

STONES & CARDENAS

ATTORNEYS AT LAW

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ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

February 9, 2012

Donald L. Craig, City Planner
City of Key West
PO Box 1409
Key West, FL 33041

Re: Lot Split Waiver Request

Dear Mr. Craig:

Please accept this letter as a request for Administrative Lot Split/Wavier from the City of Key West Regulations on Subdivisions. My client owns three (3) contiguous parcels of land on Sunshine Avenue, known as Lots 19, 20 and 21 of Sunshine Subdivision Plat No. 1, also known as Real Estate Parcel Identification Numbers 00060010-000000, 00060020-000000, and 00060030-000000.

The three (3) lots vary in width from 71.0 feet for Lot 19, 64 feet for lot 20, and 75 feet for Lot 21. All of the lots are currently vacant; the three (3) duplexes formerly located on site were demolished in 2006.

My client proposes to make all three lots equal in width at 70 feet by adjustment of the internal lot boundaries between the lots. As a result of the adjustment, all lots will meet or exceed minimum lot width for the Single Family (SF) district and the replacement structures designed for the lots will meet all setback requirements as a result of the adjustment. There will be no net increase in density or development rights beyond the current permitted replacement of two (2) residential structures on each lot.

I have enclosed for your review of this request the February 2006 boundary survey for each of the lots (prior to structure demolition). Also included is the plat depicting Lots 19, 20, and 21 and their current lot width. The third drawing depicts the lots, post adjustment, and the corresponding placement of the replacement residential structures on the three lots. The three lots will be subject to a land condominium or Homeowners' Association, but will not be further subdivided.



Donald L. Craig, City Planner
City of Key West
February 9, 2012
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Please advise if you require any additional information to allow you to complete processing of this request.

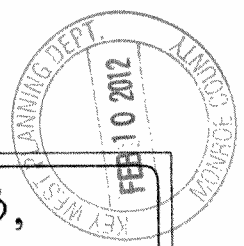
Thank you for your assistance with this matter.

Sincerely,

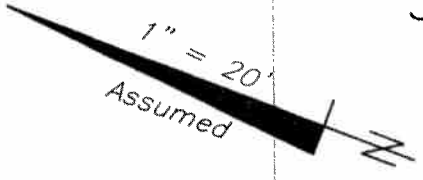


Adele V. Stones
AVS/cms
Enclosures as stated
c: client



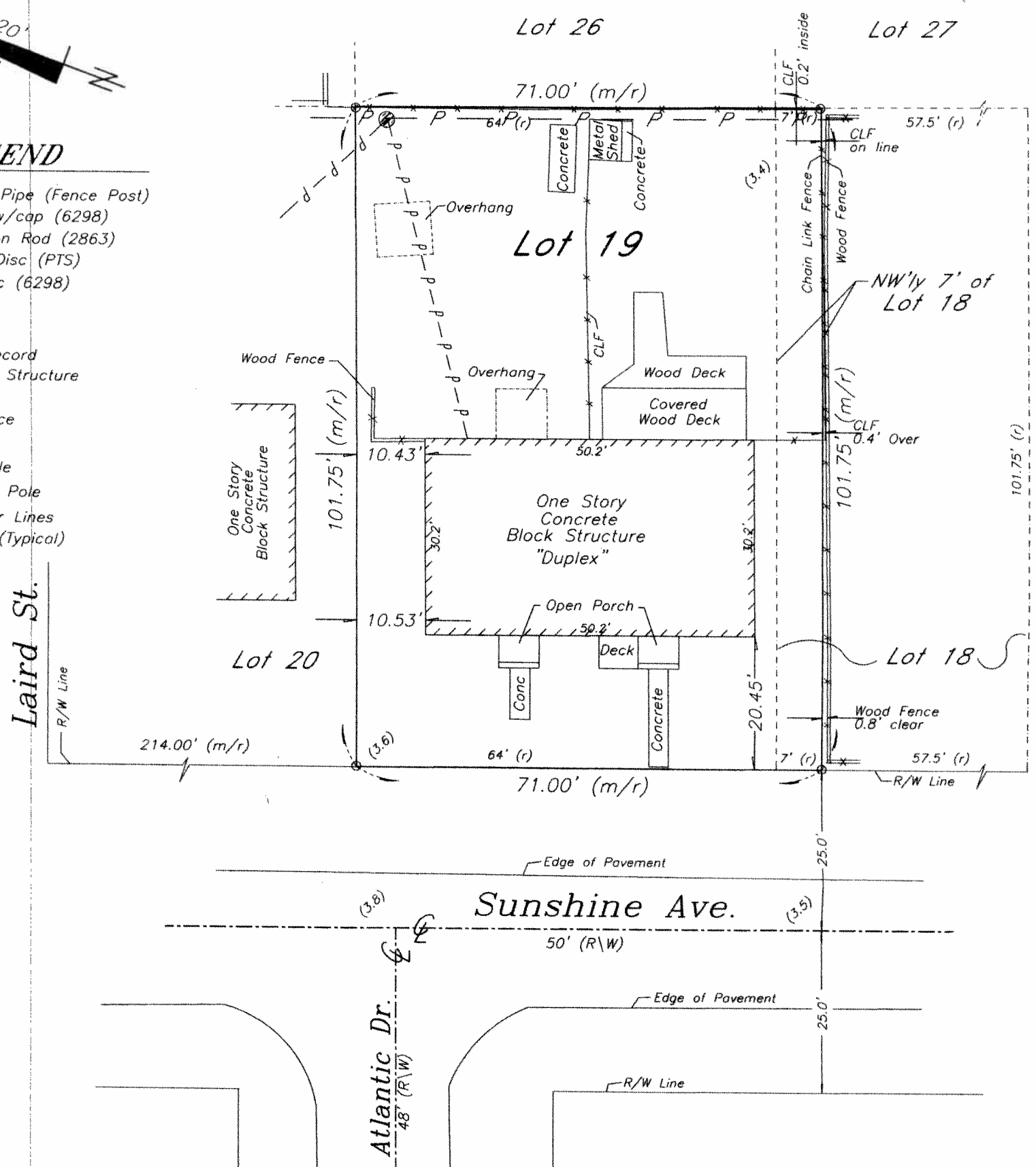


Boundary Survey Map of Lot 19, and the NW'y 7' of Lot 18, SUNSHINE SUBDIVISION PLAT NO. 1



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Power Lines
- (4.5) Spot Elevation (Typical)



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1619-1621 Sunshine Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: January 13, 2006.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
13. Flood Insurance Rate Map Zone: AE (EL 7); Community Panel #120168; 1516 K; 2-18-05.
14. All interior bricking is not shown.

BOUNDARY SURVEY OF: Lot 19, and the NW'y 7 feet of Lot 18, of SUNSHINE SUBDIVISION, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2 at Page 150 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Hirsch Property Holdings 2, LLC;
Stones & Cardenas;
Attorneys' Title Insurance Fund, Inc.;

J. LYNN O'FLYNN, INC.

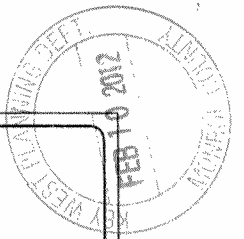
J. Lynn O'Flynn
J. Lynn O'Flynn, PSM
Florida Reg. #6298

February 4, 2006

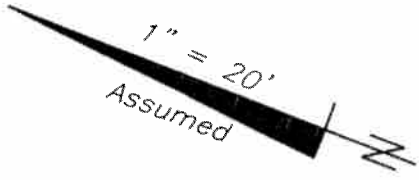
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

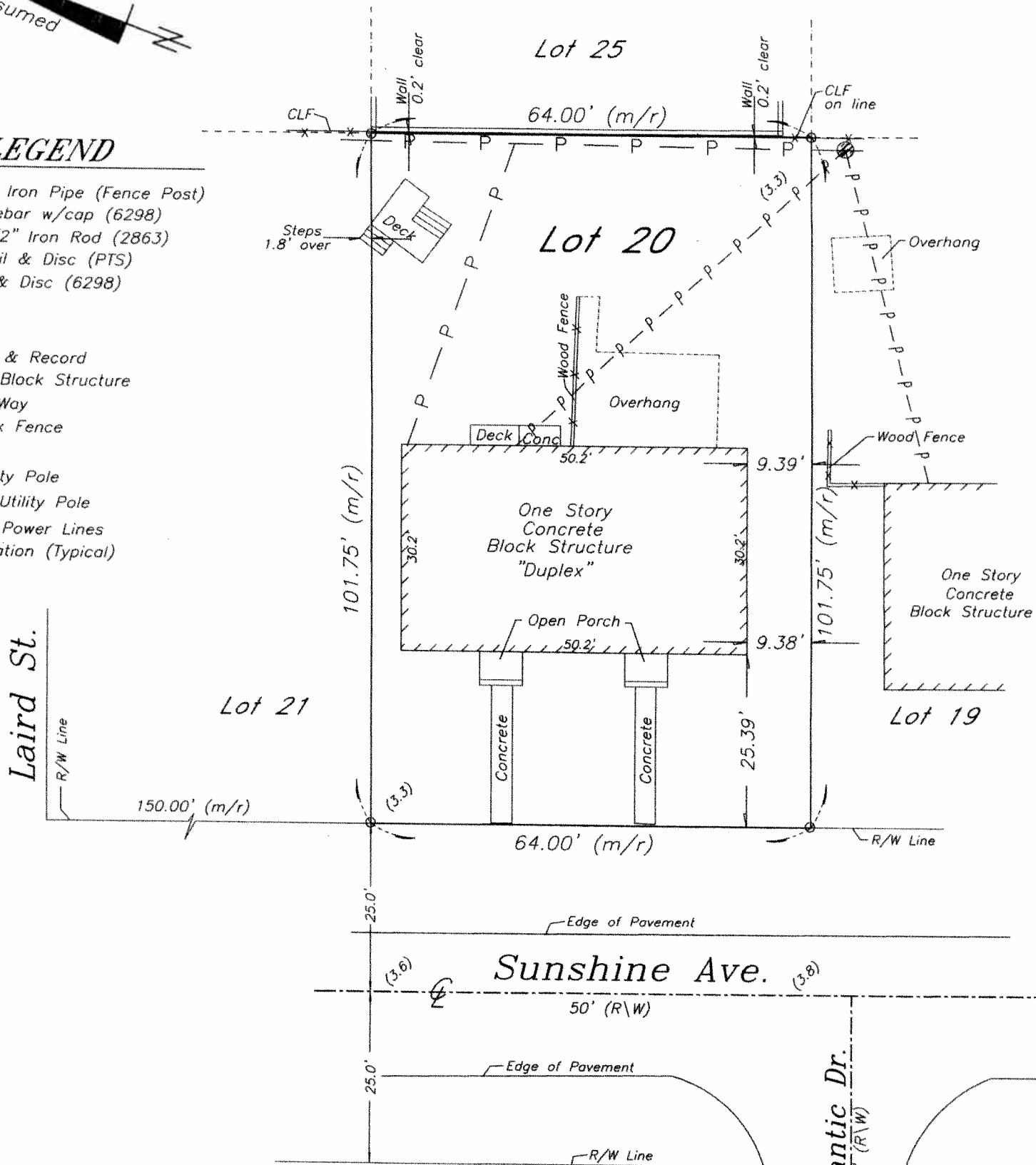


Boundary Survey Map of Lot 20, SUNSHINE SUBDIVISION PLAT NO. 1



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Power Lines
- (3.5) Spot Elevation (Typical)



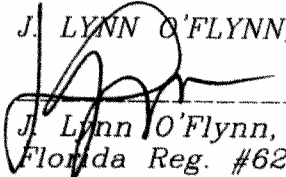
NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1613-1615 Sunshine Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: January 13, 2006.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
13. Flood Insurance Rate Map Zone: AE (EL 7); Community Panel #120168; 1516 K; 2-18-05.

BOUNDARY SURVEY OF: Lot 20, of SUNSHINE SUBDIVISION, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2 at Page 150 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Hirsch Property Holdings 2, LLC;
Stones & Cardenas;
Attorneys' Title Insurance Fund, Inc.;

J. LYNN O'FLYNN, INC.


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

February 4, 2006

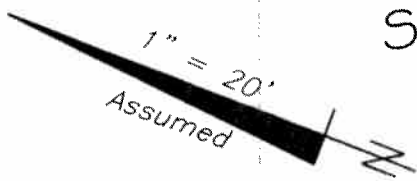
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

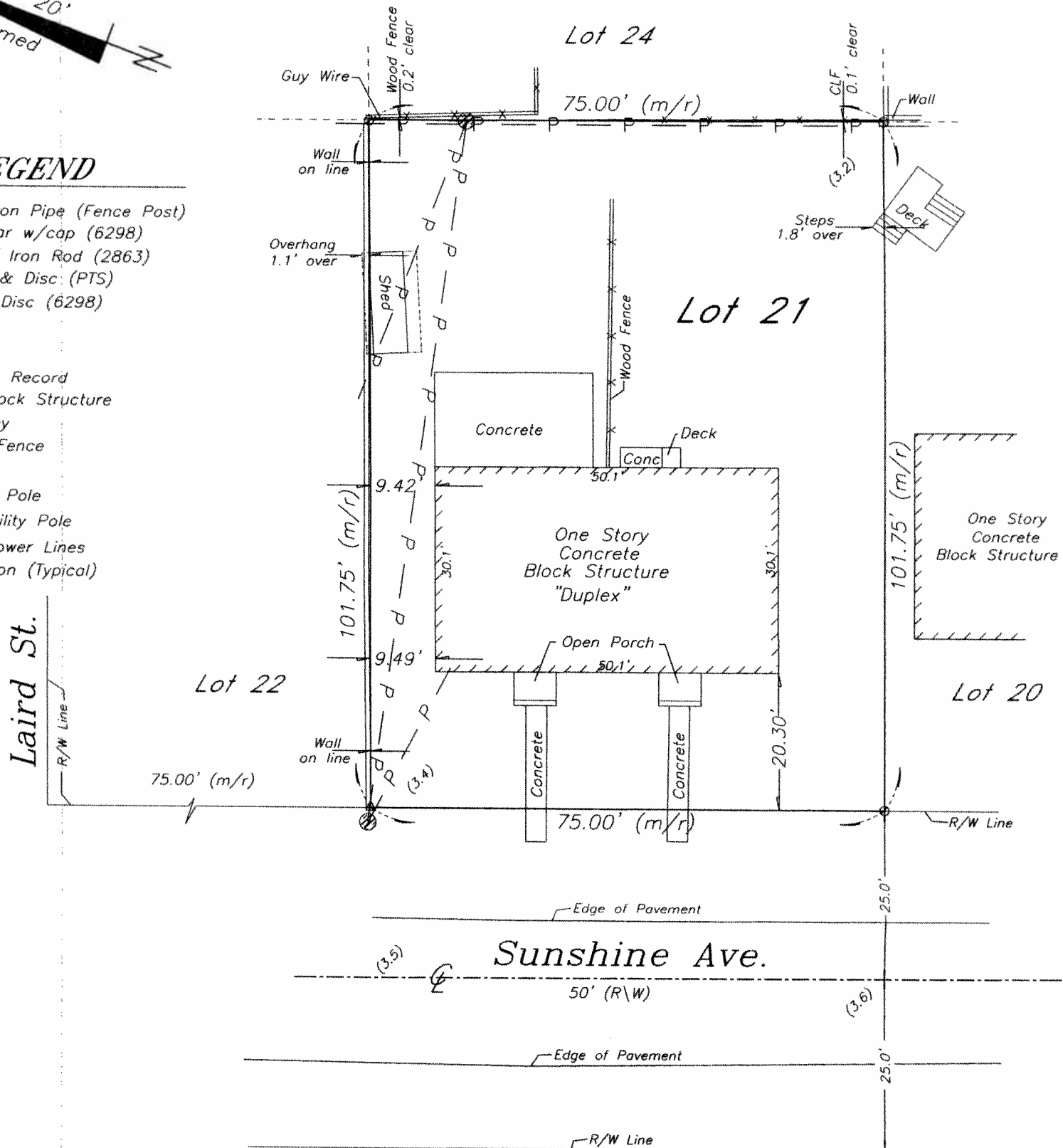
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Map of Lot 21, SUNSHINE SUBDIVISION PLAT NO. 1



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
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- ⊙ Wood Utility Pole
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- P- Overhead Power Lines
- (3.5) Spot Elevation (Typical)



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1607-1609 Sunshine Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: January 13, 2006.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
13. Flood Insurance Rate Map Zone: AE (EL 7); Community Panel #120168; 1516 K; 2-18-05.

BOUNDARY SURVEY OF: Lot 21, of SUNSHINE SUBDIVISION, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2 at Page 150 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Hirsch Property Holdings 2, LLC;
Stones & Cardenas;
Attorneys' Title Insurance Fund, Inc.;

J. LYNN O'FLYNN, INC.

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

February 4, 2006

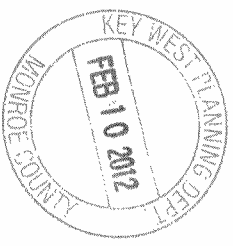
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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City of Key West Planning Department
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Phone: 305.291.1234 Fax: 305.291.1235
www.cityofkeywest.com





SUNSHINE AVENUE (50' R/W)

