

APPLICATION



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

1619 Atlantic Blvd.
Key West, Fl. 33040

Application Fee Schedule	
Variance Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,039.06

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- ✓ Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions **(existing and proposed)** of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions **(existing and proposed)**.
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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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: 1619 Atlantic Blvd. Key West, FL 33040

Zoning District: _____

Real Estate (RE) #: _____

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT:

☒ Owner

☐ Authorized Representative

Name: Joseph M. Goll Mailing Address: 1619 Atlantic Blvd.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (610) 462-4348 Office: _____ Fax: _____

Email: jgoll@sagecwm.com

PROPERTY OWNER: (if different than above)

Name: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Construction of 8'x14' en-suite bathroom adjacent to first floor rear bedroom. Architect's project drawing and completed site data table attached.

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

1) Rear Setback

2) Percent Building Coverage

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

If yes, please describe and attach relevant documents: _____

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

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

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

Site Data Table					Architect Site Data Table Attached
	Code Requirement	Existing	Proposed	Variance Request	
Zoning					
Flood Zone					
Size of Site					
Height					
Front Setback					
Side Setback					
Side Setback					
Street Side Setback					
Rear Setback					
F.A.R					
Building Coverage					
Impervious Surface					
Parking					
Handicap Parking					
Bicycle Parking					
Open Space/ Landscaping					
Number and type of units					
Consumption Area or Number of seats					

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

2. Conditions not created by applicant. That the special conditions and circumstances 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.

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.

First floor bedroom en-suite bathroom addition eliminates need to walk to second floor bedroom with en-suite bathroom as we get older and cannot climb the stairs. Current ages are 71 and 68.

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.

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.

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.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: *All* of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- ☐ Correct application fee, made payable to "City of Key West."
- ☐ Pre-application meeting form
- ☐ Notarized verification form signed by property owner or authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☒ Monroe County Property record card
- ☒ Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- ☐ Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Any additional supplemental information necessary to render a determination related to the variance request

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

Attendees: Owner Joe Goll, and Ben Gagnon

Applicant met multiple times in person to discuss plans for new first floor bathroom to support Applicant and his wife to reduce amount of times they need to use their stairs.

Planning staff walked applicant through the process and the required submittals.

PROPERTY CARD

Monroe County, FL

****PROPERTY RECORD CARD******Disclaimer**

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

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

Summary

Parcel ID 00061590-000000
 Account# 1062014
 Property ID 1062014
 Millage Group 10KW
 Location 1619 ATLANTIC Blvd, KEY
 Address WEST
 Legal KW KAMIEN PLAT NO 2
 Description PB3-46 A SUBDIVISION OF
 PT TRACT 29 THE WLY 70
 FT OF THE E'LY 174 FT. OF
 TRACT B BLK 6 OR49-
 453/454 OR558-227
 OR800-832/833 OR1027-
 318 OR2674-895D/C
 OR2872-2196/97
 (Note: Not to be used on
 legal documents.)
 Neighborhood 6157
 Property Class SINGLE FAMILY RESID
 (0100)
 Subdivision Kamien Plat No 2
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

GOLL JOSEPH M
 1619 Atlantic Blvd
 Key West FL 33040

GOLL MARGARET C
 1619 Atlantic Blvd
 Key West FL 33040

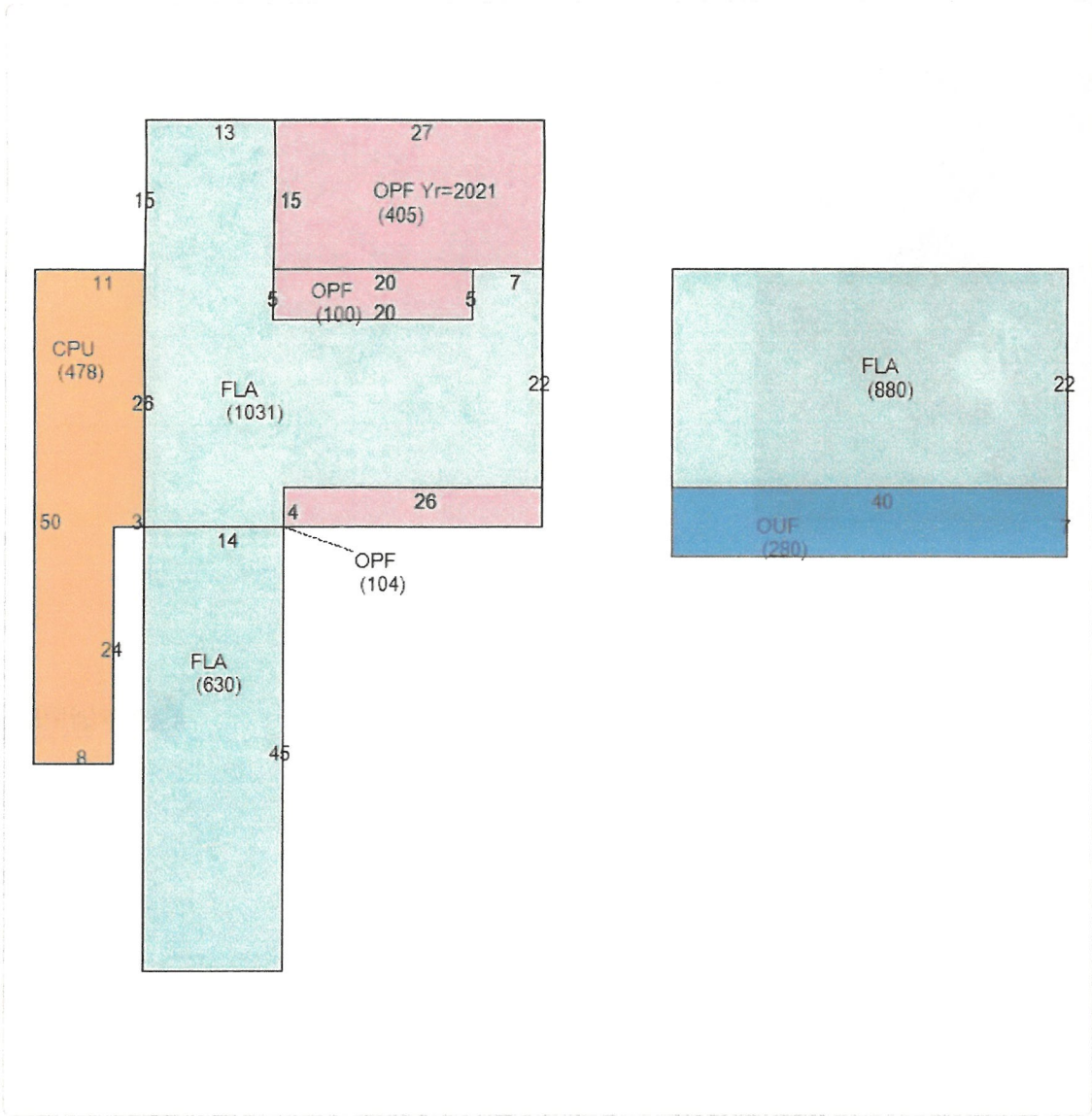
Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$501,221	\$483,440	\$485,235	\$424,174
+ Market Misc Value	\$15,509	\$15,840	\$11,326	\$11,542
+ Market Land Value	\$854,717	\$779,675	\$554,548	\$366,307
= Just Market Value	\$1,371,447	\$1,278,955	\$1,051,109	\$802,023
= Total Assessed Value	\$876,390	\$850,865	\$826,083	\$802,023
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$851,390	\$825,865	\$801,083	\$777,023

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$854,717	\$501,221	\$15,509	\$1,371,447	\$876,390	\$25,000	\$851,390	\$495,057
2023	\$779,675	\$483,440	\$15,840	\$1,278,955	\$850,865	\$25,000	\$825,865	\$428,090
2022	\$554,548	\$485,235	\$11,326	\$1,051,109	\$826,083	\$25,000	\$801,083	\$225,026
2021	\$366,307	\$424,174	\$11,542	\$802,023	\$802,023	\$25,000	\$777,023	\$0
2020	\$345,957	\$433,600	\$11,758	\$791,315	\$671,319	\$0	\$791,315	\$0
2019	\$347,760	\$259,192	\$3,338	\$610,290	\$610,290	\$0	\$610,290	\$0
2018	\$318,136	\$259,192	\$3,338	\$580,666	\$580,666	\$0	\$580,666	\$0

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



Photos



AUTHORIZATION FORM

**VERIFICATION
FORM**



**City of Key West
Planning Department**

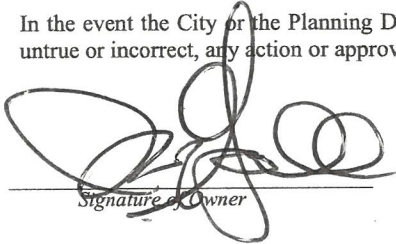
Verification Form
(Where Owner is the applicant)

I, Joseph M. Goll 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:

1619 Atlantic Blvd., Key West, FL. 33040
Street address of subject property

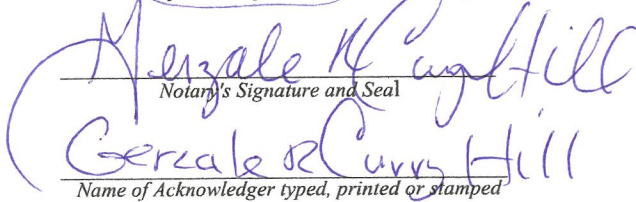
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

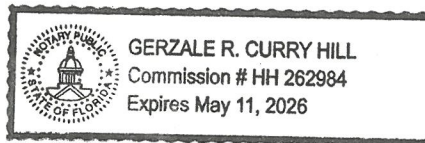

Signature of Owner

Subscribed and sworn to (or affirmed) before me on this Jan 28, 2025 by
Joseph M Goll
Name of Owner

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


Notary's Signature and Seal
Gerzale R. Curry Hill
Name of Acknowledger typed, printed or stamped

Commission Number, if any



DEED

Doc# 2138209 09/28/2017 2:47PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

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: 17-420
Consideration: \$680,000.00

09/28/2017 2:47PM
DEED DOC STAMP CL: Krys \$4,760.00

Doc# 2138209
Bk# 2372 Pg# 2196

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5 day of September, 2017 between Irene Loeber, a single woman whose post office address is 1619 Atlantic Boulevard, Key West, FL 33040, grantor, and Joseph M. Goll and Margaret C. Goll, husband and wife whose post office address is 5514 Juniper Lane, Orefield, PA 18069, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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, Monroe County, Florida, and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Tract Twenty-nine (29), but now better known as a part of Tract "B", of Block Six (6), of KAMIEN, Plat No. 2, a subdivision of part of said Tract Twenty-nine (29), said plat being recorded in Plat Book 3, Page 46, of the Public records of Monroe County, Florida, and being described by metes and bounds as follows:

Commencing at a point One Hundred Ninety-six (196) feet from the corner of Thompson Street and Atlantic Boulevard and running thence along the Northeasterly side of Atlantic Boulevard in a Northeasterly direction Seventy (70) feet; thence at a right angle in a Northwesterly direction One Hundred Fifteen (115) feet; thence at a right angle in a Southwesterly direction Seventy (70) feet; thence at a right angle in a Southeasterly direction One Hundred Fifteen (115) feet back to the Point of Beginning.

Parcel Identification Number: 00061590-000000

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

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

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N59°17'46"E ASSUMED
ALONG THE CENTERLINE OF
ATLANTIC BOULEVARD.

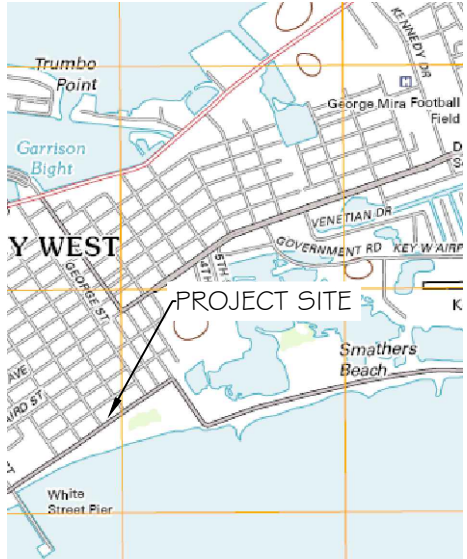
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

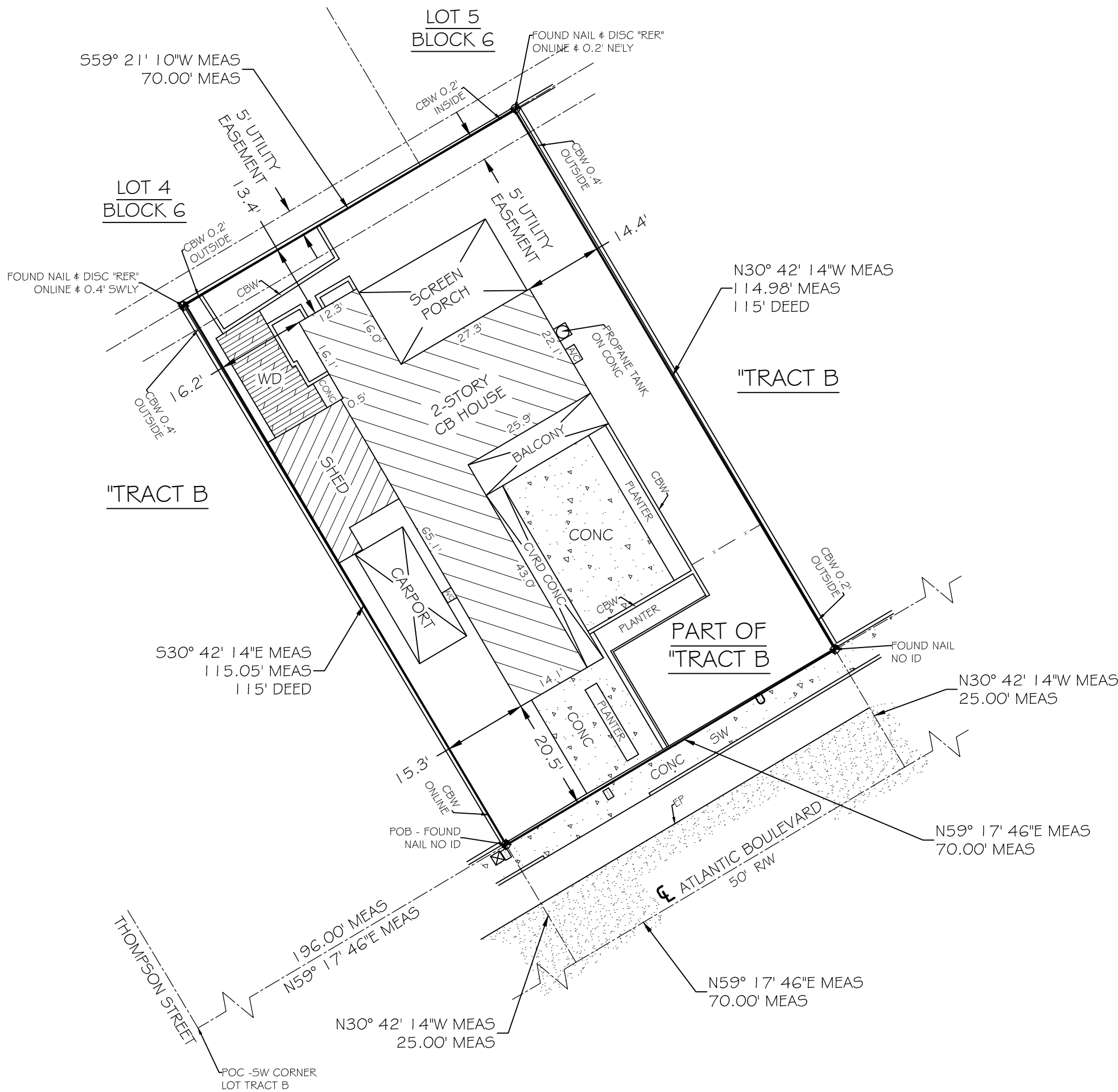
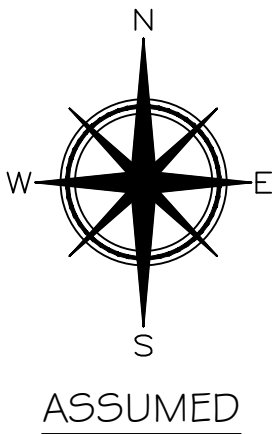
ADDRESS:
1619 ATLANTIC BOULEVARD
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1517K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 8 & 9

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T685-R25E

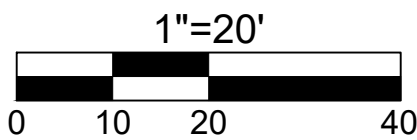


SURVEYOR NOTES:

- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE



TOTAL AREA = 8,050.84 SQFT±

CERTIFIED TO -

JOSEPH M. GOLL & MARGARET C. GOLL;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2" CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CPP = CONCRETE POWER POLE
CVRD = COVERED
DELT = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
(SEE NOTE)
NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PCN = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE
MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOP OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UR = UNREADABLE
UE = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

LEGAL DESCRIPTION -

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Tract "B", of Block Six (6), of KAMIEN Plat No. 2, a subdivision of part of said Tract Twenty-nine (29), said plat being recorded in Plat Book 3 Page 46, of the Public Records of Monroe County, Florida, and being described by metes and bounds as follows: Commencing at a point One Hundred Ninety-six (196) feet from the corner of Thompson Street and Atlantic Boulevard and running thence along the Northeastly side of Atlantic Boulevard in a Northeastly direction Seventy (70) feet; thence at a right angle in a Northwestly direction One Hundred Fifteen (115) feet; thence at a right angle in a Southwestly direction Seventy (70) feet; thence at a right angle in a Southeastly direction One Hundred Fifteen (115) feet back to the place of beginning.

SCALE: 1"=20'

FIELD WORK DATE: 04/07/2025

MAP DATE: 04/17/2025

REVISION DATE: XX/XX/XXXX

SHEET: 1 OF 1

DRAWN BY: IDG

JOB NO.: 25-071

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 CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

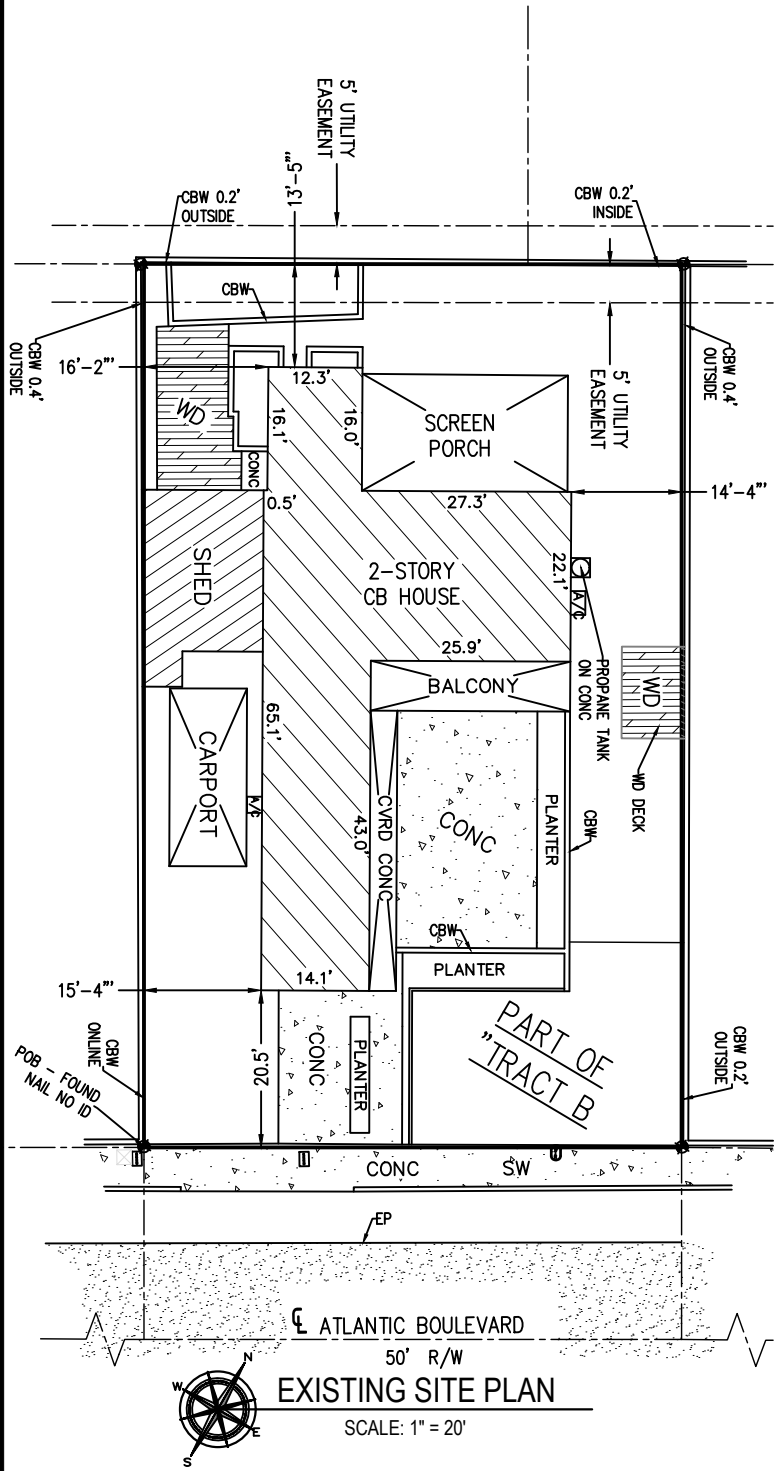
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.



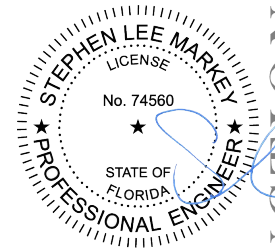
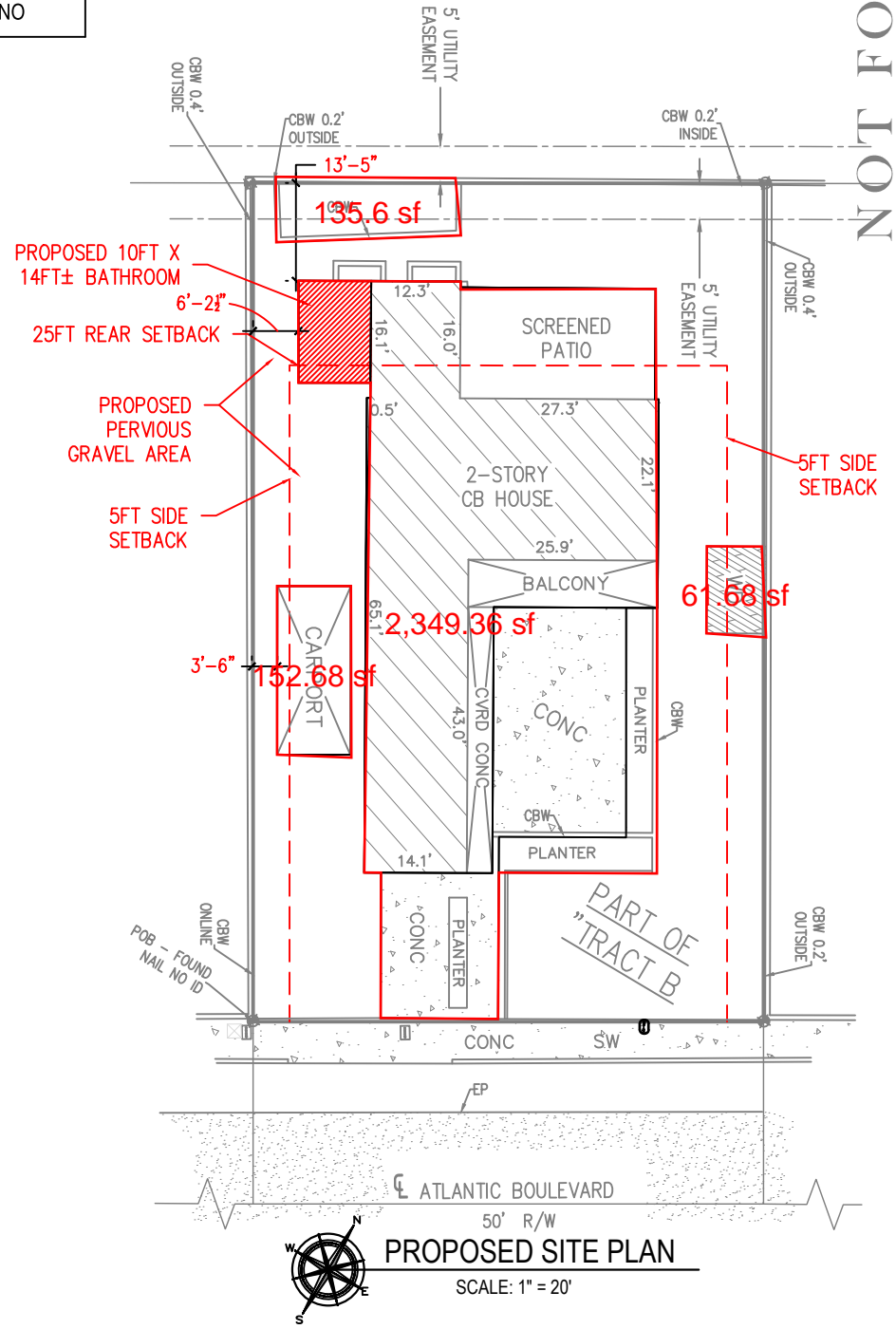
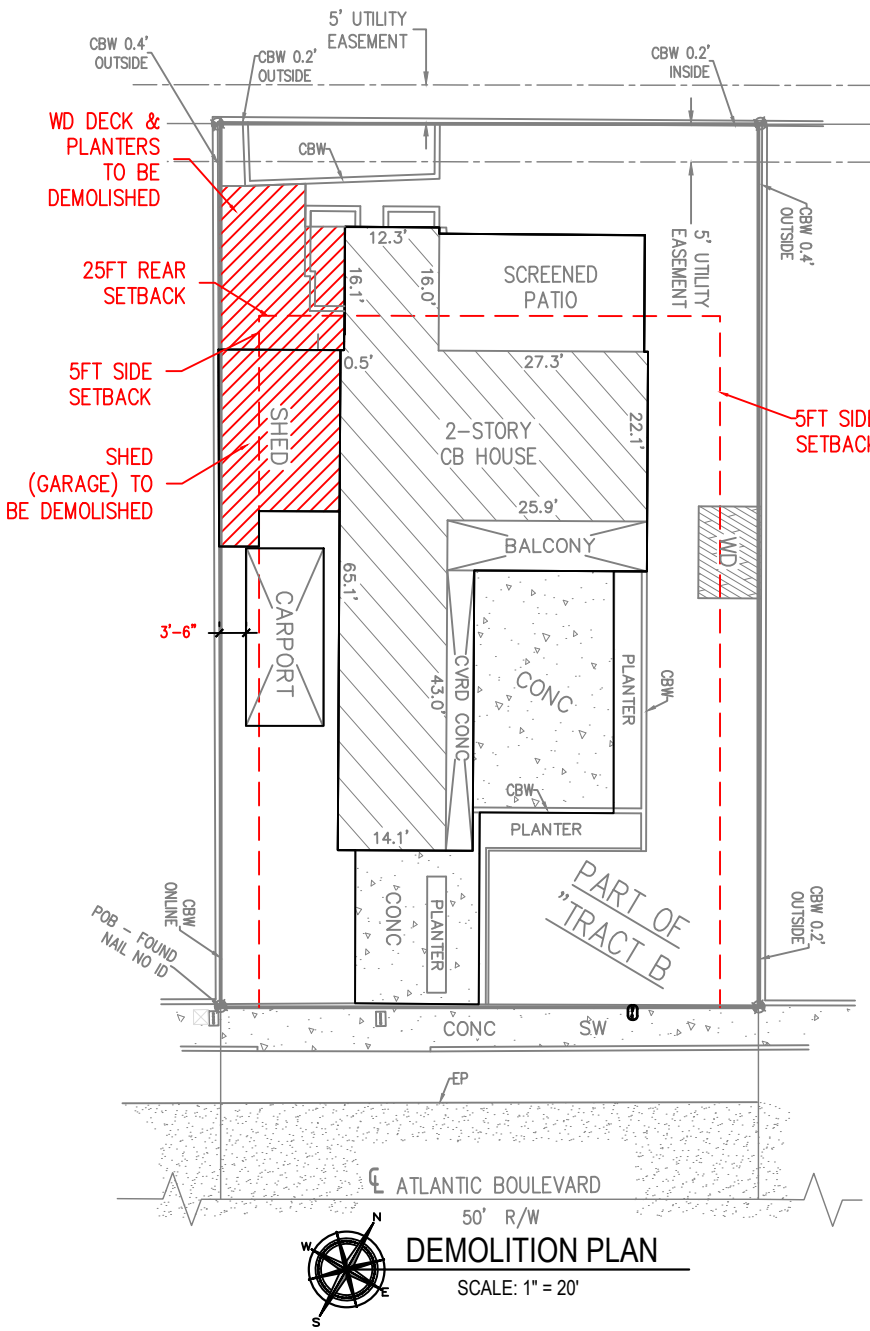
FLORIDA KEYS
LAND SURVEYING

21460 OVERSEAS HWY, SUITE 4
CUDJOE KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

SITE PLAN



SITE DATA CALCULATIONS				
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D?
PROPERTY AREA	—	8,050 SF	8,050 SF	—
FRONT SETBACK	30 FT	20.5 FT	20.5 FT	YES
REAR SETBACK	25 FT	13.4 FT	13.4 FT	YES
STREET SIDE SETBACK	10 FT	N/A	N/A	NO
SIDE SETBACK	5 FT	15.4 FT	6.2 FT	NO
BUILDING COVERAGE	2,818 SF (MAX)	2,980 SF	2,743 SF	NO
OPEN SPACE RATIO	0.65 (MIN)	0.63	0.66	NO
PERCENT BLDG COVERAGE	35% (MAX)	37%	34%	NO
IMPERVIOUS AREA	4,025 SF (MAX)	3,918 SF	3,397 SF	NO
PERCENT IMPERVIOUS AREA	50% (MAX)	49%	42%	NO



May 08, 2025

This item has been digitally signed and sealed by Stephen L. Markey, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

THIS BLOCK

PLANS NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

STEPHEN L. MARKEY
PROFESSIONAL ENGINEER
LICENSE NO. 74560
STATE OF FLORIDA

SLIM ENGINEERING INC.
CIVIL ENGINEERING SERVICES
KEY WEST, FL
(305) 509-2647
CERTIFICATE OF AUTHORIZATION #30200

PROJECT NO: 24-13
SCALE: AS NOTED
DRAWN BY: JMT
REVIEWED BY: SLM
CAD FILE: 1619 Atlantic Blvd addition VARIANCE (05-8-25).dwg
SHEET SIZE: ANSIB (11x17)

GOLL RESIDENCE
RENOVATION
1619 ATLANTIC BLVD.
KEY WEST, FL 33040

SHEET TITLE: SITE PLAN
SHEET NUMBER: A-1.0
SHEET 1 OF 2
DATE: APRIL 24, 2025

NOT FOR CONSTRUCTION

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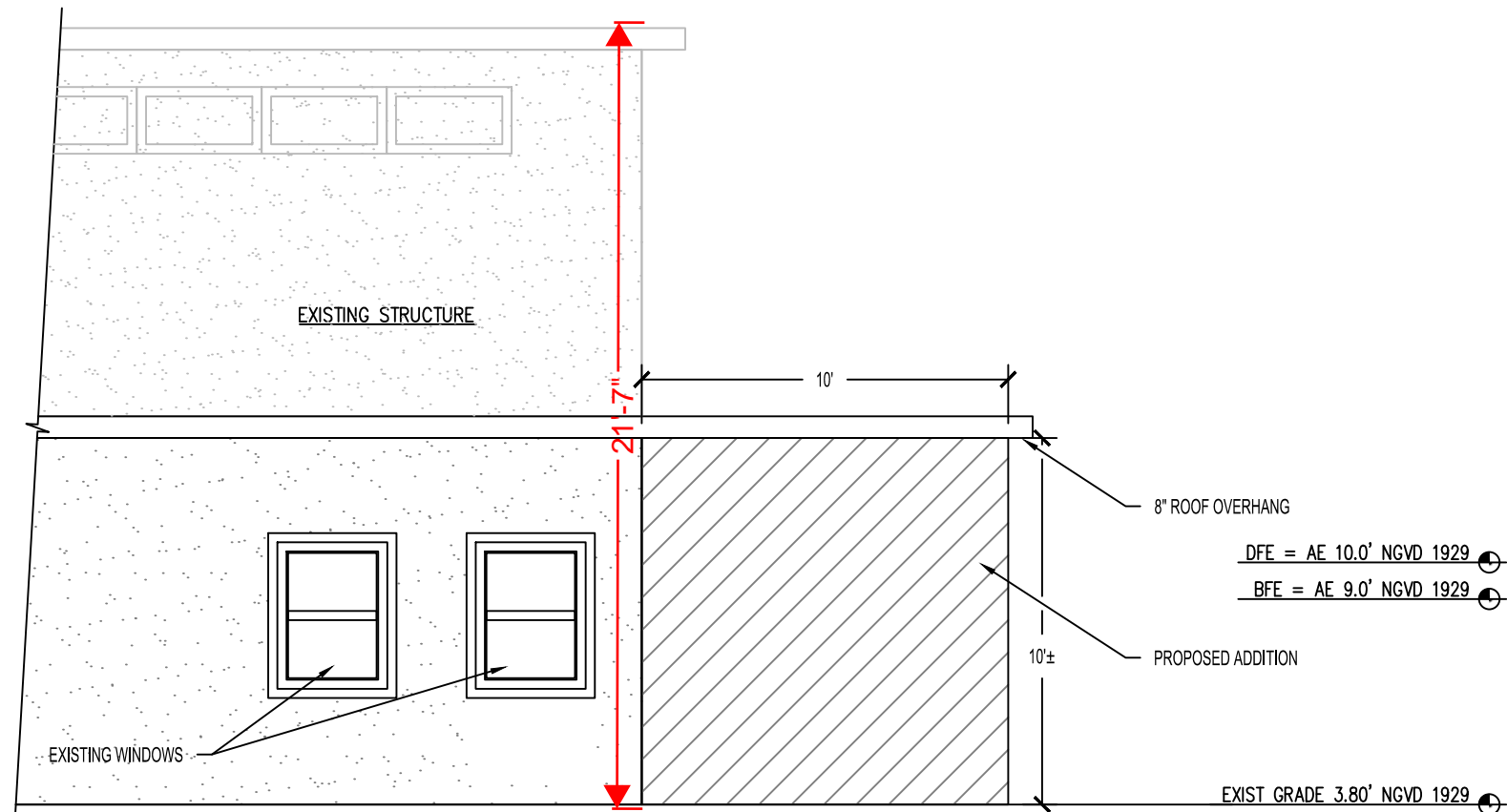
DRAWN BY:	JMT	PROJECT NO:	24-13
REVIEWED BY:	SLM	SCALE:	AS NOTED
GAD FILE:		1619 Atlantic Blvd addition	
VARIANCE (05-825).dwg		SHEET SIZE:	
		ANSI B (11x17)	

GOLL RESIDENCE RENOVATION
1619 ATLANTIC BLVD.
KEY WEST, FL 33040

SHEET TITLE:
ELEVATIONS

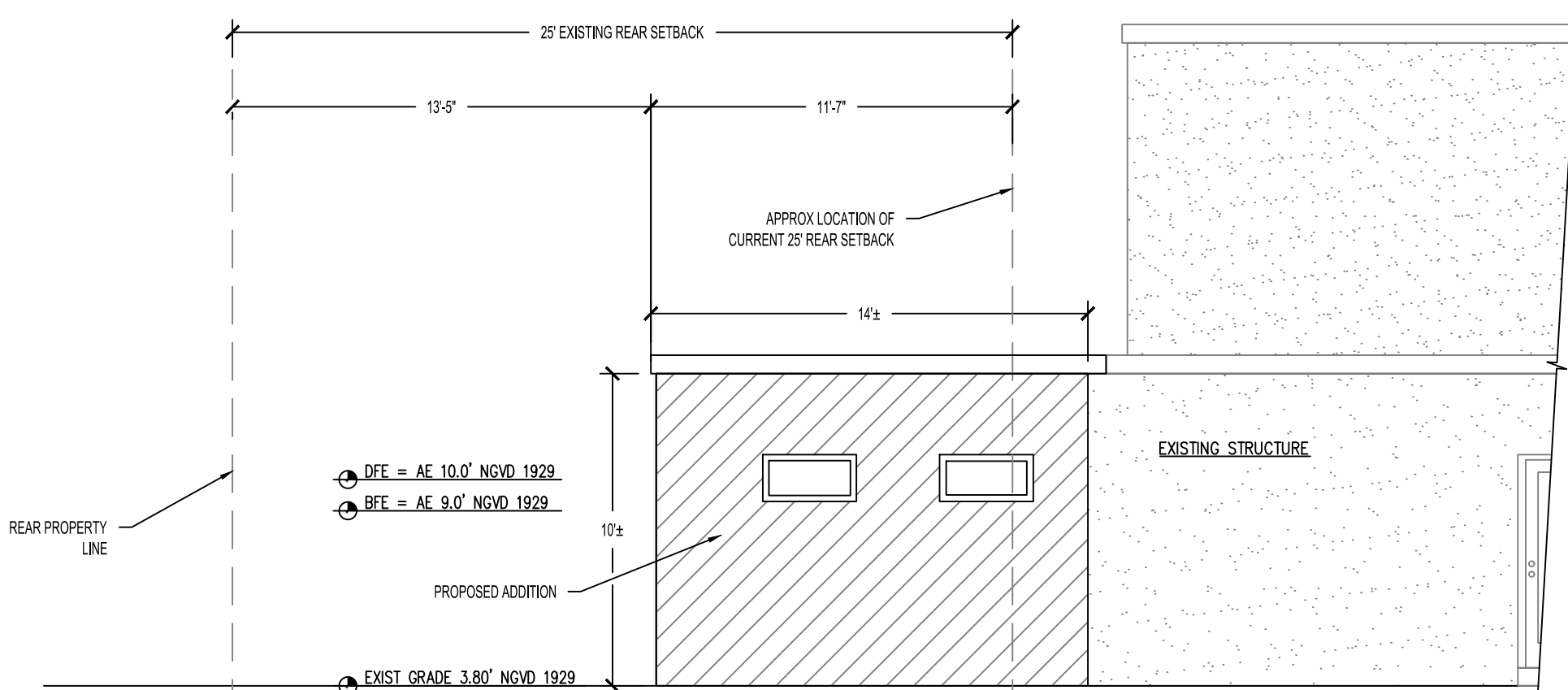
SHEET NUMBER:
A-2.0
SHEET 2 OF 2

DATE:
APRIL 24, 2025



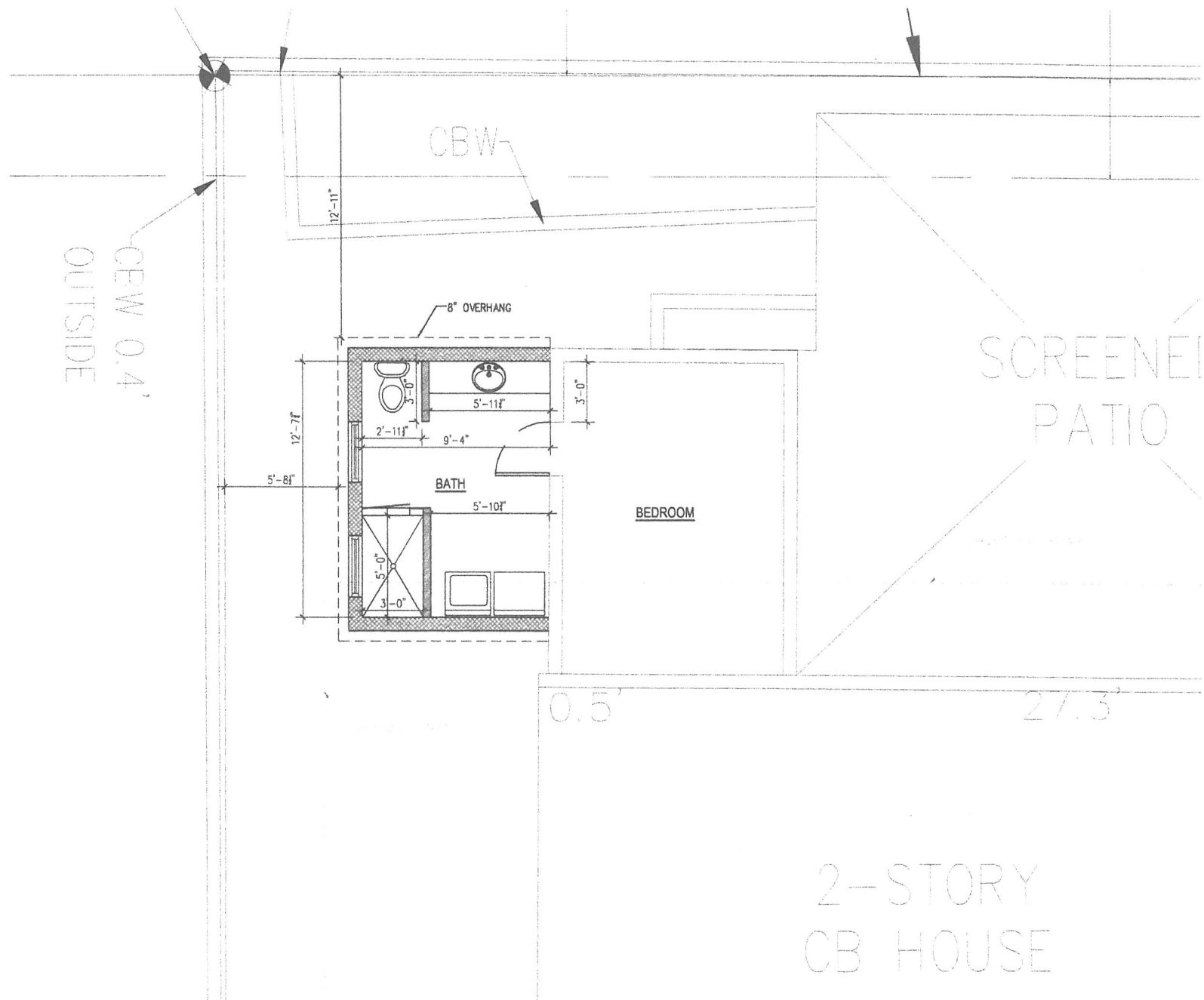
NORTH ELEVATION VIEW

SCALE: N.T.S.



WEST ELEVATION VIEW

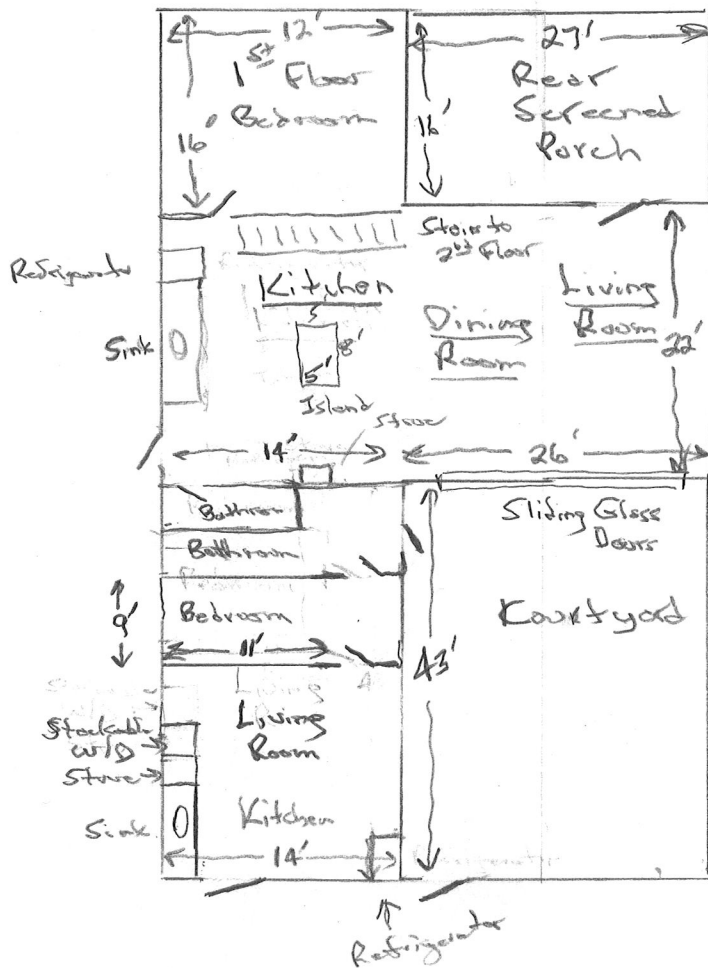
SCALE: N.T.S.



5/15/2025

1619 Atlantic Blvd House Diagram / Floorplan

1st Floor



2nd Floor

