

STONES & CARDENAS

ATTORNEYS AT LAW

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ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

February 14, 2012

VIA E-MAIL & HAND DELIVERY

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

Re: Lot Split Waiver Request



Dear Mr. Craig:

Please accept this letter as a request for Administrative Lot Split/Wavier from the City of Key West Regulations on Subdivisions. My client owns two (2) contiguous parcels of land on Atlantic Drive, known as Lots 13 and 16 of Sunshine Subdivision Plat No. 1, also known as Real Estate Parcel Identification Numbers 00059940-000000 and 00059970-000000.

The two (2) lots vary in width from 74.95 feet for Lot 13 and 64.95 feet for Lot 16. Lot 13 is currently vacant, and Lot 16 houses a dilapidated duplex which will be demolished in preparation for the replacement housing. Both lots will receive two (2) single-family structures to replace the historic duplex.

My client proposes to make Lot 13 sixty-nine feet (69.0') wide and Lot 16 seventy-one feet (71.0') wide to partially offset the 10.0' corner lot side setback requirement by adjustment of the internal lot boundaries between the lots. As a result of the adjustment, all lots will meet or exceed minimum lot width for the Single Family (SF) district and the replacement structures designed for the lots will meet all setback requirements as a result of the adjustment. There will be no net increase in density or development rights beyond the current permitted replacement of two (2) residential structures on each lot.

I have enclosed for your review of this request the February 2006 boundary survey for each of the lots (prior to structure demolition). Also included is the plat depicting Lots 13 and 16 and their current lot width. The third drawing depicts the lots, post adjustment, and the corresponding placement of the replacement residential structures on the two lots. The two lots

Donald L. Craig, City Planner
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will be subject to a land condominium or Homeowners' Association, but will not be further subdivided.

Please advise if you require any additional information to allow you to complete processing of this request.

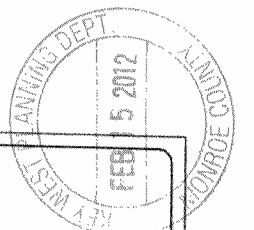
Thank you for your assistance with this matter.

Sincerely,



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

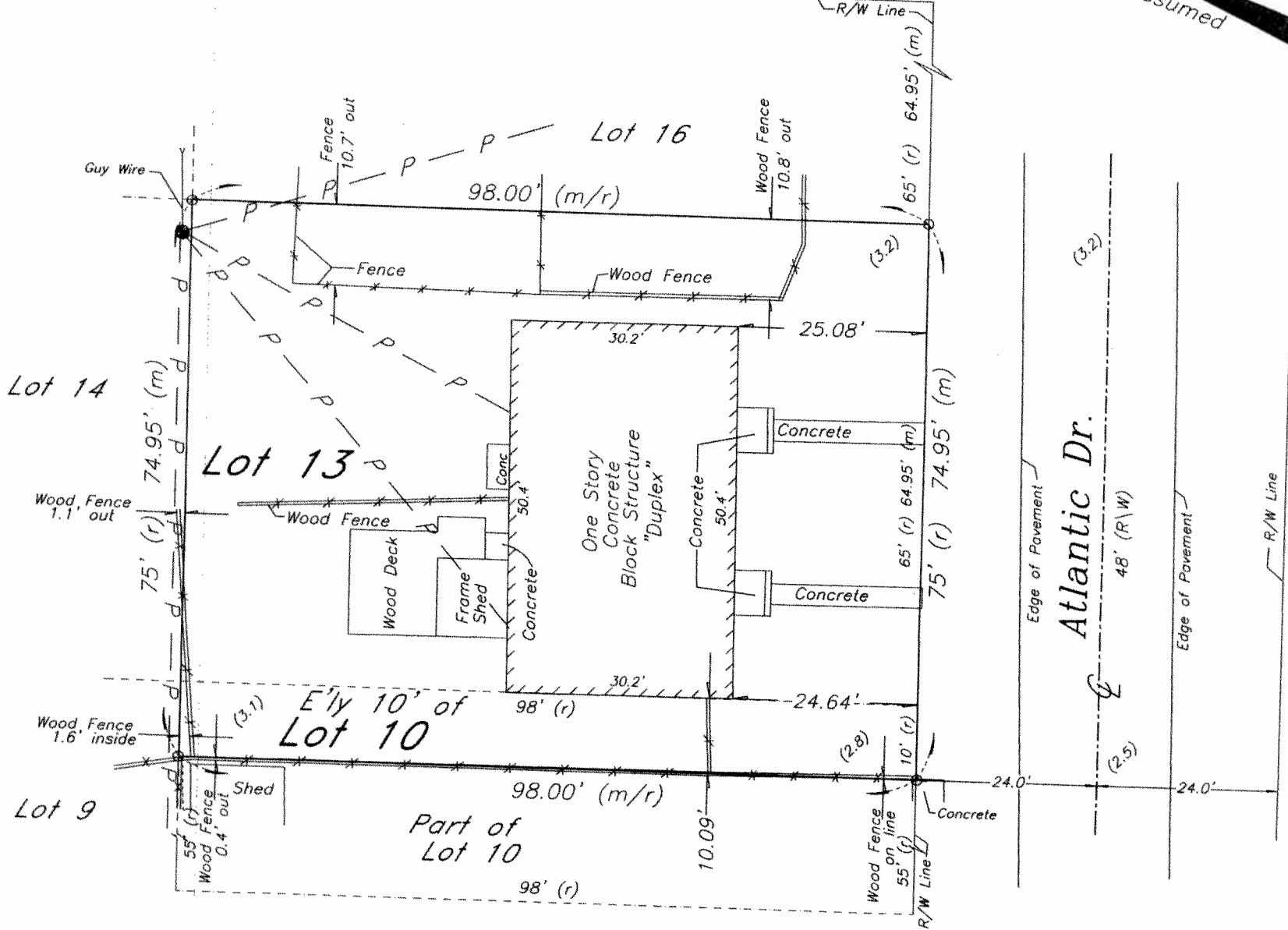




Boundary Survey Map of Lot 13 and the E'ly 10' of Lot 10, SUNSHINE SUBDIVISION PLAT NO. 1

Sunshine Ave.

1" = 20'
Assumed



LEGEND

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ⊙ Found 2" Iron Pipe (Fence Post) ○ Set #5 rebar w/cap (6298) ● Found 1/2" Iron Rod (2863) ▲ Found Nail & Disc (PTS) △ Set Nail & Disc (6298) (M) Measured (R) Record (M/R) Measured & Record | <ul style="list-style-type: none"> C.B.S. Concrete Block Structure R\W Right of Way CLF Chain Link Fence ⊕ Centerline ⊙ Wood Utility Pole ⊗ Concrete Utility Pole -P- Overhead Power Lines (3.2) Spot Elevation (Typical) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1307-1309 Atlantic Drive, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: January 13, 2006.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
13. Flood Insurance Rate Map Zone: AE (EL 7); Community Panel #120168; 1516 K; 2-18-05.

BOUNDARY SURVEY OF: Lot 13 and the E'ly 10' of Lot 10, of SUNSHINE SUBDIVISION, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2 at Page 150 of the Public Records of Monroe County, Florida.

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

J. LYNN O'FLYNN, INC.

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

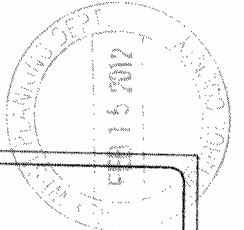
February 4, 2006

J. LYNN O'FLYNN, Inc.



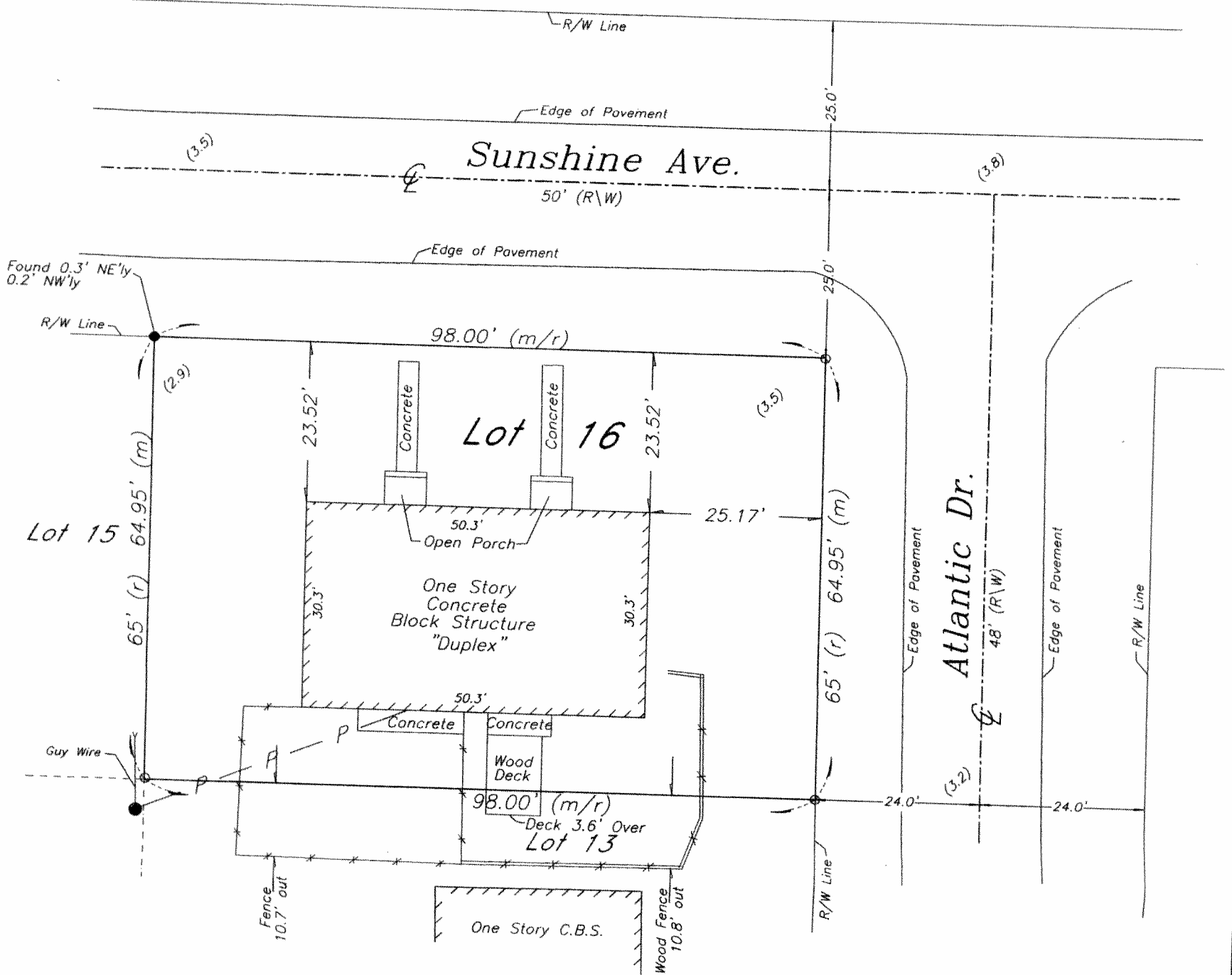
Professional Surveyor & Mapper
PSM #6298

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



Boundary Survey Map of Lot 16, SUNSHINE SUBDIVISION PLAT NO. 1

1" = 20'
Assumed



LEGEND

- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- P- Overhead Power Lines
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- (k.g.) Spot Elevation (Typical)

NOTES:

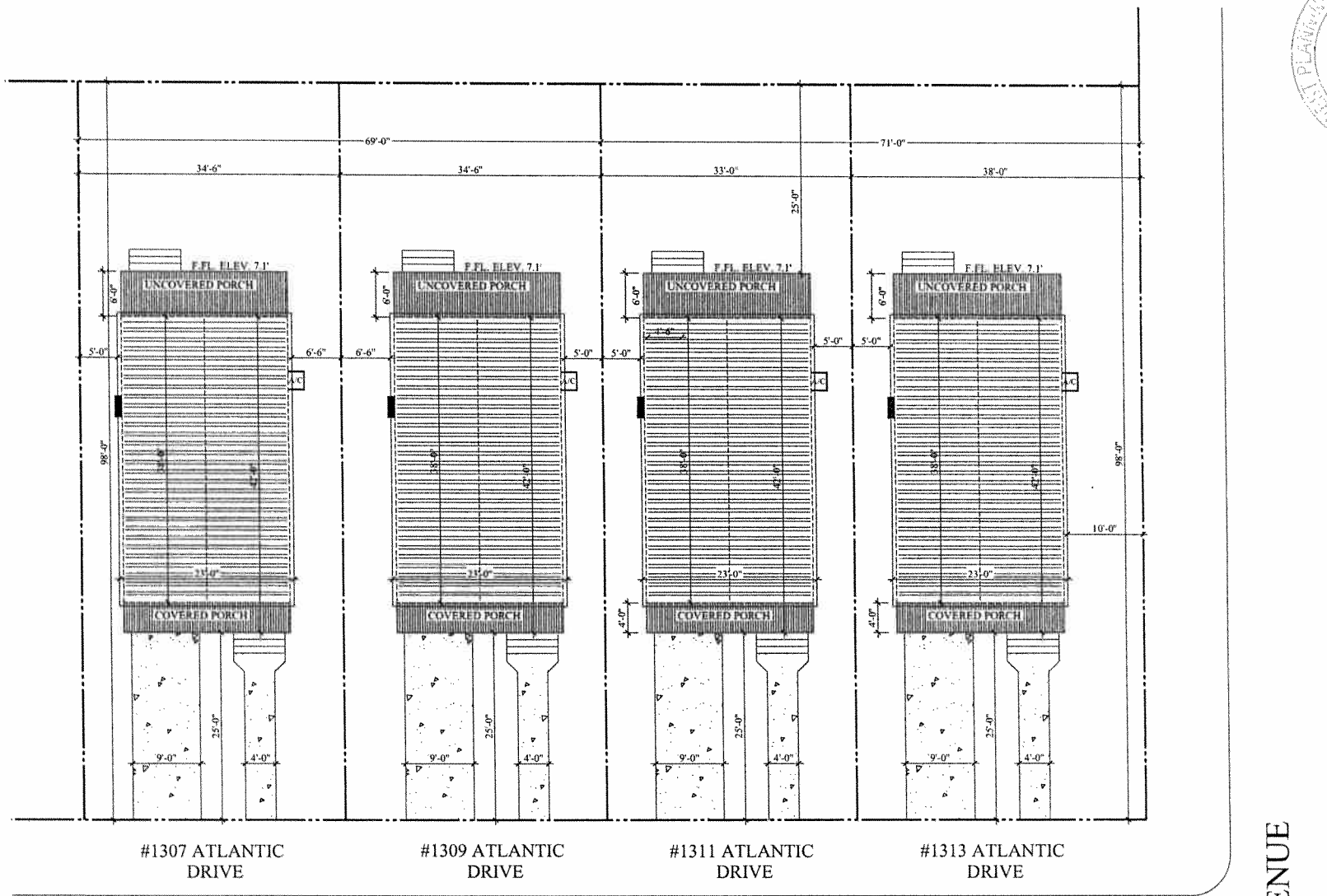
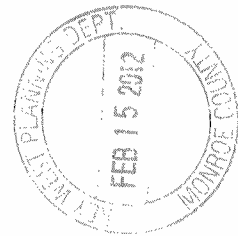
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1610-1612 Sunshine Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: January 13, 2006.
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13. Flood Insurance Rate Map Zone: AE (EL 7); Community Panel #120168; 1516 K; 2-18-05.

BOUNDARY SURVEY OF: Lot 16, of SUNSHINE SUBDIVISION, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2 at Page 150 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Hirsch Property Holdings 2, LLC;
Stones & Cardenas;
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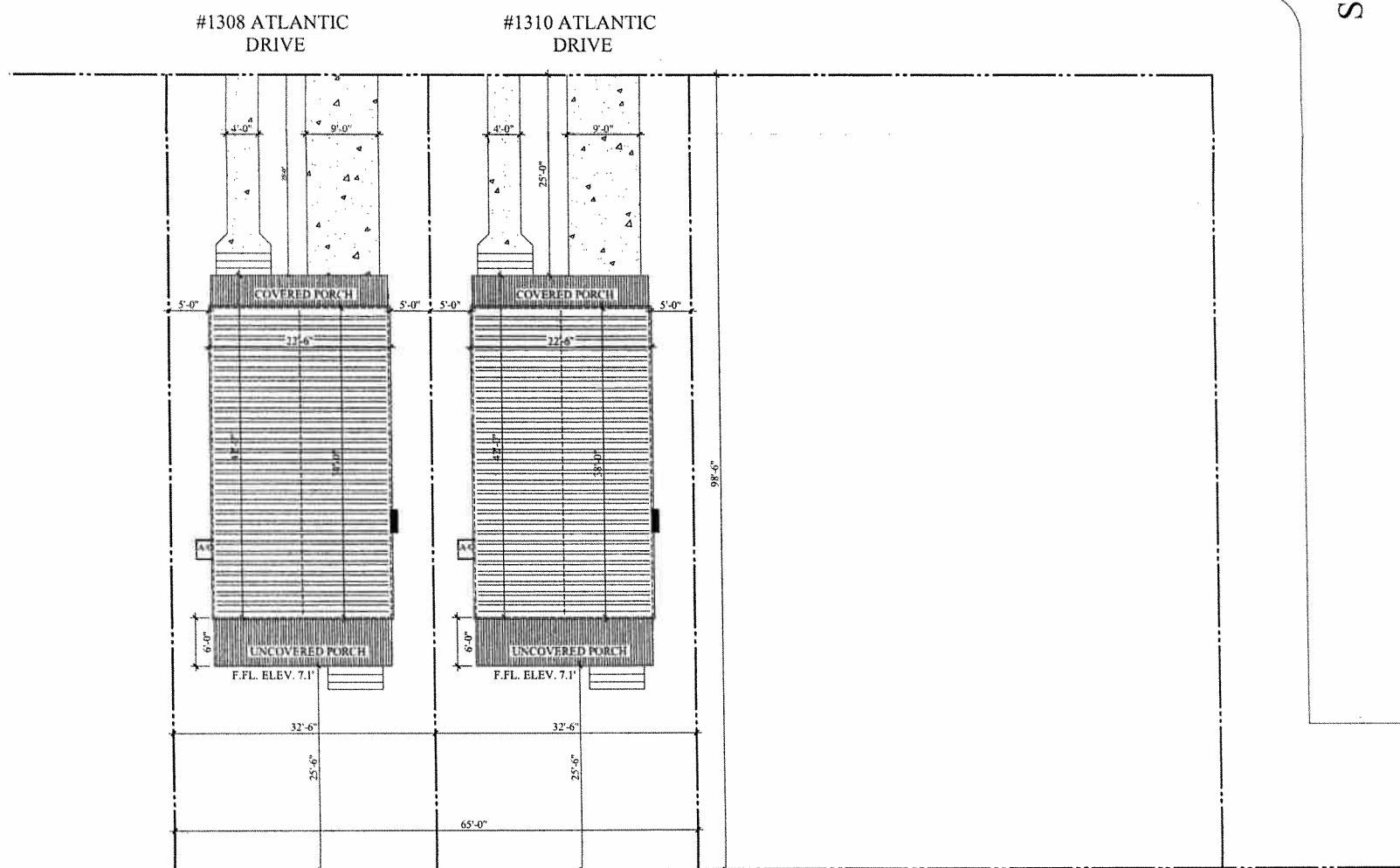
J. LYNN O'FLYNN, INC.
[Signature]
J. Lynn O'Flynn, PSM
Florida Reg. #6298
February 4, 2006

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



ATLANTIC DRIVE

SUNSHINE AVENUE



SITE PLAN
SCALE 1"=8'