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CITY OF KEY WEST  
KEY WEST, FLORIDA  
November 29, 2019

City Commission  
City Hall  
1300 White Street  
Key West, Fl 33040

Dear City Commissioners,

This appeal is from a 3–2 decision (with two members absent) of the Planning Board (the “Board”) approving a Conditional Use Application, (the “Application”) of the Montessori Children’s School (the “School”) to take over what had been a residence in the middle of the 1200 block on Varela St and convert it into space for music instruction and other classes and to convert what had been the rear yard of the residence into a playground. The decision was taken in complete disregard of the express legal requirements of the City Code and, as a consequence, in disregard of the fundamental property rights of the School’s immediate neighbors (who in some instances live just feet from the School’s proposed new playground and music classes).

At the outset, it should be noted that the future of the School has been in no way threatened by the opposition to its plans to expand. It has thrived for many years where it is on the last third of the block and it will continue to do so. Neighbors recognize the School has a right to be where it is and they have accepted the traffic, parking and noise issues that the School creates. The neighbors have objected to the Application to expand because the School now seeks to move to the center of the neighborhood – literally within feet of certain neighbors — which will undeniably cause injury to neighbors and the neighborhood. The School presented a plan of expansion to the City which did not highlight or even mention the activities it planned which would most obviously injure its neighbors - - such as its plans for a playground and music program . It presented a plan that would cost as little as possible for it to implement and, as a consequence, would create cost beyond calculation to its neighbors. It was the job of the Board not to be swayed by the School’s support from out- of - neighborhood

parents and officers and alumni, but to analyze the Application and apply the governing law, which is concerned with injury to the immediate neighborhood, not the reputation of the institution making the Application. If the majority on the Board had done so, the School's Application would have been denied, and the School would then have been required to rethink its plans and decide whether expansion on Varela Street was worth the investment necessary to do so in a responsible way that would not unreasonably injure its neighbors.

## **I THE DECISION OF THE BOARD IS CONTRARY TO GOVERNING LAW**

The law governing the School's Application is clear. Varela Street is zoned Historic Medium Density Residential ("HMDR"). Although it is zoned residential, certain non-residential activities are permitted conditionally, including "Educational institutions and day care" (Code of Ordinances "Code" Sec. 122- 598). But these institutions are not permitted as of right. They must bear the burden of showing that their presence will not injure their immediate surroundings. Code Section 162.61 sets out the guiding standard in no uncertain terms:

"The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on property and land uses within the immediate vicinity."

Section 122.62(c) makes it clear that it is the applicant (not the affected neighbor) who carries the burden of proof to show clearly that the use proposed will not have an adverse impact on neighbors:

"Applications for a conditional use shall clearly demonstrate the following: 1. That the conditional use is "harmonious with adjacent land uses and will not adversely impact land use in the immediate vicinity. "

Apart from such impacts as traffic and parking, “noise” is expressly identified as an adverse “noxious” impact to be considered. Code Sec. 122.62 (b) (3).

**The Board Improperly  
Ignored the Threat of  
Serious Injury From Noise**

Playground noise has been a part of life on the 1200 block of Varela and has been accepted because the School has a grandfathered right to be where it is and because it is located towards the end of the block. The move it proposes will bring noise close to the middle of the block and cause problems for many neighbors. For some in particular - - those who have lived for many years directly adjacent to a residential neighbor and will now face the conversion of that residence into a school and playground - - the threat of severe loss to the value of their property and their right to the quiet enjoyment of their homes is very real. (See, e.g. letters of Adele Williams and Jane Lowe filed in opposition).

Jane Lowe spoke at the Board hearing in opposition to the School’s Application (Transcript 2:29:50-2:30:27)

“17 years ago my husband and I bought the property adjacent to 1217 Varela Street. It’s our home. We have spent 17 years making it our home. Our lifestyle is centered around a garden. The garden will be adjacent to a playground if the school is allowed to expand to that space. We have garden doors that are 7 feet from the property line”.

The Board, which had moments before heard for the first time that the School had plans for classes in music instruction at the expansion site, had now heard for the first time that a playground was also planned.<sup>1</sup> The Board chairman, who had expressed himself in favor of the School’s Application, nonetheless did express sympathy for Ms. Lowe’s predicament and showed surprise

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<sup>1</sup> The School first disclosed its plan for the music classes when its Executive Director incidentally mentioned it in the course of her statement at the hearing (Transcript 2:24:08). The School never disclosed the playground. That subject was raised by Ms. Lowe as an objecting neighbor who was a witness to the attempt by the School in 2004 to expand in that location and create a playground there. (Transcript 2:47:45)

and disappointment about the newly-learned prospect of having a music program next door:

“I would support this, (the School’s Application) and do support this, if we could address, and I don’t know if it’s possible, that’s why I am talking about it, but what is adjacent to her and her garden? Unfortunately I didn’t want to hear music...(Transcript 2:46:24-2:46:43)

At this point, as was suggested by another Board member (Transcript 2:51:59-2:57:10), the Board had the option to adjourn the proceedings to evaluate the impact of music classes and a playground on neighbors. This was material information that the School did not disclose in its Application.<sup>2</sup> Instead, the Board plowed ahead, with the School offering to provide a landscape buffer against the sounds coming from the playground and music classes. But, of course Ms. Lowe then responded with the obvious:

Ms. Lowe:” I don’t think there’s a shrub in the world that’s going to block playground noise”.

Chairman: “I understand”. (Transcript 2:58:59-2:59:10)

Again, the Board chairman expressed sympathy, but he proceeded as if all he needed to do was “ask” the School to “consider” or “hope” the School would mitigate the obvious negative impacts its expansion would have on neighbors.<sup>3</sup> And that is because he proceeded with an incorrect interpretation of the law governing the School’s Application; it was not the School’s option to choose how and whether to mitigate the injury it would otherwise cause. The School was legally required to demonstrate

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<sup>2</sup> In its application, the School provides detailed sketches of the current and proposed campuses which clearly mark existing playgrounds, but which do not in any way show that the rear yard at 1217 Varela will become a playground. Since the School didn’t disclose its plans regarding a playground or music classes, it offered no mitigating proposals in its Application.

<sup>3</sup> Even after the motion to approve the Conditional Use passed by a 3-2 vote, the chairman repeated his request that the School, in effect, “volunteer” to mitigate the noise problems. (Transcript 3:14:45-53);

“Motion passes. I would ask you to use all due effort to mitigate the impact on your neighbor”

that the conditional use:

“...is harmonious with adjacent land use and will not impact land use activities in the immediate vicinity”. (Code 122-62 (c)(1))

A second member of the majority of three on the Board who voted in favor of the Application was also clearly operating on a mistaken view of the applicable legal standard. He not only did not apply the legal requirement that the School show how its expansion would not injure neighbors, he assumed the School *would* create noise and disturbance to the neighbors, but opined that such injury was of no consequence because if the School did not expand, it was always possible that a rude neighbor would move next-door and create a similar or worse disturbance:

“If anybody is going to guarantee that this building, this home is only going to be used in a very quiet way, pass a law. But you can’t pass that law. A family can move in tomorrow with three kids that laugh and sing and play instruments all day and all night and you cannot stop it. And you want to take law here and established criteria when you’re discriminating against this use... Whoever owns it did sell it to a family member who is going to make a lot of noise, not just during the day. Nights and weekends, of course. *So what’s the standard? What are we doing here?* It’s absurd”. (Transcript 2:53:15 emphasis added).

This Board member was apparently unaware that a very clear standard did apply and that such standard required that he reject the School’s Application precisely because it would cause disturbance and injury to the neighbors (Code 122-61, et seq.)<sup>4</sup>

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<sup>4</sup> Even if a governing legal standard did not exist, it would seem to be obvious there is a vast difference between the situation where, as here, the *government* is permitting a use in a residential zone where disturbance to that neighborhood is expected and a natural consequence of the intended use and the situation in which a private neighbor moves in who turns out to be thoughtless, but who can be reasoned with and against whom protection could be sought from the City’s Code Enforcement agency.

**The School's Application  
Should Have Been Denied  
Because of Material Omissions**

That the Board's decision is so legally flawed may be traced in part to the fact that the School completely failed in its Application to disclose the critical fact that it contemplated a playground and a music program in its expansion plans. As set out in f.n. 2 above, a detailed review of the sketches of the site filed with the Planning Department will show no indication of the planned new playground, despite the clear depictions of existing playgrounds on the rest of the School campus. On the first page of its Application, the School was required to describe "in detail the nature of each use" intended of the property in question; no mention was made of plans for a playground or a music program (Application, p.1). Presumably as a consequence of these omissions, the Staff Report concluded that: "no...noise, or other noxious impacts are expected" (Staff Report, p. 5).

The fact that required material information was not in the Application should have compelled the Board to reject it or, at the least, send it back to Staff for a recommendation based on a complete record. Instead, the Board chairman ignored the fact of the omissions, spent much of the hearing imploring the School to volunteer to do something about the potential noise problems, ignored a suggestion by another Board member to adjourn to consider the newly-discovered information, and instead proceeded to an approval of the Application which was expressly based, in part, on the Staff recommendation.

This was improvident, and by itself requires a reversal of the Board's decision.

**The Board Should Have  
Denied the Application Because  
There was no Record of Compliance  
with the Good Neighbor Policy**

Although the Board's resolution approving the Application recites that the School has "demonstrated" that it has met its Good Neighbor obligation to contact neighbors and address their objections ( Transcript 3:14:43), no evidence is in the record to support such a recital. As letters from objectors on file attest, the school moved in secrecy and did not contact any of its neighbors. In its Application, the School leaves blank the section that calls for it to "describe" how it "addressed" the Good Neighbor Policy." It was improper for the Board to approve an empty recital concerning compliance with the Good Neighbor Policy without any basis whatsoever.

The purpose of the Policy is important and fundamental to the process of efficient government: the Policy creates an environment in which the applicant can understand the needs of its neighbors and foster discussions that can lead to responsible and satisfactory solutions. In this case, the School's ignorance of basic facts about its neighbors may have led it to make decisions about its expansion that have proven to be controversial and perhaps could have been avoided. For example, in attempting to address the newly-arisen issue of playground noise, the School's Executive Director stated; (Transcript 2:49:12-27)

"I think working with neighbors would be a great idea. I do also think if there were no children on the playground after 5:00, I don't know the neighbors working hours. I would assume it was 9:00 to 5:00"

The adjacent neighbor, Ms. Lowe, then corrected the School's erroneous assumptions: (Transcript 3:01:23-3:01:52)

"(The other adjacent neighbor) has the same problem I do. They have an indoor/outdoor style of living as so many of us do in Key West. They spend half their time in their garden. I don't work 9 to 5. I am home most of the time. I work from home, so I am there all day long when those children are there. So is (my adjacent neighbor)"

The evidence in the record is that the School made no effort to contact concerned neighbors, didn't even attempt to make a showing of compliance in its Application and reflected its ignorance of its neighbors' situation in its own statements at the hearing. Against this uncontradicted record, the Board nevertheless "found" compliance where none existed and went on to approve the Conditional Use.<sup>5</sup> (Transcript 3:13:43) This action by the Board was improper and should be reversed.

**The Board Improperly Ignored Neighborhood  
Injury From Traffic and Parking  
Issues Created by the School**

The soundness of the Board's decision to ignore the recommendations of the Planning Department Staff and approve the School's Application for a parking variance will, by necessity have to be adjudicated at another time and in another forum. Suffice it to say for the purpose of this Appeal that it's fair to assume that the City must have had some rational basis for enacting legislation that would, in this instance, require the School to have 32 parking spaces. Since the School proposed "zero (0) spaces" (Staff Report), the necessary implication of the Board's decision approving the Conditional Use is that such legislation really has no purpose and that ignoring it therefore has no consequence to the neighborhood. This decision not only defies ordinary common sense and reflects an improperly capricious application of the Code<sup>6</sup>, it is also contrary to the actual record - - that the School causes real parking and traffic problems for the neighborhood, especially at peak hours.

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<sup>5</sup> The Staff Report did not make a finding regarding compliance with the Policy. It merely recited that the Planning Department had received letters from the general public in favor and opposed.

<sup>6</sup> The Commission can take note of the fact that, as mentioned by a member of the Board,(Transcript 2:39:07) a new School on Flagler Street has just opened after being required to meet these very same parking requirements.



Letters on the record from objecting neighbors attest to the traffic problems. Even the School itself admitted traffic and parking issues exist in the neighborhood at peak times during the school day: (Transcript 2:24:29)

“As far as parking goes that I can speak to, the morning drop off does get a little hectic there...”

A parent who appeared in support of the Application also conceded problems with parking during the school week (Transcript 2:33:51-55);

“There’s always concerns about parking. During the school week, yeah, there’s a lot of congestion on that street. No doubt about it”.

None of this is surprising considering that the School requires its parents to personally deliver and pick up their child and does not employ guards or teachers to facilitate drop-off or pick-ups. Notwithstanding the logic behind a conclusion that a School expansion would only aggravate a difficult traffic and parking problem for the neighborhood, the majority went forward to approve the Application. In the face of an obvious traffic problem for the neighborhood, this was an error and is another reason to reverse the Board’s decision.

## **II Conclusion**

The letters of objection that are in the record from the School’s immediate neighbors go beyond the serious problems of noise and congestion that the School creates and that its expansion will materially aggravate. With its expansion, the School will take up more than half of one side of the 1200 block on Varela Street and will change the character of the block from residential back to commercial, which is how it was zoned years ago. As the neighbors have described it in their letters and comments at the hearing on the record, their efforts to continue the long transformation of the atmosphere of the block from commercial to residential will be frustrated by this expansion. This injury was completely discounted

or ignored by the Board and that is a great injustice to the neighborhood.

In any event, the Board's decision must be reversed because it was taken in complete disregard of the governing standards that required the School to show it would not cause injury to its neighbors. The playground noise alone will destroy the value of the homes adjoining the expansion site and seriously injure other nearby neighbors. The failure of the School to disclose important and material facts about how its expansion could affect neighbors tainted the entire proceeding and the Board's decision itself. And all of this was aggravated by the way in which the School proceeded with its Application - - in secrecy from its closest neighbors.

For all of the foregoing reasons, the 3-2 decision of the Board to approve the Application should be reversed.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Goldstone', with a long horizontal flourish extending to the right.

Steven F. Goldstone \*<sup>7</sup>

1212 ½ and 1214 Varela Street

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<sup>7</sup> Elaine Ginsberg at 1208 Varela Street, Robert Fierst at 1210 Varela Street, Evelyn Lau at 1211 Varela Street, Jane Lowe and Allen Lewis at 1215 Varela Street, Matthew Rawls and Leigh Pujado at 1216 R Varela Street, and Adele Williams and Shawn Cowls at 1216 White Street have asked me to indicate that they support this appeal.

# 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 1300 White Street. 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 variances	\$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

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

**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: 1217 and 1221 Varela St, 1127 United St, Key West, FL 33040

Zoning District: HMDR Real Estate (RE) #: 00033140-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Serge Mashtakov, P.E. Artibus Design LLC

Mailing Address: 3706 N. Roosevelt Blvd, Suite i-208

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (305) 304-3512 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: serge@artibusdesign.com

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

Name: Montessory Children's School of Key West, Inc.

Mailing Address: 1221 Varela St,

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (305) 294-5302 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: amy@montessoriskeywest.com

Description of Proposed Construction, Development, and Use: Conversion of existing single family residence into private school class - expansion of existing private school into adjacent property.

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

6ft tall wood picket fence is proposed along front of 1217 Varela St - to match 1221 Varela St and 1127 United St. 4ft fences are required.

Required on-site parking for the combined property with new use 48 car spaces and 17 bikes. Existing 2 car spaces (residential driveway). Proposed - 0 on-site parking spaces (no on-site parking is proposed).

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

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

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

Yes  No

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	HMDR			
Flood Zone	X 0.2 PCT			
Size of Site	29,191.5			
Height	<30FT			
Front Setback	10'	0'	NO CHANGE	NO
Side Setback	5'	+/-2.5'	NO CHANGE	NO
Side Setback	5'	5'	NO CHANGE	NO
Street Side Setback	7.5'	7.5'	NO CHANGE	NO
Rear Setback	15'	+/-3.8'	NO CHANGE	NO
F.A.R	1.0	0.244	NO CHANGE	NO
Building Coverage	40%	31.33%	NO CHANGE	NO
Impervious Surface	60%	56.06%	56.16%	NO
Parking	48	2	0	YES
Handicap Parking	2	0	0	NO
Bicycle Parking	17	0	0	YES
Open Space/ Landscaping	20%	46.63%	46.48%	NO
Number and type of units	N/A	N/A	N/A	NO
Consumption Area or Number of seats	N/A	N/A	N/A	NO

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:

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.

Special conditions exist since available properties for school development and expansion are mostly small residential or commercial lots within historic zoning district HMDR and these properties do not allow the construction of large parking lots nor parking garages.

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

The existing house located on property being added to the school compound was constructed in 1963 as single family residence on a typical residential lot (+/-5,791 sq.ft.) Existing residential parking spaces are not conforming with commercial parking requirements. The condition was 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.

Granting of the requested variances will not confer any special privileges to the applicant. The neighborhood is within historic part of town with mostly residential properties and occasional on-site parking spots. The majority of properties do not have conforming on-site parking. 6ft fences are common in the neighborhood, installed prior current code.

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.

Hardship conditions exist. As school is developing there are not too many opportunities for growth. School was trying to acquire adjacent land for years. The literal interpretation of code provisions would deprive the applicant of any expansion options within the zoning district that allows such use conditionally. Parking requirement doesn't take into account age of children in the school and is very restrictive.

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

Only minimum variances are being granted. School security and safety of small children does not allow for on-site parking arrangement within current property layout. Keeping two existing residential parking spots can create dangerous conditions with small children (some of age 2 years). 6ft pickets fence is also minimum required to provide security.



6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

There are no apparent injurious to the public welfare. The proposed variances are consistent with the intended land use. The variance will not be injurious to the area involved since many properties in the area already have similar conditions.

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

The existing nonconforming uses of other properties (if any) do not have any affects on this variance application.

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

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

**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

# Warranty Deed

Doc# 2200894 01/07/2019 4:31PM  
Filed & Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK

01/07/2019 4:31PM  
DEED DOC-STAMP CL: Brit \$5.075.00

Doc# 2200894  
Bk# 2943 Pg# 1549

Prepared by and return to:

Bryan Hawks  
Attorney at Law  
Smith Hawks, PL  
138 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2018-085

Parcel Identification No. 00033140-000000

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 7<sup>th</sup> day of January, 2019 between Rose E. Willard, a single woman, individually and as Surviving Trustee of the Willard Family Trust, dated March 29, 2011 whose post office address is 264 Jones Hollow Rd., Marlborough, CT 06447 of the County of Hartford State of Connecticut grantor\*, and The Montessori Children's School of Key West, Inc., a Florida not for profit corporation whose post office address is 1221 Varela St, Key West, FL 33040 of the County of Monroe, State of Florida, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

In the City of Key West, and known on Wm. A. Whitehead's map delineated in February, 1829, as Lot No. Thirteen (13) in Square Three (3) of Tract Thirteen (13) according to a diagram of 1/3 of said Tract Thirteen (13) made by W. A. Gwynn, County Surveyor, and duly recorded in Book "O" of Deeds, Page 195, Monroe County, Records, July 1, 1886.

Commencing at a point on Varela Street one hundred and fifty seven (157) feet and two (2) inches from the corner of United and Varela Streets and runs along Varela Street in a N. W.'ly direction fifty-two (52) feet four (4) inches; thence at right angles N.E.'ly one hundred and ten (110) feet eight (8) inches; thence at right angles S.E.'ly fifty-two (52) feet four (4) inches; thence at right angles S.W.'ly one hundred ten (110) feet eight (8) inches to the point of the beginning.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

The Willard Family Trust, dated March 29, 2011

*Lorna C Dunlea Churchill*

Witness Name: LORNA C DUNLEA CHURCHILL

*Rose E. Willard*

Rose E. Willard, a single woman, individually and as Surviving Trustee of the Willard Family Trust, dated March 29, 2011

*Kayla Dapp*

Witness Name: Kayla Dapp

State of Connecticut  
County of Storford S.S. Glastonbury

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019 by Rose E. Willard, a single woman, individually and as Surviving Trustee of the Willard Family Trust, dated March 29, 2011, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



*Lorna C Dunlea Churchill*

Notary Public

Printed Name: LORNA C DUNLEA CHURCHILL

My Commission Expires: LORNA C. DUNLEA-CHURCHILL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPT. 30, 2023

MONROE COUNTY  
OFFICIAL RECORDS

900  
1312-50

WARRANTY DEED

THIS INDENTURE, made this 25th day of AUGUST,  
A.D., 1986 BETWEEN

RUTH BAKER SPEER, a single woman over the age of 18 years  
of the County of Monroe, in the State of Florida party of  
the first part and,

MONTESSORI CHILDREN'S SCHOOL OF KEY WEST, INC.  
whose post office address is  
1214 Varela Street, Key West, FL 33040

of the County of Monroe in the State of Florida party of the  
second part,

WITNESSETH that the said party of the first part, for and  
in consideration of the sum of TEN DOLLARS AND OTHER GOOD  
AND VALUABLE CONSIDERATION to her in hand paid by the said  
party of the second part, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said  
party of the second part their heirs and assigns forever,  
the following described land, situate lying and being in the  
County of Monroe, State of Florida, to wit:

On the Island of Key West, known on William A.  
Whitehead's map, delineated in February, A.D.  
1829, as part of Tract Thirteen (13), but now  
better known as Lot Ten (10) in Square Three (3)  
of said Tract Thirteen (13) according to a diagram  
recorded in Book "0", page 195, Monroe County  
Records. Commencing at a point on United Street  
distant One Hundred Ten (110) feet and Eight (8)  
inches Southwesterly from the corner of White and  
United Streets and running thence along the line  
of said United Street in a Southwesterly direction  
Fifty-five (55) feet and Four (4) inches; thence  
at right angles in a Northwesterly direction One  
Hundred Four (104) feet and Ten (10) inches;  
thence at right angles in a Northeasterly  
direction Fifty-five (55) feet and Four (4)  
inches; thence at right angles in a Southeasterly  
direction One Hundred Four (104) feet and Ten (10)  
inches to the place or point of beginning.

-ALSO-

Being a portion of Tract Thirteen (13) in Wm. A.  
Whitehead's map, delineated February 1829, but now  
better known as lot Eleven (11) in Square Three  
(3) in said Tract Thirteen (13) according to a  
division of One-third of said Tract Thirteen (13)  
drawn by W.A. Gwynn, County Surveyor, and duly  
recorded in Book "0", Page 195, Monroe County  
Records, July 1st, 1886. Commencing at the corner  
of United and Varela Streets and running along  
United Street in a North East direction Fifty-five  
(55) feet Four (4) inches; thence in a North West  
direction One Hundred and Four (104) feet Ten (10)  
inches; thence in a South West direction  
Fifty-five (55) feet Four (4) inches; thence in a  
South East direction and along Varela Street One  
Hundred and Four (104) feet Ten (10) inches to  
place of beginning.

-ALSO-

THIS INSTRUMENT PREPARED BY:  
JOSEPH B. ALLEN, III  
ATTORNEY AT LAW  
604 WHITEHEAD STREET, KEY WEST, FLORIDA 33040

96 AUG 26 P431

FILED FOR RECORD

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 Thirteen (13), but more particularly described as Lot or Subdivision Twelve (12) of Square Three (3) of said Tract Thirteen, commencing at a point on Varela Street one hundred and four (104) feet, ten (10) inches from the corner of United and Varela Streets, and runs thence on Varela Street, in a N.W. direction Fifty-two (52) feet, four (4) inches; thence at right angles N.E.'ly One Hundred and ten (110) feet, eight (8) inches thence at right angles S.E.'ly Fifty-two (52) feet, four (4) inches; thence at right angles S.W.'ly One Hundred and Ten (110) feet, eight (8) inches back to the place of beginning.

SUBJECT TO:

1. Taxes for the year 1986 and subsequent years;
2. Conditions, restrictions, limitations, reservations and easements of record, if any, which are not hereby reimposed;
3. Applicable Zoning Ordinances;

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE:

*[Signature]*  
WITNESSES AS TO SIGNATURE

*[Signature]*  
RUTH BAKER SPEER

STATE OF FLORIDA            )  
COUNTY OF MONROE        )

DS Paid 1,312.50 Date 8-26-86  
MONROE COUNTY  
DANNY L. KOLHAGE, CLERK CIR. CT.  
By [Signature] D.C.

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements,

RUTH BAKER SPEER

to me well known and known to me to be the individual described in and who executed the foregoing deed, she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Key West, said County and State, this 26th day of August, A.D. 1986.

*[Signature]*  
NOTARY PUBLIC-STATE OF FLORIDA  
My Commission Expires:



Recorded in Official Records Book  
in Monroe County, Florida  
Record Verified  
DANNY L. KOLHAGE  
Clerk Circuit Court

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES NOV 14 1986  
BONDED THRU GENERAL INSURANCE UND.

EXHIBIT "A"

1127 United St. & 1221 Varela St.  
Montessori Children's School

Doc# 1567177  
Bk# 2188 Pg# 66



Parcel 1

A parcel of land on the Island of Key West, being a part of Lot 3, Tract 13, per Deed Book "O", Page 195 and being more particularly described as follows:

Commence at the intersection of the SW'ly right of way line (ROWL) of White Street and the NW'ly ROWL of United Street; Thence run SW'ly along said NW'ly ROWL a distance of 110.67 feet to the Point of Beginning; Thence continue SW'ly along said NW'ly ROWL a distance of 1.7 feet to a point, said point lying 110.67 feet from the intersection of the NE'ly ROWL of Varela Street and said NW'ly ROWL of United Street; Thence run at right angles in a NW'ly direction a distance of 104.83 feet; Thence run at right angles in a NE'ly direction a distance of 1.7 feet; Thence run at right angles in a SE'ly direction a distance of 104.83 feet back to the Point of Beginning.

Parcel 2

In the City of Key West and is known as Lot 9, Square 3, Tract 13 and better described as follows:

Commencing at a point on United Street, distant 55 feet, 4 inches from the corner of United and White Street and runs Thence Southwesterly along United Street 65 feet, 4 inches Thence at right angles Northwesterly, 104 feet, 10 inches, Thence at right angles Northeasterly 55 feet, 4 inches Thence at right angles Southeasterly 104 feet, 10 inches to the Point of Beginning on United Street.

Parcel 3

Being a portion of Tract Thirteen (13) in Wm. A. Whitehead's map, delineated February 1829, but now better known as Lot Eleven (11) in Square Three (3) in said Tract Thirteen (13) according to a division of One-third of said Tract Thirteen (13) drawn by W. A. Gwynn, County Surveyor, and duly recorded in Book "O", Page 195, Monroe County Records, July 1st, 1886.

Commencing at the corner of United and Varela Streets and running along United Street in a Northeast direction Fifty-five (55) feet Four (4) inches; Thence in a Northwest direction One Hundred and Four (104) feet Ten (10) inches; Thence in a Southwest direction Fifty-five (55) Four (4) inches; Thence in a Southeast direction and along Varela Street One Hundred and Four (104) feet Ten (10) inches to Place of Beginning.

Parcel 4

On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Tract Thirteen (13), but now better known as Lot Ten (10) in Square Three (3) of said Tract Thirteen (13) according to a diagram recorded in Book "O", Page 195, Monroe County Records.

Commencing at a point on United Street distant One Hundred Ten (110) feet and eight (8) inches Southwesterly from the corner of White and United Streets and running Thence along the line of United Street in a Southwesterly direction Fifty-five (55) feet and Four (4) inches; Thence at right angles in a Northwesterly direction One Hundred Four (104) feet and Ten (10) inches; Thence at right angles in a Northeasterly direction Fifty-five (55) feet and Four (4) inches; Thence at right angles in a Southeasterly direction One Hundred Four (104) feet and Ten (10) inches to the Place or Point of Beginning.

Parcel 5

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 Thirteen (13), but more particularly described as Lot or Subdivision Twelve (12) of Square Three (3) of said Tract Thirteen, Commencing at a point on Varela Street One Hundred and Four (104) feet Ten (10) inches from the corner of

... at right angles southeasterly 104 feet, 10 inches to the point of Beginning on United Street.

Parcel 3

Being a portion of Tract Thirteen (13) in Wm. A. Whitehead's map, delineated February 1829, but now better known as Lot Eleven (11) in Square Three (3) in said Tract Thirteen (13) according to a division of One-third of said Tract Thirteen (13) drawn by W. A. Gwynn, County Surveyor, and duly recorded in Book "O", Page 195, Monroe County Records, July 1st, 1886.

Commencing at the corner of United and Varela Streets and running along United Street in a Northeast direction Fifty-five (55) feet Four (4) inches; Thence in a Northwest direction One Hundred and Four (104) feet Ten (10) inches; Thence in a Southwest direction Fifty-five (55) Four (4) inches; Thence in a Southeast direction and along Varela Street One Hundred and Four (104) feet Ten (10) inches to Place of Beginning.

Parcel 4

On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Tract Thirteen (13), but now better known as Lot Ten (10) in Square Three (3) of said Tract Thirteen (13) according to a diagram recorded in Book "O", Page 195, Monroe County Records.

Commencing at a point on United Street distant One Hundred Ten (110) feet and eight (8) inches Southwesterly from the corner of White and United Streets and running Thence along the line of United Street in a Southwesterly direction Fifty-five (55) feet and Four (4) inches; Thence at right angles in a Northwesterly direction One Hundred Four (104) feet and Ten (10) inches; Thence at right angles in a Northeasterly direction Fifty-five (55) feet and Four (4) inches; Thence at right angles in a Southeasterly direction One Hundred Four (104) feet and Ten (10) inches to the Place or Point of Beginning.

Parcel 5

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 Thirteen (13), but more particularly described as Lot or Subdivision Twelve (12) of Square Three (3) of said Tract Thirteen, Commencing at a point on Varela Street One Hundred and Four (104) feet, Ten (10) inches from the corner of United and Varela Streets, and runs Thence on Varela Street, in a N.W. direction Fifty-two (52) feet, Four (4) inches; Thence at right angles N.E.'ly One Hundred and Ten (110) feet, Eight (8) inches; Thence at right angles in a S.E.'ly Fifty-two (52) feet, Four (4) inches; Thence at right angles S.W.'ly One Hundred and Ten (110) feet, Eight (8) inches back to the Place of Beginning.

MONROE COUNTY  
OFFICIAL RECORDS





# Property Record Card



**Disclaimer**

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

**Summary**

Parcel ID 00033140-000000  
 Account# 1033901  
 Property ID 1033901  
 Millage Group 10KW  
 Location 1217 VARELA St, KEY WEST  
 Address  
 Legal KW GWYNN SUB O-195 LOT 13 SQR 3 TR 13 OR63-425/26 OR487-707 OR2513-1580/84 OR2943-1549  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

MONTESSORI CHILDREN'S SCHOOL OF KEY WEST  
 INC  
 1221 Varela St  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$154,246	\$158,653	\$120,339	\$123,548
+ Market Misc Value	\$1,764	\$1,764	\$1,764	\$1,532
+ Market Land Value	\$580,693	\$580,693	\$623,556	\$533,062
= Just Market Value	\$736,703	\$741,110	\$745,659	\$658,142
= Total Assessed Value	\$714,061	\$649,147	\$590,134	\$536,486
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$736,703	\$741,110	\$745,659	\$658,142

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,791.00	Square Foot	0	0

**Buildings**

Building ID 2610  
 Style GROUND LEVEL  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1843  
 Finished Sq Ft 1442  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 182  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 27  
 Interior Walls DRYWALL

Exterior Walls C.B.S.  
 Year Built 1963  
 EffectiveYearBuilt 1999  
 Foundation CONCRETE SLAB  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC ABOVE GRD  
 Heating Type NONE with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 1  
 Half Bathrooms 0  
 Grade 500  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	108	0	42
FLA	FLOOR LIV AREA	1,442	1,442	182
OPF	OP PRCH FIN LL	293	0	94
<b>TOTAL</b>		<b>1,843</b>	<b>1,442</b>	<b>318</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	160 SF	1
CONC PATIO	1964	1965	1	300 SF	2
WALL AIR COND	1989	1990	1	2 UT	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
1/4/2019	\$725,000	Warranty Deed	2200894	2943	1549
4/6/2011	\$100	Warranty Deed		2513	1580
2/1/1971	\$22,500	Conversion Code		639	128

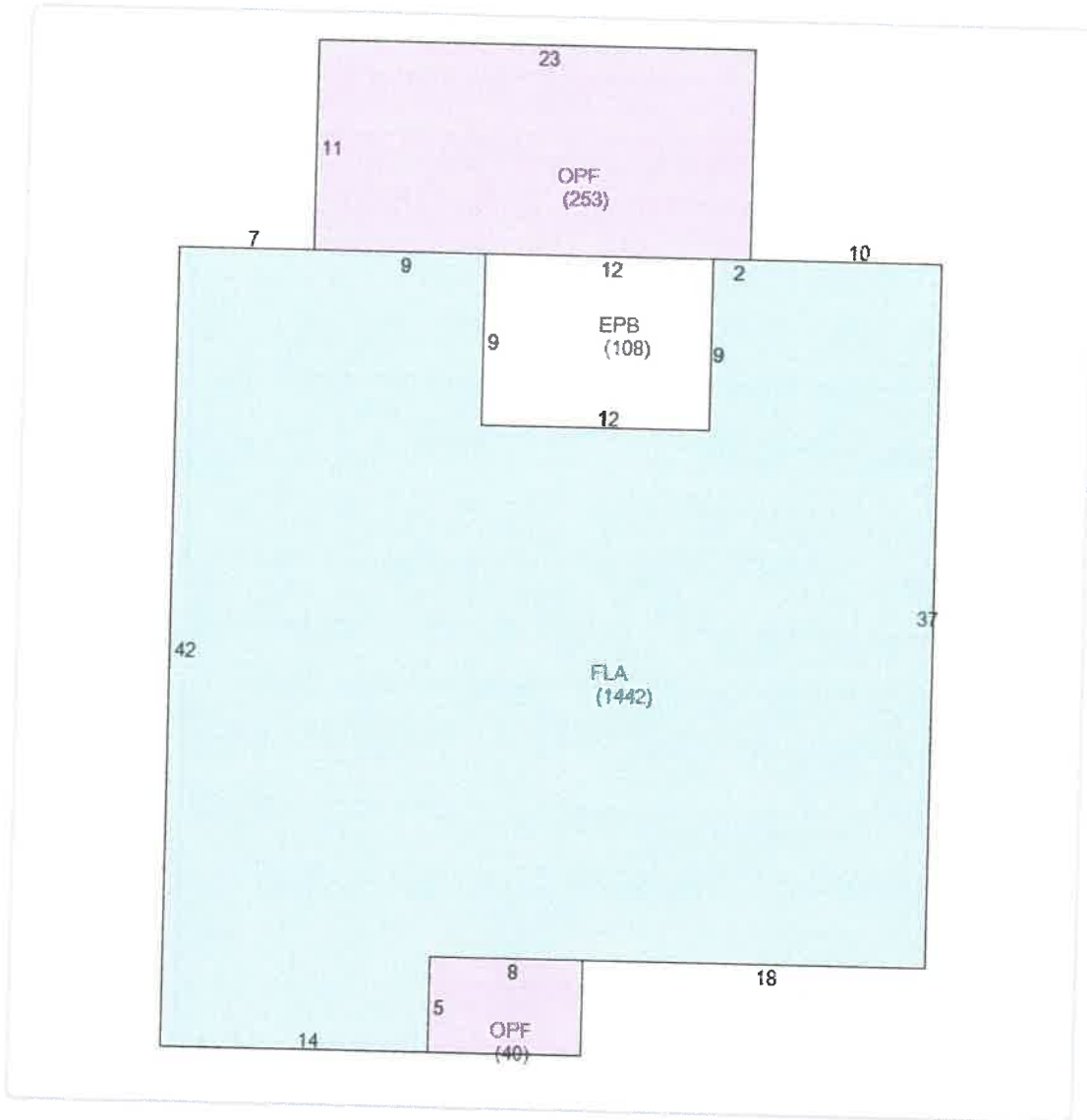
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type
08-0209	1/31/2008	2/20/2008	\$1,500	Residential
99-1130	4/1/1999	8/17/1999	\$1,000	Residential
97-2976	9/1/1997	12/1/1997	\$1,500	Residential
96-1294	3/1/1996	8/1/1996	\$1,000	Residential

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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**Summary**

Parcel ID 00033110-000000  
 Account# 1033871  
 Property ID 1033871  
 Millage Group 10KW  
 Location 1221 VARELA ST, KEY WEST  
 Address  
 Legal KW GWYNN SUB 0-195 LOTS 10, 11 & 12 SQR 3 TR 13 E1-151 E1-551 G44-32/33 G44-229/30 OR392-65 OR394-840/41 OR742-101D/C OR857-797D/C OR985-743/44 OR1327-2259/60ORD  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32080  
 Property PRIVATE SCHOOL (7200)  
 Class  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

MONTESSORI CHILDRENS SCHOOL OF KEY WEST  
 INC  
 1221 Varela St  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$479,955	\$488,545	\$536,943	\$553,743
+ Market Misc Value	\$32,783	\$33,527	\$35,127	\$31,010
+ Market Land Value	\$1,361,715	\$638,598	\$639,662	\$564,408
= Just Market Value	\$1,874,453	\$1,160,670	\$1,211,732	\$1,149,161
= Total Assessed Value	\$1,276,737	\$1,160,670	\$1,211,732	\$1,149,161
- School Exempt Value	(\$1,874,453)	(\$1,160,670)	(\$1,211,732)	(\$1,149,161)
= School Taxable Value	\$0	\$0	\$0	\$0

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	17,391.00	Square Foot	0	0

**Commercial Buildings**

Style OFF BLDG-1 STY-B / 17B  
 Gross Sq Ft 477  
 Finished Sq Ft 300  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 350 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1923  
 Year Remodeled

Effective Year Built 1988

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	300	300	0
OPF	OP PRCH FIN LL	177	0	0
<b>TOTAL</b>		<b>477</b>	<b>300</b>	<b>0</b>

Style PRIVATE SCHOOL B / 72B  
 Gross Sq Ft 1,960  
 Finished Sq Ft 1,663  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 350 (}  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1992  
 Year Remodeled  
 Effective Year Built 1993

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,663	1,663	0
OPU	OP PR UNFIN LL	28	0	0
OPF	OP PRCH FIN LL	269	0	0
<b>TOTAL</b>		<b>1,960</b>	<b>1,663</b>	<b>0</b>

Style PRIVATE SCHOOL B / 72B  
 Gross Sq Ft 2,924  
 Finished Sq Ft 2,622  
 Perimeter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls BRICK  
 Quality 350 (}  
 Roof Type  
 Roof Material  
 Exterior Wall1 BRICK  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1933  
 Year Remodeled  
 Effective Year Built 1982

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,622	2,622	0
OPU	OP PR UNFIN LL	246	0	0
OUU	OP PR UNFIN UL	56	0	0
<b>TOTAL</b>		<b>2,924</b>	<b>2,622</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1949	1950	1	264 SF	1
FENCES	1983	1984	1	888 SF	2
CONC PATIO	1990	1991	1	960 SF	2
CONC PATIO	1991	1992	1	70 SF	2
DET CABANA	2007	2014	1	750 SF	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
8/1/1986	\$1	Warranty Deed		985	743

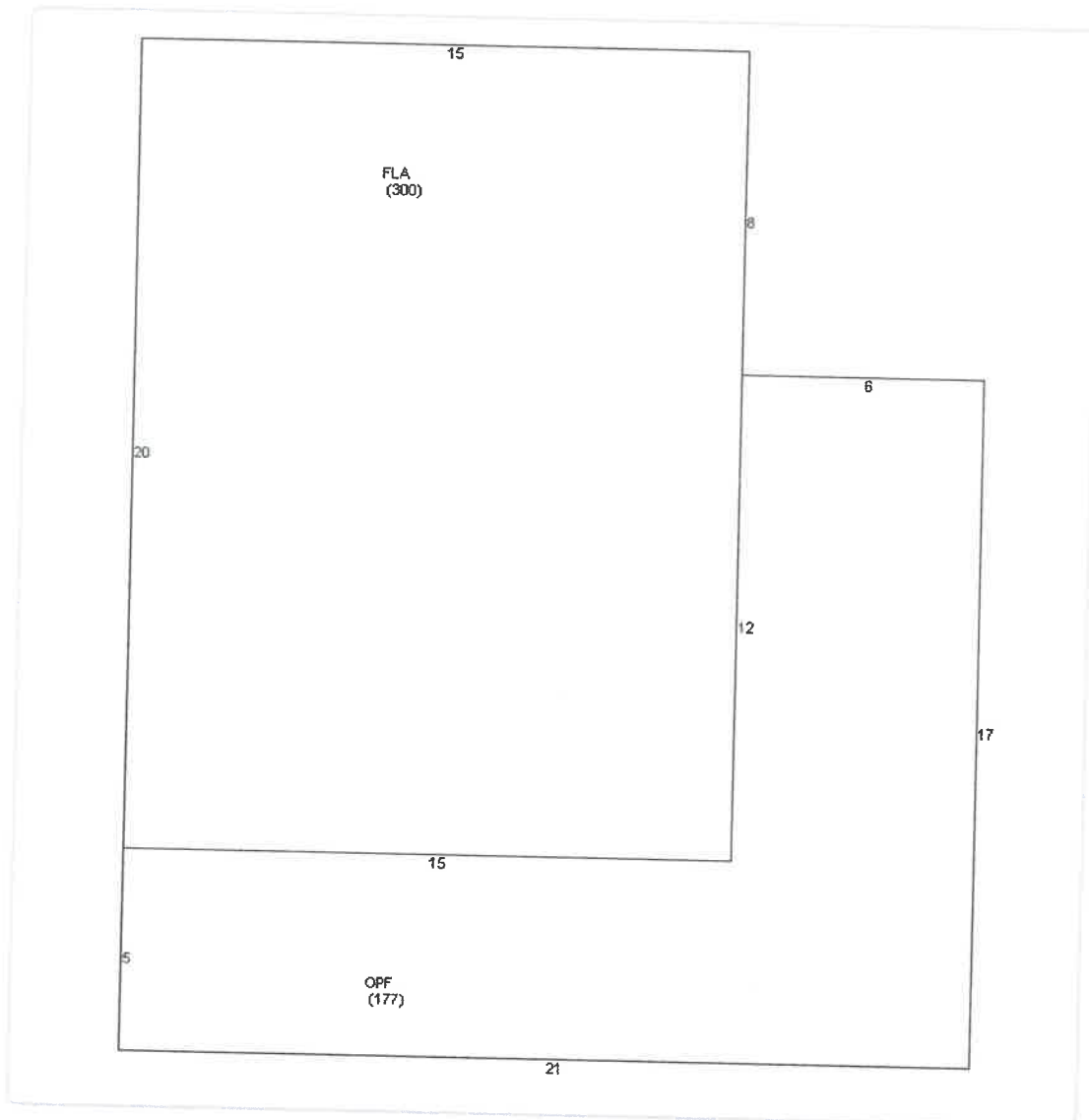
**Permits**

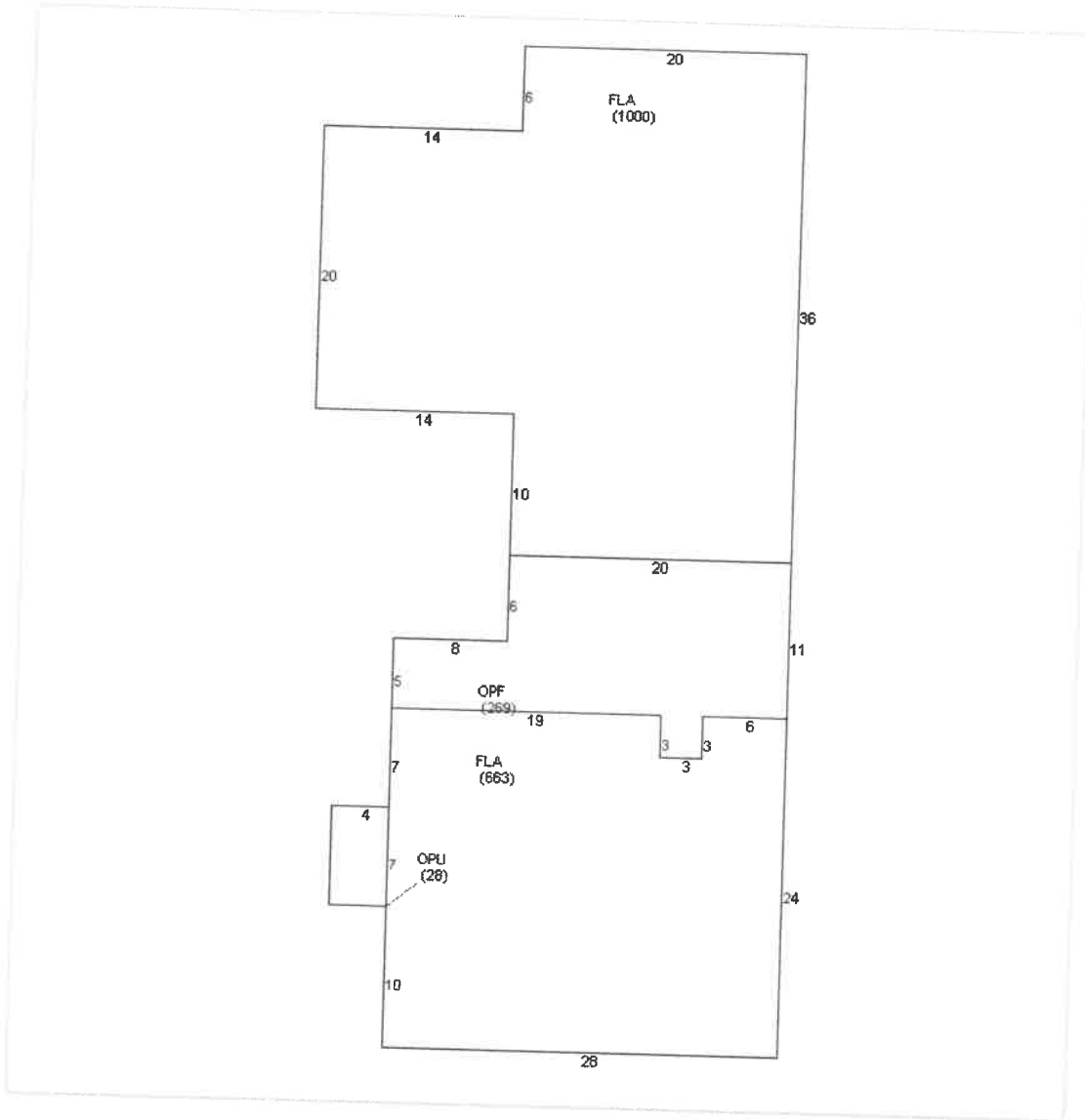
Number	Date Issued	Date Completed	Amount	Permit Type
17-2220	3/16/2018			
07-3483	7/23/2007		\$30,000	Commercial
07-3481	7/20/2007		\$3,700	Commercial
07-3482	7/20/2007		\$20,000	Commercial
07-1453	5/9/2007		\$3,000	Commercial
0000993	4/19/2000	8/14/2000	\$1,900	Commercial
0000965	4/17/2000	8/14/2000	\$1,500	
9801861	6/30/1998		\$11,000	
9702483	7/1/1997	12/1/1997	\$9,000	
9603640	9/1/1996	12/1/1997	\$2,500	
9600321	1/1/1996	8/1/1996	\$1	
			\$300	

**View Tax Info**

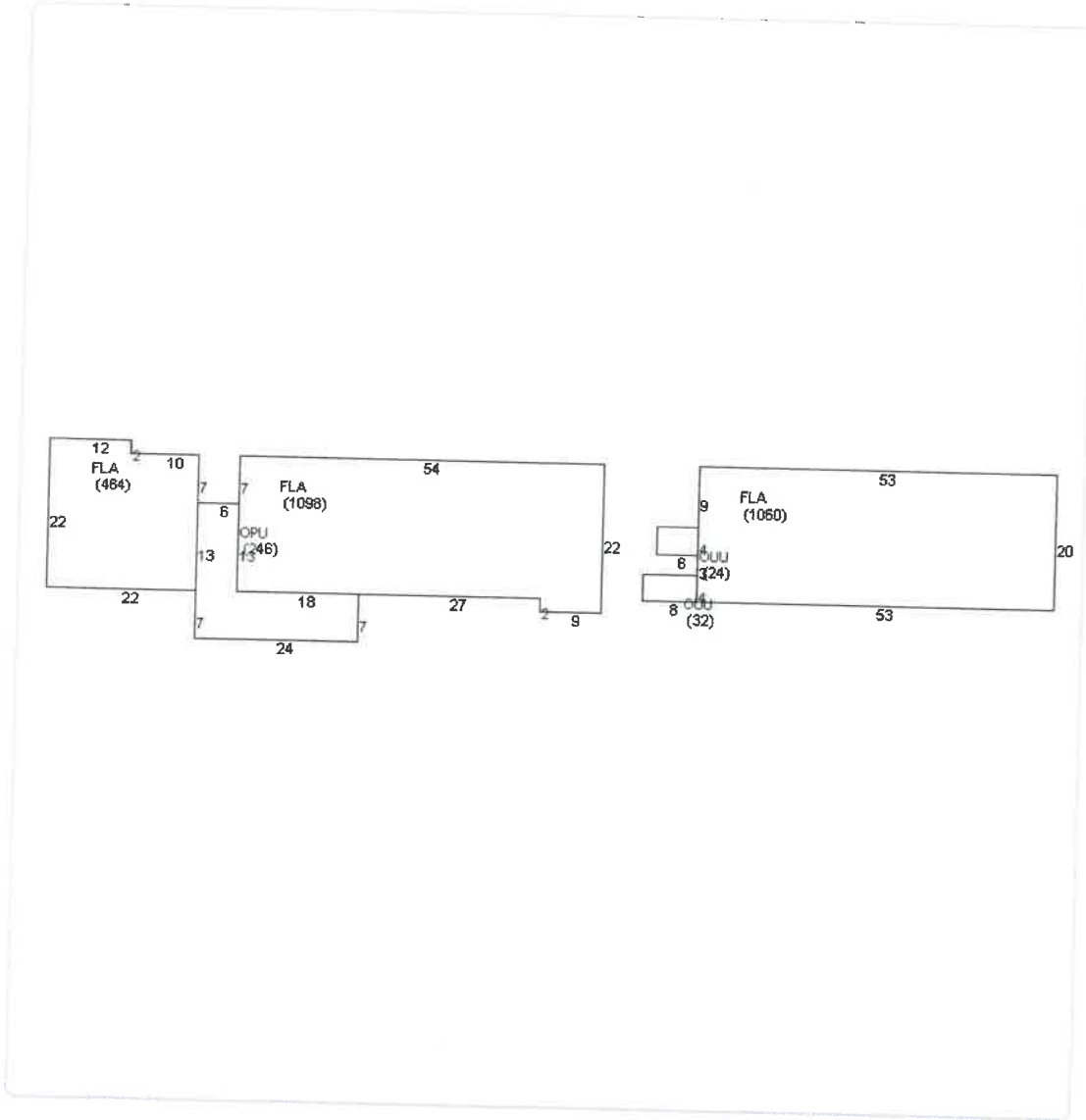
[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**









Photos



Map



TRIM Notice



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**Summary**

Parcel ID 00033100-000000  
 Account# 1033863  
 Property ID 1033863  
 Millage Group 10KW  
 Location 1127 UNITED St, KEY WEST  
 Address  
 Legal KW GWYNN SUB 0-195 LOT 9 SQR 3 TR 13 TT-133 OR248-126/27 OR248-394/95  
 Description OR742-200D/C OR742-199D/C OR770-354/55 OR836-40 OR868-1872/74 OR872-2248C/T OR1271-1768 OR1271-1769/70 OR1272-134C/T  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32080  
 Property Class PRIVATE SCHOOL (7200)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

MONTESSORI CHILDRENS SCHOOL OF KEY WEST  
 INC  
 1127 United St  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$202,420	\$202,420	\$206,748	\$214,803
+ Market Misc Value	\$5,666	\$5,822	\$6,146	\$5,475
+ Market Land Value	\$773,720	\$362,848	\$363,795	\$320,995
= Just Market Value	\$981,806	\$571,090	\$576,689	\$541,273
= Total Assessed Value	\$628,199	\$571,090	\$576,689	\$541,273
- School Exempt Value	(\$981,806)	(\$571,090)	(\$576,689)	(\$541,273)
= School Taxable Value	\$0	\$0	\$0	\$0

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	5,800.00	Square Foot	55.33	104.83

**Commercial Buildings**

Style PRIVATE SCHOOL B / 72B  
 Gross Sq Ft 1,941  
 Finished Sq Ft 1,167  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 450 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 AB AVE WOOD SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1933  
 Year Remodeled

Effective Year Built 1998  
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	114	0	0
FHS	FINISH HALF ST	600	0	0
FLA	FLOOR LIV AREA	1,167	1,167	0
OUU	OP PR UNFIN UL	60	0	0
<b>TOTAL</b>		<b>1,941</b>	<b>1,167</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1949	1950	1	147 SF	5
CONC PATIO	1969	1970	1	60 SF	2
UTILITY BLDG	1974	1975	1	112 SF	3
CONC PATIO	1993	1994	1	162 SF	2
FENCES	1993	1994	1	561 SF	2
FENCES	2002	2007	1	840 SF	2

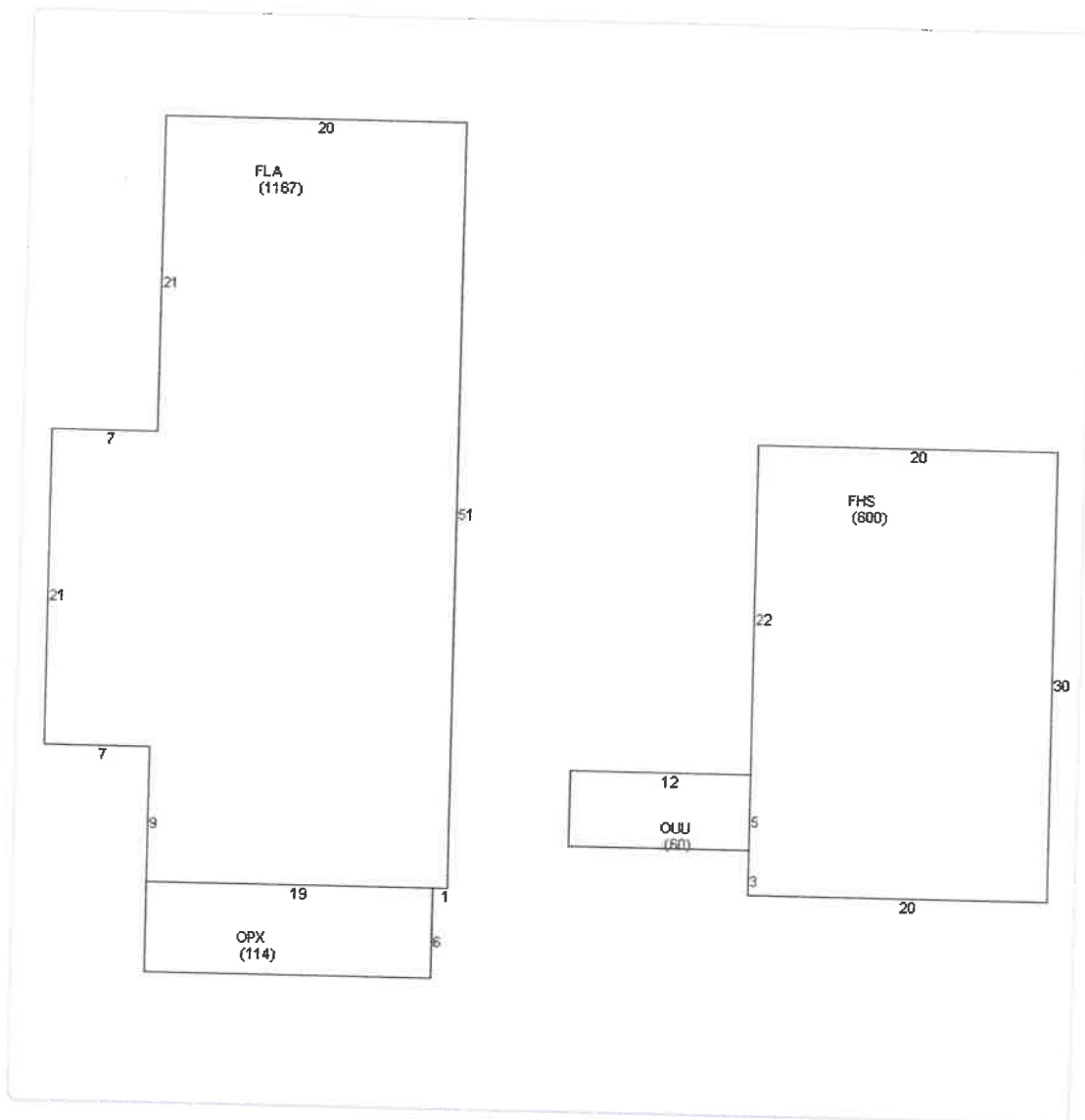
**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
9/1/1993	\$180,000	Warranty Deed		1271	1768
7/1/1981	\$89,500	Warranty Deed		836	40
8/1/1978	\$57,500	Conversion Code		770	354

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type
07-5047	11/19/2007	11/26/2007	\$9,500	Commercial
07-1453	5/9/2007		\$1,900	Commercial
06-3948	6/29/2006	8/18/2006	\$2,900	Commercial
06-3885	6/27/2006	8/18/2006	\$16,300	Commercial
06-3159	6/22/2006	8/18/2006	\$3,900	Commercial
06-3041	6/20/2006	8/18/2006	\$50,000	Commercial
06-3276	5/30/2006	8/18/2006	\$2,450	Commercial
05-5177	11/16/2005	12/16/2005	\$5,000	Commercial
05-3769	9/26/2005	12/16/2005	\$6,000	Commercial
05-3047	7/27/2005	12/16/2005	\$2,300	Commercial
05-2448	7/22/2005	12/31/2005	\$550	Commercial
05-2449	6/20/2005	12/31/2005	\$450	Commercial
05-0165	1/20/2005	12/31/2005	\$1,400	Commercial
04-2632	8/9/2004	11/16/2004	\$800	Commercial
04-0766	3/12/2004	11/16/2004	\$1,750	Commercial
02-1829	7/3/2002	10/9/2002	\$1,200	Commercial
02-1064	4/25/2002	10/9/2002	\$1,800	Commercial
02-0325	2/11/2002	12/31/2002	\$2,800	Commercial
01-2007	5/21/2001	11/1/2001	\$961	Commercial
00-1915	7/11/2000	12/5/2000	\$4,500	Commercial
97-2535	7/1/1997	12/1/1997	\$1	Commercial
M94-1669	5/1/1994	7/1/1994	\$4,000	Commercial
B94-1020	3/1/1994	7/1/1994	\$81,015	Commercial
	1/1/1900		\$0	

**View Tax Info**[View Taxes for this Parcel](#)**Sketches (click to enlarge)**



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)



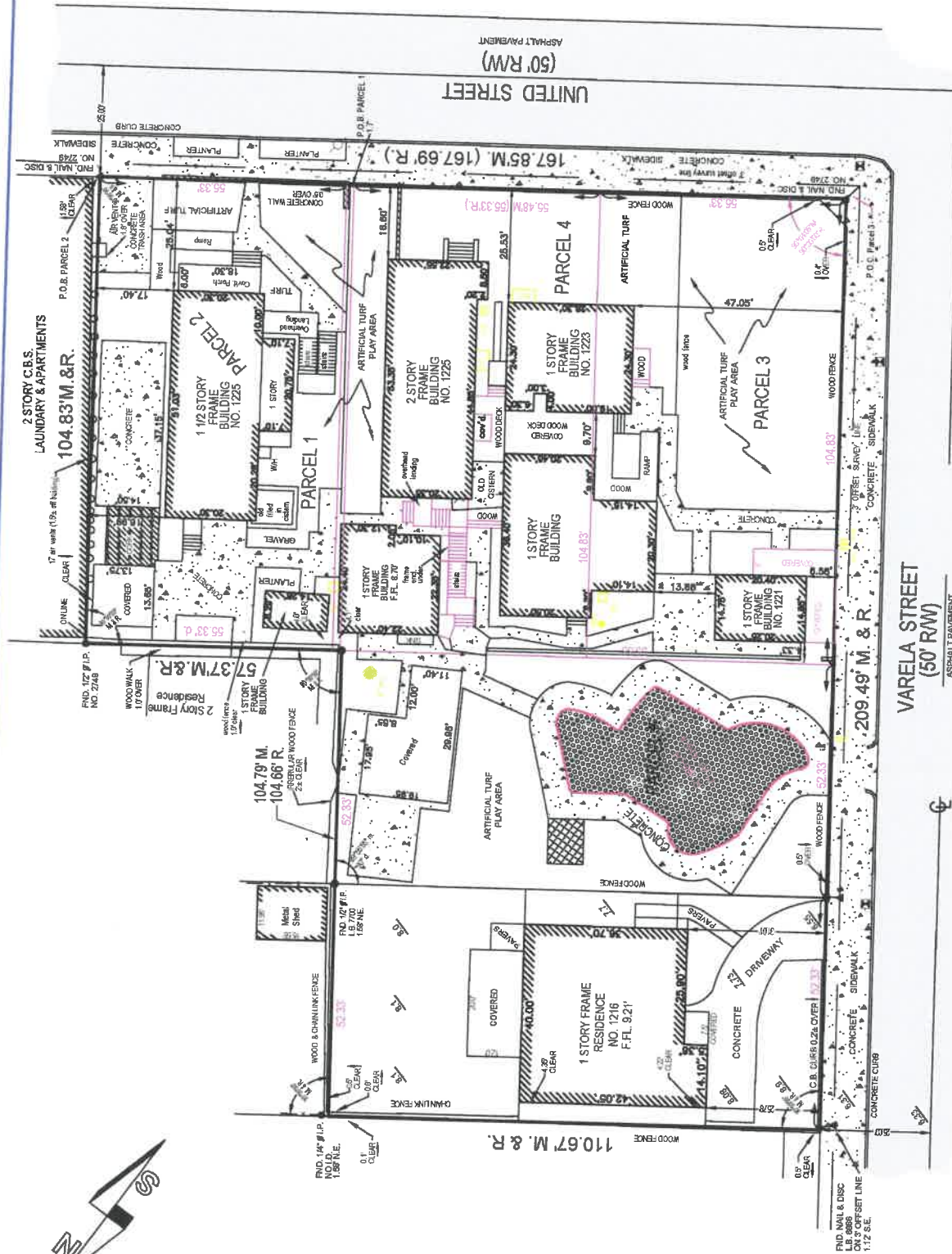
Last Data Upload: 7/26/2019, 12:44:14 AM

Version 2.2.35

# Survey







**SURVEYORS NOTE:**  
 THIS IS SHEET 2 OF 2. FOR LEGAL DESCRIPTION NOTES, ABBREVIATIONS,  
 LOCATION MAP, ETCETERA PLEASE SEE SHEET 1 OF 2  
 DRAWING SCALE 1"= 20'

**MONROE COUNTY SURVEYING & MAPPING, INC**  
**SURVEYORS & MAPPERS, CIVIL ENGINEERS**  
 A DIVISION OF ZURWELLE-WHITTAKER, INC (EST. 1926)  
 3110 N. UNIVERSITY AVENUE, SUITE 100, GAINESVILLE, FLORIDA 32609  
 PH: (352) 344-4444 FAX: (352) 344-4444 WWW.ZURWELLE-WHITTAKER.COM  
 MEMBER: FLORIDA LAND SURVEYORS ASSOCIATION, FLORIDA SURVEYING AND MAPPING SOCIETY

**PROJECT:**  
**MONTESSERY SCHOOL**  
**KEY WEST, FL 33040**

**DATE:** 12.07.18

**SURVEYOR'S CERTIFICATE:**

EDDIE A. MARSHALL  
 PROFESSIONAL SURVEYOR AND  
 MAPPING ENGINEER  
 STATE OF FLORIDA

DATE: 12/07/18

SCALE: 1"=20'

SHEET NO. 2 OF 2

REVISIONS:

DATE: 12/07/18

BY: [Signature]

DESCRIPTION: DIR

REVISION: [Blank]

BY: [Blank]

DATE: [Blank]

WE HEREBY CERTIFY THAT THE ATTACHED "MONTESSERY SCHOOL" WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR AND MAPPING ENGINEER IN THE STATE OF FLORIDA. I HAVE REVIEWED THE DRAWING AND I AM NOT PROVIDING ANY INFORMATION TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DRAWING IS IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND RULES THEREOF. I AM NOT PROVIDING ANY INFORMATION TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DRAWING IS IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND RULES THEREOF. ALSO THAT THERE ARE NO UNDETECTABLE ERRORS OR OMISSIONS IN THE DRAWING.

EDDIE A. MARSHALL  
 PROFESSIONAL SURVEYOR AND  
 MAPPING ENGINEER  
 STATE OF FLORIDA

# **Proposed Plans**

# CONSTRUCTION PLANS FOR 1217 VARELA ST CONDITIONAL USE APPLICATION

**SITE LOCATION**



**LOCATION MAP:**

**PROJECT LOCATION:**  
1217 VARELA ST,  
KEY WEST, FL 33040

**CLIENT:**  
MONTESSORI CHILDRENS  
SCHOOL OF KEY WEST INC

**NOTE: THESE DRAWINGS ARE FOR  
CONDITIONAL USE REVIEW AND  
APPROVAL ONLY AND SHALL NOT  
BE USED FOR CONSTRUCTION.**

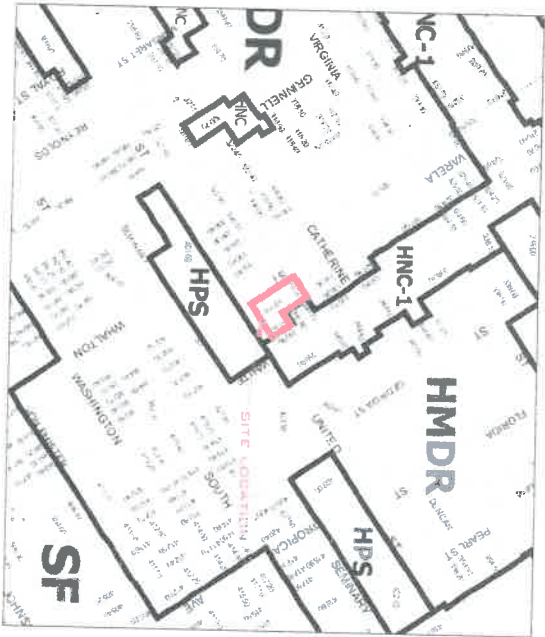
THIS DOCUMENT IS UNLAWFUL WITHOUT THE SIGNATURE AND SEAL OF THE ENGINEER.

SIGNATURE: SERGE MANSHTAKOV  
 DATE: JUL 29 2019  
 SERGE MANSHTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71480

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING  
 3706 N. ROOSEVELT BLVD  
 SUITE 11-208  
 KEY WEST, FL 33040  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

**CLIENT:**  
 MONTESSORI CHILDRENS  
 SCHOOL OF KEY WEST INC  
**PROJ. #:**  
 1217 VARELA ST

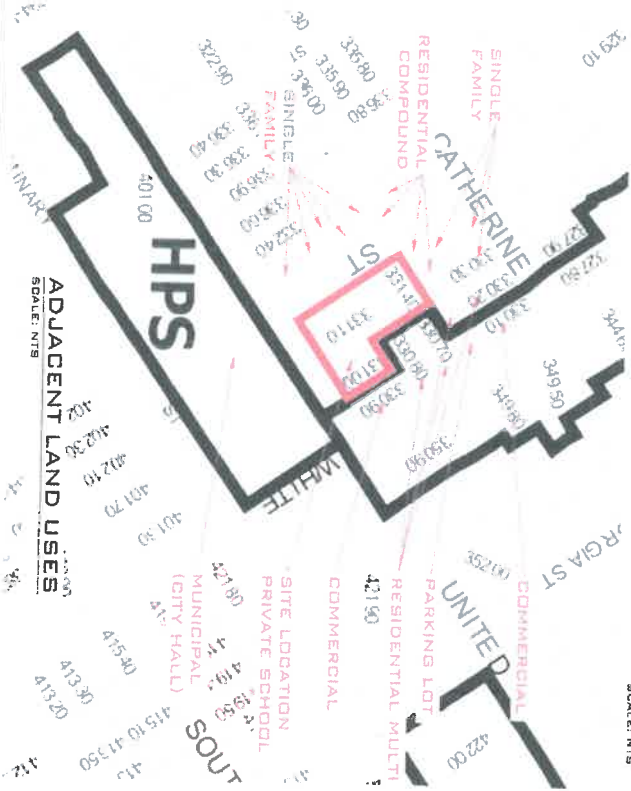
**SITE:** 1217 VARELA ST  
**PROJ. #:** KEY WEST, FL 33040  
**COVER**  
 DATE: 06/18/19  
 DRAWING NO: 1905-06  
 SHEET NO: G-100  
 TOTAL SHEETS: 1



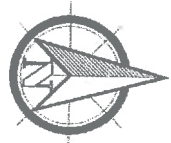
**PARTIAL ZONING MAP**  
SCALE: NTS



**AERIAL PHOTO**  
SCALE: NTS



**ADJACENT LAND USES**  
SCALE: NTS



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STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 71480  
 SERGEI A. KOVACHOV  
 REGISTERED PROFESSIONAL ENGINEER  
 JUL 29 2019

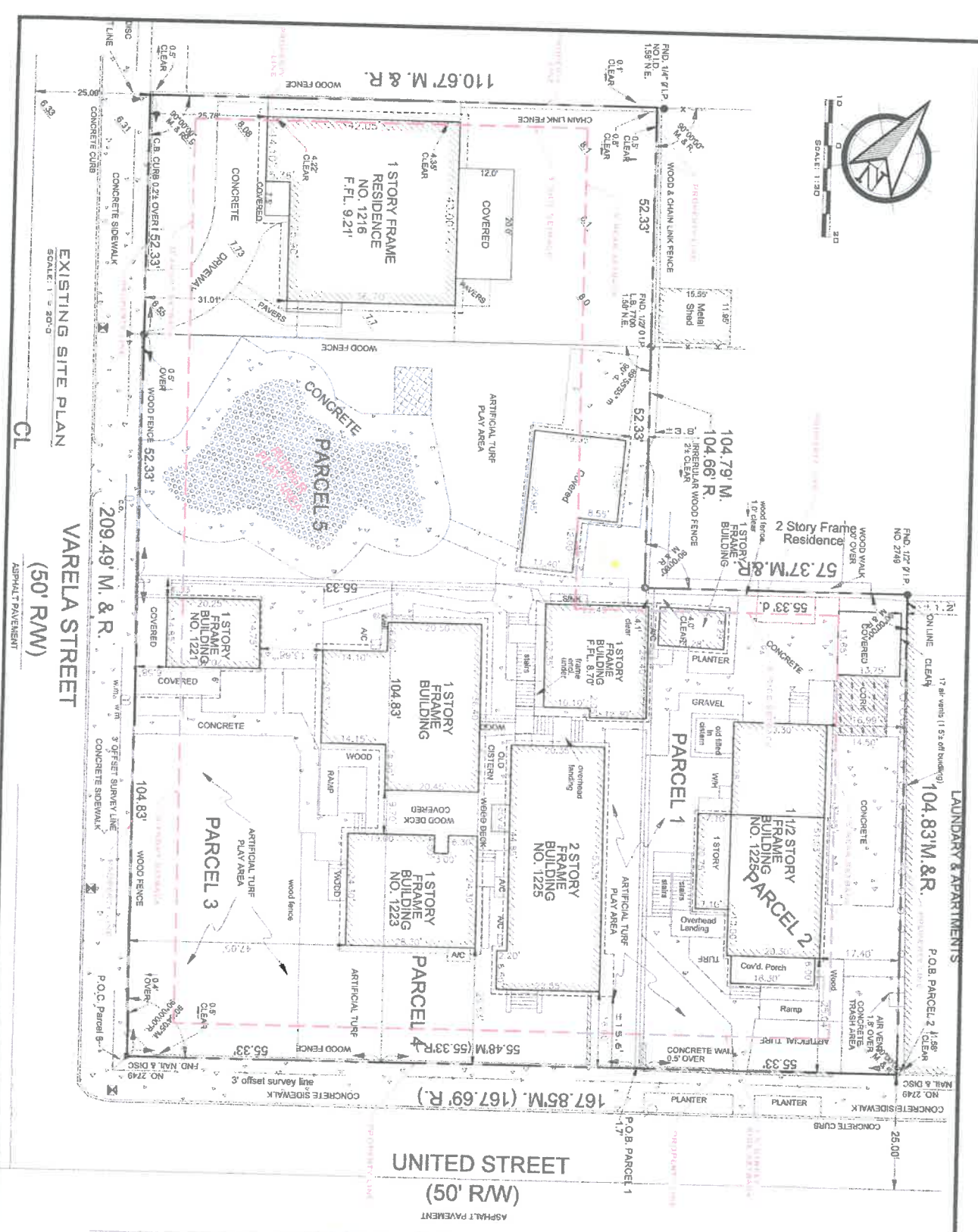
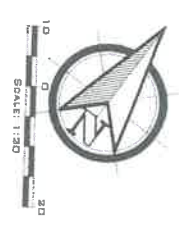
DATE: JUL 29 2019  
 SIGNATURE: [Signature]  
 PROJECT: [Project Name]  
 DRAWING NO.: [Drawing No.]

ARTIBUS DESIGN  
 ENGINEERING AND PLANNING  
 3000 CALVERT BLVD  
 SUITE 1300  
 KEY WEST, FL 33040  
 WWW.ARTIBUSDESIGN.COM  
 PA # 30935

CLIENT:  
 MONTESSORI CHILDRENS  
 SCHOOL OF KEY WEST INC  
 1217 VARELA ST  
 KEY WEST, FL 33040

TITLE:  
 ZONING MAP, AERIAL  
 DATE:  
 07-10-19

SCALE:  
 1" = 100'



**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

3706 N. ROBERTVETT BLVD  
SUITE 1208 33040  
(305) 304-5312  
WWW.ARTIBUSDESIGN.COM  
CA # 30885

1217 VARELA ST  
KEY WEST, FL 33040

EXISTING SITE PLAN

DATE: 1905-06 0-101

**PROFESSIONAL ENGINEER**

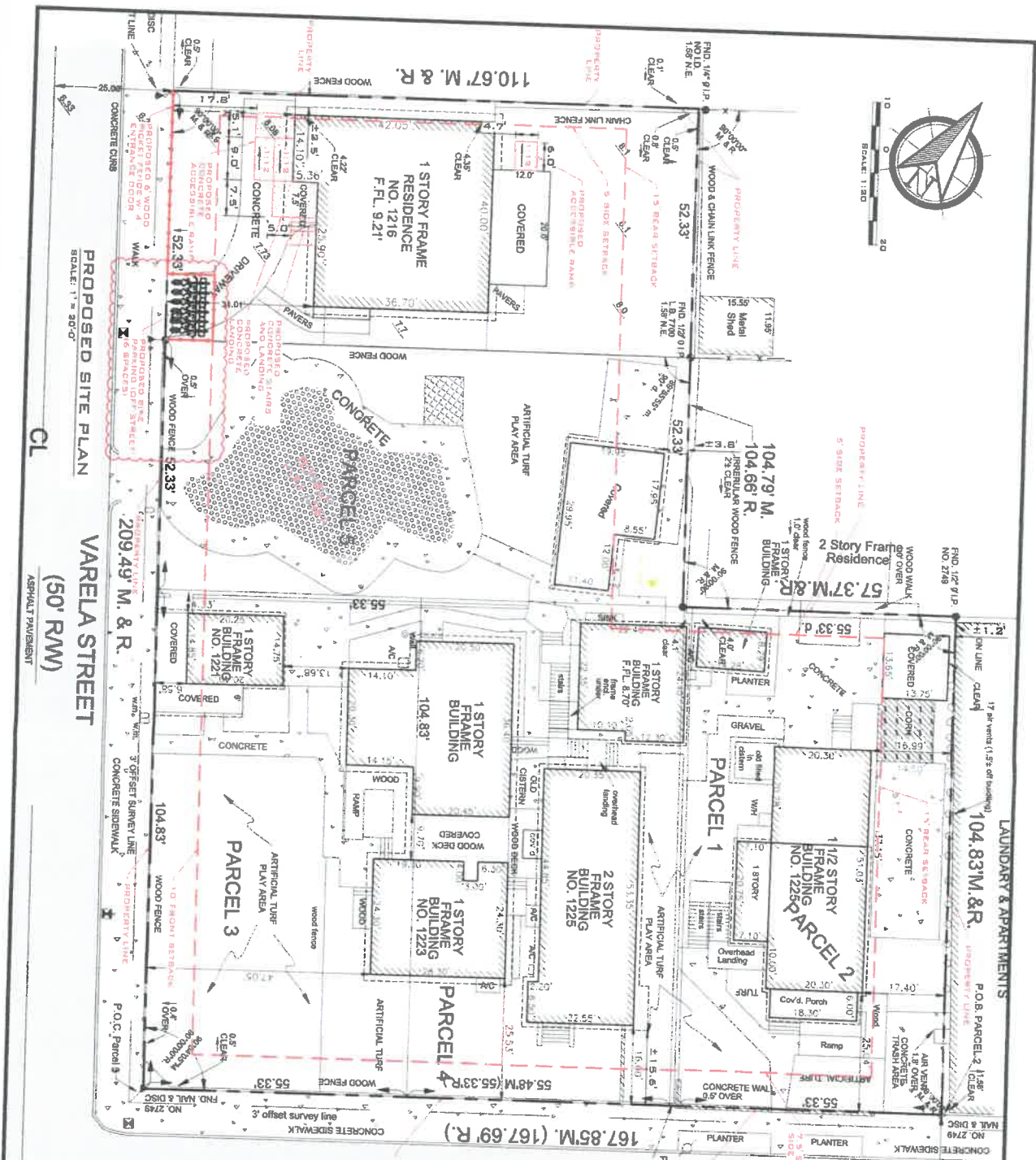
STATE OF FLORIDA

EMERGE WASHUKOV

NO. 71480

DATE: JUL 29 2019

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PROPOSED SITE PLAN  
SCALE: 1" = 30'-0"

VARELA STREET  
(50' RW)  
ASPHALT PAVEMENT

DATE:	2019.10.11
PROJECT:	13-49-04-04900
SCALE:	1" = 30'-0"
DATE:	2019.10.11
PROJECT:	13-49-04-04900
SCALE:	1" = 30'-0"

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING  
3706 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-9512  
ARTIBUSDESIGN.COM  
CA # 30893

**PROFESSIONAL ENGINEER**  
SERGE MASHKOV  
NO. 71480  
FLORIDA  
Date: 2019.10.11  
13-49-04-04900

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

Digitally signed  
by Serge  
Mashkov P.E.  
71480 State of  
Florida  
Date: 2019.10.11  
13-49-04-04900

- NOTES:
- EXISTING TREES, HEDGES ARE NOT AFFECTED BY THE PROPOSED LAND USE. SEE TREE PROTECTION ON SHEET C-103.
  - NO SIGNIFICANT CHANGES TO THE IMPERVIOUS AREAS. NO SWALE WORK IS PROPOSED.

**SITE DATA:**

TOTAL SITE AREA: ±29,191.5 SQ.FT

LAND USE: HMDR

FLOOD ZONE: X 0.2 PCT

**SETBACKS**

FRONT: 10 FT (SEC. 122-1151 F.N. 6)  
 EXISTING ±0 FT  
 PROPOSED NO CHANGE

SIDE: 5 FT  
 EXISTING ±2.5 FT  
 PROPOSED NO CHANGE

REAR: 15 FT  
 EXISTING ±1.2 FT  
 PROPOSED NO CHANGE

STREET SLIDE: 7.5 FT  
 EXISTING ±15.6 FT  
 PROPOSED NO CHANGE

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60% (17,514.9 SQ.FT.)  
 EXISTING: 56.06% (±16,364.4 SQ.FT.)  
 PROPOSED: 56.16% (±16,392.4 SQ.FT.)

**DE MINIMIS ADDITIONAL AREA IS COVERED. NO SWALES ARE PROPOSED**

**MAXIMUM BUILDING COVERAGE:**  
 REQUIRED: 40% (11,676.6 SQ.FT.)  
 EXISTING: 31.33% (±9,147.1 SQ.FT.)  
 PROPOSED: NO CHANGE

**OPEN SPACE MINIMUM:**

REQUIRED: 20% (5,838.3 SQ.FT.)  
 EXISTING: 46.63% (±13,612.4 SQ.FT.)  
 PROPOSED: 46.48% (±13,567.4 SQ.FT.)

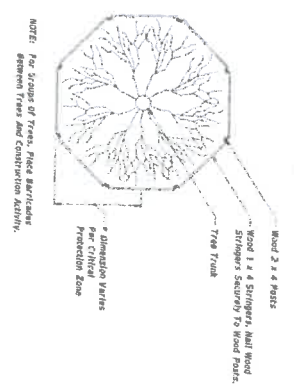
**F.A.R.:**  
 REQUIRED: 1.0 (29,191.5 SQ.FT.)  
 EXISTING: 0.244 (±7,109.4 SQ.FT.)  
 PROPOSED: 0.244 (±7,109.4 SQ.FT.)

**PARKING:**

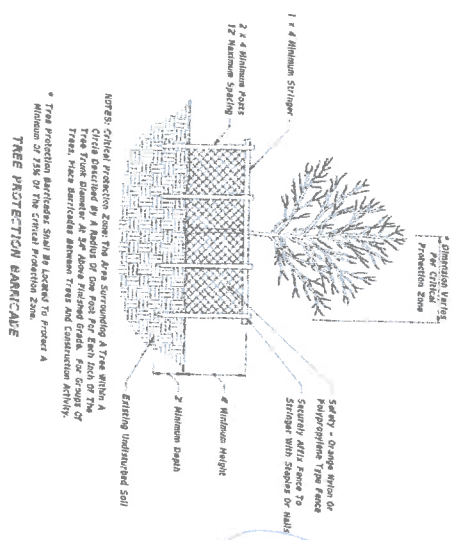
PER SEC. 108-572, FOR PRIVATE SCHOOLS,  
 1 SPACE PER 5 SEATS OR 1 SPACE PER 150 SQUARE FEET OF FLOOR AREA IN THE MAIN  
 ASSEMBLY HALL, WHICHEVER IS GREATER  
 EXISTING OCCUPANTS: 120 STUDENTS + 23 STAFF  
 PROPOSED OCCUPANCY: 132 STUDENTS + 25 STAFF (157 TOTAL)  
 REQUIRED BASED ON OCCUPANCY: 157/5 SEATS = 32 SPACES  
 REQUIRED BASED ON FLOOR AREA: 7,109.4 SQ.FT./150 = 48 CAR SPACES  
 (35%) 17 BIKE SPACES

(CONTROLS)  
 EXISTING PROPOSED  
**VARIANCE IS REQUIRED**  
 2 SPOTS - RESIDENTIAL DRIVEWAY  
 0 ON-SITE PARKING SPACES PROPOSED

MAXIMUM HEIGHT: 30 FT



NOTE: For Spacing of Trees, Tree Barriers between Trees and Construction Activity.



NOTE: Critical Protection Zone: The Area surrounding A Tree Within A Circle Equal to a Radius of 1/2 the Canopy Diameter. Tree Trunk Diameter at 3" Above Finished Grade. For Group of Trees, Tree Barriers between Trees and Construction Activity. \* Tree Protection Barriers Shall be Located to Form A Minimum of 75% of The Critical Protection Zone.

**TREE PROTECTION BARRICADE**

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NO. 71480

STATE OF FLORIDA

REGISTERED PROFESSIONAL ENGINEER

ARTIBUS DESIGN ENGINEERING AND PLANNING

DATE: JUL 29 2016

SIGNATURE: [Signature]

PROFESSIONAL ENGINEER LICENSE NO. 71480

PROJECT: FINAL

DATE: [Blank]

**ARTIBUS DESIGN**  
 1300 N. GADSDEN BLVD  
 KEY WEST, FL 33040  
 (305) 304-3512  
 CA # 30895

**CLIENT:**  
 MONSIEGNI CHILDRENS  
 SCHOOL OF KEY WEST INC  
 1217 VARELA ST

**PROJECT:**  
 1217 VARELA ST

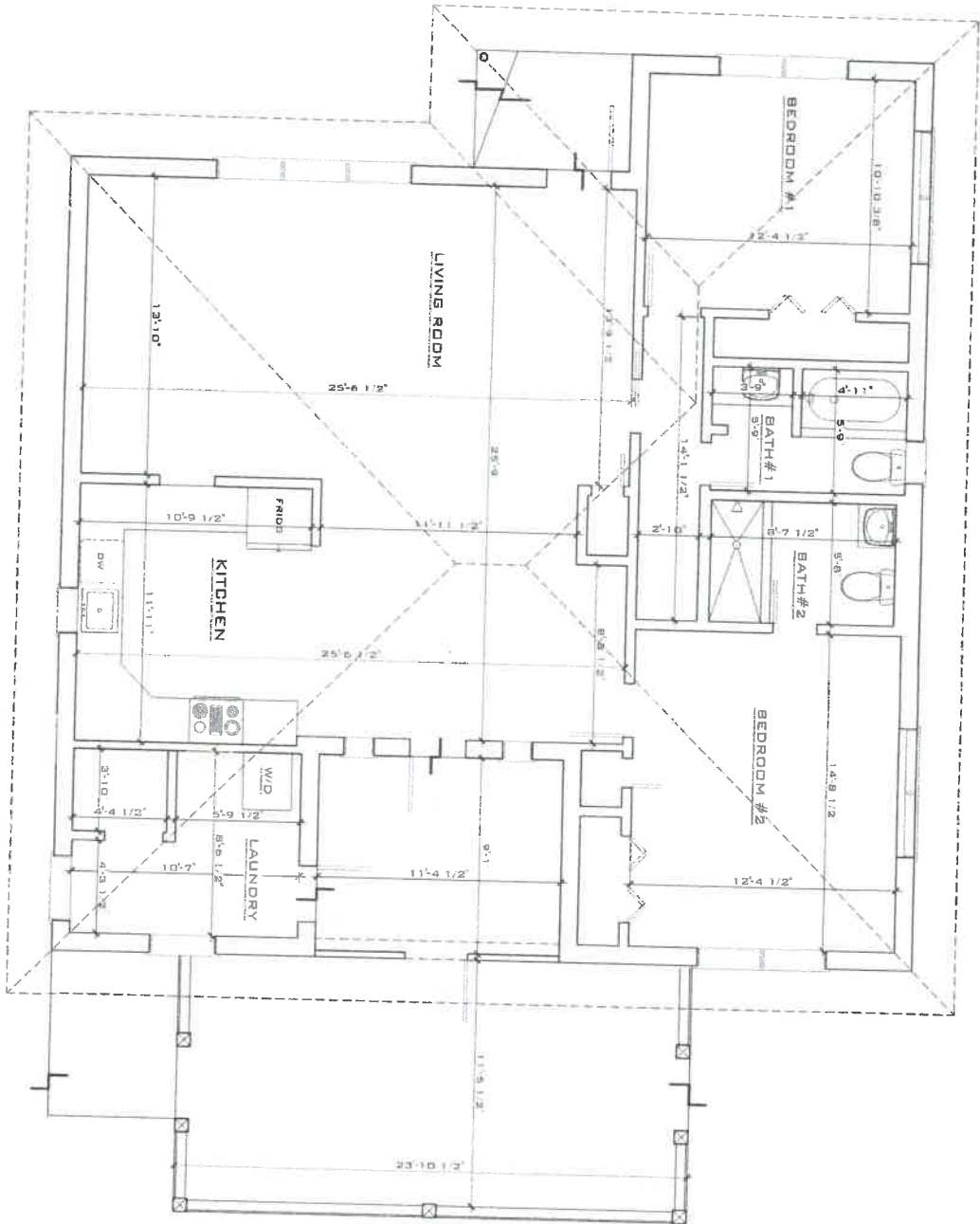
**ADDRESS:**  
 1217 VARELA ST  
 KEY WEST, FL 33040

**SITE CALCS:**

**DATE:** 0-103

**SCALE:** 1

**CONTACT:**  
 1905-061



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

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PROFESSIONAL ENGINEER  
NO. 74480  
ARTIBUS DESIGN AND PLANNING, INC.  
1905-06 A-101

SIGNATURE: *[Signature]*  
DATE: JUL 29 2019

SCALE: 3/16" = 1'-0"

ARTIBUS DESIGN  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
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DN # 30835

CLIENT:  
MONTESSORI CHILDREN'S  
SCHOOL OF KEY WEST INC

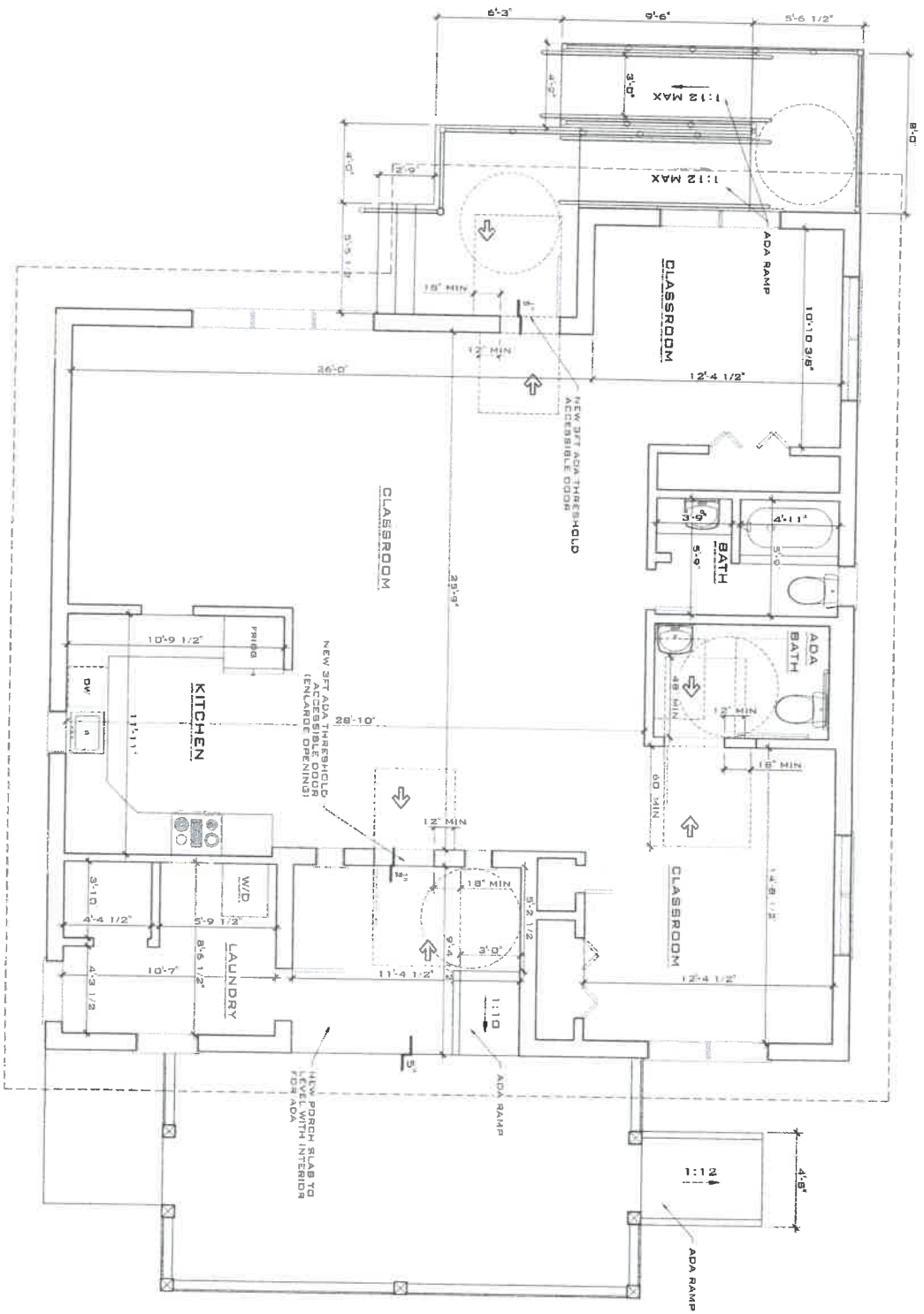
PROJECT:  
1217 VARELA ST

DATE: 12/17/2018  
KEY WEST, FL 33040  
EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"

1905-06 A-101





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

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**PROFESSIONAL ENGINEER**  
STATE OF FLORIDA  
No. 71480

**SIGNATURE:** [Signature]  
**DATE:** JUL 29 2019  
**PROJECT:** SCHOOL RENOVATION  
**PROJECT NO.:** 19-001  
**DATE OF ISSUE:** 07/29/2019

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING  
3000 N. UNIVERSITY BLVD  
SUITE 100  
KEY WEST, FL 33040  
(305) 854-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30935

**CLIENT:** MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC  
**ADDRESS:** 1217 VARELA ST  
**CITY:** 1217 VARELA ST  
**KEY WEST, FL 33040**

**PROJECT:** PROPOSED FLOOR PLAN  
**DATE:** 4-10-2019  
**SCALE:** 1/8" = 1'-0"

VISUAL ALARM INTERCONNECTED VISUAL ALARM DETECTORS AND FIRE ALARM (IF ANY)



**LIFE SAFETY PLAN**  
SCALE: 3/16" = 1'-0"


- 

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STATE OF FLORIDA  
PROFESSIONAL ENGINEERS  
NO. 71480

**PROFESSIONAL ENGINEER**  
DATE: **JUL 29 2019**

PROJECT: **SCHOOL OF KEY WEST**  
DATE: **JUL 29 2019**

ARTIBUS DESIGN  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 28525

PROJECT: **LIFE SAFETY PLAN**

DATE: **FINAL**

ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 28525

CLIENT:  
MONTESORI CHILDRENS  
SCHOOL OF KEY WEST INC  
1217 VARELA ST

PROJECT:  
LIFE SAFETY PLAN

DATE:  
1217 VARELA ST  
KEY WEST, FL 33040  
LIFE SAFETY PLAN

SCALE:  
3/16" = 1'-0"

PROJECT NO.: **A-103**

DATE: **1 905-06**

APPLICABLE BUILDING CODE:  
 FBC EXISTING BUILDING 6TH EDITION 2017

OCCUPANCY: EDUCATIONAL GROUP E

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE  
 FBC TABLE 1017.2, OCCUPANCY E, WITHOUT SPRINKLER SYSTEM: 200 FT

MAXIMUM ROUTE: ±28' FT

CONSTRUCTION TYPE: TYPE III - B

ITEM	CONSTRUCTION TYPE	EXISTING TYPE III - B	FBC TABLE 504 TYPE III - B	PROPOSED TYPE III - B
MAX HEIGHT (FEET)	16'	16'	55'-0"	16'
OCCUPANCY	GROUP R	GROUP R	GROUP E	GROUP E
MAX STORIES	1	1	2	1
MAX AREA	±1,550 SF	±1,550 SF	14,500 SF	±1,550 SF

OCCUPANCY LOAD: PER TABLE 1004.1.2 FBC

AREA	LOAD (PER 1004.1.2)	REQ. EGRESS (PER 1005.3.2)	PROVIDED
NET ±1,033 SF	(20 NET) 1,033 / 20 = 51.65	52'x0.2"=10.4"	36" (2 EA)

FBC TABLE 906.3(1)  
 FIRE EXTINGUISHERS CLASS:  
 MAXIMUM FLOOR AREA PER EXTINGUISHER:  
 MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER:

2-A  
 3,000 SF  
 75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP E - OCCUPANCY SHALL BE CAPPED < 50 PERSONS.  
 EXCEPTION #1.A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN GROUP E OCCUPANCIES WITH AN OCCUPANT LOAD OF 50 OR LESS. FBC (F) 907.2.3 -

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NO. 71480

STATE OF FLORIDA

PROFESSIONAL ENGINEER

ARTIBUS DESIGN

ENGINEERING AND PLANNING

DATE: JUN 29 2019

SIGNATURE: [Signature]

KEY: ASSISTANT ENGINEER

SCALE: AS SHOWN

PROJECT: 1217 VARELA ST

DATE: 06/29/2019

STATUS: FINAL

ARTIBUS DESIGN  
 3706 N. ROOSEVELT BLVD  
 KEY WEST, FL 33040  
 (305) 304-5312  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

MONTESORI CHILDREN'S  
 SCHOOL OF KEY WEST INC  
 1217 VARELA ST

TITLE: 1217 VARELA ST  
 KEY WEST, FL 33040

DATE: 06/29/2019

SCALE: AS SHOWN

PROJECT: 1217 VARELA ST

DATE: 06/29/2019

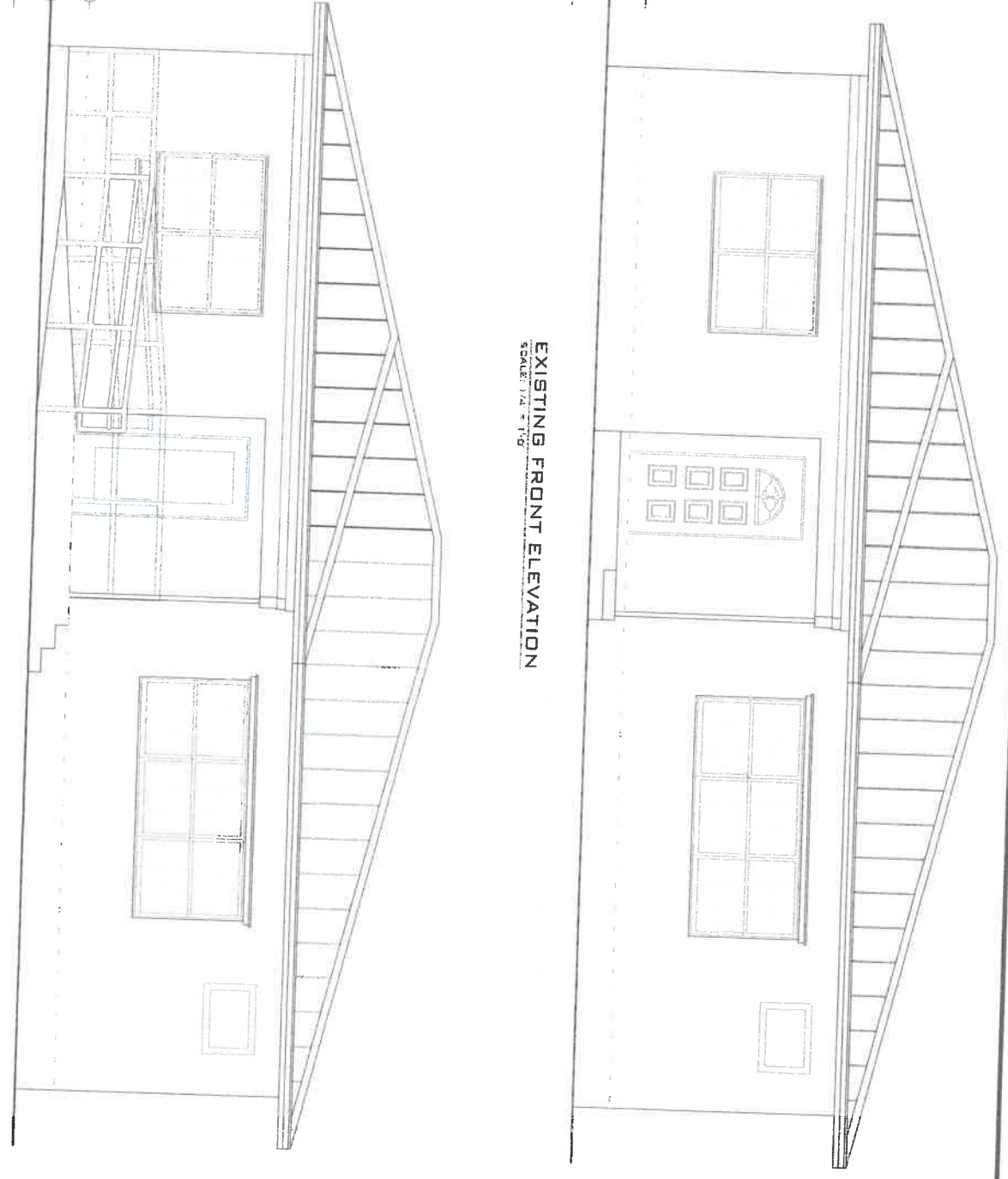
STATUS: FINAL

EXISTING FLOOR  
 EL. 121-9.21 NGVD  
 EXISTING GRADE  
 EL. 121-7.52 NGVD  
 CROWN OF ROAD  
 EL. 121-6.23 NGVD

**EXISTING FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

EXISTING FLOOR  
 EL. 121-8.21 NGVD  
 EXISTING GRADE  
 EL. 121-7.73 NGVD  
 CROWN OF ROAD  
 EL. 121-6.53 NGVD

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



THIS DRAWING IS BEING SUBMITTED UNDER THE  
 PROFESSIONAL SEAL AND SIGNATURE OF THE  
 REGISTERED PROFESSIONAL ENGINEER

STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 71480

SIGNATURE: *[Signature]*  
 DATE: JUL 29 2019

PROJECT: 1217 VARELA ST  
 1217 VARELA ST  
 KEY WEST, FL 33040

DATE: JUL 29 2019  
 PROJECT: 1217 VARELA ST  
 1217 VARELA ST  
 KEY WEST, FL 33040

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING

ARTIBUS DESIGN  
 3708 N. ROBERTS BLVD  
 SUITE 200  
 KEY WEST, FL 33040  
 (305) 504-5112  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

**MONTESSORI CONSULTING**  
 BOARD OF REVIEW AND

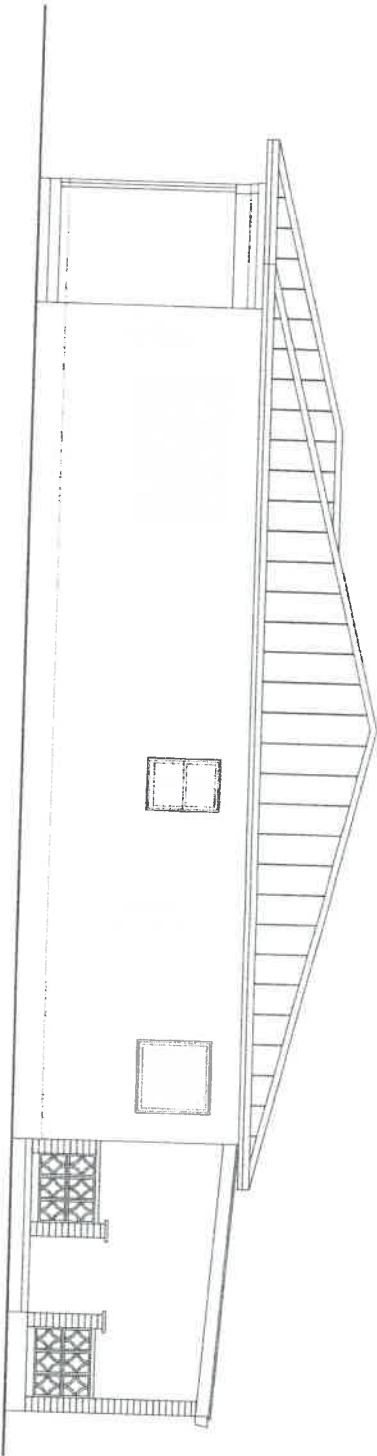
1217 VARELA ST

1217 VARELA ST  
 KEY WEST, FL 33040  
 EXISTING/PROPOSED  
 FRONT ELEVATION

DATE: 06/04/19  
 DRAWN: MNS  
 CHECKED: MNS  
 190506 A-108 1

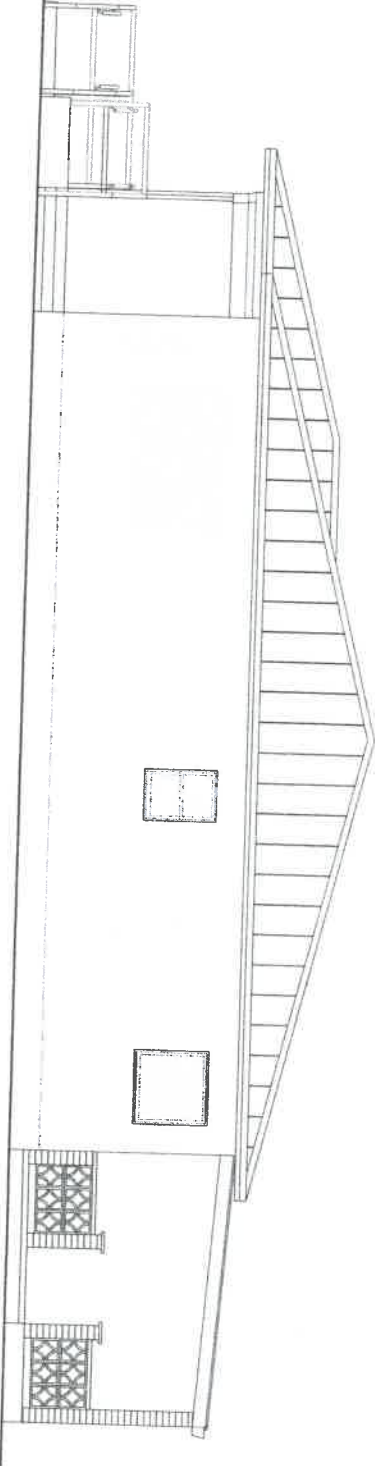
**EXISTING RIGHT ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED RIGHT ELEVATION**

SCALE: 3/16" = 1'-0"



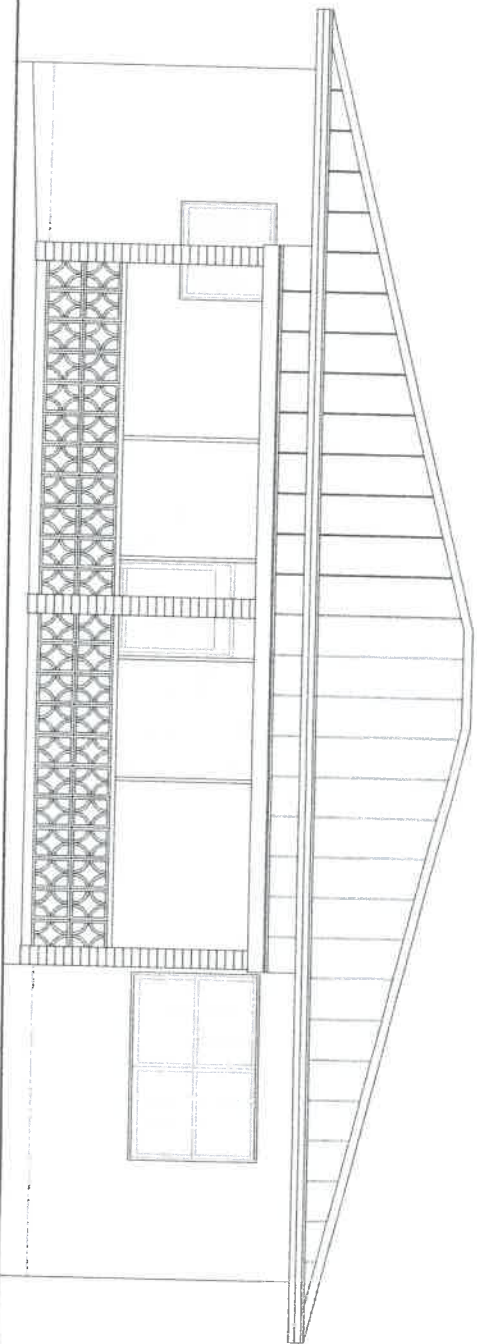
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STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 71480  
 \*  
 JUL 29 2019

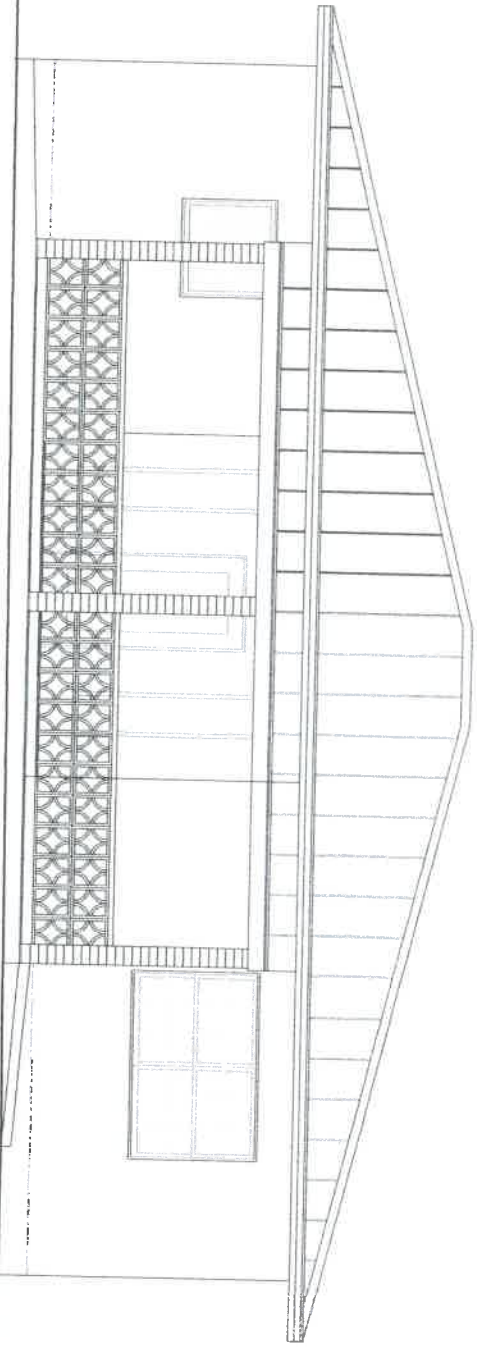
SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROJECT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST, INC.  
 PROJECT NO. 1905-06

ARTIBUS DESIGN  
 ENGINEERING AND PLANNING  
 3706 W. COBBLESTONE BLVD  
 SUITE 1-205  
 KEY WEST, FL 33040  
 TEL: 305.851.1212  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30895

CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST, INC.  
 PROJECT: 1217 VARELA ST  
 SITE: 1217 VARELA ST  
 KEY WEST, FL 33040  
 DRAWING: EXISTING/PROPOSED  
 RIGHT ELEVATION  
 DATE: 07.29.19  
 DRAWN BY: J. J. JENSEN  
 CHECKED BY: J. J. JENSEN  
 1905-06 A-104 1



**EXISTING REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

THIS DOCUMENT PREPARED BY THE ENGINEER AND ARCHITECT FOR THE PROJECT:

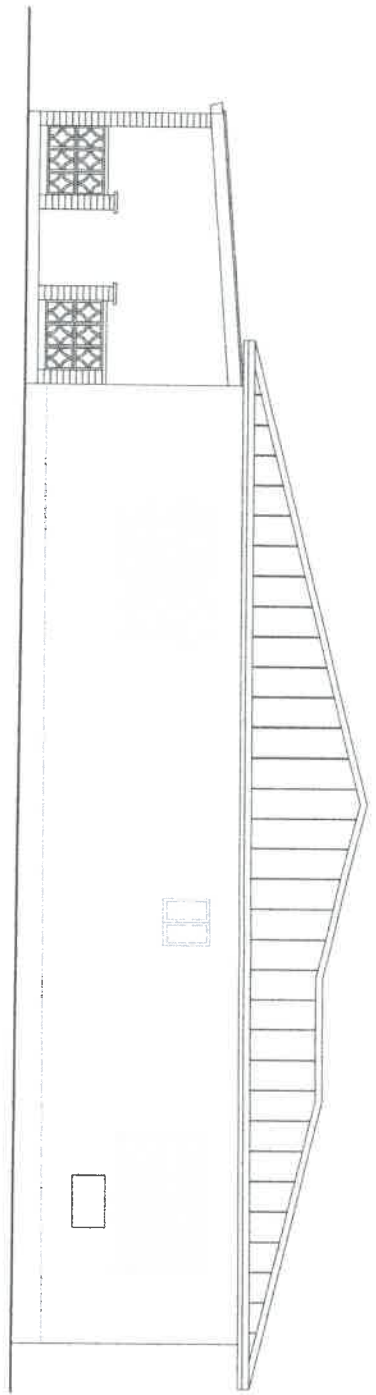
**STATE OF FLORIDA**  
**PROFESSIONAL ENGINEER**  
 No. 71430  
 STATE OF  
 PROFESSIONAL ENGINEER  
 JUL 29 2019

Signature: *[Signature]*  
 Date: **JUL 29 2019**  
 State of Florida  
 License No. 71430

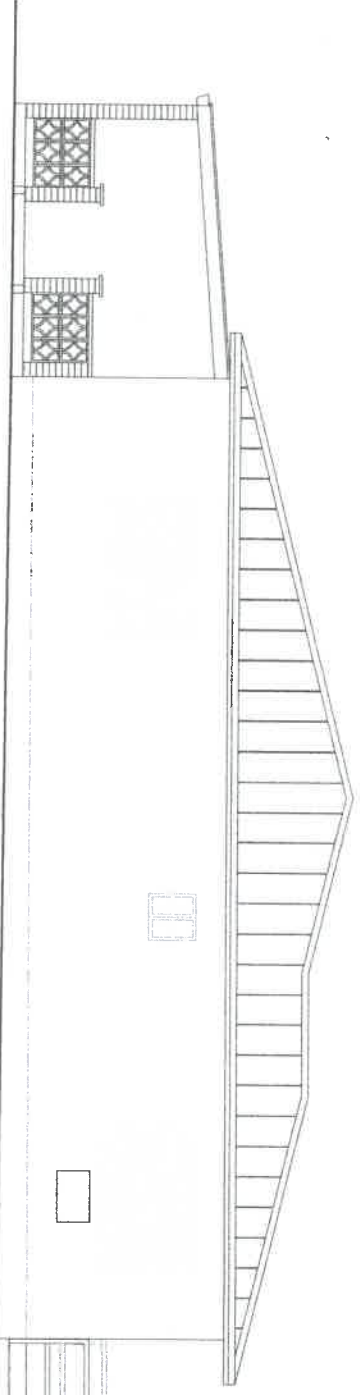
ARTIBUS DESIGN  
 ENGINEERING AND PLANNING  
 3706 N. ROOSEVELT BLVD  
 SUITE 1-208  
 GAITHERSBURG, MD 20878  
 (301) 951-1323  
 WWW.ARTIBUSDESIGN.COM  
 CA # 20893

CLIENT:  
 MONTESSORI CHILDRENS  
 SCHOOL OF KEY WEST INC  
 1217 VARELA ST

1217 VARELA ST  
 KEY WEST, FL 33040  
 TITLE: REAR ELEVATION  
 AS SHOWN 06-03-19  
 1905-06 A-105



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE REGISTERED PROFESSIONAL ENGINEER

STATE OF FLORIDA  
No. 71430  
\* \* \*  
LICENSE  
PROFESSIONAL ENGINEER

SIGNATURE: *Joe T. J. 2019*  
DATE: **JUL 29 2019**

ARTIBUS DESIGN GROUP  
PROJECT: SCHOOL OF KEY WEST ING  
LICENSE NO. 21430

ARTIBUS DESIGN  
3706 N. ROBECKY BLVD  
SUITE 1200  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

PROJECT: MONTESSORI CHILDREN'S SCHOOL OF KEY WEST ING  
1217 VARELA ST

DATE: 1217 VARELA ST  
KEY WEST, FL 33040

DATE	1217 VARELA ST	KEY WEST, FL 33040
TYPE	EXISTING/PROPOSED	LEFT ELEVATION
SCALE	3/16" = 1'-0"	3/16" = 1'-0"
PROJECT NO.	1905-06	A-106
DATE	1	1

# **Authorization Form**



**City of Key West  
Planning Department**



**Authorization Form**  
*(Where Owner is a Business Entity)*

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

I, Evan Haskell as  
*Please Print Name of person with authority to execute documents on behalf of entity*

President of The Montessori Children's School of Key West, Inc.  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Serge Mashtakov, P.E.  
*Please Print Name of Representative*

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

[Signature]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this November 4<sup>th</sup>, 2019  
*Date*

by Evan Haskell  
*Name of person with authority to execute documents on behalf on entity owner*

He/She is personally known to me or has presented H240-215-80-108-0  
Driver's License FL as identification.

[Signature]  
*Notary's Signature and Seal*



Natalie L. Hill  
*Name of Acknowledger typed, printed or stamped*

GG 051262  
*Commission Number, if any*

**City of Key West  
Planning Department**



**Authorization Form**  
*(Where Owner is a Business Entity)*

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

I, Amy O'Connor as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Executive Director of Montessori Children's School of Key West, Inc.  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Serge Mashakov  
*Please Print Name of Representative*

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

Amy O'Connor  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_  
*Date*

by Amy O'Connor  
*Name of person with authority to execute documents on behalf on entity owner*

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

Karolina  
*Notary's Signature and Seal*

KAROLINA BIEN  
*Name of Acknowledger typed, printed or stamped*



GG 188893  
*Commission Number, if any*



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

THE MONTESSORI CHILDREN'S SCHOOL OF KEY WEST, INC.

### Filing Information

<b>Document Number</b>	723201
<b>FEI/EIN Number</b>	59-1395046
<b>Date Filed</b>	04/18/1972
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	02/07/2014

### Principal Address

1221 VARELA STREET  
KEY WEST, FL 33040

Changed: 09/26/2012

### Mailing Address

1221 VARELA STREET  
KEY WEST, FL 33040

Changed: 09/26/2012

### Registered Agent Name & Address

Haskell, Evan  
3812 Flagler  
KEY WEST, FL 33040

Name Changed: 07/01/2014

Address Changed: 07/01/2014

### Officer/Director Detail

#### **Name & Address**

Title President

HASKELL, EVAN  
3812 FLAGLER  
KEY WEST, FL 33040

Title Treasurer

MATARAZZO, KURT  
1609 Patricia  
KEY WEST, FL 33040

Title VP

FOX, TAMMY  
212 Shore Avenue  
Key West, FL 33040

Title Executive Director

O'Connor, Amy  
1608 Rose Street  
Key West, FL 33040

Title Director

Casebolt, Betsy  
1121 Whitehead Street  
Key West, FL 33040

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2018	01/18/2018
2019	02/13/2019
2019	10/28/2019

**Document Images**

<a href="#">10/28/2019 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/02/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/21/2017 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/08/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

# Verification Form

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, SERGE MASHTAKOV, 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:

1217 VARELA ST, Key West

*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 July 29, 2019 by

Serge Mashtakov  
*Name of Authorized Representative*

He/She [Signature] is personally known to me or has presented \_\_\_\_\_ as identification.

[Signature]  
*Notary's Signature and Seal*

Linda J. Maconi  
*Name of Acknowledger typed, printed or stamped*

FF 912783  
*Commission Number, if any*



**PLANNING BOARD  
RESOLUTION NO. 2019-84**

**A RESOLUTION OF THE CITY OF KEY WEST  
PLANNING BOARD GRANTING WITH CONDITIONS  
A CONDITIONAL USE APPROVAL TO ALLOW FOR  
AN EXPANSION OF AN EDUCATIONAL  
INSTITUTION AND DAY CARE USE ON PARCELS  
LOCATED AT 1217 VARELA STREET, 1221 VARELA  
STREET, & 1127 UNITED STREET (RE # 00033140-  
000000, 00033110-000000, 00033100-000000) WITHIN THE  
HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR)  
ZONING DISTRICT PURSUANT TO THE LAND  
DEVELOPMENT REGULATIONS OF THE CODE OF  
ORDINANCES OF THE CITY OF KEY WEST,  
FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject properties are located within the Historic Medium Density Residential (HMDR) zoning district; and

**WHEREAS**, pursuant to Sections 122-62 and 122-598 (3) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City"), the applicant filed a conditional use application for an educational institution and day care use on properties located at 1217 Varela Street, 1221 Varela Street, & 1127 United Street; and

**WHEREAS**, City Code Sections 122-62 and 122-63 outline the criteria for reviewing a conditional use application by the Planning Board; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on November 21, 2019; and

\_\_\_\_\_ Chairman

 \_\_\_\_\_ Planning Director



**WHEREAS**, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and

**WHEREAS**, the approval of the conditional use application will be in harmony with the general purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as fully set forth herein.

**Section 2.** That a conditional use request, pursuant to Sections 122-62 and 122-598 (3) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing an educational institution and day care use on properties located at 1217 Varela Street, 1221 Varela Street, & 1127 United Street (RE # 00033140-000000, 00033110-000000, 00033100-000000) with the following conditions:

**General conditions:**

1. The conditional use and site improvements/renovations shall match approved plans dated July 29, 2019 and revised sheet C-102 dated October 11, 2019 by Serge Mashtakov, P.E.
2. The project must receive a parking variance in the amount of thirty-two (32) off-street parking spaces from the Planning Board.
3. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance may inspect the property on

\_\_\_\_\_  
Chairman  
 \_\_\_\_\_  
Planning Director





an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolutions.

4. A thick mitigation buffering zone shall be applied to the appropriate side of the property.

**Section 3.** Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety and construction shall commence within 12 months after the date hereof.

**Section 4.** This resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

\_\_\_\_\_ Chairman

 \_\_\_\_\_ Planning Director



Read and passed on first reading at a regularly scheduled meeting held this 21st day of November 2019.

Authenticated by the Chair of the Planning Board and the Planning Director.

\_\_\_\_\_  
Sam Holland, Planning Board Chair Date

**Attest:**

*Roy Bishop*  
\_\_\_\_\_  
Roy Bishop, Planning Director 11/25/19  
Date



**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk Date

\_\_\_\_\_  
Chairman  
*RB*  
\_\_\_\_\_  
Planning Director

# CONSTRUCTION PLANS FOR 1217 VARELA ST CONDITIONAL USE APPLICATION

**SITE LOCATION**



LOCATION MAP:

**PROJECT LOCATION:**  
1217 VARELA ST,  
KEY WEST, FL 33040

**CLIENT:**  
MONTESSORI CHILDRENS  
SCHOOL OF KEY WEST INC

**NOTE: THESE DRAWINGS ARE FOR  
CONDITIONAL USE REVIEW AND  
APPROVAL ONLY AND SHALL NOT  
BE USED FOR CONSTRUCTION.**

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND PROFESSIONAL SEAL.

SIGNATURE: SERGE MASHAKOV  
 DATE: JUL 29 2019  
 SERGE MASHAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO 71480

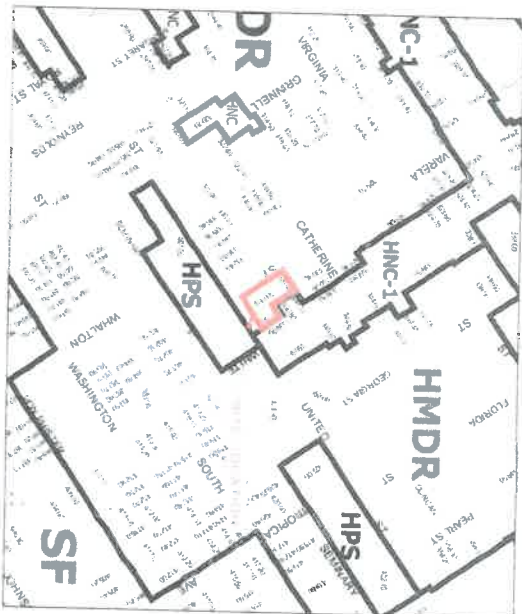
DATE: JUL 29 2019  
 PROJECT: 1217 VARELA ST  
 DRAWING NO: 01

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING

ARTIBUS DESIGN  
 8706 N. ROOSEVELT BLVD  
 KEY WEST FL 33040  
 (305) 304-2612  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30925

**CLIENT:**  
 MONTESSORI CHILDRENS  
 SCHOOL OF KEY WEST INC  
 1217 VARELA ST

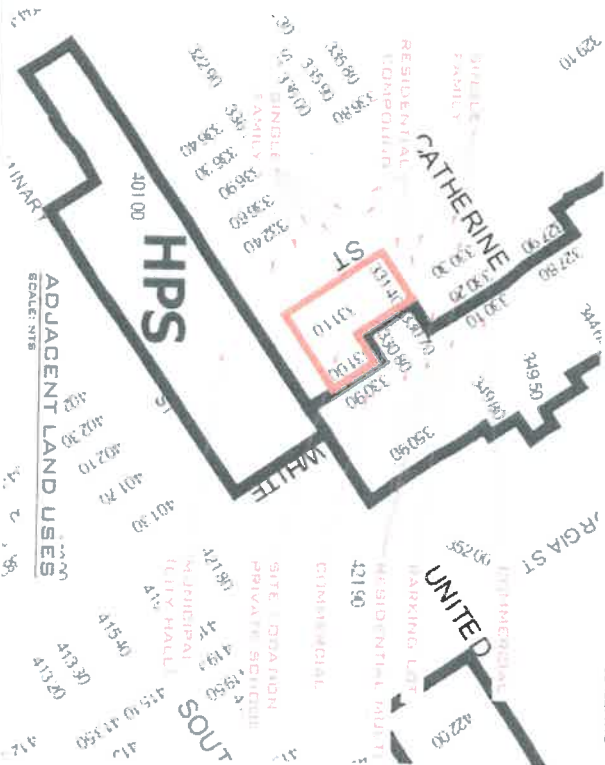
PROJECT	1217 VARELA ST
TITLE	KEY WEST, FL 33040
DATE	07/29/2019
DESIGNER	DAVID
CHECKED	DAVID
DATE	07/29/2019
SCALE	AS SHOWN
PROJECT NO.	1905-06
DRAWING NO.	0-100
TOTAL SHEETS	1



PARTIAL ZONING MAP  
SCALE: NTS



AERIAL PHOTO  
SCALE: NTS



ADJACENT LAND USES  
SCALE: NTS



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NO. 71480  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
SERGE M. MARRAS  
LICENSE NO. 71480

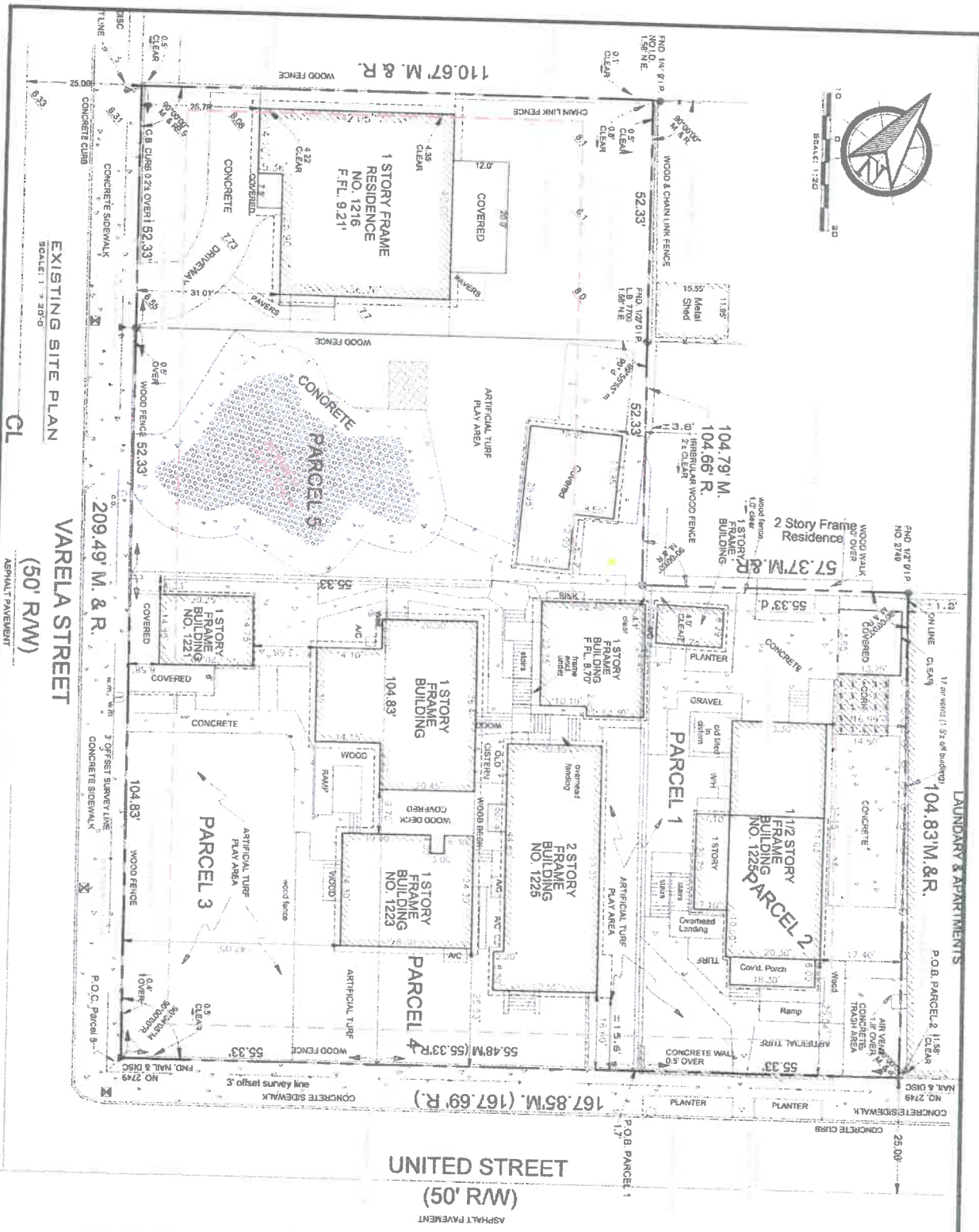
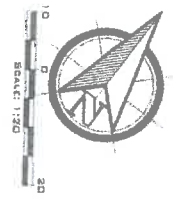
DATE: **JULY 29 2019**

PROJECT: **ARTIBUS DESIGN**  
1217 VARELA ST  
KEY WEST, FL 33040

ARTIBUS DESIGN  
3708 N. REDAVERE BLVD  
KEY WEST, FL 33040  
(305) 304-3912  
WWW.ARTIBUSDESIGN.COM  
CA # 30893

PROJECT: **MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC**  
1217 VARELA ST

DATE: 1217 VARELA ST  
KEY WEST, FL 33040  
PROJECT: ZONING MAP, AERIAL  
LAND USES  
SCALE: NTS  
DATE: 08/04/19  
BY: HMB  
CHECKED: HMB  
DATE: 08/06/19  
PROJECT: 1905-06  
SCALE: C:100  
PAGE: 1



**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING  
 3708 N. ROBERT BLVD  
 SUITE 1-208  
 TAMPA, FL 33604  
 (813) 877-3300  
 WWW.ARTIBUSDESIGN.COM  
 CA # 32895

**PROJECT:**  
 MONTESSORI CHILDREN'S  
 SCHOOL OF KEY WEST, INC  
 1217 VARELA ST

**DATE:**  
 1217 VARELA ST  
 KEY WEST, FL 33040

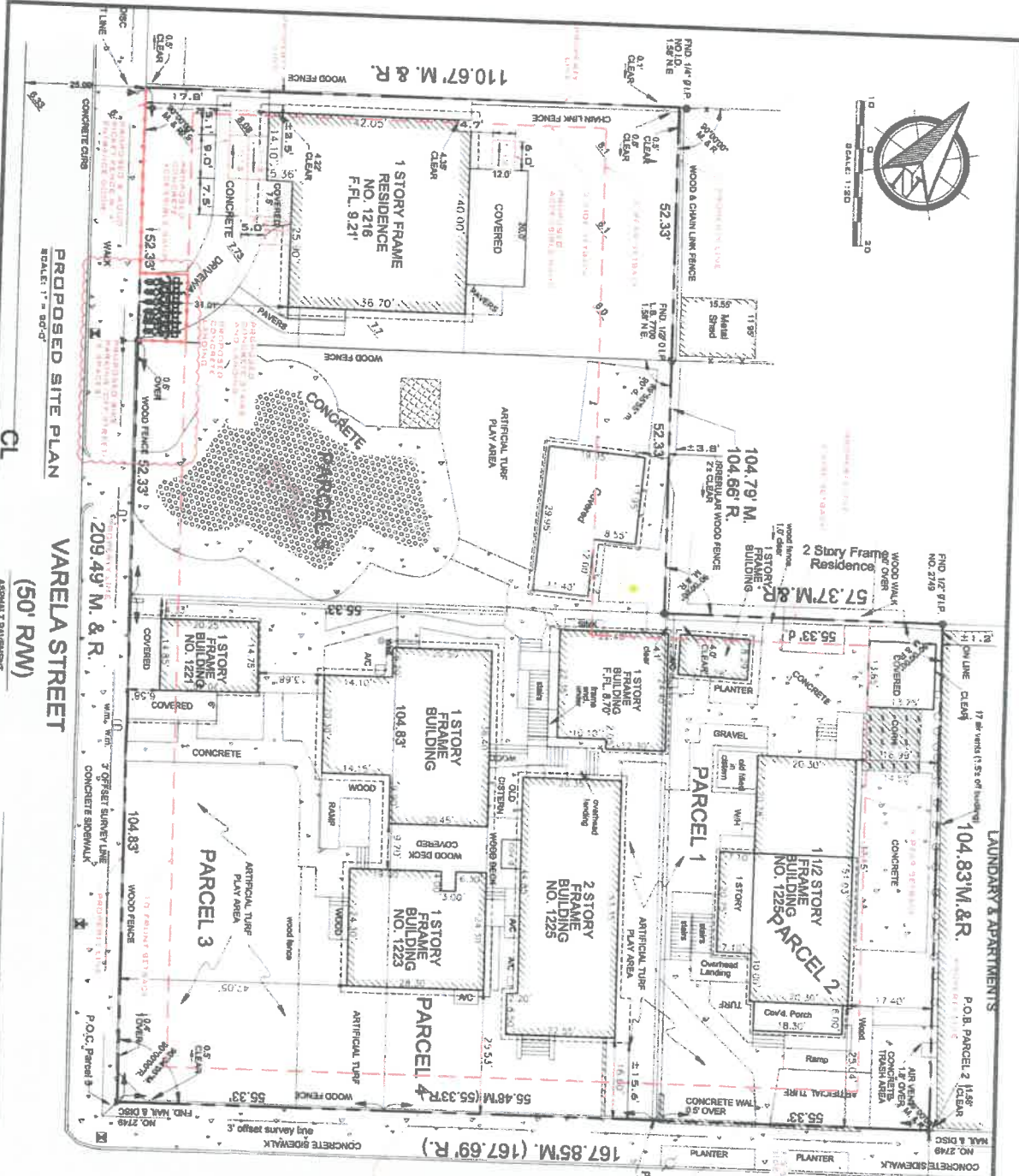
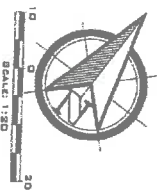
**TITLE:**  
 EXISTING SITE PLAN

**SCALE:**  
 1/2" = 1'-0"

**DATE:**  
 1905-06 C-101 1

**PROFESSIONAL ENGINEER**  
 STATE OF FLORIDA  
 LICENSE NO. 71480  
 JUL 29 2019  
 SERGE MASHKATKOV  
 LICENSE NO. 71480  
 DATE: JUL 29 2019  
 PROJECT: MONTESSORI CHILDREN'S SCHOOL OF KEY WEST, INC  
 LICENSE NO. 71480

**LAUNDRY & APARTMENTS**  
 104.83M & R.  
 P.O.B. PARCEL 2 11.58'  
 CONCRETE SIDEWALK  
 CONCRETE CURB  
 25.00'



**PROPOSED SITE PLAN**  
SCALE: 1" = 30'-0"

**VARELA STREET**  
(50' RW)

**UNITED STREET**  
(50' RW)

**NOTES:**  
1. EXISTING TREES, HEDGES ARE NOT AFFECTED BY THE PROPOSED LAND USE. SEE TREE PROTECTION SHEET C-103. 2. NO SIGNIFICANT CHANGES TO THE IMPERVIOUS AREA IS PROPOSED. NO SWALE WORK IS PROPOSED.

**UNITED STREET**  
(50' RW)



Digitally signed  
by Serge  
Mashakov P.E.  
71480 State of  
Florida  
Date: 2019.10.11  
13:49:04 -04'00'

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING  
3708 N. ROOSEVELT BLVD  
SUITE 1200  
MIAMI, FL 33134  
(305) 354-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 08835

**MONTESSORI CHILDRENS  
SCHOOL OF KEY WEST INC**  
1217 VARELA ST  
KEY WEST, FL 33040  
Proposed Site Plan

**DATE:** 10/11/2019  
**TIME:** 13:49:04  
**STATUS:** FINAL

DATE PLOTTED	10/11/2019	SCALE	1" = 30'-0"
DATE PRINTED	10/11/2019	SHEET NO.	C-103
DATE REVISION		BY	
DATE REVISION		BY	
DATE REVISION		BY	

**SITE DATA:**  
**TOTAL SITE AREA:** ±29,191.5 SQ.FT.  
**LAND USE:** HMDR  
**FLOOD ZONE:** X 0.2 PCT  
**SETBACKS**  
**FRONT:** 10 FT. (SEC. 122-1151 F.N. 6)  
**EXISTING:** ±0 FT.  
**PROPOSED:** NO CHANGE  
**REAR:** 15 FT.  
**EXISTING:** ±1.2 FT.  
**PROPOSED:** NO CHANGE  
**STREET SIDE:** 7.5 FT.  
**EXISTING:** ±15.6 FT.  
**PROPOSED:** NO CHANGE  
**REAR:** 15 FT.  
**EXISTING:** ±1.2 FT.  
**PROPOSED:** NO CHANGE

**MAXIMUM IMPERVIOUS SURFACE RATIO:**  
**REQUIRED:** 60% (17,514.9 SQ.FT.)  
**EXISTING:** 56.06% (±16,364.4 SQ.FT.)  
**PROPOSED:** 56.16% (±16,392.4 SQ.FT.)

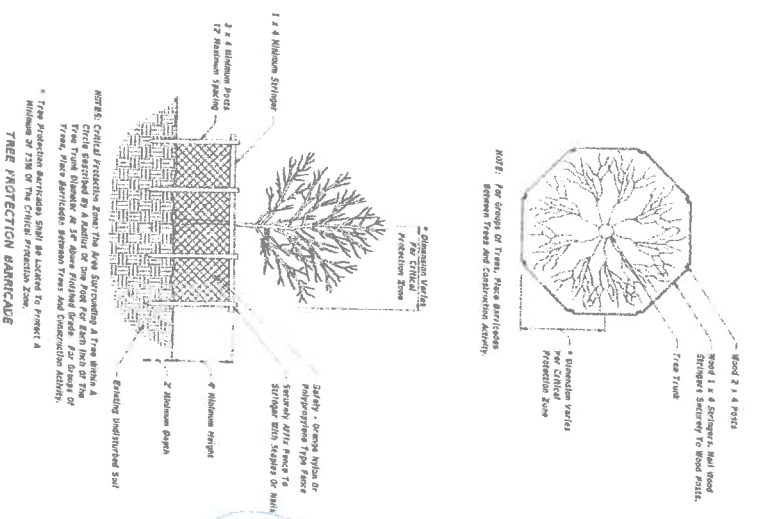
**MAXIMUM BUILDING COVERAGE:**  
**REQUIRED:** 40% (11,676.6 SQ.FT.)  
**EXISTING:** 31.33% (±9,147.1 SQ.FT.)  
**PROPOSED:** NO CHANGE

**OPEN SPACE MINIMUM:**  
**REQUIRED:** 20% (5,838.3 SQ.FT.)  
**EXISTING:** 46.63% (±13,612.4 SQ.FT.)  
**PROPOSED:** 46.48% (±13,567.4 SQ.FT.)

**F.A.R.:**  
**REQUIRED:** 1.0 (29,191.5 SQ.FT.)  
**EXISTING:** 0.244 (±7,109.4 SQ.FT.)  
**PROPOSED:** 0.244 (±7,109.4 SQ.FT.)

**PARKING:**  
 PER SEC.: 108-572, FOR PRIVATE SCHOOLS.  
 1 SPACE PER 5 SEATS OR 1 SPACE PER 1.50 SQUARE FEET OF FLOOR AREA IN THE MAIN ASSEMBLY HALL, WHICHEVER IS GREATER.  
**EXISTING OCCUPANTS:** 120 STUDENTS + 23 STAFF  
**PROPOSED OCCUPANCY:** 132 STUDENTS + 23 STAFF (157 TOTAL)  
**REQUIRED BASED ON OCCUPANCY:** 157/5 SEATS = 32 SPACES  
**REQUIRED BASED ON FLOOR AREA:** 7,109.45 SQ.FT./1.50 = 48 CAR SPACES (35%) 17 BIKE SPACES (CONTROL 5)

**EXISTING PROPOSED**  
**VARIABLE HEIGHT REQUIRED**  
**MAXIMUM HEIGHT:** 30 FT



THIS DRAWING SHALL BE VALID THROUGH THE EXPIRATION DATE OF THE PROFESSIONAL SEAL OF THE ENGINEER.

NO. 74480

STATE OF FLORIDA

PROFESSIONAL ENGINEER

DATE: JUL 29 2018

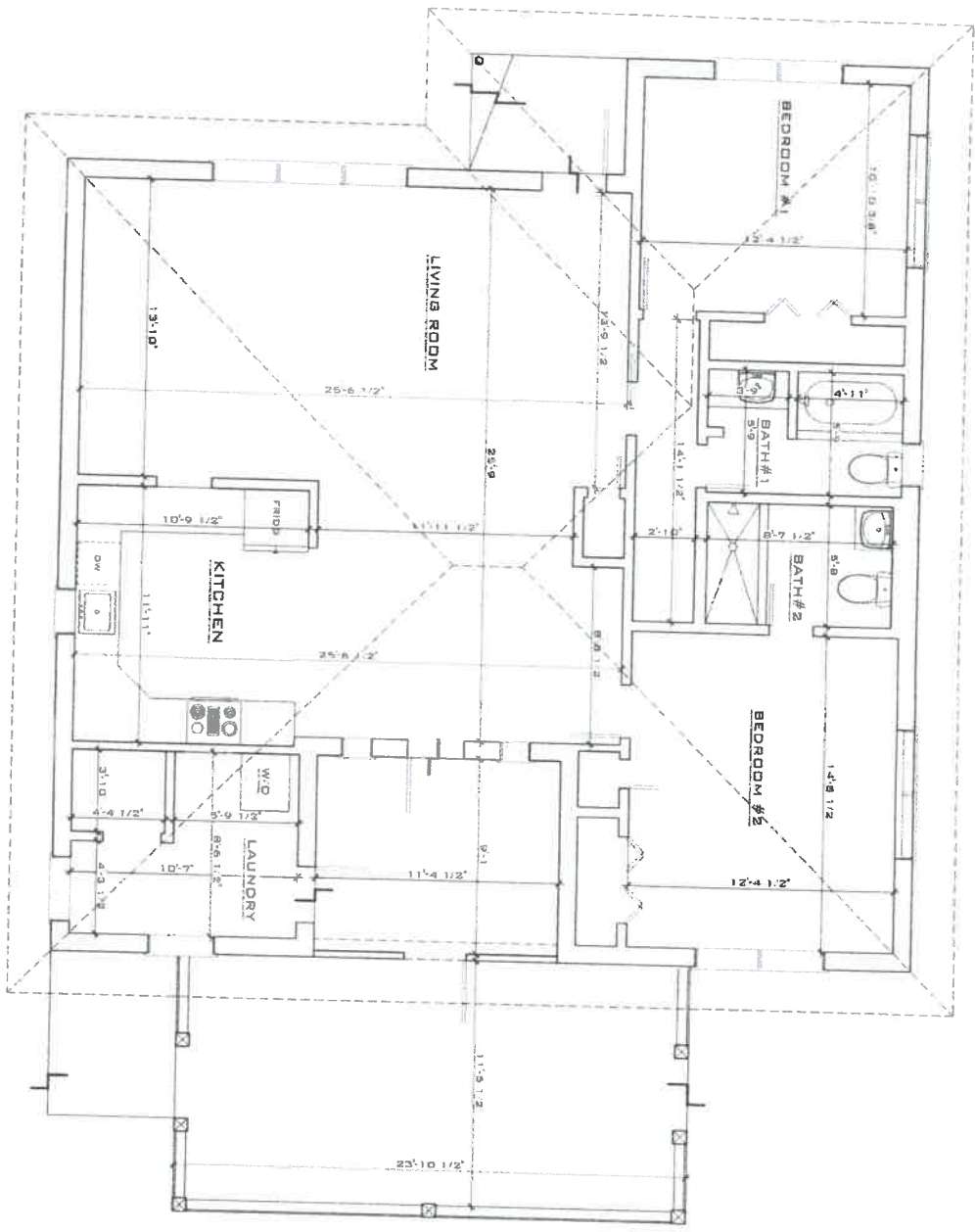
ARTIBUS DESIGN ENGINEERING AND PLANNING

ARTIBUS DESIGN ENGINEERING AND PLANNING

1217 VARELA ST  
 KEY WEST, FL 33040

1217 VARELA ST  
 KEY WEST, FL 33040

1905-06 C-103



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

THIS DRAWING IS VALID WITHOUT THE SIGNATURE OF THE PROFESSIONAL ENGINEER FOR THE STATE OF FLORIDA.

NO. 71450

STATE OF FLORIDA

PROFESSIONAL ENGINEER

**Jul 29 2019**

SIGNATURE: [Signature]

DATE: 7/29/2019

3000 N. RIVERVIEW BLVD.  
SUITE 100  
TALLAHASSEE, FL 32310  
PHONE: (904) 833-3333  
WWW.ARTIBUSDESIGN.COM

NO. 1905-06

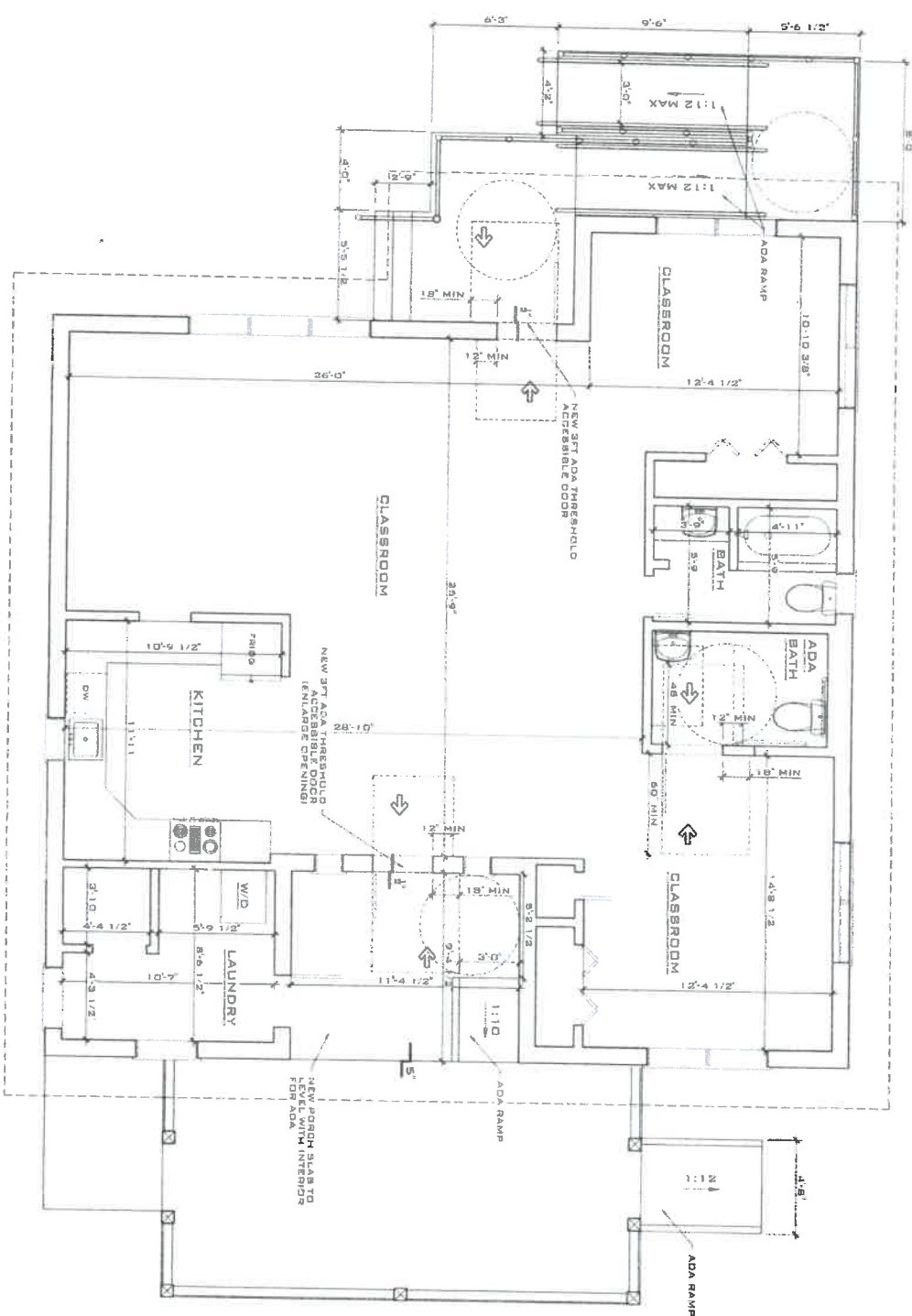
PROJECT: 1217 VARELA ST  
KEY WEST, FL 33040  
EXISTING FLOOR PLAN

DATE: 7/29/2019

SCALE: 3/16" = 1'-0"

1





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

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DATE: **JUL 29 2019**

PROJECT: **MONTESSORI CHILDREN'S SCHOOL, 1217 VARELA ST**

PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA  
LICENSE NO. 71450

ARTIBUS DESIGN  
ENGINEERING AND PLANNING  
2000 CALIFORNIA DRIVE, SUITE 1308  
KEY WEST, FL 33040  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: **MONTESSORI CHILDREN'S SCHOOL, 1217 VARELA ST**

PROJECT: **1217 VARELA ST**

DATE: **1217 VARELA ST**

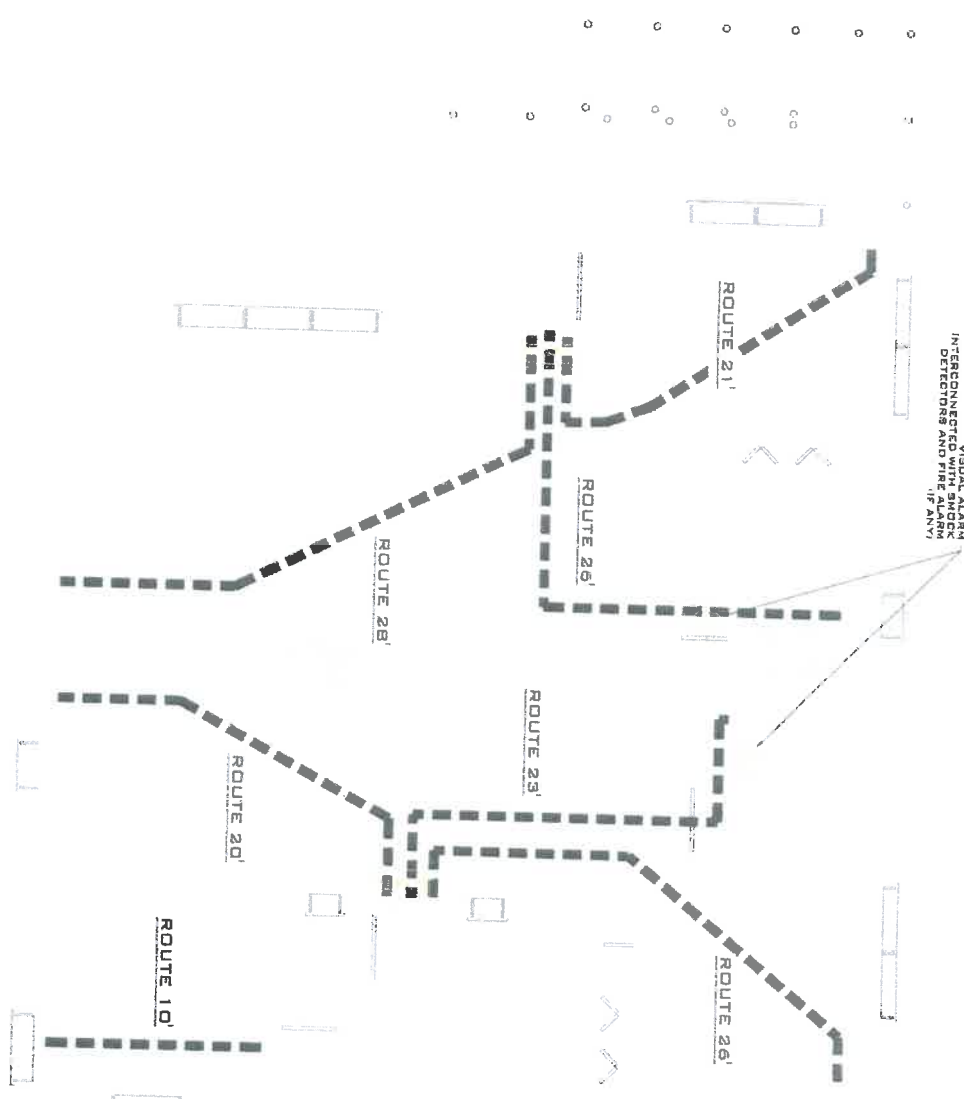
TYPE: **PROPOSED FLOOR PLAN**

SCALE: 3/16" = 1'-0"

DATE: **1905-06**

PROJECT: **A-102**

NO. OF SHEETS: **1**



**LIFE SAFETY PLAN**  
SCALE: 3/16" = 1'-0"


THIS CHANGING BOARD BELONGS TO THE  
 REVIEW BOARD FOR THE STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 71480  
 STATE OF FLORIDA  
 DATE: JULY 9 2019  
 SIGNATURE: SERGIY MASHAYKOV  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 71480

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING  
 ARTIBUS DESIGN  
 3706 N. ROCKVELT BLVD  
 SUITE 1000  
 MIAMI, FL 33140  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 OR # 30833

**CLIENT**  
 MONTESOMI CHILDRENS  
 SCHOOL OF KEY WEST, INC  
 1217 VARELA ST  
 KEY WEST, FL 33040  
**PROJECT**  
 LIFE SAFETY PLAN  
 REVISIONS:  
 NO. DATE BY  
 1905-05: A-103 I

APPLICABLE BUILDING CODE:  
 FBC EXISTING BUILDING 6TH EDITION 2017

OCCUPANCY: EDUCATIONAL GROUP E

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE  
 FBC TABLE 1017.2, OCCUPANCY E, WITHOUT SPRINKLER SYSTEM: 200 FT

MAXIMUM ROUTE: ±28' FT

CONSTRUCTION TYPE: TYPE III - B

ITEM	EXISTING	FBC TABLE 504	PROPOSED
CONSTRUCTION TYPE	TYPE III - B	TYPE III - B	TYPE III - B
MAX HEIGHT (FEET)	16'	55'0"	16'
OCCUPANCY	GROUP R	GROUP E	GROUP E
MAX STORIES	1	2	1
MAX AREA	±1,550 SF	14,500 SF	±1,550 SF

OCCUPANCY LOAD: PER TABLE 1004.1.2 FBC

AREA	LOAD (PER 1004.1.2)	REQ. EGRESS (PER 1005.3.2)	PROVIDED
NET ±1,033 SF	(20 NET) 1,033 / 20 = 51.65	52'0.2"=10.4'	36" (2 EA)

FBC TABLE 906.3(1)  
 FIRE EXTINGUISHERS CLASS:  
 MAXIMUM FLOOR AREA PER EXTINGUISHER:  
 MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER:

2-A  
 3,000 SF  
 75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP E - OCCUPANCY SHALL BE CAPPED < 50 PERSONS.  
 EXCEPTION #1. A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN GROUP E OCCUPANCIES WITH AN  
 OCCUPANT LOAD OF 50 OR LESS. FBC (F) 907.2.3.

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 SIGNATURE AND SEAL OF THE  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 No. 71480  
 \*  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 71480  
 DATE: **JUL 29 2019**

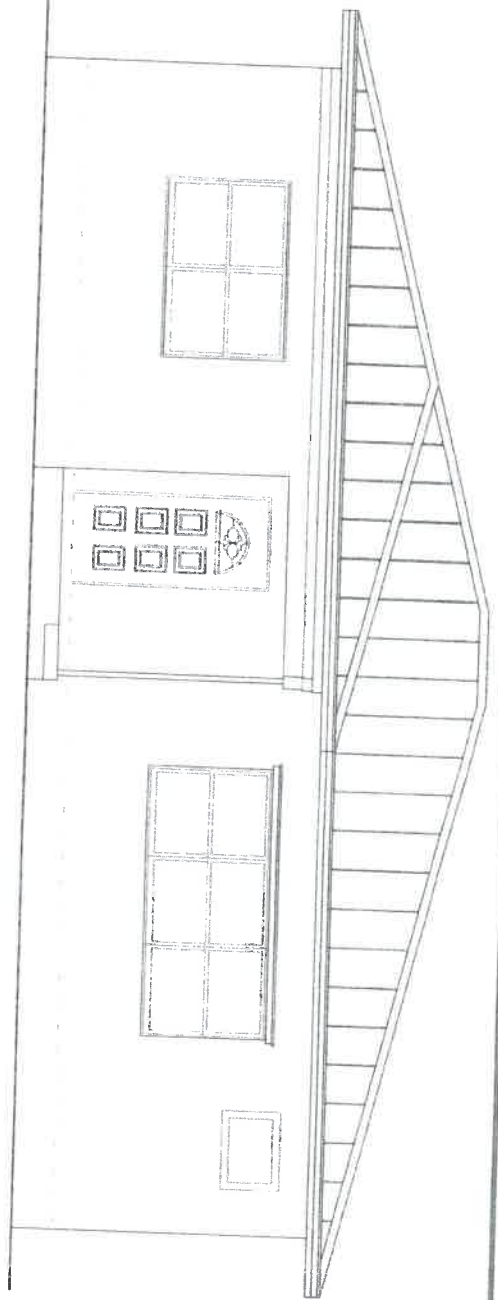
ARTIBUS DESIGN  
 ENGINEERING AND PLANNING

ARTIBUS DESIGN  
 5202  
 3200  
 KEY WEST, FL 33040  
 CA # 30835

PROJECT: MONTEGOMERY CHILDREN'S  
 SCHOOL OF KEY WEST, FL  
 1217 VARELA ST

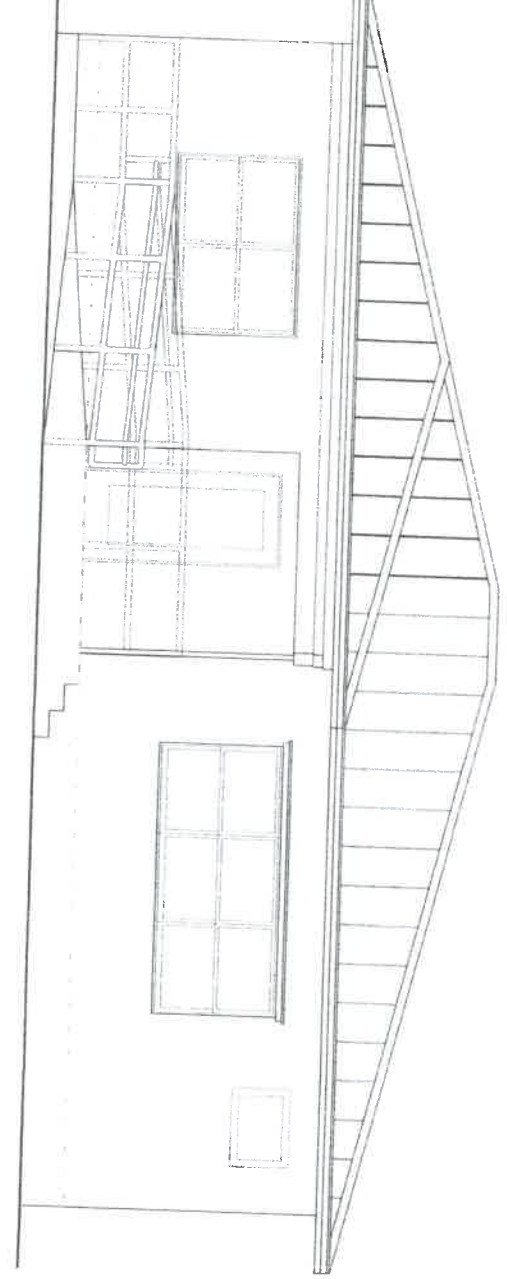
1217 VARELA ST  
 KEY WEST, FL 33040  
 1908-06 A-104

EXISTING FLOOR  
 EL. 121.19 21' ABOVE  
 EXISTING GRADE  
 EL. 121.73 ABOVE  
 GROUND OF ROAD  
 EL. 121.23 ABOVE



**EXISTING FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

EXISTING FLOOR  
 EL. 121.19 21' ABOVE  
 EXISTING GRADE  
 EL. 121.73 ABOVE  
 GROUND OF ROAD  
 EL. 121.23 ABOVE



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

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DATE: **JUL 29 2019**

SIGNATURE: *[Signature]*

PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71480

PROJECT: MONTAGNON CHILDREN'S SCHOOL OF KEY WEST, FL  
 LICENSE NO. 71480

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

NO. 71480

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING

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 SUITE 1-208  
 KEY WEST, FL 33040  
 (305) 851-1111  
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 CA # 30895

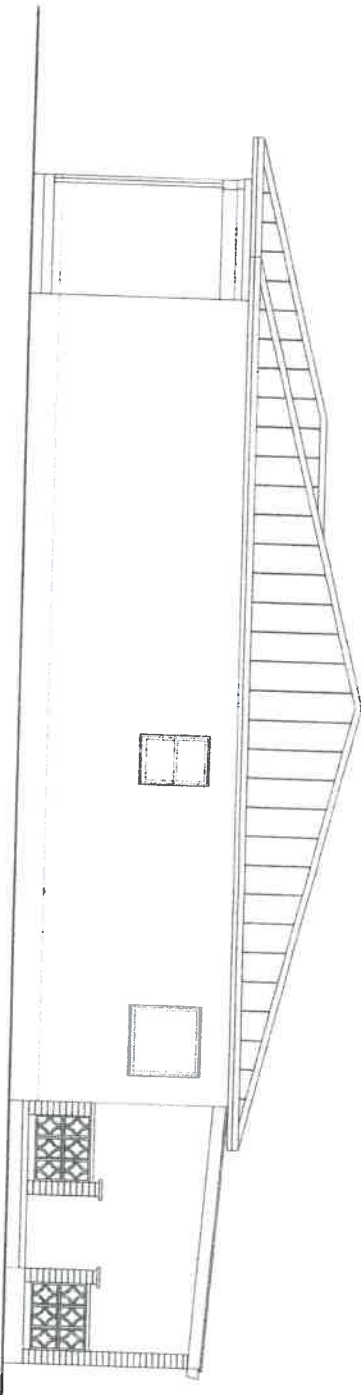
**MONTAGNON CHILDREN'S  
 SCHOOL OF KEY WEST, FL**

1217 VARELA ST  
 1217 VARELA ST

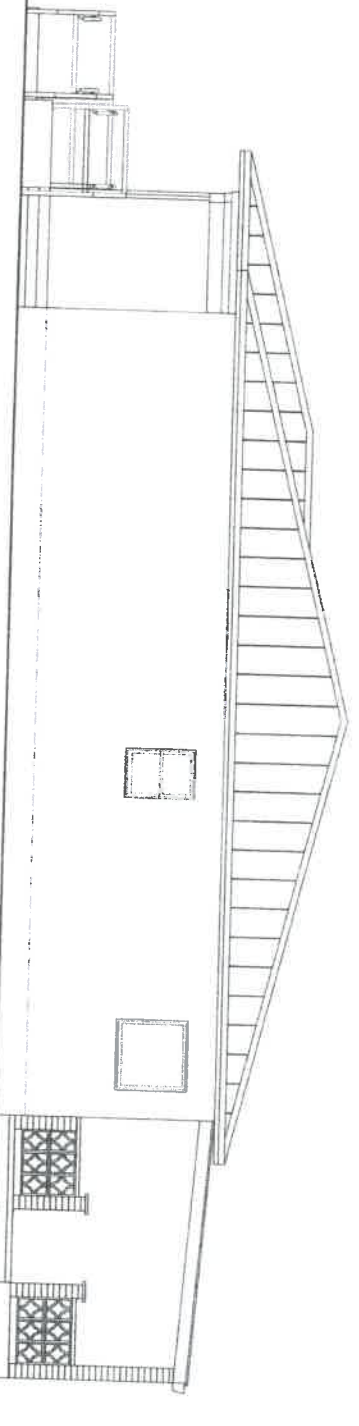
1217 VARELA ST  
 KEY WEST, FL 33040

EXISTING/ PROPOSED  
 FRONT ELEVATION

DATE: 7/29/19  
 DRAWN BY: ANS  
 CHECKED BY: GJM  
 1905-06 A-102 1



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



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

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NO. 71480  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
BRIAN H. HARTZDORF  
P.L.C.  
DATE: JUL 29 2019  
PROJECT: MONTESORRI CHILDRENS SCHOOL OF KEY WEST INC  
DRAWING NO. 21-050

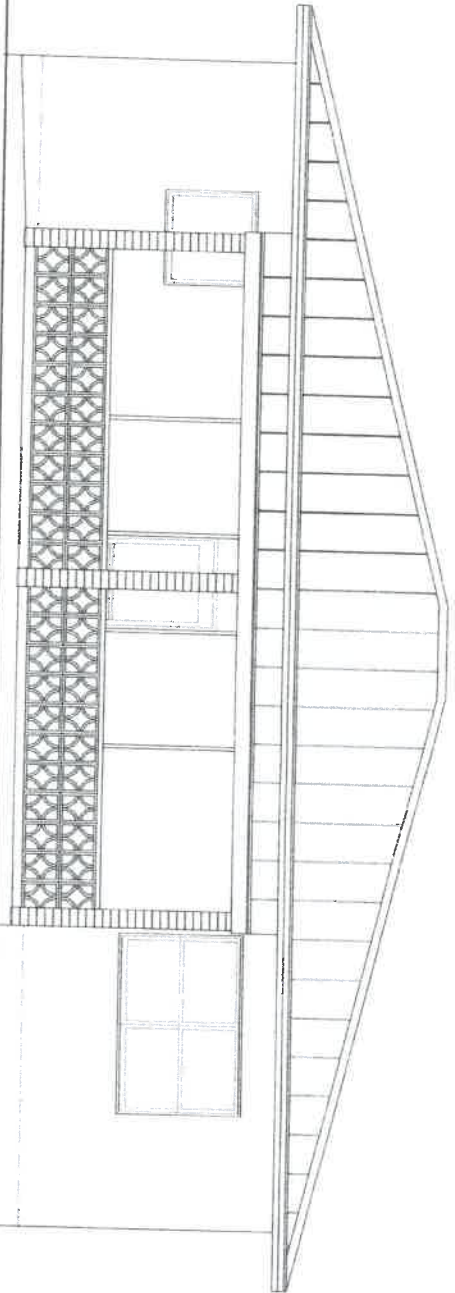
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DATE: JUL 29 2019  
PROJECT: MONTESORRI CHILDRENS SCHOOL OF KEY WEST INC  
DRAWING NO. 21-050

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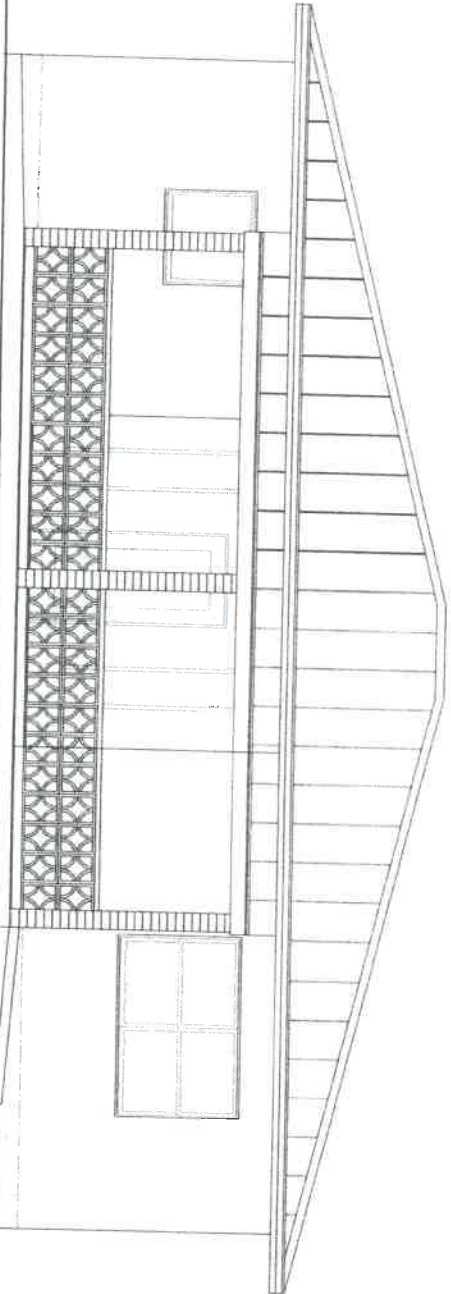
ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
SUITE 200  
KEY WEST, FL 33040  
TEL: 305.854.3312  
FAX: 305.854.3312  
WWW.ARTIBUSDESIGN.COM  
CA # 58853

CLIENT  
MONTESORRI CHILDRENS  
SCHOOL OF KEY WEST INC  
PROJECT  
1217 VARELA ST

SITE  
1217 VARELA ST  
KEY WEST, FL 33040  
TITLE  
EXISTING/PROPOSED  
RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"  
DATE: 7/29/19  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO.: 1905-06  
SHEET NO.: A-104  
TOTAL SHEETS: 1



**EXISTING REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

DATE: JUL 29 2019  
 PROJECT: 1217 VARELA ST  
 DRAWING: REAR ELEVATION  
 SCALE: 1/4" = 1'-0"

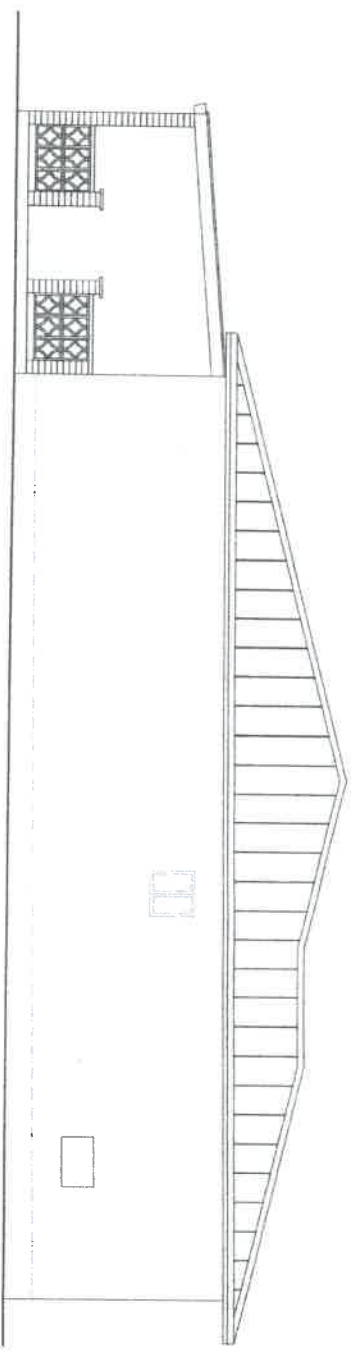
STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 71450  
 PAUL E. BROWN, ENGINEER  
 LICENSE NO. 71450

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 3706 N. ROBERTSON BLVD  
 SUITE 1208  
 KEO WEST, FL 33040  
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 CA # 30833

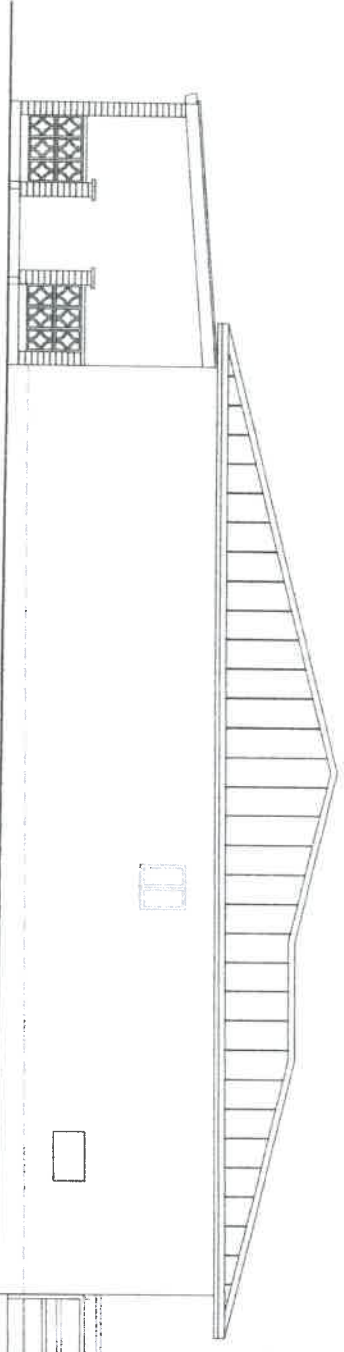
CONTRACTOR:  
 MCVENSON PAULORNS  
 SCHOOL OF KE WEST INC  
 1217 VARELA ST

PROJECT:  
 1217 VARELA ST  
 KEY WEST, FL 33040  
 EXISTING/PROPOSED  
 REAR ELEVATION

DATE: 1905-06  
 DRAWING: A-105



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



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

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 STATE OF CALIFORNIA  
 PROFESSIONAL ENGINEER  
 DATE: **JUL 29 2019**  
 SIGNATURE: [Signature]  
 PROJECT: [Redacted]  
 LICENSE NO. 71400

ARTIBUS DESIGN  
 ENGINEERING AND PLANNING  
 1217 VARELA ST  
 SUITE 1208  
 KEY WEST, FL 33040  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT:  
 MONTGESSRI CHILDRENS  
 SCHOOL OF KEY WEST, INC  
 1217 VARELA ST

PROJECT:  
 1217 VARELA ST  
 KEY WEST, FL 33040  
 EXISTING/PROPOSED  
 LEFT ELEVATION

DATE	1905-06	SCALE	A-106
PROJECT	1217 VARELA ST	DATE	1
CLIENT	MONTGESSRI CHILDRENS SCHOOL OF KEY WEST, INC	SCALE	1
PROJECT	1217 VARELA ST	DATE	1
CLIENT	MONTGESSRI CHILDRENS SCHOOL OF KEY WEST, INC	SCALE	1

**PLANNING BOARD  
RESOLUTION NO. 2019-83**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO THE REQUIRED THIRTY-TWO (32) OFF-STREET PARKING SPACES FOR PROPERTIES LOCATED AT 1217 VARELA STREET, 1221 VARELA STREET, & 1127 UNITED STREET (RE # 00033140-000000, 00033110-000000, 00033100-000000) WITHIN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 108-572 (3), and 108-575 (5) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to expand an existing educational institution at 1221 Varela Street and 1127 United Street (RE # 00033110-000000 and 00033100-000000) to the property located at 1217 Varela Street (RE # 00033140-000000); and

**WHEREAS**, Section 108-572 (3) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states off-street parking spaces shall be provided for public and private schools; and

**WHEREAS**, Section 108-575 (5) states that whenever a building or use is enlarged in floor area, number of dwelling units, seating capacity or in any other manner so as to create a need for a greater number of parking spaces than that existing, such spaces shall be provided in accordance with this section. Any parking deficiency shall be brought into conformity concurrently with the enlargement or change of use; and

**WHEREAS**, the minimum number of parking spaces required for public and private schools shall be one (1) space per five (5) seats; and

\_\_\_\_\_  
Chairman  
*KB*  
\_\_\_\_\_  
Planning Director





**WHEREAS**, the applicant proposes to expand the existing educational institution and increase the number of seats from 143-seats to 157-seats; and

**WHEREAS**, the minimum number of off-street parking spaces required for 157-seats is thirty-two (32) parking spaces; and

**WHEREAS**, the applicant proposes a total of zero (0) off-street parking spaces; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on November 21, 2019;

**WHEREAS**, the Planning Board finds 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 district;

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant;

**WHEREAS**, the Planning Board finds 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;

**WHEREAS**, the Planning Board finds 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;

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

\_\_\_\_\_  
Chairman  
*PB*  
\_\_\_\_\_  
Planning Director



**WHEREAS**, the Planning Board finds 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;

**WHEREAS**, the Planning Board finds that 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 are grounds for the issuance of the requested variance; and

**WHEREAS**, the Planning Board finds 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.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the City of Key West Planning Board for a variance to minimum off-street parking requirements for the properties located at 1217 Varela Street, 1221 Varela Street, & 1127 United Street (RE # 00033140-000000, 00033110-000000, 00033100-000000) in the HMDR Zoning District pursuant to Sections 90-395 and 108-572 (3) of the City of Key West Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans submitted by Serge Mashtakov, P.E. No approval granted for any other work or improvements shown on the plans other than the conversion of the single-family house at 1217 Varela Street to nonresidential floor area.

\_\_\_\_\_  
Chairman  
BB  
\_\_\_\_\_  
Planning Director



2. This parking variance is valid only if the educational institution as a conditional use in the HMDR zoning district is approved by the Planning Board.

**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not

\_\_\_\_\_  
Chairman  
FB  
\_\_\_\_\_  
Planning Director



effective for forty-five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21<sup>st</sup> day of November 2019.

Authenticated by the Chairman of the Planning Board and the Planning Director;

\_\_\_\_\_  
Sam Holland, Key West Planning Board Chairman Date

**Attest:**

*Roy Bishop*  
\_\_\_\_\_  
Roy Bishop, Planning Director 11/25/19  
Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk Date

\_\_\_\_\_  
Chairman  
*RB*  
\_\_\_\_\_  
Planning Director

# CONSTRUCTION PLANS FOR 1217 VARELA ST CONDITIONAL USE APPLICATION

SITE LOCATION

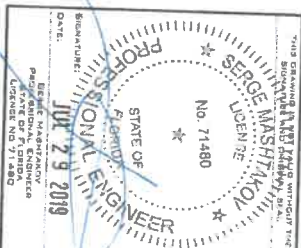


LOCATION MAP:

**PROJECT LOCATION:**  
1217 VARELA ST,  
KEY WEST, FL 33040

**CLIENT:**  
MONTESSORI CHILDRENS  
SCHOOL OF KEY WEST INC

NOTE: THESE DRAWINGS ARE FOR  
CONDITIONAL USE REVIEW AND  
APPROVAL ONLY AND SHALL NOT  
BE USED FOR CONSTRUCTION.

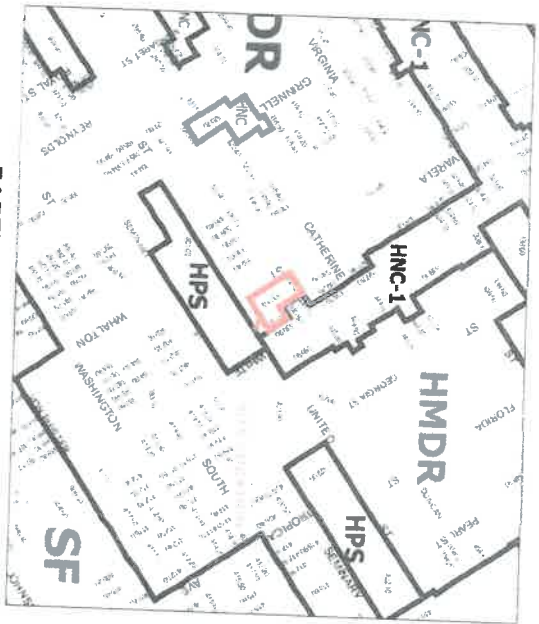


DATE: JUN 29 2019  
SIGNATURE: [Signature]  
PROJECT: [Blank]  
SCALE: [Blank]

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING  
3704 N. BURELLE BLVD  
SUITE 1-309  
KEY WEST, FL 33040  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

**CLIENT:**  
MONTESSORI CHILDRENS  
SCHOOL OF KEY WEST INC  
PROJECT:  
1217 VARELA ST

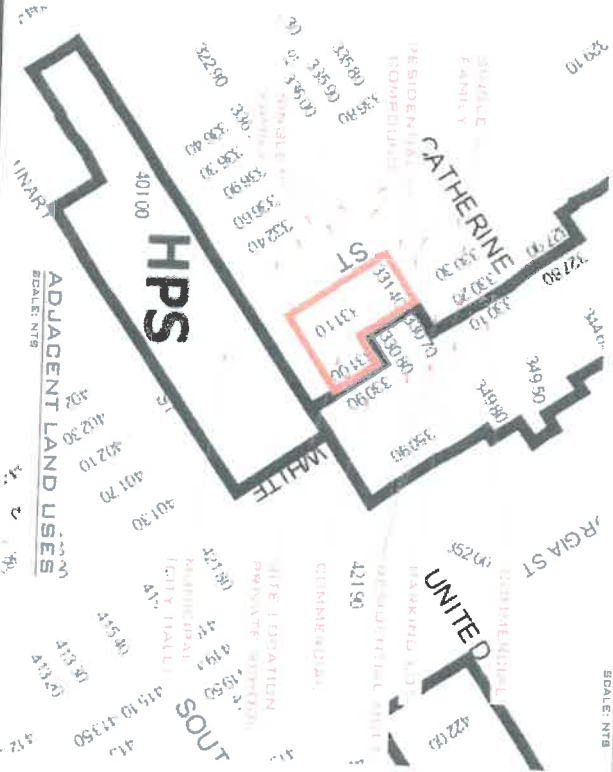
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KEY WEST, FL 33040  
COVER  
DATE: [Blank]  
SCALE: [Blank]  
DRAWN BY: [Blank]  
CHECKED BY: [Blank]  
1905-06 G-100



PARTIAL ZONING MAP  
SCALE: NTS



AERIAL PHOTO  
SCALE: NTS



ADJACENT LAND USES  
SCALE: NTS



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No. 71480

STATE OF FLORIDA

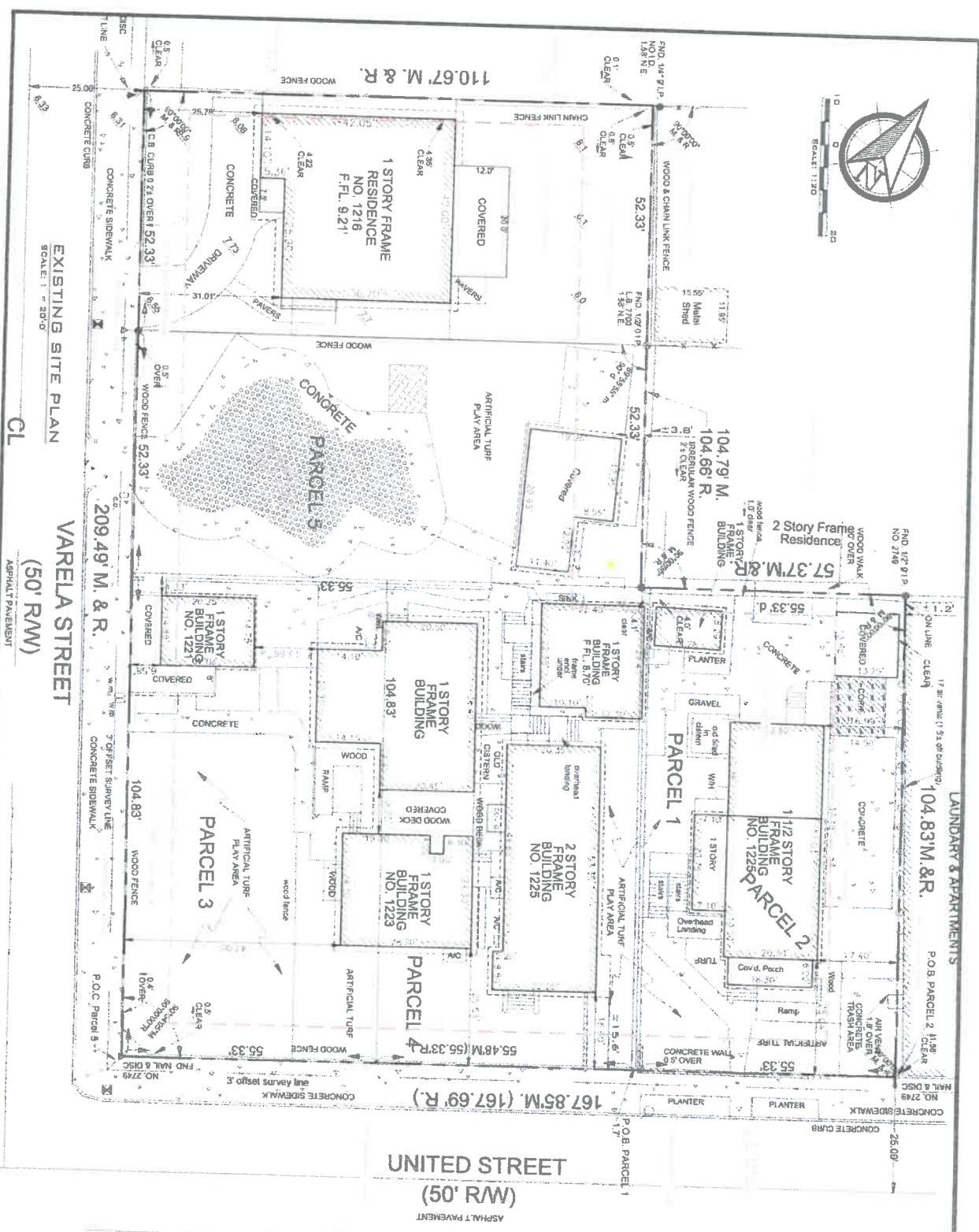
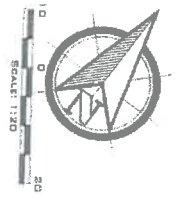
PROFESSIONAL ENGINEER

DATE: JUL 29 2019

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1217 VARELA ST  
KEY WEST, FL 33040  
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CA # 30893

PROJECT	1217 VARELA ST KEY WEST, FL 33040
CLIENT	MONTGESSORI CHILDRENS SCHOOL OF KEY WEST INC
DATE	1217 VARELA ST
SCALE	AS SHOWN
DATE	1905-06
SCALE	C-100
DATE	1



**EXISTING SITE PLAN**  
SCALE: 1" = 20'-0"

**VARELA STREET (50' RW)**  
ASPHALT PAVEMENT

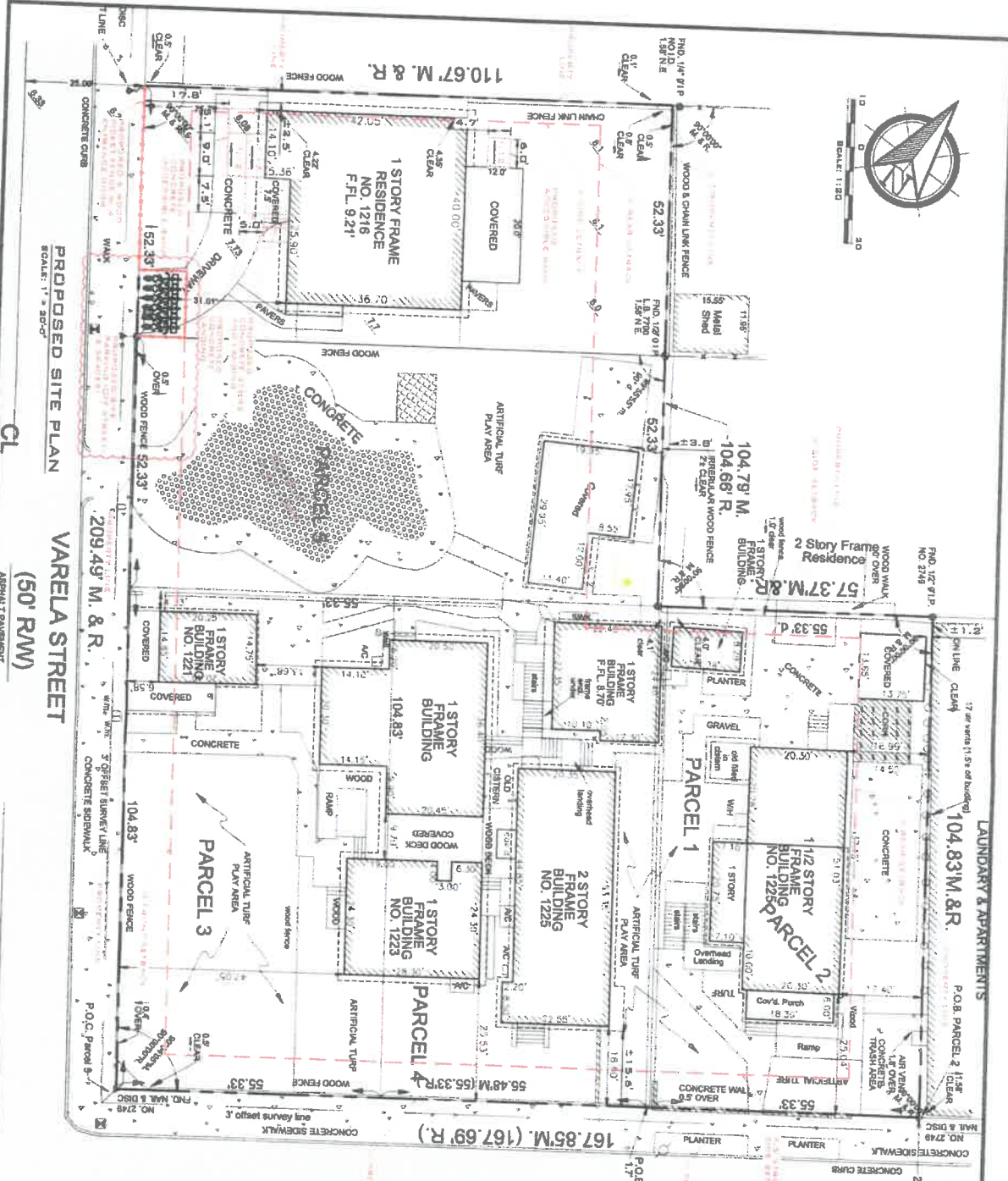
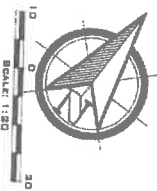
**UNITED STREET (W/R, 50')**  
ASPHALT PAVEMENT

**UNITED STREET (W/R, 50')**  
ASPHALT PAVEMENT

STATE OF FLORIDA  
**PROFESSIONAL ENGINEER**  
 No. 71480  
**SERGEI MASHTAKOV**  
 LICENSE  
 DATE: **JUL 29 2019**  
 SERGEI MASHTAKOV  
 Professional Engineer  
 License No. 71480

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING  
 3706 N. ROBERTSON BLVD  
 SUITE 150B  
 TAMPA, FL 33604  
 (813) 204-2312  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30885

CLIENT	MONTROSS CHILDREN'S SCHOOL OF KEY WEST INC
PROJECT	1217 VARELA ST
DRAWN BY	KEY WEST, FL 33040
CHECKED BY	KEY WEST, FL 33040
DATE	1905-06
SCALE	C-101
REVISIONS	1



PROPOSED SITE PLAN  
SCALE: 1" = 50'-0"

VARELA STREET  
(50' RW)  
ASPHALT PAVEMENT

UNITED STREET  
(50' RW)

NOTES:  
1. EXISTING TREES, HEDGES ARE NOT AFFECTED BY THE PROPOSED LOT USE. SEE TREE PROTECTION ON SHEET C-103.  
2. NO SIGNIFICANT ADJUSTMENTS TO THE IMPERVIOUS AREAS TO NO SWALE WORK IS PROPOSED.

110.67 M. & R.  
209.49 M. & R.  
167.85 M. (167.69 R.)

Digitally signed  
by Serge  
Mashakov P.E.  
71480 State of  
Florida  
Date: 2019.10.11  
13:49:04 -04'00'

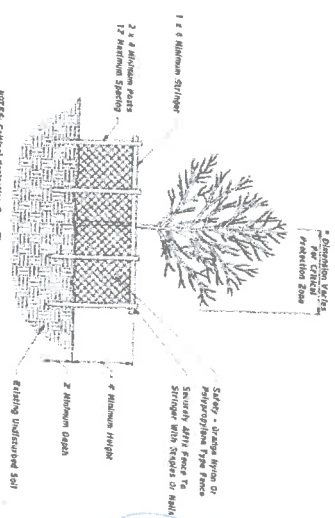
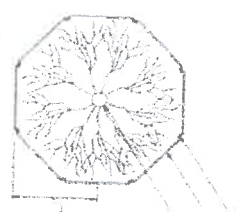
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KEY WEST, FL 32040  
(305) 304-3812  
CIVIL @ ARTIBUSDESIGN.COM  
CA # 05255

MONSIEGRI CHILDRENS  
SCHOOL OF KEY WEST INC  
1217 VARELA ST  
1217 VARELA ST  
KEY WEST, FL 32040  
PROPOSED SITE PLAN  
1905-05

1217 VARELA ST  
KEY WEST, FL 32040  
PROPOSED SITE PLAN  
1905-05



**SITE DATA:**  
 TOTAL SITE AREA: ±29,191.5 SQ.FT.  
 LAND USE: HMDR  
 FLOOD ZONE: X 0.2 PCT  
 SETBACKS:  
 FRONT: 10 FT (SEC. 122-115) F.N. 6  
 EXISTING ±0 FT  
 PROPOSED NO CHANGE  
 SIDE: 5 FT  
 EXISTING ±2.5 FT  
 PROPOSED NO CHANGE  
 STREET SIDE:  
 REQUIRED 7.5 FT  
 EXISTING ±15.6 FT  
 PROPOSED NO CHANGE  
 REAR:  
 REQUIRED 15 FT  
 EXISTING ±1.2 FT  
 PROPOSED NO CHANGE  
 MAXIMUM IMPERVIOUS SURFACE RATIO:  
 REQUIRED: 60% (17,514.9 SQ.FT.)  
 EXISTING: 56.06% (±16,364.4 SQ.FT.)  
 PROPOSED: 56.16% (±16,392.4 SQ.FT.)  
 MAXIMUM BUILDING COVERAGE:  
 REQUIRED: 40% (11,676.6 SQ.FT.)  
 EXISTING: 31.33% (±9,147.1 SQ.FT.)  
 PROPOSED: NO CHANGE  
 OPEN SPACE MINIMUM:  
 REQUIRED: 20% (5,838.3 SQ.FT.)  
 EXISTING: 46.63% (±13,612.4 SQ.FT.)  
 PROPOSED: 46.48% (±13,567.4 SQ.FT.)  
 F.A.R.:  
 REQUIRED: 1.0 (29,191.5 SQ.FT.)  
 EXISTING: 0.244 (±7,109.4 SQ.FT.)  
 PROPOSED: 0.244 (±7,109.4 SQ.FT.)  
 PARKING:  
 PER SEC. 108-572, FOR PRIVATE SCHOOLS,  
 1 SPACE PER 5 SEATS OR 1 SPACE PER 150 SQUARE FEET OF FLOOR AREA IN THE MAIN  
 ASSEMBLY HALL, WHICHEVER IS GREATER  
 PROPOSED OCCUPANCY: 120 STUDENTS + 23 STAFF  
 PROPOSED OCCUPANCY: 132 STUDENTS + 25 STAFF (157 TOTAL)  
 REQUIRED BASED ON OCCUPANCY: 157/5 SEATS = 32 SPACES  
 REQUIRED BASED ON FLOOR AREA: 7,109.45 SQ.FT./150 = 48 CAR SPACES  
 (35%) 17 BIKE SPACES  
 (CONTROLS)  
 EXISTING 2 SPOTS - RESIDENTIAL DRIVEWAY  
 PROPOSED 2 SPOTS - RESIDENTIAL DRIVEWAY  
 MAXIMUM HEIGHT: 30 FT



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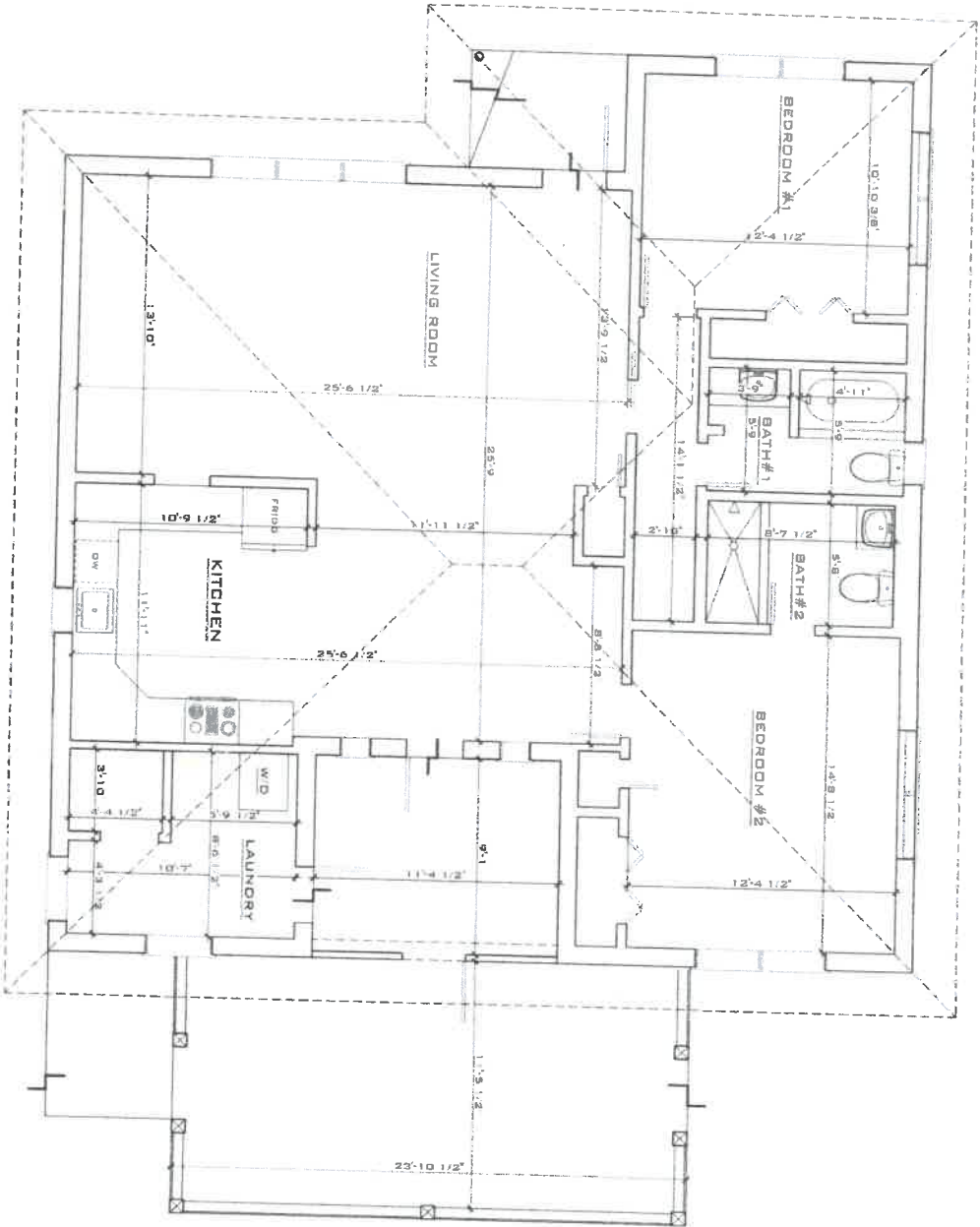
DATE: JUL 29 2019  
 PROJECT: 1217 VARELLA ST  
 DRAWING: SITE CALC  
 SCALE: AS SHOWN  
 SHEET: 1 OF 1

ARTIBUS DESIGN  
 ENGINEERING AND PLANNING  
 3706 COMMERCE BLVD  
 SUITE 1208  
 KEY WEST, FL 33040  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT:  
 MONTESORRI CHILDREN'S  
 SCHOOL OF KEY WEST, INC  
 1217 VARELLA ST

PROJECT:  
 1217 VARELLA ST  
 KEY WEST, FL 33040  
 SITE CALC

DATE OF PRELIMINARY DESIGN: 1908-06  
 DATE OF FINAL DESIGN: 1908-06



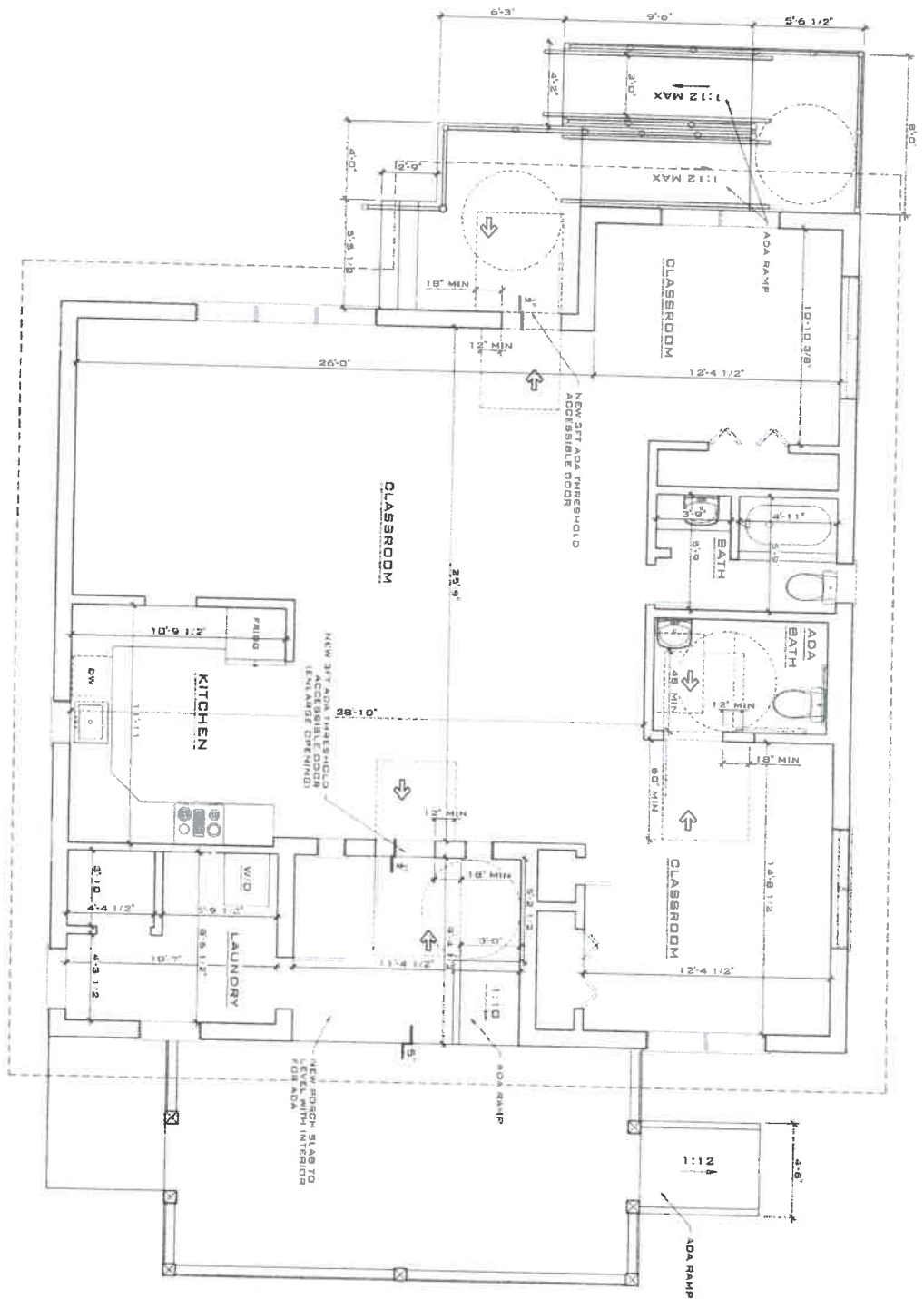
**EXISTING FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

THIS DOCUMENT IS VALID THROUGH THE  
 DATE OF THE EXPIRATION OF THE  
 LICENSE  
 N. 71480  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 71480  
 SIGNATURE: *[Signature]*  
 DATE: **JUN 29 2019**

ARTIBUS DESIGN  
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 3706 N. ROBERTSON BLVD  
 SUITE 1208  
 WEST PALM BEACH, FL 33411  
 (561) 833-3333  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

PROFESSIONAL ENGINEERING  
 SCHOOL OF KEY WEST, FLA  
 1217 VARELA ST  
 KEY WEST, FL 33040

PROJECT NO.	1217 VARELA ST
DATE	KEY WEST, FL 33040
DESCRIPTION	EXISTING FLOOR PLAN
PROJECT NO.	1217 VARELA ST
DATE	KEY WEST, FL 33040
DESCRIPTION	EXISTING FLOOR PLAN
PROJECT NO.	1217 VARELA ST
DATE	KEY WEST, FL 33040
DESCRIPTION	EXISTING FLOOR PLAN



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

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DATE: **JULY 9 2019**

PROJECT: **PROPOSED FLOOR PLAN**

CLIENT: **MONTESSORI CHILDREN'S SCHOOL OF KEY WEST, INC.**

PROJECT ADDRESS: **1217 VARELA ST. KEY WEST, FL 33940**

PROJECT NUMBER: **1905-06**

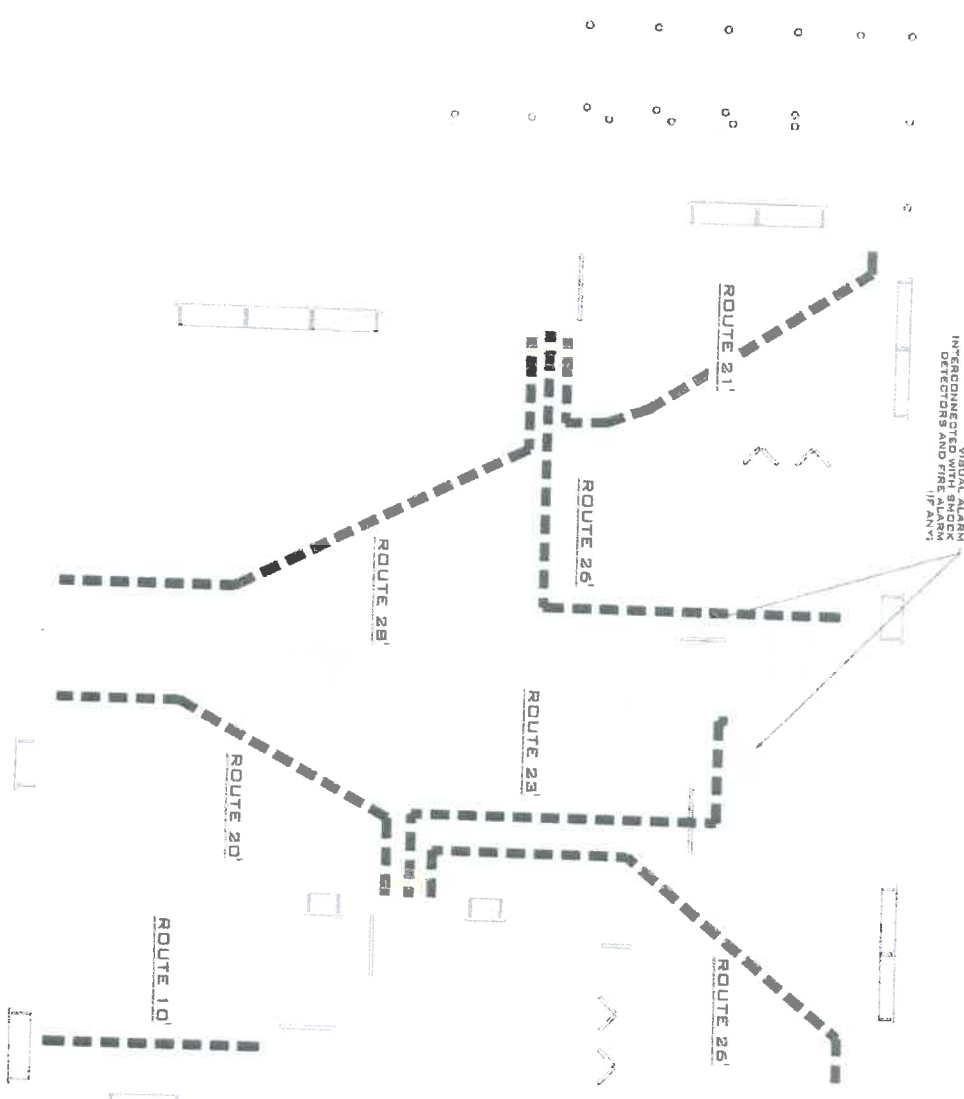
PROJECT PHASE: **FINAL**

PROJECT DESCRIPTION: **PROPOSED FLOOR PLAN**

PROJECT LOCATION: **1217 VARELA ST. KEY WEST, FL 33940**

PROJECT CONTACT: **ARTIBUS DESIGN AND PLANNING, INC. 3706 N. ROOSEVELT BLVD. SUITE 1208 KEY WEST, FL 33940 (305) 504-3512 WWW.ARTIBUSDESIGN.COM CA # 20835**

PROJECT CONTACT: **MONTESSORI CHILDREN'S SCHOOL OF KEY WEST, INC. 1217 VARELA ST. KEY WEST, FL 33940 (305) 504-3512 WWW.MONTESSORIKEYWEST.COM**



**LIFE SAFETY PLAN**  
SCALE: 3/16" = 1'-0"

- 
- 
- 
- 
- 
- 
- 
- 


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PROFESSIONAL ENGINEER  
SERGEI MASHAYAN  
LICENSE NO. 71480

DATE: JUL 9 2019  
SIGNATURE: [Signature]  
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LICENSE NO. 71480

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ENGINEERING AND PLANNING

3706 N. ROBERTSON BLVD  
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NOVEMBER BUILDING  
SCHOOL OF KEY WEST, FL

1217 VARELA ST

1217 VARELA ST  
KEY WEST, FL 32040

LIFE SAFETY PLAN

PROJECT NO. 1905-06  
DATE: 7/9/19

NO. 1905-06  
DATE: 7/9/19  
PROJECT: LIFE SAFETY PLAN  
SHEET: 1

APPLICABLE BUILDING CODE:  
 FBC EXISTING BUILDING 6TH EDITION 2017

OCCUPANCY: EDUCATIONAL GROUP E

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE  
 FBC TABLE 1017.2, OCCUPANCY E, WITHOUT SPRINKLER SYSTEM: 200 FT

MAXIMUM ROUTE: ±29' FT

CONSTRUCTION TYPE: TYPE III - B

ITEM	EXISTING	FBC TABLE 504	PROPOSED
CONSTRUCTION TYPE	TYPE III - B	TYPE III - B	TYPE III - B
MAX HEIGHT (FEET)	16'	55'-0"	16'
OCCUPANCY	GROUP R	GROUP E	GROUP E
MAX STORIES	1	2	1
MAX AREA	±1,550 SF	14,500 SF	±1,550 SF

OCCUPANCY LOAD: PER TABLE 1004.1.2 FBC

AREA	LOAD (PER 1004.1.2)	REQ. EGRESS (PER 1005.3.2)	PROVIDED
NET ±1,033 SF	(20 NET) 1,033 / 20 = 51.65	52'x0.2"=10.4"	36" (2 EA)

FBC TABLE 906.3(1)  
 FIRE EXTINGUISHERS CLASS:  
 MAXIMUM FLOOR AREA PER EXTINGUISHER:  
 MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER:  
 2-A  
 3,000 SF  
 75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP E - OCCUPANCY SHALL BE CAPPED < 50 PERSONS.  
 EXCEPTION #1: A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN GROUP E OCCUPANCIES WITH AN  
 OCCUPANT LOAD OF 50 OR LESS. FBC (F) 907.2.3.

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER.

NO. 71480

STATE OF FLORIDA

PROFESSIONAL ENGINEER

DATE: **JUL 29 2019**

SIGNATURE: [Signature]

ARTIBUS DESIGN  
 ENGINEERING AND PLANNING

1217 VARELA ST  
 KEY WEST, FL 33040

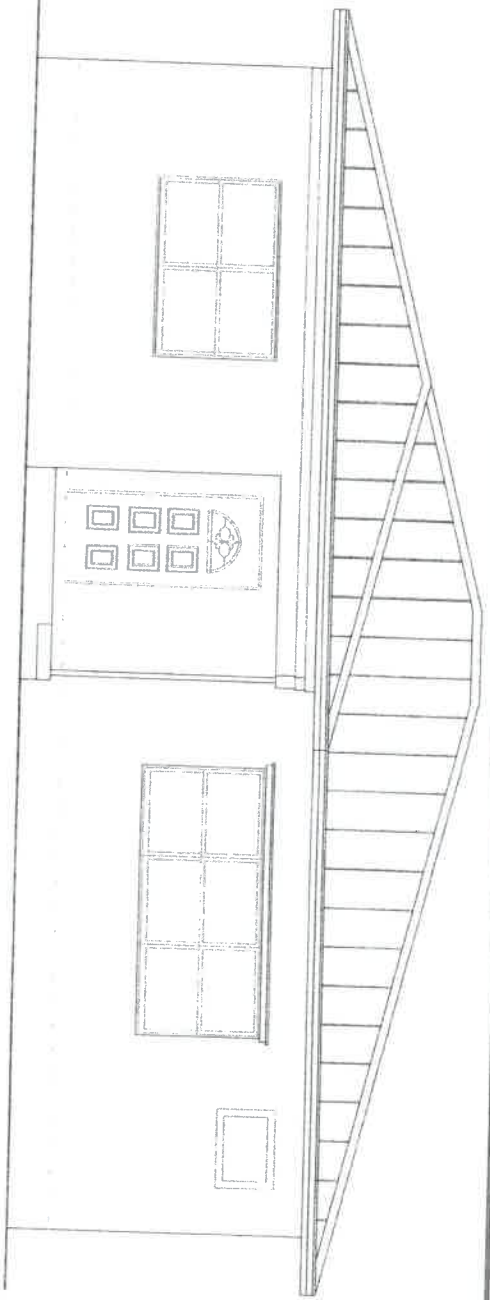
CA # 50935

NO.	DATE	DESCRIPTION	BY	CHKD
1	1905-06	1217 VARELA ST	ARTIBUS DESIGN	ARTIBUS DESIGN

EXISTING FLOOR  
EL. 121.9 21' NAD83

EXISTING GRADE  
EL. 121.7 73' NAD83

CROWN OF ROAD  
EL. 121.8 23' NAD83

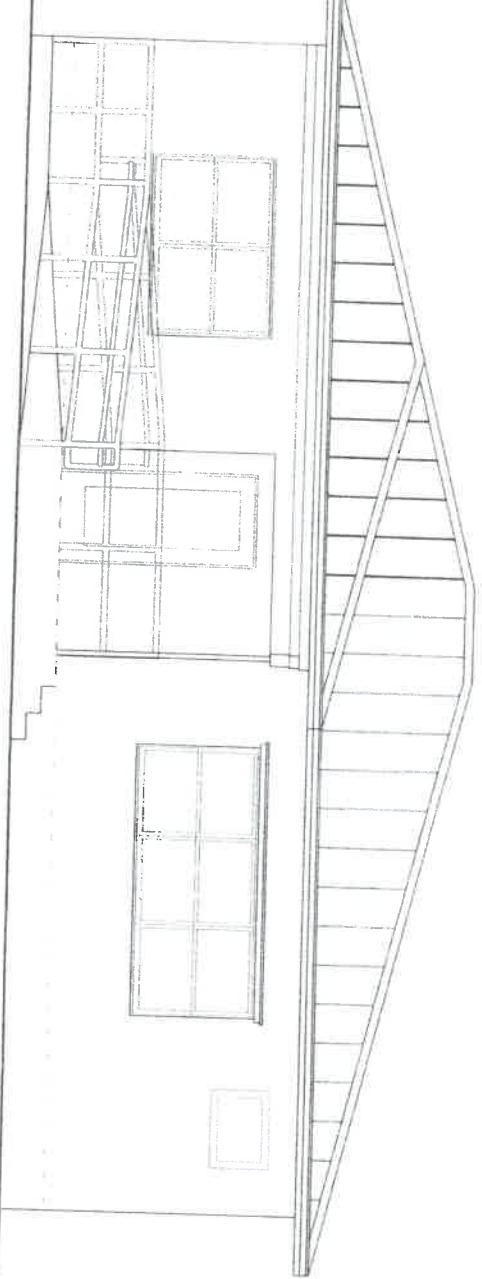


EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

EXISTING FLOOR  
EL. 121.9 21' NAD83

EXISTING GRADE  
EL. 121.7 73' NAD83

CROWN OF ROAD  
EL. 121.8 23' NAD83



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

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STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
No. 71480  
JUL 29 2019

DATE: JUL 29 2019  
DESIGNER: SERGE MASTRANNO  
PROJECT MANAGER OF RECORD  
LICENSE NO. 71480

SCALE: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3706 N. ROBERTVIL BLVD  
SUITE 200  
KNOXVILLE, TN 37904  
(605) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30833

CLIENT  
MONTESSORI CHILDRENS  
SCHOOL OF KEY WEST, INC  
1217 VARELA ST

PROJECT  
1217 VARELA ST  
KEY WEST, FL 33040

TITLE  
EXISTING/PROPOSED  
FRONT ELEVATION

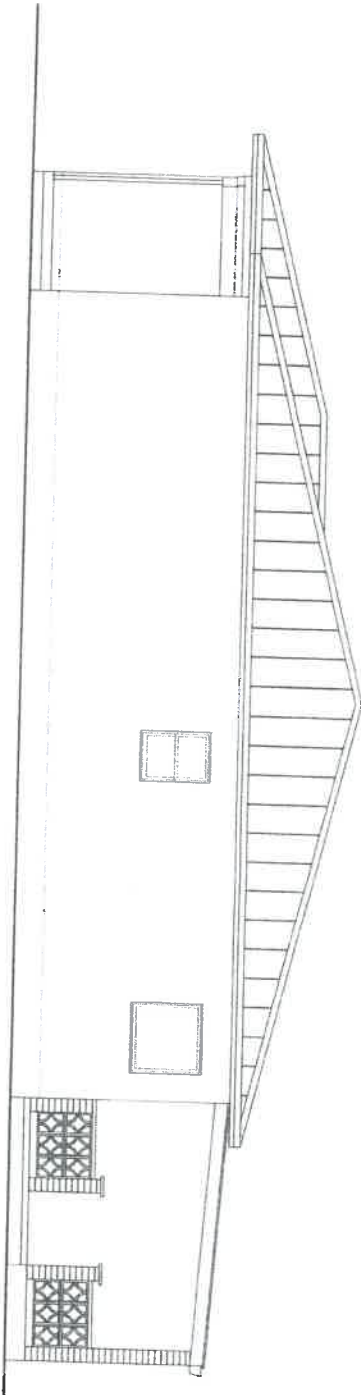
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SCALE  
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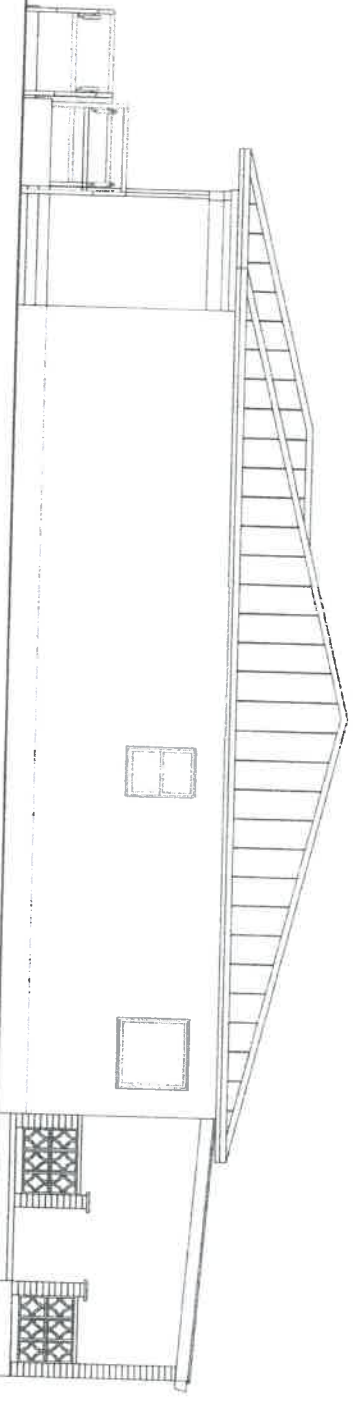
PROJECT NO.  
1905-06

DATE  
A-103

PAGE  
1



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



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

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STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 No. 71480  
 \*  
 JUL 29 2019

SIGNATURE: \_\_\_\_\_  
 DATE: JUL 29 2019  
 PROJECT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC  
 SHEET OF 5 SHEETS  
 LICENSE NO. 71480

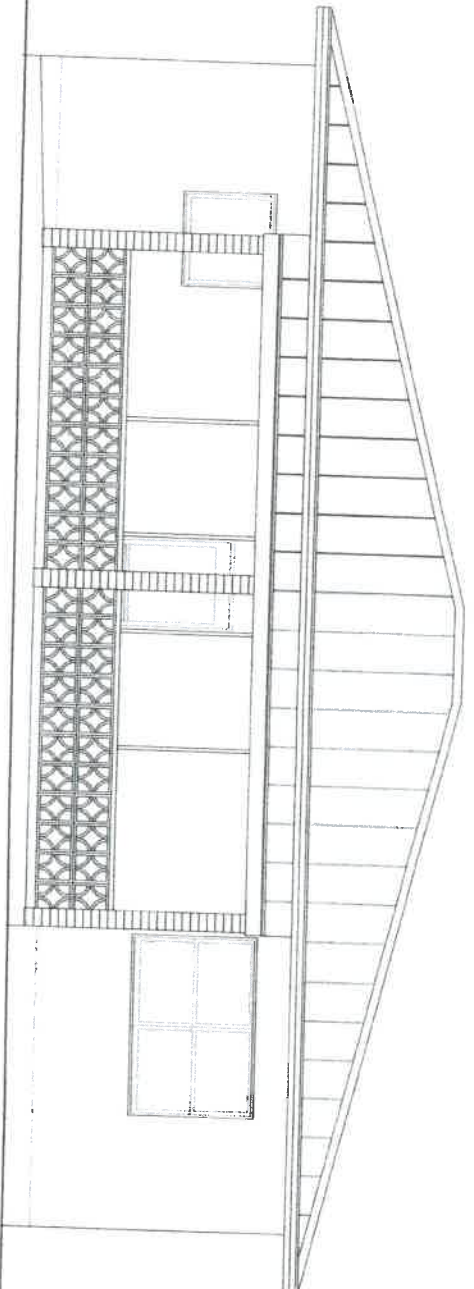
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 Date: \_\_\_\_\_  
 Status: FINAL

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 KEY WEST, FL 32040  
 (305) 264-3512  
 CA # 30835

**CLIENT**  
 MONTESSORI CHILDRENS  
 SCHOOL OF KEY WEST INC  
 1217 VARELA ST

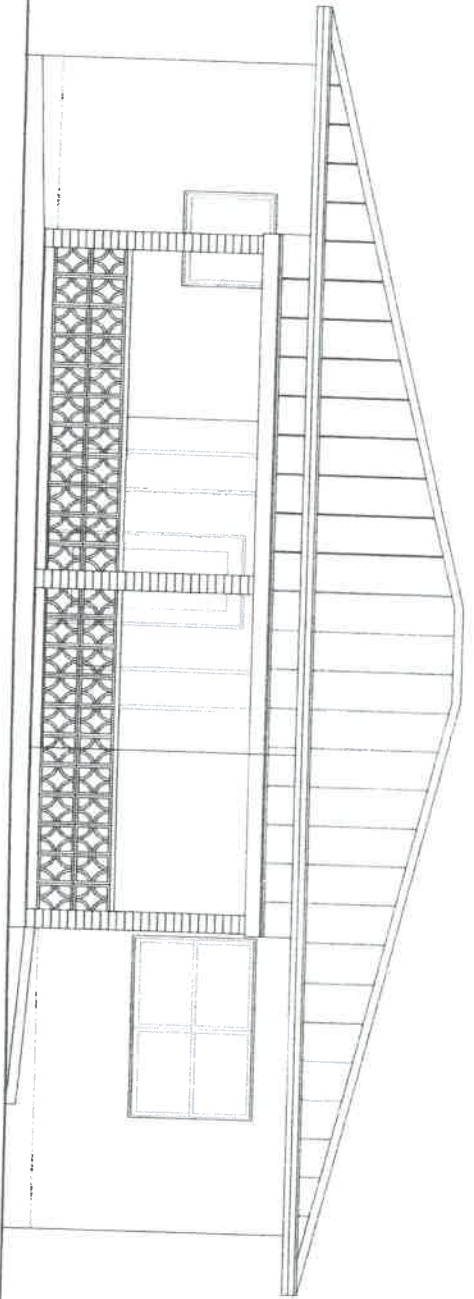
**PROJECT**  
 1217 VARELA ST  
 KEY WEST, FL 32040  
 EXISTING/PROPOSED  
 RIGHT ELEVATION

**DATE PLOTTED** 08/04/19  
**BY** MMS  
**SCALE** A-104  
**SHEET NO.** 1



**EXISTING REAR ELEVATION**

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



**PROPOSED REAR ELEVATION**

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

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 STATE OF FLORIDA  
 REGISTERED PROFESSIONAL ENGINEER  
 JUL 29 2019

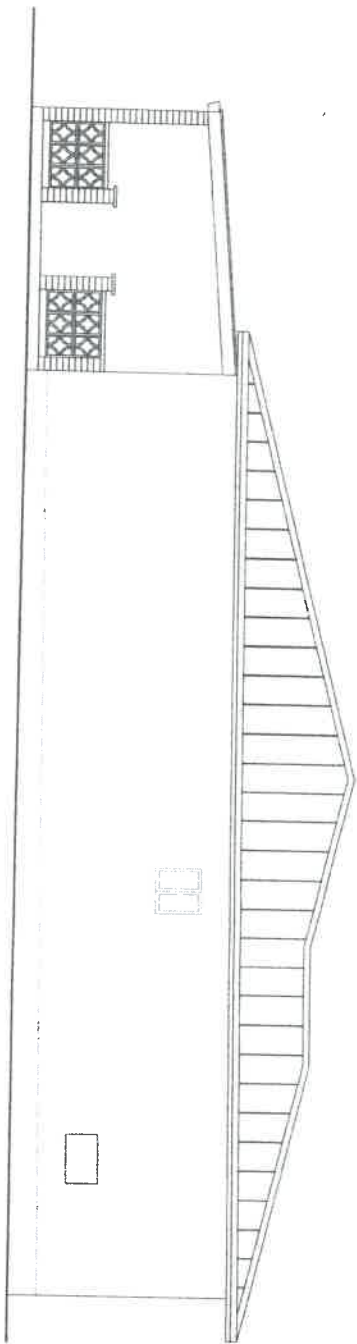
SIGNATURE: [Signature]  
 DATE: JUL 29 2019  
 BRUCE MANTON  
 P.E. STATE OF FLORIDA  
 LICENSE NO. 71430

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 SUITE 1200  
 MIAMI, FL 33149  
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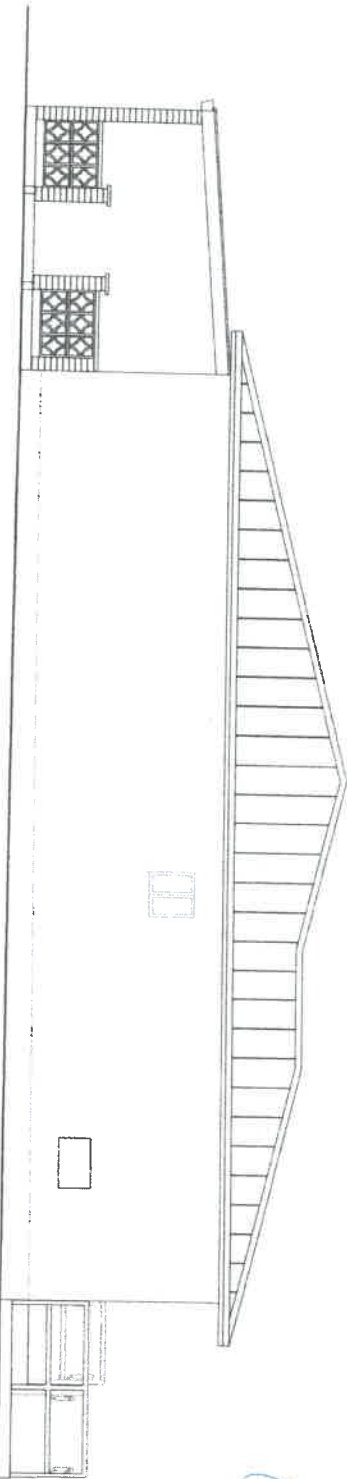
KEY: EXISTING  
 PROPOSED  
 FINAL

PROJECT	1217 VARELA ST KEY WEST, FL 33040
CLIENT	MONTESORRI CHILDRENS SCHOOL OF KEY WEST INC
DATE	1905-06
SCALE	A-105
PROJECT NO.	1
DATE	1905-06
SCALE	A-105
PROJECT NO.	1





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



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

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STATE OF GEORGIA  
 PROFESSIONAL ENGINEER  
 No. 71430  
 \* \* \*

SIGNATURE: *Joe P. 2019*  
 DATE: *10/29/2019*

SEBASTIAN MASH/ARCH  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 71430

Project: 1217 VARELA ST  
 Project: FINAL

**ARTIBUS DESIGN**  
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 3706 N. ROBERTS BLVD  
 SUITE 1208  
 ATLANTA, GA 30340  
 (404) 304-5312  
 WWW.ARTIBUSDESIGN.COM  
 GA # 30833

PROJECT: MONTROSS/CHILDS/NE  
 SCHOOL OF KEY WEST, FL  
 1217 VARELA ST

PROJECT	1217 VARELA ST
TITLE	KEY WEST, FL 30440
DATE	EXISTING/PROPOSED
DATE	LEFT ELEVATION
DATE	10/19/19
DATE	1905-06
DATE	A-1-06
DATE	1



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

**To:** Chair and Planning Board Members

**From:** Vanessa Sellers, Planner II

**Through:** Roy Bishop, Planning Director

**Meeting Date:** November 21, 2019

**Agenda Item:** **Conditional Use – 1217 Varela Street, 1221 Varela Street, & 1127 United Street (RE # 00033140-000000, 00033110-000000, 00033100-000000) - A request for conditional use approval to allow for an expansion of an educational institution and day care use on parcels located within the Historic Medium Density Residential District (HMDR) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

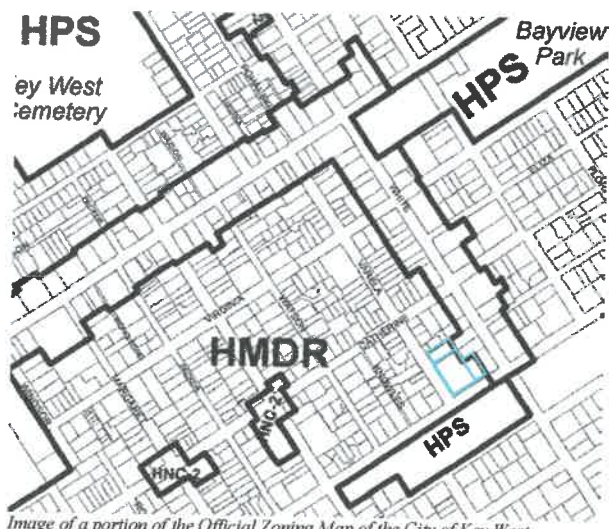
**Request:** A conditional use approval to allow an expansion of an educational institution and day care use in the HMDR zoning district.

**Applicant:** Serge Mashtakov, P.E. of Artibus Design, LLC

**Property Owner:** Montessori Children's School of Key West, Inc.

**Location:** 1217 Varela Street, 1221 Varela Street, & 1127 United Street, Key West

**Zoning:** Historic Medium Density Residential District (HMDR)



*Image of a portion of the Official Zoning Map of the City of Key West.*



*Image of an aerial view of the subject properties.*

**Background:**

The properties at 1221 Varela Street and 1127 United Street operate as the Montessori Children’s School of Key West, founded in 1972. On January 4, 2019, the Montessori Children’s School of Key West, Inc. purchased the neighboring property at 1217 Varela Street, containing a 1,442-square-foot single-family residence.

The applicant is requesting a conditional use permit to allow for the expansion of the existing school into the newly purchased property at 1217 Varela Street. The current residential use on the property will cease.

Pursuant to section 122-598 (3), educational institutions and day care are a conditional use of the Historic Medium Density Residential (HMDR) zoning district. Pursuant to section 86-9 of the city code, educational institutions include a place for systematic instruction with a curriculum the same as customarily provided in a public school or college. These activities include nursery school and kindergarten facilities designed to provide a systematic program to meet organized training requirements.

**Surrounding Zoning and Uses:**

- North:** Residential
- South:** Business and professional offices (City of Key West City Hall)
- West:** Residential
- East:** Mixed-use commercial & residential, residential



*Image of an aerial view of the subject property with the surrounding uses identified.*

- MUNICIPAL
- PARKING LOT
- PRIVATE SCHOOL
- SINGLE-FAMILY RESIDENTIAL
- MULTIPLE-FAMILY RESIDENTIAL
- COMPOUND
- STORE COMBO

**Process:**

Development Review Committee:	September 26, 2019
Planning Board:	November 21, 2019
Local Appeal Period:	10 days
DEO Review:	Up to 45 days

**Conditional Use Review:**

The purpose of conditional use review, pursuant to City Code Section 122-61, is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. City Code Chapter 122, Article III sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

**Conditional Use Specific Criteria pursuant to Code Section 122-62:**

***(a) Findings***

Code Section 122-62(a) provides, in part, that “a conditional use shall be permitted upon a finding by the Planning Board that the proposed use, application, and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the Planning Board and/or the City Commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations.” This section also specifies that “a conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is averse to the public’s interest.”

***(b) Characteristics of use***

The proposed use is an expansion of an educational institution and day care use.

**(1) Scale and intensity of the proposed conditional use as measured by the following:**

**a. Floor area ratio (FAR):**

The proposed change of use will convert the existing residential density of 1.0 (up to 2 allowed) on the parcel at 1217 Varela Street to nonresidential floor area. The total floor area ratio for the three (3) parcels will equal 0.244 of the maximum 1.0 allowed.

**b. Traffic generation:**

According to the application, the proposed change of use of the parcel at 1217 Varela Street from residential to nonresidential will create an increase in traffic conditions during peak hours Monday through Friday from approximately 8:00 a.m. to 8:30 a.m. and again between the hours of 2:15 p.m. and 2:45 p.m. The school is closed for the evening by approximately 5:30 p.m. on a typical school day and, in addition, the school is closed most weekends, major holidays, and seasonal breaks.

In comparison, according to the Institute of Transportation Engineers *Trip Generation*, 7<sup>th</sup> Edition, a non-transient residential unit (single-family detached housing) generates approximately 9.57 trips on a weekday, approximately 10.10 trips on a Saturday, and approximately 8.78 trips on a Sunday. These trips would be replaced with the aforementioned traffic conditions.

**c. Square feet of enclosed space for each specific use:**

As described in the application, the proposal is for an expansion of the educational institution use and cancellation of the residential use within the structure at 1217 Varela Street. According to the Monroe County Property Appraiser, the finished floor area of 1217 Varela Street is 1442-square-feet.

**d. Proposed employment:**

The application indicates the existing employment is twenty-three (23). The proposed expansion will add two (2) additional staff members, for a total of twenty-five (25).

**e. Proposed number and type of service vehicles:**

Staff does not anticipate any adverse impacts from service vehicles.

**f. Off-street parking needs:**

The subject parcel is not located within the historic commercial pedestrian-oriented area. Pursuant to section 108-572, public or private schools shall provide 1 space per 5 seats or 1 space per 150 square feet of floor area in the main assembly hall, whichever is greater. Day care centers, kindergartens, nursery schools and other preschool facilities shall provide 1 space per employee, with a minimum of 2 employee spaces, plus 5 spaces; or 1 space per employee plus 1 space for every 2 children enrolled; or 1 space for each 300 square feet of building areas, whichever is greater.

The applicant is unable to provide the number of off-street parking spaces as required by section 108-572 and has submitted a request for a variance approval. In addition, the removal of the residential use and driveway at 1217 Varela Street will allow for an additional on-street parking space to be created and may then be utilized by a City of Key West resident with a residential parking decal.



**(2) On- or off-site improvement needs generated by the proposed conditional use and not identified above including the following:**

**a. Utilities:**

Based on comments at the DRC, Keys Energy has no objections to this conditional use request.

**b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in City Code Chapter 94:**

None expected. Compliance with building codes and life safety codes would be required prior to building permit issuance. Based on comments at the DRC, it does not appear the conditional use will trigger any public facility capacity issues.

**c. Roadway or signalization improvements, or other similar improvements:**

None expected.

**d. Accessory structures or facilities:**

None proposed.

**e. Other unique facilities/structures proposed as part of site improvements:**

None proposed.

**(3) On-site amenities proposed to enhance site and planned improvements, including mitigative techniques such as:**

**a. Open space:**

The proposed change in use from residential to non-residential and the need to install ramps for accessibility will have a minimal influence on the current open space ratio of the parcel at 1217 Varela Street.

**b. Setbacks from adjacent properties:**

The principal structure at 1217 Varela Street complies with the front and rear setback requirements of the HMDR zoning district. Future construction shall comply with the minimum setbacks as prescribed by section 122-600 (6) of the Land Development Regulations of the City of Key West, Florida.

**c. Screening and buffers:**

A new, six-foot tall, wood picket fence is proposed for the front boundary line of the property at 1217 Varela Street. The fence will be a continuation of the existing fence at 1221 Varela Street.

**d. Landscaping berms proposed to mitigate against adverse impacts to adjacent sites:**

Landscaping berms are not proposed.

**e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts:**

No smoke, odor, noise, or other noxious impacts are expected.

***(c) Criteria for conditional use review and approval***

Pursuant to City Code Section 122-62(c), applications for a conditional use shall clearly demonstrate the following:

**(1) Land use compatibility:**

The subject parcel at 1217 Varela Street is located within the HMDR zoning district. The applicant is proposing to expand the use of the adjacent educational institution into the existing single-family dwelling. The conversion will add twelve (12) additional students and two (2) staff members to the educational institution and will replace the previous full-time tenants of the property. The applicant has demonstrated that the proposed scale and intensity, the traffic generating characteristics, and the off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

**(2) Sufficient site size, adequate site specifications and infrastructure to accommodate the proposed use:**

The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements are adequate to accommodate the proposed scale and intensity of the conditional use requested. The site is of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, however, it is not of sufficient size to accommodate off-street parking. The applicant has applied for a variance. The conditional use permit cannot be approved if the variance application is denied.

**(3) Proper use of mitigative techniques:**

The applicant is proposing six (6) new bicycle parking spaces on the property at 1217 Varela Street. In addition, the proposal includes a 6-foot tall wooden picket fence to prevent adverse impacts to adjacent land uses. The proposal to expand the existing educational institution at 1221 Varela Street and 1127 United Street into the parcel at 1217 Varela Street will not be detrimental to the general public health, safety, and welfare.

**(4) Hazardous waste:**

The proposed use will not generate hazardous waste or require use of hazardous materials in its operation.

**(5) Compliance with applicable laws and ordinances:**

The application demonstrates compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval.

**(6) Additional criteria applicable to specific land uses:**

Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:

**a. Land uses within a conservation area:** Not applicable.

- b. **Residential development:** Not applicable.
- c. **Commercial or mixed-use development:** The commercial development proposed as a conditional use was reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility was measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities.
- d. **Development within or adjacent to historic district:** The proposed use is within the historic district and was reviewed based on applicable criteria stated in this section for commercial development and shall comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district. Exterior painting, alterations, and additions will require a Certificate of Appropriateness.
- e. **Public facilities or institutional development:** Not applicable. The Montessori Children's School of Key West, Inc. is a private school.
- f. **Commercial structures, uses, and related activities within tidal waters:** Not applicable.
- g. **Adult entertainment establishments:** Not applicable.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Conditional Use be **Approved with the following conditions:**

**General conditions:**

1. The conditional use and site improvements/renovations shall match approved plans dated July 29, 2019 and revised sheet C-102 dated October 11, 2019 by Serge Mashtakov, P.E.
2. The project must receive a parking variance in the amount of thirty-two (32) off-street parking spaces from the Planning Board.
3. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance may inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolutions, however, inspection is not required.





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

**To:** Chairman and Planning Board Members

**Through:** Roy Bishop, Planning Director

**From:** Vanessa Sellers, Planner II

**Meeting Date:** November 21, 2019

**Agenda Item:** **Variance – 1217 Varela Street, 1221 Varela Street, & 1127 United Street (RE # 00033140-000000, 00033110-000000, 00033100-000000) – A request for a variance to the required 32 off-street parking spaces for properties located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395 and 108-572 (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

**Request:** The applicant is requesting a variance from an off-street parking space requirement of thirty-two (32) spaces. The current educational institution use of the properties at 1221 Varela Street and 1127 United Street requires twenty-nine (29) spaces. The need for three (3) additional parking spaces is the result of a conversion of a residential dwelling unit at 1217 Varela Street to a community facility use in the form of an educational institution and day care. The additional classroom seats (14 proposed) will trigger the need for three (3) additional parking spaces, for a total of thirty-two (32). The applicant is proposing zero (0) spaces.

**Applicant:** Serge Mashtakov, P.E. of Artibus Design, LLC

**Property Owner:** Montessori Children's School of Key West, Inc.

**Location:** 1217 Varela Street, 1221 Varela Street, & 1127 United Street

**Zoning:** Historic Medium Density Residential (HMDR)

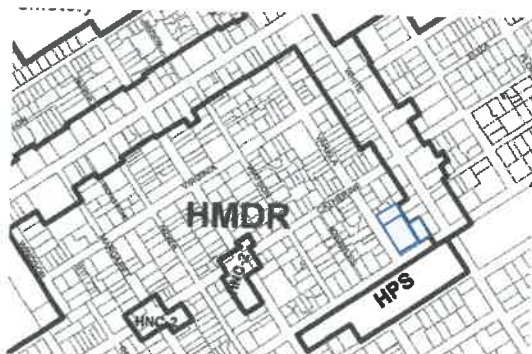


Image of a portion of the Official Zoning Map of the City of Key West.



Image of an aerial view of the subject property.

**Background:**

The properties at 1221 Varela Street and 1127 United Street operate as the Montessori Children's School of Key West, founded in 1972. On January 4, 2019, the Montessori Children's School of Key West, Inc. purchased the neighboring property at 1217 Varela Street, containing a 1,442-square-foot single-family residence. The applicant seeks to expand the educational institute use of the school into the single-family residence property.

Pursuant to section 108-575 (5), whenever a building or use is enlarged in floor area, number of dwelling units, seating capacity or in any other manner so as to create a need for a greater number of parking spaces than that existing, such spaces shall be provided in accordance with the section. *Any parking deficiency shall be brought into conformity concurrently with the enlargement or change of use.* The existing school presently has a parking deficiency of twenty-nine (29) spaces.

The applicant is requesting a variance to the minimum required number of off-street parking spaces as required by section 108-572 (3). Although the expansion of the educational institution in the single-family residence triggers the need for three (3) additional spaces, any existing parking deficiency shall be brought into conformity concurrently with the enlargement or change of use, therefore, the applicant is requesting a parking variance for the total required number of spaces of thirty-two (32).

The following table summarizes the requested variance:

<b>Relevant HMDR Zoning District Dimensional Requirements: Code Section 122 - 600</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance Required?</b>
Maximum height	30'	No Change	No Change	No
Minimum lot size	4,000 SF	No Change	No Change	No
Maximum density	16 du/acre	1	0	No
Maximum FAR	1.0	0.244	No Change	No
Maximum building coverage	40%	31.33%	No Change	No
Maximum impervious surface	60%	56.06%	56.16%	No
Minimum open space	20%	46.63%	46.48%	No
Minimum front setback	10'	No Change	No Change	No
Minimum side setback	5'	No Change	No Change	No
Minimum street-side setback	7.5'	No Change	No Change	No
Minimum rear setback	15'	No Change	No Change	No
<b>Relevant Off-Street Parking Requirements: Code Section 108-572</b>				
Minimum off-street parking	32 spaces	Educational Institution: 0 spaces Single Family: 2 spaces	0 spaces	Yes

**Process:**

**Planning Board Meeting:** November 21, 2019  
**Local Appeal Period:** 10 days  
**DEO Review Period:** 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 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 existing educational institution at 1221 Varela Street and 1127 United Street has been in operation since before the 1997 adoption of the current off-street parking requirements of section 108-572. In addition, the parcels are unable to accommodate the minimum number of required parking spaces. However, these conditions and circumstances are not peculiar and are applicable to other land, structures, or buildings in the HMDR zoning district.

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.*

Pursuant to section 108-575 (5), whenever a building or use is enlarged in floor area, number of dwelling units, seating capacity or in any other manner so as to create a need for a greater number of parking spaces than that existing, such spaces shall be provided in accordance with this section. Any parking deficiency shall be brought into conformity concurrently with the enlargement or change of use.

The applicant is proposing to convert 1,442-square-feet of residential floor area to nonresidential floor area and increase the seating capacity of the educational institution. The conditions and circumstances are generated from specific actions initiated by the applicant.

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. The off-street parking requirement for the existing uses (educational institution and single-family residential) is thirty (30) spaces. The off-street parking requirement for the expanded proposed use (educational institution) is thirty-two (32) spaces. The applicant is proposing zero (0) spaces.

Permitting the conversion of existing residential floor area to nonresidential floor area without the required minimum number of off-street parking spaces 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 parcels at 1217 Varela Street, 1221 Varela Street, and 1127 United Street are limited in land area and, thus, the amount of off-street parking they can provide. However, the applicant is proposing to increase the existing nonconformity by converting existing residential floor area to nonresidential floor area, creating the need for additional parking above the current demand.

Literal interpretation of the provisions of the Land Development Regulations would not deprive the applicant of rights commonly enjoyed by other properties in the HMDR zoning district under the terms of this ordinance and would not work unnecessary and undue hardship on the applicant.

NOT 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.***

The granting of the requested variance would not be injurious to the area involved and otherwise detrimental to the public interest.

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 variances 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.*

As of the date of this report (November 5, 2019), the Planning Department received seventeen (17) public comments regarding the variance (and conditional use) request. Thirteen (13) of the comments are in support of the expansion and four (4) comments are in opposition of the expansion.

**RECOMMENDATION:**

Pursuant to **section 108-571**, parking shall be provided in all districts at the time any building or structure is erected or enlarged or increased in capacity by a change of use or the addition of dwelling units, transient units, floor area, seats, beds, employees or other factors impacting parking demand as stated in this article. The parking spaces shall be delineated on a development plan if required pursuant to article II of this chapter. If a development plan is not required, the applicant shall submit a scaled drawing which shall be approved by the building official and filed with the building department. The land comprising approved parking spaces required by the land development regulations shall be maintained as off-street parking spaces in perpetuity and shall not be used for other purposes unless there is a city-approved change in land use on the premises which warrants a change in the design, layout, or number of required parking spaces.

Pursuant to **section 108-572 (3)**, public or private schools shall provide a minimum of 1 space per 5 seats or 1 space per 150 square feet of floor area in the main assembly hall, whichever is greater.

Pursuant to **section 108-575 (5)**, whenever a building or use is enlarged in floor area, number of dwelling units, seating capacity or in any other manner so as to create a need for a greater number of parking spaces than that existing, such spaces shall be provided in accordance with this section. Any parking deficiency shall be brought into conformity concurrently with the enlargement or change of use.

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

However, if the Planning Board approves this request, staff would like to require the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans submitted by Serge Mashtakov, P.E. No approval granted for any other work or improvements shown on the plans other than the conversion of the single-family house at 1217 Varela Street to nonresidential floor area.
2. This parking variance is valid only if the educational institution as a conditional use in the HMDR zoning district is approved by the Planning Board.

## Natalie Hill

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**From:** jane@tropicalinn.com  
**Sent:** Wednesday, October 02, 2019 1:39 PM  
**To:** Natalie Hill  
**Subject:** Montessori Children's School Conditional Use Application  
**Attachments:** Bike rack on sidewalk.jpg; Parking on Varela during school.jpg; Parking on Varela after school.jpg

Mr. Bishop: sorry, it appears that you were not copied on this very important email sent yesterday to the Mayor, City Commissioners, and Planning Board members. I apologize for the oversight.

Jane Lowe

October 1, 2019

Re: Development Plan and Conditional Use Application for 1221 and 1217 Varela St., presented to the Development Review Committee of the Key West Planning Department on Thursday, September 26, 2019, on behalf of the Montessori Children's School of Key West, Inc. by authorized representative, Serge Mashtakov of Arbitus Design, LLC

To: Mayor, Planning Board Members, and City Commissioners of the City of Key West, Florida

Dear Representatives,

Permit me to bring to your attention a situation that has potential to cause quite a disruptive influence on property values, quality of life, and overall enjoyment of our homes in the immediate neighborhood of the Montessori Children's School located at the corner of Varela and United Streets.

In January of this year, Montessori Children's School of Key West purchased a parcel of real estate adjacent to our home at 1215 Varela Street. It is a single-family home at 1217 Varela Street, zoned HMDR, that has, since its construction in 1963, served as housing for local residents.

This home shares a property line with the current Montessori Children's School campus, which is also located in the HMDR zoning, but has been operating for many years under a variance as a day care center and school for lower grades. Over the years, the school has sought to incorporate the home at 1217 Varela into its campus with the intention of converting the residential space into classrooms and support facilities for the school -- a commercial use. Each time, it has been met by neighborhood resistance.

Attempts at said incorporation have been made very discretely, without communication with or consideration of any of the neighbors. In the past, when the neighbors have found out, they have fought to prevent the negative impact such conversion would have

on their quality of life and property values. Some 15 years ago, in 2004, in the face of 100% opposition by all the neighbors, they withdrew from a lease they had arranged with the home's owners and dropped their request with the City for approval of a variance that would have enabled the conversion -- but not before forcing the family who had occupied the property for 19 years to find replacement housing.

Since purchasing the property in January, 2019 -- once more forcing out a family who had occupied it for many years -- it has retained its residential use under the guise of staff housing. But, on September 26, a representative for MCS submitted the above-referenced application to once again attempt to use the property to expand the school. The proposed conversion would allow for the addition of 12 fourth-grade students (the campus now serves only through grade 3) and 2 additional faculty members.

No mention is made of the open land use, but since it abuts the current playground, presumably that would be expanded. This would bring playground activities to our property line and, specifically, within seven feet of the entrance to our home -- a scenario that would impose considerably on the "quiet enjoyment" assured under our nation's "homeowners bundle of rights".

Besides losing yet another residential unit from Key West's dwindling housing stock and the increase in proximity and level of noise that is already a major negative impact, additional vehicle traffic and parking problems -- long a source of considerable conflict between the school and the neighbors -- would only further contribute to the overall deleterious effect. Illustrative of this are three photographs attached to this email, all taken on the same day, January 31, 2019.

One photo shows the bike rack the school has placed on the public sidewalk, obstructing foot traffic during school hours (this is submitted as exemplary of their expansionist attitude). The other two are of the parking situation on the street; one taken when school is in afternoon session and the other late in the day, after the school has closed. It is not at all unusual for residents to have to park a block or so away from their homes (imagine this with a car full of groceries needing refrigeration) when they find all the parking spaces on the block occupied by teachers and parents of MCS students.

For the above-cited reasons -- and not even touching on code compliance requirements for schools as relative to parking, playground space based on number of students, safety issues, etc. -- we adamantly and unequivocally oppose the allowance of any expansion whatsoever to the current MCS campus, whether by conversion of use of currently held real estate or those leased from by others. Such action would be beneficial only to MCS, which has a long history of operating in secrecy as it makes plans historically proven to be met by neighborhood resistance. Our objection at the present time is identical to our objection in 2004.

The Planning Department is charged with researching the issues that contribute to decisions that mould the future of the City for the benefit of its residents. We, the neighbors of MCS are the residents. Faculty and enrollees of the school are mostly residents of different neighborhoods, many not even on the island. If the school wishes to expand, we maintain that the prudent measure would be to seek a more appropriate



location -- NOT to further encroach on our neighborhood, quality of life, and property values.

Respectfully submitted,

Jane Lowe  
Allen Lewis

1215 Varela St.  
Key West

(305) 292-4143  
(305) 797-5653

**Melinda C. Stewart**

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**From:** Steven F Goldstone <sfg@silverspringgroup.com>  
**Sent:** Tuesday, November 19, 2019 6:35 PM  
**To:** Melinda C. Stewart  
**Subject:** Fwd: Re Montessori Children's School Application

Dear City Officials,

We are writing in opposition to the above Application, which seeks to convert a single-family home at 1217 Varela Street ( we reside directly across the street at 1214 Varela ) into school facilities as part of an expansion plan. This application should be denied because it does not come close to meeting the basic requirements of the Code (section 122-6) that a conditional use application such as this shall only be permitted " where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity". The burden is on the applicant to demonstrate that its project is "compatible and harmonious" with and will not adversely affect the immediate vicinity.

This application cannot and does not meet that standard. From my conversations with neighbors, there is universal agreement that the quality and character of our residential neighborhood in the historic district would suffer in material ways if this expansion were approved. The letter dated September 20, 2019 from our neighbors, Jane Lowe and Alan Lewis, sets out in some detail the negative impact the School's expansion would have on our neighborhood and we will not burden you with a separate recitation of those problems, but we do agree that those problems are real, that they are substantial and that they pose an insurmountable obstacle to the approval of this application.

Another fatal flaw of the application is that it is entirely premised on the removal of an existing residence in the Historic Residential District, which is in direct conflict with a fundamental goal of the City's Comprehensive Plan: the preservation of housing in the historic district (Goal IA-5.1 Protect Preservation of Housing )

The loss of a single residence - - as important as that is - - is not all that is at stake here. Whether we as neighbors can maintain the residential character of the entire block is also very much at issue with this application. Over the years each of us has invested much to maintain and renew our homes, all in conformance with the guidelines and directions of the Historic

Commission. The neighbors on this block have managed to create and maintain a residential atmosphere consistent with that throughout the Historic District (notwithstanding the ongoing playground noise, traffic and other disruptions from the School). Liz and I in fact have been in discussions for sometime with the City about our funding a project to plant trees along both sides of our block on Varela in an effort to add to the quiet enjoyment of the block's historic and residential character. If the School's expansion plan were to proceed, more than half of one side of our block would be devoted to a non-residential commercial activity. What we have been trying to accomplish as a neighborhood will be frustrated completely \*

For all the above reasons, and for the reasons set out by Jane and Allen in their letter, we ask that the School's application be rejected.

Sincerely,  
Liz and Steve Goldstone

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\* Here is just one example of such likely frustration: the School today has a six-foot high fence running in front of its property on Varela St. and it proposes to continue that fence along its new property, thus running in a line well more than 50% of the block on Varela. The height of this fence - - appropriate and necessary to protect the safety and privacy of students and critically important to the neighbors to provide at least some visual and noise separation from School activities - - is not at all appropriate to a residential block in the Historic District. In fact, it is expressly prohibited along property fronts in the District by the Historic Commission. Thus, while neighbors on this block meticulously comply with standards of the Historic Commission regarding their own residences, they are forced to live with a commercial-sized fence simply because the School has historically been permitted to operate where it is and the fence is understandably needed. But the fact that such an inappropriate fence is needed is reason enough to reject a plan that would involve a significant expansion of its use.



**Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076.**

**From:** [jane@tropicalinn.com](mailto:jane@tropicalinn.com) <[jane@tropicalinn.com](mailto:jane@tropicalinn.com)>  
**Sent:** Wednesday, November 20, 2019 2:46 PM  
**To:** Melinda C. Stewart <[mstewart@cityofkeywest-fl.gov](mailto:mstewart@cityofkeywest-fl.gov)>  
**Subject:** FW: Fwd: Montesorri Childrens School expansion objection

Melinda,

Forwarding to you the objection of Evelyn Lau, property owner at 1211 Varela Street, as originally written to the Planning Board members, Mayor, and City Commissioners. Evelyn was confused as to whom it should be sent at that time, so I sent it on to the appropriate recipients for her. I am now sending it to you for attachment to the application to be heard at tomorrow's Planning Board meeting.

Thanks,

Jane Lowe

-----Original Message-----

**From:** [keybana@aol.com](mailto:keybana@aol.com)  
**Sent:** Tuesday, October 8, 2019 1:32pm  
**To:** [Jane@tropicalinn.com](mailto:Jane@tropicalinn.com)  
**Subject:** Fwd: Montesorri Childrens School expansion objection

Subject: Montessori Childrens School expansion objection

As a thirty five year owner of the property at 1211 Varela, I would like to voice my strong opposition to the proposed expansion of the Montessori Children School of Key West to include classrooms and play area at 1217 Varela. This same situation was addressed in 2004 with the entire 1200 block voicing opposition at a meeting in the old City Hall. With all things being the same, I do not understand why this is once again even an issue. The School is well aware of the neighborhoods objections, yet continues to push their agenda..

My major personal objection is with the schools parking situation. With the school employing 20 people and with no available parking, there is no way that they are not infringing on the surrounding neighborhood. Add to that the twice daily influx of parents depositing and picking up of students and it becomes a nightmare.

Sincerely,

Evelyn S. Lau

305-395-0557

## Natalie Hill

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**From:** Matthew Rawls <matthewjrawls@gmail.com>  
**Sent:** Wednesday, October 02, 2019 4:11 PM  
**To:** Natalie Hill  
**Subject:** Opposition to Development Plan and Conditional Use Application for 1221 and 1217 Varela St - Montessori Children's School

Hi Mrs. Hill,

My name is Matthew Rawls, I own 1216 Varela Street Rear. I am writing to you to express my concern and opposition to the newest attempt by Montessori Children's School to expand into the residential property at 1217 Varela Street. 15 years ago, the School's attempt to expand into the same location was halted, and now they're trying again.

This past January the Montessori Children's School purchased the residential property at 1217 Varela Street and moved out its long time renters. Now the school is proposing to expand into this residential address.

The School currently does a terrible job mitigating its impact on our neighborhood. With rushing parents trying to drop off kids, traffic issues caused by the large influx of people, parents and staff taking all of the residential parking spots, the extreme noise levels, and after hours events & parties the School has very little concern about how it impacts our lives. Giving them a variance to expand will only make matters worse.

We are a city with a housing crisis. Should we be considering expanding commercial daycares into residential lots? If the MCS needs more space it should consider moving locations, and not expanding further into our dwindling housing stock.

Granting a variance to the MCS will have a detrimental effect to my quality of life, it benefits only MSC, and its only propose is commercial financial gain. Please do not allow this expansion into my residential neighborhood.

Respectfully and Concerned,  
Matthew Rawls  
1216 Varela Street Rear  
Key West FL

Re Development Plans and Conditional Use Application for 1221 and 1217 Varela Street., presented to the Development Review Committee of the Key West Planning Department on September 26, 2019, on behalf of the Montessori Children's school of Key West, Inc. by authorized representative, Serge Mashtakov of Arbitus Design, LLC

To: Mayor, Planning Board Members and City Commissioners of the City of Key West, Florida

Dear Representatives,

I am writing this to express my opposition to this use. I was also opposed to it originally when it was submitted approximately 15 years ago. At that time unanimous opposition from the neighbors resulted in the Montessori Children's School to withdraw their application. Conditions since that time have not changed and in fact may have worsened. I am the owner of a single family home at 1210 Varela St. on the same block across the street from the MCS. At the present time I only use my home for about three months a year due to my current employment requirements but expect to possibly move there permanently in a few years.

When I am in residence I, as well as my neighbors, are forced to put up with excessive traffic, loss of parking and noise not usually associated with a residential neighborhood. At drop off and pickup times the situation worsens as vehicles will pull over in non-designated and/or no parking areas to leave off or pick up students. I have even seen them stop in the middle of the street blocking all traffic for a time. Occasionally the drivers have shown a total disrespect for the residents. This trait also applies to some of the employees of the MCS.

I understand the objective of the MCS to expand but they should be looking for a space that allows for parking, playground space and proper drop off/pickup which currently is unsafe. Any expansion of MCS would only exponentially increase these problems.

Cordially

Robert Fierst

1210 Varela St.

412-848-3686

For Planning Board meeting November 21, 2019:

I am the owner and full time resident of 1208 Varela Street and I write in opposition to the application of the Montessori Children's School to expand their operations to 1217 Varela and increase their student and teacher population.

Let me first assure the members of the Board that the residents of Varela and adjacent streets are not anti children or anti education. But we do at present endure the inconveniences of the school's teachers parking all day in front of our homes and parents creating impossible congestion when dropping off and picking up their children. Adding more students and more teachers will just exacerbate this situation. The school is unable to provide any parking for teachers and it has inadequate space for cars dropping off and picking up students. Parents park, legally or illegally, and walk into the school to meet their kids,

In 2004, when the school first proposed adding 1217 Varela for additional classrooms, the administrators promised us, the neighbors, that they would work toward alleviating these aforementioned inconveniences. Instead they have added students and teachers and made the problems worse, even without using 1217 Varela.

For the above reasons, I believe you will agree that the application does not meet the criteria for granting conditional use.

Elaine Ginsberg  
1208 Varela Street



## Natalie Hill

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**From:** adele williams <adeleyvonne@gmail.com>  
**Sent:** Wednesday, October 02, 2019 7:16 PM  
**To:** Natalie Hill  
**Subject:** Montessori Children's School Conditional Use Application

October 2, 2019

Re: Development Plan and Conditional Use Application for 1221 and 1217 Varela St., presented to the Development Review Committee of the Key West Planning Department on Thursday, September 26, 2019, on behalf of the Montessori Children's School of Key West, Inc. by an authorized representative, Serge Mashtakov of Arbitus Design, LLC

To: Mayor, Planning Board Members, and City Commissioners of the City of Key West, Florida

Dear Representatives,

As the owners of 1216 White St, the property that abuts 2017 Varela St, we would like to express our concerns about the proposed expansion of the Montessori Children's School of Key West.

On September 27, 2019, Amy O'Conner, the Executive Director of the Montessori Children's School, asked us to sign a letter supporting the conversion of 1217 Varela St into a classroom. The single-family home is zoned HMDR, and has, since its construction in 1963, served as housing for residents. It came as a surprise to us that the school had purchased the property without the consent of the neighbors. I was a teacher at the school between 2006 and 2013 and was acutely aware of the neighborhood's opposition to MCS's proposed expansion of the school, through the purchase or lease of 1217 Varela St. When asked how the school was able to purchase the property without neighborhood approval and variances, Ms. O'Conner responded with the following;  
*"We are currently using it as staff housing. Our hope is to get a variance, but we need neighbors' support. We now go to 6th grade and would love to get the 4th to 6th graders in a bigger space. They are quite confined now".*

We believe that a move of this nature will adversely impact the quality of our life and the value of our property. The planning department must already be aware of current code compliance issues associated with traffic flow, parking, and access to sidewalks along the adjoining streets. These matters will inevitably be compounded with increased student numbers. There are areas of Key West that are more suited to the education of elementary and middle school students. A small residential backyard is neither appropriate or beneficial for adolescent development. While employed as a teacher at the Montessori Children's School I dealt with the daily issues associated with limited playgrounds. The disparity between the number of children and the available play area will only increase as the school proposes to take on elementary and middle school students. An important fact to also consider is that as a private school, the standard hours of operation far exceed those of the public school system. The school operates almost year-round, offering after-care, holiday camps, slumber parties, evening meetings, weekend birthday parties, movie nights, and frequent fundraising events; giving the neighbors little reprieve.

While I have been committed to the education of the children in our island community, I realize that there must be limitations to the growth of schools in residential areas. We adamantly and unequivocally oppose the allowance of any expansion whatsoever to the current MCS campus, whether by conversion of use of currently held real estate or those leased from by others. Such action would only be beneficial to MCS, which has a history of operating in secrecy to avoid neighborhood resistance. Our current objection is identical to the opposition posed by the neighbors in 2004.

I hope we can resolve this matter with transparency and expediency and that the school will consider more viable options for their students.

Please note that we may not receive a notice for a request for variance as we are traveling.

Kind regards,  
Adele Williams and Shawn Cowles

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*Adele Williams*