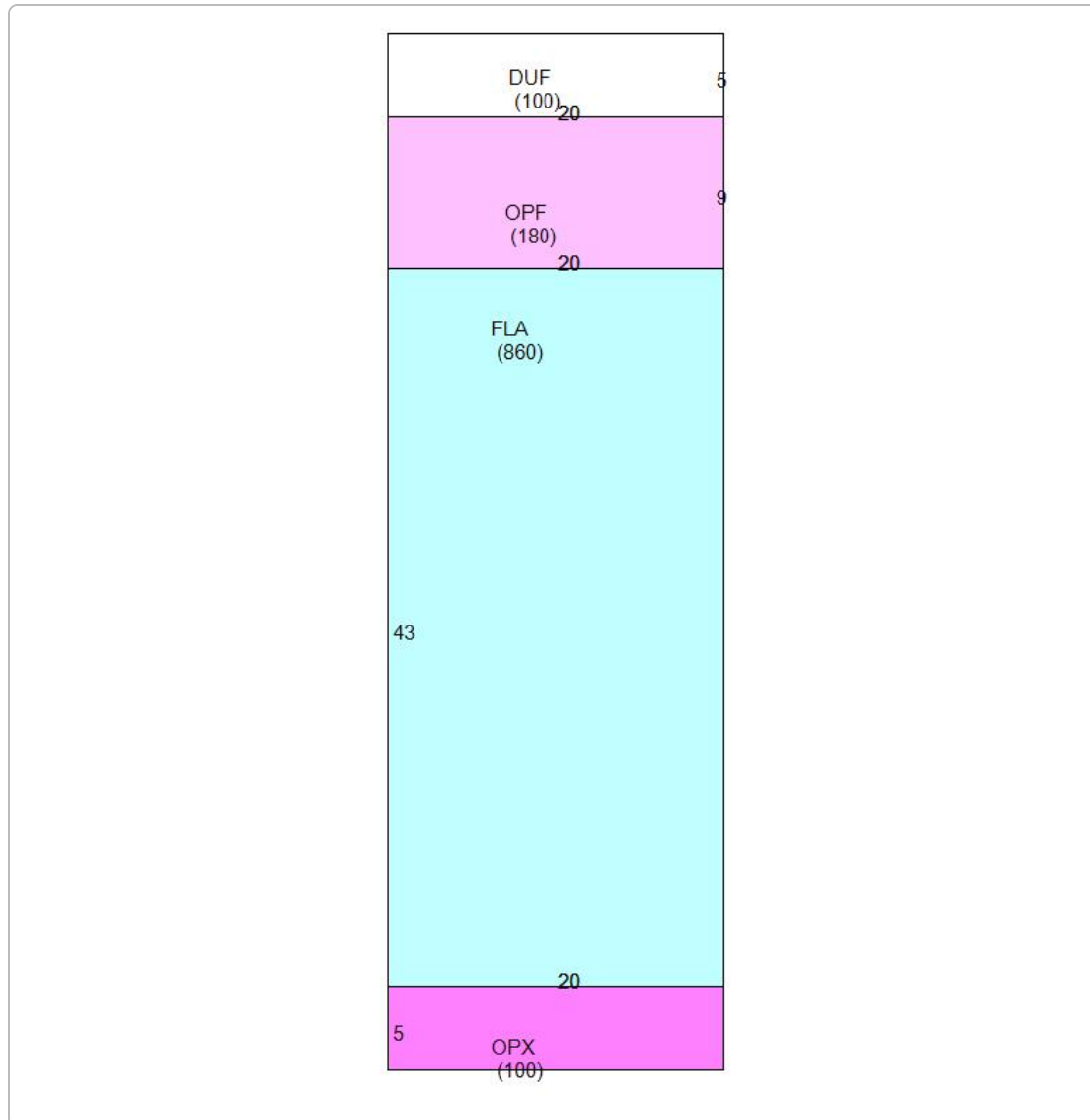
**Permits**

| Number  | Date Issued | Date Completed | Amount  | Permit Type | Notes       |
|---------|-------------|----------------|---------|-------------|-------------|
| B954002 | 11/1/1995   | 8/1/1996       | \$1,950 |             | RENOVATIONS |
| E954210 | 11/1/1995   | 8/1/1996       | \$750   |             | ELECTRICAL  |

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

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

**2021 Notices Only**

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

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

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Last Data Upload: [1/6/2022, 2:21:01 AM](#)

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 Schneider  
 GEOSPATIAL

Version 2.3.168



# **Authorization Form**

# **Verification Form**



**City of Key West  
Planning Department**

**Verification Form**  
*(Where Owner is the applicant)*

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

718 Southard Street, Key West, FL 33040  
*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida 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.

Alicia Ann Manfray  
*Signature of Owner*

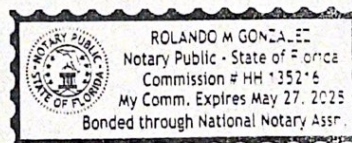
Subscribed and sworn to (or affirmed) before me on this Jan. 7, 2022 by  
*date*

Alicia Ann Manfray  
*Name of Owner*

He/She is personally known to me or has presented DVH 1516 001 966870 as identification.

Rolando Gonzalez  
*Notary's Signature and Seal*

Rolando Gonzalez  
*Name of Acknowledger typed, printed or stamped*



HH 135216  
*Commission Number, if any*

**Deed**

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Oropeza Stones Cardenas, PLLC  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 21-403  
Consideration: \$860,000.00

Parcel Identification No. 00011740-000000

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30<sup>th</sup> day of April, 2021 between Michael J. Phillips and Steven C. Long, a married couple whose post office address is 415 Lee Avenue, Wadesboro, NC 28170 of the County of Anson, State of North Carolina, grantor\*, and Alliea Ann Manfroy as Trustee(s) of the Alliea Ann Manfroy Separate Property Trust dated November 15, 2017 whose post office address is 29115 Guava Lane, Big Pine Key, FL 33043 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:

A parcel of land on the Island of Key West, Monroe County, Florida, and known as part of Lot 2, in Square 59 according to Wm. A. Whitehead map of said Island delineated in February, A.D. 1829; said parcel being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the SW<sup>1</sup>/<sub>4</sub> right of way line of William Street with the SE<sup>1</sup>/<sub>4</sub> right of way line of Southard Street and run thence SW<sup>1</sup>/<sub>4</sub> along the SE<sup>1</sup>/<sub>4</sub> right of way line of the said Southard Street for a distance of 147.0 feet to the point of Beginning; thence continue SW<sup>1</sup>/<sub>4</sub> along the said Southard Street for a distance of 24.50 feet; thence SE<sup>1</sup>/<sub>4</sub> and at right angles for a distance of 72.50 feet; thence NE<sup>1</sup>/<sub>4</sub> ly and at right angles for a distance of 30.50 feet; thence NW<sup>1</sup>/<sub>4</sub> ly and at right angles for a distance of 1.13 feet; thence NE<sup>1</sup>/<sub>4</sub> ly and at right angles for a distance of 4.0 feet; thence NW<sup>1</sup>/<sub>4</sub> ly and at right angles for a distance of 71.37 feet back to the point of Beginning.

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.

DoubleTime®

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

Signed, sealed and delivered in our presence: as to

Witness Name: Phillip Burmidge

Witness Name: Paula K. Harris

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Michael J. Phillips (Seal)  
Michael J. Phillips

Steven C. Long (Seal)  
Steven C. Long

State of Florida North Carolina  
County of Monroe Anson

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of April, 2021 by Steven C. Long and Michael J. Phillips, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]  
PAULA K. HARTIS  
NOTARY PUBLIC  
STANLY COUNTY  
NORTH CAROLINA  
MY COMMISSION EXPIRES 3/12/2022

Notary Public  
Printed Name: Paula K. Harris  
My Commission Expires: 3/12/2022



STATE OF FLORIDA  
MONROE  
This is a True Copy of the  
Original on File in this Office. Witness  
my hand and Official Seal  
And that same is in full force and effect  
This 29 day of June  
A.D. 20 21  
KEVIN MADOK, CPA  
Clerk Circuit Court  
By: Ashley Johnson  
Deputy Clerk