

**18 Whistling Duck Ln
Application**



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule	
Variance Application Fee	\$ 2,315.25
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$2,756.51

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,630.50
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$5,071.76

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 18 Whistling Duck Ln, Key West, FL 33040

Zoning District: PRD

Real Estate (RE) #: 00072081-000152

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Adriaan Hereijgers & Nancy Hereijgers Mailing Address: 18 Whistling Duck Ln

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

PROPERTY OWNER: (if different than above)

Name: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Rear Addition and existing building alterations

with roof raising within a rear property setback, reconstruction of covered porch within right side setback

Roof cover over side entry door within left side setback

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

Left Side: Req. 5'-0"; Ex. 0'-0"; Prop. 0'-0".

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	PRD			
Flood Zone	AE9			
Size of Site	+/-5,320.56 SF			
Height	30'-0"	N/A	NO CHANGES	NO
Front Setback	5'-0"	9'-9"	NO CHANGES	NO
Side Setback	5'-0"	0'-0"	0'-0"	YES
Side Setback	5'-0"	10'-11"	NO CHANGES	NO
Street Side Setback	N/A	N/A	N/A	NO
Rear Setback	5'-0"	109'-10"	104'-2"	NO
F.A.R	N/A	N/A	N/A	NO
Building Coverage	40%	18.2%	19.8%	NO
Impervious Surface	60%	33.7%	35.6%	NO
Parking	N/A	N/A	N/A	NO
Handicap Parking	N/A	N/A	N/A	NO
Bicycle Parking	N/A	N/A	N/A	NO
Open Space/ Landscaping	35%	66.2%	64.3%	NO
Number and type of units	1	1	NO CHANGES	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: Please print your responses.

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

Special circumstances exist. The existing house is located on a lot with pre-existing nonconformity - being constructed with a joint wall as a duplex with a common wall while mostly located over an individual parcel which doesn't allow practical beneficial use of the property.

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

The variances conditions have not been created by the applicant. The development was constructed in such manner in late 1990s.

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.

Special privileges not conferred. Similar conditions and non-conformities exist and are approved in the same 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.

Hardship conditions exist. The literal interpretation of the provisions of the land development regulations limits the beneficial use of the property basic amenities commonly enjoyed by other properties in this 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.

Only minimum variances are requested that will make the reasonable use of the land.

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.

No injury to the public welfare is created. The enclosure of porch wall provide improved privacy and safety for the adjacent property and has no impact on other properties in the area.

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.

Existing nonconforming uses of other properties are not considered as the basis of this approval.

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

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

REQUIRED SUBMITTALS: *All* of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request

Authorization & Verification



City of Key West
Planning Department

Verification Form
(Where Owner is the applicant)

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

18 Whistling Duck Lane Key West FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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

Adriaan Hereijgers
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 4/26/24 by
Adriaan Hereijgers
Name of Owner

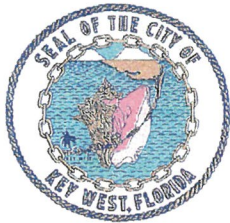
He/She is personally known to me or has presented _____ as identification.

Alexandra Albury
Notary's Signature and Seal

Alexandra Albury
Name of Acknowledger typed, printed or stamped

HH 230886
Commission Number, if any





**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

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

Gary Burdfield
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 Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 4/26/24
Date

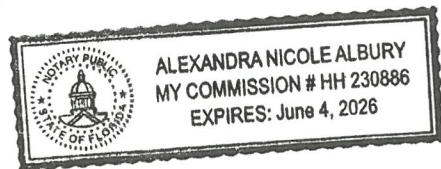
by Adriaan Hereijgers _____
Name of Owner

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

[Signature]
Notary's Signature and Seal

Alexandra Albury
Name of Acknowledger typed, printed or stamped

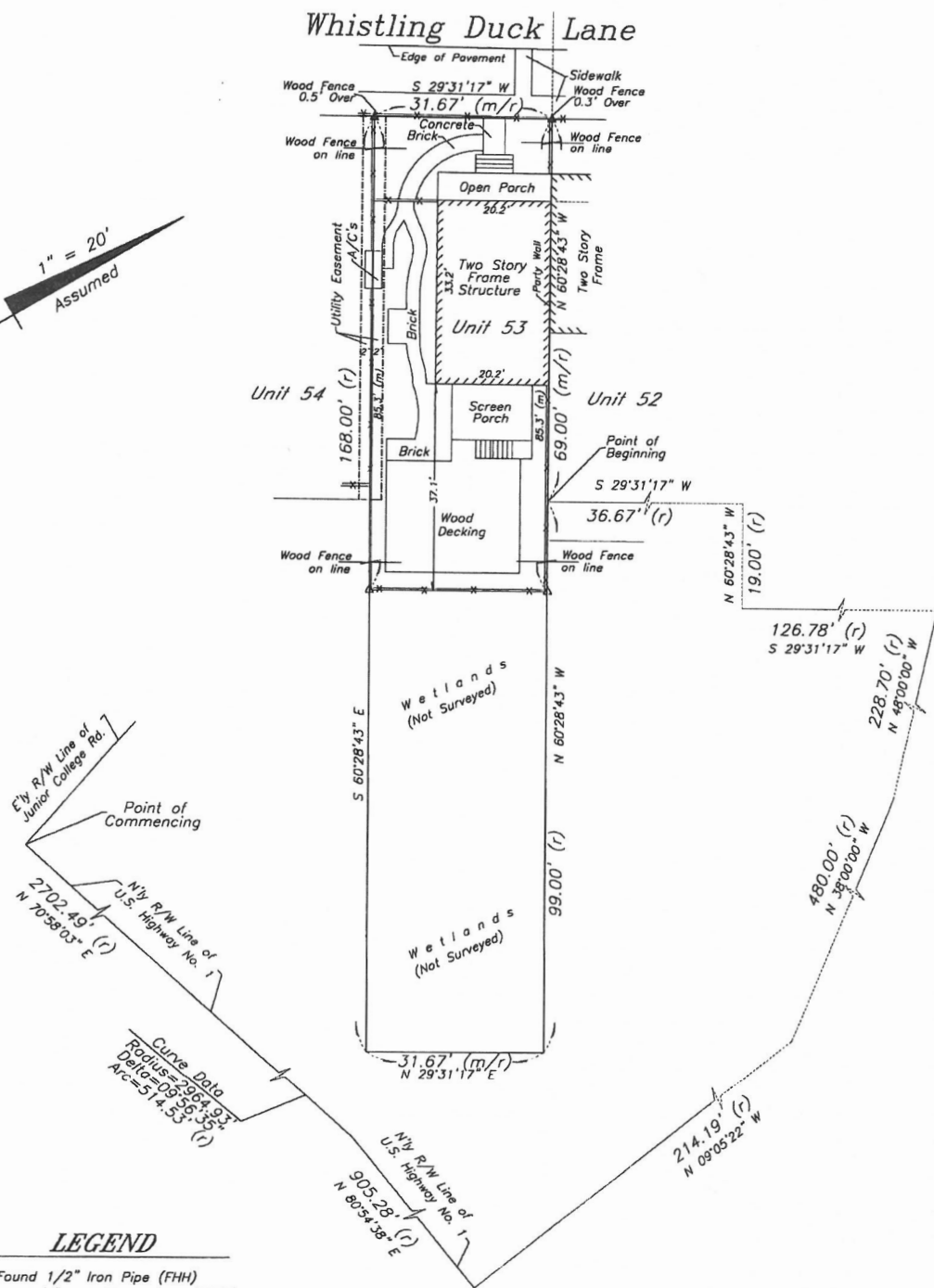
HH 230886
Commission Number, if any



Survey

Boundary Survey Map of Townhome Unit 53 of Key West
Golf Club Development, Island of Key West

1" = 20'
Assumed



LEGEND

- Found 1/2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (629B)
- Found 1/2" Iron Rod (286J)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (629B)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

Deed

Handwritten note: ~~AA~~ Note to Clerk: This Narration will be being kept in current to add legal description "Exhibit A" to that certain Warranty Deed recorded in O.R. Book 3056, Pg. 1171 of the Public Records of Monroe County, FL. No doc stamps are due.

Doc # 2290579 Bk# 3056 Pg# 1171
Recorded 11/13/2020 10:24 AM Page 1 of 3

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 20-757
Consideration: \$507,500.00

Deed Doc Stamp \$3,552.50
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

Doc # 2297482 Bk# 3066 Pg# 1160
Recorded 12/30/2020 3:45 PM Page 1 of 5

Deed Doc Stamp \$0.00
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

Parcel Identification No. 00072081-000152

[Space Above T

Corrective Warranty Deed

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

This Indenture made this 2nd day of November, 2020 between Rene Zimmermann whose post office address is 18 Whistling Duck, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Nancy Hereijgers, a single woman and Adriaan Hereijgers, a married man, as joint tenants with right of survivorship, whose post office address is 18 Whistling Duck, 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:

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

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

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:

[Handwritten signature]

Witness Name: LIESMA TAJNER

[Handwritten signature]

Witness Name: AISHA KURBAN

[Handwritten signature]

Rene Zimmermann (Seal)

State of Gruich
County of Zwitzerland

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of October, 2020 by Rene Zimmermann, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Handwritten signature]

Notary Public

Printed Name: Patrick Gloor

My Commission Expires: _____

Patrick Simon Gloor, Notar
Zürcherstrasse 27
5400 Baden
Tel: 056 222 07 33

Legalization

I, Patrick Simon Gloor, Civil Law Notary (Urkundsperson) of the canton of Aargau with office in Baden, certify:

Mr. **René Zimmermann**, born on 07.06.1954, Swiss citizen, identified with his Swiss passport n° X2591634, resident and domiciled in 8953 Dietikon, Obere Reppischstrasse 49, Switzerland. He acknowledged the signature overleaf to me as being his own.

Based on this, I certify this signature as genuine.

5400 Baden, 29th October 2020

Civil Law Notary



Exhibit A

Townhome Unit 53 of the Key West Golf Club Development, according to the Declaration of Protective Covenants, Restrictions and Easements of The Key West Golf Club, a Townhome Planned Unit Development, as recorded in Official Records Book 1377, at Page 750 of the Public Records of Monroe County, Florida, and any amendments thereto, more particularly described by metes and bounds as follows:

Being a part of land located on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at coordinates of which are North 87,107.701 and East 251,328.207 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point of latitude 24 degrees 20 minutes 00 seconds North and 500,000 West of longitude 81 degrees 00 minutes 00 seconds West said point being the intersection of the Easterly right-of-way line of Junior College Road and the Northerly right of way line of U.S. Highway No. 1 (State Road No. 5), at the Westerly end of Junior College Road; thence North 70 degrees 58 minutes 03 seconds East along the said Northerly right-of-way line of U.S. Highway No. 1 for 2702.49 feet to a point of curvature of a curve concave to the Southeast; thence in a Northeasterly direction along the curve and the said right-of-way line of U.S. Highway No. 1, said curve having for its elements a radius of 2964.93 feet and a central angle of 09 degrees 56 minutes 35 seconds for 514.53 feet to a point of tangency; thence North 80 degrees 54 minutes 38 seconds East and along the said Northerly right-of-way line for 905.28 feet; thence North 09 degrees 05 minutes 22 seconds West and leaving the said right-of-way line for 214.19 feet; thence North 38 degrees 00 minutes 00 seconds West for 480.00 feet; thence North 48 degrees 00 minutes 00 seconds West for 228.70 feet; thence South 29 degrees 31 minutes 17 seconds West for 126.78 feet; thence North 60 degrees 28 minutes 43 seconds West for 19.00 feet; thence South 29 degrees 31 minutes 17 seconds West for 36.67 feet to the Point of Beginning; thence North 60 degrees 28 minutes 43 seconds West for 69.00 feet; thence South 29 degrees 31 minutes 17 seconds East for 31.67 feet; thence South 60 degrees 28 minutes 43 seconds West for 168.00 feet; thence North 29 degrees 31 minutes 17 seconds East for 31.67; thence North 60 degrees 28 minutes 43 seconds East for 99.00 feet to the Point of Beginning.

Parcel Identification Number: 00072081-000152

KEY WEST GOLF CLUB HOMEOWNERS ASSOCIATION, INC.
305 Whitehead Street, Key West, Florida 33040
305.296.0556 305.293.0251 facsimile www.kwgchoa.com

TO: Oropeza, Stones & Cardenas, Greg Oropeza
FROM: Michael Henriquez
Community Association Manager
DATE: October 8, 2020
RE: 18 Whistling Duck

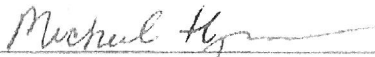
The Board of Directors has waived the right of first refusal to purchase the above referenced property at a sales price of \$507,500.

As a reminder, be sure to receive proper documentation of any parking rights and a complete set of the Association's Documents from the Seller prior to closing.

Should you have any questions, please do not hesitate in contacting me.

Thank you

Approved



Michael Henriquez, Community Association Manager

Property Card

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00072081-000152
Account# 8876769
Property ID 8876769
Millage Group 10KW
Location Address 18 WHISTLING DUCK Ln, KEY WEST
Legal Description TOWNHOME UNIT 53 KEY WEST GOLF CLUB DEVELOPMENT OR1377-750/825 OR1393-1948/50 OR1423-1610/11 OR1442-462/463 OR1735-745/48 OR2587-807/08 OR2919-2360/62 OR3056-1171 OR3066-1160
(Note: Not to be used on legal documents.)
Neighborhood 6258
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 26/67/25
Affordable No
Housing

Owner

HEREIJGERS ADRIAAN
18 Whistling Duck Ln
Key West FL 33040

HEREIJGERS NANCY
30 Fuller Pond Rd
Middleton MA 01949

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$265,807	\$268,605	\$233,100	\$222,203
+ Market Misc Value	\$548	\$548	\$548	\$548
+ Market Land Value	\$451,557	\$301,038	\$206,068	\$215,028
= Just Market Value	\$717,912	\$570,191	\$439,716	\$437,779
= Total Assessed Value	\$579,840	\$543,576	\$439,716	\$437,779
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$600,191	\$518,576	\$439,716	\$437,779

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$301,038	\$268,605	\$548	\$570,191	\$543,576	\$25,000	\$518,576	\$26,615
2021	\$206,068	\$233,100	\$548	\$439,716	\$439,716	\$0	\$439,716	\$0
2020	\$215,028	\$222,203	\$548	\$437,779	\$437,779	\$0	\$437,779	\$0
2019	\$200,693	\$224,848	\$548	\$426,089	\$426,089	\$0	\$426,089	\$0
2018	\$216,820	\$196,675	\$548	\$414,043	\$394,270	\$0	\$414,043	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,185.23	Square Foot	0	0
TRANSITIONAL LANDS (000T)	1.00	Lot	0	0

Buildings

Building ID 34485
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Building Name
Gross Sq Ft 2472
Finished Sq Ft 1320
Stories 2 Floor
Condition AVERAGE
Perimeter 212
Functional Obs 0
Economic Obs 0
Depreciation % 6
Interior Walls WD PANL/CUSTOM

Exterior Walls HARDIE BD
Year Built 1996
EffectiveYearBuilt 2016
Foundation CONC PILINGS
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type CERM/CLAY TILE
Heating Type FCD/AIR DUCTED
Bedrooms 3
Full Bathrooms 2
Half Bathrooms 0
Grade 500
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	900	0	0
OPX	EXC OPEN PORCH	100	0	0
SPX	EXEC SC PORCH	140	0	0
FLA	FLOOR LIV AREA	1,320	1,320	0
OPU	OP PR UNFIN LL	12	0	0
TOTAL		2,472	1,320	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1995	1996	0 x 0	1	310 SF	2

[Skip to main content](#)

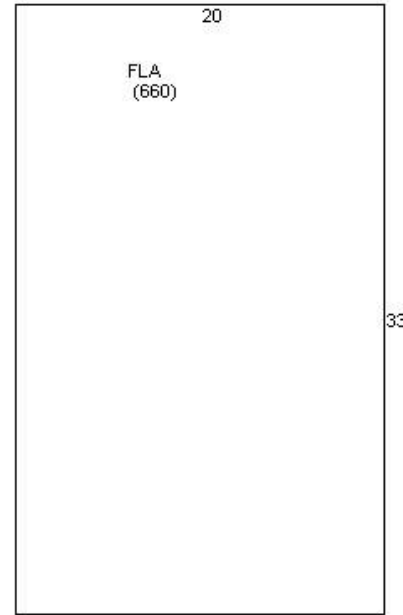
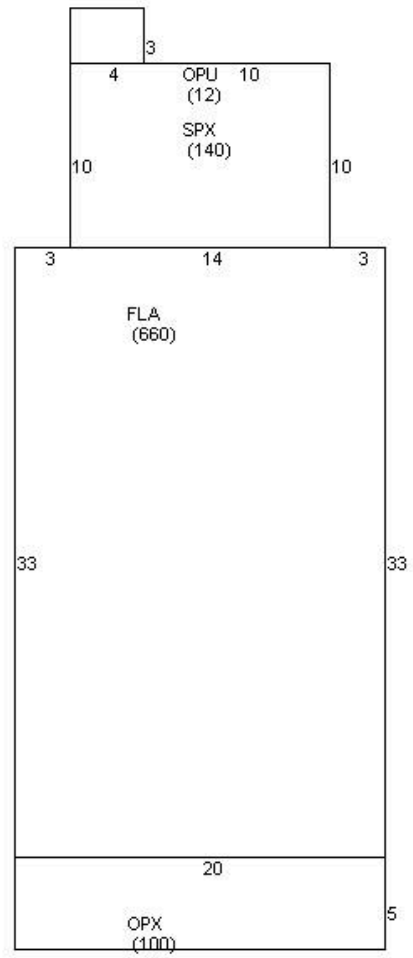
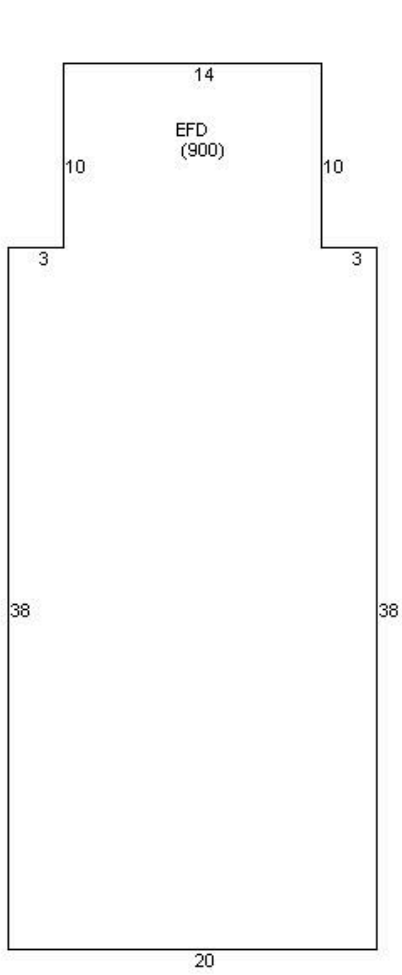
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/2/2020	\$0	Warranty Deed	2297482	3066	1160	11 - Unqualified	Improved		
11/2/2020	\$507,500	Warranty Deed	2290579	3056	1171	01 - Qualified	Improved		
7/30/2018	\$509,000	Warranty Deed	2180459	2919	2360	01 - Qualified	Improved		
8/28/2012	\$307,500	Warranty Deed		2587	807	01 - Qualified	Improved		
10/25/2001	\$265,000	Warranty Deed		1735	0745	Q - Qualified	Improved		
9/1/1996	\$84,800	Quit Claim Deed		1423	1610	H - Unqualified	Improved		
3/1/1996	\$199,900	Warranty Deed		1393	1948	Q - Qualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Permits, Photos.

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

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Developed by



Plans

CONSTRUCTION PLANS FOR 18 WHISTLING DUCK LN



SITE LOCATION

LOCATION MAP:

PROJECT LOCATION:
18 WHISTLING DUCK LN,
KEY WEST, FL 33040

CLIENT:
GARY THE CARPENTER
CONSTRUCTION, INC

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STATE OF FLORIDA
LICENSE NO. 71280

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WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
GARY THE CARPENTER
CONSTRUCTION, INC

PROJECT:
18 WHISTLING DUCK LN

DATE:
18 WHISTLING DUCK LN,
KEY WEST, FL 33040

DATE/TITLE	DATE	DESIGN	DRAWN
AS SHOWN	02/27/24	GA	SAH
PROJECT NO.	2402-02	DRAWING NO.	B-100
		REVISION	1

GENERAL REQUIREMENTS:

1. PRIOR TO STARTING ANY WORK THE CONTRACTOR SHALL REVIEW THESE PLANS AND SITE CONDITIONS AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
2. THE ENGINEER IS NOT RESPONSIBLE FOR THE SUPERVISION OF THE CONTRACTOR NOR HIS EMPLOYEES DURING THE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MEANS AND ESTABLISH METHODS OF THE CONSTRUCTION TO MEET REQUIREMENTS OF ALL APPLICABLE CODES, INDUSTRY STANDARDS AND REQUIREMENTS OF THESE PLANS.
3. QUALITY OF THE WORK SHALL MEET OR EXCEED INDUSTRY STANDARD PRACTICES.
4. ANY DEVIATIONS FROM THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

DESIGN DATA:

1. APPLICABLE BUILDING CODE: FBC RESIDENTIAL/EXISTING BUILDING 8TH EDITION (2023)
2. APPLICABLE DESIGN LOADS: PER ASCI/SEI 7-22
 FLOOR LIVE LOAD: 40 PSF
 ROOF LIVE LOAD: 20 PSF (300 LB CONC.)
 BASIC WIND SPEED: 180 MPH
 EXPOSURE: D
 STRUCTURAL CATEGORY: II
 FLOOD ZONE: AE9

ALL PRESSURES SHOWN ARE BASED ON ASD DESIGN, WITH A LOAD FACTOR OF 0.6

3.ASCE 24-14 FLOOD RESISTANT DESIGN AND CONSTRUCTION

SOILS AND FOUNDATIONS:

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS ARE USED IN LIEU OF A COMPLETE GEOTECHNICAL EXPLORATION. FOUNDATIONS SHALL BE PLACED ON A "SEDIMENTARY AND FOLIATED ROCK" WITH AN ALLOWABLE LOAD BEARING PRESSURE OF 3,000 PSF. NOTIFY THE ENGINEER IF SOIL CONDITIONS ARE DIFFERENT.

1. ALL FOUNDATIONS, SLABS AND FOOTERS SHALL BE PLACED ON STABILIZED UNDISTURBED SUBGRADE SOIL.
2. MINIMUM FOUNDATION DEPTH SHALL BE 24" UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. IF OVER-EXCAVATED - FILL SHALL NOT BE PLACED BACK INTO THE TRENCH UNLESS APPROVED BY THE ENGINEER.
3. FILL UNDER THE FOUNDATIONS SHALL BE USED ONLY IF APPROVED BY THE ENGINEER. CLEAN FILL MATERIAL SHALL BE PLACED IN 6"-8" LAYERS AND COMPACTED TO 98% DENSITY USING THE MODIFIED PROCTOR TEST.
4. FILL MATERIAL SHALL BE CLEAN GRANULAR SAND OR LIMEROCK MIX WITHOUT ANY ORGANIC MATERIALS, CLAY, MUCK AND ROCKS LARGER THAN 4". BACKFILL SHALL NOT CONTAIN ANY WOOD OR CELLULOSE DEBRIS.

AUGERCAST PILES

1. AUGERCAST PILES SHALL BE 16" DIAMETER WITH MINIMUM EMBEDMENT OF 3FT INTO THE CAP ROCK UNLESS OTHERWISE SHOWN ON THE PLANS.
2. CONCRETE FOR PILES SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 5000 PSI. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
3. REINFORCEMENT SHALL BE FOUR (4) #5 REBAR VERTICALLY WITH #3 STIRRUPS AT 12" O.C. CONTRACTOR SHALL USE PLASTIC CHARS OR CENTRALIZERS TO PROVIDE A 3" COVER ON ALL SIDES OF THE REINFORCEMENT.

CONCRETE:

1. APPLICABLE CODE ACI 318 LATEST EDITION AND ACI 301.
2. ALL CONCRETE ELEMENTS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE IS SHOWN ON THE PLANS. WATER/CEMENT RATIO SHALL NOT EXCEED W/C=0.40.
3. ALL CAST-IN-PLACE CONCRETE SHALL BE CURED AND PROTECTED FROM OVERDRYING PER ACI 305R-10 "HOT WEATHER CONCRETING".
4. ALL EXPOSED EDGES SHALL HAVE 1/2" CHAMFERS.
5. NO COLD JOINTS ARE ALLOWED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. TESTING: ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY AN INDEPENDENT SPECIALIZED COMPANY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL SCHEDULING, COORDINATION AND COST OF THE TESTING COMPANY.

THREE (3) SAMPLES SHALL BE TAKEN AND TESTED EACH TIME.

MINIMUM SAMPLING FREQUENCY:

- A) EACH DAY OF CONCRETING FOR EVERY CONCRETE MIX;
- B) EVERY 50 CUBIC YARDS;
- C) EVERY 2000 SQ.FT. OF SLAB AREA.

ALL TESTING SHALL BE PER LATEST ACI AND ASTM REQUIREMENTS.

LABORATORY SHALL SUPPLY THREE (3) ORIGINAL SIGNED&SEALED REPORT RESULTS TO THE ENGINEER.

7. CAST-IN-PLACE AND PRECAST MEMBER ERECTION TOLERANCES SHALL BE AS SPECIFIED IN THE TABLE 8.2.2 OR IN SECTION 8.3 OF "PCI DESIGN HANDBOOK/SIXTH EDITION".

REINFORCEMENT:

1. ALL REBAR SHALL BE DEFORMED CARBON-STEEL ASTM A615/A615M-13 GRADE 60 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 * ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 GRADE 100 (MMFX2) AS CORROSION RESISTANT ALTERNATIVE FOR ALL REINFORCEMENT.
2. ALL REQUIREMENTS FOR PLACEMENT, COVER, TOLERANCES, ETC. SHALL BE PER ACI 318-11.
3. ALL HOOKS AND BENDS SHALL BE FACTORY MADE UNLESS FIELD BENDS ARE APPROVED BY THE ENGINEER.
4. ONLY PLASTIC CHAIRS AND CENTRALIZERS SHALL BE USED FOR REBAR SUPPORT.

ALUMINUM COMPONENTS:

1. TYPE 6061-T6 ALUMINUM.
2. MIG WELD ALL JOINTS W/ CONTINUOUS 1/8" WELD. USE 5356 FILLER WIRE ALLOY.
3. ALL ALUMINUM IN CONTACT WITH CONCRETE, PT WOOD, DISSIMILAR METALS AND OTHER CORROSIVE MATERIALS SHALL COATED WITH COAL-TAR EPOXY OR PROTECTED BY OTHER ENGINEER APPROVED METHOD.

HARDWARE:

1. HARDWARE SHALL BE 304 STAINLESS STEEL OR BETTER OR ZMAX GALVANIZED FOR NON EXPOSED SIMPSON PRODUCTS, UNLESS OTHERWISE SPECIFIED.

STRUCTURAL LUMBER:

1. ALL WOOD MEMBERS SHALL MEET OR EXCEED REQUIREMENTS SPECIFIED IN "ANSI/AF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" AND ALL REFERENCED STANDARDS.
2. ALL WOOD MEMBERS SHALL BE PRESSURE TREATED SOUTHER PINE NO2 OR GREATER KILN DRIED AS SPECIFIED IN THE STANDARDS, UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD MEMBERS EXPOSED TO EXTERIOR, IN DIRECT CONTACT WITH CONCRETE OR STEEL SHALL BE PRESSURE-TREATED (PT) UC3B GRADE PER AWPA STANDARDS.
4. ALL FIELD CUTS IN PT LUMBER SHALL BE TREATED ON SITE.
5. NAILING SHALL BE IN ACCORDANCE WITH FBC 6TH EDITION (2017). NAILS AND OTHER FASTENERS FOR PT WOOD SHALL BE STAINLESS STEEL OR ACQ APPROVED TREATED.
6. SHEATHING SHALL BE 19/32" CDX PLYWOOD SHEATHING GRADE, UNLESS OTHERWISE IS SPECIFIED ON THE PLANS. USE 8D RING-SHANK NAILS WITH SPACING OF 4" O.C. ON ALL EDGES AND 6" O.C. IN THE FIELD.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL COMPONENTS SHALL BE AS DESCRIBED IN "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AISC 2005 OR LATER EDITION.
2. HSS SHAPES (STRUCTURAL TUBING) SHALL BE ASTM A500 (FY=46 KSI).
3. STEEL PLATES, FLANGES AND MISCELENIUS ELEMENTS SHALL BE ASTM A36 (FY=36 KSI) UNLESS NOTED OTHERWISE ON THE PLANS.
4. W-SHAPES, C-SHAPES AND OTHER FORMED STEEL SHALL BE ASTM A992 (FY=50 KSI).
5. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST SPECIFICATIONS AWS D1.1/D1.1M:2010, STRUCTURAL WELDING CODE - STEEL.

STRUCTURAL STEEL COATING:

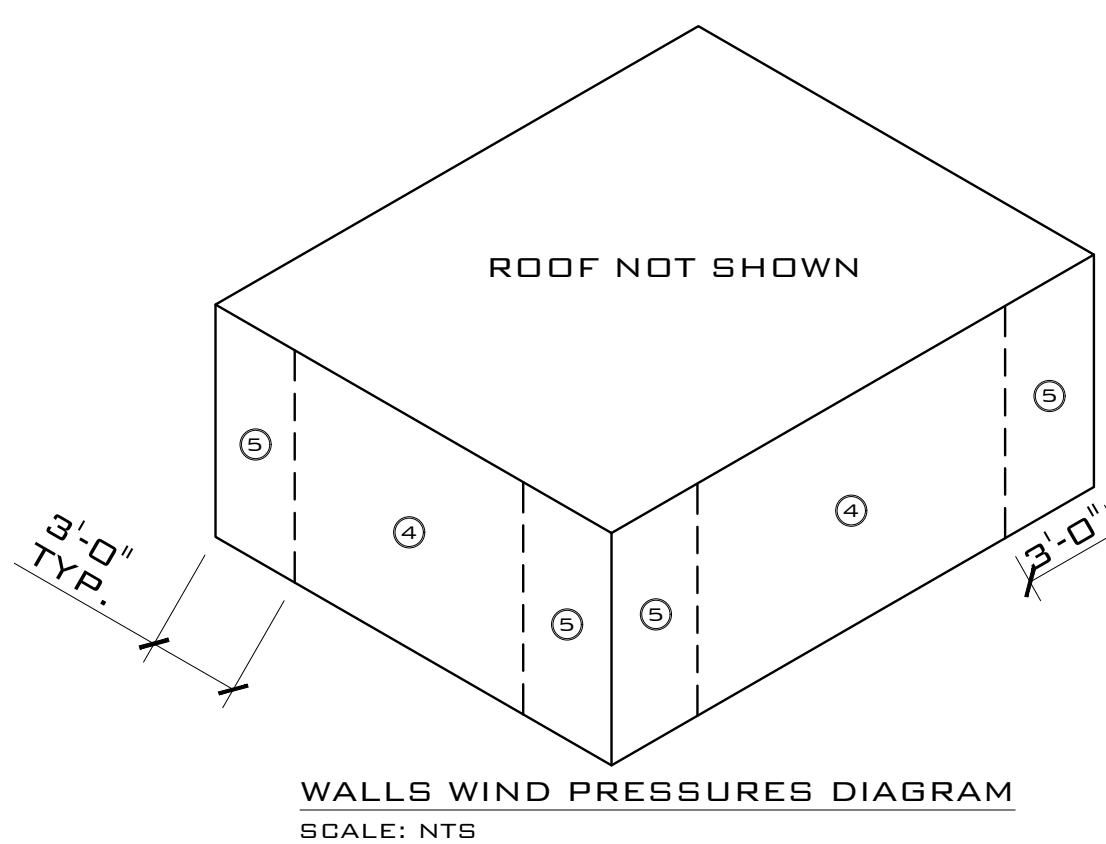
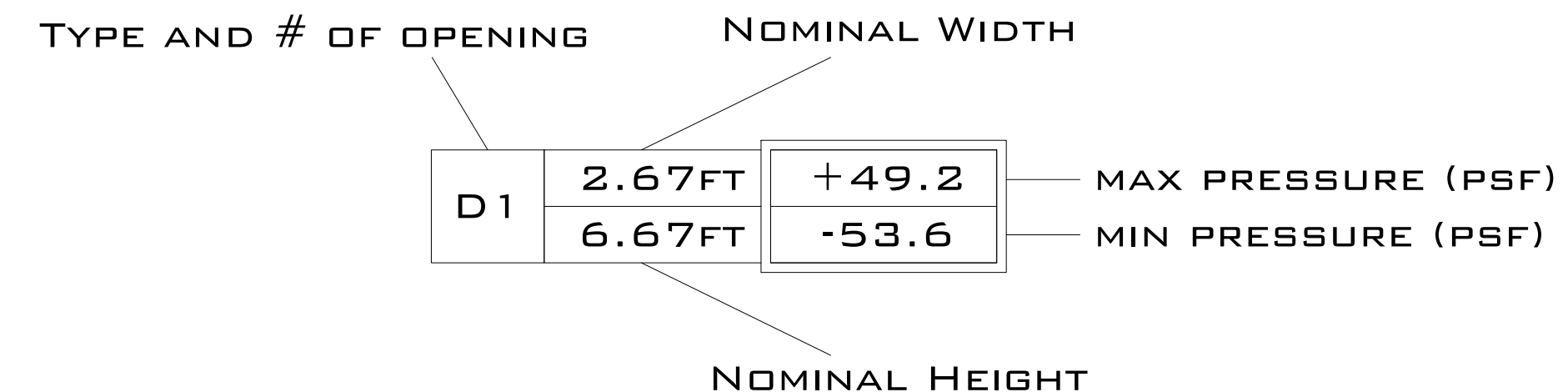
1. ALL SURFACES SHALL BE ABRASIVE BLAST CLEANED TO NEAR-WHITE METAL (PER SSPC-SP10) EXPOSED STEEL:
 2. ALL SURFACES SHALL BE PRIMED WITH POLYAMIDE EPOXY - ONE COAT (8.0 MILS DFT).
 3. APPLY SEALANT AT ALL LOCATIONS WHERE STEEL IS WELDED, LAPPED, ETC. SEALANT MATERIAL SHALL BE COMPATIBLE WITH THE PAINTING SYSTEM.
 4. TOP LAYER SHALL BE TWO (2) COAT POLYURETHANE (3.0 MILS DFT EACH).
 5. TOP PAINT SHALL BE UV RESISTANT OR HAVE A UV RESISTANT COATING.
 6. COLORS SHALL MATCH EXISTING OR TO BE SELECTED BY THE OWNER.
- NON-EXPOSED STEEL (INTERIOR):
7. 2 COATS OF "SUMTER COATINGS" UNIVERSAL PRIMER (6.0 MILS DFT) OR APPROVED EQUAL.

REINFORCED MASONRY (CMU):

1. ALL MASONRY SHALL BE REINFORCED CONCRETE MASONRY UNIT IN ACCORDANCE WITH THE LATEST EDITION OF ACI 530/ASCE 5/TMS 402.
2. INSTALL ALL BLOCKS IN RUNNING BOND.
3. MINIMUM MASONRY BLOCK (ASTM C90) STRENGTH SHALL (F_m) BE 2000 PSI.
4. TYPE "S" MORTAR (ASTM C270) SHALL BE USED USING 3/8" FULL BEDDING REINFORCED W/ 9 GAGE GALVANIZED LADDER WIRE EVERY 2ND ROW.
5. FILLED CELLS SHALL BE REINFORCED WITH #5 REBARS @ 24" O.C. (UNLESS OTHERWISE IS SPECIFIED ON THE PLANS).
6. GROUT SHALL BE PEA ROCK PUMP MIX (ASTM C476) WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI (28 DAY) (ASTM C1019). TARGETED SLUMP SHALL BE 8"-11".
6. EACH GROUTED CELL SHALL HAVE CLEANOUT OPENINGS AT THE BOTTOM. THERE SHALL BE NO LOOSE MORTAR OR OTHER DEBRIS IN THE BOTTOM OF THE CELL. USE BLAST PRESSURE WASHING FOR SURFACE PREPARATION.

WINDOWS & DOORS:

1. ALL EXTERIOR WINDOWS SHALL BE LARGE AND SMALL MISSILE IMPACT RATED.
2. ALL EXTERIOR WINDOWS SHALL HAVE FLORIDA PRODUCT APPROVAL AND NOA. PRODUCT APPROVAL LABELS SHALL BE PERMANENTLY ATTACHED TO THE FRAME.
3. WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)



ENCLOSED - BUILDING

WIND PRESSURE ON COMPONENTS AND CLADDING (CH 30 PART 1)

DESCRIPTION	WIDTH, FT	SPAN, FT	AREA, FT2	MAX P, PSF	MIN P, PSF
ZONE 1	1	1	1	N/A	N/A
ZONE 2	1	1	1	N/A	N/A
ZONE 3	1	1	1	N/A	N/A
ZONE 4	1	1	1	+55.97	-60.72
ZONE 5	1	1	1	+55.97	-74.95

WALLS WIND PRESSURES DIAGRAM
SCALE: NTS

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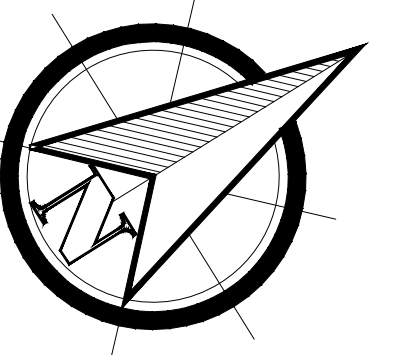
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18 WHISTLING DUCK LN

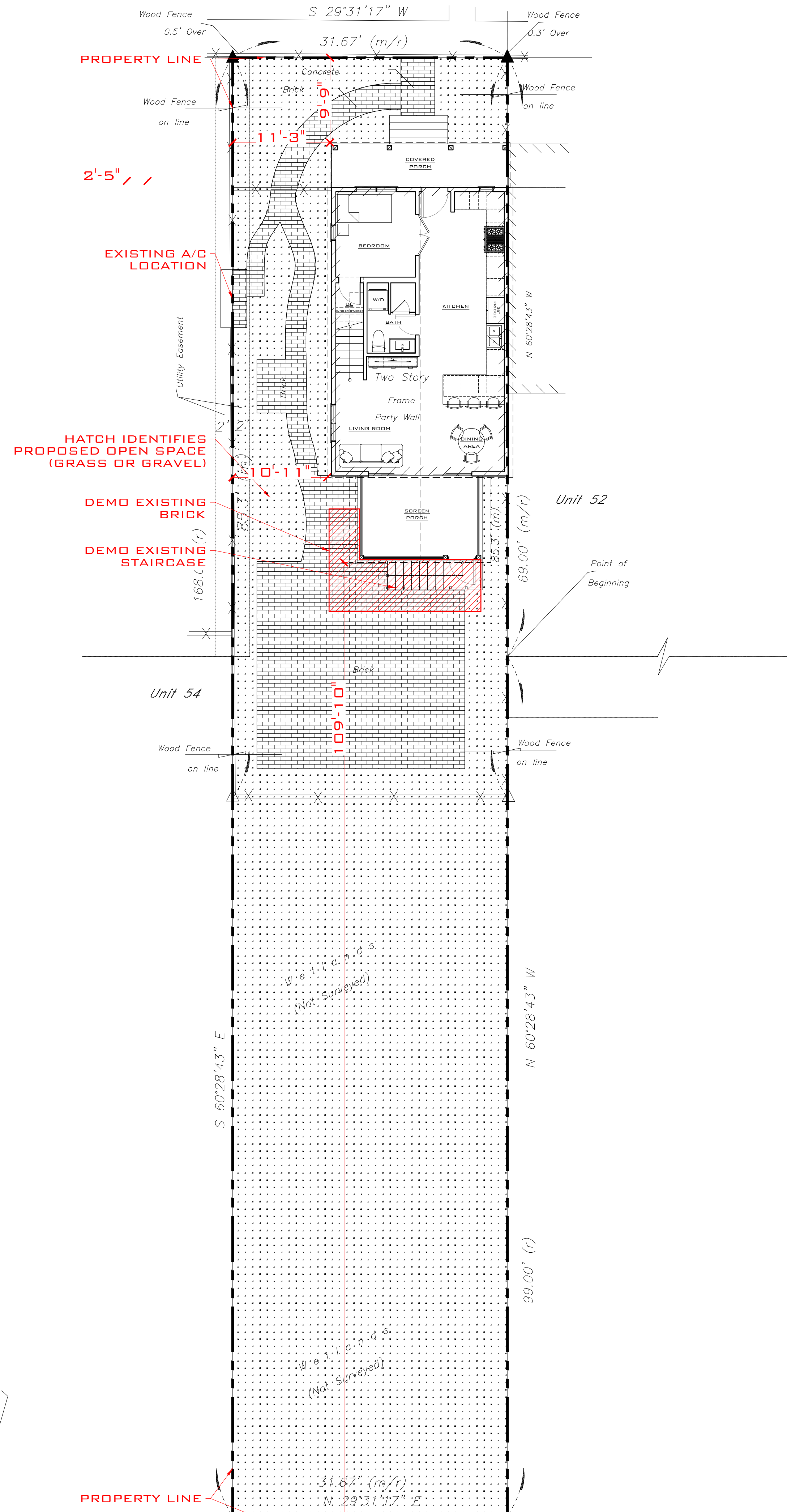
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GEN NOTES

DATE/TITLE	DATE	DESIGN	DATE	DESIGN
AS SHOWN	02/27/24	CA	SAM	
REVISION	04/01/24		REVISION	
2402-02		B-101		1



Whistling Duck Lane



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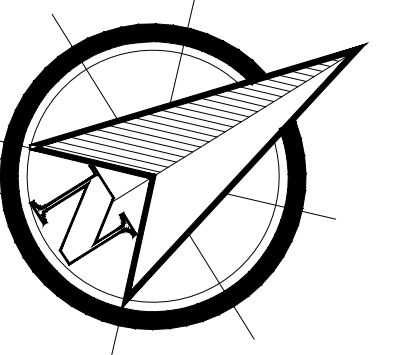
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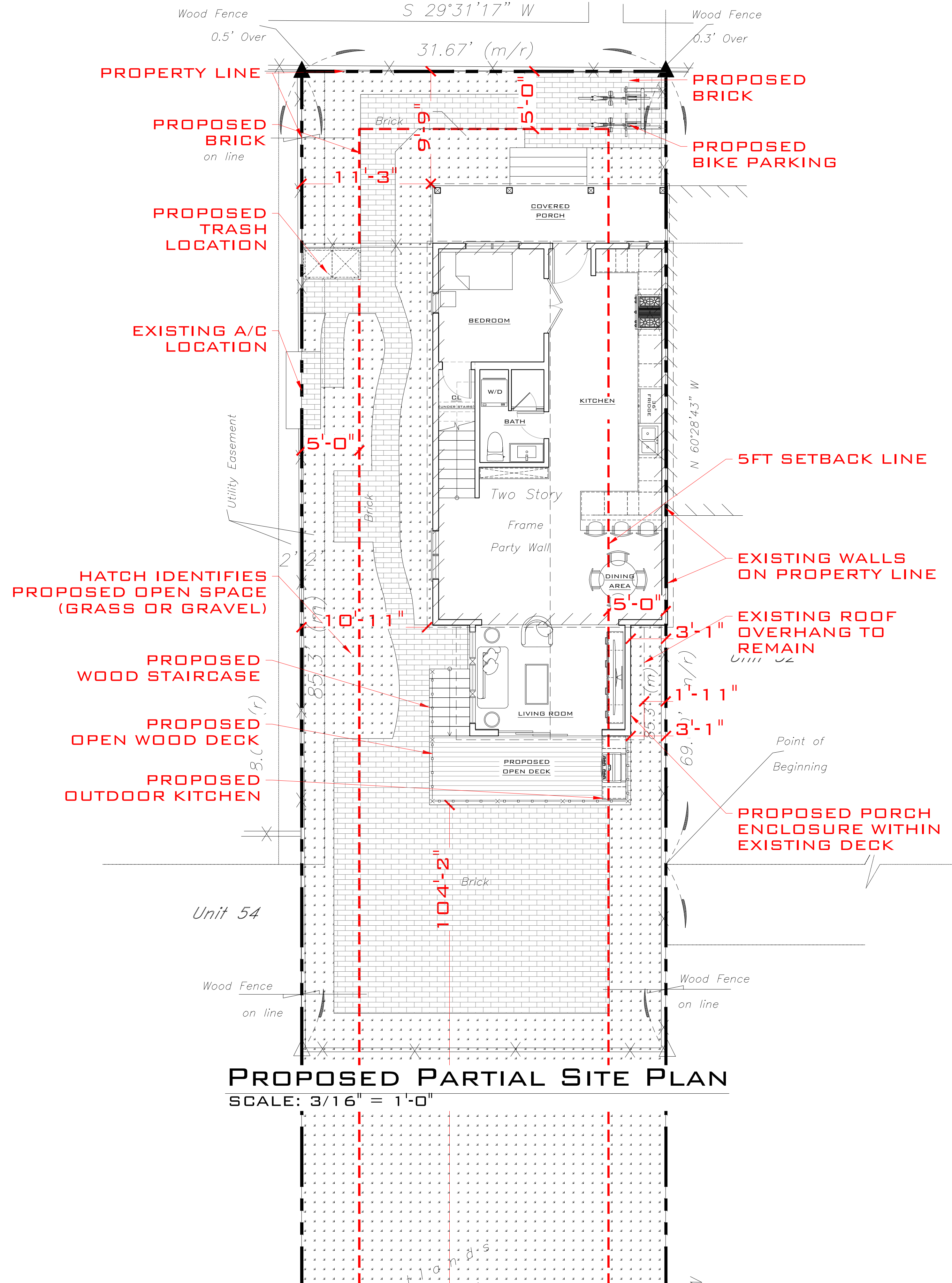
DATE
 1B WHISTLING DUCK LN,
 KEY WEST, FL 33040

TITLE
 EXISTING SITE PLAN

DATE PLOTTED	DATE	DRAWN	CHECKED
AS SHOWN	02/27/24	GA	SAH
PROJECT NO.	2402-02	SHEET NO.	1



Whistling Duck Lane



SITE DATA:

TOTAL SITE AREA: ±5,320.56 SQ.FT
 LAND USE: PRD (PLANNED REDEVELOPMENT/DEVELOPMENT)
 FLOOD ZONE: AE9
 SETBACKS

FRONT:
 REQUIRED 5'-0"
 EXISTING 9'-9"
 PROPOSED NO CHANGES (APPLICABLE TO ENTIRE DEVELOPMENT)

RIGHT SIDE:
 REQUIRED 5'-0"
 EXISTING 11'-3"
 PROPOSED NO CHANGES

LEFT SIDE:
 REQUIRED 5'-0"
 EXISTING 0'-0"
 PROPOSED VARIANCE REQUIRED

REAR:
 REQUIRED 5'-0"
 EXISTING 109'-10"
 PROPOSED 104'-2"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (±3,192.3 SQ.FT.)
 EXISTING 33.7% (±1,793.4 SQ.FT.)
 PROPOSED 35.6% (±1,986.7 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (±2,128.2 SQ.FT.)
 EXISTING 18.2% (±973.4 SQ.FT.)
 PROPOSED 19.8% (±1,056.8 SQ.FT.)

OPEN SPACE MINIMUM:

REQUIRED 35% (±1,862.1 SQ.FT.)
 EXISTING 66.2% (±3,526.5 SQ.FT.)
 PROPOSED 64.3% (±3,423.2 SQ.FT.)

ROOF OVERHANGS ARE NOT COUNTED INTO BUILDING COVERAGE AND ARE CONSIDERED AS PVIOUS AREA AND OPEN SPACE.

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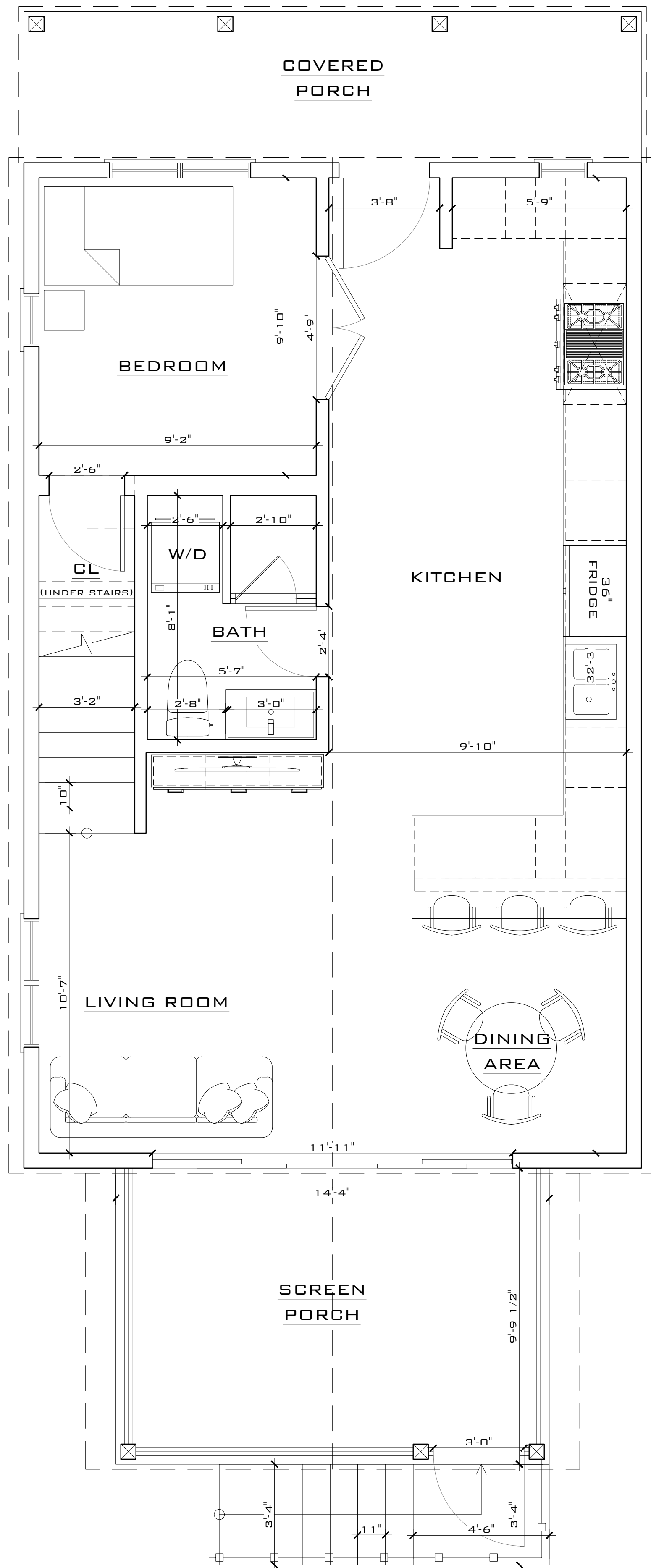
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PROJECT
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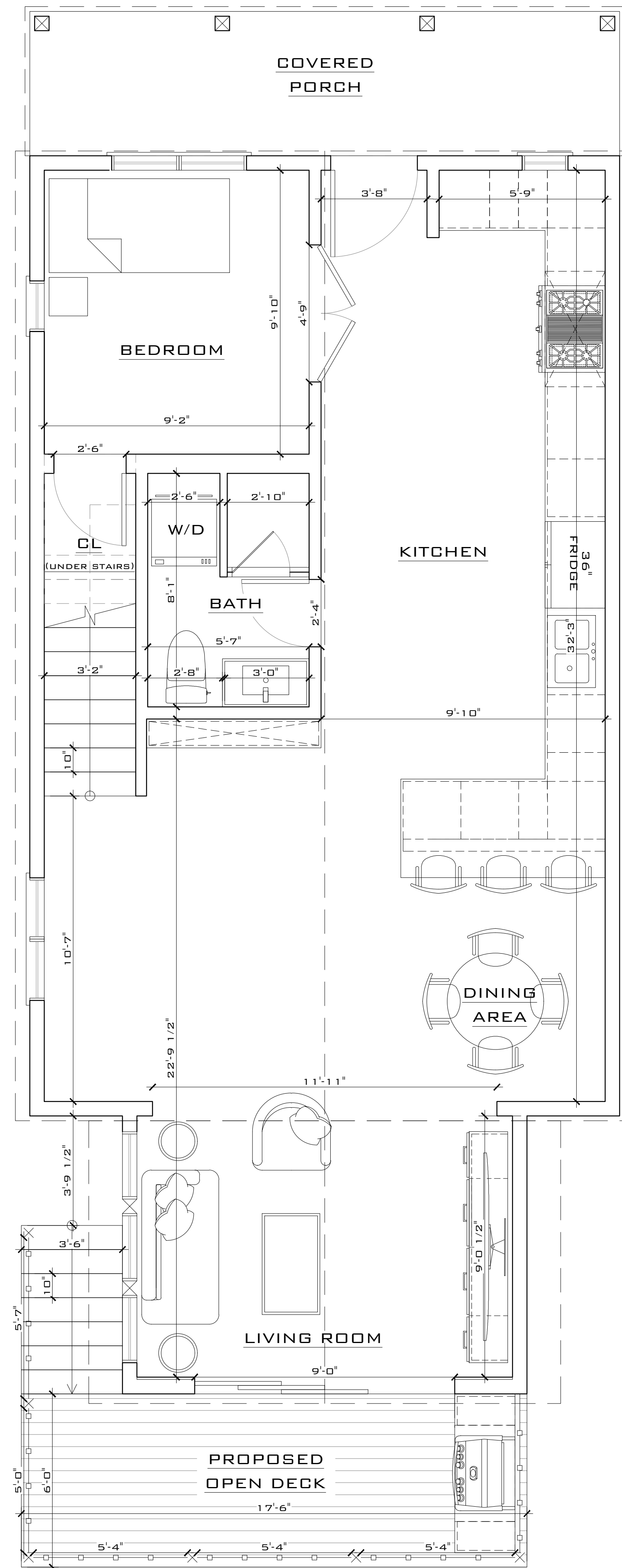
DATE
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 KEY WEST, FL 33040

TITLE
 PROPOSED SITE PLAN

DATE PLOTTED	DATE	SCALE	DRAWN	CHECKED
AS SHOWN	02/27/24	CA	SAM	
PROJECT NO.	DRAWING NO.			REVISION
2402-02	S-102			1



EXISTING 1ST FLOOR PLAN
SCALE: 3/8" = 1'-0"



PROPOSED 1ST FLOOR PLAN
SCALE: 3/8" = 1'-0"

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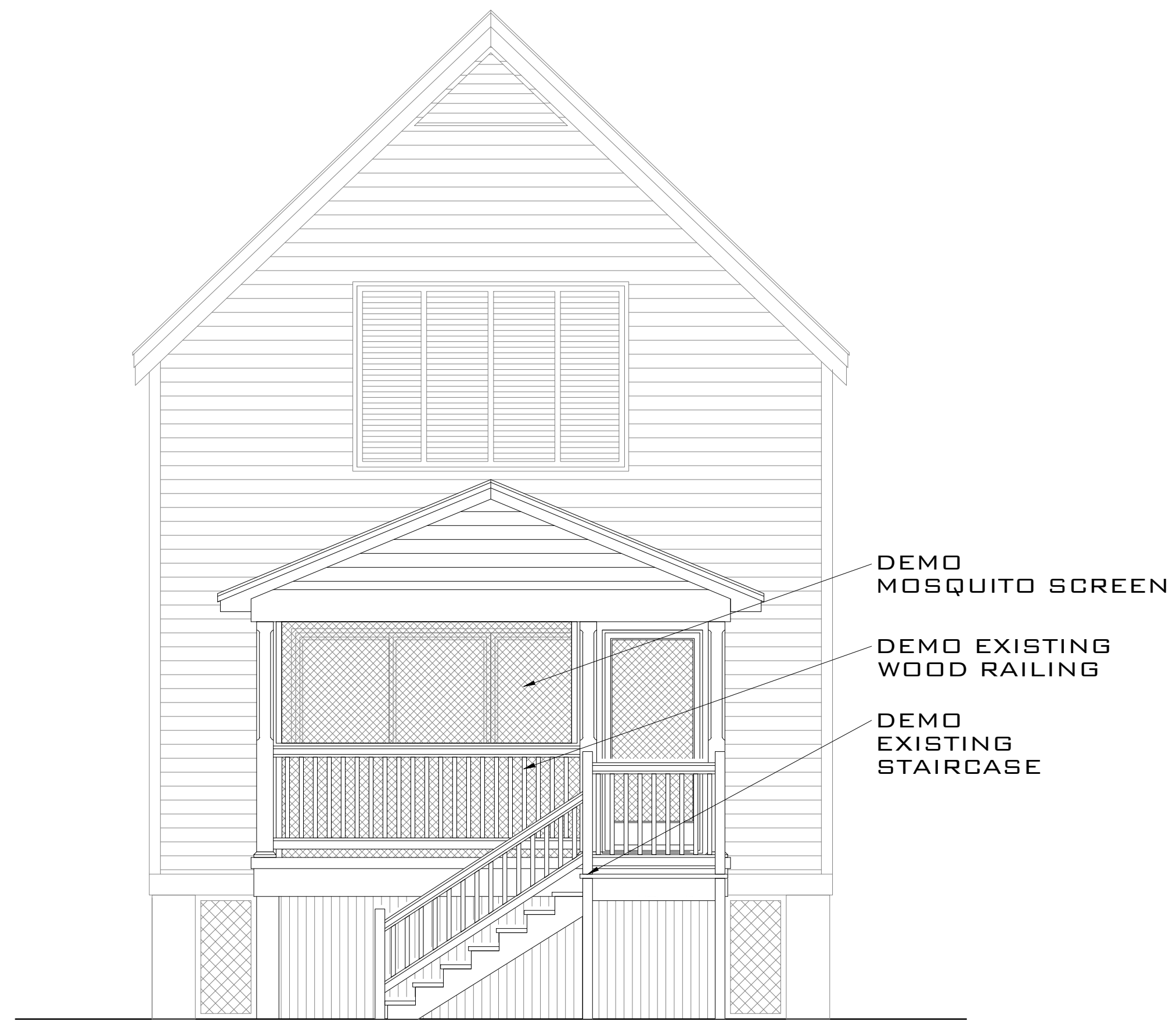
CLIENT:
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CONSTRUCTION, INC

PROJECT:
18 WHISTLING DUCK LN

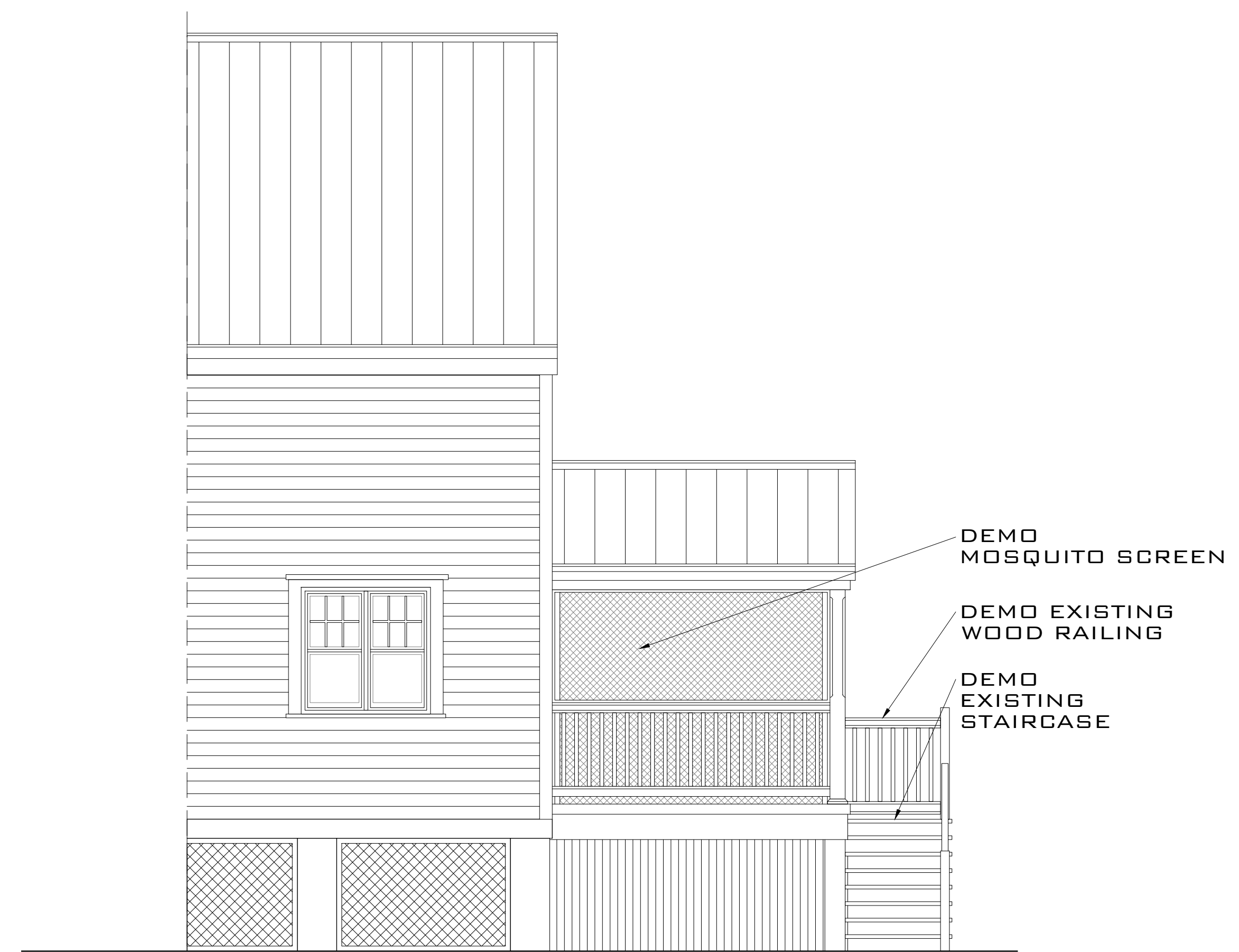
DATE:
18 WHISTLING DUCK LN,
KEY WEST, FL 33040

TITLE:
PROPOSED FLOOR PLAN

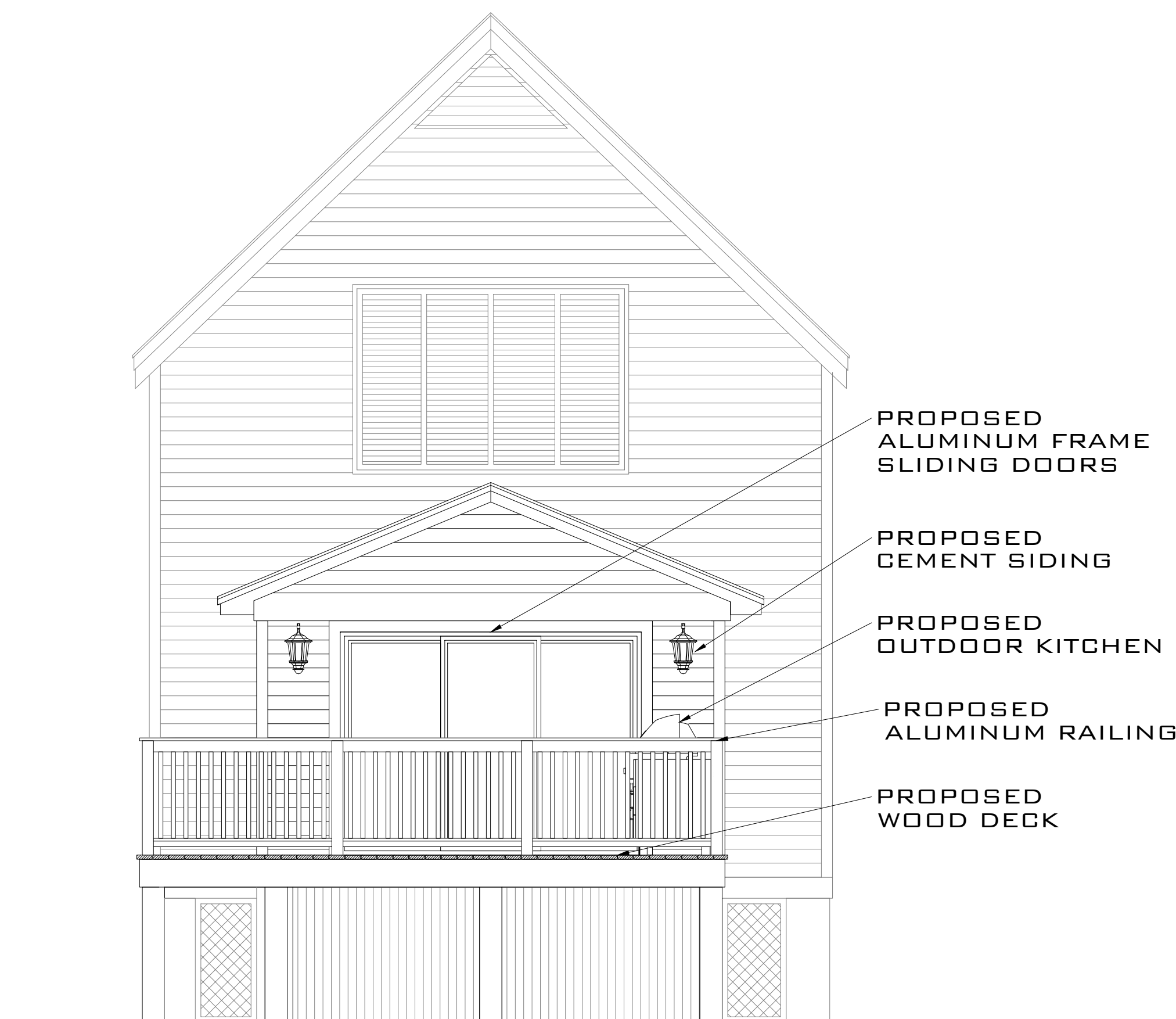
DATE/TITLE	DATE	DESIGN	DESIGNER
AS SHOWN	02/27/24	GA	SAM
REVISION:	ISSUED FOR		RETURN:
2402-02	A-101		1



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



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



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



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

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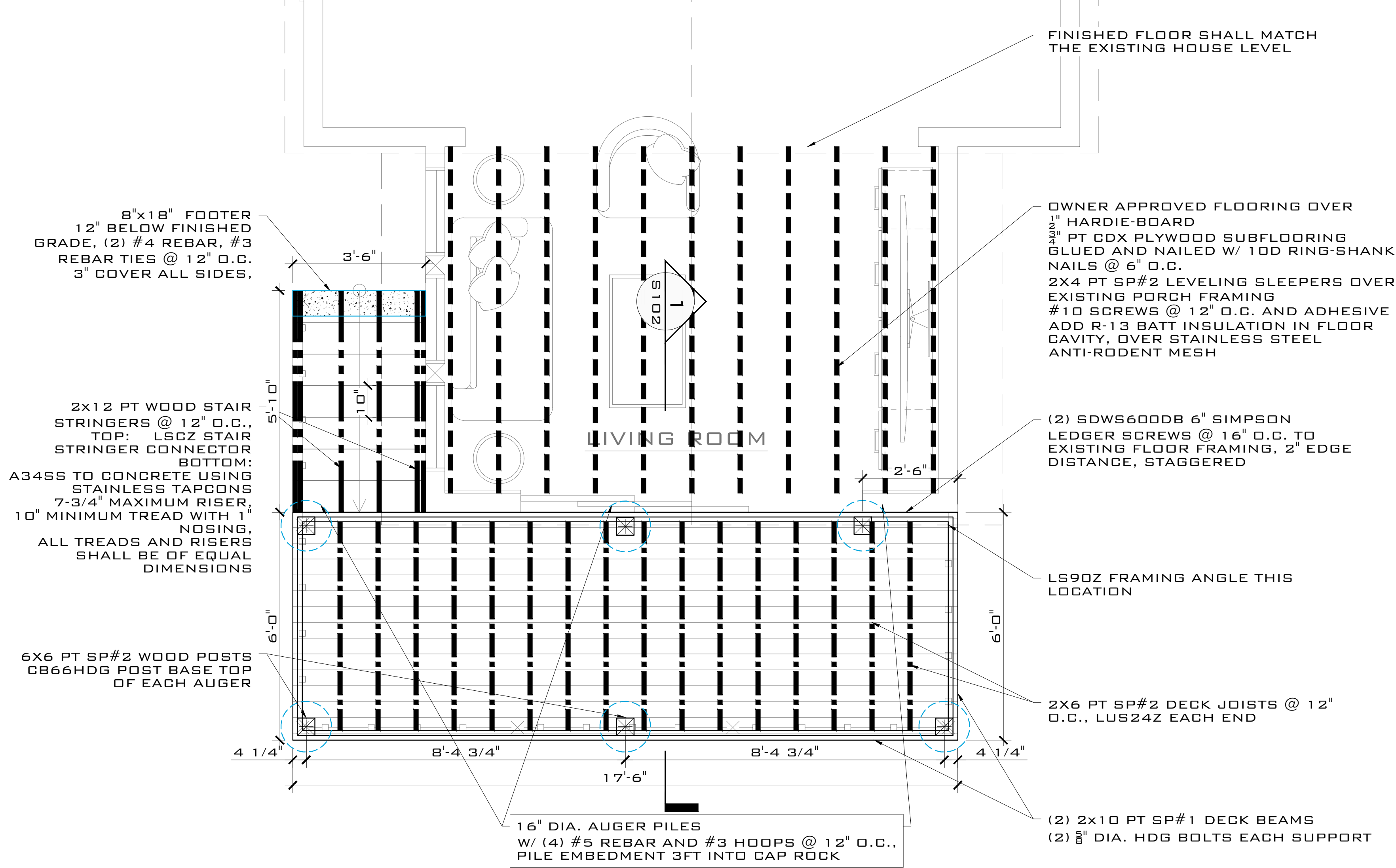
BY: GARY THE CARPENTER
CONSTRUCTION, INC

PROJECT:
1 B WHISTLING DUCK LN

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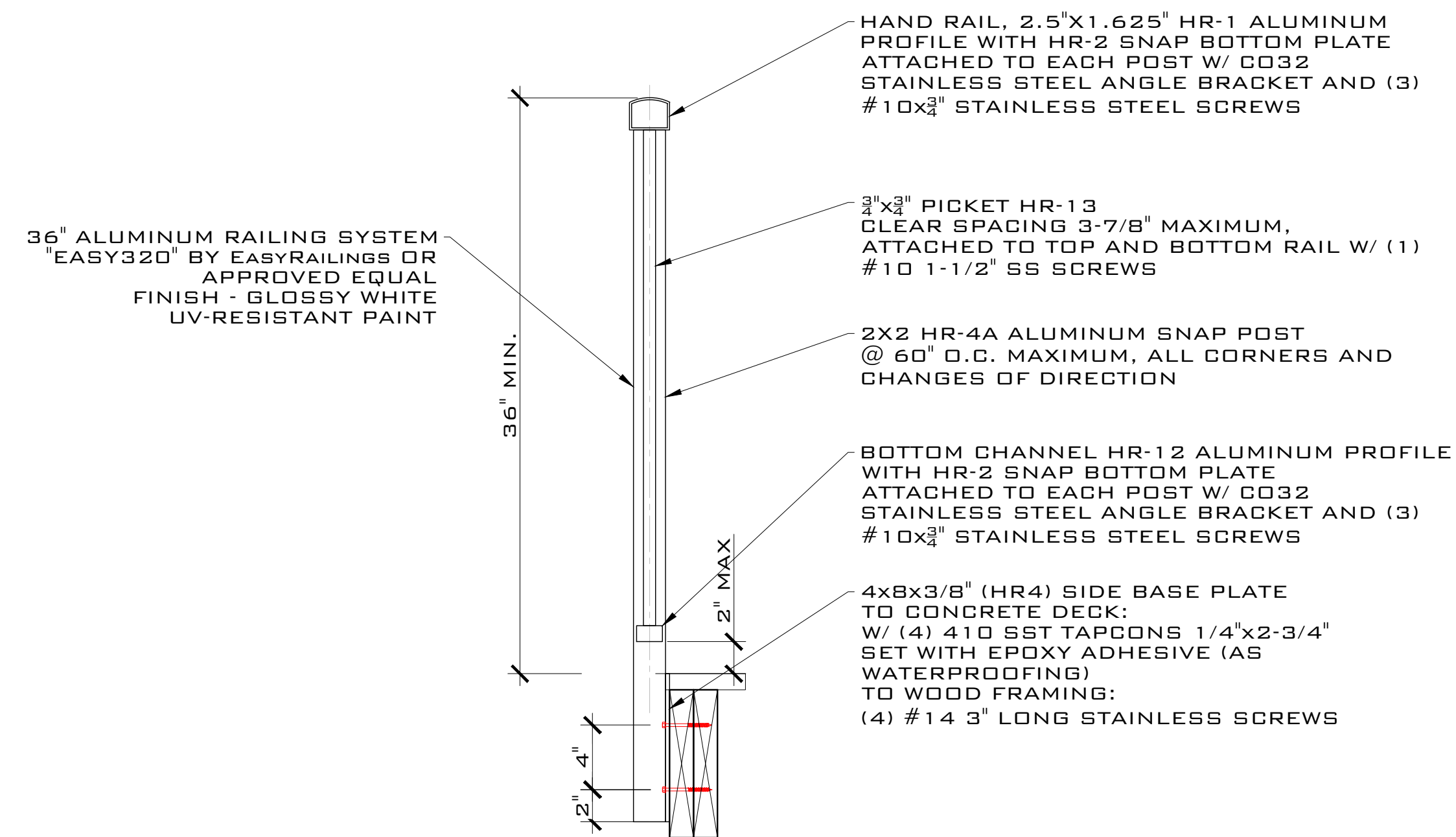
TITLE:
PROPOSED FLOOR PLAN

NO.	DATE	BY	CHKD	APP'D
AS SHOWN	02/27/24	GA	SAH	
2402-02	A-101			1



FLOOR FRAMING PLAN & FOUNDATIONS PLAN

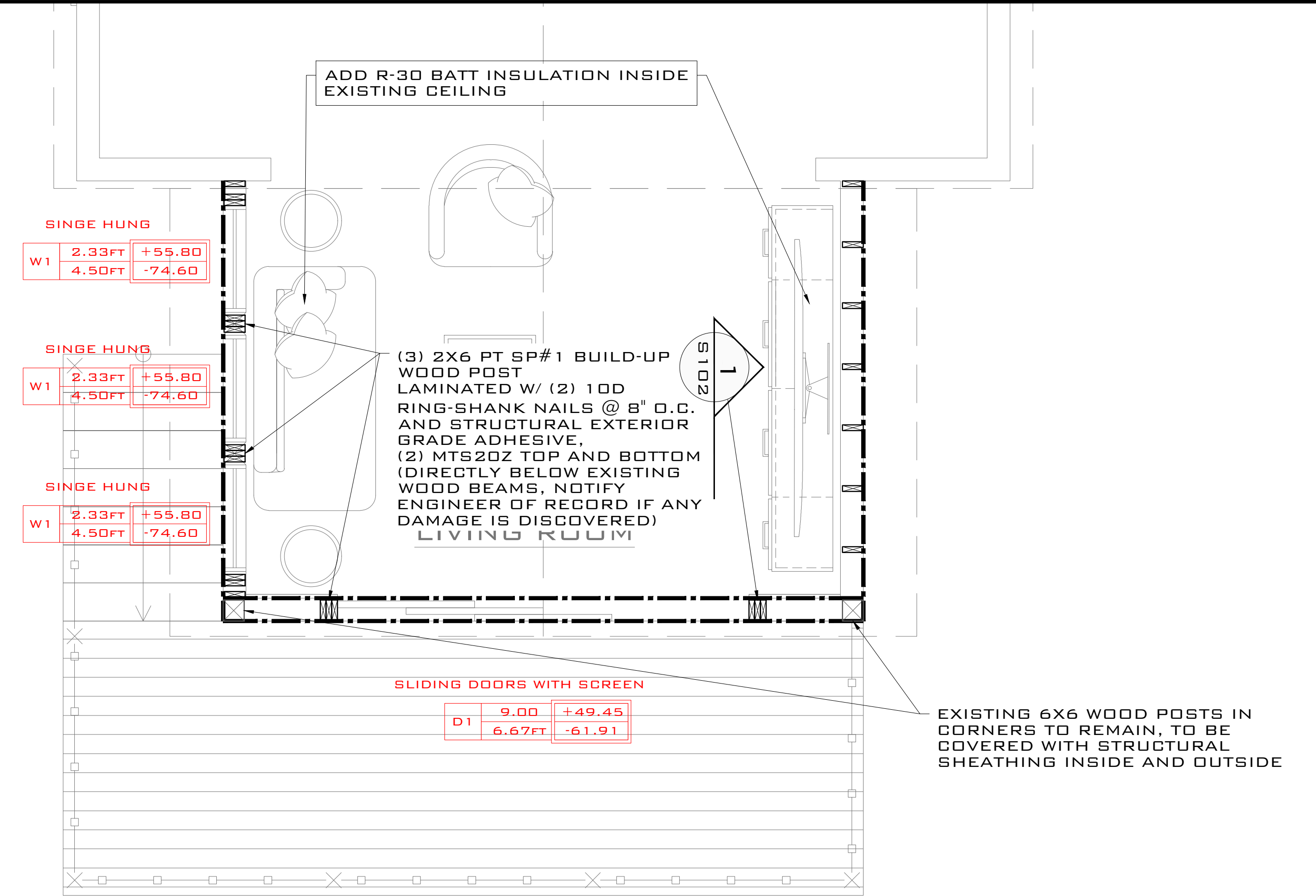
SCALE: 1/2" = 1'-0"



TYPICAL ALUMINUM RAILING DETAIL

SCALE: NTS

NOTE: SEE ARCHITECTURAL ELEVATIONS FOR DECORATIVE ELEMENTS OF RAILING SYSTEM. ALL WELDED CONNECTIONS FOR CUSTOM ELEMENTS WITH SAME SECTIONS IS ACCEPTABLE. MINIMUM WALL THICKNESS FOR ALL ELEMENTS 1 1/8"



STRUCTURAL PLAN

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

SHEAR WALLS LEGEND

SYMBOL	DESCRIPTION
	ONE WALL FACE - 3/4" PT CDX SHEATHING PLYWOOD W/ 10D RING-SHANK NAILS @ 4" EDGES AND 6" IN FIELD 2X6 PT SP#1 WALL FRAMING @ 16" O.C. MAX
	TWO WALL FACES - 3/4" PT CDX SHEATHING PLYWOOD W/ 10D RING-SHANK NAILS @ 4" EDGES AND 6" IN FIELD 2X6 PT SP#1 WALL FRAMING @ 16" O.C. MAX

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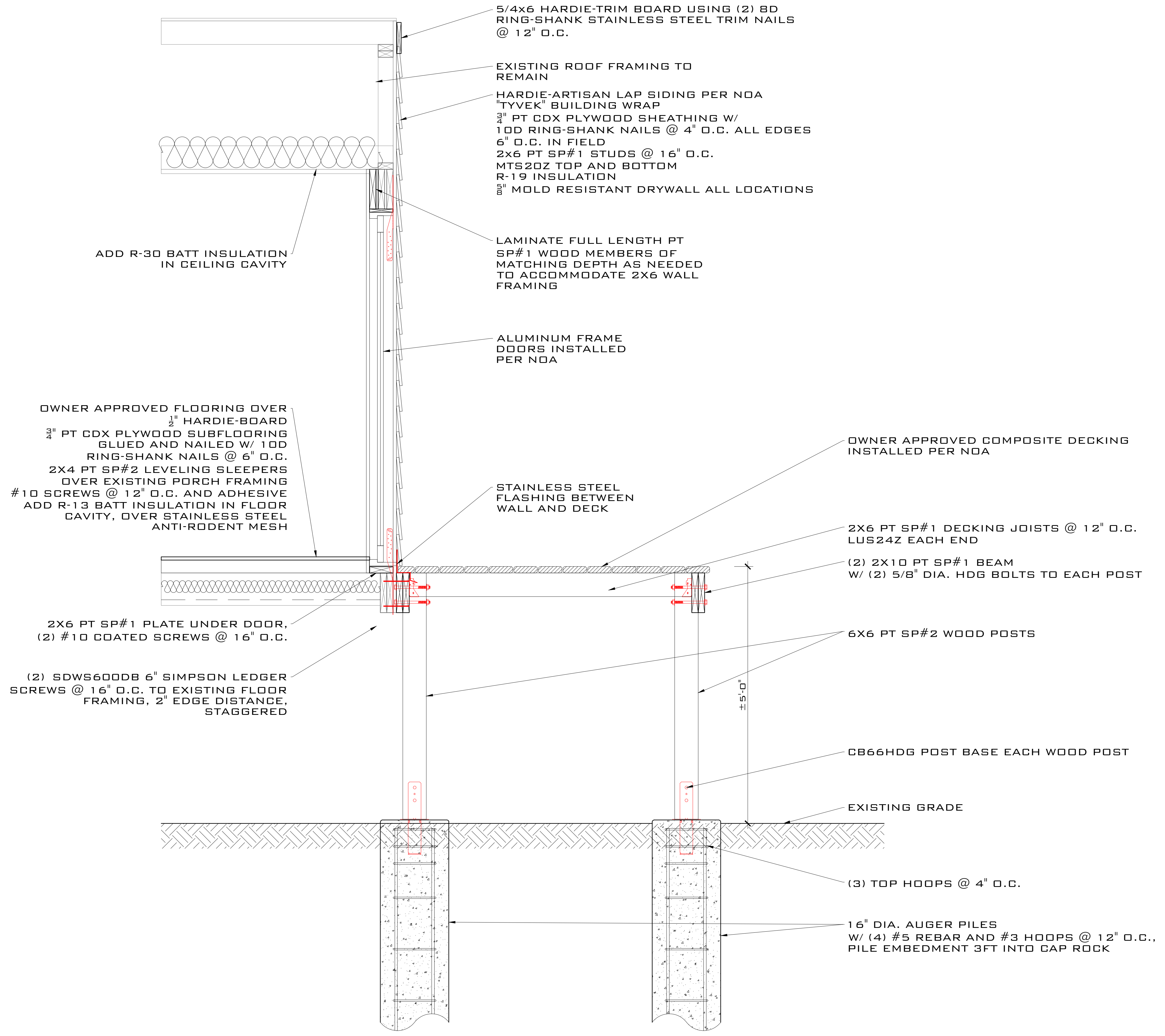
18 WHISTLING DUCK LN

18 WHISTLING DUCK LN,
KEY WEST, FL 33040

FRAMING PLANS

DATE: 02/21/24
DRAWN: SAM
CHECKED: SAM
REVISION: 1

2402-02 5-101 1



5/4x6 HARDIE-TRIM BOARD USING (2) 8D RING-SHANK STAINLESS STEEL TRIM NAILS @ 12" O.C.

EXISTING ROOF FRAMING TO REMAIN

HARDIE-ARTISAN LAP SIDING PER NOA "TYVEK" BUILDING WRAP

3/4" PT CDX PLYWOOD SHEATHING W/ 10D RING-SHANK NAILS @ 4" O.C. ALL EDGES 6" O.C. IN FIELD

2x6 PT SP#1 STUDS @ 16" O.C. MTS20Z TOP AND BOTTOM

R-19 INSULATION

5/8" MOLD RESISTANT DRYWALL ALL LOCATIONS

ADD R-30 BATT INSULATION IN CEILING CAVITY

LAMINATE FULL LENGTH PT SP#1 WOOD MEMBERS OF MATCHING DEPTH AS NEEDED TO ACCOMMODATE 2X6 WALL FRAMING

ALUMINUM FRAME DOORS INSTALLED PER NOA

OWNER APPROVED FLOORING OVER 1/2" HARDIE-BOARD

3/4" PT CDX PLYWOOD SUBFLOORING GLUED AND NAILED W/ 10D RING-SHANK NAILS @ 6" O.C.

2X4 PT SP#2 LEVELING SLEEPERS OVER EXISTING PORCH FRAMING #10 SCREWS @ 12" O.C. AND ADHESIVE

ADD R-13 BATT INSULATION IN FLOOR CAVITY, OVER STAINLESS STEEL ANTI-RODENT MESH

STAINLESS STEEL FLASHING BETWEEN WALL AND DECK

OWNER APPROVED COMPOSITE DECKING INSTALLED PER NOA

2X6 PT SP#1 DECKING JOISTS @ 12" O.C. LUS24Z EACH END

(2) 2X10 PT SP#1 BEAM W/ (2) 5/8" DIA. HDG BOLTS TO EACH POST

2X6 PT SP#1 PLATE UNDER DOOR, (2) #10 COATED SCREWS @ 16" O.C.

6X6 PT SP#2 WOOD POSTS

(2) SDWS600DB 6" SIMPSON LEDGER SCREWS @ 16" O.C. TO EXISTING FLOOR FRAMING, 2" EDGE DISTANCE, STAGGERED

CB66HDG POST BASE EACH WOOD POST

EXISTING GRADE

(3) TOP HOOPS @ 4" O.C.

16" DIA. AUGER PILES W/ (4) #5 REBAR AND #3 HOOPS @ 12" O.C., PILE EMBEDMENT 3FT INTO CAP ROCK

SECTION 1-1
SCALE: 1" = 1'-0"

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GARY THE CARPENTER
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71280

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BY: GARY THE CARPENTER
CONSTRUCTION, INC

PROJECT:
18 WHISTLING DUCK LN

DATE:
18 WHISTLING DUCK LN,
KEY WEST, FL 33040

TITLE:
SECTION

DATE/TITLE	DATE	DESIGN	DRAWN
AS SHOWN	02/27/24	SAH	SAH
PROJECT NO.	2402-02	SHEET NO.	5-102
			1

Pre-Application Meeting Notes

Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: May 1 Zoning District: PRD

Address/Location: 18 Whistling Duck Lane

Request: Variance to side setbacks

Type of Application: Variance

Attendees: Gary, John with Gary the Carpenter, Ben Gagnier

Notes:

Property located in Golf Course, Applicant has
Continual site changes with HOA

Will Review site plans and Application Process.