



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

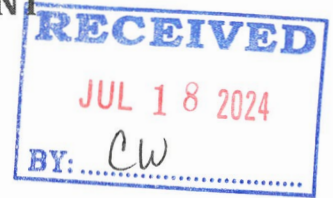
## CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Email →



Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 2,894.34

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

### 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 the 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.



# 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](http://www.cityofkeywest-fl.gov)

Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 2,894.34

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

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: 1415 ROSE ST, KEY WEST, FL 33040

Zoning District: \_\_\_\_\_

Real Estate (RE) #: \_\_\_\_\_

Property located within the Historic District? ☐ Yes ☒ No

### APPLICANT:

☒ Owner

☐ Authorized Representative

Name: CINDY SHI Mailing Address: 1415 ROSE ST

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 734-516-9835 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: MENGDAWSHI@gmail.com

### 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:

Adding One bedroom and one bath to the  
backyard to accommodate growing family. The addition  
will strictly be for personal use.

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

- one bedroom and one bath added to the main house



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

If yes, please describe and attach relevant documents: 5 Foot Easement toward the back of the house. Please see Survey.

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

☐ Yes ☒ No

Is this variance request for habitable space pursuant to Section 122-1078?

☒ Yes ☐ No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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](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.

There is NO existence of special conditions or circumstances.

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

There is NO conditions created by applicant. There will be NO special conditions and circumstances that resulted from the action or negligence of the applicant.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

There will not be any special privileges conferred.

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.

There is no hardship conditions.

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.

Okay, only minimum variance will be granted to make possible the reasonable use of the land, building or structure.

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

The variance will NOT be injurious to the public welfare.

The variance will be in harmony with the general intent and purpose of the land development regulations.

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.

There is NO existing nonconforming uses of existing or other property involved for the application of this variance.

**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."

I have talked to all my neighbors about the application for the variance, that we plan to add a additional 1 bedroom and 1 bathroom to accomodate growing family. The construction will only be taking place during weekday during the day time. There is no objections expressed to me by my neighbors.

# **Warranty Deed**



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: **19-357**  
Consideration: \$677,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **15th** day of **July, 2019** between **Bernardo Barrios and Jennifer Barrios, husband and wife** whose post office address is **1428 Rose Street, Key West, FL 33040**, grantor, and **Cindy M. Shi and Siu Shek Tong, wife and husband and Siu Sa Tong, a single woman** whose post office address is **1415 Rose Street, Key West, FL 33040**, grantee:

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

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

**Lot 9, Block 1, Plat of Macros, according to the plat thereof as recorded in Plat Book 2, Page 113, Public Records of Monroe County, Florida.**

**Parcel Identification Number: 00058910-000000**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

**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:

Dee  
Witness Name: Gregory Oropeza

Brian H  
Witness Name: Bascom L Grooms

Dee  
Witness Name: Gregory Oropeza

Brian H  
Witness Name: Bascom L Grooms

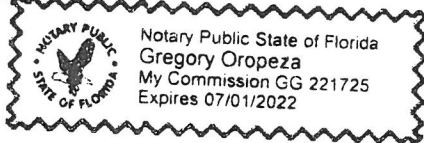
[Signature] (Seal)  
Bernardo Barrios

[Signature] (Seal)  
Jennifer Barrios

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 3rd day of July, 2019 by Bernardo Barrios and Jennifer Barrios, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

# **Verification and Authorization Forms**



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, Siu Shek Tong, Siu Sa Tong, Cindy Shi authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Cindy Shi  
*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]  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 18 July 2024  
*Date*

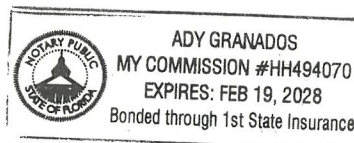
by Siu Shek Tong, Siu Sa Tong, Cindy Shi  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

Ady Granados  
*Name of Acknowledger typed, printed or stamped*

HH49070  
*Commission Number, if any*



City of Key West  
Planning Department



**Verification Form**  
(Where Owner is the Applicant)

I, Cindy Shi, 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:

1415 Rose St, Key West, FL, 33040  
*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

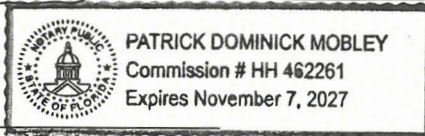
Cindy Shi  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this 04/22/2024 by  
*date*

Cindy Shi  
*Name of Owner*

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

Patrick Dominick Mobley  
*Notary's Signature and Seal*



Patrick Dominick Mobley  
*Name of Acknowledger typed, printed or stamped*

HH462261

*Commission Number, if any*

# **Property Card**



# Monroe County, FL

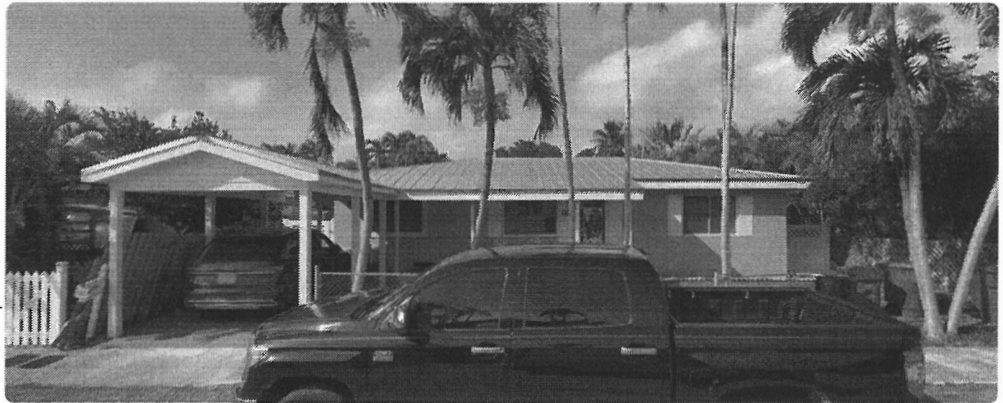
## Disclaimer

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 00058910-000000  
Account# 1059391  
Property ID 1059391  
Millage Group 10KW  
Location 1415 ROSE St, KEY WEST  
Address  
Legal MACROS SUBDIVISION  
Description PB2-113 A SUB OF THE  
EASTERLY 436.5 FEET OF  
TRACT 28 LYING  
BETWEEN LAIRD ST &  
ATLANTIC BLV LOT 9 BLK  
1 G52-166/67 OR826-  
2038 OR842-1239 OR893-  
1256 OR1015-2309C  
OR1324-1737/38  
OR1398-1550Q/C  
OR1403-57R/S (UR POA  
ON FILE-LAWSHE  
CLARICE) OR2033-1184  
OR2975-0355  
(Note: Not to be used on  
legal documents.)  
Neighborhood 6157  
Property Class SINGLE FAMILY RESID  
(0100)  
Subdivision Plat of Macros  
Sec/Twp/Rng 05/68/25  
Affordable No  
Housing



## Owner

SHI CINDY M  
1415 Rose St  
Key West FL 33040

TONG SIU SHEK  
1415 Rose St  
Key West FL 33040

TONG SIU SA  
1415 Rose St  
Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$204,087	\$209,458	\$187,324	\$191,893
+ Market Misc Value	\$4,149	\$4,149	\$4,149	\$4,149
+ Market Land Value	\$864,330	\$614,760	\$406,080	\$383,520
= Just Market Value	\$1,072,566	\$828,367	\$597,553	\$579,562
= Total Assessed Value	\$623,464	\$605,305	\$587,675	\$579,562
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$598,464	\$580,305	\$562,675	\$554,562

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$614,760	\$209,458	\$4,149	\$828,367	\$605,305	\$25,000	\$580,305	\$223,062
2021	\$406,080	\$187,324	\$4,149	\$597,553	\$587,675	\$25,000	\$562,675	\$9,878
2020	\$383,520	\$191,893	\$4,149	\$579,562	\$579,562	\$25,000	\$554,562	\$0
2019	\$384,750	\$250,430	\$4,149	\$639,329	\$594,734	\$0	\$639,329	\$0
2018	\$351,975	\$184,527	\$4,165	\$540,667	\$540,667	\$0	\$540,667	\$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)	6,000.00	Square Foot	60	100

## Buildings

Building ID	4878	Exterior Walls	WD FR STUCCO
Style	GROUND LEVEL	Year Built	1953
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005
Building Name		Foundation	CONCR FTR
Gross Sq Ft	2417	Roof Type	IRR/CUSTOM
Finished Sq Ft	1642	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	178	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	450
Interior Walls	PLYWOOD PANEL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	192	0	0
FLA	FLOOR LIV AREA	1,642	1,642	0
OPF	OP PRCH FIN LL	150	0	0
SPF	SC PRCH FIN LL	408	0	0
SBF	UTIL FIN BLK	25	0	0
TOTAL		2,417	1,642	0

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1983	1984	0 x 0	1	1 UT	2
TILE PATIO	1989	1990	0 x 0	1	60 SF	4
CONC PATIO	2023	2024	21 x 44	1	924 SF	1
FENCES	2023	2024	0 x 0	1	1384 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/3/2019	\$677,000		2228733	2975	0355	01 - Qualified	Improved		
8/3/2004	\$650,000	Warranty Deed		2033	1184	Q - Qualified	Improved		
5/1/1996	\$240,000	Warranty Deed		1403	0057	Q - Qualified	Improved		
2/1/1981	\$35,000	Warranty Deed		826	2038	Q - Qualified	Improved		

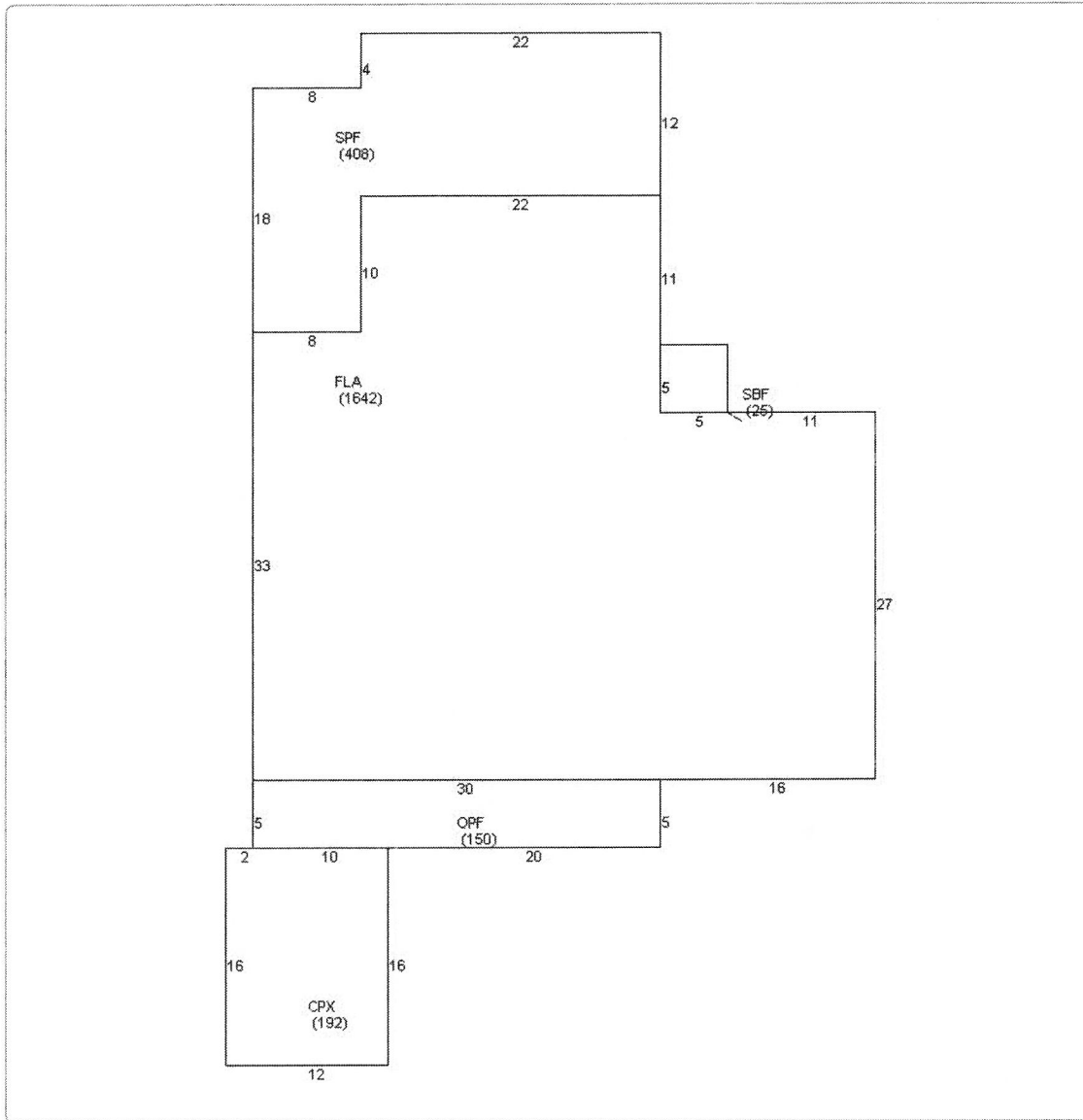
## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-0736	3/13/2023	3/24/2023	\$2,400	Residential	Relocate electrical service. Relocate 200amp service per Keys Energy Relocation form
23-0215	1/26/2023	4/18/2023	\$500	Residential	Total replacement of existing fence with wood fence with horizontal pickets, located in the front (4ft tall), right and left side (6ft tall) of the property.Revision 1* Adding additional fence to the left and right side of the yard. *
17-4242	11/14/2017	12/8/2017	\$0	Residential	ROOF REPAIR FROM HURRICANE IRMA.
09-0921	3/30/2009	6/26/2009	\$7,000	Residential	REPLACE EXISTING WINDOWS WITH IMPACT WINDOWS IN EXISTING SPACE. AFTER THE FACT PERMIT. PREVIOUSLY UNDER 06-2335
0100477	1/29/2001	11/2/2001	\$1,000	Residential	PAVERS IN CARPORT
0000808	4/4/2000	8/4/2000	\$5,000	Residential	CARPORT
A940249	1/1/1994	12/1/1994	\$4,000	Residential	21 SQUARES SHINGLES
B940165	1/1/1994	12/1/1994	\$7,500	Residential	ROOFING CHANGES & REPAIRS

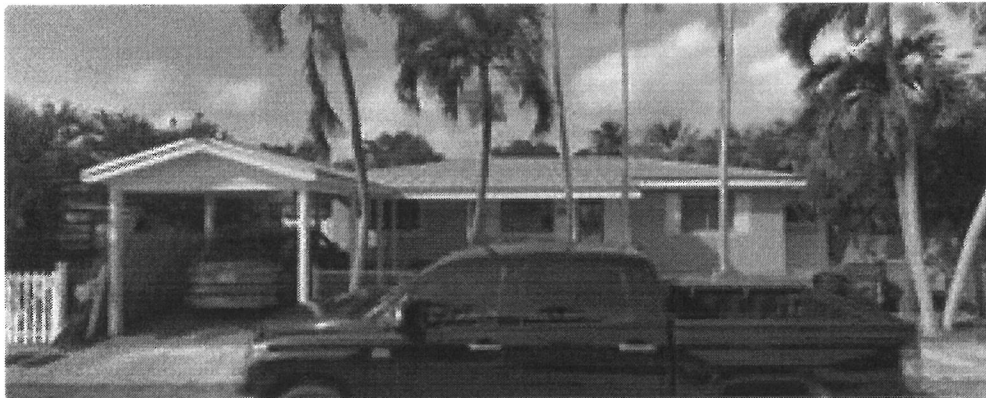
## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)

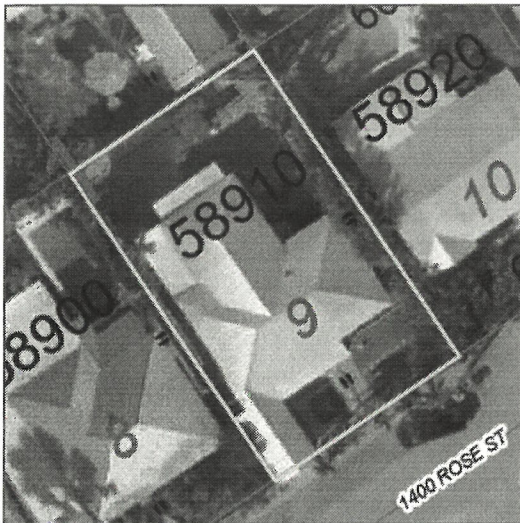


## Photos





## Map



## TRIM Notice

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

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

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

[Last Data Upload: 4/18/2024, 6:56:03 AM](#)

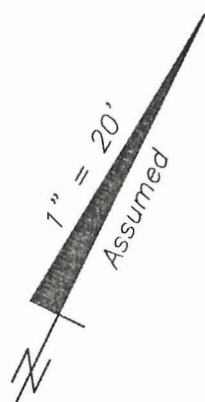
[Contact Us](#)

Developed by



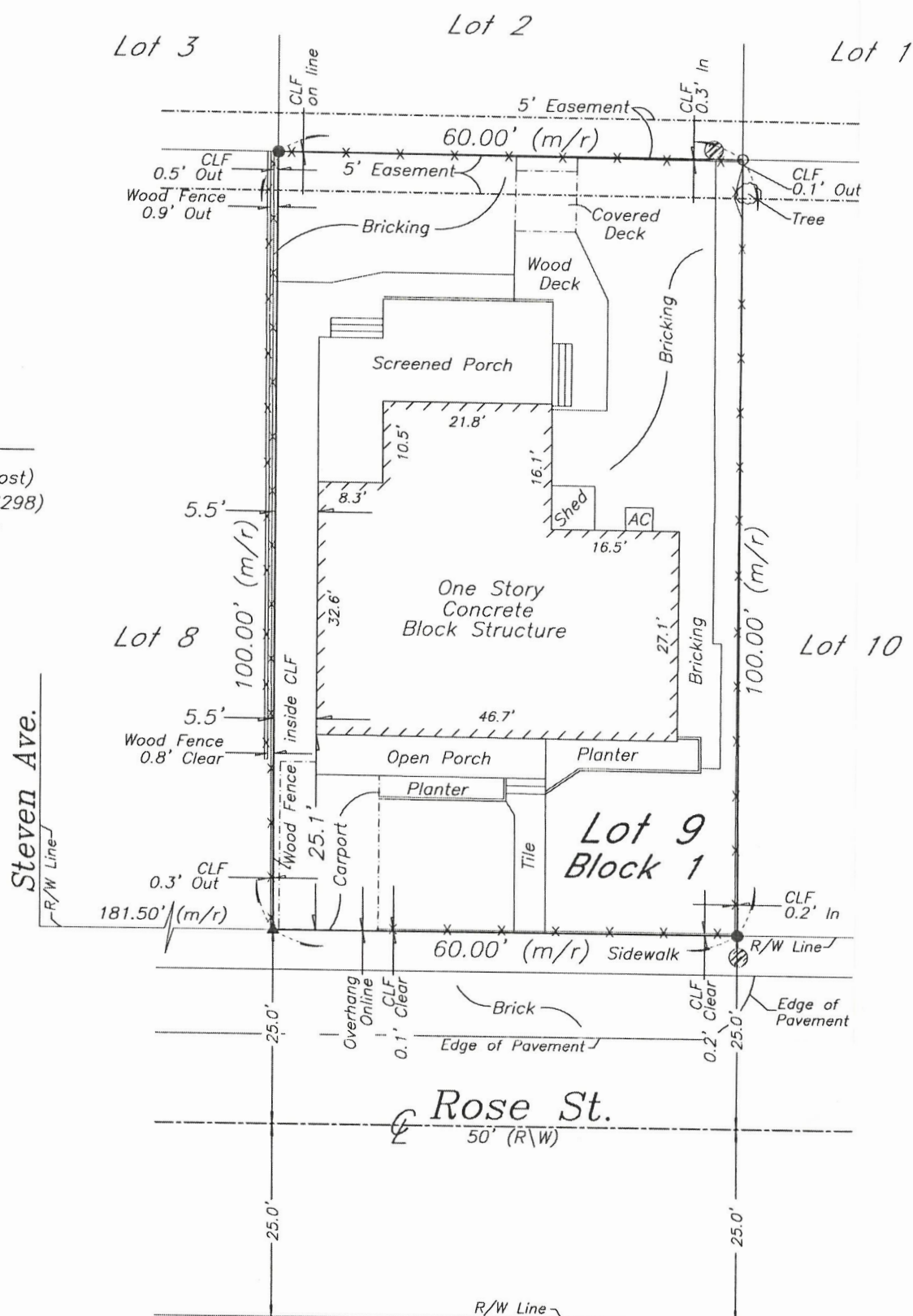
# Survey

# Boundary Survey Map of Lot 9, Block 1, MACROS PLAT, Island of Key West



## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (FKLS)
- △ Set Nail & Disc (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Utility Pole



## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1415 Rose Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All bricking and concrete is not shown.
9. Date of field work: July 3, 2019
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Lot 9, Block 1, PLAT OF MACROS according to the plat thereof, as recorded in Plat Book 2, at Page 113, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Cindy M. Shi, Siu Shek Tong and Siu Sa Tong;  
Iberiabank d/b/a Iberiabank Mortgage;  
Oropeza Stones Cardenas.  
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

July 3, 2019  
Revised Certification July 10, 2019

THIS SURVEY  
IS NOT  
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

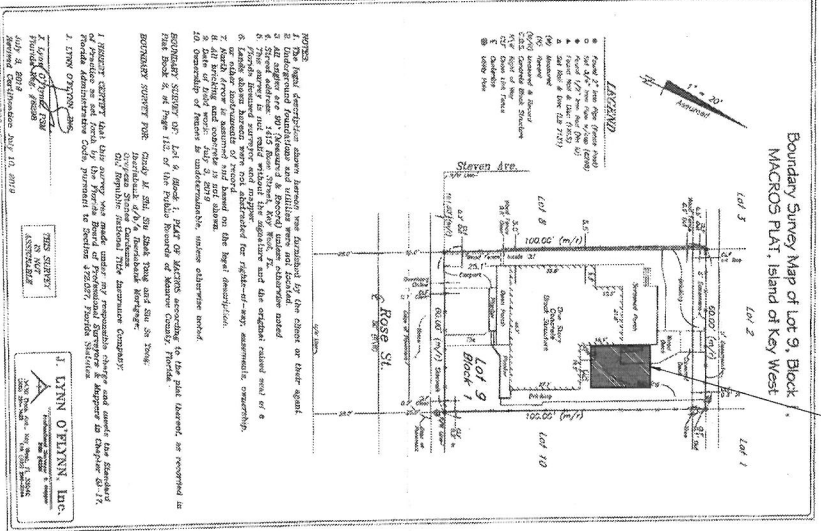


Professional Surveyor & Mapper  
PSM #6298

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

# Plans

Boundary Survey Map of Lot 9, Block  
MACROS PLAT, Island of Key West



# SURVEY

## LANDSCAPE PROTECTION PLAN

All existing trees to remain UNO. No impact to trees on or off property. Provide 3' fenced border around native trees within the construction area. If landscape area is to be removed or tree is damaged, notify architect.

GENERAL CONSTRUCTION SITE NOTES:

1. The contractor (or owner if any active or inactive construction project shall be responsible for the clean-up and removal of all construction debris or any other miscellaneous discarded articles prior to reentry inspection approval.
2. Construction debris must be kept clear of all doors and windows. Debris must not remain on the floor or in the vicinity of the entrance.
3. All construction related materials, shall be kept in such a manner as to prevent it from being spread by any means.
4. After a topgated storm switch or warning is issued, all construction related materials, including but not limited to, roof tiles, lumber, scaffolding and debris shall be removed from the site. The contractor is to maintain the proper storage of such materials during project duration. The contractor is to ensure that the debris is not blown back onto the building. The contractor is to ensure that the debris is not blown back onto the building.

TONG - SHI RESIDENCE  
BEDROOM ADDITION

1415 ROSE STREET KEY WEST, FLORIDA 33040



## SATELLITE VIEW

## SITE DATA

## EXISTING

ADDRESS : 1415 ROSE STREET FLOOD: AE-7 PARCEL ID: 00056910-000000 PROPERTY ID: 1059391 ZONE: SF LOT SQ. FT. 6,120 SQ. FT.		EXISTING SQ. FT.	
BUILDING COVERAGE - 35% MAX EXISTING BUILDING COVERAGE 2,557 NEW ADDITION 478 TOTAL BUILDING COVERAGE 3,035		PROPOSED SQ. FT.	
INTERVIEWS AREA - 50% MAX TOTAL COVERAGE EXISTING 1,445 CONCRETE PROPOSED TOTAL INTERVIEWS AREA 4,002		PROPOSED BUILDING COVERAGE 3,035 NEW ADDITION TO BE BUILT OVER EXISTING CONCRETE SLAB 478 PROPOSED TOTAL INTERVIEWS AREA 4,002	
PERVIOUS AREA YARD / LANDSCAPE 2,110		YARD / LANDSCAPE 2,110	
TOTAL INTERVIEWS AREA 2,110 * 35% * YARD / LANDSCAPE 2,110 * 35% *		TOTAL PERVIOUS AREA 2,110 * 35% * YARD / LANDSCAPE 2,110 * 35% *	
OPEN SPACE FRONT (30) 19.1' SIDE (5) 5.5' SIDE (5) 7.5' REAR (20) 10.25'		FRONT (30) 19.1' SIDE (5) 5.5' SIDE (5) 7.5' REAR (20) 10.25'	
SETBACKS FRONT (30) 19.1' SIDE (5) 5.5' SIDE (5) 7.5' REAR (20) 10.25'		FRONT (30) 19.1' SIDE (5) 5.5' SIDE (5) 7.5' REAR (20) 10.25'	

## SHEET INDEX

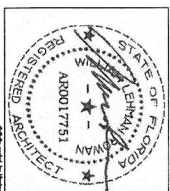
SHIT	DESCRIPTION
1	COVER - LOCATION, SURVEY, GENERAL NOTES
2	SITE PLAN, DEMOLITION, NOTES
3	PROPOSED PLAN (ADDITION), ELEVATION, NOTES
4	FRAMING PLAN
5	MFP, NOTES, SPECIFICATIONS

## GENERAL NOTES

All work shall comply with the 2020 7th edition Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

BUILDING:	Florida Building Code, 2023 8th edition
ELECTRICAL:	National Electrical Code, 2023
PLUMBING:	Florida Building Code (Plumbing), 2023
MECHANICAL:	Florida Building Code (Mech.), 2023
GAS:	LP Gas Code, 2023 8th edition (NFPA 58)

This project is designed in accordance with A.S.C.E. 7-16 to resist wind loads of 180 mph (gusts) (Exposure C). This project is designed in accordance with A.S.C.E. 24-14 for flood resistant design. Concrete Building code requirements for concrete, American concrete institute, ACI 318-11.



Floor and Roof Live Loads		
Attics	20 psf w/ storage	
Habitable Areas, Bedrooms	40 psf	
All Other Areas	40 psf	
Garage	40 psf	
Roofs	Dead Loads 20 psf	
Wind Design Data		
Ultimate Wind Speed	100 mph	Normal Wind Speed: 119 mph
Risk Category	II	Wind Exposure: C
Building Classification	Un-Insured	Wind Zone: With
Internal Pressure Coefficient	0.18 - 0.5	Wind Zone: With
		4.00 ft.
Components and Cladding Design Pressures		
Roof Zone 1	+25.5 psf min., -41.1 psf min.	
Roof Zone 2	+25.5 psf min., -21.5 psf min.	
Roof Zone 3 (Overhang)	+25.5 psf min., -105.5 psf min.	
Roof Zone 4 (Overhang)	+25.5 psf min., -105.5 psf min.	
Wall Zone 1	+44.4 psf min., -46.6 psf min.	
Wall Zone 2	+44.4 psf min., -46.6 psf min.	
Wall Zone 3	+44.4 psf min., -46.6 psf min.	
The Normal Wind Speed was used to determine the above Component and Cladding Design Pressures.		
All exterior glazed openings shall be protected from windborne debris as per Section 1601.1.1 of the code.		
The use of this building is not subject to special topographic wind effects as per Section 1601.1.1.1 of the code.		

TONG - SHI RESIDENCE  
BEDROOM ADDITION

1415 ROSE STREET KEY WEST, FLORIDA 33040



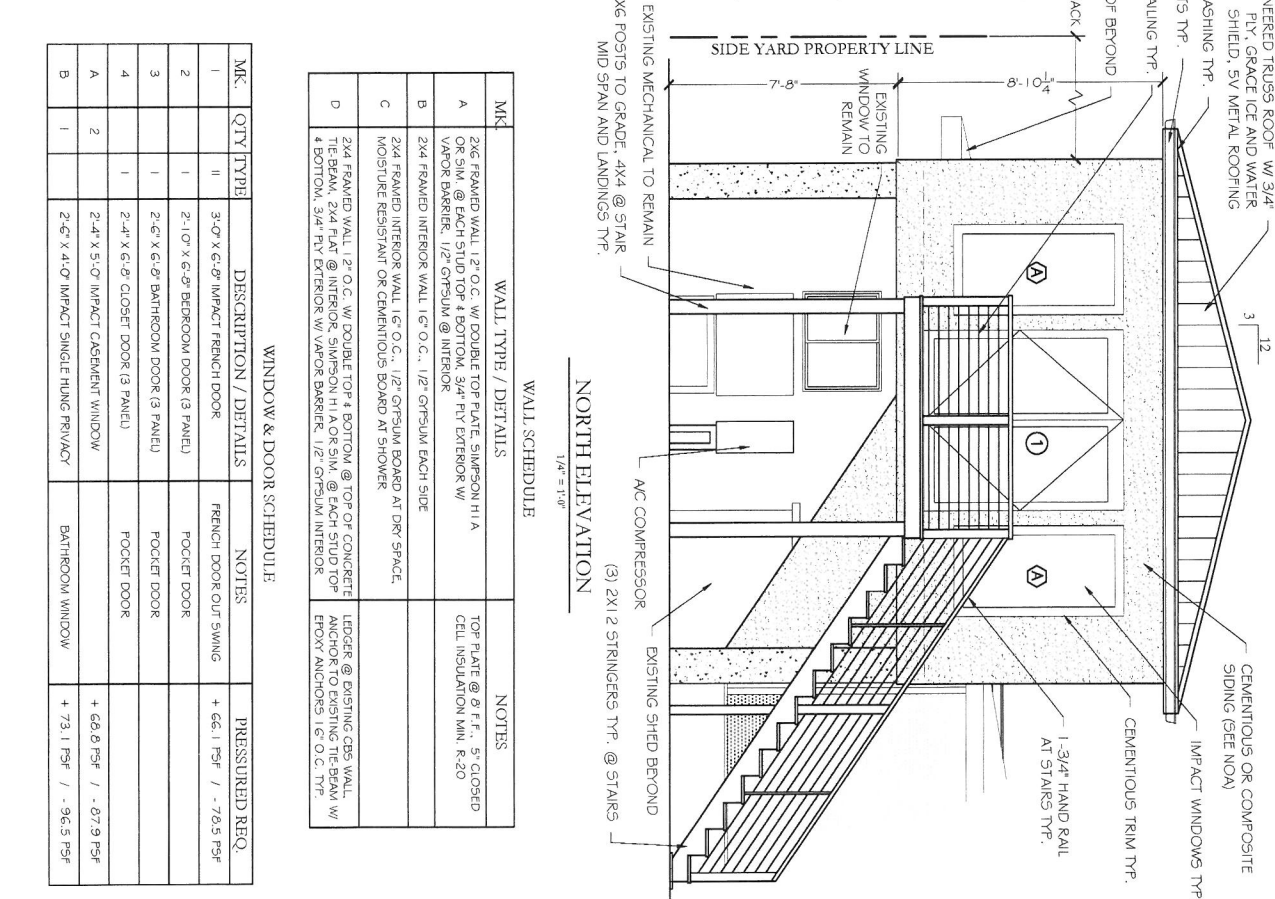
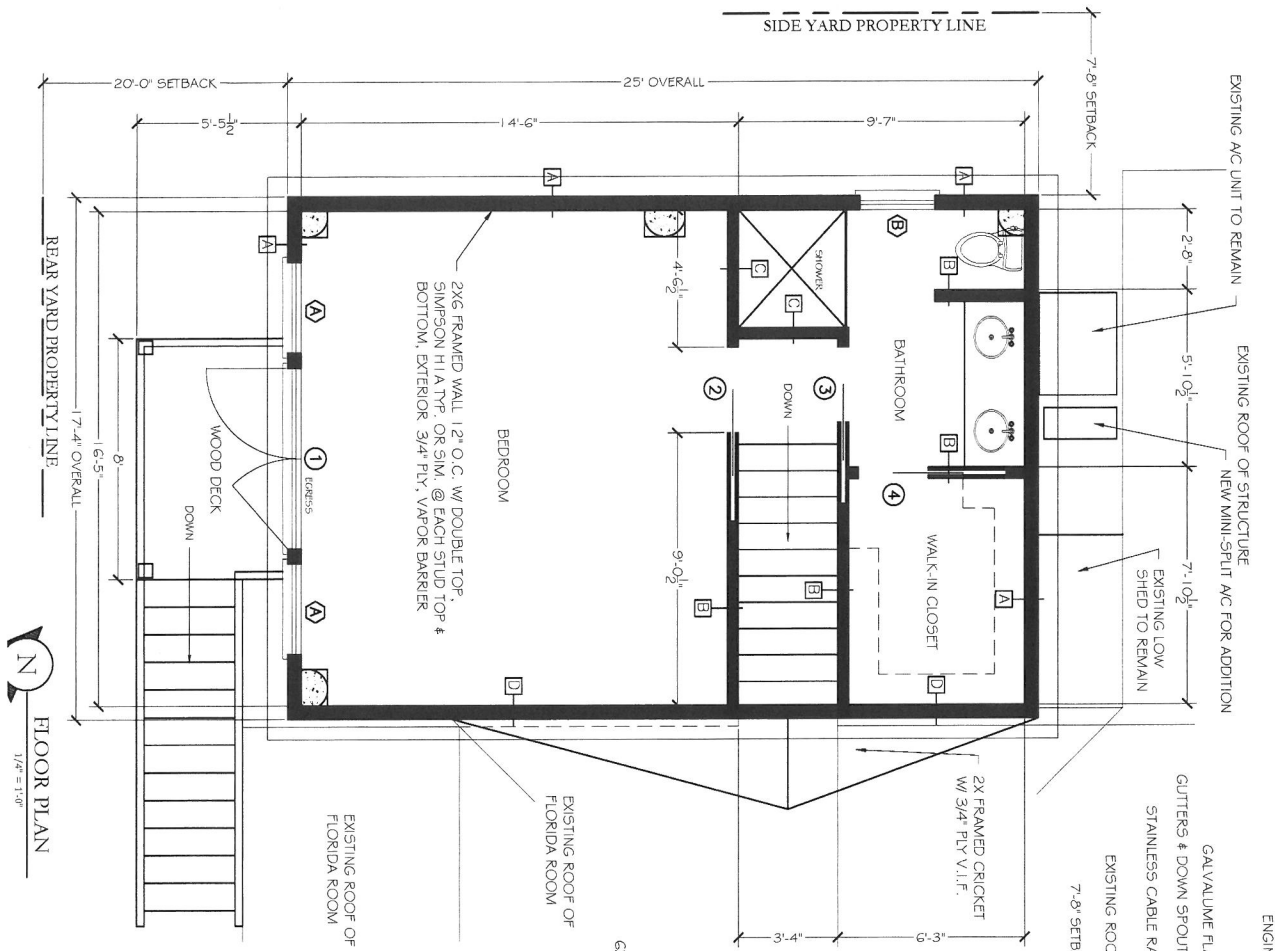
DATE: 6-9-2024

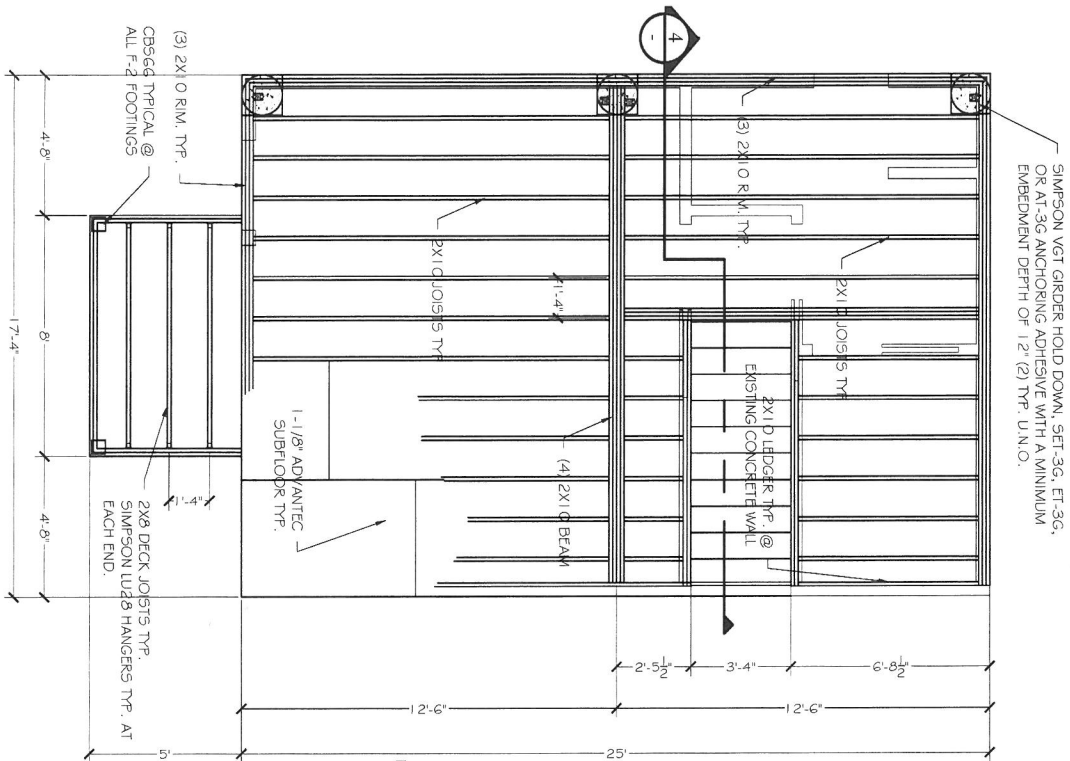
1

1 OF 5



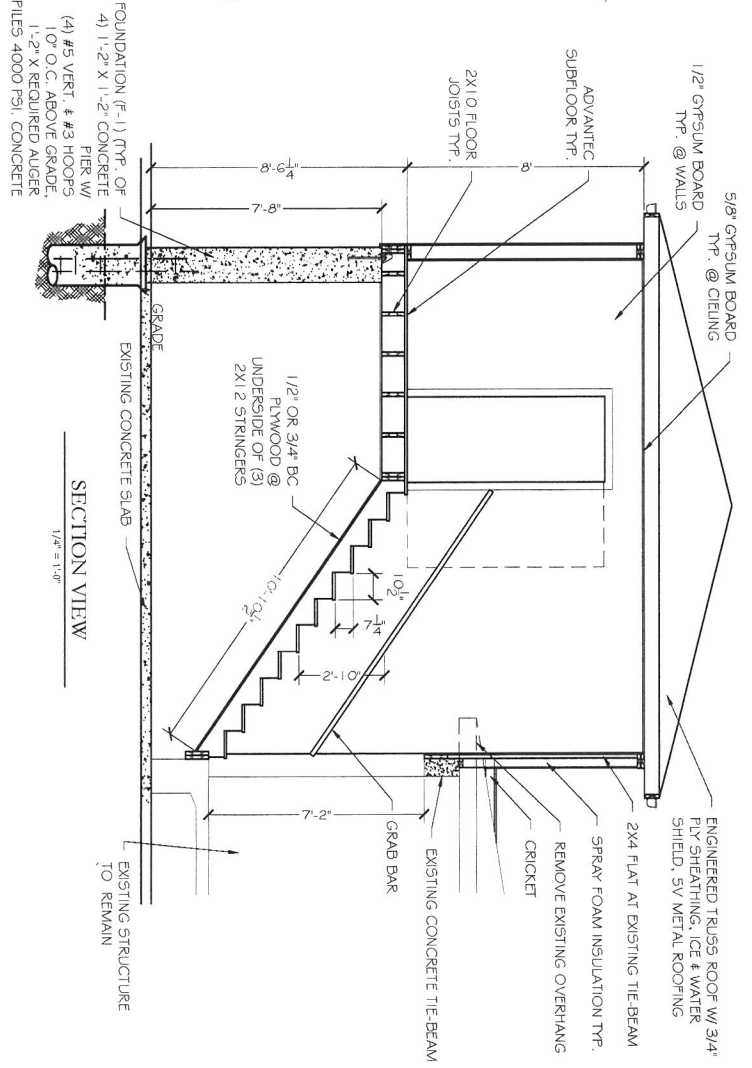
- [illegible]





FRAMING PLAN

1/4" = 1'-0"



SECTION VIEW

1/4" = 1'-0"

1. Install of required fasteners per installation instructions provided by Simpson Strong-Tie Company Inc.: (a) use proper fastener type; (b) use proper fastener quantity; (c) fill all fastener holes; (d) do not overdrive or underdrive nails, including when using powder nailing; and (e) ensure screws are completely driven. Only hand products that are specifically designed to be bent. For those products that require bending (such as strip-type hangers, straight- and twist strips, etc.), do not bend more than one full cycle. Cut joints to the correct length, do not "short-cut." The gap between the end of the joint and the header material should be no greater than 1/8" unless otherwise noted.
  2. Unless otherwise noted, dimensions are in inches, loads are in pounds. Unless otherwise noted, welds, screws, bolts and nuts may not be combined to achieve highest load value. 0.131" x 2 1/2", 0.146" x 3" and 0.162" x 3 1/2" specify common nails that meet the requirements of ASTM F1667. When a shorter nail is specified, it will be noted (for example 0.131" x 1 1/2"). Refer to Simpson Strong-Tie Nailing Guide, NDS (National Design Specification) and ASTM F1667 (American Society of Testing and Materials) for more nail info. Do not overdrive. Do not exceed cutting allowable loads, which would jeopardize the connection.
  3. All engineered lumber shall be protected from rain and kept dry throughout the construction process. All long spans and cantilevers shall be supported without deflection until the building is tied in.
  4. Joints, beams, and hangers shall only be drilled, cut, or notched in strict accordance with the manufacturer's specifications.
  5. All headers and beams shall be (2) 2x6 minimum, unless noted otherwise on plans. Refer to note 4 for support requirements.
  6. Hangers such as holdowns, struts, and hangers are designed to be by Simpson Strong-Tie Company, Inc. or similar with the same design criteria.
  7. All columns shall be double stud minimum, unless noted otherwise, with the beam or header bearing fully on the column. Infracted studs shall be nailed together per the general structural notes.
- WALL FINISHES:
1. Interior coverings or wall finishes shall be installed in accordance with IRC chapter 7 and tables R702.1(1), R702.1(2), R702.1(3) and R702.3.5. Interior masonry veneer shall comply with the requirements of section R702.3.1 for support and section R702.3.4 for anchorage, except on or space is not required. Interior finishes and moldings shall conform to the frame speed and smoke density requirements of section R702.5.
  2. Unless specified otherwise, all wall coverings shall be fastened in accordance with table R702.4 or with other approved aluminum, stainless steel, zinc-coated or other corrosion-resistant fasteners, the options.
  3. Installation of appliances shall conform to the conditions of their listing and label and manufacturer's installation instructions. The manufacturer's operating and installation instructions shall remain attached to the appliance.
  4. The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be drilled or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the IRC.
  5. Heat-producing equipment and appliances shall be installed to maintain the required clearances to combustible construction as specified in the listing and manufacturer's instructions. Reduction of clearances shall be in accordance with manufacturer's instructions and table M1306.2 (R6) or IBC section 308. Clearances to combustibles shall include such considerations as door swings, shutters, coverings and drapes. Devices such as door stops or limits, doors, drapery ties or guards shall not be used to provide adequate clearances.



# **Pre App Meeting**



City of Key West, Florida • Planning Department • 1300 White Street •  
Key West, Florida 33040 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Attendees: Cindy Shi, Jordan

1 bedroom addition + bathroom

**Neighbor Comments as of  
9.20.24**

September 15, 2024

Dear Members of the Planning Board:

We, along with our daughter, Tara McCracken, own the property located at 1413 Rose Street. It is Tara's primary residence.

It is our understanding that the owners of 1415 Rose Street are requesting a variance to increase the maximum permitted building coverage from 35% to 49% in order to add an addition to their single-family residence. (RE#00058910-000000). We also understand that the addition would be elevated, thereby looking down directly into our back yard area.

We respectfully request the variance be denied in order to maintain the current level of privacy for our house. If the variance is allowed, we request that at least no windows are added to the wall directly facing our backyard.

Thank you for your consideration.

Kurt McCracken, Julie Wulf and Tara McCracken.

City of Key West  
Planning Department  
1300 White St  
Key West, FL 33040

Dear Sir/Madam,

I am writing to express my support for the variance application regarding the property at 1415 Rose St, Key West, FL 33040. I support the request for the addition of an extra bedroom at this location.

Thank you for your consideration.

Sincerely, *JOHN SWAN & JESSE CAPPS*

Signature *[Handwritten signature of John Swan]* *[Handwritten signature of Jesse Capps]*

Name *JOHN SWAN*  
*JESSE CAPPS*

Address *1418 Laird St.*  
*Key West FL*  
*33040*

City of Key West  
Planning Department  
1300 White St  
Key West, FL 33040

Dear Sir/Madam,

I am writing to express my support for the variance application regarding the property at 1415 Rose St, Key West, FL 33040. I support the request for the addition of an extra bedroom at this location.

Thank you for your consideration.

Sincerely,

Signature

A handwritten signature in blue ink that reads "Ron Irby". The signature is stylized with a large, sweeping "R" and a long, horizontal stroke at the end.

Name

RON IRBY

Address

1412 Rose St.



Name  
Address

Sheila Mooney  
1425 Laid Street  
Key West FL 33040

Date

City of Key West  
1300 White St  
Key West, FL 33040

Dear City of Key West,

I am writing to express my support for the variance application for 1415 Rose St, Key West, FL 33040, which seeks approval to build an additional bedroom.

Thank you for considering this request.

Sincerely,

Sign:

Sheila Mooney

City of Key West  
Planning Department  
1300 White St  
Key West, FL 33040

Dear Sir/Madam,

I am writing to express my support for the variance application regarding the property at 1415 Rose St, Key West, FL 33040. I support the request for the addition of an extra bedroom at this location.

Thank you for your consideration.

Sincerely,



Signature

Name

Jennifer Barrios

Address

1428 Rose St  
Key West, FL  
33040

City of Key West  
Planning Department  
1300 White St  
Key West, FL 33040

Dear Sir/Madam,

I am writing to express my support for the variance application regarding the property at 1415 Rose St, Key West, FL 33040. I support the request for the addition of an extra bedroom at this location.

Thank you for your consideration.

Sincerely,

Signature

A handwritten signature in cursive script that reads "Steph Southgate".

Name

Stephanie Southgate

Address

1403 Rose St

Name  
Address

Date

City of Key West  
1300 White St  
Key West, FL 33040


Dear City of Key West,

I am writing to express my support for the variance application for 1415 Rose St, Key West, FL 33040, which seeks approval to build an additional bedroom.

Thank you for considering this request.

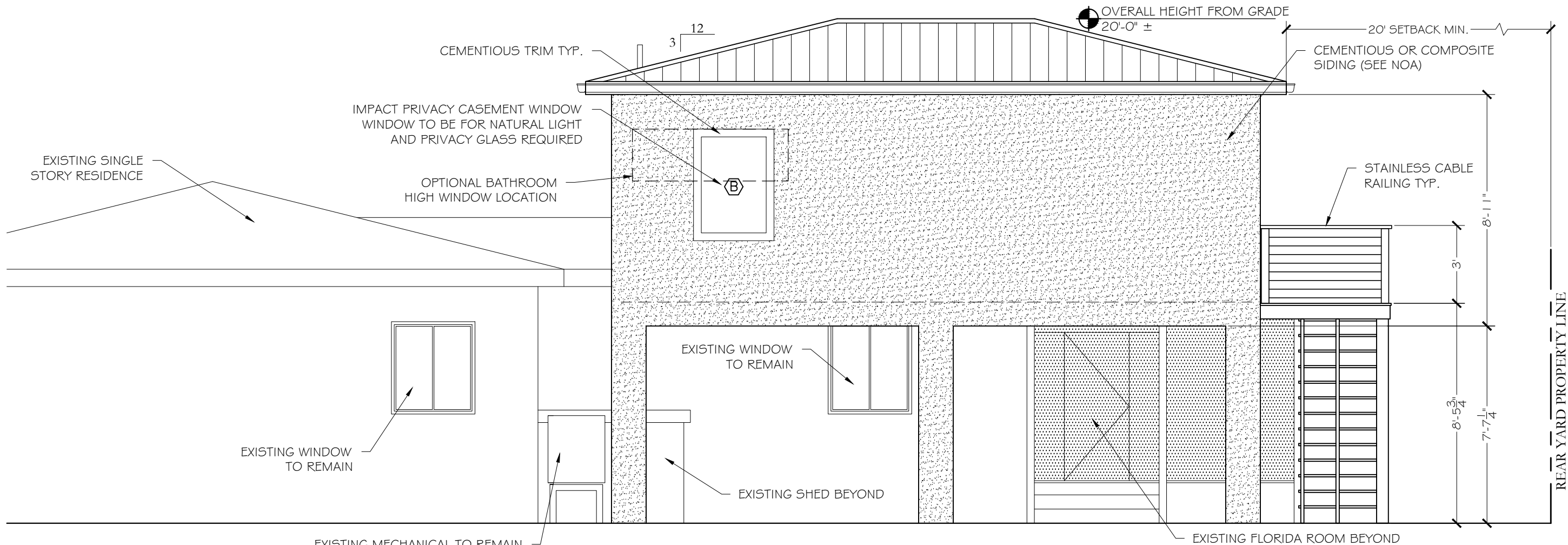
Sincerely,

Sign:

  
Maureen Crowley (owner occupant)  
1419 ROSE ST  
KW, FL

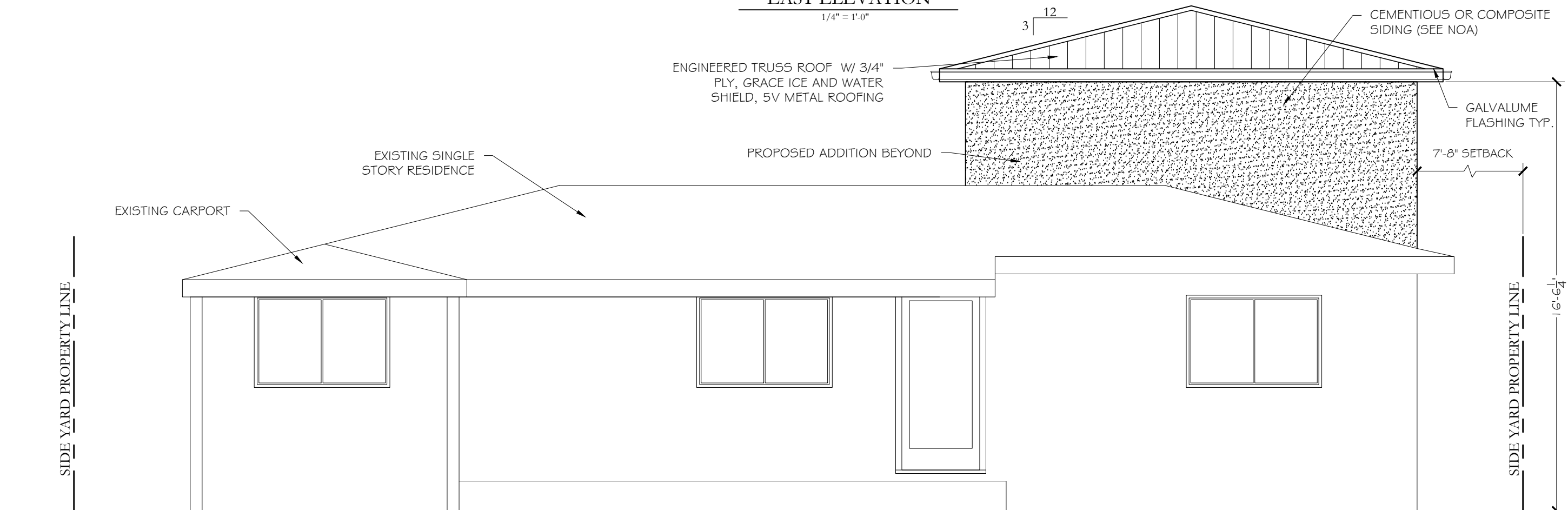
## **Additionally Requested Elevations**





EAST ELEVATION

1/4" = 1'-0"

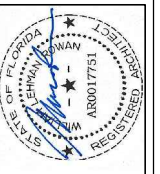


SOUTH ELEVATION STREET VIEW

1/4" = 1'-0"

DRAWINGS ARE CONTINUED FROM DRAWINGS DATED 6-9-2024

TONG - SHI RESIDENCE  
BEDROOM ADDITION  
1415 ROSE STREET KEY WEST, FLORIDA 33040

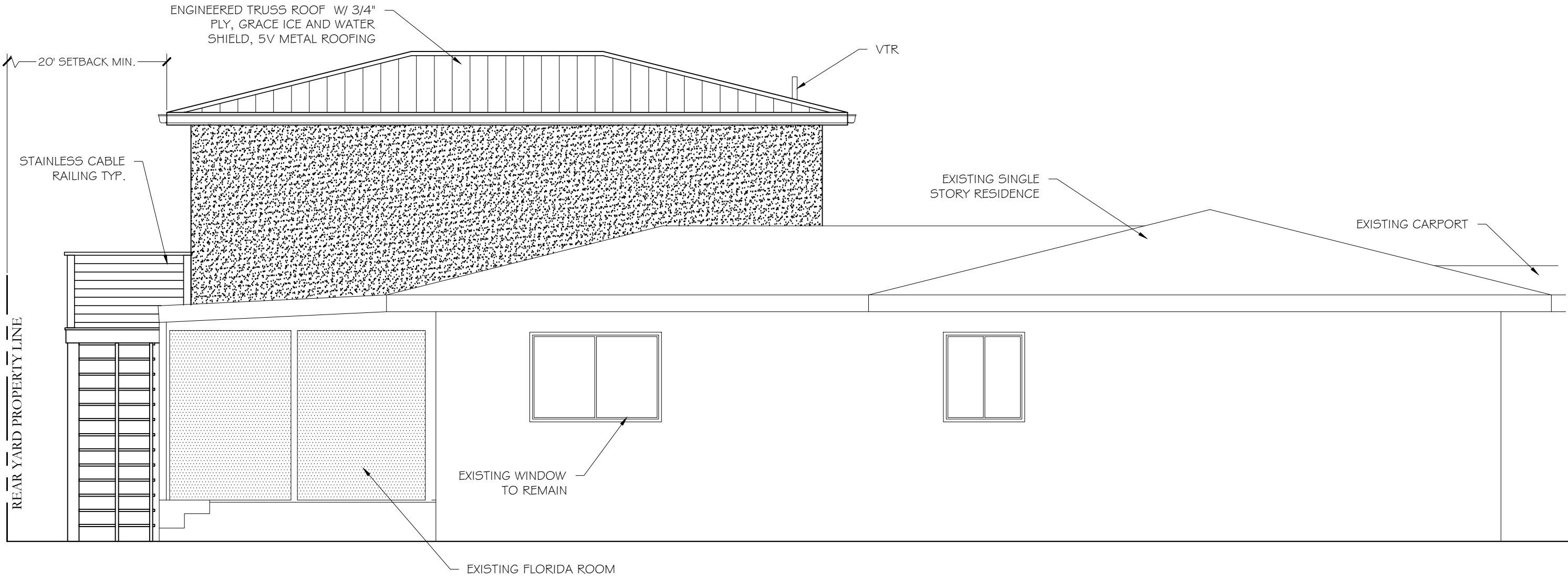


Wm ROWAN  
ARCHITECTURE  
wrowan@gmail.com FL License AR-0017751  
(305) 394-4773

PROJECT NO :

11-5-2024  
DATE :

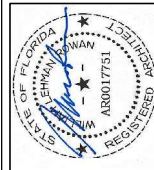
1  
1 OF 1



WEST ELEVATION

1/4" = 1'-0"

TONG - SHI RESIDENCE  
BEDROOM ADDITION  
1415 ROSE STREET KEY WEST, FLORIDA 33040



PROJECT NO :

11-5-2024  
DATE :