

# **Staff Report**

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members  
**Through:** Patrick Wright, Interim Planning Director  
**From:** Melissa Paul-Leto, Planner Analyst  
**Meeting Date:** March 16, 2017  
**Agenda Item:** **Variance – 3832 Duck Avenue (RE # 00053850-000000)** – A request for a variance to maximum building coverage, maximum impervious surface and minimum front setback requirements in order to construct a bedroom addition and covered entry way on property located within the Single-Family Residential (SF) Zoning District pursuant to Sections 90-395, 122-238(4)a., 122-238(4)b.1 and 122-238 (6) a.1., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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**Request:** The applicant is seeking to expand existing building coverage, impervious surface and a front setback variance in order to construct a bedroom addition and covered entry way.

**Applicant:** William P. Horn, PA  
**Owner:** Sandeep E. Singh  
**Location:** 3832 Duck Avenue (RE # 00053850-000000)  
**Zoning:** Single Family (SF) Zoning District



**Background and Request:**

The property consists of existing non-conformities in building coverage and impervious surface ratio. The two and one story residential structure on the lot was built in 1965. The construction of the front bedroom and covered entry way, will create an additional 253 square feet of building coverage toward the front of the property.

<b>Relevant SF Zoning District Dimensional Requirements: Code Section 122-238</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Minimum lot size	6,000 SF	7,200 square feet	No change	No change In compliance
Maximum density	8 dwelling units per acre	1 du / .22ac= 4.5	1 du / .22ac= 4.5	No change In compliance
Maximum height	25 feet + 5 feet non-habitable	23 feet 3 inches	23 feet 3 inches	No change In compliance
Minimum front setback	20 feet	26 feet	13 feet 4 inches	<b>Variance Requested -6 feet 8 inches</b>
Minimum side setback	5 feet	6 feet 3 inches	6 feet 3 inches	No change In compliance
Minimum side setback (Carport)	5 feet	1 foot 10 inches	1 foot 10 inches	No change In compliance
Minimum Rear setback	25 feet	37 feet 2 inches	37 feet 2 inches	No change In compliance
Maximum building coverage	35% (2,880 sf)	43.37% (3,123 sf)	46.88% (3,376 sf)	(Front bedroom addition) <b>Variance Requested -496 square feet</b>
Maximum impervious surface	50% (3,600 sf)	65.76% (4,735 sf)	68.55% (4,936 sf)	(Front bedroom addition) <b>Variance Requested -1,336 square feet</b>

**Process:**

**Planning Board Meeting:**

(Postponed by staff)

**Local Appeal Period:**

**DEO Review Period:**

February 23, 2017

30 days

up to 45 days

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

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.***

The land, structures and buildings involved are located on the property within the SF Zoning District. They were developed prior to the adoption of the current Land Development Regulations (LDRs). Thus, any and all of the existing nonconformities were established prior to the current LDRs. However, many other land, structures and buildings within the SF Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist that are peculiar to the land, structures or buildings involved.

NOT IN COMPLIANCE.

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

The applicant is choosing to decrease the property's existing front setback and increase the limit allowed on building coverage and impervious surface in order to construct a bedroom addition.

NOT IN COMPLIANCE.

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

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, expanding the allowed building coverage, impervious surface and decreasing the front setback requirements in order to construct a front bedroom addition, would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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 request to construct a front bedroom addition is due to the property owner's parents moving into their home. The property owner's stated on their application; their parents have medical issues in regards to their knees and hip joints and are restricted to first floor movement. Without the additional first floor bedroom, the parent's would have to take the stairs where all of the bedrooms are currently located.

IN COMPLIANCE.

5. ***Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

6. ***Not injurious to the public welfare. That the granting of the variance will be in harmony 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.***

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

7. ***Existing nonconforming uses of other property not the basis for approval. 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 shall be considered grounds for the issuance of a variance.***

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

**Concurrency Facilities and Other Utilities or Service (Section 108-233):**

It does not appear that the requested variance will trigger any public facility or utility service capacity issues.

**The Planning Board shall make factual findings regarding the following:**

*That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.*

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variance requested.

*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.*

The Planning Department has not received any public comment for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

*The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.*

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

*No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.*

No such grounds were considered.

*No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.*

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **DENIED**.

# Application

# VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department  
PO Box 1409 Key West, FL 33041-1409  
(305) 809-3720



## Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 3140 Flagler Avenue. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

### Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process 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 NOTE:**

- 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.

### FEE SCHEDULE

Variations, any number of issues	\$1,000.00
All After-the-fact variations	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

**Please include the following with this application:**

1. A **copy of the most recent recorded** 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. It is best to see a Planner before turning in the application.
3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) 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 exists, 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. One copy of the most recent survey of the property.
5. Elevation drawings of 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 or compatible electronic format of entire application on compact disk.

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.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



# Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**

(includes \$100.00 advertising/noticing fee and \$50.00 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 305-809-3720.

## PROPERTY DESCRIPTION:

Site Address: 3832 Duck Avenue, Key West, FL 33040

Zoning District: SF residential Real Estate (RE) #: 1054488

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: William P. Horn Architect, PA

Mailing Address: 915 Eaton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: 305-296-8302 Fax: \_\_\_\_\_

Email: wphorn@aol.com

## PROPERTY OWNER: (if different than above)

Name: Sandeep Singh

Mailing Address: 3832 Duck Avenue

City: \_\_\_\_\_ State: FL Zip: 33040

Home/Mobile Phone: 305-304-9973 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: sandeep@pegasuskeywest.com

**Description of Proposed Construction, Development, and Use:** Extension of first floor to accommodate elderly needs.

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

Front setback, lot coverage and impervious variance requested due to extension of room on first floor.

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

If yes, please describe and attach relevant documents: Utility easement in rear of property -see attached survey.

City of Key West • Application for Variance

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

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF resident.			
Flood Zone	AE +8 Feet			
Size of Site	7,200 Sq.Ft.			
Height	25'-0"	23'-3"	23'-3"	none
Front Setback	20'-0"	26'-0"	13'-4"	yes
Side Setback	5'-0"	6'-3"	6'-3"	none
Side Setback	5'-0"	1'-10"	1'-10"	none
Street Side Setback	n/a			
Rear Setback	25'-0"	2'-3"	2'-3"	none
F.A.R	n/a			
Building Coverage	2,880 Sq.Ft.	3,123 Sq.Ft.	3,376 Sq.Ft.	yes
Impervious Surface	3,750 Sq.Ft.	4,735 Sq.Ft.	4,936 Sq.Ft.	yes
Parking	1 Space	1 Space	1 Space	none
Handicap Parking	n/a			
Bicycle Parking	n/a			
Open Space/ Landscaping	2,520 Sq.Ft.	1,557 Sq.Ft.	1,627 Sq.Ft.	none
Number and type of units	1-resident.	1-resident.	1-resident.	none
Consumption Area or Number of seats	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:**

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.

Owner's parents are 83 and 76 years of age and require same level access into their habitable space. Spaces are being designed for ease of access to avoid climbing stairs.

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

Owner's parents are retired and plan to move and live permanently in Key West.

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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.

Neighboring homes have similar setbacks as being requested.

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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.

Owner's parents currently have medical issues with knees and hip joints. Movement on the first floor eases their ability to move around. Currently, this compares to having them climb stairs to access their living quarters.

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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.

Owner is only requesting setback variance to extend the home to accommodate his elderly parents.

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City of Key West • Application for Variance

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.

The variance requested will not be injurious to the public welfare.

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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.

other neighboring properties were not the reason we are asking for this variance.

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**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 following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.**

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

# Verification

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, WILLIAM P. HORN, 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:

3832 DUCK AVENUE, KEY WEST, FL.  
*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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]  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 15<sup>th</sup> NOV 2016 by  
William P. Horn  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Ruth Pierre  
*Name of Acknowledger typed, printed or stamped*



FF 942280  
*Commission Number, if any*

# **Authorization**



**Deed**

Prepared by and return to:  
*Gregory D. Davila, Esq.*  
GREGORY D. DAVILA, P.A.  
1111 12th Street, Suite 310  
Key West, Florida 33040

RE Parcel Identification No. 00053850-000000

[Space Above This Line For Recording Data]

# Quitclaim Deed

THIS QUITCLAIM DEED, made this 17<sup>th</sup> day of December, 2015, between ESHRI SINGH and GULSHAN SINGH, Husband and Wife, whose address is 3832 Duck Avenue, Key West, Florida 33040, Grantors, and SANDEEP E. SINGH, a married man, whose address is 3832 Duck Avenue, Key West, Florida 33040, Grantee.

WITNESSETH, that Grantors, for and in consideration of the sum of Ten and NO/100 Dollars, (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaim to Grantee and Grantee's heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantors in the following described land situated in Monroe County, Florida:

The East 20 feet, front and rear, of Lot 13, and the West 40 feet, front and rear of Lot 12, in Block 14 of KEY WEST FOUNDATION COMPANY'S PLAT NO. 2 as recorded in Plat Book 1, at Page 189 in the office of the Clerk of the Circuit Court, in and for Monroe County, Florida.

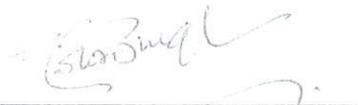
IN WITNESS WHEREOF, Grantors have executed this deed at Key West, Monroe County, Florida on the date first above written.

*THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED ON THE FACTS SOLELY PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENT.*

Signed, sealed and delivered in our presence:



\_\_\_\_\_  
GREGORY D. DAVILA  
Witness



\_\_\_\_\_  
ESHRI SINGH  
Grantor



\_\_\_\_\_  
HEIDI E. DAVILA  
Witness



\_\_\_\_\_  
GULSHAN SINGH  
Grantor

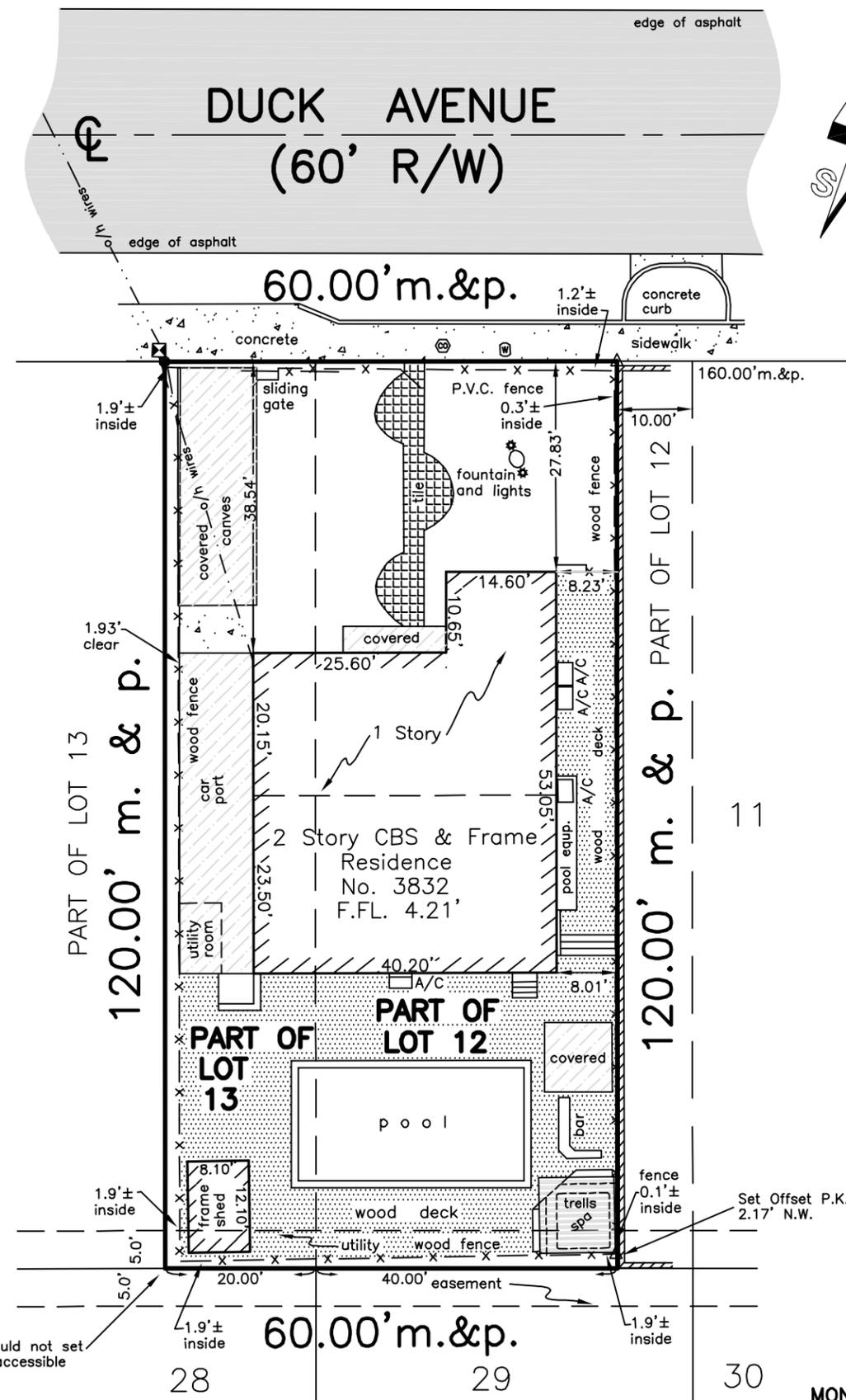
STATE OF FLORIDA }  
COUNTY OF MONROE }

The foregoing instrument was acknowledged before me by ESHRI SINGH and GULSHAN SINGH who each identified this instrument as a Quitclaim Deed, and signed the instrument willingly. Sworn before me on this 17<sup>th</sup> day of December, 2015 by ESHRI SINGH who produced PASSPORT # QE 1163071 as identification and GULSHAN SINGH who produced PASSPORT QE 11623140 as identification.

  
\_\_\_\_\_  
HEIDI E. DAVILA  
Notary Public-State of Florida  
My Commission Expires November 11, 2016  
My Commission Number: EE827141



# Survey



S. ROOSEVELT BOULEVARD  
(A.K.A. U.S. A1A)

**SURVEYOR'S NOTES:**

North arrow based on assumed median  
 Reference Bearing: R/W Duck Avenue  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: Bayou Elevation: 4.23'  
 Title search has not been performed on  
 said or surrounding properties.

Field Work performed on: 7/6/16

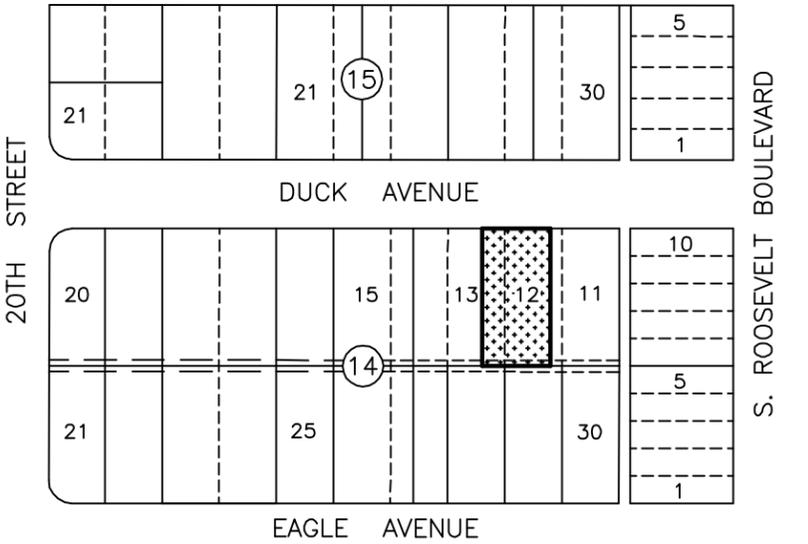
**LEGEND**

A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FPK	Found Nail & Disc	WM	Water Meter
INV	Invert	WW	Water Valve
IRR	Irregular		

**SYMBOLS**

	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter



**LOCATION MAP**

A portion of Key West Foundation Co's.  
 Plat No. 1, Plat Book 1, Page 155

**LEGAL DESCRIPTION:**  
 The East 20 feet, front and rear, of Lot 13,  
 and front and rear of Lot 12, in Block 14, of  
 "Key West Foundation Company's Plat No. 2, as  
 recorded in Plat Book 1 at page 189 in the  
 Office of the Clerk of the Circuit Court in and  
 for Monroe County, Florida.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached **Boundary Survey**  
 is true and correct to the best of my knowledge and belief; that it meets the minimum  
 technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17  
 Florida Statute Section 472.027, and the American Land Title Association, and that  
 there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
 Professional Land Surveyor & Mapper No. 2749  
 Professional Engineer No. 36810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Sandeep E. Singh 3832 Duck Avenue, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwg. No. 16-255	
Scale 1" = 20'	Ref. 222-51 File	Flood Panel No. 1517K	Dwn. By F.H.H.
Date: 7/6/16		Flood Zone AE	Flood Elev. 8'
REVISIONS AND/OR ADDITIONS			
11/28/16: Revise canvas carport			
fred/dwg/keywest/kwfoundation/3832duck			

**ISLAND SURVEYING INC.**

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

- MONUMENTATION:**
- ▲ = Found P.K. Nail
  - △ = Set P.K. Nail, P.L.S. No. 2749
  - ⊙ = Fd. 1/2" I.B., P.L.S. No. 2749
  - = Found 1/2" iron pipe/bar

# Site Plan



SINGH RESIDENCE

3832 DUCK AVENUE  
KEY WEST, FLORIDA

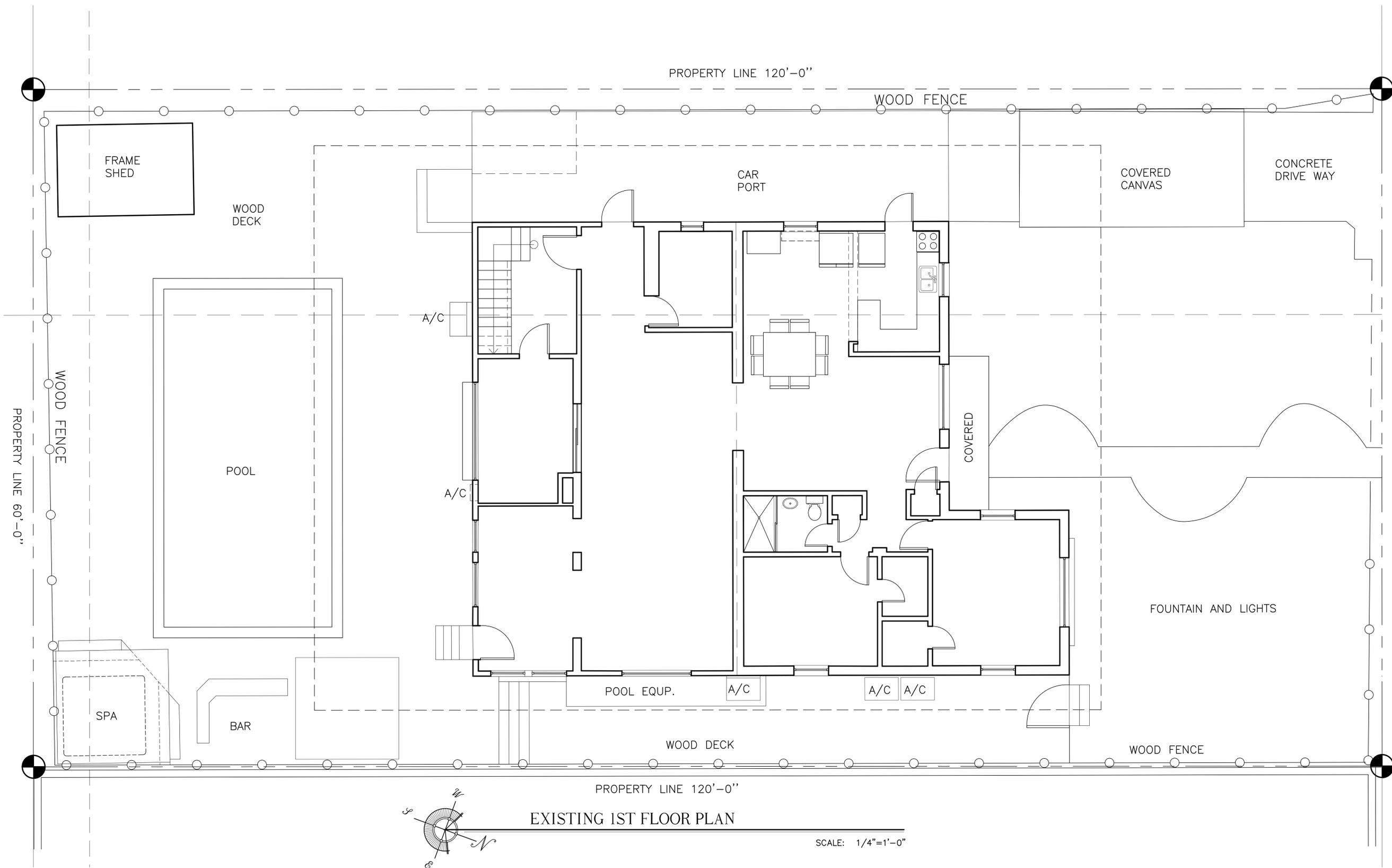
SEAL \_\_\_\_\_

DATE  
09-30-16

REVISIONS \_\_\_\_\_

DRAWN BY  
EVK

PROJECT  
NUMBER  
1616



EXISTING 1ST FLOOR PLAN

SCALE: 1/4"=1'-0"

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL. (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

SINGH RESIDENCE

3832 DUCK AVENUE  
KEY WEST, FLORIDA

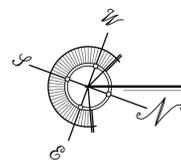
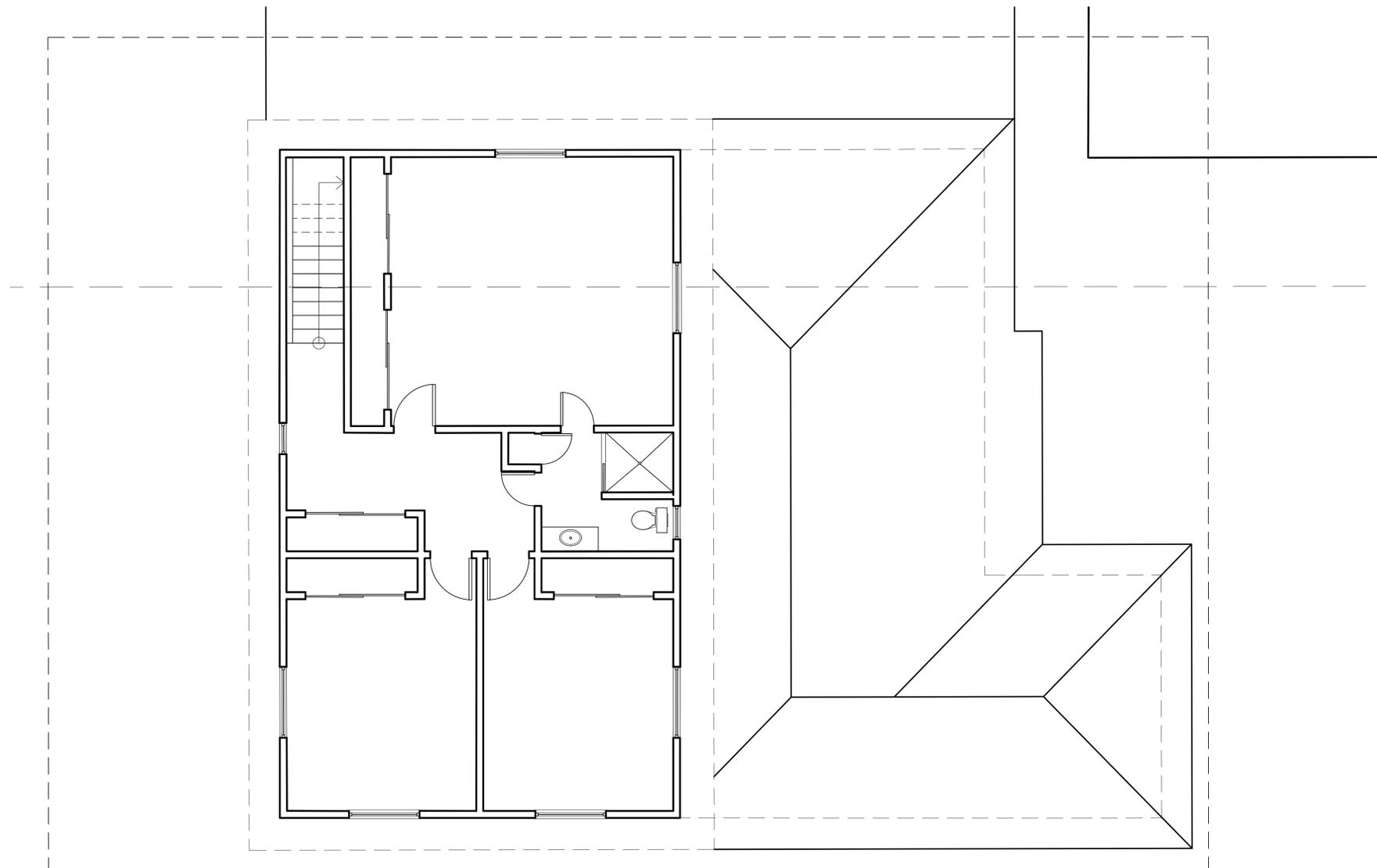
SEAL \_\_\_\_\_

DATE  
09-30-16

REVISIONS \_\_\_\_\_

DRAWN BY  
EVK

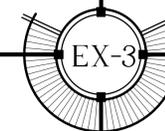
PROJECT  
NUMBER  
1616



EXISTING SECOND FLOOR PLAN

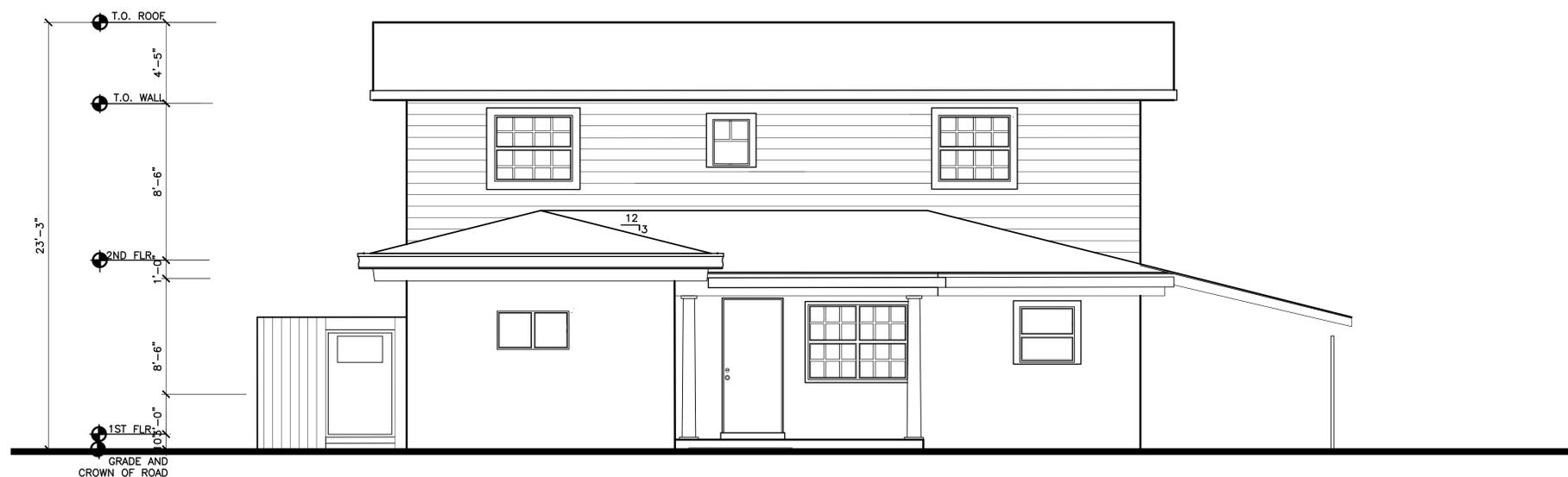
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SINGH RESIDENCE  
3832 DUCK AVENUE  
KEY WEST, FLORIDA



SINGH RESIDENCE

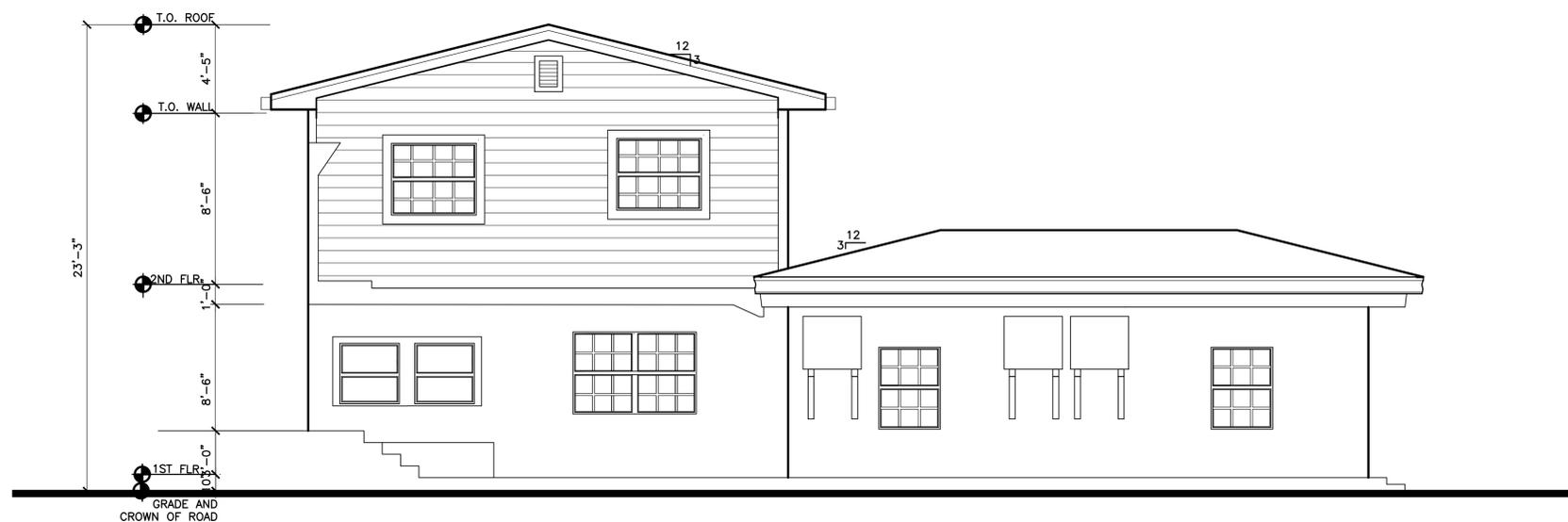
3832 DUCK AVENUE  
KEY WEST, FLORIDA



1  
Ex-4

EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



2  
Ex-4

EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"

SEAL \_\_\_\_\_

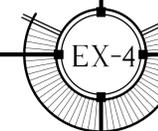
DATE  
09-30-16

REVISIONS \_\_\_\_\_

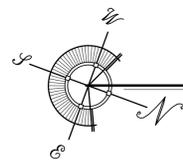
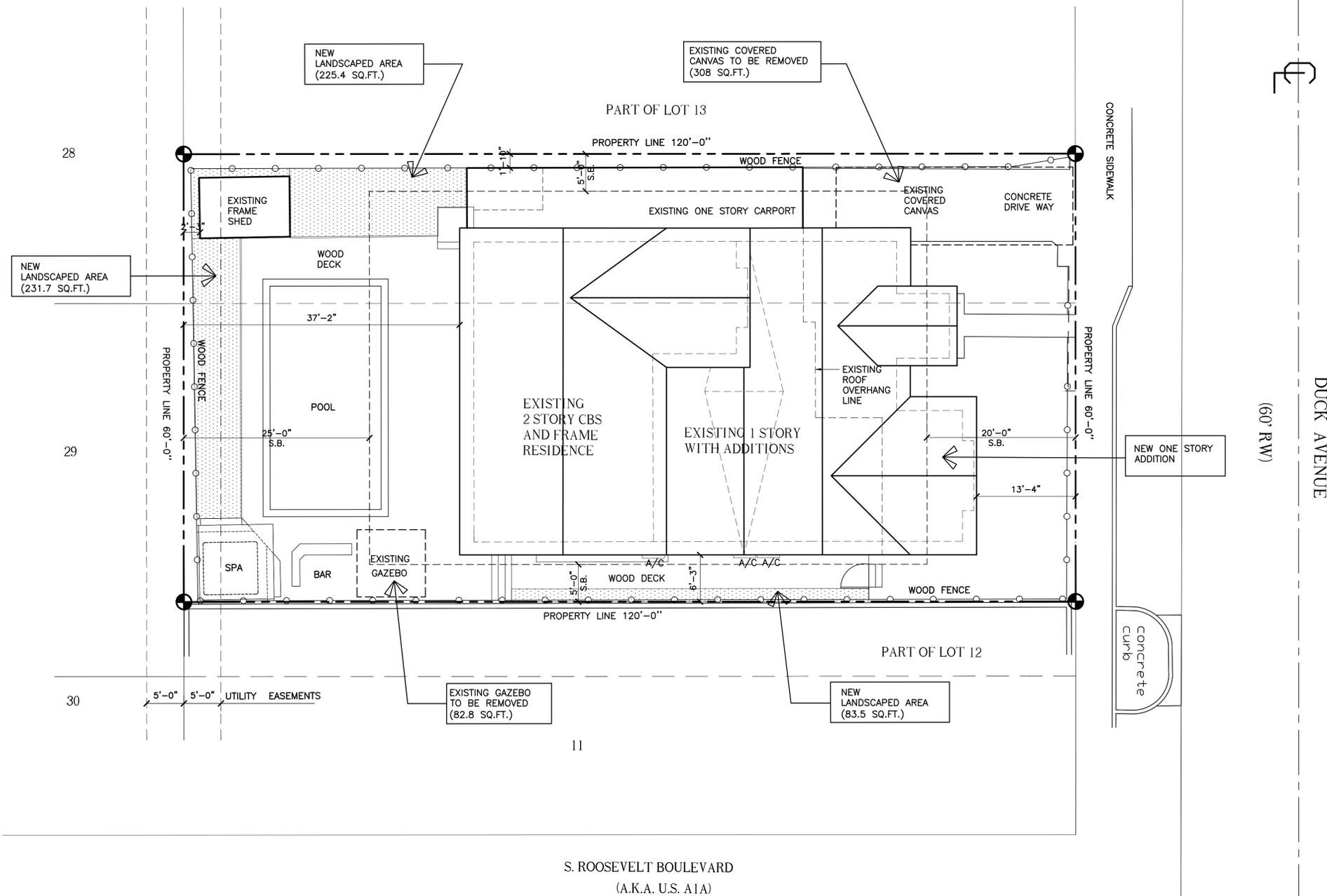
DRAWN BY  
EVK

PROJECT  
NUMBER  
1616

SINGH RESIDENCE  
3832 DUCK AVENUE  
KEY WEST, FLORIDA



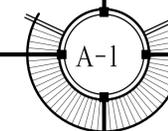
SITE DATA	
SITE AREA:	7,200 S.F. (0.165 ACRES)
LAND USE:	SF
FLOOD ZONE:	'AE' EL +8'
HEIGHT:	ALLOWED = 25' MAX. EXISTING = 23'-3" PROPOSED = 23'-3"
SETBACKS:	
FRONT SETBACK:	REQUIRED = 20'-0" EXISTING = 26'-0" PROPOSED = 13'-4"
SIDE SETBACK (EAST) :	REQUIRED = 5'-0" EXISTING = 6'-3" PROPOSED = 6'-3"
SIDE SETBACK (WEST) :	REQUIRED = 5'-0" EXISTING = 1'-10" PROPOSED = 1'-10"
REAR SETBACK:	REQUIRED = 25'-0" EXISTING = 2'-3" PROPOSED = 2'-3"
BUILDING COVERAGE:	
ALLOWED:	2,880 S.F. (40% MAX.)
EXISTING :	3,123 S.F. (43.4%)
PROPOSED:	3,376 S.F. (47%)
IMPERVIOUS AREA:	
ALLOWED:	3,750 S.F. (50% MAX.)
EXISTING :	4,735 S.F. (65.7%)
PROPOSED:	4,936 S.F. (68%)
LANDSCAPE AREA:	
REQUIRED:	2,520 S.F. (35% MIN.)
EXISTING:	1,557 S.F. (21.6%)
PROPOSED:	1,627 S.F. (22.5%)
OPEN SPACE AREA:	
REQUIRED:	2,520 S.F. (35% MIN.)
EXISTING:	1,557 S.F. (21.6%)
PROPOSED:	1,627 S.F. (22.5%)

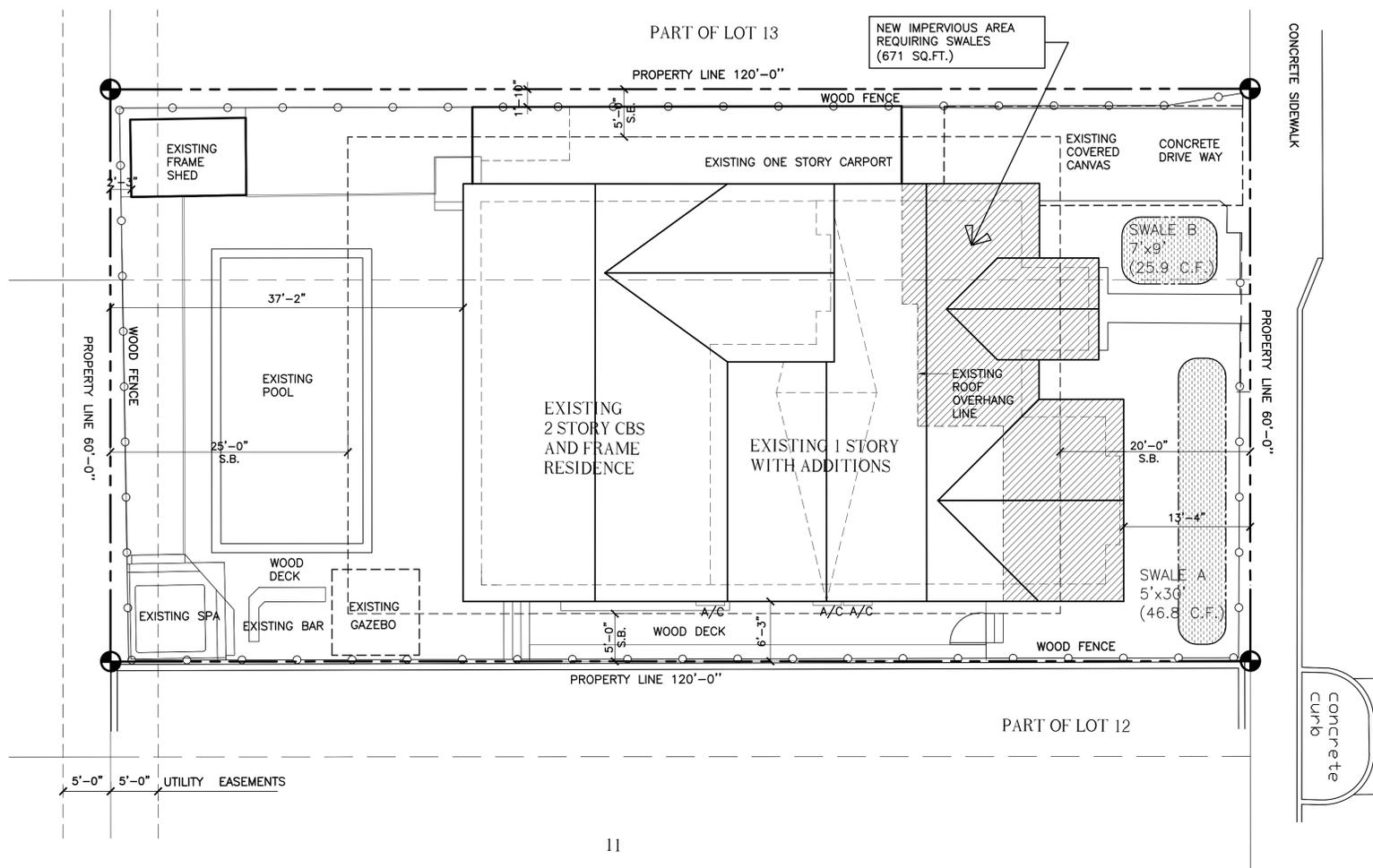


PROPOSED SITE PLAN

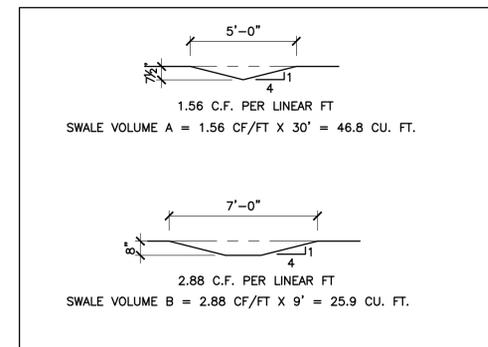
ALL SITE INFORMATION OBTAINED FROM SURVEY  
BY FREDERICK H. HILDEBRANDT ON 7-6-16 AND REVISION DATED 11/28/16.

SCALE: 1/8"=1'-0"

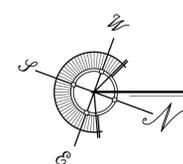




STORMWATER DATA	
SITE AREA =	7,200 S.F.
NEW IMPERVIOUS AREA =	671 S.F.
671 S.F. IMPERVIOUS / 7,200 S.F. LOT = 9.31% NEW IMPERVIOUS COVERAGE	
7,200 S.F. x 0.104 x 9.31% = 69.7 C.F. (REQUIRED SWALE VOLUME)	
SWALE A =	46.8 CU. FT.
SWALE B =	25.9 CU. FT.
SWALE TOTAL =	72.7 CU. FT. (SWALE VOLUME PROVIDE)

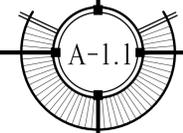


- GENERAL NOTES:
- ELEVATIONS REFER TO THE NATIONAL VERTICAL GEODETIC DATUM OF 1929.
  - EXISTING TOPOGRAPHIC INFORMATION WAS PROVIDED BY THE SURVEYOR.
  - ALL WORK SHALL COMPLY WITH THE 2014 EDITION OF THE FLORIDA BUILDING CODE.
  - LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS WITH UTILITY OWNERS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY SSCOF TWO TO FIVE DAYS PRIOR TO DIGGING (1-800-852-8057)
  - ALL TEMPORARY FACILITIES, BUILDINGS, BARRIERS AND SERVICES SHALL BE PROVIDED BY THE CONTRACTOR.
  - THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS.
  - BACKFILL AND BEDDING MATERIAL SHALL BE NON-COHESIVE AND FREE OF ALL DEBRIS, LUMPS, WOOD, BROKEN PAVEMENT AND ORGANIC OR UNSTABLE MATERIAL. NO ROCKS LARGER THAN SIX INCHES SHALL BE PERMITTED AS BACKFILL.



ALL SITE INFORMATION OBTAINED FROM SURVEY  
BY FREDERICK H. HILDEBRANDT ON 7-6-16 AND REVISION DATED 11/28/16.

SCALE: 1/8"=1'-0"



SINGH RESIDENCE

3832 DUCK AVENUE  
KEY WEST, FLORIDA

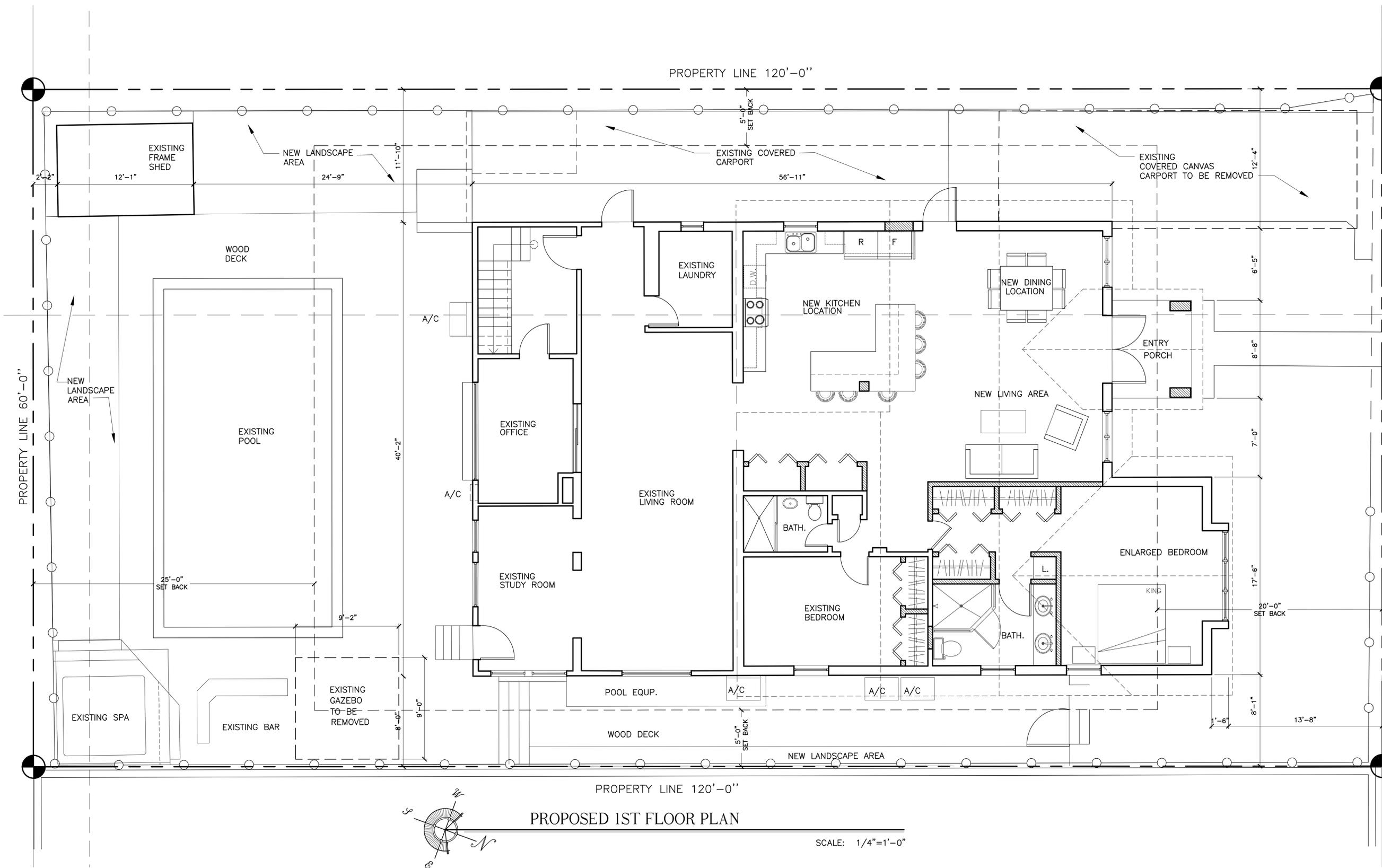
SEAL

DATE  
09-30-16

REVISIONS

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EVK

PROJECT  
NUMBER  
1616



SINGH RESIDENCE

3832 DUCK AVENUE  
KEY WEST, FLORIDA

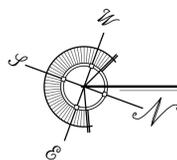
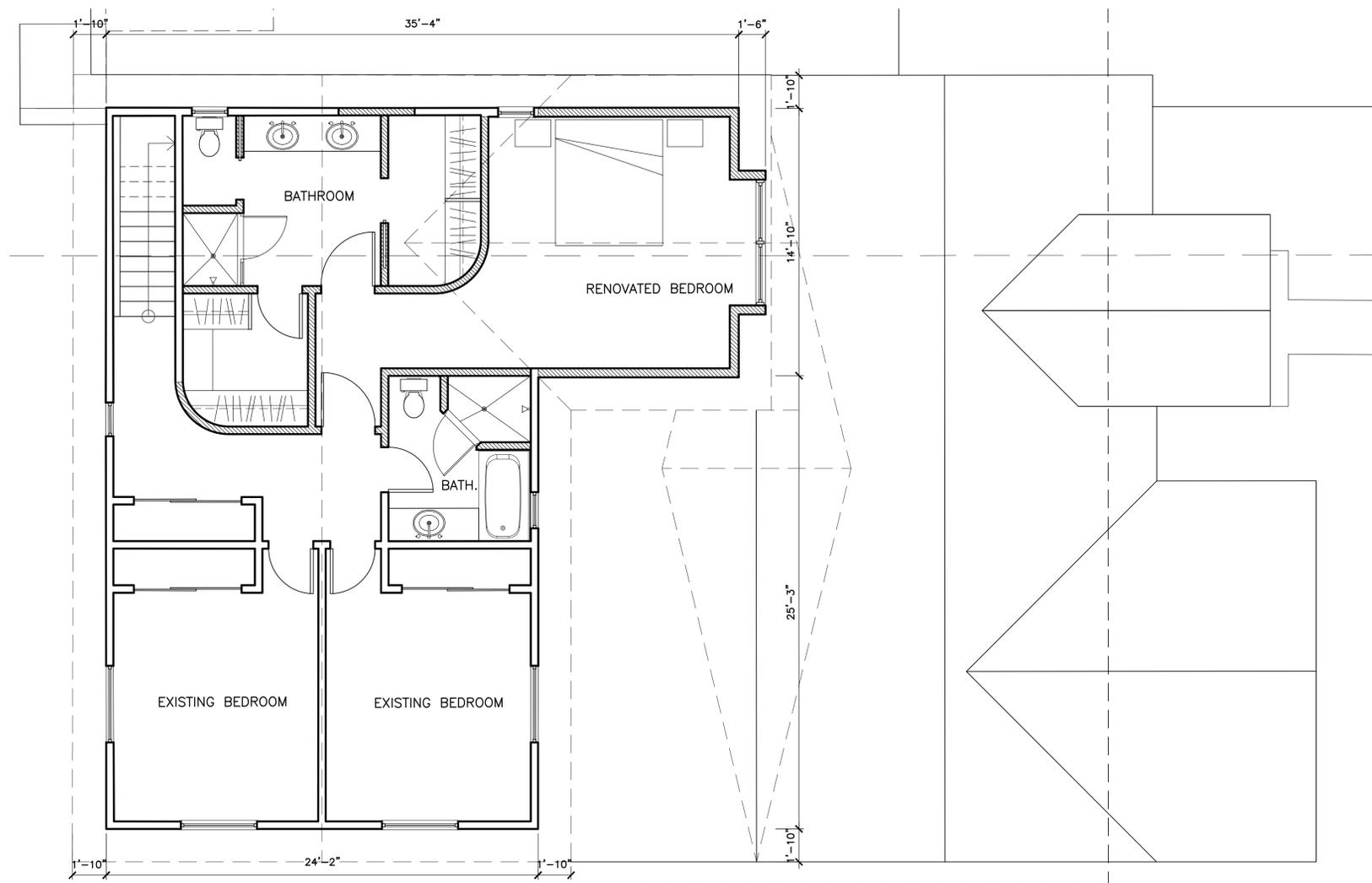
SEAL \_\_\_\_\_

DATE  
09-30-16

REVISIONS \_\_\_\_\_

DRAWN BY  
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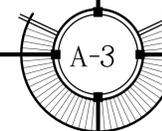
PROJECT  
NUMBER  
1616

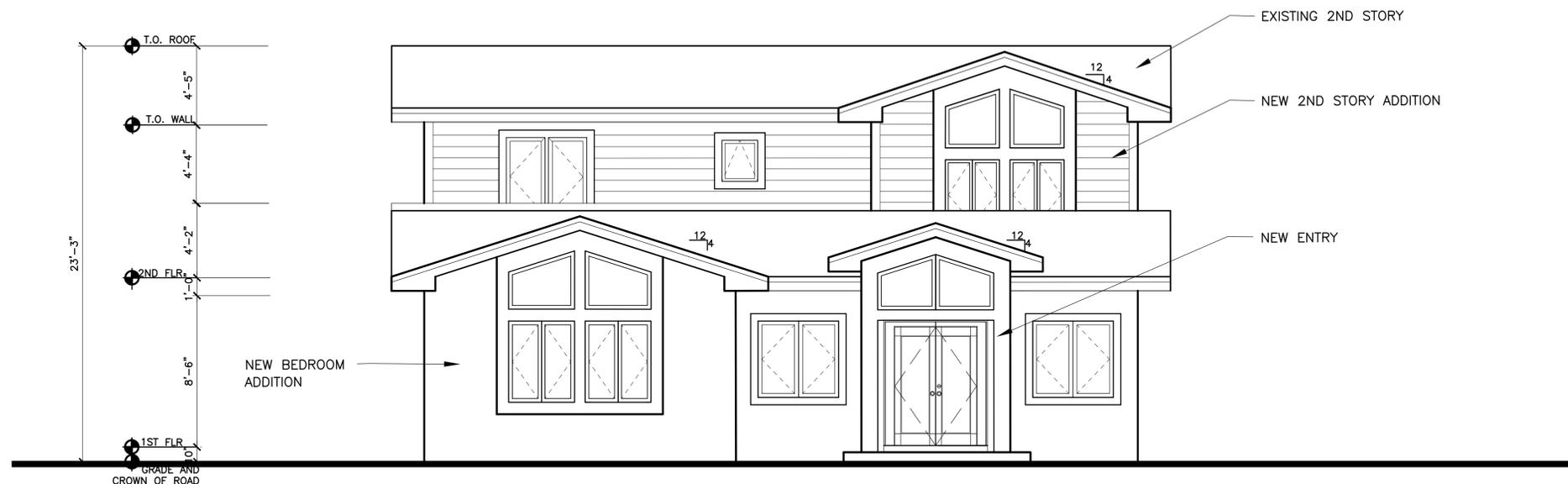


PROPOSED SECOND FLOOR PLAN

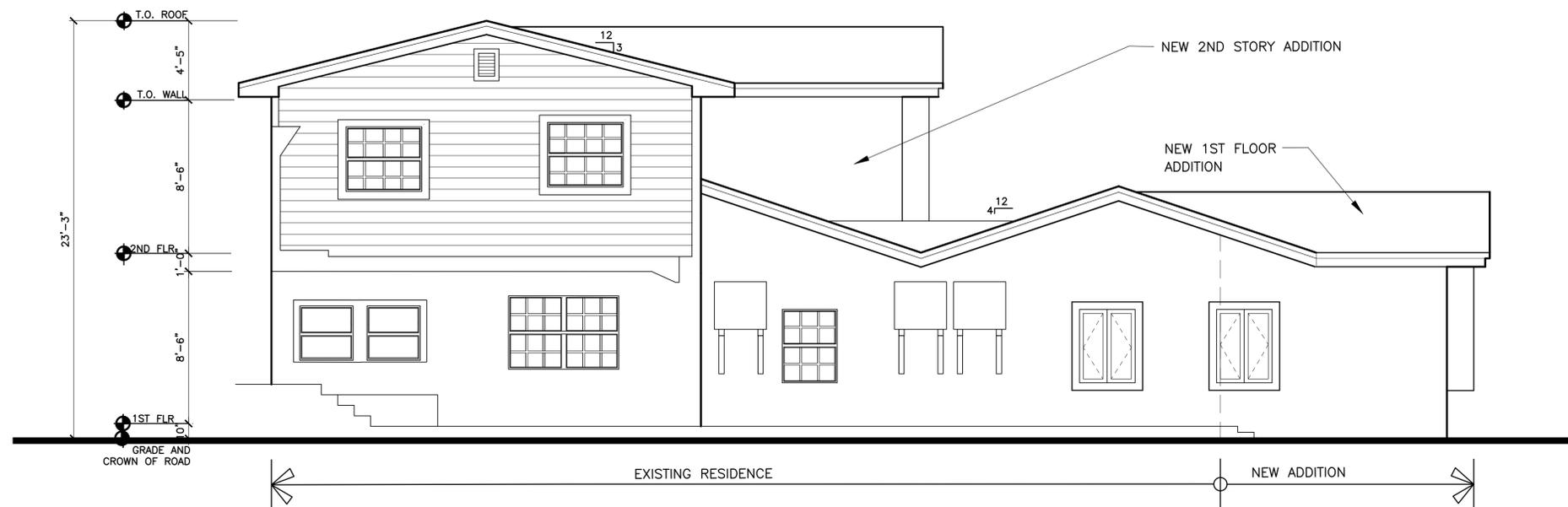
SCALE: 1/4"=1'-0"

SINGH RESIDENCE  
3832 DUCK AVENUE  
KEY WEST, FLORIDA





1  
A-4  
PROPOSED FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2  
A-4  
PROPOSED EAST SIDE ELEVATION  
SCALE: 1/4"=1'-0"

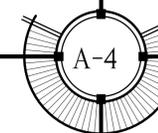
SEAL \_\_\_\_\_

DATE  
09-30-16

REVISIONS \_\_\_\_\_

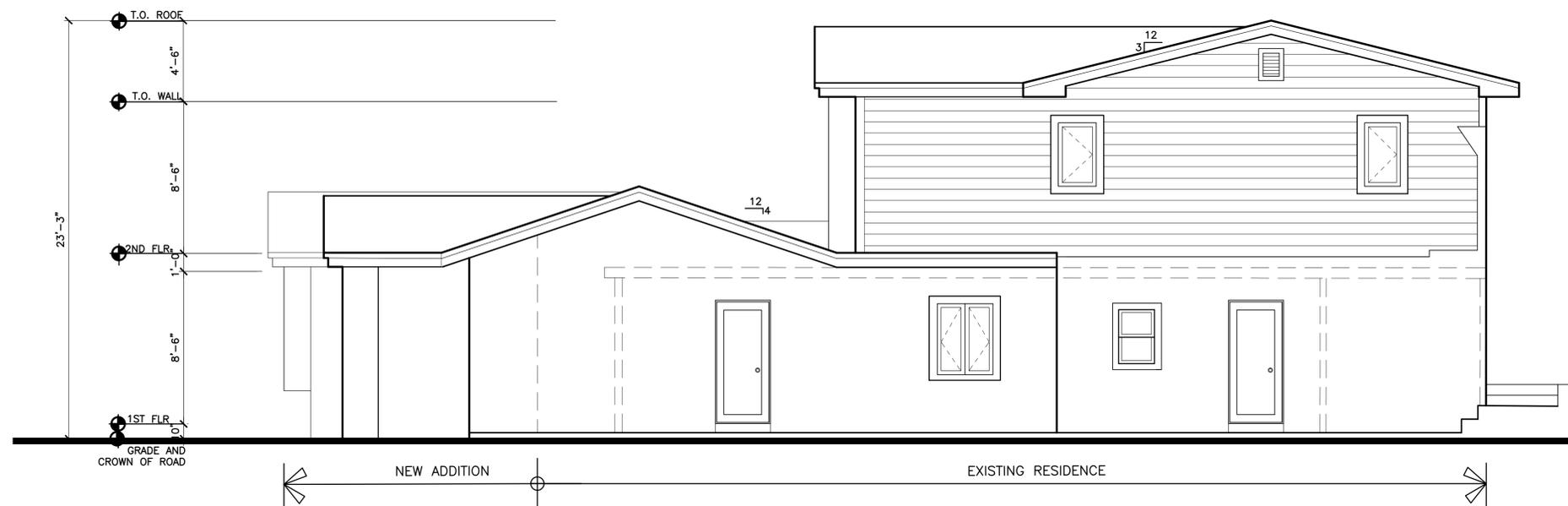
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EVK

PROJECT  
NUMBER  
1616



SINGH RESIDENCE

3832 DUCK AVENUE  
KEY WEST, FLORIDA



1  
A-4.1  
PROPOSED WEST SIDE ELEVATION

SCALE: 1/4"=1'-0"

SEAL \_\_\_\_\_

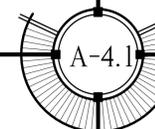
DATE  
09-30-16

REVISIONS \_\_\_\_\_

DRAWN BY  
EVK

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SINGH RESIDENCE  
3832 DUCK AVENUE  
KEY WEST, FLORIDA



## **Site Photos**

3832 Duck Avenue Key West, Florida 33040  
SITE VISIT



3832 Duck Avenue Key West, Florida 33040  
SITE VISIT



3832 Duck Avenue Key West, Florida 33040  
SITE VISIT



# **Property Appraiser**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1054488 Parcel ID: 00053850-000000**

**Ownership Details**

**Mailing Address:**  
SINGH SANDEEP E  
3832 DUCK AVE  
KEY WEST, FL 33040-4523

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 34-67-25  
**Property Location:** 3832 DUCK AVE KEY WEST  
**Subdivision:** Key West Foundation Co's Plat No 2  
**Legal:** KW KW FWDN SUB PLAT 2 PB1-189 W 40 FT OF LOT 12 AND 20 FT OF LOT 13 SQR 14 G75-336/37 OR536-953  
**Description:** OR660-224 OR788-1399 OR791-618 OR860-2073 OR2774-754

**Click Map Image to open interactive viewer**



### Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	60	120	7,200.00 SF

## Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 2790  
 Year Built: 1965

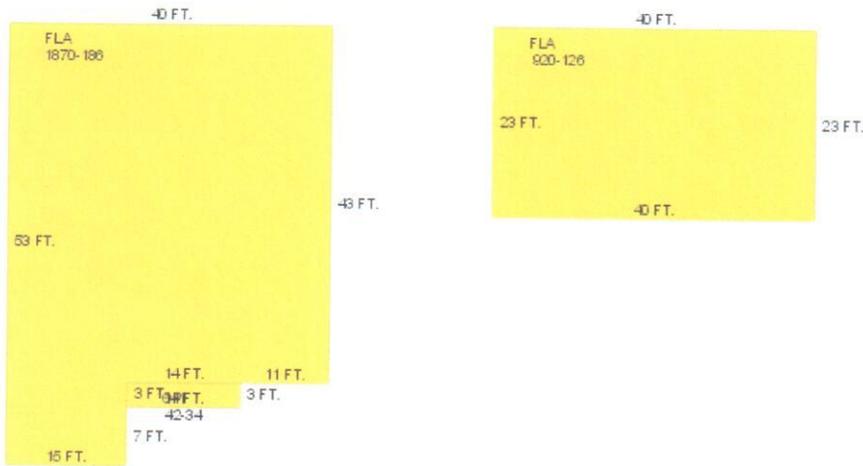
## Building 1 Details

Building Type R1	Condition G	Quality Grade 550
Effective Age 23	Perimeter 312	Depreciation % 30
Year Built 1965	Special Arch 0	Grnd Floor Area 2,790
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.  
 Roof Type GABLE/HIP      Roof Cover ASPHALT SHINGL      Foundation WD CONC PADS  
 Heat 1 NONE      Heat 2 NONE      Bedrooms 3  
 Heat Src 1 NONE      Heat Src 2 NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1993	N N	0.00	0.00	1,870
2	OPF		1	1993	N N	0.00	0.00	42

4	FLA	12:ABOVE AVERAGE WOOD	1	1993	N	N	0.00	0.00	920
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## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	354 SF	59	6	2005	2006	5	30
1	FN2:FENCES	1,278 SF	213	6	1985	1986	2	30
2	FN2:FENCES	384 SF	96	4	1985	1986	2	30
3	AC2:WALL AIR COND	1 UT	0	0	1983	1984	2	20
4	PO4:RES POOL	512 SF	0	0	1975	1976	3	50
5	UB2:UTILITY BLDG	80 SF	0	0	1975	1976	3	50
6	WD2:WOOD DECK	1,704 SF	0	0	1987	1988	2	40
7	AC2:WALL AIR COND	1 UT	0	0	1985	1986	3	20
8	PT3:PATIO	875 SF	0	0	1994	1995	2	50
9	CL2:CH LINK FENCE	1,200 SF	300	4	1964	1965	1	30

## Appraiser Notes

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	05-2658	06/30/2005	10/17/2005	1,000	Residential	build front fence 59x6 and two gates

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	253,618	45,156	467,072	765,846	765,846	25,000	740,846
2015	247,469	38,797	369,164	655,430	454,451	25,000	429,451
2014	250,814	35,515	250,389	536,718	450,844	25,000	425,844
2013	254,298	35,797	154,086	444,181	444,181	25,000	419,181
2012	303,067	36,043	166,926	506,036	440,418	25,000	415,418
2011	303,067	36,953	160,506	500,526	427,590	25,000	402,590
2010	306,550	37,678	77,043	421,271	421,271	25,000	396,271
2009	340,697	38,589	179,767	559,053	559,053	25,000	534,053
2008	323,018	39,278	302,400	664,696	664,696	25,000	639,696
2007	365,718	35,992	309,600	711,310	711,310	25,000	686,310
2006	539,559	36,681	432,000	1,008,240	873,350	25,000	848,350
2005	460,724	34,544	288,000	783,268	783,268	0	783,268
2004	347,143	35,726	187,200	570,069	570,069	0	570,069

2003	297,551	37,304	81,000	415,855	415,855	0	415,855
2002	223,737	38,719	81,000	343,456	343,456	0	343,456
2001	216,153	40,297	81,000	337,450	337,450	0	337,450
2000	212,361	35,533	72,000	319,894	319,894	0	319,894
1999	213,309	37,060	72,000	322,369	322,369	0	322,369
1998	180,128	32,281	72,000	284,409	284,409	0	284,409
1997	170,647	26,599	57,600	254,846	254,846	0	254,846
1996	116,609	18,786	57,600	192,995	192,995	0	192,995
1995	116,609	19,482	57,600	193,691	193,691	0	193,691
1994	104,284	17,973	57,600	179,857	179,857	0	179,857
1993	104,284	18,620	57,600	180,504	180,504	0	180,504
1992	104,284	19,168	57,600	181,052	181,052	0	181,052
1991	104,284	19,791	57,600	181,676	181,676	0	181,676
1990	104,284	20,363	54,000	178,648	178,648	0	178,648
1989	94,804	19,079	52,200	166,083	166,083	0	166,083
1988	80,093	6,278	39,600	125,971	125,971	0	125,971
1987	79,201	6,296	28,080	113,577	113,577	0	113,577
1986	75,882	6,314	26,280	108,476	108,476	0	108,476
1985	73,090	6,332	26,280	105,702	105,702	0	105,702
1984	68,027	6,350	26,280	100,657	100,657	0	100,657
1983	68,027	5,468	26,280	99,775	99,775	0	99,775
1982	44,908	5,468	20,232	70,608	70,608	25,000	45,608

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/17/2015	2774 / 754	100	<u>QC</u>	<u>11</u>
6/1/1982	860 / 2073	125,000	<u>WD</u>	<u>Q</u>
5/1/1979	791 / 618	79,000	00	Q

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Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176