



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



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: 1208 Virginia St., Key West, FL 33040

Zoning District: HMDR

Real Estate (RE) #: 00033940-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Smith Hawks, PL Mailing Address: 138 Simonton St

City: Key West State: FL Zip: 33040

Home/Mobile Phone: Office: 305-296-7227 Fax:

Email: aj@smithhawks.com

PROPERTY OWNER: (if different than above)

Name: Jonathan Ring Mailing Address: 1208 Virginia St.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: Office: Fax:

Email: ring.jonathan@gmail.com

Description of Proposed Construction, Development, and Use:

Addition of 193 sf swimming pool and surrounding wood deck to a residential home.

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

Reduction of swimming pool side setback from 5' to 2.5'. Reducing open space percentage to 28.1%.

Increasing of rear setback coverage percentage to 55.9%.

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 **SEE SITE PLAN**

	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 No. 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.

The historic footprint of the primary residential structure is such that no yard is large enough to fit a swimming pool and meet clearance widths to get around the lot and space to maintain the structure.

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

The historic footprint of the building was a condition not created by 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.

The granting of the variances will not confer upon the applicant special privileges.

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.

A swimming pool is existing or possible under the land development regulations on many other parcels in this district. The literal interpretation of the LDRs would deprive the applicant the ability to have a swimming pool.

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.

After consultation with the engineer, only the minimum variances necessary are requested.

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.

Granting of the variance would not be injurious to the public 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 existence of nonconforming uses of other properties should not be considered as a basis for approval.

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: _____

[illegible]

Verification & Authorization Forms



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, Jonathan Ring _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Smith Hawks, PL _____
Please Print Name of Representative

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

Jonathan Ring
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this July 27, 2025
Date

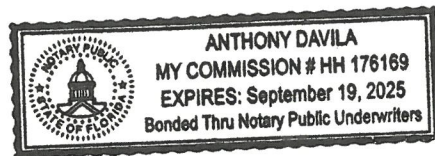
by Jonathan Ring _____
Name of Owner

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

A. J. Davila
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any





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

I, Anthony Davila, in my capacity as Attorney
(print name) (print position: president, managing member)
of Smith Hawks, PL
(print name of entity)

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

138 Simonton 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 I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

A.J. Davila
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this July 31, 2025 by
date
Anthony Davila
Name of Applicant

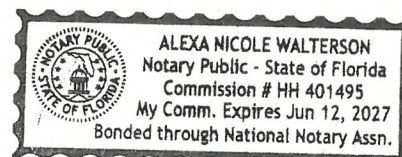
He/She is personally known to me or has presented _____ as identification.

Alexa Walteson
Notary's Signature and Seal

Alexa Walteson
Name of Acknowledger typed, printed or stamped

HH401495

Commission Number, if any



Warranty Deed

Doc # 2364657 Bk# 3159 Pg# 831 Electronically Recorded 3/8/2022 at 9:59 AM Pages 2

Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK

Electronically REC: \$18.50 Deed Doc Stamp \$5,845.00

Prepared by and Return to:
Tammy Foye, an employee of
First International Title, Inc.
7165 Murrell Road, Suite 102
Melbourne, FL 32940
File No.: 210985-47

TRUSTEE'S DEED

THIS INDENTURE, executed on March 7, 2022 between **Ralph J. Beyer, individually and as Trustee of the Ralph J. Beyer Revocable Trust**, whose mailing address is: 1330 T. Street NW, Washington, DC 20009, Grantor, and

Jonathan Ring a single man, whose mailing address is: 1075 Duval St. C-21 PMB 223, Key West, FL 33040, Grantee.

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, **Florida**, to-wit:

On the Island of Key West, and known on William A. Whitehead's map, delineated in February A.D. 1829, as a part of Tract Fourteen (14), and now better known as Lot Five (5) in Square One (1) of said Tract Fourteen (14).

COMMENCE at a point on the Southeast side of Virginia Street, distant Ninety (90) feet from the corner of White and Virginia Streets and running thence along Virginia Street in a Northeasterly direction Forty-six (46) feet, Two (2) inches; thence at right angles in a Southeasterly direction Eighty-one (81) feet, Nine (9) inches; thence at right angles in a Southwesterly direction Forty-six (46) feet, Two (2) inches; thence at right angles in a Northwesterly direction Eighty-one (81) feet, Nine (9) inches to the Point of Beginning.

Parcel Identification Number: 00033940-000000

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

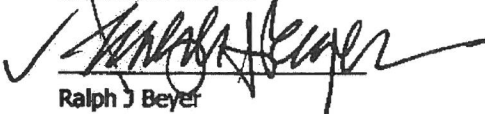
Trustee(s), has/have full power to sell, transfer, mortgage said real estate.

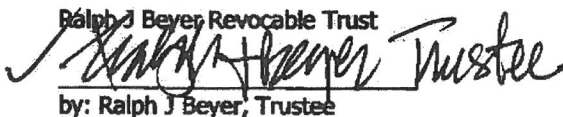
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 31st of 2021.


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


Ralph J Beyer

Ralph J Beyer Revocable Trust
 Trustee
by: Ralph J Beyer, Trustee

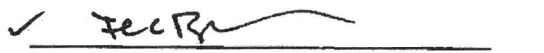
Signed, sealed and delivered in our presence:

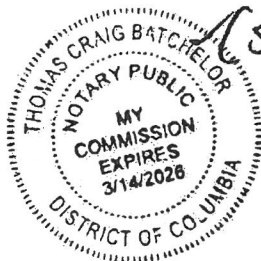

Witness Signature
Print Name: Mahlet G. Bogassa


Witness Signature
Print Name: William C. Batchelor

✓ State of City of Washington
✓ County of District of Columbia

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on _____, by **Ralph J. Beyer of the Ralph J. Beyer Revocable Trust**, who (☐) is/are personally known to me or who (☒) produced driver's license as identification.

✓ 
Notary Public
Printed Name: Thomas Craig Batchelor
My Commission expires: 03/14/2026



Property Card

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 for any 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 00033940-000000
 Account# 1034843
 Property ID 1034843
 Millage Group 10KW
 Location 1208 VIRGINIA St, KEY WEST
 Address
 Legal KW ISLAND CITY SUB PB 1-26 PT LOT 5 SQR 1 TR 14 G11-544 OR539-489 OR890-439/440 OR970-1936 OR988-2149 OR1427-2406/08 OR3036-1085 OR3159-0831
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class MULTI-FAMILY DUPLEX (0802)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

RING JONATHAN
 1075 Duval St
 Ste C21
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$241,470	\$239,532	\$251,815	\$225,679
+ Market Misc Value	\$904	\$904	\$904	\$904
+ Market Land Value	\$670,932	\$494,592	\$426,575	\$340,085
= Just Market Value	\$913,306	\$735,028	\$679,294	\$566,668
= Total Assessed Value	\$808,531	\$735,028	\$623,335	\$566,668
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$913,306	\$735,028	\$679,294	\$566,668

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$670,932	\$241,470	\$904	\$913,306	\$808,531	\$0	\$913,306	\$0
2023	\$494,592	\$239,532	\$904	\$735,028	\$735,028	\$0	\$735,028	\$0
2022	\$426,575	\$251,815	\$904	\$679,294	\$623,335	\$0	\$679,294	\$0
2021	\$340,085	\$225,679	\$904	\$566,668	\$566,668	\$0	\$566,668	\$0
2020	\$354,360	\$176,313	\$904	\$531,577	\$531,577	\$0	\$531,577	\$0
2019	\$351,001	\$181,351	\$904	\$533,256	\$533,256	\$0	\$533,256	\$0
2018	\$312,374	\$183,869	\$876	\$497,119	\$497,119	\$0	\$497,119	\$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.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,659.00	Square Foot	0	0

Buildings

Building ID	2695	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2006
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2451	Roof Type	GABLE/HIP
Finished Sq Ft	1329	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	
Perimeter	176	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	760	0	116
FLA	FLOOR LIV AREA	1,329	1,329	176
OPU	OP PR UNFIN LL	146	0	74
OPF	OP PRCH FIN LL	216	0	84
TOTAL		2,451	1,329	450

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1927	1928	0 x 0	1	31 SF	4
CONC PATIO	1964	1965	0 x 0	1	90 SF	2
LC UTIL BLDG	1981	1982	7 x 10	1	70 SF	1
WALL AIR COND	1984	1985	0 x 0	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/7/2022	\$835,000	Warranty Deed	2364657	3159	0831	01 - Qualified	Improved		
7/29/2020	\$100	Quit Claim Deed	2276408	3036	1085	30 - Unqualified	Improved		
9/1/1986	\$105,000	Warranty Deed		988	2149	Q - Qualified	Improved		
8/1/1983	\$67,500	Warranty Deed		890	439	Q - Qualified	Improved		
2/1/1973	\$14,200	Conversion Code		539	489	Q - Qualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-0456	03/13/2025	Active	\$45,000	Residential	Install of New A/C unit.
24-3154	12/16/2024	Active	\$2,390		
24-2972	11/19/2024	Active	\$26,000	Residential	New construction
24-2804	10/29/2024	Active	\$40,800		Install 25.5SQ new Metal Shingle roofing system
23-0448	03/15/2023	Active	\$390,000	Residential	Exterior Renovation - per plans. New foundation system. Replacement/restoration of roof system. Replacement of all interior framing members.
22-1182	06/03/2022	Expired	\$18,000	Residential	Labor and disposal to selective remove Interior wall. Labor and disposal to selective remove Interior wall, Ceiling surfaces to expose the structure for observation, exploration of structural framing, support members. **NOC required**
12-2948	08/14/2012	Completed	\$600	Residential	REPLACE 100 AMP / 240 VOLT FUSE PANEL WITH OUTDOOR R.T. 100 AMP / 240 VOLT BREAKER PANEL.
10-0139	01/22/2010	Completed	\$5,881	Residential	INSTALL 300SF VICTORIAN METAL SHINGLES & 300SF OF VCRIMP ROOFING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 30/07/2025, 01:23:12

[Contact Us](#)

Developed by
SCHNEIDER
GEO SPATIAL

Plans

PROPOSED SITE PLAN
FOR
1208 VIRGINIA STREET
SWIMMING POOL & WOOD DECK

KEY WEST, FLORIDA

SITE INFO:
ADDRESS: 1208 VIRGINIA ST., KEY WEST, FL 33040
RE # 0003940-000000
SECTION / TOWNSHIP / RANGE: 05 / 68 / 25
LEGAL DESCRIPTION: KW ISLAND CITY SUB PB 1-26 PT 5 SQR 1 TR 14
GT 1-544
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
DESIGN FLOOD ELEVATION: N/A
F.I.R.M.:
• COMMUNITY #120168;
• MAP & PANEL #12087C1516 SUFFIX K;
• DATE: 02-18-05
ZONING - HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)

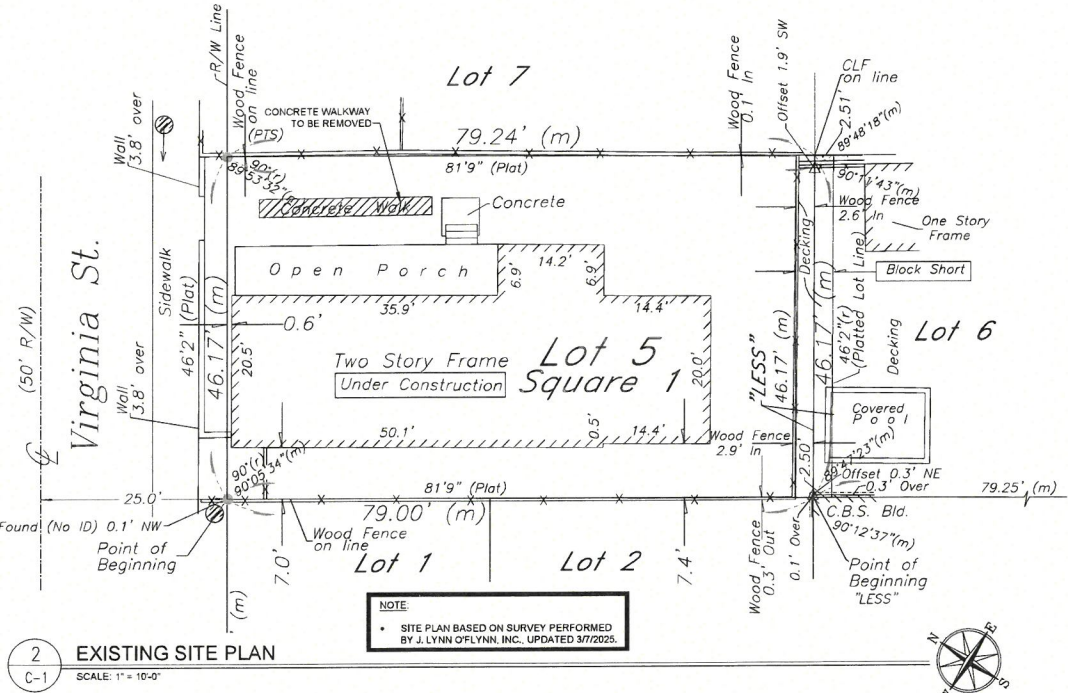
SHEET INDEX:
C-1 - SITE PLAN & SITE DATA

SCOPE OF WORK:
THE PROPOSED PLAN IS TO ADD A WOOD DECK, PAVEMENT DRIVEWAY, CONCRETE POOL WITH NO POOL DECK, & A CONCRETE SLAB FOR POOL EQUIPMENT. THE PROPOSED SITE PLAN WOULD REQUIRE VARIANCES LISTED IN THE SITE DATA TABLE BELOW.

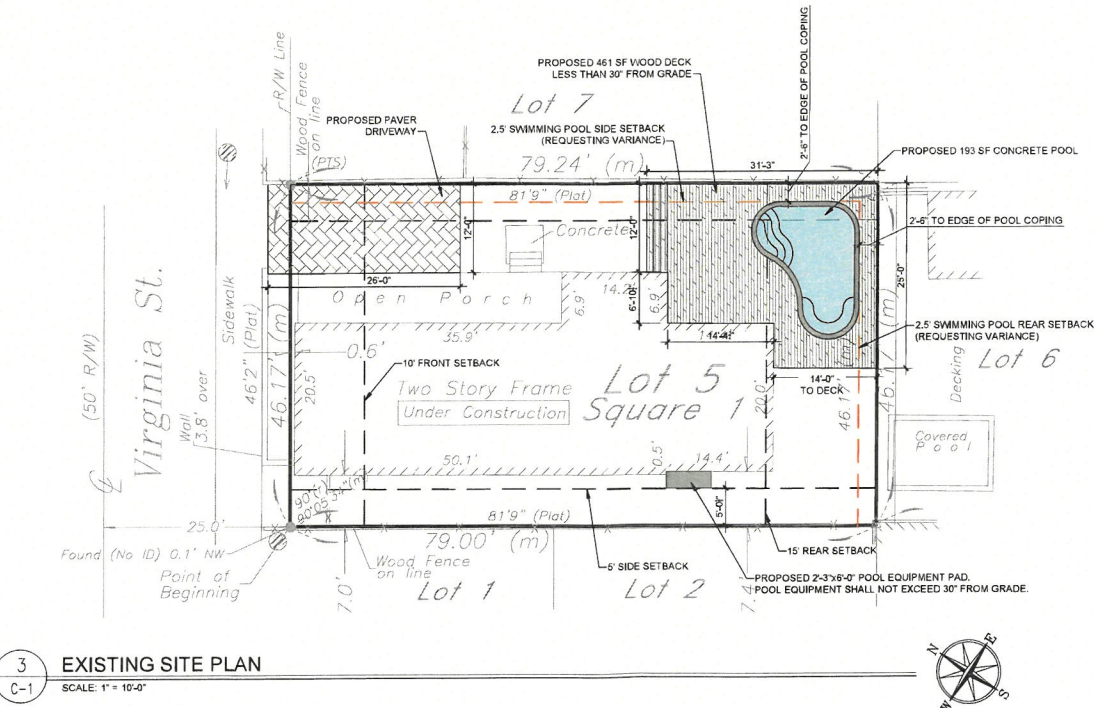
SITE DATA TABLE				
Lot size	Existing	Proposed	Required	Notes
Front setback	3553.7 SF	NA	10 FT	-
Side setback (NE)	5 FT	NO CHANGE	5 FT	-
Side setback (SW)	5 FT	NO CHANGE	5 FT	-
Rear setback	14 FT	NO CHANGE	15 FT	-
Swimming pool side setback	NA	2.5 FT	5 FT	Variance Required
Swimming pool rear setback	NA	2.5 FT	5 FT	Variance Required
Building coverage	1651.6 SF 45.2%	1651.6 SF 45.2%	40% MAX	-
Impervious Area	134.2 SF 3.7%	600.9 SF 16.4%	60% MAX	-
Open Space	1914.6 SF 52.4%	1026.8 SF 28.1%	35% MIN	Variance Required
Rear Setback area	692.6 SF	NO CHANGE	NA	-
Rear Setback coverage	19.6 SF 2.8%	387.5 SF 55.9%	30% MAX	Variance Required



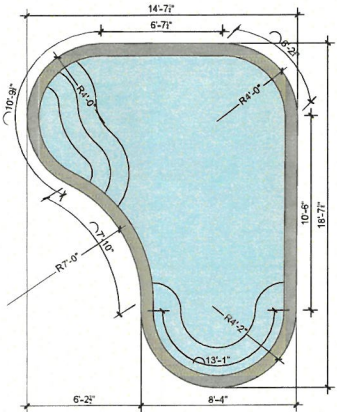
1 LOCATION MAP
SCALE: N.T.S.



2 EXISTING SITE PLAN
SCALE: 1" = 10'-0"



3 EXISTING SITE PLAN
SCALE: 1" = 10'-0"



4 PROPOSED POOL DIMENSION
SCALE: 1/4" = 1'-0"



Alexander N. Fernandez, PE
5582 1st Avenue Unit 102
Key West, FL 33040
305-395-0521
alex@atlanticeingkeys.com

SWIMMING POOL & DECK SITE PLAN
FOR
JONATHAN RING
1208 VIRGINIA STREET, KEY WEST, FL

REVISION	REMARKS
DATE	
BY	

This item has been digitally signed and sealed by Alexander Fernandez on the date shown on the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Alexander N. Fernandez
Date: 2025.07.09 15:25:01 -0400

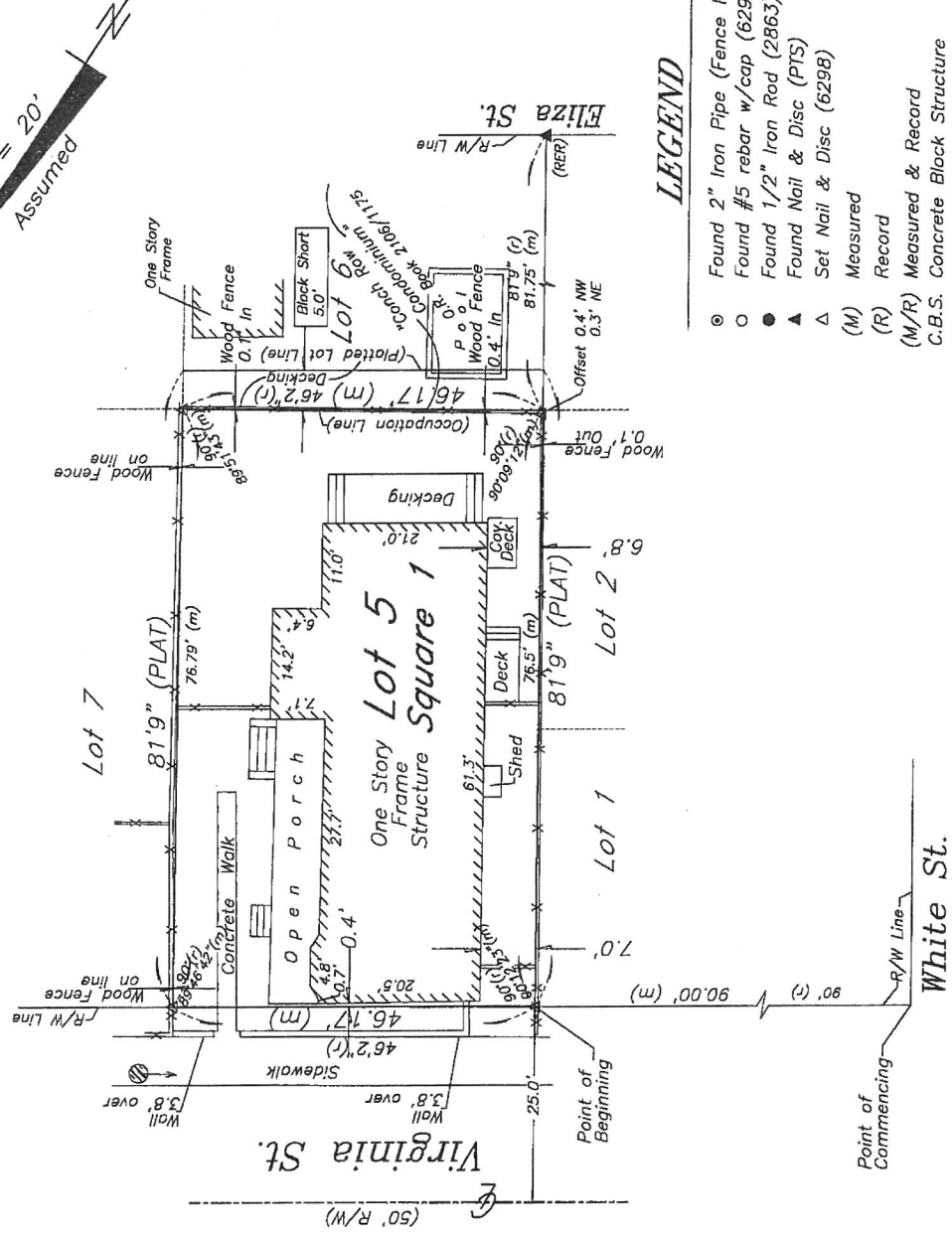
Alexander N. Fernandez, PE
FL License No. 91452

SITE PLAN & SITE DATA

Sheet
C-1
Date 7.9.2025

Survey

Boundary Survey Map of Lot 5, Square 1,
Tract 14, Island of Key West



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Found #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- Found Nail & Disc (PTS)
- Set Nail & Disc (6298)
- Measured
- Record
- Measured & Record
- Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- Centerline
- Utility Pole
- Overhead Utility Lines

NOTES:

- The legal description shown hereon was furnished by the client or their agent.
- Underground foundations and utilities were not located.
- All angles are 90° (Measured & Record) unless otherwise noted.
- Street address: 1208 Virginia Street, Key West, FL.
- This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- North Arrow is assumed and based on the legal description.
- All concrete and bricking is not shown.
- Date of field work: April 6, 2022
- Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as a part of Tract Fourteen (14), and now better known as Lot Five (5) in Square One (1) of said Tract Fourteen (14).

COMMENCE at a point on the Southeast side of Virginia Street, distant Ninety (90) feet from the corner of White and Virginia Streets and running thence along Virginia Street in a Northeasterly direction Forty-six (46) feet, Two (2) inches; thence at right angles in a Southeasterly direction Eighty-one (81) feet, Nine (9) inches; thence at right angles in a Southwesterly direction Forty-six (46) feet, Two (2) inches; thence at right angles in a Northwesterly direction Eighty-one (81) feet, Nine (9) inches to the Point of Beginning.

BOUNDARY SURVEY FOR: Johnathan Ring;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

April 22, 2022
Revised 8/2/22 to show block shortage

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244