

Van D. Fischer, Esquire
626 Josephine Parker Drive
Suite 205
Key West, Florida 33040
305-849-3893
van@vdf-law.com

December 10, 2024

Ronald J. Ramsingh
City Attorney
City of Key West
1300 White Street
Key West, FL 33040

Dear Mr. Ramsingh:

Per our settlement discussion on December 10, 2024, this letter is to request that the June 18, 2024, Policy Determination Request submitted by Trepanier & Associates be processed as a Subdivision Waiver Request. A copy of the June 18, 2024, Request is attached hereto.

Per our discussion, this letter will resolve the pending appeal of the October 29, 2024, Planning Department denial of the Policy Determination Request which is scheduled to be heard before the Board of Adjustment on December 12, 2024. In turn, this Subdivision Waiver Request will be put on the January 2025 City Commission agenda for the Commission to decide the request.

Sincerely,

Van D. Fischer, Esq.

COVER LETTER

June 18, 2024

Mr. Albert Childress, City Manager
City of Key West
1300 White Street
Key West, FL 33040



TREPANIER



ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

RE: Policy Determination – Historic 1972 Re-Subdivision
Deed-Restricted Permanent Housing Unit
1905 Staples Avenue (RE No. 00046930-000000)



Request

This is a request for a City Commission determination of a subdivision Policy Issue to recognize the historic 1972 re-subdivision of Lots 1 & 2 of Block 16 of the 1905 Key West Realty Co's subdivision as recorded on plat book 1, page 43, pursuant to Planning Board Approval Resolution Nos. 2023-023 and 2023-024 for a deed-restricted permanent housing unit.

Sincerely,
Thomas Francis-Siburg, Planning Manager

CC: Mr. and Mrs. David & Oksana Pouliot, Property Owners
Mr. Owen Trepanier, Trepanier & Association, CEO

Enclosures

63-9138/2631 0227

Owen Trepanier & Associates, Inc.
1421 1st Street Suite 101
Key West, FL 33040
Office 305-293-8983 Fax 305-293-8748

6/20/24
date

Pay to the order of City of Key West \$ 1,653.75

One Thousand Six Hundred Fifty Three and 75/100 dollars Security Features Included. Details on Back.

Retainer Account

TRUIST

*1905
Subdivision Waiver - Staples*

[Signature] MP

00227

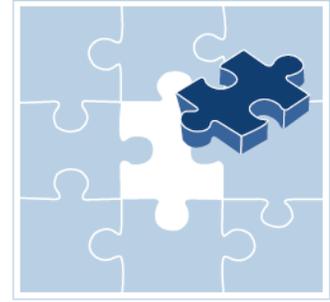
COVER LETTER

June 18, 2024

Mr. Albert Childress, City Manager
City of Key West
1300 White Street
Key West, FL 33040

**RE: Policy Determination – Historic 1972 Re-Subdivision
Deed-Restricted Permanent Housing Unit
1905 Staples Avenue (RE No. 00046930-000000)**

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Request

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Mr. Owen Trepanier, Trepanier & Association, CEO

Enclosures

Policy Issue: 1905 Staples Avenue - Request
Subdivision Waiver Fee: \$2,117.08
Variance Resolution No. 2023-023
Conditional Use Resolution No. 2023-024
Ownership Documents: Deed, 2024 MCPA Report, FL Sunbiz Details

June 06, 2024

RE: 1905 Staples Avenue - Deed-restricted permanent housing unit

This is a request for a City Commission determination of a subdivision Policy Issue to recognize the historic 1972 re-subdivision of Lots 1 & 2 of Block 16 of the 1905 Key West Realty Co's subdivision as recorded on plat book 1, page 43, pursuant to Planning Board Approval Resolution Nos. 2023-023 and 2023-024 for a deed-restricted permanent housing unit.

Request:

Policy Decision - Recognize the historic 1972 re-subdivision of Lots 1 & 2 of Block 16 of the 1905 Key West Realty Co's subdivision of plat book 1, page 43, pursuant to Sec. 118-71.

Regulatory Code:

Sec. 118-71. – Administrative official action and referral of policy issues to city commission.

If the request of a waiver or modification from strict compliance with subdivision requirements regards a requirement or provision that is not determined to be a technical requirement by the administrative official, such a request for waiver or modification shall be regarded as a policy issue. The administrative official shall have the authority to refer requests for a waiver or modification regarding a policy issue to the city commission for action. The city commission shall render decisions regarding such waivers or modifications based on findings pursuant to criteria cited in section 118-68. In granting such waiver or modification, the city commission may prescribe appropriate conditions and safeguards, including requirements in excess of those otherwise required by the land development regulations, which shall become a part of the terms under which the subdivision is approved.

Approval Criteria:

Division 2. – Waiver or Modification
Sec. 118-68. – Criteria for consideration.

Before any waiver or modification from strict compliance with subdivision requirements may be granted, the following criteria shall be met:

(1) General criteria. General criteria shall be as follows:

- a. *Consistency with purpose and intent of the comprehensive plan.* The waiver or modification is consistent with the stated purpose and intent of this chapter and with the comprehensive plan.

Applicant Response: The Planning Board found the proposed development of the property of the historic 1972 subdivision consistent with the purpose and intent of the Comprehensive Plan, as demonstrated by the findings of the approved Variance Res. No. 2023-023 and Conditional Use Res. No. 2023-024.

b. *Impact on public interest, adjacent property.* The waiver or modification would not have a significant adverse impact on the public interest, or on adjacent property.

Applicant Response: The Planning Board found the existing and proposed density and intensity of the historic 1972 re-subdivision fully consistent with the LDRs and the Comprehensive Plan. Further, the proposed development was found to be consistent with the character of the neighborhood and adjacent property following the exhaustive good-neighbor work performed by the applicant. The existing and proposed uses are fully compliant and consistent with the character of the neighborhood and the uses do not have adverse impact on the public interest or on adjacent properties.

c. *Not discriminatory.* The waiver or modification is not discriminatory, considering similar situations in the general area and in past subdivision regulations.

Applicant Response: The proposed waiver is not discriminatory. In fact, the historic 1972 re-subdivision has resulted in the creation of de facto workforce housing consistent with the existing development character in the neighborhood. Planning Board approval furthered this trend by its approval of a deed-restricted permanent housing unit.

(2) Specific standards. No waiver or modification may be granted unless the developer clearly shows the existence of one or more of the following:

a. *Superior alternatives.* The development will provide an alternative which will achieve the purposes of the requirement through clearly superior design, efficiency, or performance.

Applicant Response: The KW Planning Board approvals were based on significant design considerations based on Planning Board, planning staff and neighbor input. The result was clearly a superior alternative based on design, efficiency, or performance, including consistency with the neighborhood and adjacent properties.

b. *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.

Applicant Response: The existing structures and uses predate the historic 1972 re-subdivision and predate the subdivision ordinance. Additionally, as mentioned above, the approved design of the deed-restricted permanent housing unit resulted from significant consideration from the applicant, the board, the neighbors, and the city's Urban Forrester. The design retained all mature trees located on the site and the architecture was redesigned to be more sympathetic to historic Key West "Conchitecture."

c. *Deprivation of reasonable use.* Strict application of the requirement would effectively deprive the owner of all reasonable use of the land to be subdivided, due to its unusual size, shape, topography, natural conditions, or location, provided that:

1. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case; and
2. 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.

Applicant Response: Strict application of the requirement would effectively deprive the property owner of all reasonable use of the land due to its unusual size, shape and history. Further, pursuant to approved Variance and Conditional Use, the Planning Board determined the proposed deed-restricted residential structure, use and layout to be reasonable use of the land, despite its unusual size and shape. Finally, this subdivision was not created by the developer/applicant/owner.

d. *Technical impracticality.* Strict application of the requirement would be technically impractical in terms of engineering, design, or construction practices, due to the unusual size, shape, topography, natural conditions or location, of the land or due to improved efficiency, performance, safety, or construction practices which will be realized by deferral of the installation of required improvement, provided that:

1. The development will provide an alternative adequate to achieve the purposes of the requirement, including security for the current construction cost, adjusted for inflation, of any required improvements which may be deferred; and
2. Any unusual conditions creating the impracticality are not the result of the actions of the developer or property owner which occurred after the effective date of the ordinance from which this section derives.

Applicant Response: The development as approved complies with all density and intensity limitations of the zoning district. The historic 1972 re-subdivision did not create or allow any new or additional development rights. The re-subdivision predates all current owners of the properties. To impose strict application of the subdivision requirements creates a hardship on current property owners and on the shape and design of the lots as a result of actions from over 50 years ago. This waiver effectively adopts the re-subdivision which has had consistent, tacit recognition by the City for the past 52 years through the issuance of building permits, licenses, inspections, city services for structures and uses.

e. *Relationship to proposed development or its impacts.* Where all or any part of the regulation has no relationship to the needs of the development or to the impact of the development on the public facilities, land use, traffic, or

environment of the neighborhood and the general community, due to the location, scale, or type of development involved, provided that any specific waiver or modification requirements set forth in this division are met.

Applicant Response: All approved development would be permitted on the property regardless of the re-subdivision. That is, the re-subdivision did not allow any new or additional development. Therefore, the re-subdivision has no additional impact on or relationship to the public facilities, land use, traffic, or environment of the neighborhood and the general community as determined by the Planning Board.

f. *Planned developments.* If the subdivision concerns a planned residential or mixed use project and the waiver is not inconsistent with an approved conceptual, preliminary, or final development plan for the planned development.

Applicant Response: NA - The subdivision is not part of a planned development.

g. *Nonresidential subdivisions.* If the subdivision concerns a nonresidential development and the subdivision requirement is clearly applicable only to residential subdivisions in view of their unique needs, impacts, and characteristics.

Applicant Response: This waiver will recognize the historic 1972 re-subdivision of mixed-use zoned property and permit an approved deed-restricted permanent residential use pursuant to Planning Board Variance Resolution No. 2023-023 and Conditional Use Resolution No. 2023-024 which do not involve nonresidential development.

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Summary of Background:

Address Map –



Lot Configuration Over Time –

1905 Plat



1972 – Subdivision



1997 – No Change



Present – No Change



Timeline and Actions –

Date	Lot	Record/Action	Description
1905	All Lots	Plat (PB 1-43)	Lots platted as residential fronting Staples Avenue
1943	Land now known as 1415 First St.	Building Built MCPA Report (2023)	Commercial building built fronting First Street
1963	Land now known as 1411 First St.	Building Built MCPA Green Card	Commercial building built fronting First Street; 2 Residential units built in the rear.
1969	All Lots	Zoning Amendment ¹ (Ord. 69-29)	Zoning assigned as R-1 LDRs - Subdivision: No subdivision code, No prohibitions Min lot size: 6,000 sq. ft. <i>Commercial buildings and use became nonconforming²</i>
1969	All Lots	Deed (OR 439-237)	Lots under common ownership
1972	All Lots	Subdivision Occurred Deed (OR 508-877)	Subdivision Occurred - Northern parts of Lots 1 & 2 transferred as an individual parcel (1411 First Street). Southern parts of Lots 1 & 2 remained uncombined
1974	All Lots	Zoning Map	Property zoned R-1 - zoning map amendment certified as official and supersedes and replaces map adopted as part of ord. no. 69-29.

¹ 1969 zoning map not available from City Clerk.

² Sec. XXIV. 20. Non-Conformity. Any lot, use of land, use of structure, use of structure and premises or characteristics of any use which was lawful at the time of enactment of this ordinance but which does not conform with the provisions of the district in which it is located.

1979	All Lots	Zoning Amendment (Ord. 79-27)	Zoning change to C-1 LDRs - Subdivision: No subdivision code, No prohibitions Min lot size: 4,000 sq. ft. <i>Commercial buildings and use became conforming Residential use becomes a Special Exception</i>
1982	1415 First St.	Deed (OR 853-724)	Southern part of Lot 1 transferred (1415 First Street).
1982	1415 First St.	MCPA Green Card shows Residential Structure	Shows a residential structure was added to property.
1984	All Lots	Zoning Amendment (Ord. 84-41)	Change to Min Lot Size: "Generally, 4,000 sq. ft." Zoning remains C-1 LDRs - Subdivision: No subdivision code, No prohibitions <i>Commercial buildings and use remain conforming Residential use remains a Special Exception</i>
1986	1905 Staples	Deed (OR 955-1991)	Southern part of Lot 2 transferred (1905 Staples Avenue).
1996	1411 First St.	Building Permit (No. 96-003583)	Residential renovation – Remove existing canvas carport, construct structure to match existing.
1996	1411 First St.	Building Permit (No. 96-003583 ³)	Commercial Renovations
1997	All Lots	Zoning Amendment (Ord. 97-10)	Zoning change to CL LDRs - Subdivision: Prohibited w/o City approval Min lot size: 10,000 sq. ft. <i>1411 First St lot, 1415 First St lot, & 1905 Staples lot became nonconforming⁴ Commercial buildings and use remain conforming Residential use became a Conditional Use</i>
1997	1905 Staples	1997 Zoning Map	Zoning Map shows the individual 1905 Staples Avenue parcel
1999	1411 First St.	Building Permit (No. 99-001763)	Sign – Install 2'x3' sign "Firststreet Gallery"
2005	1411 First St.	Building Permit (No. 05-003092)	Roofing – Timberline shingles. Rubber on flat roof
2006	1415 First St.	Building Permit (No. 06-000788)	Hurricane Repair – Install rubber roofing
2007	1415 First St.	Building Permit (No. 07-000500)	Mechanical – Install 1.5-ton & 1-ton mini-split A/C system
2007	1415 First St.	Building Permit (No. 07-000658)	Residential renovation – Replace windows, doors, & shutters
2007	1415 First St.	Building Permit (No. 07-000890)	Mechanical – Install 3 1-ton mini-split A/C units
2007	1415 First St.	Building Permit (No. 07-001792)	Install new 100AMP and new central A.C. system
2011	1415 First St.	Building Permit (No. 11-000611)	Residential renovation – Install sheetrock in bathroom to address red tag by code
2011	1415 First St.	Building Permit (No. 11-004058)	Electric – Install exhaust fan

³ Property Appraiser provides same permit no. as 1996 permit for 1415 1st St., but different location and work.

⁴ Sec. XXIV. 20. Non-Conformity. Any lot, use of land, use of structure, use of structure and premises or characteristics of any use which was lawful at the time of enactment of this ordinance but which does not conform with the provisions of the district in which it is located.

2011	1415 First St.	Building Permit (No. 11-004603)	Mechanical – Install 1-supply amp, 1-exhaust fan
2015	1415 First St.	Building Permit (No. 15-005136)	Plumbing – Plumbing for 1-sink, 1 -tankless water heater, 1-small lift station for sink drain
2017	1415 First St.	Building Permit (No. 17-002641)	Roofing – Replace 4 squares of modified roofing with TPO roofing
2018	1415 First St.	Building Permit (No. 18-003242)	Roofing – Install storm safe underlayment eaves trim drip tapered ISO insulation system
2021	1905 Staples	Building Permit (No. 2021-3457)	Residential electrical – Install 300 AMP meters with disconnect; Install Temp 200 AMP panel and 20 amp GFCI receptacles
2021	1905 Staples	Building Permit (No. 2021-3460)	Commercial renovation – Install 30ft wooden power pole
2021	1905 Staples	Tree Permit (No. 2021-0318)	Canopy trimming – Maintenance trimming of 1-strangler fig; removal of decayed lateral, reduce and balance canopy
2022	1905 Staples	BPAS Award (Res. No. 2022-027)	BPAS Award - The property known was awarded 1 market-rate BPAS unit allocation.
2022	1905 Staples	Building Permit (No. 2022-3289)	Residential plumbing – Install Watts 909 QT back flow preventer
2023	1415 First St.	Building Permit (No. 2023-0295)	Plumbing – Install shower pan

RESOLUTION NO. 2023-023

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A REQUEST FOR VARIANCES FOR NON-COMPLYING FRONT, SIDE AND REAR SETBACKS AND BUILDING COVERAGE, TO ALLOW A SINGLE-FAMILY RESIDENCE AT 1905 STAPLES AVENUE (RE# 00046930-000000), LOCATED IN THE LIMITED COMMERCIAL (CL) ZONING DISTRICT, PURSUANT TO SECTIONS 90-395, 122-390 AND 108-346 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the owner of real property at 1905 Staples Avenue (RE# 00046930-000000) proposes to develop a single-family residence on a nonconforming lot, requesting variance approvals for non-complying building coverage, and front, side, and rear setbacks; and

WHEREAS, Section 122-390 and 108-346 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provide that the maximum building coverage is 40%; that the minimum front setback is 10-feet; that the minimum side setback is 15-feet; and that the minimum rear setback is 10-feet within the Limited Commercial (CL) Zoning District; and

WHEREAS, the proposed building coverage is 45.3%; the proposed front setback is 6-feet 5-inches, the proposed (east) side setback is 6-feet; the proposed (west) side setback is 7-feet 3-inches; and the proposed rear setback is 5-feet; and

WHEREAS, the Key West Planning Board (the “Board”) finds that circumstances exist which are peculiar to the land, structure, or building involved and that special conditions which are not applicable to other land, structures, or buildings in the same district; and

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

WHEREAS, the Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district; and

WHEREAS, the Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

WHEREAS, the Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Board finds that the applicant has satisfied the conditions of Section 90-395 of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") and likewise met the requirements established by Code Section 90-274; and

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 maximum building coverage to 45.3%, minimum front setback to 6'5", minimum east side setback to 6', minimum west side setback to 7'3", and minimum rear setback to 5', for the property at 1905 Staples Avenue (RE# 00046930-000000) in the Limited Commercial (CL) zoning district, pursuant to Section 90-395, 122-630 and 108-346 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

General Conditions:

1. The proposed construction shall be consistent with the plans, signed, sealed and dated 7/22/2023 by Artibus Design for 1905 Staples Avenue.
2. There shall be no parking in the open space in the front yard outside of the covered carport.

Conditions Prior to Issuance of a Building Permit:

3. This variance approval is conditioned upon the property owner successfully receiving subdivision approval or a subdivision waiver from the City of Key West pursuant to Chapter 118 of the City of Key West Land Development Regulations.

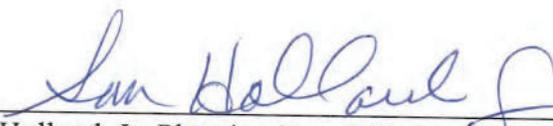
Section 3. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 4. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City

appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 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 regular meeting held this 16th day of November, 2023.

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



Sam Holland, Jr. Planning Board Chairman

11/29/23

Date

Attest:



Katie Halloran, Planning Director

11/28/2023

Date

Filed with the Clerk:

 Chairman
 Planning Director

[Handwritten signature]

Cheryl Smith, City Clerk

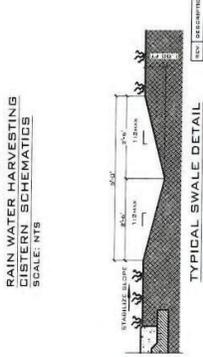
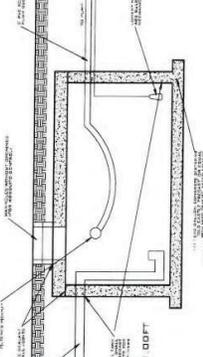
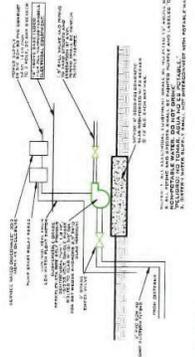
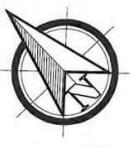
Kuya Tabb, Sr. Deputy

11/30/2023

Date

[Handwritten signature]
KPH Chairman
Planning Director

11/21/23
11/21/23



NO. DESCRIPTION	REV.	DATE
FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

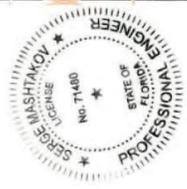
ARTIBUS DESIGN
1905 STAPLES AVE
KEY WEST, FL 33040
(305) 304-8312
ARTIBUSDESIGN.COM
CA # 30833

PROJECT: ONE CALL CONSTRUCTION
SHEET: 1905 STAPLES AVE
TITLE: PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"
DATE: 2023.07.22
DRAWN: MASHTAKOV
CHECKED: MASHTAKOV
DATE: 11/21/23
PROJECT NO: 2110-01
SHEET NO: 1

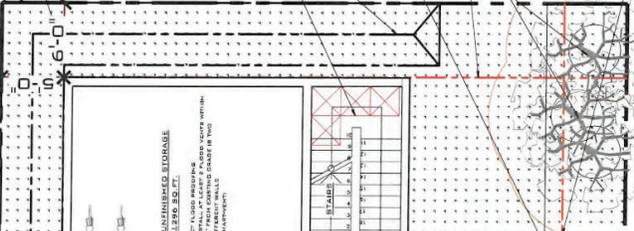
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Digitally signed by Serge Mashtakov
Date: 2023.07.22 10:06:32 -04'00'

DATE: 2023.07.22
PROFESSIONAL ENGINEER
LICENSE NO. 71480
FLORIDA
STATE OF FLORIDA
ENGINEER
Serge Mashtakov
Professional Engineer
License No. 71480

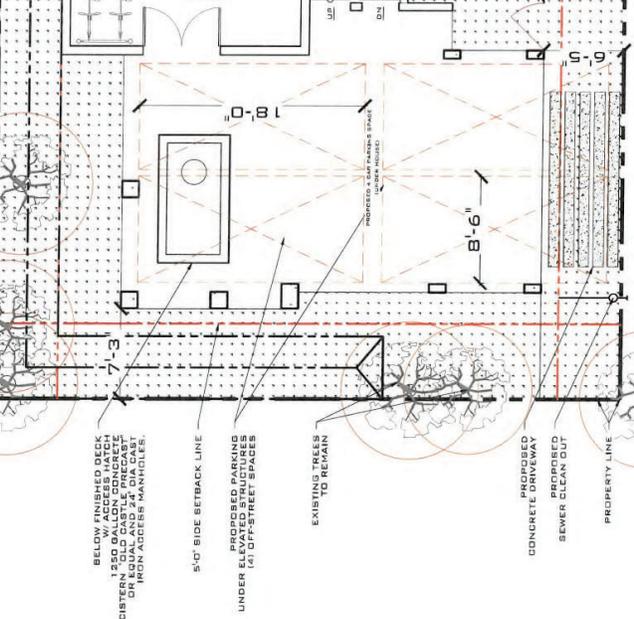


PROPERTY LINE
5'-0" REAR SETBACK LINE
PROPOSED TRASH LOCATION
SWALE BY 5FT X 107.03FT X 1' DDFT
TOTAL ADDITIONAL VOLUME = 247.56 CU FT
PROPOSED 5-0' SIDE SETBACK LINE
EXISTING TREES TO REMAIN
5'-0" FRONT SETBACK LINE



UNIMPROVED STORAGE
PROPOSED FINISHED FLOOR OF RESIDENTIAL SPACE LIST LOGGERS 1.5' OFF-GRID

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



BELOW FINISHED DECK W/ ACCESS HATCH TO EXISTING CISTERN
CONCRETE DRIVEWAY
PROPOSED SEWER CLEAN OUT
EXISTING TREES TO REMAIN

**MONROE COUNTY
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET**

1. Determine Total Impervious Coverage on site:
 a. Determine Impervious Coverage EXISTING prior to new Improvement:

Roof Sub	A	0.00	ft	Sidewalks	D	0.00	ft
Decks / Patios	B	0.00 <td>ft <td>Pool/Deck</td> <td>E</td> <td>0.00 <td>ft </td></td></td>	ft <td>Pool/Deck</td> <td>E</td> <td>0.00 <td>ft </td></td>	Pool/Deck	E	0.00 <td>ft </td>	ft
Driveways	C	0.00 <td>ft <td>Other</td> <td>F</td> <td>0.00 <td>ft </td></td></td>	ft <td>Other</td> <td>F</td> <td>0.00 <td>ft </td></td>	Other	F	0.00 <td>ft </td>	ft
Impervious Coverage EXISTING prior to Improvement (A + B + C + D + E + F)		0.00				0.00	

b. Determine NEW Impervious Coverage PROPOSED with Improvement:

Roof Sub	A	1,239.73	ft	Sidewalks	D	0.00	ft
Decks / Patios	B	46.64 <th>ft</th> <td>Pool/Deck</td> <td>E</td> <td>0.00 <th>ft</th> </td>	ft	Pool/Deck	E	0.00 <th>ft</th>	ft
Driveways	C	46.64 <th>ft</th> <td>Other</td> <td>F</td> <td>0.00 <th>ft</th> </td>	ft	Other	F	0.00 <th>ft</th>	ft
Impervious Coverage PROPOSED with Improvement (A + B + C + D + E + F)		1,286.37				1,286.37	
Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)		1,286.37				1,286.37	

2. Determine Percentage of Impervious Coverage on site:
 Total Impervious Coverage = 1,286.37 ft² / Total Lot Area = 2,550.00 ft² = 50.45%
 % of Impervious Coverage = 50.45%

3. Determine "Disturbed Area" (1114-31)(2)(4)
 Total Lot Area = 2,550.00 ft² - Native Vegetation - if no BMP enter "0"
 = 2,550.00 ft² - 0.00 ft² = 2,550.00 ft² Disturbed Area
 Note: The term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the total area: (1) Forested areas managed as such; (2) Open water surfaces and wetlands; (3) marsh, bottomland, mangroves, or freshwater marsh habitat types; (4) any other natural resources that the best management practices used for the project are designed, constructed, and maintained properly.

4. Determine Required Swale Volume - Complete a, b, or c:
 a. For a NEW impervious area less than 40% Impervious Coverage, Use:
 Disturbed Area = 2,550.00 ft² X 0.083 = 212.55 ft² Swale Volume
 b. For a NEW impervious area with 40% or greater Impervious Coverage, Use:
 Disturbed Area = 2,550.00 ft² X 0.208 = 530.40 ft² Swale Volume
 c. When only new impervious area requires storm water retention, Existing Single Family & Duplexes Only:
 1. When the total lot impervious coverage remains below 40%, after the additional storm water retention:
 Impervious Coverage PROPOSED = 1,286.37 ft² X 0.083 = 106.71 ft² Added Swale Volume
 2. When the new development increases the total lot impervious area to 40% or above:
 Impervious Coverage PROPOSED = 1,286.37 ft² X 0.208 = 267.56 ft² Added Swale Volume

5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)
 Swale Volume = 267.56 ft³
 Cross Sectional Area = 102.03 ft²
 Swale Length = 2.59 ft

Sources: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (b)(2b) & (c) of Monroe County Code 114-3.1 (Revised 10/2017)

SITE DATA:
 TOTAL SITE AREA: ± 2,550.00 SQ. FT.
 LAND USE: CL (LIMITED COMMERCIAL)
 FLOOD ZONE: X

SETBACKS
 FRONT: 20'-0"
 EXISTING 0'-0"
 PROPOSED 6'-5"
 LEFT SIDE: 15'-0"
 EXISTING 0'-0"
 PROPOSED 7'-3"
 RIGHT SIDE: 15'-0"
 EXISTING 0'-0"
 PROPOSED 6'-0"
 REAR: 25'-0"
 EXISTING 0'-0"
 PROPOSED 5'-0"

MAXIMUM IMPERVIOUS SURFACE RATIO:
 REQUIRED: 60% (1,530.0 SQ.FT.)
 EXISTING 47.6% (±1,214.8 SQ.FT.)
 PROPOSED 50.45% (±1,286.37 SQ.FT.)

MAXIMUM BUILDING COVERAGE:
 REQUIRED: 40% (1,020.0 SQ.FT.)
 EXISTING 100.0% (±2,550.0 SQ.FT.)
 PROPOSED 45.3% (±1,156.5 SQ.FT.)
 (VARIANCE REQUIRED)

OPEN SPACE MINIMUM:
 REQUIRED: 35% (892.5 SQ.FT.)
 EXISTING 100.0% (±2,550.0 SQ.FT.)
 PROPOSED 52.3% (±1,335.2 SQ.FT.)

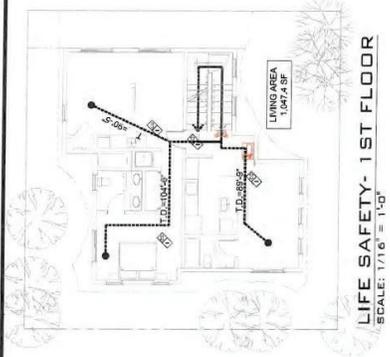
THE DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.
Digitally signed by Serge Mashtakov
 Date: 2023.07.22 10:06:43 -04'00'



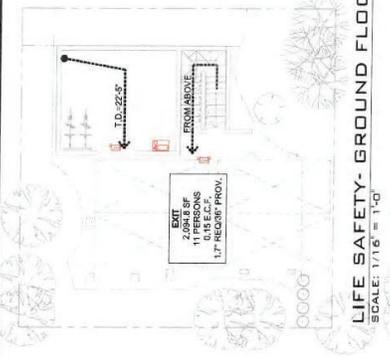
PROJECT: FINAL	DATE: 07/22/23
ARTIBUS DESIGN ENGINEERING AND PLANNING	
ARTIBUS DESIGN 13351 304th ST, SUITE 100 KEY WEST, FL 33040 TEL: 305.854.3512 WWW.ARTIBUSDESIGN.COM CA # 30835	
CLIENT: ONE CALL CONSTRUCTION	PROJECT: 1905 STAPLES AVE
NO. 1905 STAPLES AVE KEY WEST, FL 33040	SITE DATA
SCALE: 1" = 10'-0"	DATE: 07/22/23
PROJECT NO: 2110-01	PROJECT: C-102

Handwritten notes: 11/10/23, 12/11/23

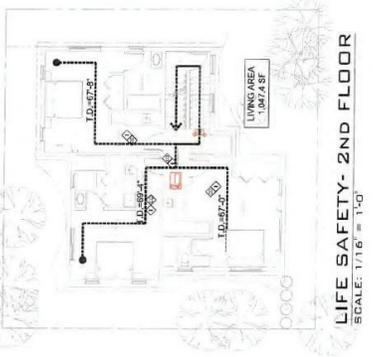
CODE COMPLIANCE DATA	
1. APPLICABLE CODES:	<p>FLORIDA BUILDING CODE (FBC) - 7TH EDITION (2020)</p> <p>(B) BUILDING UTILITY</p> <p>(C) ENERGY CONSERVAT</p> <p>(M) MECHANICAL</p> <p>(E) EXISTING BUILDING</p> <p>FLORIDA FIRE PREVENTION CODE (FFPC) - 7TH EDITION</p> <p>NFPA 1 - FIRE CODE 2018 EDITION</p> <p>NFPA 101 - LIFE SAFETY CODE 2018 EDITION</p> <p>NATIONAL ELECTRIC CODE (NEC) - 2014 EDITION</p>
2. CONSTRUCTION TYPE	<p>TYPE V-B</p> <p>0 HR FIRE RESISTANCE RATING</p> <p>FBC-B, CHAPTER 6</p>
3. USE AND OCCUPANCY CLASSIFICATION	<p>RESIDENTIAL - GROUP R2 // RESIDENTIAL - BOARDING HOUSES</p> <p>FBC-B, SECTION 3.10</p>
4. HEIGHTS AND AREAS:	<p>PROJECT AREA: ±1,047.4 S.F.</p> <p>PROJECT HEIGHT: 3 STORY / 44.0 FT</p>
5. OCCUPANT LOAD:	<p>OCCUPANCY R2: FACTOR LOAD: 200 GSF</p> <p>SPACE AREA: 2,094.9 SF. OCCUPANT LOAD 11 PERSONS</p> <p>TOTAL OCCUPANT LOAD 11 PERSONS</p>
6. COMMON PATH OF TRAVEL:	<p>OCCUPANCY R2: 125' MAXIMUM (WITH SPRINKLER SYSTEM)</p> <p>FBC-B, TABLE 1006.2.1</p> <p>±104'-6" PROVIDED</p> <p>NOTE: MAXIMUM COMMON PATH OF TRAVEL TAKEN FROM LIFE SAFETY PLAN</p>
7. TRAVEL DISTANCE:	<p>OCCUPANCY R2: 250' MAXIMUM (WITH SPRINKLER SYSTEM)</p> <p>FBC-B, TABLE 1017.2</p> <p>NFPA 101: TABLE A-7.6</p> <p>±104'-6" PROVIDED</p> <p>NOTE: MAXIMUM COMMON PATH OF TRAVEL TAKEN FROM LIFE SAFETY PLAN</p>
8. EGRESS EXIT AND DOOR OPENING:	<p>OCCUPANCY R2: OCCUPANT LOAD OF SPACE < 49</p> <p>1 EXIT PROVIDED</p> <p>FBC-B: SECTION 1006.2.1</p> <p>32" MINIMUM OPENING</p> <p>NFPA 101: SECTION 10.1.1</p> <p>36" MINIMUM OPENING</p> <p>36" MAX. OPENING PROVIDED</p>



LIFE SAFETY- 1ST FLOOR
SCALE: 1/16" = 1'-0"



LIFE SAFETY- GROUND FLOOR
SCALE: 1/16" = 1'-0"



LIFE SAFETY- 2ND FLOOR
SCALE: 1/16" = 1'-0"

SYMBOL LEGEND:

	IGNITION SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP
	CLASS 2-A FIRE EXTINGUISHERS (3) TOTAL

DATE: 2023.07.22
SCALE: 1/16" = 1'-0"

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
1000 N.W. REDBERRY BLVD
SUITE 100
33591 304-351-1200
WWW.ARTIBUSDESIGN.COM
FLA # 308835

PROJECT: ONE CALL CONSTRUCTION
ADDRESS: 1905 STAPLES AVE
CITY: WEST PALM BEACH, FL 33411

PROJECT: 1905 STAPLES AVE
KEY WEST, FL 33040
PROJECT: LIFE SAFETY PLAN
SCALE: 1/16" = 1'-0"
DATE: 2023.07.22
DRAWN BY: S. MASHTAKOV
CHECKED BY: S. MASHTAKOV
SCALE: 1/16" = 1'-0"

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

Digitally signed by Serge Mashtakov
Date: 2023.07.22 10:07:10 -0400

PROFESSIONAL ENGINEER
S. MASHTAKOV
FLA # 11001

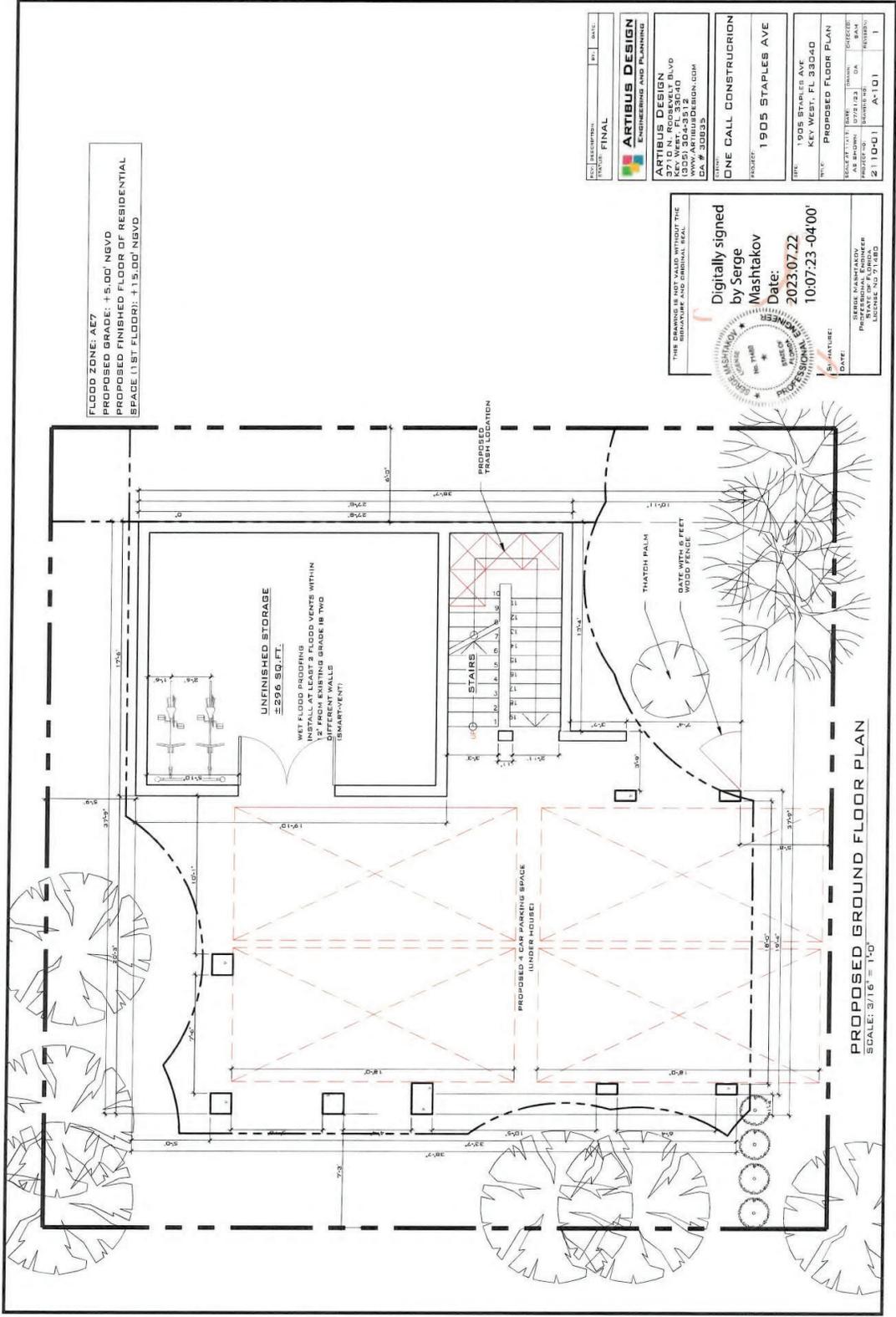
LIFE SAFETY PLAN NOTES:

FIRE ALARM & DETECTION SYSTEMS: GROUP R
FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS AS REQUIRED IN SECTIONS 907.2.9.1 THROUGH 907.2.9.3.

10/16/23
10/15/23

2/16/23
KPH/2023

FLOOD ZONE: AE7
 PROPOSED GRADE: ±5.00' NGVD
 PROPOSED FINISHED FLOOR OF RESIDENTIAL
 SPACE (1ST FLOOR): ±15.00' NGVD



THIS DRAWING IS NOT VALID WITHOUT THE
 SIGNATURE AND ORIGINAL SEAL

Digitally signed
 by Serge
 Mashakov
 Date: 2023.07.22
 10:07:23 -0400'

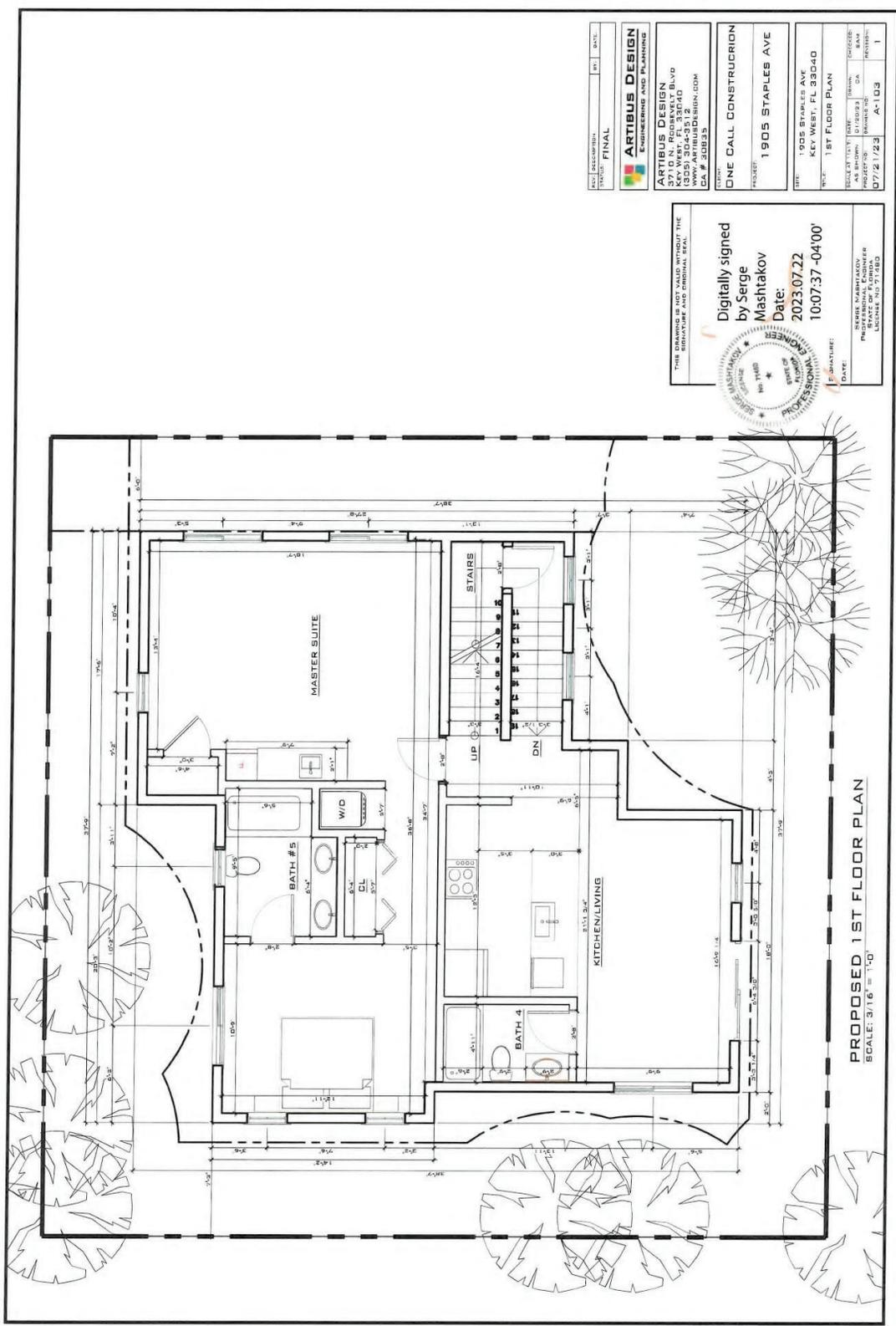
SEAL: SERGE MASHAKOV
 PROFESSIONAL ENGINEER
 LICENSE NO. 51848

PROJECT:	ONE CALL CONSTRUCTION
ADDRESS:	1905 STAPLES AVE
CITY:	KEY WEST, FL 33040
STATE:	FLORIDA
COUNTY:	MONROE COUNTY
DATE:	211001
SCALE:	A-101
PROJECT NO.:	1

ARTIBUS DESIGN
 ENGINEERING AND PLANNING

ARTIBUS DESIGN
 1005 STAPLES AVE
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

11/15/23
10/15/23



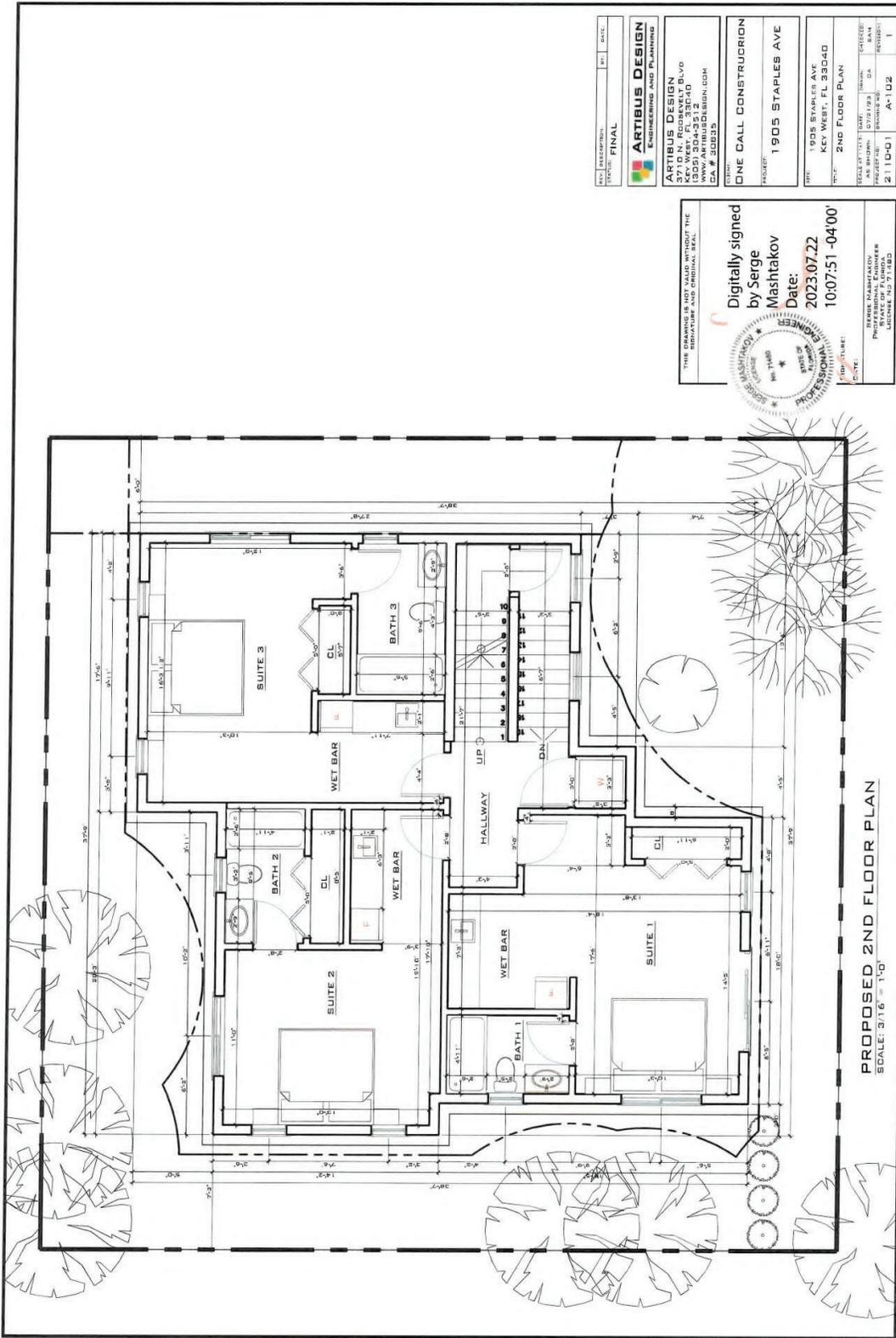
PROJECT INFORMATION	NO.	DATE
FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING		
ARTIBUS DESIGN 2710 N. REDWELLY BLVD SUITE 100 (323) 304-3512 ARTIBUSDESIGN.COM CA # 308935		
CLIENT	ONE CALL CONSTRUCTION	
PROJECT	1905 STAPLES AVE	
SITE	1905 STAPLES AVE KEY WEST, FL 33040	
NO.	1ST FLOOR PLAN	
SCALE 1/16" = 1'-0"	DATE	PROJECT
07/21/23	10/15/23	KEY WEST, FL 33040
BY	DATE	SCALE
ASST. ARCHITECT	10/15/23	1/16" = 1'-0"
PROFESSIONAL ENGINEER		KEY WEST, FL 33040
SCALE: 3/16" = 1'-0"		CA # 1003

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

Digitally signed
by Serge Mashtakov
Date: 2023.07.22 10:07:37 -0400

SEAL: SERGE MASHTAKOV
PROFESSIONAL ENGINEER
LICENSED AND SEALED





PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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

Digitally signed
by Serge Mashtakov
Date: 2023.07.22 10:07:51 -04'00'

PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71182



DATE	DESCRIPTION	BY	DATE
	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
1905 STAPLES AVE
KEY WEST, FL 33040
(305) 304-3512
ARTIBUSDESIGN.COM
CA # 30835

ONE CALL CONSTRUCTION

PROJECT: 1905 STAPLES AVE
1905 STAPLES AVE
KEY WEST, FL 33040

TYPE: 2ND FLOOR PLAN

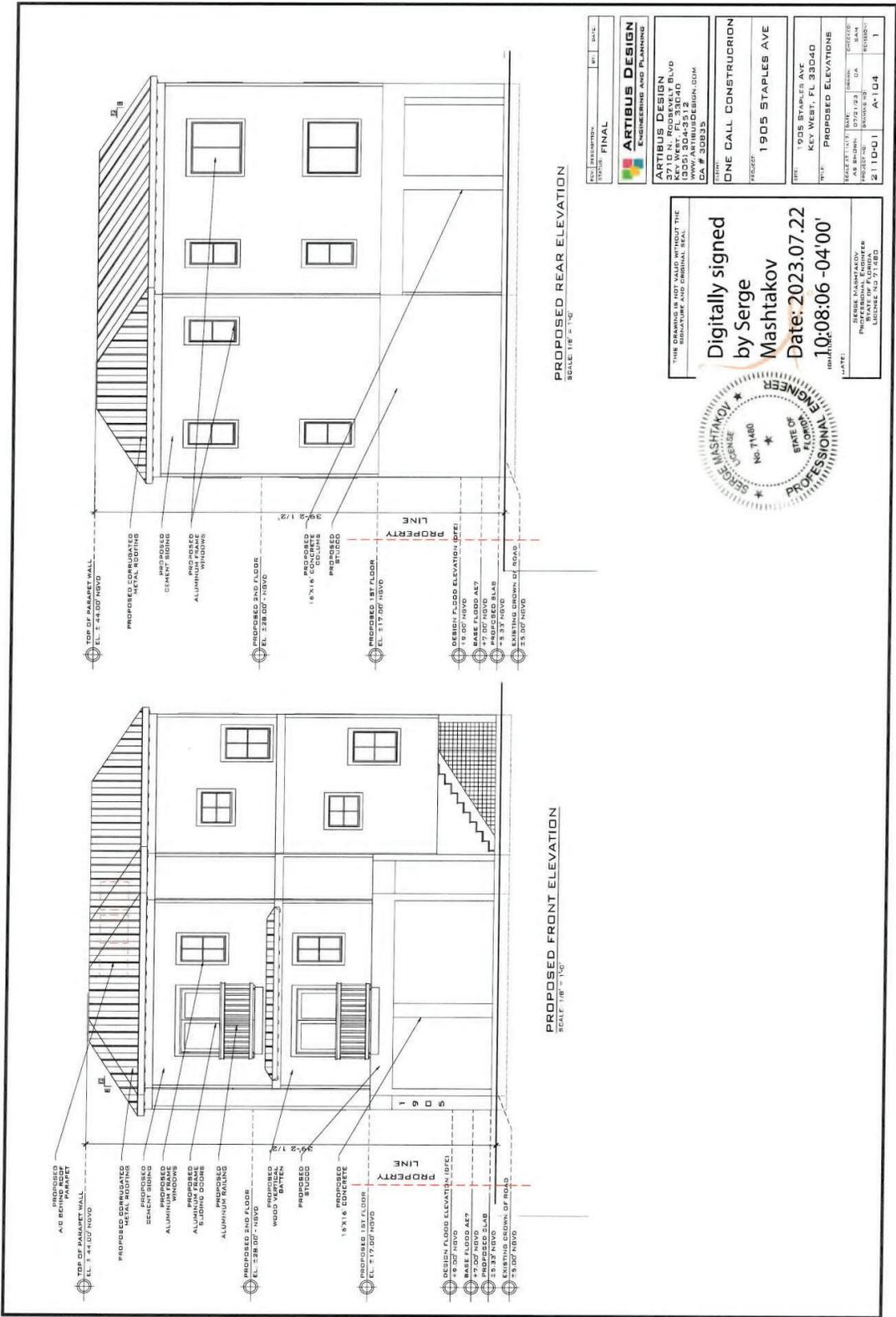
SCALE: 3/16" = 1'-0"

DATE: 211001

PROJECT: A-102

REVISION: 1

Handwritten notes:
11/24/23
KPH
11/24/23



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

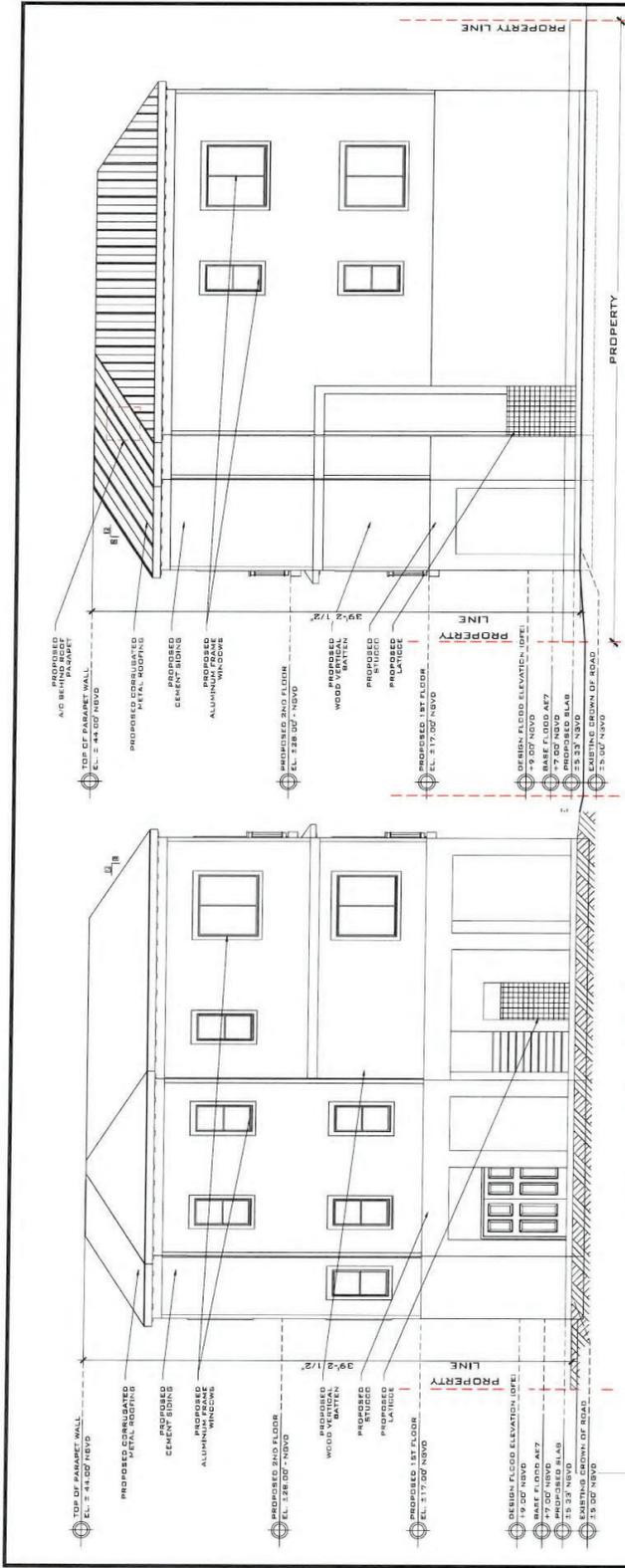
Digitally signed by Serge Mashtakov
Date: 2023.07.22 10:08:06 -04'00'

STATE: FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 11480

DATE: 07/20/23	BY: [Signature]	SCALE: 1/8" = 1'-0"
DATE: 07/20/23	BY: [Signature]	SCALE: 1/8" = 1'-0"
ARTIBUS DESIGN ENGINEERING AND PLANNING		
ARTIBUS DESIGN 1905 STAPLES AVE. KEY WEST, FL 33040 (305) 304-3512 ARTIBUSDESIGN.COM		
PROJECT: ONE CALL CONSTRUCTION		
ADDRESS: 1905 STAPLES AVE KEY WEST, FL 33040		
PROJECT NO: PROPOSED ELEVATIONS		
DATE: 07/20/23	BY: [Signature]	SCALE: 1/8" = 1'-0"
DATE: 07/20/23	BY: [Signature]	SCALE: 1/8" = 1'-0"
ARTIBUS DESIGN ENGINEERING AND PLANNING		
ARTIBUS DESIGN 1905 STAPLES AVE. KEY WEST, FL 33040 (305) 304-3512 ARTIBUSDESIGN.COM		
PROJECT: ONE CALL CONSTRUCTION		
ADDRESS: 1905 STAPLES AVE KEY WEST, FL 33040		
PROJECT NO: PROPOSED ELEVATIONS		
DATE: 07/20/23	BY: [Signature]	SCALE: 1/8" = 1'-0"
DATE: 07/20/23	BY: [Signature]	SCALE: 1/8" = 1'-0"

W 11/20/23
K 11/20/23

WDP 11/16/22
KPH 10/28/23



PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION	BY	DATE
	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
SUITE 200
33009-3044-3312
WWW.ARTIBUSDESIGN.COM
DIA. # 30823

PROJECT: ONE CALL CONSTRUCTION
1905 STAPLES AVE

SITE: 1905 STAPLES AVE
KEY WEST, FL 33040

PROPOSED ELEVATIONS

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

Digitally signed
by Serge
Mashtakov
Date: 2023.07.22
10:08:21 -04'00'

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 71480
SERGE MASHTAKOV

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 71480
SERGE MASHTAKOV



PROJECT NO.	211001
DATE	11/16/22
SCALE	A-105

RESOLUTION NO. 2023-024

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL TO ALLOW A SINGLE-FAMILY RESIDENCE AT 1905 STAPLES AVENUE (RE# 00046930-000000), LOCATED IN THE LIMITED COMMERCIAL (CL) ZONING DISTRICT, PURSUANT TO SECTIONS 122-61, 122-62 AND 122- 388(1) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the “Subject Property” located at 1905 Staples Avenue (RE# 00046930-000000) is within the Limited Commercial (CL) zoning district; and

WHEREAS, the applicant filed a request for a conditional use to allow for single-family use on a vacant commercial property; and

WHEREAS, Sections 122-62(b) and (c) outlines the criteria for the Planning Board to review the conditional use; and

WHEREAS, Section 122-63(3) of the Code of Ordinances requires a conditional use be reviewed based on the criteria in Section 122-386 and Section 122-388; and

WHEREAS, Section 122-388 of the Code of Ordinances provides that single-family uses are allowed as a conditional use within the Limited Commercial (CL) zoning district; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on September 21, 2023; and

WHEREAS, the Planning Board found that the request for a conditional use complies with the criteria in Section 122-62(b) and (c); and

WHEREAS, the approval of the conditional use application will be in harmony with the


 Chairman
Planning Director

general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and

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. That a request for a conditional use, under the Code of Ordinances of the City of Key West, Florida, per Section 122-63 and Section 122-388 is hereby approved as follows: allowing for the property located at 1905 Staples Avenue (RE# 00046930-000000), Key West, Florida, to allow for a single-family use on a vacant commercial property.

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

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

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

Section 6. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City

appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. 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 DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DCA 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.

Section 7. The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

General Conditions:

1. The proposed construction shall be consistent with the plans, signed, sealed and dated 7/22/2023 by Artibus Design for 1905 Staples Avenue.

Conditions prior to issuance of a Building Permit:

2. A deed restriction, reviewed and approved by the City of Key West Legal Department, shall be recorded with the Clerk of Courts and submitted to the City of Key West restricting tenant eligibility to only those persons that derive at least 70 percent of his/her total income from gainful employment in the county. This section shall not disqualify an individual previously and continuously qualified who reaches the age of retirement, or becomes disabled, and is otherwise income qualified. Compliance with this requirement shall be demonstrated by the property owner upon written request from the Key West City Manager or designee.

3. This conditional use approval is conditioned upon the property owner successfully receiving subdivision approval or subdivision waiver from the City of Key West pursuant to Chapter 118 of the City of Key West Land Development Regulations.
4. Solid waste and recycle service will need to be set up through Waste Management.
5. A swale with 106 cubic feet of retention capacity is required. Swale scale and locations should be adjusted and/or reduced in coordination with the Urban Forestry Manager and City Utilities to avoid impact to tree roots.
6. Plans for construction must contain best management practices details for soil erosion and sediment control, and location for concrete truck wash-out.
7. Installation of a new sewer cleanout must be coordinated through the City Utilities Department.
8. A final landscape plan will be reviewed and approved by the Urban Forestry Manager.

Conditions prior to issuance of a Certificate of Occupancy and/or Business Tax Receipt:

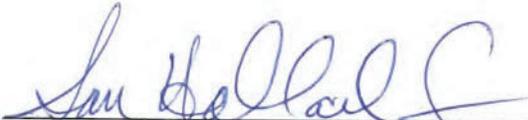
9. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance Department shall inspect the property on an annual basis upon reasonable notice to determine compliance with the conditions of the Planning Board resolution.
10. The required landscape buffer shall be planted, inspected and approved by the

Urban Forestry Manager.

11. All new units shall be constructed in compliance with and obtain a Baseline Green Building Certification.

Read and passed on first reading at a regular meeting held this 16th day of November, 2023.

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



Sam Holland, Jr. Planning Board Chairman

11/29/23

Date

Attest:

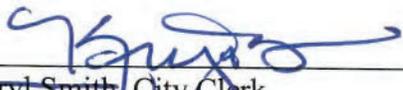


Katie Halloran, Planning Director

11/28/2023

Date

Filed with the Clerk:



Cheryl Smith, City Clerk
Kuji Tabs, Sr. Deputy

11/30/2023

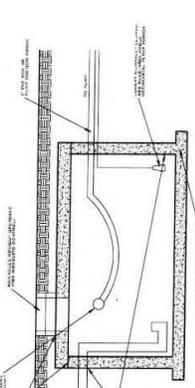
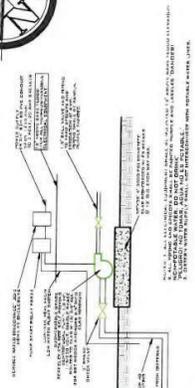
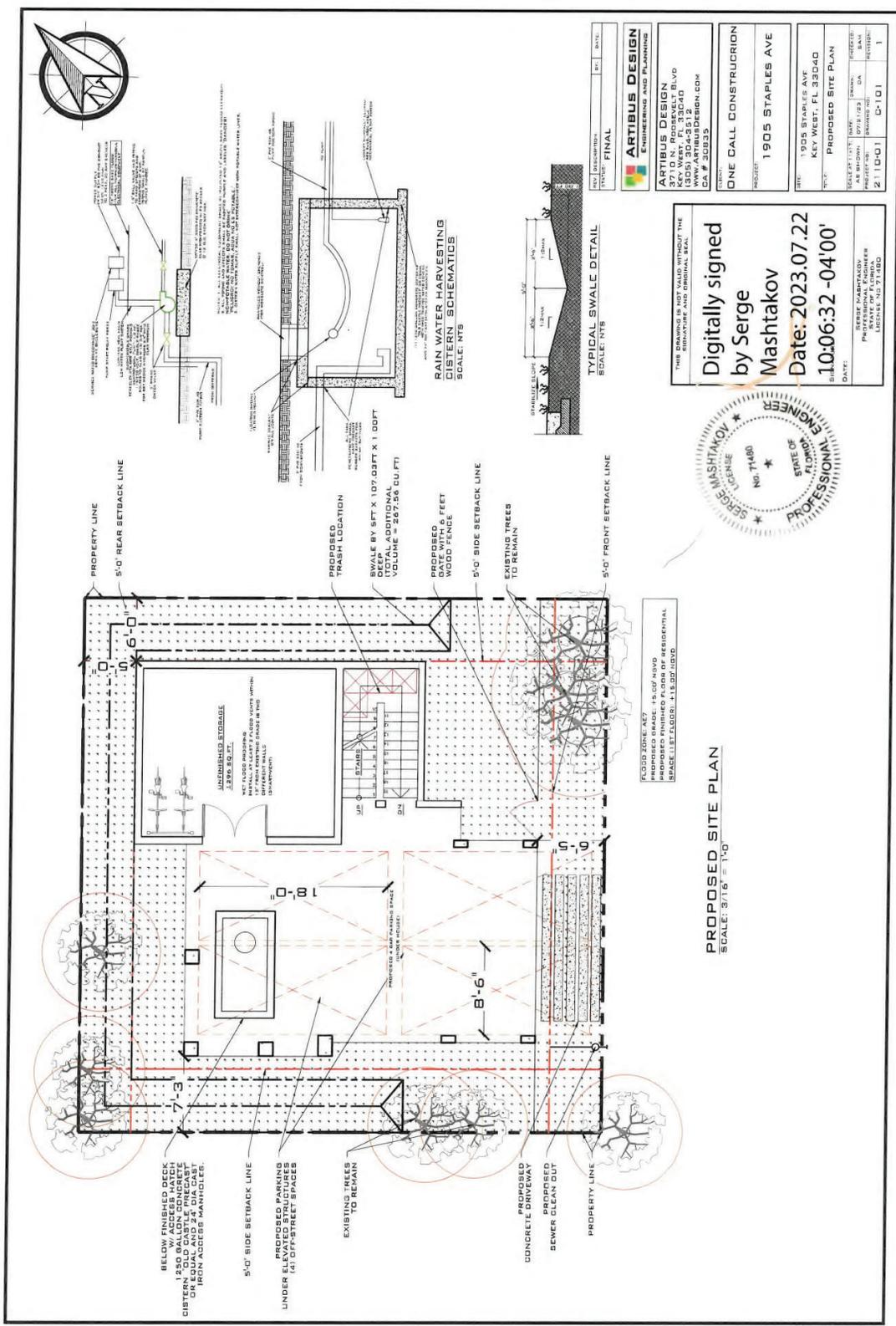
Date



Chairman
KPH

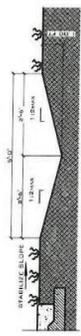
Planning Director

10/11/23
 11/1/23
 11/1/23
 11/1/23



RAIN WATER HARVESTING SYSTEM SCHEMATIC

SCALE: NTS



NO. DESCRIPTION	REV.	DATE
1. FINAL		

ARTIBUS DESIGN
 ENGINEERING AND PLANNING

ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 SUITE 100
 IRVINE, CA 92618
 (949) 304-3513
 WWW.ARTIBUSDESIGN.COM
 CA # 33033

DNE CALL CONSTRUCTION

PROJECT: 1905 STAPLES AVE

1905 STAPLES AVE
 KEY WEST, FL 33040

NO. PROPOSED SITE PLAN

SCALE (PLOT)	DATE	DESIGNER	CHECKER
1/8" = 1'-0"	11/1/23	SA	SA
DATE	PROJECT	LOCATION	NO.
11/1/23	1905 STAPLES AVE	KEY WEST, FL	0101

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

Digitally signed by Serge Mashtakov
 Date: 2023.07.22 10:06:32 -04'00'

DATE: 2023.07.22 10:06:32 -04'00'

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 LICENSE NO. 11480



PROPOSED SITE PLAN

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

FLOOD ZONE AE7
 PROPOSED FINISHED FLOOR OF RESIDENTIAL SPACE: LIST FLOOR: +15.02' UGVD.

BELOW FINISHED GROUND
 12" DIA. CONCRETE
 OR EQUAL AND 2" DIA. CAST
 IRON ACCESS MANHOLES.

5'-0" SIDE SETBACK LINE

PROPOSED PARKING UNDER ELEVATED STRUCTURES (4) 8'x8' STALL SPACES

EXISTING TREES TO REMAIN

PROPOSED CONCRETE DRIVEWAY

PROPOSED SEWER CLEAN OUT

PROPERTY LINE

EXISTING TREES TO REMAIN

5'-0" FRONT SETBACK LINE

PROPOSED TRASH LOCATION

SWALE BY 5 FT X 107.03 FT X 1' DDPT DEEP - ADDITIONAL VOLUME = 247.56 CU FT

PROPOSED 4'-FEET WOOD FENCE

5'-0" SIDE SETBACK LINE

EXISTING TREES TO REMAIN

5'-0" REAR SETBACK LINE

PROPERTY LINE

UNFINISHED STORAGE

3300 SQ. FT.

INITIALS OF ALL PLACES VISIBLE WITHIN DIFFERENT WALLS (SHOWN)

UP

DOWN

PROPOSED STAIRS

PROPOSED STAIRS

**MONROE COUNTY
RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET**

- Determine Total Impervious Coverage on site:**
 - Determine Impervious Coverage EXISTING prior to new improvement:

Roofs/slabs	A	0.00	ft	Sidewalks	D	0.00	ft
Decks / Patios	B	0.00	ft	Pool/Deck	E	0.00	ft
Driveways	C	0.00	ft	Other	F	0.00	ft
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)		0.00				0.00	
 - Determine NEW Impervious Coverage PROPOSED with improvement:

Roofs/slabs	A	1,239.73	ft	Sidewalks	D	0.00	ft
Decks / Patios	B	46.64	ft	Pool/Deck	E	0.00	ft
Driveways	C	0.00	ft	Other	F	0.00	ft
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)		1,286.37				1,286.37	
- Determine Percentage of Impervious Coverage on site:**

Total Impervious Coverage	1,286.37	ft ²	Total Lot Area	3,250.00	ft ²	% of Impervious Coverage	39.58%
---------------------------	----------	-----------------	----------------	----------	-----------------	--------------------------	--------
- Determine "Disturbed Area" [(114-3)(2)(.4)]**

Total Lot Area	3,250.00	ft ²	Native Vegetation - If no BMP enter "0"	0.00	ft ²	Disturbed Area	2,650.00
----------------	----------	-----------------	---	------	-----------------	----------------	----------

- Determine Required Swale Volume - Complete a, b, or c:**
 - For a RECT TROUGH with less than 40% Impervious Coverage, use:

Disturbed Area	2,650.00	ft ²	X	0.093	=	246.48	ft ³
----------------	----------	-----------------	---	-------	---	--------	-----------------
 - For a RECT TROUGH with 40% or greater Impervious Coverage, use:

Disturbed Area	2,650.00	ft ²	X	0.208	X	56.45%	=	2,597.56	ft ³
----------------	----------	-----------------	---	-------	---	--------	---	----------	-----------------
- Determine Swale Length (Swale side slopes must be no steeper than 4:1)**

Swale Volume	2,597.56	ft ³	Divide by	5.00	ft	=	519.51	ft
Swale Volume	2,597.56	ft ³	Divide by	2.50	ft	=	1,039.02	ft

SITE DATA:

TOTAL SITE AREA: ±2,550.00 SQ.FT

LAND USE: CL (LIMITED COMMERCIAL)

FLOOD ZONE: X

SETBACKS

FRONT: 20'-0" EXISTING, 6'-5" PROPOSED

LEFT SIDE: 15'-0" EXISTING, 7'-3" PROPOSED

RIGHT SIDE: 15'-0" EXISTING, 6'-0" PROPOSED

REAR: 25'-0" EXISTING, 5'-0" PROPOSED

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (1,530.0 SQ.FT.)
 EXISTING: 100.0% (±2,550.0 SQ.FT.)
 PROPOSED: 47.6% (±1,214.8 SQ.FT.)

MAXIMUM BUILDING COVERAGE:

REQUIRED: 40% (1,020.0 SQ.FT.)
 EXISTING: 100.0% (±2,550.0 SQ.FT.)
 PROPOSED: 45.3% (±1,156.5 SQ.FT.)
 (VARIANCE REQUIRED)

OPEN SPACE MINIMUM:

REQUIRED: 35% (892.5 SQ.FT.)
 EXISTING: 100.0% (±2,550.0 SQ.FT.)
 PROPOSED: 52.3% (±1,335.2 SQ.FT.)

DATE: 10-06-23

PROJECT: ONE CALL CONSTRUCTION

1905 STAPLES AVE

1905 STAPLES AVE
KEY WEST, FL 33040

SCALE: 1" = 10'-0"

DATE: 10/06/23

PROJECT: ONE CALL CONSTRUCTION

1905 STAPLES AVE

1905 STAPLES AVE
KEY WEST, FL 33040

SCALE: 1" = 10'-0"

DATE: 10/06/23

PROJECT: ONE CALL CONSTRUCTION

1905 STAPLES AVE

Artibus Design
 ENGINEERING AND PLANNING

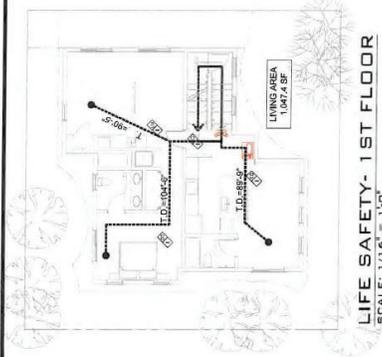
3710 N. ROOSEVELT BLVD
 SUITE 304-312
 KEY WEST, FL 33040
 TEL: 305.854.3333
 WWW.ARTIBUSDESIGN.COM

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

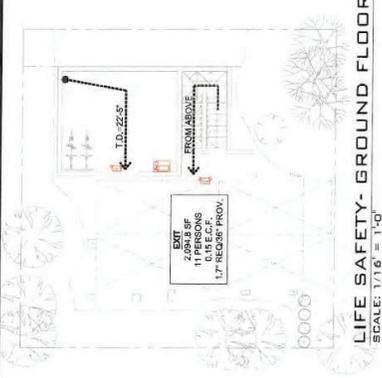
Digitally signed by Serge Mashtakov
 Date: 2023.07.22 10:06:43 -04'00'

STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 NO. 17480

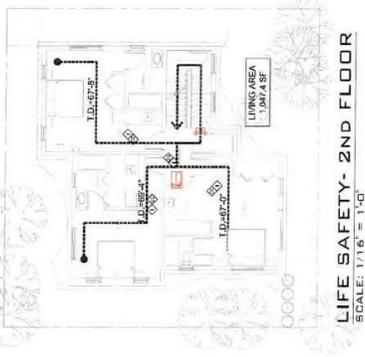
CODE COMPLIANCE DATA	
1. APPLICABLE CODES:	FLORIDA BUILDING CODE (FBC) - 7TH EDITION (2020) (A) ACCESSIBILITY (C) ENERGY CONSERVATION (F) PLUMBING (E) EXISTING BUILDING FLORIDA FIRE PREVENTION CODE (FFPC) - 7TH EDITION (A) SAFETY - 2014 EDITION NFPA 101 - LIFE SAFETY CODE 2014 EDITION NATIONAL ELECTRIC CODE (NEC) - 2014 EDITION
2. CONSTRUCTION TYPE	TYPE V-B 0 HR FIRE RESISTANCE RATING FBC-B, CHAPTER 6
3. USE AND OCCUPANCY CLASSIFICATION	RESIDENTIAL - GROUP R2 // RESIDENTIAL - BOARDING HOUSES (NONTRANSIENT) FBC-B, SECTION 310
4. HEIGHTS AND AREAS:	PROJECT AREA: ± 1,047.4 S.F. PROJECT HEIGHT: 3 STORY / 44.0 FT
5. OCCUPANT LOAD:	OCCUPANCY R2: FACTOR LOAD: 800 SBF NFPA 101 TABLE 7.3.1.2 SPACE: OCCUPANT LOAD LIVING AREA: 2,094.8 SF. 11 PERSONS TOTAL OCCUPANT LOAD: 11 PERSONS
6. COMMON PATH OF TRAVEL:	OCCUPANCY R2: 125' MAXIMUM (WITH SPRINKLER SYSTEM) FBC-B, TABLE 1017.2 NFPA 101 TABLE 7.6 ± 104'-0" PROVIDED NOTE: MAXIMUM COMMON PATH OF TRAVEL TAKEN FROM LIFE SAFETY PLAN
7. TRAVEL DISTANCE:	OCCUPANCY R2: 250' MAXIMUM (WITH SPRINKLER SYSTEM) FBC-B, TABLE 1017.2 NFPA 101 TABLE 7.6 ± 104'-0" PROVIDED NOTE: MAXIMUM COMMON PATH OF TRAVEL TAKEN FROM LIFE SAFETY PLAN
8. EGRESS EXIT AND DOOR OPENING:	OCCUPANCY R2: OCCUPANT LOAD OF SPACE < 49 1 EXIT REQUIRED FBC-B, SECTION 1006.2.1 35' MINIMUM OPENING NFPA 101: SECTION 7.2.1.2.3.2 35' MAX. OPENING PROVIDED



LIFE SAFETY- 1ST FLOOR
SCALE: 1/16" = 1'-0"



LIFE SAFETY- GROUND FLOOR
SCALE: 1/16" = 1'-0"



LIFE SAFETY- 2ND FLOOR
SCALE: 1/16" = 1'-0"

SYMBOL LEGEND:

	IONIZATION SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP
	CLASS 2-A FIRE EXTINGUISHERS

DATE RECEIVED:	DATE:
STATUS: FINAL	SCALE:
ARTIBUS DESIGN ENGINEERING AND PLANNING	
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD SUITE 100 KEY WEST, FL 33040 WWW.ARTIBUSDESIGN.COM TEL. # 305.55	
PROJECT: ONE CALL CONSTRUCTION	
ADDRESS: 1905 STAPLES AVE	
FILE: 1905 STAPLES AVE	KEY WEST, FL 33040
PROJECT: LIFE SAFETY PLAN	
DESIGNED BY: SERGE MASHTAKOV	CHECKED BY: SERGE MASHTAKOV
DATE: 2023.07.22	SCALE: 1/16" = 1'-0"
PROJECT NO: 211001	REVISION: 1

THIS DOCUMENT IS UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

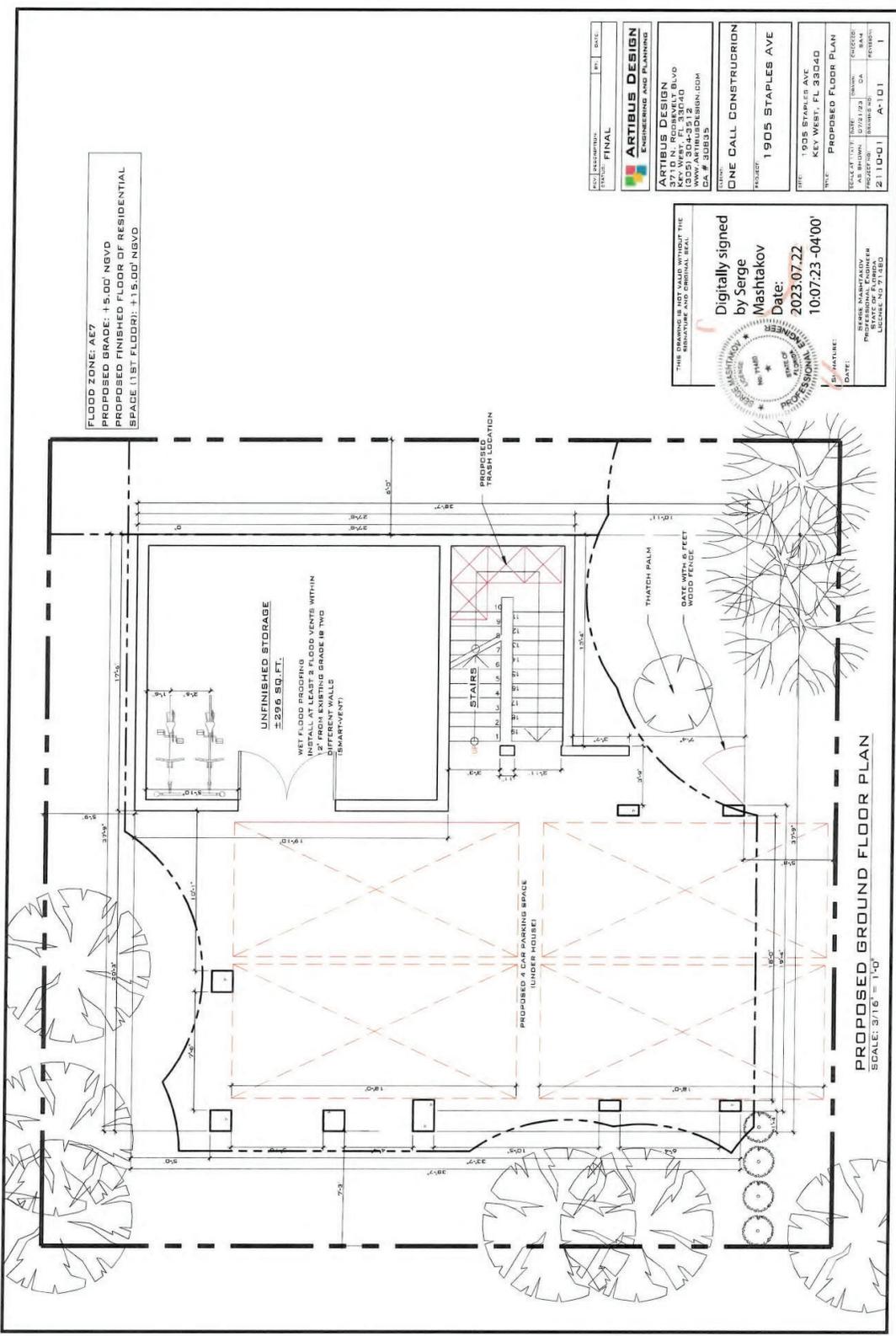
Digitally signed
by Serge Mashtakov
Date: 2023.07.22 10:07:10 -0400

DATE: 2023.07.22 10:07:10 -0400

SIGNATURE: SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71183

LIFE SAFETY PLAN NOTES:

FIRE ALARM & DETECTION SYSTEMS: GROUP R
FIRE ALARM SYSTEMS AND DETECTION SYSTEMS SHALL BE INSTALLED IN GROUP R OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.9.1 THROUGH 907.2.9.3.



FLOOD ZONE: AE7
 PROPOSED GRADE: +1.50' NSVD
 PROPOSED FINISHED FLOOR OF RESIDENTIAL
 SPACE (1ST FLOOR): +1.50' NSVD

UNFINISHED STORAGE
 2296 SQ. FT.
 WET FLOOD PROOFING
 INSTALL AT LEAST 2 FLOOD VENTS WITHIN
 2' FROM EXISTING GRADE IN TWO
 (2) WALLS (SMART-VENT)

STAIRS

PROPOSED 4 CAR PARKING SPACE
 (UNDER HOUSE)

THATCH PALM

DATE WITH 6 FEET
 BUSH FENCE

PROJECT DESCRIPTION	NO.	DATE
FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING 3710 N. ROOSEVELT BLVD SUITE 100 33009 304-331-3140 WWW.ARTIBUSDESIGN.COM CA # 30825		
ONE CALL CONSTRUCTION 1905 STAPLES AVE 1905 STAPLES AVE KEY WEST, FL 33040		
PROPOSED FLOOR PLAN 211001 A-101 1		

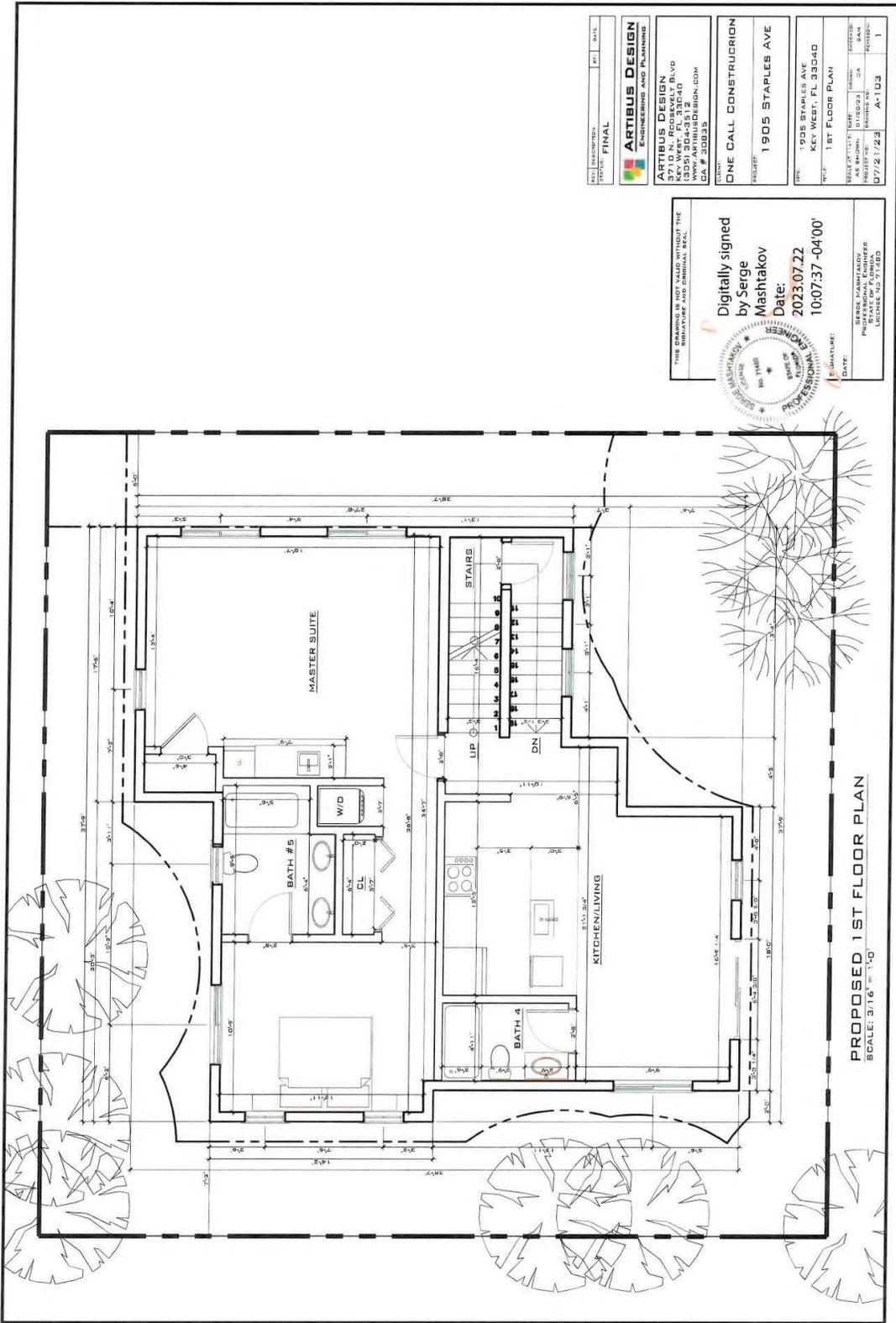
THIS DRAWING IS NOT VALID WITHOUT THE
 SIGNATURE AND ORIGINAL SEAL

Digitally signed
 by Serge
 Mashtakov
 Date: 2023.07.22
 10:07:23 -04'00'

SE: MASHTAKOV
 NO. 17480
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 DATE: 10/07/23

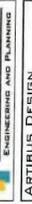
SE: MASHTAKOV
 NO. 17480
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 DATE: 10/07/23

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



REV. DESCRIPTION DATE BY

FINAL



ARTIBUS DESIGN
ENGINEERING AND PLANNING
3710 N. ROCKWELL BLVD
SUITE 100
IRVINE, CA 92614
TEL: 949.261.1234
WWW.ARTIBUSDESIGN.COM
CA # 30893

PROJECT: DNE CALL CONSTRUCTION

1905 STAPLES AVE

1905 STAPLES AVE

KEY WEST, FL 33040

1ST FLOOR PLAN

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

DATE: 07/21/23

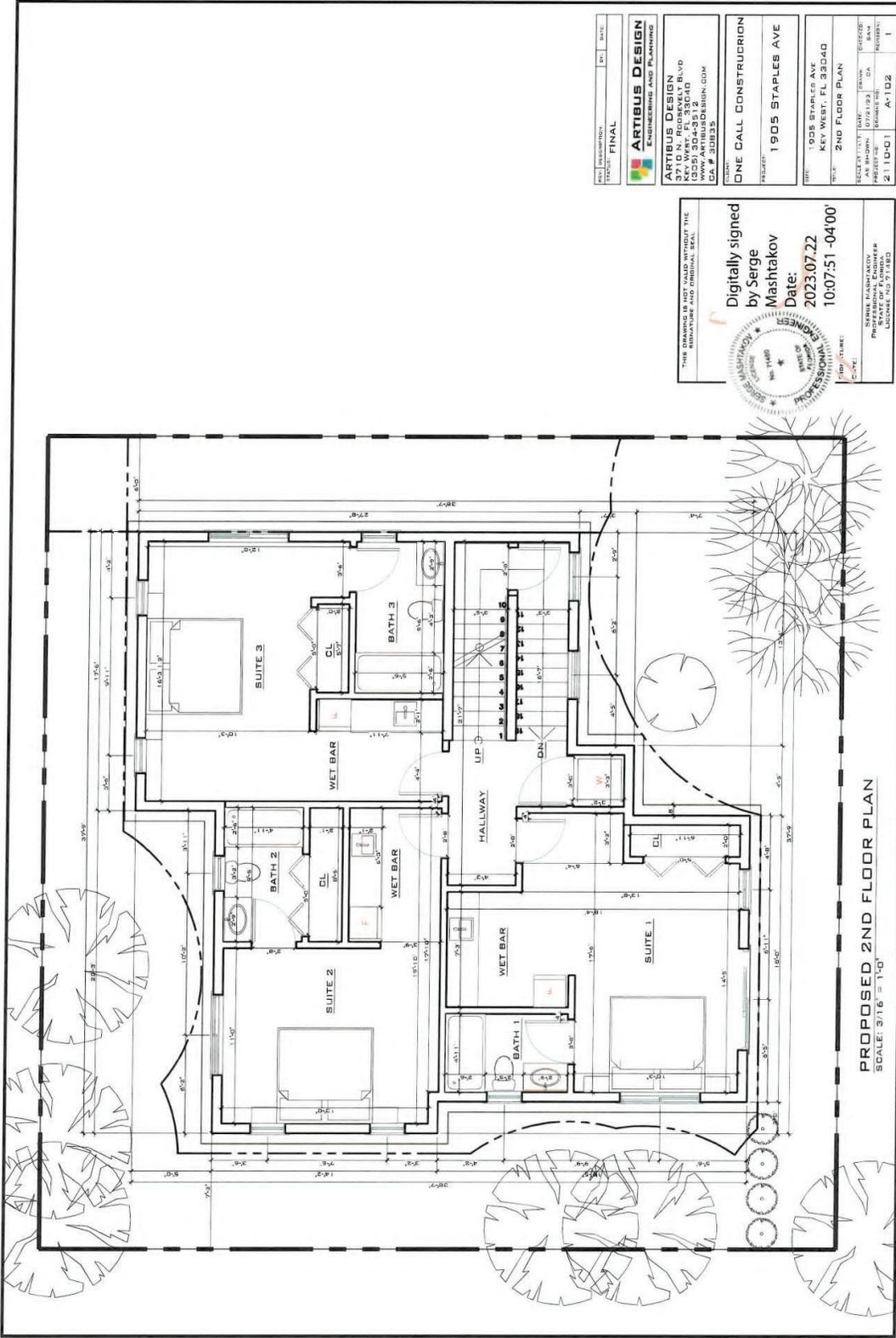
PROJECT NO: A-103

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

Digitally signed
by Serge
Mashtakov
Date: 2023.07.22
10:07:37 -04'00'

DATE: _____
SIGNATURE: _____
PROFESSIONAL ENGINEER
LICENSE NO. _____





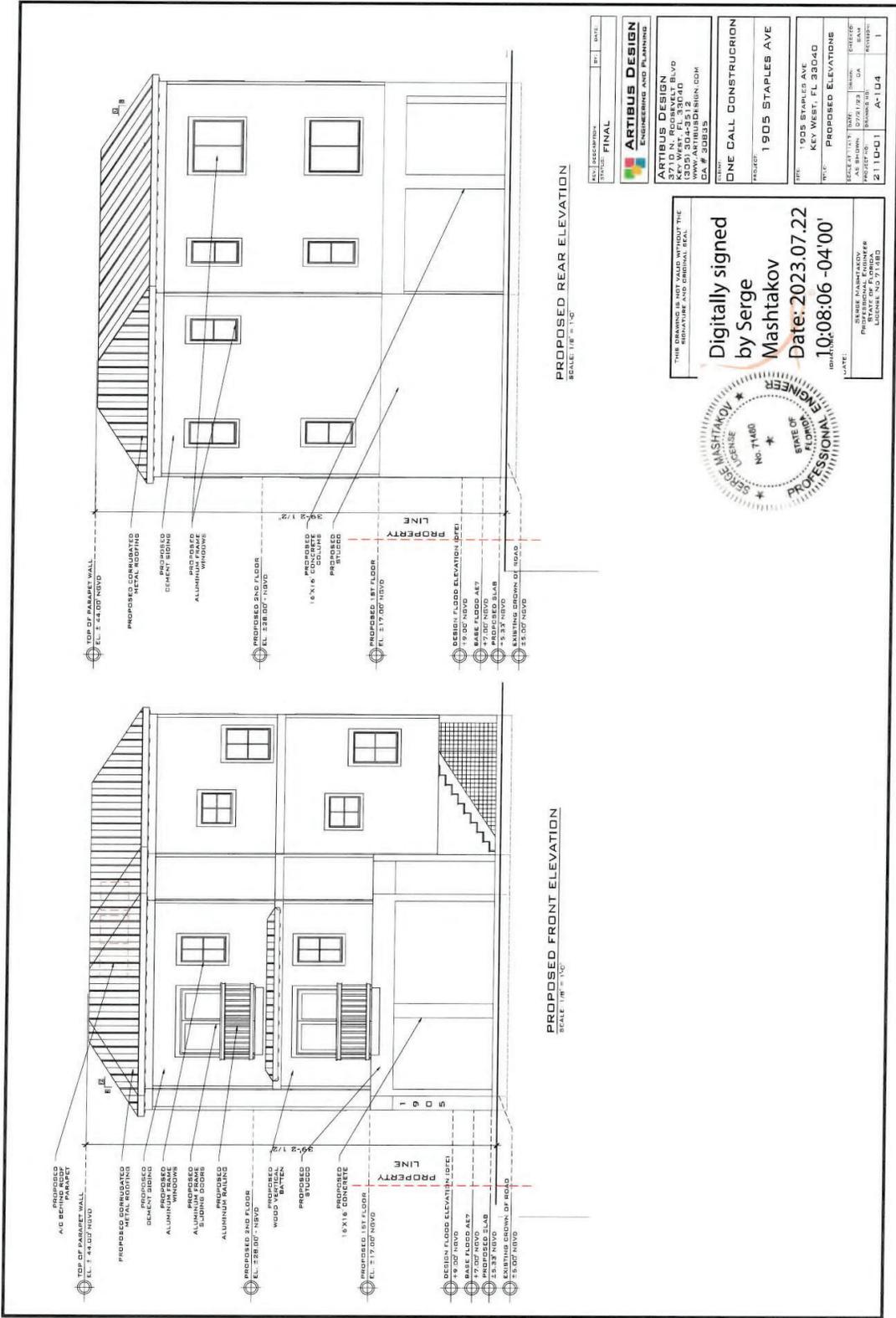
PROPOSED 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

PROJECT DESCRIPTION	NO.	DATE
FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING 3710 N. ROOSEVELT BLVD SUITE 200 GAITHERSBURG, MD 20878 (301) 304-3313 WWW.ARTIBUSDESIGN.COM Lic. # 20823		
ONE CALL CONSTRUCTION PROJECT: 1905 STAPLES AVE		
SITE: 1905 STAPLES AVE KEY WEST, FL 33040		
SHEET TITLE: 2ND FLOOR PLAN		
DESIGNED BY:	DRAWN BY:	CHECKED BY:
211001	07/19/23	07/19/23
PROJECT NO.:	DATE:	SCALE:
A-102	10-07-51-0400	3/16" = 1'-0"

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

Digitally signed
 by Serge Mashtakov
 Date: 2023.07.22 10:07:51 -04'00'

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 10748



DATE: 2023.07.22	BY: MASHTAKOV	SCALE: 1/8" = 1'-0"
PROJECT: 1905 STAPLES AVE	CLIENT: ONE CALL CONSTRUCTION	DATE: 2023.07.22
PROJECT: 1905 STAPLES AVE	CLIENT: ONE CALL CONSTRUCTION	DATE: 2023.07.22
PROJECT: 1905 STAPLES AVE	CLIENT: ONE CALL CONSTRUCTION	DATE: 2023.07.22
PROJECT: 1905 STAPLES AVE	CLIENT: ONE CALL CONSTRUCTION	DATE: 2023.07.22
PROJECT: 1905 STAPLES AVE	CLIENT: ONE CALL CONSTRUCTION	DATE: 2023.07.22
PROJECT: 1905 STAPLES AVE	CLIENT: ONE CALL CONSTRUCTION	DATE: 2023.07.22
PROJECT: 1905 STAPLES AVE	CLIENT: ONE CALL CONSTRUCTION	DATE: 2023.07.22
PROJECT: 1905 STAPLES AVE	CLIENT: ONE CALL CONSTRUCTION	DATE: 2023.07.22
PROJECT: 1905 STAPLES AVE	CLIENT: ONE CALL CONSTRUCTION	DATE: 2023.07.22

ARTIBUS DESIGN
ENGINEERING AND PLANNING
3710 N. ROCKVELL BLVD
SUITE 200
DUNEDIN, FL 33511
WWW.ARTIBUSDUNEDIN.COM
TEL: 813.304.3333

ONE CALL CONSTRUCTION
1905 STAPLES AVE
KEY WEST, FL 33040

DATE: 2023.07.22

PROJECT: 1905 STAPLES AVE

CLIENT: ONE CALL CONSTRUCTION

SCALE: 1/8" = 1'-0"

DATE: 2023.07.22

BY: MASHTAKOV

PROJECT: 1905 STAPLES AVE

CLIENT: ONE CALL CONSTRUCTION

SCALE: 1/8" = 1'-0"

DATE: 2023.07.22

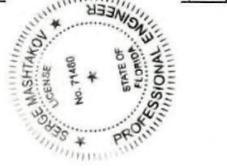
BY: MASHTAKOV

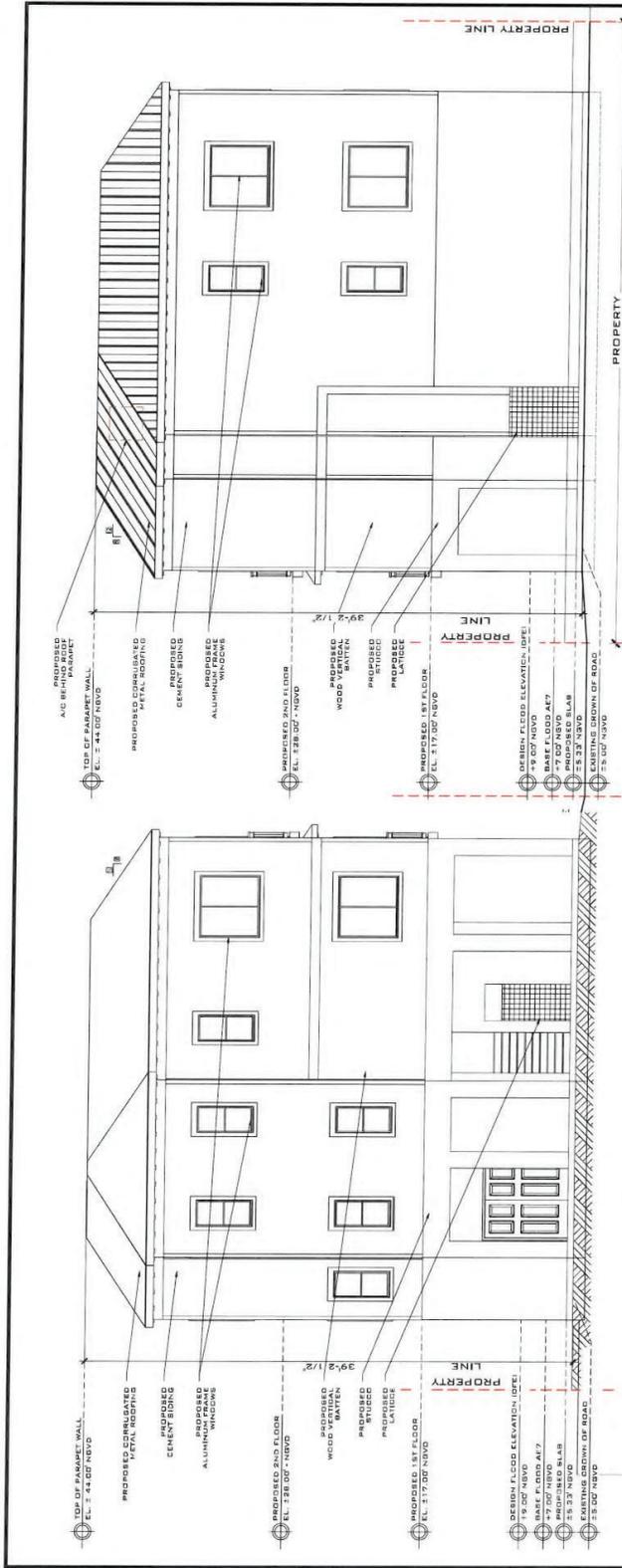
THE DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Digitally signed by Serge Mashtakov
Date: 2023.07.22 10:08:06 -04'00'

SEGE MASHTAKOV
NO. 171480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 171480





PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION	BY	CHECKED
	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
SUITE 200
DALLAS, TEXAS 75205
WWW.ARTIBUSDESIGN.COM
CA # 33332

ONE CALL CONSTRUCTION

1905 STAPLES AVE

1905 STAPLES AVE
KEY WEST, FL 33040

PROPOSED ELEVATIONS

PROJECT	DATE	SCALE	SHEET NO.	TOTAL SHEETS
1905 STAPLES AVE	07/23/23	A-105	1	1

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

Digitally signed
by Serge
Mashtakov
Date: 2023.07.22
10:08:21 -04'00'



STATE OF FLORIDA
PROFESSIONAL ENGINEER
SERGE MASHTAKOV
LICENSE NO. 11480

Doc # 2341712 Bk# 3128 Pg# 944 Recorded 9/28/2021 at 12:42 PM Pages 2
 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
 REC: \$18.50 Deed Doc Stamp \$0.70

Prepared by and return to:

David Van Loon
 Attorney at Law
 Highsmith & Van Loon, P.A.
 3158 Northside Drive
 Key West, FL 33040
 305-296-8851
 File Number: 21-9-282
 Will Call No.:

Parcel Identification No. 00046930-000000
 \$72,000.00

[Space Above This Line For Recording Data]

Corrective Warranty Deed

[The purpose for this Corrective Warranty Deed is to correct the legal description on the Warranty Deed, dated September 13, 2021, and recorded in Official Records Book 3125 at Page 1513, of the Public Records of Monroe County, Florida. Documentary Stamps in the amount of \$504.00 were paid with the recording of the original Warranty Deed.]

This Indenture made this 28th day of **September, 2021** between **Debra V. Sawyer, a married woman** whose post office address is **21 Aster Terrace, Key West, FL 33040** of the County of **Monroe, State of Florida**, grantor*, and **KW Empire LLC, a Florida limited liability company** whose post office address is **1901 Flagler Avenue, 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:

On the Island of Key West and known on the Key West Realty Co.'s First Subdivision of Part of Tract 21, and Lots 1, 2,3,4,5, Island of Key West, as Part of Lots (1) and (2) in Block Sixteen (16) according to a diagram of said Subdivision, recorded in Plat Book 1, Page 43, Monroe County Records more particularly described by meets and bounds as follows:

Beginning at the point of Intersection of the Easterly Right-of-Way Boundary line of First Street with the Northerly right-of-way boundary line of Staples Avenue and thence Northeasterly along the Northerly right-of-way of Staples Avenue Fifty (50) feet to the Point of Beginning; thence continue Northeasterly along the Northeasterly right-of-way line of Staples Avenue for Fifty-one (51) feet to the Northeast Corner of said Lot Two (2); thence Northwesterly at a right angle along the Boundary line between Lot Two (2) and Lot Three (3) Fifty (50) feet; thence Southwesterly at a right angle fifty-one (51) feet; thence Southwesterly at a right angle fifty (50) feet to the Point of Beginning.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 21 Aster Terrace, Key West, FL 33040.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

DoubleTime®

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Debra L. Niccol

[Signature] (Seal)
Debra V. Sawyer

[Signature]
Witness Name: David Van Loon

State of Florida
County of Monroe

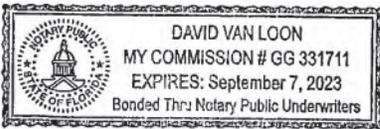
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of September, 2021 by Debra V. Sawyer, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: David Van Loon

My Commission Expires: 9-7-23



Monroe County, FL

PROPERTY RECORD CARD

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 00046930-000000
Account# 1047538
Property ID 1047538
Millage Group 10KW
Location Address 1905 STAPLES Ave, KEY WEST
Legal Description KW KW REALTY CO'S FIRST SUB PB1-43 PT LOT 1 & PT LOT 2 SQR 16 TR 21 G26-490 OR439-237 OR508-877/878 OR995-1991/1992 OR3125-1513 OR3128-944
(Note: Not to be used on legal documents.)
Neighborhood 31050
Property Class COMMERCIAL (1000)
Subdivision Key West Realty Co's First Sub
Sec/Twp/Rng 05/68/25
Affordable Housing No



Owner

[KWEMPIRE LLC](#)
 1901 Flagler Ave
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,601	\$1,601	\$1,601	\$1,601
+ Market Land Value	\$218,025	\$61,047	\$61,047	\$61,047
= Just Market Value	\$219,626	\$62,648	\$62,648	\$62,648
= Total Assessed Value	\$68,912	\$62,648	\$62,648	\$62,648
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$219,626	\$62,648	\$62,648	\$62,648

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$61,047	\$0	\$1,601	\$62,648	\$62,648	\$0	\$62,648	\$0
2021	\$61,047	\$0	\$1,601	\$62,648	\$62,648	\$0	\$62,648	\$0
2020	\$61,047	\$0	\$1,601	\$62,648	\$62,648	\$0	\$62,648	\$0
2019	\$61,047	\$0	\$1,601	\$62,648	\$62,648	\$0	\$62,648	\$0
2018	\$61,047	\$0	\$1,521	\$62,568	\$62,568	\$0	\$62,568	\$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
COMMERCIAL DRY (100D)	2,550.00	Square Foot	51	50

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	1200 SF	1
LC UTIL BLDG	1974	1975	0 x 0	1	200 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/28/2021	\$100	Quit Claim Deed	2341712	3128	0944	11 - Unqualified	Improved		
9/13/2021	\$72,000	Warranty Deed	2339563	3125	1513	37 - Unqualified	Improved		
12/1/1986	\$10,000	Warranty Deed		995	1991	Q - Qualified	Vacant		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
24-0178	1/23/2024		\$4,800	Commercial	Install 6-6x6" post every six feet on center on rear 50 LF of property in pressure-treated 4' stockade with 2' wood louver on top for a 6' fence.
15-5136	1/5/2016		\$2,300	Commercial	PLUMBING FOR 1-SHAMPOO SINK, 1 TANK-LESS WATER HEATER AND 1 SMALL LIFT STATION FOR SINK DRAIN.
07-1792	4/16/2007		\$1,200	Commercial	INSTALL NEW PANEL 100AMP AND HOOK UP NEW CENTRAL A/C SYSTEM.
07-0890	2/26/2007		\$3,400	Commercial	INSTALL 3 1 TON MINI SPLIT A/C UNITS.
07-0658	2/21/2007		\$9,786	Commercial	REPLACE 7 WINDOWS 4 DOORS 7 HURRICANE SHUTTERS.
07-0500	2/1/2007		\$3,600	Commercial	INSTALL ONE 1.5 TON AND ONE 1 TON MINI-SPLIT A/C SYSTEM.
06-0788	2/9/2006	7/5/2006	\$0		RUBBER ROOFING

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

No data available for the following modules: Buildings, Sketches (click to enlarge).



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 Last Data Upload: 6/6/2024, 6:35:48 AM



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
KW EMPIRE LLC

Filing Information

Document Number	L11000010762
FEI/EIN Number	27-4655456
Date Filed	01/26/2011
Effective Date	01/25/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/28/2011
Event Effective Date	NONE

Principal Address

1901 FLAGLER AVE.
KEY WEST, FL 33040

Changed: 11/28/2011

Mailing Address

1901 FLAGLER AVE.
KEY WEST, FL 33040

Changed: 11/28/2011

Registered Agent Name & Address

ZUELCH, CHRISTIAN M
3144 Northside Drive, #101.
Key West, FL 33040

Address Changed: 01/30/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

POULIOT, DAVID E
1901 FLAGLER AVE.
KEY WEST, FL 33040

Title MGRM

POULIOT, OKSANA
1901 FLAGLER AVE.
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2022	02/03/2022
2023	03/13/2023
2024	02/27/2024

Document Images

02/27/2024 – ANNUAL REPORT	View image in PDF format
03/13/2023 – ANNUAL REPORT	View image in PDF format
02/03/2022 – ANNUAL REPORT	View image in PDF format
01/26/2021 – ANNUAL REPORT	View image in PDF format
01/17/2020 – ANNUAL REPORT	View image in PDF format
01/30/2019 – ANNUAL REPORT	View image in PDF format
01/18/2018 – ANNUAL REPORT	View image in PDF format
04/13/2017 – ANNUAL REPORT	View image in PDF format
01/27/2016 – ANNUAL REPORT	View image in PDF format
01/15/2015 – ANNUAL REPORT	View image in PDF format
03/11/2014 – ANNUAL REPORT	View image in PDF format
06/11/2013 – ANNUAL REPORT	View image in PDF format
01/24/2012 – ANNUAL REPORT	View image in PDF format
11/28/2011 – LC Amendment	View image in PDF format
01/26/2011 – Florida Limited Liability	View image in PDF format