

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



**To:** Chairman and Planning Board Members

**From:** Ginny Haller, Planner II

**Through:** Donald L. Craig, AICP, Planning Director

**Meeting Date:** June 20, 2013

**Agenda Item:** **Variances and Waiver – 1015-1025 Simonton Street (RE# 00027070-000000; AK# 1027847)** – A request for variances to parking for 3 single-family driveways, impervious surface ratio, and landscape waiver for street frontage and perimeter landscaping in the HNC-1 zoning district per Section 108-648, Section 122-810(4)b, Section 108-413 (b), and Section 108-415 (a) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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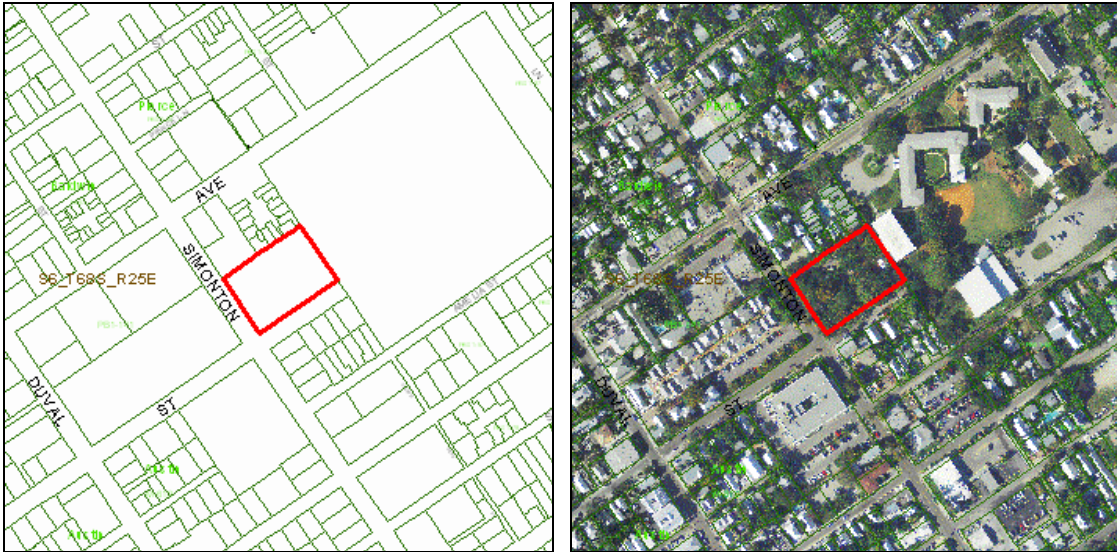
**Request:** To consider variances and landscape waiver associated with the redevelopment of the existing Southernmost Cabana Resort on the corner of Simonton and Virginia Streets in the Historic Neighborhood Commercial District – Truman/Simonton (HNC-1) zoning district.

**Applicant:** Annalise Mannix, P.E.

**Property Owner:** Southernmost Cabana Resort LLC

**Location:** 1015-1025 Simonton Street (RE# 00027070-000000; Alt. Key 1027847)

**Zoning:** Historic Neighborhood Commercial District – Truman/Simonton (HNC-1)



**Background:**

The Major Development Plan (MDP) for this proposal was continued from the May 23 meeting to the June 20, 2013 Planning Board meeting so that they can be heard concurrently. The property is an existing trailer park that has been in existence for over fifty years on the corner of Simonton and Virginia Streets providing permanent, non-transient housing. The size of the property is 42,224.67 square feet, just less than one acre, and has an internal asphalt roadway which is used by automobiles. Currently, the park has 44 units rented through six month leases. The trailer park is located in the Historic Neighborhood Commercial District – Truman/Simonton (HNC-1) which is intended to accommodate both residential and neighborhood commercial uses. Residential activities permitted within the HNC-1 districts include single-family and duplex structures as well as multiple-family structures.

The MDP, variances and landscape waiver developed from a Code Compliance case in November 2011, which identified that eleven trailers in the park encroached 15 feet in the City’s right-of-way on Virginia Street (The Code case history is in the back-up information). In May 2012, the property received a revocable license agreement for one year for the use of approximately 6,200 square feet of right-of-way abutting the Virginia Street side of the property (C.C. Res. No. 12-174). The revocable license agreement was extended for 180 days on May 7, 2013 (C.C Res. No. 13-122) in order to allow the owner to complete the application process for the Major Development Plan, variances and landscape waiver.

**Request:**

To consider variances and landscape waiver associated with the redevelopment of the existing Southernmost Cabana Resort on the corner of Simonton and Virginia Streets. The proposal is to remove the existing trailers, mobile homes and RVs, demolish two frame structures and construct twenty-one single family units on the property. The project data is as follows:

**HNC-1**

<b>Project Data</b>				
	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance Request</b>
<b>Zoning</b>	HNC-1			
<b>Size of Site</b>	42,224.67 sf			
<b>Height</b>	35'	15'	29' 2 1/2"	
<b>Front Setback</b>	5'	5'	5'	
<b>Side Setback</b>	5'	1'	5'	
<b>Side Setback</b>	N/A			
<b>Street Side Setback</b>	7.5'	0	7.5'	
<b>Rear Setback</b>	15'	2'	15'	
<b>Building Coverage</b>	50%	860 sf	48.78%	
<b>Impervious Surface</b>	60%	Varies (min 5,400sf)	61.45%	1.45%
<b>OpenSpace /Landscaping (OverallArea)</b>	35%/20%		39.66%/37.22%	
<b>Parking</b>	1 per Unit	20	21	3 driveways backing onto street
<b>Landscape Buffer/ Frontage- Simonton Street</b>	20' wide barrier- 171 linear feet		5' wide buffer	15' buffer waiver - 171 linear feet
<b>Landscape Buffer/ Frontage- Virginia Street</b>	20' wide barrier- 248 linear feet		7' 6" wide buffer	12.5' buffer waiver - 248 linear feet
<b>Landscape Perimeter/along east</b>	7.5' width		4' width	3.5' waiver – 40 linear feet
<b>Landscape Perimeter/along north</b>	7.5' width		6' 6" width	1' waiver

**Process:**

Tree Commission:	May 13 (Conceptual plan) and June 10, 2013
HARC Meeting:	May 14, 2013
DRC Meeting:	April 25, 2013
Planning Board Meeting (MDP):	May 23, 2013 (Continued)
Planning Board Meeting (MDP/Variations/Waiver):	June 20, 2013
City Commission Meeting:	TBD

**Analysis – Evaluation for Compliance with the Land Development Regulations:**

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

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

The trailer park has been at this location for approximately 50 years; and eleven of the 44 trailers in the park have been encroaching 15 feet into the City's right-of-way on Virginia Street for many years. The applicant is proposing to remove all of the existing trailers, RVs and mobile homes and the two non-historic buildings from the property and replace them with 21 single family homes. The location of the three proposed driveways along Virginia Street allows adequate room for their individual off-street parking spaces, however, the Code states that the driveways be situated so that no vehicle shall back onto a public right-of-way. The existing houses across Virginia Street that have off-street parking back onto Virginia Street. Also, the additional impervious surface area is a 144 square foot attached room on Unit 21.

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

The applicant's request to redevelop the property creates the need for the variance requests, however the special conditions are not the result of negligence by the applicant.

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.**

The proposed plan eliminates the 15 foot encroachment of the trailer court onto the Virginia Street right-of-way. The existing site has approximately the same lot coverage. Granting the variance request will confer upon the applicant special privileges otherwise denied by the LDRs to other lands, buildings, or structures in the HNC-1 zoning district.

4. **Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

The applicant has existing use of the site without the variances, therefore, hardship conditions do not exist.

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 variances requested are the minimum necessary to carry out the redevelopment of the Southernmost Cabana Resort in the historic district.

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 off-street parking space variances along Virginia Street could be injurious to the public welfare since the three automobiles will back out over the sidewalk

and onto the street. However, off-street parking exists on the other side of Virginia Street that may back onto the street. Also this block of Virginia Street does not have through traffic since it terminates at the Church property.

- 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 nonconforming 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 approval.

### **Analysis – Evaluation for Compliance of Landscape Waiver With The Land Development Regulations:**

The nonconformities on the site prevent the applicant from meeting minimum standards for landscaping along the right-of-way as specified by Section 108-413 of the LDRs. The Code requires that sites that are more than an acre require a width of landscaping of 30 linear feet adjacent to the right-of-way. In addition, nonconformities on the site prevent the applicant from meeting the minimum standards for perimeter landscaper requirements as specified by Section 108-415 of the LDRs which state since the site area is 42,224 square feet, the site requires a 10 foot perimeter landscaping waiver.

The criteria for evaluating a landscape waiver are listed in Section 108-517(b) of the LDRs. The planning board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of the subdivision and that a literal enforcement of the standards of this subdivision would be impracticable and would not violate the following criteria:

- 1. Public interest; adjacent property. The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.**  
The proposed landscaping would have a positive impact on the property and the adjacent properties along Simonton and Virginia Streets with the addition of trees and shrubs on the property. Although the width of the landscape buffer will not be met, significant, new landscaping will add to the site; and the landscaping will meet standards for new native species.
- 2. Not discriminatory. The waiver or modification is not discriminatory, considering similar situations in the general area.**  
The granting of this landscape waiver would not be discriminatory since other areas in the vicinity have landscaping.
- 3. Superior alternatives. The development will provide an alternative landscape solution which will achieve the purposes of the requirement through clearly superior design.**

The purpose of the landscape design is to enhance the proposed development of the property by the open spaces of the interior and a perimeter site wall that creates a pedestrian experience on Simonton Street.

4. **Protection of significant features. The waiver or modification is necessary to preserve or enhance significant existing environmental or cultural features, such as trees, scenic areas, historic sites or public facilities, related to the development site.**  
Not applicable, however the applicant is preserving existing trees on the site.
5. **Deprivation of reasonable use. Strict application of the requirement would effectively deprive the owner of reasonable use of the land due to its unusual size, shape, topography, natural conditions, or location, provided that:**
  - a. **Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and**
  - b. **The unusual conditions involved are not the result of actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.**  
The strict application of the landscaping requirements would limit the redevelopment of the site.
6. **Technical impracticality. Strict application of the requirement would be technically impractical.**  
The addition of trees and shrubs to the site will improve the current conditions and create a more pedestrian friendly site.

**The Planning Board shall make factual findings for the variances and landscape waiver by regarding the following:**

1. **That the standards established by Section 90-395 of the City Code have been met by the applicant for a variances/landscape waiver.**  
Not all of the standards established by Section 90-395 of the City Code have been met by the applicant for the variances requested.
2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**  
The applicant has reached out through community meetings and letters to the surrounding neighbors concerning the redevelopment of the existing trailer park.

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

The concurrency of this application has been analyzed in the Major Development Plan staff report. Based on the report submitted by the applicant, the proposed project is in compliance with the concurrency management requirements of the Comprehensive Plan and City Code.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variances be **denied**; however, if the Planning Board approves this request, staff would like to require the following conditions:

1. That Certificates of Elevations shall be provided to confirm that the structures meet FEMA base flood elevation requirements;
2. That a landscape plan consistent with the site plan shall be submitted and a final landscape plan be approved by the Tree Commission.

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request to waiver the landscape area, buffer and perimeter be **approved**.

**PLANNING BOARD  
RESOLUTION No. 2013-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD FOR A VARIANCE APPROVAL FOR PARKING FOR THREE (3) SINGLE-FAMILY DRIVEWAYS, IMPERVIOUS SURFACE RATIO, AND LANDSCAPE WAIVER FOR STREET FRONTAGE AND PERIMETER LANDSCAPING ON PROPERTY LOCATED AT 1015-1025 SIMONTON STREET IN THE HNC-1 ZONING DISTRICT AS PER SECTIONS 108-648, 122-810(4)B, 108-413(B), AND 108-415(A) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST.**

**WHEREAS**, the subject property is located in the Historic Neighborhood Commercial District – Truman/Simonton (HNC-1) zoning district; and

**WHEREAS**, Section 90-391 allows an applicant to request a variance if the literal enforcement of the LDR's will cause unnecessary hardship; and

**WHEREAS**, 108-648 of the Code of Ordinances provides that the internal circulation system, including drives and maneuvering areas, shall be designed to permit convenient maneuvering of cars and service vehicles into and out of each parking and loading space and shall be arranged so that no vehicle need back into a public right-of-way; and

**WHEREAS**, Section 122-810(4)b of the Code of Ordinances provides that the maximum impervious surface ratio is 60% in the HNC-1 zoning district; the applicant requested 61.45% to the



existing 60%; and

**WHEREAS**, Section 108-413(b) of the Code of Ordinances provides that the minimum street frontage on Simonton and Virginia Streets be 20 feet; the applicant requested 5 foot wide barrier; and

**WHEREAS**, Section 108-415(a) of the Code of Ordinances provides that the minimum perimeter landscape requirement along the east property line be 7.5 feet; the applicant requested 4 foot width; and

**WHEREAS**, Section 108-415(a) of the Code of Ordinances provides that the minimum perimeter landscape requirement along the north property line be 7.5 feet; the applicant requested 6 foot 6 inch width; and

**WHEREAS**, Section 108-648 of the Code of Ordinances provides that parking and loading spaces shall be arranged so that no vehicle need back onto a public right-of-way; and

**WHEREAS**, that twenty-one parking spaces are proposed for the twenty-one single-family units, and three of the parking spaces are driveways proposed to back onto Virginia Street; and

**WHEREAS**, the Planning Board finds the trailer park has been at this location for

approximately 50 years; and eleven of the 44 trailers in the park have been encroaching 15 feet into the City's right-of-way on Virginia Street for many years. The applicant is proposing to remove all of the existing trailers, RVs and mobile homes and the two non-historic buildings from the property and replace them with 21 single family homes. The location of the three proposed driveways along Virginia Street allows adequate room for their individual off-street parking spaces, however, the Code states that the driveways be situated so that no vehicle shall back onto a public right-of-way. The existing houses across Virginia Street that have off-street parking back onto Virginia Street. Also, the additional impervious surface area is a 144 square foot attached room on Unit 21 and was requested by the City's Historic Preservationist.

**WHEREAS**, the Planning Board finds that the applicant's request to redevelop the property creates the need for the variance requests, however the special conditions are not the result of negligence by the applicant; and

**WHEREAS**, the Planning Board finds that the proposed plan eliminates the 15 foot encroachment of the trailer court onto the Virginia Street right-of-way. The existing site has approximately the same lot coverage. Granting the variance request will confer upon the applicant special privileges otherwise denied by the LDRs to other lands, buildings, or structures in the HNC-1 zoning district; and

**WHEREAS**, the Planning Board finds that the applicant has use of the site without the variances, therefore, hardship conditions do not exist; and

**WHEREAS**, the Planning Board finds that The variances requested are the minimum necessary to carry out the redevelopment of the Southernmost Cabana Resort in the historic district; and

**WHEREAS**, the Planning Board finds that if the granting of the off-street parking space variances along Virginia Street could be injurious to the public welfare since the three automobiles will back out over the sidewalk and onto the street. However, off-street parking exists on the other side of Virginia Street that may back onto the street. Also this block of Virginia Street does not have through traffic since it terminates at the Archdiocese property; and

**WHEREAS**, the Planning Board finds that the existing nonconforming 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 approval; and

**WHEREAS**, the Planning Board finds that it does not appear that granting the variances will be injurious to the area involved or otherwise detrimental to the public interest or welfare. In fact, granting the variances will be in the public interest and welfare by providing sufficient room for the Key West Cemetery archives and family room to take care of loved ones while making

arrangements; and

**WHEREAS**, the Planning Board finds that existing nonconforming 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 approval; and

**WHEREAS**, the redevelopment on the site prevent the applicant from meeting minimum standards for landscaping along the right-of-ways and perimeters as specified by Sections 108-413 and 108-415 of the LDRs. The Code requires that sites 20 foot buffers along Simonton and Virginia Streets; and 7.5 feet of landscaping along the north and east perimeters of the property; and

**WHEREAS**, the criteria for evaluating a landscape waiver are listed in Section 108-517(b) of the LDRs. The planning board may approve or grant the waiver or modification only if it determines that the waivers or modifications are not contrary to the intent of the subdivision and that a literal enforcement of the standards of this subdivision would be impracticable; and

**WHEREAS**, conditions to be completed:

1. That Certificates of Elevations shall be provided to confirm that the structures meet FEMA base flood elevation requirements;

2. That a landscape plan consistent with the site plan shall be submitted and a final landscape plan be approved by the Tree Commission.

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on June 20, 2013; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those 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 Key West Planning Board for variances to allow the redevelopment of the Southernmost Cabana Resort on the property located at 1015-1025 Simonton Street (RE# 00027070-000000; Alt. Key 1027847) in the HNC-1 zoning district per Section 108-648, Section 122-810(4)b, Section 108-413 (b), and Section 108-415 (a) of the Land

\_\_\_\_\_ Chairman

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

Development Regulations of the Code of Ordinances of the City of Key West per plan set dated May 1, 2013.

**Section 3.** It is a condition of these variances 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 or 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 as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** These variances and landscape waiver do 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 9J-1, F.A.C., this permit or development order is not 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 20th day of June, 2013.

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

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Richard Klitenick  
Key West Planning Board Chairman

\_\_\_\_\_ Date

**Attest:**

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**Resolution Number 2013-**

\_\_\_\_\_ Chairman

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

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Donald Leland Craig, AICP, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

Draft

\_\_\_\_\_ Chairman

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



# Application



Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 1015-1025 Simonton Street
2. Name of Applicant Annalise Mannix
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X
4. Address of Applicant 3739 Paula Ave  
Key West, FL 33040
5. Phone # of Applicant (305)292-5299 Mobile# (305) 797-0463
6. E-Mail Address amannix@aol.com
7. Name of Owner, if different than above Southernmost Cabana Resort, LLC
8. Address of Owner 3720 No. Roosevelt Blvd  
Key West, FL 33040
9. Phone # of Owner (305)294-0249
10. Email Address jcleghorn@bellsouth.net
11. Zoning District of Parcel HNC-1 RE# 00027070-00000
12. Description of Proposed Construction, Development, and Use  
The project replaces 44 tenant occupied homes with 21 owner occupied residences.  
The project consists of 8 building clusters. Five clusters are duplexes, one is a single family unit, one is a 4-unit multi-family cluster and two clusters are tri-plexes.
13. List and describe the specific variance(s) being requested:  
Sec. 108.648: All uses which are required to provide three or more off-street parking spaces shall have entryways and exitways and drives at least 20 feet in width to accommodate two-way traffic unless a one-way traffic unless a one-way traffic system is utilized, in which case entryways and exitways and drives shall be at least 12 feet in width...

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



(3) THREE *CA 5/30/13*

We request a variance to allow ~~one double~~ driveways on Virginia Street. The second variance is for 1.45% (620sf) impervious surface area to add an architectural feature and relocate A/c's off the roof as the HARC Planner recommended

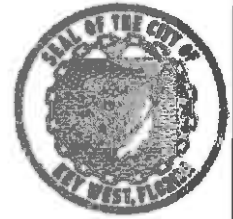
14. Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
<b>Zoning</b>	HNC-1			
<b>Flood Zone</b>	X			
<b>Size of Site</b>	42224.67 SF			
<b>Height</b>	35 FT	15 FT	29'-21/2"	
<b>Front Setback</b>	5 FT	5 FT	5 FT	
<b>Side Setback</b>	5 FT	1 FT	5 FT	
<b>Side Setback</b>	N/A			
<b>Street Side Setback</b>	7.5 FT	0 FT	7.5	
<b>Rear Setback</b>	15 FT	2 FT	15	
<b>F.A.R</b>	1		0.8	
<b>Building Coverage</b>	50%	880 SF (not attached to units)	48.78%	
<b>Impervious Surface</b>	60%	Varies (min 5400 SF)	61.45%	1.45%
<b>Parking</b>	1/unit	20	22	2 Driveways
<b>Handicap Parking</b>	N/A			
<b>Bicycle Parking</b>	N/A			
<b>Open Space/ Landscaping</b>	35%/20%		39.66%/37.22%	
<b>Number and type of units</b>	16 per acre	44 rentals	21 SFR	
<b>Consumption Area or Number of seats</b>	N/A			

15. Is Subject Property located within the Historic District? Yes  No   
 If Yes, attach HARC approval and approved site plans

Meeting Date \_\_\_\_\_ HARC Approval # \_\_\_\_\_

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3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No  \_\_\_\_\_ If Yes, please describe and attach relevant documents

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17. Will the work be within the dripline (canopy) of any tree on or off the property?  
YES  \_\_\_\_\_ NO \_\_\_\_\_

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

**\*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



**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.

These 2 driveways serve 2 single family units with sufficient room in each homeowners property to have individual parking spaces as is typical of any Key West home, including the homes across Virginia Street. The code, as implemented, treats these homes differently than homes on the same street.

The additional impervious surface area was requested by HARC Planner to improve the project.

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

The applicant has not created the circumstances, the ordinance created the special conditions for the parking or lot coverage issues. The applicant will use pervious pavements for the 1.45% of the area that will be is over on impervious coverage due to the increased building area and a/c relocation.

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 the parking variance allows equal privilege, not special privilege. Other homes with adequate setbacks could, and many do, have off street parking driveways for one or two vehicles. The existing site has approximately the same lot coverage at this time.

Variance Application  
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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Literal interpretations of the code will require homes to be set immediately against the 7.5 foot setback to allow for group parking in the center of the property. This would severely reduce the yard space available for play/recreation for homeowners to enjoy. Alternately homes could be placed on stilts with parking below. From meetings with adjacent property owners, it was apparent they preferred homes set back, and not with parking below.

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.

This variance is the minimum required to make reasonable use of the land.

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

The awarding of this variance is in harmony with the general intent of the LDR's. Section 108.648 seems to discourage excessive adjacent parking spaces, rather than limiting two individual driveways. The environment will receive the same net surface water due to the pervious pavement used.

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



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.

This variance is not reflective of non-conforming uses in other areas.

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

- That the standards established in subsection (a) 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."



**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



*Landscape Waiver*

**Variance Application**

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 1015-1025 Simonton Street
2. Name of Applicant Annalise Mannix
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative
4. Address of Applicant 3739 Paula Ave  
Key West, FL 33040
5. Phone # of Applicant (305)292-5299 Mobile# (305) 797-0463
6. E-Mail Address amannix@aol.com
7. Name of Owner, if different than above Southernmost Cabana Resort, LLC
8. Address of Owner 3720 No. Roosevelt Blvd  
Key West, FL 33040
9. Phone # of Owner (305)294-0249
10. Email Address jcleghorn@bellsouth.net
11. Zoning District of Parcel HNC-1 RE# 00027070-00000
12. Description of Proposed Construction, Development, and Use  
The project replaces 44 tenant occupied homes with 21 owner occupied residences.  
The project consists of 8 building clusters. Five clusters are duplexes, one is a  
single family unit, one is a 4-unit multi-family cluster and two clusters are tri-plexes.
13. List and describe the specific variance(s) being requested:  
Sec. 108.413(b) requires Simonton Street frontage to have a 20 foot landscape barrier. Six houses are proposed with  
limited setbacks allowing for only 5.5 and 6.5 feet, requiring a waiver for 91 feet out of the 171 foot street frontage. Likewise,  
Sec. 108.413(b) requires Virginia Street frontage to have a 20 foot landscape barrier, yet 9 houses are set back



**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
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such to allow only a 8.5 and 8 foot buffer. Sec. 108-415 (a) requires 7.5 foot buffers to the north and east. Although the homes are set back allowing for a 17 foot landscape buffer, to the east at the pool we propose a 4 foot buffer (adjacent to an 8-foot wall). To the north we proposed a 7 foot buffer and 6'-5" buffer with a 6 foot fence.

14. 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
<b>Zoning</b>	HNC-1			
<b>Flood Zone</b>	X			
<b>Size of Site</b>	42224.67 SF			
<b>Height</b>	35 FT	15 FT	29'-21/2"	
<b>Front Setback</b>	5 FT	5 FT	5 FT	
<b>Side Setback</b>	5 FT	1 FT	5 FT	
<b>Side Setback</b>	N/A			
<b>Street Side Setback</b>	7.5 FT	0 FT	7.5	
<b>Rear Setback</b>	15 FT	2 FT	15	
<b>F.A.R</b>	1		0.8	
<b>Building Coverage</b>	50%	860 SF (not attached to units)	48.78%	
<b>Impervious Surface</b>	60%	Varies (min 5400 SF)	61.45%	
<b>Parking</b>	1/unit	20	22	
<b>Handicap Parking</b>	N/A			
<b>Bicycle Parking</b>	N/A			
<b>Open Space/ Landscaping</b>	35%/20%		39.66%/37.22%	
<b>Number and type of units</b>	16 per acre	44 rentals	21 SFR	
<b>Consumption Area or Number of seats</b>	N/A			

| Landscape Buffer | 20 feet/7.5 feet | 0 feet | 5.5'/6.5' and 7'/6.5' | 14.5'/13.5' and 2'/1' |

15. Is Subject Property located within the Historic District? Yes  No   
 If Yes, attach HARC approval and approved site plans

Meeting Date April 14, 2013 HARC Approval # \_\_\_\_\_

Variance Application  
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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No  \_\_\_\_\_ If Yes, please describe and attach relevant documents

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17. Will the work be within the dripline (canopy) of any tree on or off the property?

YES  \_\_\_\_\_ NO \_\_\_\_\_

If yes, provide date of landscape approval, and attach a copy of such approval.

May 14, 2015

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

**\*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
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**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.

These landscape buffer waiver requests are peculiar to the land involved. The property is large compared to other subdivided old town properties, and it is on a corner, so the rather large 20 foot buffer requirement would be minimized on other properties with only one small corner lot having two 20-foot buffers.

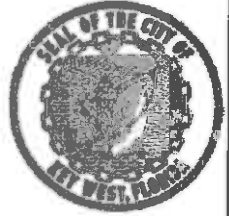
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The applicant has not created the circumstances, the ordinance created the special conditions for the landscape buffers. This project seeks to reduce the number of homes from an intense development to a reasonable development.

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 the landscape waiver allows equal privilege, not special privilege. Other historic district properties in general used little to no setbacks when being constructed, therefore this project confer no special privileges.

Variance Application  
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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Literal interpretations of the code will deny the applicant rights commonly enjoyed by other properties in the zoning district. Maintaining the buffer per the LDR would reduce the useful area of the property severely, or require many attached housing units, while reducing the yard space available for play/recreation for homeowners to enjoy, as is enjoyed in other properties in the same zoning district. .

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.

This variance is the minimum required to make reasonable use of the land. The site currently is home to 44 residences, and even with this variance only 21 replacement units will fit on the site under today's standards.

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

The awarding of this variance is in harmony with the general intent of the LDR's to encourage landscape buffers while maintaining the features of old town with smaller front yards.

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

This variance is not reflective of non-conforming uses in other areas.

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

- That the standards established in subsection (a) 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."

# Verification

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, Thomas E. Pope, 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:

1015-1021 Simonton street

*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.

Thomas E. Pope

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 6/4/13 by \_\_\_\_\_

*date*

Thomas E. Pope

*Name of Authorized Representative*

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

M. Holly Booton

*Notary's Signature and Seal*



**M. HOLLY BOOTON**  
MY COMMISSION # SD 939156  
EXPIRES: December 26, 2013  
Under The Judicial Notary Service

M. Holly Booton

*Name of Acknowledger typed, printed or stamped*

DD939156

*Commission Number, if any*

# **Authorization**



M. 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, Joseph Cleghorn as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Managing Member of Southernmost Cubana Resorts LLC  
*Name of office (President, Managing Member)* *Name of owner from deed* Kimberly Panter and 1999 CLEGHORN M TR

authorize Annalise Martin  
*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 12/23/2011 by  
*date*

Joseph Cleghorn  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Laree Sparks  
*Name of Acknowledger typed, printed or stamped*

EE109371  
*Commission Number, if any*



LAREE SPARKS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE109371  
Expires 7/6/2015

[Signature] 12/25/11

**Deed**

**K. Warranty Deed**

Doc# 1742982 20/2009 9:04AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

*Copy of J.P. ... 72-23*

Prepared by and return to:  
Suzanne A. Dockerty  
Attorney at Law  
J. PATRICK FITZGERALD & ASSOCIATES, P.A.  
110 Merrick Way Suite 3-B  
Coral Gables, FL 33134  
305-443-9162  
File Number: 6-840  
Will Call No.:

05/20/2009 9:04AM  
DEED DOC STAMP CL: TRINA \$16,800.00

Doc# 1742982  
Bk# 2413 Pg# 1501

[Space Above This Line For Recording Data]

**Warranty Deed**

This Warranty Deed made this 29<sup>th</sup> day of April, 2009 between The Most Reverend John C. Favalora, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole whose post office address is 9401 Biscayne Blvd., Miami Shores, FL 33138, grantor, and Southernmost Cabana Resort, LLC, a Florida limited liability company whose post office address is 1421 1st Street, Key West, FL 33040, grantee:

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

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

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 00027070-000000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

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

DoubleTimes

**EXHIBIT "A"**  
**Legal Description**

Doc# 1742982  
Bk# 2413 Pg# 1003

On the Island of Key West and being part of Tract 11 according to Wm. A. Whitehead's map of said Island, but better described as Part of Lot 1 of Square 1 in said Tract 11, according to C.W. Tift's map or plan of the Island of Key West delineated July, 1874, the lands hereby leased being more particularly described by metes and bounds as follows:

Beginning at a point on the Northeasterly side of Simonton Street, said point being 198.33 feet Southeasterly from the Easterly corner of the intersection of Division and Simonton Street, run thence in a Southeasterly direction along the Northeasterly side of Simonton street 168.33 feet, more or less to Virginia Street; thence at right angles in a Northeasterly direction along Virginia Street 248 feet; thence at right angles in a Northwesterly direction 168.33 feet, more or less; thence at right angles in a Southwesterly direction 248 feet to the point of beginning on Simonton Street.

And

Beginning at a point on the Northeasterly side of Simonton Street, said point being 183.33 feet Southeasterly from the Easterly corner of the intersection of Division and Simonton Streets, run thence in a Southeasterly direction along the Northeasterly side of Simonton Street 15 feet, thence at right angles in a Northeasterly direction 248 feet; thence at right angles in a Northwesterly direction 15 feet; thence at right angles in a Southwesterly direction 248 feet to the point of beginning on Simonton Street.

Less and Except:

A parcel of land on the Island of Key West, Monroe County, Florida and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as part of Tract 11 and designated on Charles W. Tift's Plan or Map of the Island of Key West delineated in July 1874 as Lot 2 in square 1 in Subdivision of Tract 11, known as Simonton's Addition to Key West and being more particularly described as follows: Commence at the intersection of the Southeasterly right-of-way line of Truman Avenue and the Northeasterly right-of-way line of Simonton Street; thence in a Southeasterly direction along said Northeasterly right-of-way line of Simonton Street 183.33 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Northeasterly right-of-way line of Simonton Street for 7.55 feet; thence at an angle of 90° 13' 57" to the right and in a Westerly direction for 113.00 feet; thence at an angle of 89° 46' 03" to the right and in a Northwesterly direction for 8.00 feet; thence at a right angle and in a Southwesterly direction for 113.00 feet to the said Northeasterly right-of-way line of Simonton Street and the Point of Beginning

MONROE COUNTY  
OFFICIAL RECORDS

# Site Plans

**GENERAL SITE INFORMATION**

DISTRICT: HNC-1 (Historic Neighborhood Commercial - 1)  
 GROSS AREA: .97 acres or 42,225 s.f.  
 BLDG. COVERAGE: 20,759.88 s.f. (49.16%)  
 IMPERVIOUS SURFACE: see civil plans  
 OPEN SPACE: 14,400 s.f. (33.05%)  
 LANDSCAPE AREA: 14,400 s.f. (33.05%)  
 FLOOR AREA RATIO: see civil plans

**LANDSCAPE DATA/CALCULATIONS**

**MINIMUM LANDSCAPE AREA**  
 MINIMUM REQUIRED 20% OF BLDG. SITE AREA: 8,445 s.f. or .19 acres  
 LANDSCAPE AREA PROVIDED: 13,487.54 or .31 acres

**STREET FRONTAGE REQUIREMENT**

.97 ACRES REQUIRES 20 I.F. WIDE STRIP at 80 PUs per 100 I.F.  
 NOTE: Request waiver for Bufferyard Planting in Lieu of Street Frontage Requirement.  
**SIMONTON STREET REQUIREMENT: 20' wide Strip**  
 171 I.F. = 136 PLANT UNITS within 20' wide strip  
 ISSUE: Only 5' planting space for most of Frontage and much of area encumbered by walkways and driveways.  
**VIRGINIA STREET REQUIREMENT: 20' wide Strip**  
 248 I.F. = 200 PLANT UNITS within 20' wide strip  
 ISSUE: Only 7'-6" planting space for most of Frontage and much of area encumbered by walkways and driveways.

**INTERIOR PARKING REQUIREMENT**

NOT APPLICABLE

**PERIMETER PARKING REQUIREMENT**

NOT APPLICABLE

**NON-VEHICULAR USE AREA (NOS)**

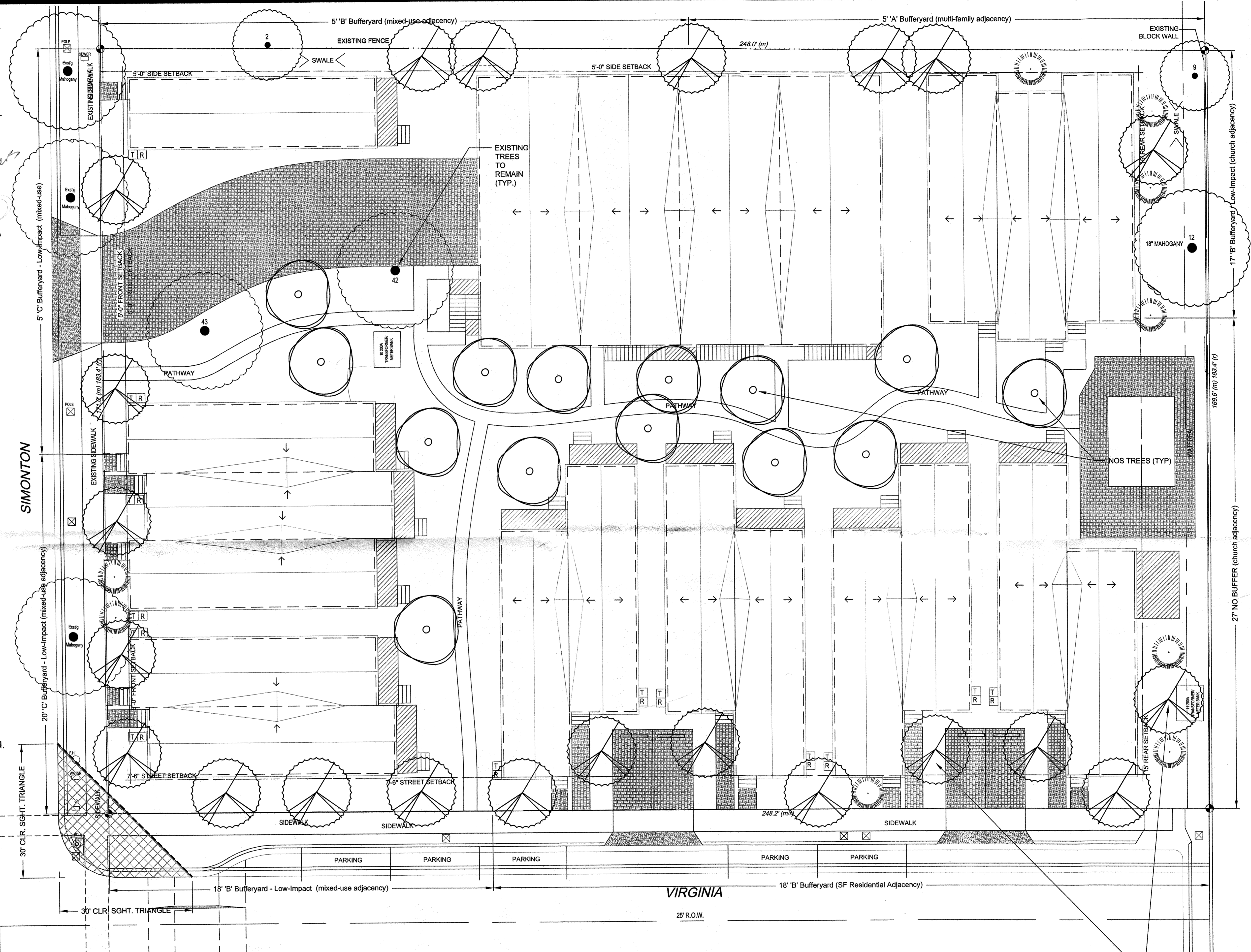
16.8% OF BUILDING SITE IS NON-VEHICULAR OPEN SPACE (NOS)  
 (13,268) or 7,100 s.f. / 2,000 = 3.5  
 3.5 X 4 Trees = 14 TREES REQUIRED  
 (NOS) TREES PROVIDED = 14+

**BUFFERYARD/LANDSCAPE SCREENING**

**NORTH ADJACENCY:**  
 Northwest: Mixed-use 5' "B" BUFFER (low-impact) at 40 PUs per 100 I.F.  
 113 I.F. = 45 PUs Required  
 PUs Provided: 45+  
 Northeast: Multi-family 5' "A" BUFFER at 17 PUs per 100 I.F.  
 135 I.F. = 23 PUs Required  
 PUs Provided: 23+  
**EAST ADJACENCY:**  
 Northeast: Church 17' "B" BUFFER (low-impact) at 36 PUs per 100 I.F.  
 60 I.F. = 22 PUs (50% wall reduction) 11 PUs Required  
 PUs Provided: 11+  
 Southeast: Church 27' NO BUFFER required  
**SOUTH ADJACENCY:**  
 Southeast: SF Residential 18' "B" BUFFER at 36 PUs per 100 I.F.  
 181 I.F. = 65 PUs Required  
 PUs Provided: 65+  
 Southwest: Mixed-use 18' "B" Buffer (low-impact) at 36 PUs per 100 I.F.  
 87 I.F. = 32 PUs Required  
 PUs Provided: 32+  
**WEST ADJACENCY:**  
 Southwest: Mixed-use 20' "C" BUFFER (low-impact) at 56 PUs per 100 I.F.  
 80 I.F. = 45 PUs Required  
 PUs Provided: 45+  
 Northwest: Mixed-use 5' "C" Buffer (low-impact) at 40 PUs per 100 I.F.  
 91 I.F. = 37 PUs Required  
 PUs Provided: 37+

**PLANT UNIT TOTALS:**  
 TOTAL PLANT UNITS REQUIRED: 258 (including Street Frontage PUs)  
 TOTAL PLANT UNITS PROVIDED: 258+

NOTE: SEE SHEET L-2 FOR TREE IMPACTS / MITIGATION.



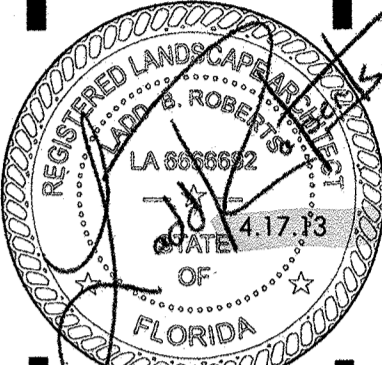
LANDSCAPE PLAN  
 3/32" = 1'-0"

**RECEIVED**  
 APR 23 2013  
 CITY OF KEY WEST  
 PLANNING DEPT.

CONCEPTUAL TREE LOCATIONS  
 SEE SHEET L-2 FOR PALETTE  
 CANOPY, UNDERSTORY & PALMS

**CODE REQ. LANDSCAPE PLAN**

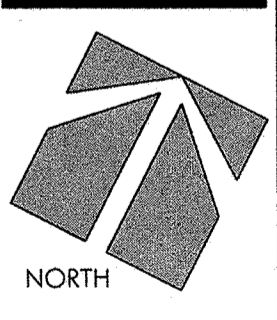
SCALE 3/32" = 1'-0"



CODE LANDSCAPE PLAN

SOUTHERNMOST CABANA  
 KEY WEST, FLORIDA

REVISIONS:  
 4.8.13 site plan change  
 4.16.13 extg tree correct



JOB NUMBER:  
 LWD 13003.1  
 DATE:  
 3.1.13  
 DRAWN BY:  
 LADD B. ROBERTS  
 CHECKED BY:  
 EVAN BELL

SHEET NUMBER:  
**L-1**

This drawing is the property of ECOSCAPES DESIGN GROUP, INC. Unless otherwise provided for by the contract, all drawings are confidential and shall not be transferred to any other party without the express written consent as required by ECOSCAPES DESIGN GROUP, INC. Copyright 2012

# **Additional Information**



**THE CITY OF KEY WEST**  
**Tree Commission**  
Post Office Box 1409 Key West, FL 33041-1409  
Telephone: 305-809-3764

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May 16, 2013

Southermost Cabana Resort LLC  
3720 North Roosevelt Blvd  
Key West, FL 33040

The City of Key West Tree Commission recently considered your permit application regarding property located at 1015-1027 Simonton Street at their regularly scheduled meeting on May 13, 2013.

The request of the permit application was for conceptual approval of the landscape plan for the above mentioned property. The Tree Commission approved the conceptual landscape plan submitted with the application and presented to the Commission.

Please note that final approval of the landscape plan must include the right of way areas for Virginia Street adjacent to your project.

If you have any questions please call the office at (305) 809-3768.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen DeMaria", is written over a white background.

Karen DeMaria  
Urban Forestry Program Manager  
City of Key West  
3140 Flagler Avenue  
Key West, FL 33040  
Office: 305/809-3768  
Fax: 305/809-3978  
[kdemaria@keywestcity.com](mailto:kdemaria@keywestcity.com)

cc: Annalise Mannix  
3739 Paula Avenue  
Key West, FL 33040