

Application



Application for Variance

City of Key West, Florida • Planning Department

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

RECEIVED
AUG 04 2021
BY: Dup

Application Fee: \$2,300.00 / After-the-Fact: \$4,300.00

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

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: 2719 Staples Ave, Key West, FL 33040

Zoning District: SF

Real Estate (RE) #: 00067790-000000

Property located within the Historic District? Yes No

APPLICANT:

Owner

Authorized Representative

Name: Craig Cates Mailing Address: 2719 Staples Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-587-0587

Office: _____

Fax: _____

Email: catesauto@aol.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: Construction of a new 2 BR/2Bath family size median income affordable 960 sf Accessory Dwelling Unit per Section 122-1472.

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

- ~~1. Variance to construct a median rate family size affordable dwelling unit per Section 122-1470.~~
2. Variance to increase the ADU size to 960 sf (greater than 600 sf) to accommodate a family of 3 per Section 122-1470.
- ~~3. Variance to construct a 2 bedroom ADU family size unit per Section 122-1470.~~

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

If yes, please describe and attach relevant documents: _____

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

Yes No

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

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

Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning		please see next page		
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 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.**

Site Data Table for:	New Accessory Unit on combined half lot, 28.75'x105.03'=3,020 sf			
	Both units combined			
	Code	Existing	Proposed	Variance
	Requirement			Requested
Address	2719 Staples Ave			
RE Number	00067790-000000			
Zoning	SF-Single Family			
Flood Zone	AE 8'		9.5'	No
Building Height	25'+5'=30'		16.5'	No
Front Setback	30' or St avg 20'	20'	40'	No
Side Setback	5'	5'	5'	No
Rear Setback	25'	36.2'	25'	No
Lot Size Combined 86.25'x105.03'	6,000 sf	6,039 sf	9,059 sf	No
Residential Floor Area ADU 960+House 3,556 sf	9059 sf	3,556 sf	4,516 sf	No
Density 1+.55=1.55 du, 8 du/acre=1 per 5,445 sf	9,059/5,445=1.66 du	1 du	1.55 du	No
Building Coverage (960+2,661)/9,059=40%	35% Max	2,661 sf - 44%	3,621 sf - 40%	Exist Variance
Impervious Surface 960+2,706=.318	50% Max	2,706 sf - 44%	3,666-40%	No
Parking 1 per du, w/ acc unit 1.55 spaces	2 spaces	2 spaces	3 spaces	No
Open space (2,417+2,055)/9,059	35% Min	2,417 sf - 40%	4,472 sf-49%	No

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.

This lot is located on Staples Avenue. Staples Avenue has been promoted as the safest bike route for East and West bound bike traffic. The purchase of this half lot provides a opportunity to construct a much needed median family affordable rental unit in a residential neighborhood with easy access to all community services by foot, bike or auto.

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

The applicant purchased and built a home on the adjacent property in 2015. The adjacent half lot became available and was purchased in 2021. Special conditions do not result 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.

No special privileges will be conferred by issuing the requested variances.

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

The property owner can not construct a new family ADU according to the current City code without seeking the requested variances. The purpose of the ADU is to take advantage of a half lot to provide a much needed median family affordable rental unit in an desirable existing residential neighborhood.

- 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.

There is a high demand for affordable family rental units. These are the minimum variances required to get approval to build and meet the LDRs for an affordable family rental unit.

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.

This variance will not detract from the general welfare of the neighborhood or result in a safety hazard to the public. It will provide a much needed affordable family rental unit in a neighborhood ~~predominately occupied by families with easy access to schools, churches, groceries, stores and dining establishments.~~

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.

The applicant is not basing this request on existing conditions on surrounding properties.

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

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

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

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

Boundary Survey

BEARING BASE:
ALL BEARINGS ARE BASED
ON 568°45'40"E ASSUMED
ALONG THE CENTERLINE OF
STAPLES AVENUE.

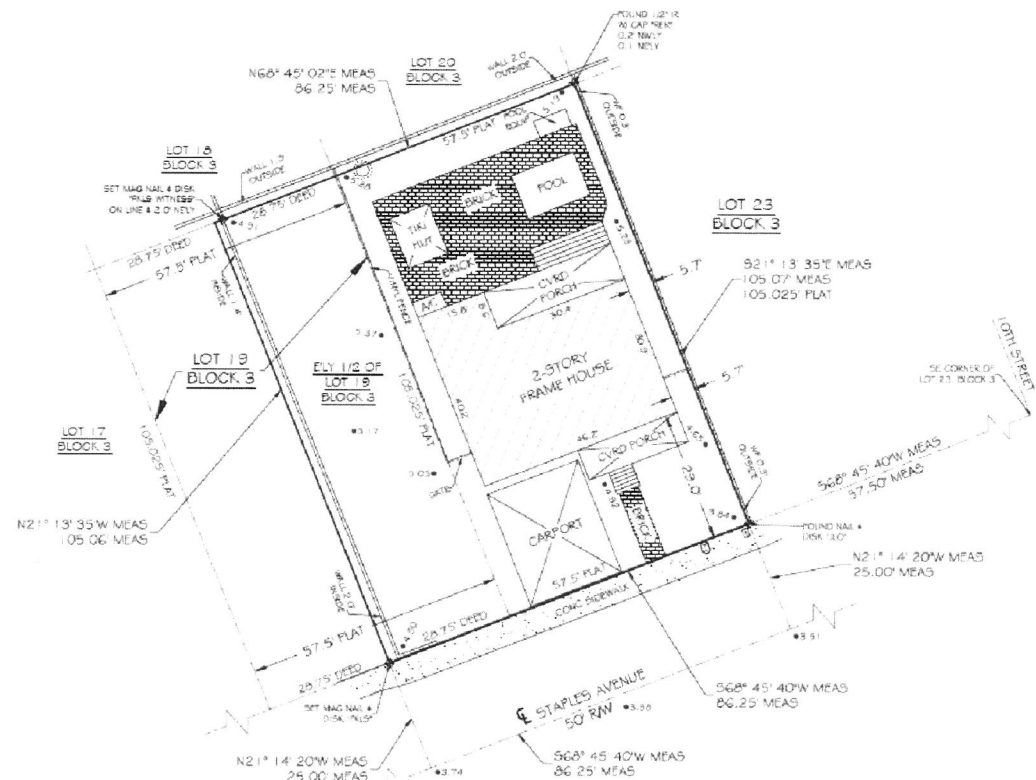
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
2719 STAPLES AVENUE,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12007C-1517K
MAP DATE: 02-15-06
FLOOD ZONE: AE
BASE ELEVATION: 5

MAP OF BOUNDARY SURVEY

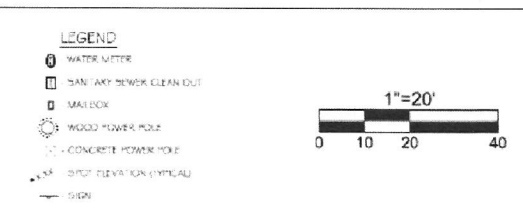


SURVEYOR NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO ± 0.10.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION 677 4529 TIDAL 1, T.L.D. AA 004, ELEVATION = 12.13 (NGVD 1929).
- FINISH FLOOR ELEVATION OF THE HOUSE (TAKEN AT AN EXTERIOR DOOR THRESHOLD), NO INTERIOR FLOOR LEVELS WERE VERIFIED. MAIN LIVING FLOOR = 9.4 (NGVD 1929).

NOTES: FOUNDATIONS, BEARINGS, DISTANCES AND NOT DIMENSIONS MEASURED DIMENSIONS MEASUREMENTS OR DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

W = WATER	W.C. = WATER CLOSURE	W.C. = WATER CLOSURE	W.C. = WATER CLOSURE
S = SANITARY	S.C. = SANITARY CLOSURE	S.C. = SANITARY CLOSURE	S.C. = SANITARY CLOSURE
M = MAIL	M.C. = MAIL CLOSURE	M.C. = MAIL CLOSURE	M.C. = MAIL CLOSURE
W.P. = WOOD PAVEMENT	W.P. = WOOD PAVEMENT	W.P. = WOOD PAVEMENT	W.P. = WOOD PAVEMENT
C.P. = CONCRETE PAVEMENT	C.P. = CONCRETE PAVEMENT	C.P. = CONCRETE PAVEMENT	C.P. = CONCRETE PAVEMENT
P.P. = PERVIOUS PAVEMENT	P.P. = PERVIOUS PAVEMENT	P.P. = PERVIOUS PAVEMENT	P.P. = PERVIOUS PAVEMENT
...



TOTAL AREA = 9,061.87 SQFT ±

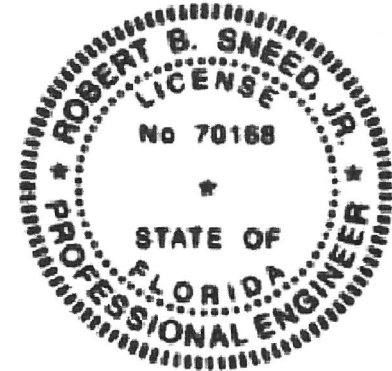
CERTIFIED TO
CRAIG CATES

DATE: 02/15/06
SCALE: AS SHOWN
SHEET NUMBER: C-1

FLORIDA KEYS
LAND SURVEYING
139640 OVERSEAS HIGHWAY
SUNGLAND KEY, FL 33042
PHONE: (305) 354-9262
EMAIL: FKJ@aol.com

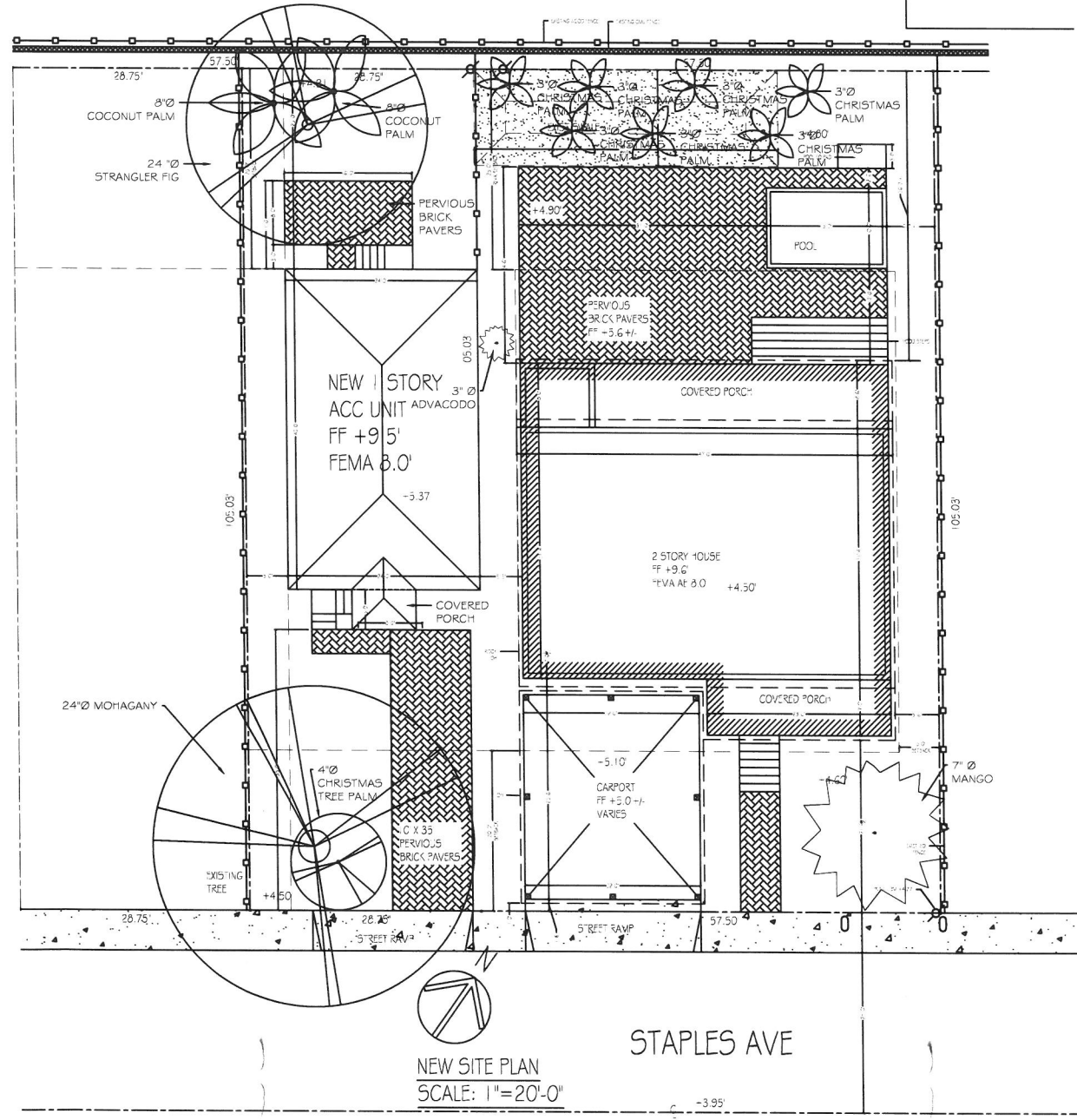
LEGAL DESCRIPTION:
ALL OF LOT 5 AND SOUTHEASTERLY 1/2 OF LOT 6, BLOCK 1, SUNRISE SHORES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 164, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Site Data Table for:	New Accessory Unit on combined half lot, 28.75'x105.03'=3,020 sf			
	Both units combined			
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Address	2719 Staples Ave			
RE Number	00067790-00000			
Zoning	SF-Single Family			
Flood Zone	AE 8'		9.5'	No
Building Height	25'+5'=30'		16.5'	No
Front Setback	30' or St avg 20'	20'	40'	No
Side Setback	5'	5'	5'	No
Rear Setback	25'	36.2'	25'	No
Lot Size Combined 86.25x105.03'	6,000 sf	6,039 sf	9,059 sf	No
Residential Floor Area ADU 960+House 3,556 sf	9059 sf	3,556 sf	4,516 sf	No
Density 14.55=1.55 du, 8 du/acre=1 per 5,445 sf	9,059/5,445=1.66 du	1 du	1.55 du	No
Building Coverage (960+2,661)/9,059=40%	35% Max	2,661 sf - 44%	3,621 sf - 40%	Exist Variance
Impervious Surface 960+2,706=318	50% Max	2,706 sf - 44%	3,666-40%	No
Parking 1 per du, w/ acc unit 1.55 spaces	2 spaces	2 spaces	3 spaces	No
Open space (2,417+2,055)/9,059	35% Min	2,417 sf - 40%	4,472 sf-49%	No



Bush Sneed, PE
Digitally signed by Bush Sneed, PE
DN: cn=Bush Sneed, PE, o, ou, email=bush@charterconstruction.com, c=US
Date: 2021.08.02 07:48:03 -0400

ISSUED FOR CLIENT REVIEW: FEBRUARY 10, 2016



BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305.296.0270
FL PE # 70168

ACCESSORY UNIT
2719 STAPLES AVE

SURVEY/EXIST SITE PLAN
AND NEW SITE PLAN

DRAWN BY: RBS
DATE: REV 7/29/21
SCALE: AS SHOWN
SHEET NUMBER: C-1

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Craig Cates and Sheryl Cates				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2717 Staples Avenue				Company NAIC Number:	
City City of Key West		State Florida		ZIP Code 33040	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 21, Block 3, Coral Reef Estates, PB 3-36, Parcel I.D. 00067790-000000					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>24.5603 N</u> Long. <u>81.7709 W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>5</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Key West 120168			B2. County Name Monroe		B3. State Florida
B4. Map/Panel Number 12087C1516/1517	B5. Suffix K	B6. FIRM Index Date 02/18/2005	B7. FIRM Panel Effective/ Revised Date 02/18/2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 7'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2717 Staples Avenue			Policy Number:	
City City of Key West	State Florida	ZIP Code 33040	Company NAIC Number	

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2717 Staples Avenue			Policy Number:
City City of Key West	State Florida	ZIP Code 33040	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front View (6/29/17)



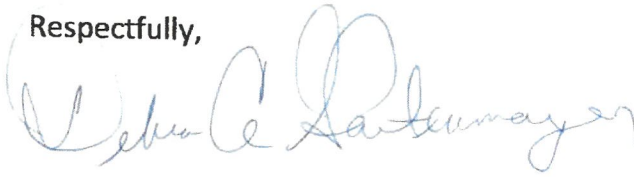
Photo Two

Photo Two Caption Rear View (6/29/17)

To whom it may concern:

I, Debra A. Gartenmayer, residing at 2709 Staples Avenue, Key West, FL 33040, give Craig Cates my full support and consent to build a two-bedroom accessory unit totaling 900 square feet in size at 2719 Staples Avenue, Key West, FL 33040.

Respectfully,

A handwritten signature in blue ink that reads "Debra A. Gartenmayer". The signature is written in a cursive style with a large initial "D".

11/22/2021

Debra A. Gartenmayer

Property Record Card



Disclaimer

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

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

Summary

Parcel ID 00067790-000000
 Account# 1071722
 Property ID 1071722
 Millage Group 10KW
 Location 2719 STAPLES Ave, KEY WEST
 Address
 Legal BK 3 E 1/2 OF LT 19 & ALL LT 21 CORAL REEF ESTATES PB3-36 OR323-206/07 OR615-532 OR752-1301 OR809-1236 OR1012-1832 OR1016-1689/90 OR1871-1797 OR1978-1736 OR2089-1268 OR2683-1015 OR2724-232/34 OR2766-1285/86 OR3099-140
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6185
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision Coral Reef Estates
 Sec/Twp/Rng 04/68/25
 Affordable No
 Housing



Owner

CATES CRAIG
 2719 Staples Ave
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$467,525	\$467,525	\$472,248	\$0
+ Market Misc Value	\$22,394	\$22,885	\$23,377	\$0
+ Market Land Value	\$250,075	\$243,976	\$228,727	\$219,578
= Just Market Value	\$739,994	\$734,386	\$724,352	\$219,578
= Total Assessed Value	\$593,567	\$580,222	\$569,404	\$219,578
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$568,567	\$555,222	\$544,404	\$219,578

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	9,059.00	Square Foot	57.5	105

Buildings

Building ID 62396
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3742
 Finished Sq Ft 3542
 Stories 2 Floor
 Condition GOOD
 Perimeter 0
 Functional Obs 0
 Economic Obs 0
 Depreciation % 2
 Interior Walls DRYWALL

Exterior Walls HARDIE BD
 Year Built 2017
 EffectiveYearBuilt 2017
 Foundation CONC BLOCK
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CERM/CLAY TILE
 Heating Type
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 450
 Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	200	0	66
FLA	FLOOR LIV AREA	3,542	3,542	338
TOTAL		3,742	3,542	404

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2017	2018	1	108 SF	2
RES POOL	2017	2018	1	150 SF	5
TIKI	2017	2018	1	192 SF	3
CARPORT FIN	2017	2018	1	621	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/6/2021	\$155,000	Warranty Deed	2320710	3099	0140	37 - Unqualified	Improved
12/2/2020	\$0	Death Certificate				88 - Unqualified	Improved
10/23/2015	\$290,000	Warranty Deed		2766	1285	02 - Qualified	Vacant
1/9/2015	\$276,300	Warranty Deed		2724	232	12 - Unqualified	Vacant
5/8/2014	\$100	Certificate of Title		2683	1015	12 - Unqualified	Improved
2/22/2005	\$895,000	Warranty Deed		2089	1268	Q - Qualified	Improved
2/20/2004	\$739,000	Warranty Deed		1978	1736	Q - Qualified	Improved
6/1/1987	\$160,000	Warranty Deed		1016	1689	M - Unqualified	Improved

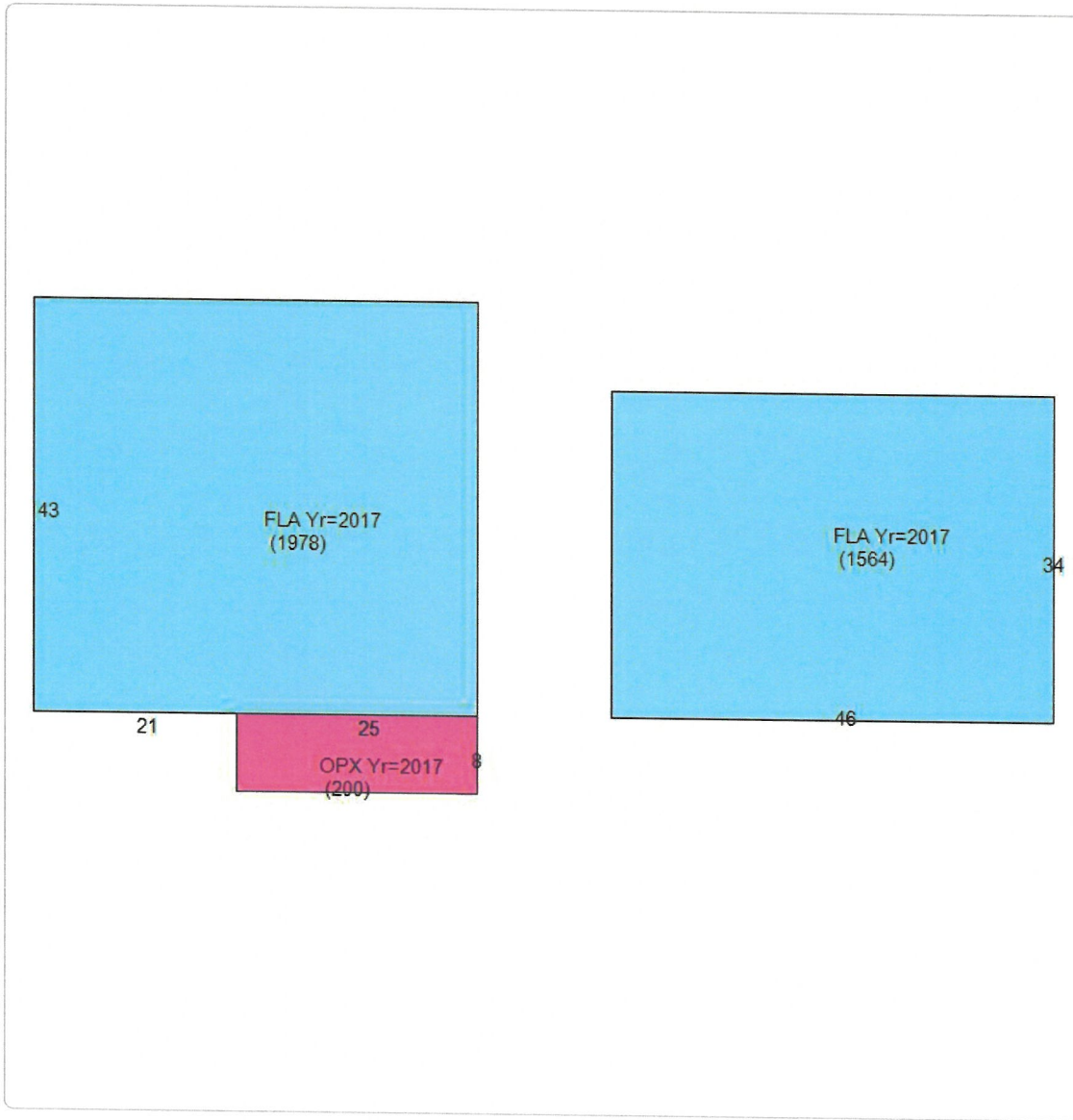
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-0354	1/30/2020	1/31/2020	\$0	Residential	PARTIAL GUTTER INSTALLATION.
18-0543	2/8/2018	2/27/2018	\$0	Residential	INSTALL GRACE ICE & WATERSHEILD PEEL & STICK. INSTALL 5 V CRIMP GALVALUME METAL ROOFING.
17-3849	12/6/2017	2/21/2018	\$33,300	Residential	BUILD NEW 26'6 X 23' CARPORT WOOD STRUCTURE AS PER PLANS.
17-1443	4/10/2017	4/19/2017	\$2,450	Residential	COMPLETE ELECTRICAL INSTALLATION FOR SINGLE FAMILY HOME 200 A ADDITIONAL INSTALLATION ON FRONT PORCH & BACK PORCH & INSTALLATION OF A/C UNITS.
17-1303	3/31/2017	4/27/2017	\$9,850	Residential	ROOFING ON SINGLE FAMILY HOME.
17-1287	3/29/2017	6/22/2017	\$26,716	Residential	PLUMBING FOR SINGLE FAMILY HOME ONLY.
17-1197	3/23/2017	6/27/2017	\$6,000	Residential	MECHANICAL ON SINGLE FAMILY HOME.
17-0436	2/3/2017	7/10/2017	\$30,750	Residential	BUILT 10 X 15 POOL WITH EQUIPMENT.
16-4680	12/6/2016	6/27/2017	\$168,700	Residential	NEW SINGLE FAMILY HOME. REVISION TO PERMIT ON 5/24/17 INSTALL LATTICE AROUND EAST & WEST FOUNDATION AND 1"X6" WOOD PANEL WOOD FRAME NORTH & SOUTH, TOTAL 1983 SF.
16-4421	11/10/2016	3/13/2017	\$35,700	Residential	FOUNDATION OF SINGLE FAMILY HOME.
14-4906	10/27/2014	11/14/2014	\$8,000	Residential	DEMOLISH SINGLE FAMILY RESIDENCE INCLUDING SLABS, GUEST HOUSE, OVERHANG AND ALL SLAB WORK, SLAB PAD, GRADE EARTH UPON COMPLETION HAUL DEMO DEBRIS TO LANDFILL.
14-4909	10/27/2014	11/14/2014	\$650	Residential	CAP OFF ALL ELECTRIC FOR COMPLETE DEMO ONLY.
09-1497	5/21/2009	7/22/2013	\$150	Residential	DEMO 4 X 20 CONCRETE WALL
05-2503	6/22/2005	12/31/2005	\$400	Residential	demo 450sf of patio
05-0660	3/4/2005	12/31/2005	\$600	Residential	REPLACE 4FT OF CBS FENCE
05-0266	1/28/2005	12/31/2005	\$800	Residential	REPLACE SEWER LATERAL
04-2556	8/27/2004	12/31/2005	\$200,000	Residential	NEW SFR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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: [8/3/2021, 2:16:20 AM](#)



Version 2.3.137

Site Plan

BEARING BASE:
ALL BEARINGS ARE BASED
ON 56°45'40" ASSUMED
ALONG THE CENTERLINE OF
STAPLES AVENUE.

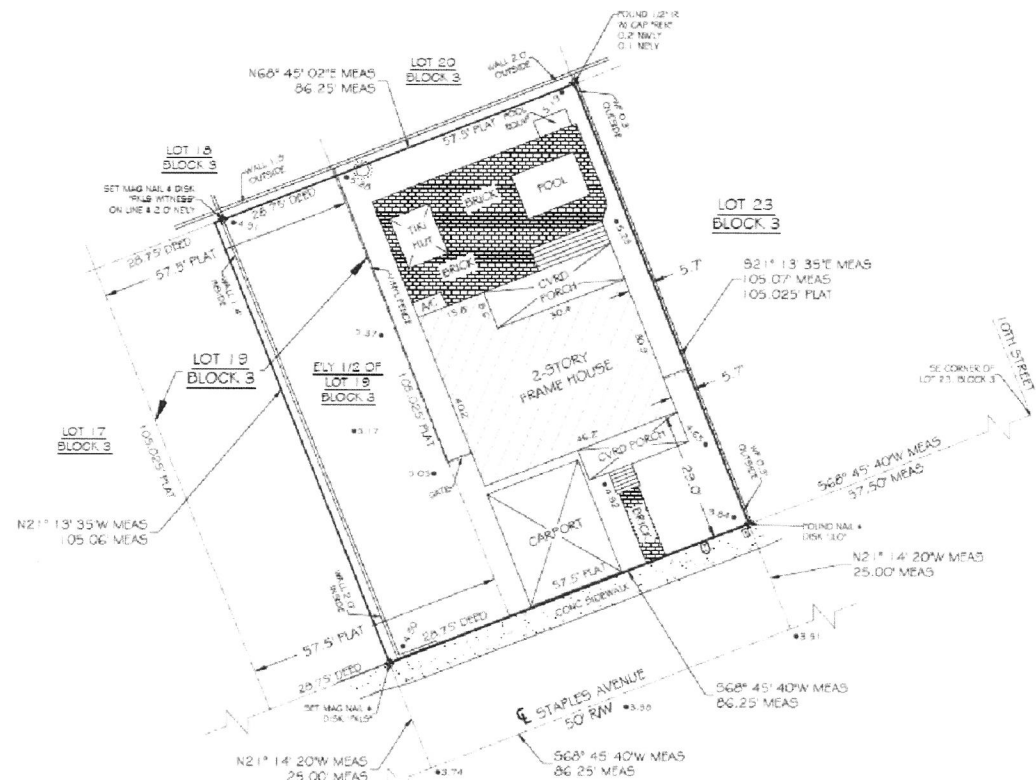
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
2719 STAPLES AVENUE,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12007C-1517K
MAP DATE: 02-15-06
FLOOD ZONE: AE
BASE ELEVATION: 5

MAP OF BOUNDARY SURVEY

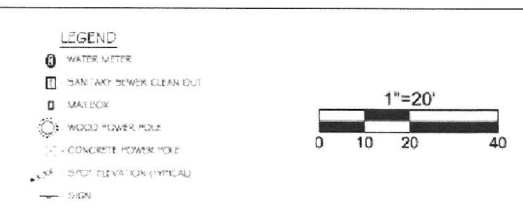


SURVEYOR NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO ± 0.10.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION 677 4529 TIDAL 1, T.L.D. AA 004, ELEVATION = 12.13 (NGVD 1929).
- FINISH FLOOR ELEVATION OF THE HOUSE (TAKEN AT AN EXTERIOR DOOR THRESHOLD), NO INTERIOR FLOOR LEVELS WERE VERIFIED. MAIN LIVING FLOOR = 9.4 (NGVD 1929).

NOTES: FOUNDATIONS BEARING THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS SHALL PREVAIL OVER DIMENSIONS UNLESS OTHERWISE INDICATED. THE FOUNDATION IS A TYPE OF ANCHORAGE THAT MAY BE FOUND ON THIS STREET.

SYMBOLS:
 W - WATER UTILITY
 S - SANITARY SEWER CLEAN OUT
 M - MAIL BOX
 W - WOOD POWER POLE
 C - CONCRETE POWER POLE
 S - SLOPE ELEVATION (HYDRAULIC)
 S - SIGN



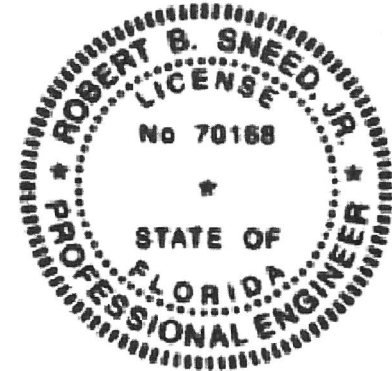
CERTIFIED TO
CRAIG GATES

DATE: 02/15/06
 MAP DATE: 02/15/06
 REVISION: 000/0000
 SHEET: 01 OF 11
 DRAWN BY: MPP
 KEY NO.: 21 351

FLORIDA KEYS
LAND SURVEYING
13940 OVERSEAS HIGHWAY
SUNGLAND KEY, FL 33042
PHONE: (305) 354-9262
EMAIL: FKJ@aol.com

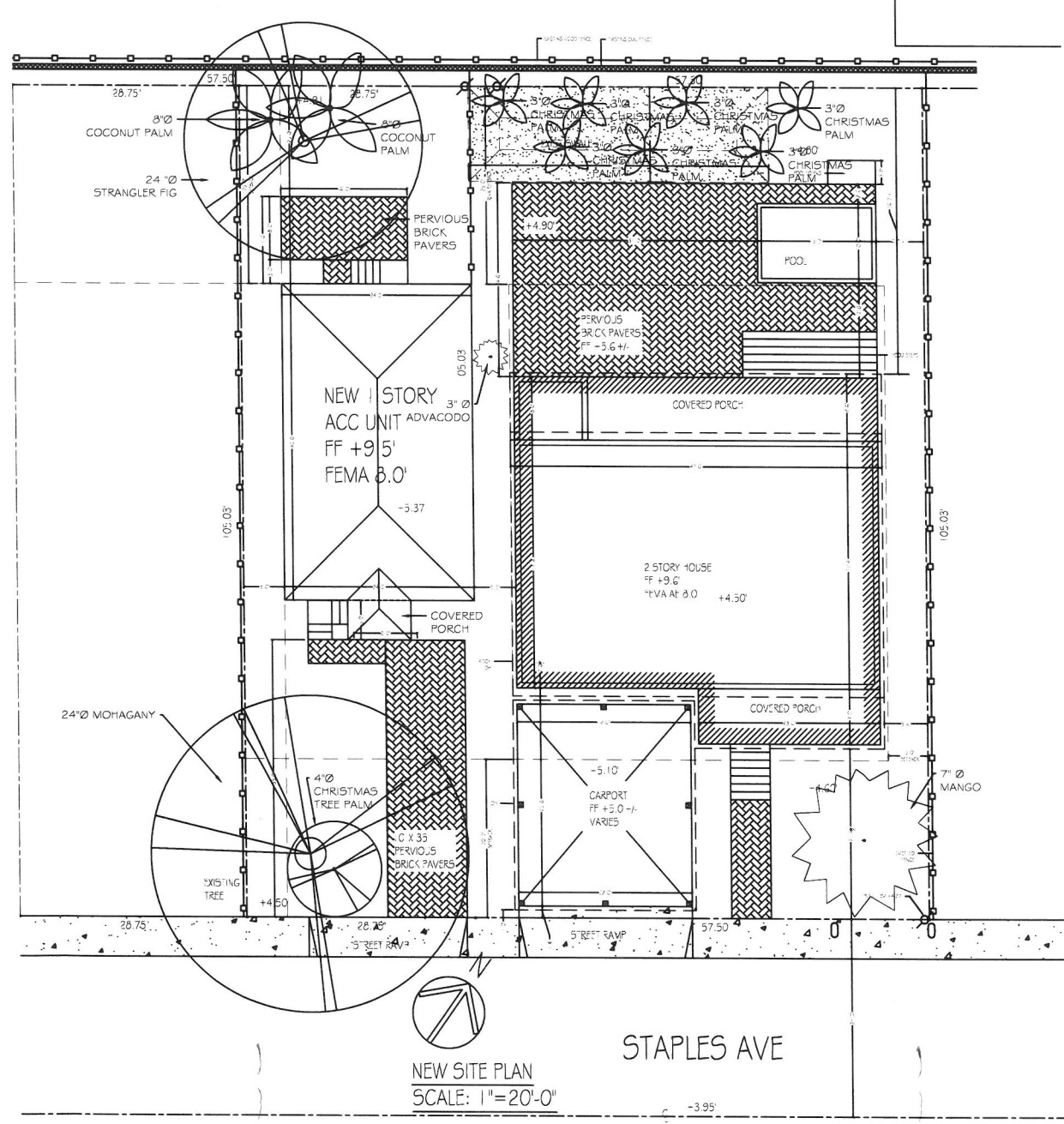
LEGAL DESCRIPTION:
ALL OF LOT 5 AND SOUTHEASTERLY 1/2 OF LOT 6, BLOCK 1, SUNRISE SHORES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 164, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Site Data Table for:	New Accessory Unit on combined half lot, 28.75'x105.03'=3,020 sf			
	Both units combined			
	Code Requirement	Existing	Proposed	Variance Requested
Address	2719 Staples Ave			
RE Number	00067790-00000			
Zoning	SF-Single Family			
Flood Zone	AE 8'		9.5'	No
Building Height	25'+5'=30'		16.5'	No
Front Setback	30' or St avg 20'	20'	40'	No
Side Setback	5'	5'	5'	No
Rear Setback	25'	36.2'	25'	No
Lot Size Combined 86.25x105.03'	6,000 sf	6,039 sf	9,059 sf	No
Residential Floor Area ADU 960+House 3,556 sf	9059 sf	3,556 sf	4,516 sf	No
Density 14.55=1.55 du, 8 du/acre=1 per 5,445 sf	9,059/5,445=1.66 du	1 du	1.55 du	No
Building Coverage (960+2,661)/9,059=40%	35% Max	2,661 sf - 44%	3,621 sf - 40%	Exist Variance
Impervious Surface 960+2,706=318	50% Max	2,706 sf - 44%	3,666-40%	No
Parking 1 per du, w/ acc unit 1.55 spaces	2 spaces	2 spaces	3 spaces	No
Open space (2,417+2,055)/9,059	35% Min	2,417 sf - 40%	4,472 sf-49%	No



Bush Sneed, PE
 Digitally signed by Bush Sneed, PE
 DN: cn=Bush Sneed, PE, o, ou, email=bush@charterconstruction.com, c=US
 Date: 2021.08.02 07:48:03 -0400

ISSUED FOR CLIENT REVIEW: FEBRUARY 10, 2016



BUSH SNEED, PE
 12 DRIFTWOOD DRIVE
 KEY WEST, FL 33040
 305.296.0270
 FL PE # 70168

ACCESSORY UNIT
 2719 STAPLES AVE

SURVEY/EXIST SITE PLAN
 AND NEW SITE PLAN

DRAWN BY:
RBS

DATE:
REV 7/29/21

SCALE:
AS NOTED

SHEET NUMBER:
C-1

NEW ACCESSORY UNIT

2719 STAPLES AVE

PROJECT DESCRIPTION:

THE PROJECT INVOLVES CONSTRUCTION OF A NEW RESIDENTIAL AFFORDABLE ACCESSORY DWELLING UNIT.

THE GENERAL SCOPE OF WORK INCLUDES:

1. MINOR GRADING OF EXISTING SITE.
2. DRILLED PIER FOUNDATION.
3. WOOD FRAME SINGLE STORY RESIDENCE WITH METAL ROOF.
4. PLUMBING, ELECTRICAL AND HVAC AS SHOWN.
5. NEW DRIVE AND PORCH AREA CONSTRUCTED WITH PERVIOUS CONCRETE PAVERS.



LOCATION MAP

NTS



DRAWING INDEX:

- C-0 COVER SHEET
- C-1 EXISTING SURVEY AND NEW SITE PLAN
- A-1 PROPOSED BUILDING FLOOR PLAN
- A-2 FRONT ELEVATION

SITE DATA 6/22/21
 RE NUMBER 00067790-000000
 ACCT NUMBER 1071722
 OWNER CRAG CATES
 LOCATION 2719 STAPLES AVE
 KEY WEST, FL 33040

LEGAL DESCRIPTION BK 3 E 1/2 OF LT 19 & ALL LT 21 CORAL REEF
 ESTATES PB3-36 OR323-206/07 OR615-532
 OR752-1301 OR809-1236 OR1012-1832
 OR1016-1689/90 OR1871-1797
 OR1978-1736 OR2089-1268 OR2683-1015
 OR2724-232/34 OR2766-1285/86 OR3099-140
 6185

NEIGHBORHOOD 6185
 PROPERTY SINGLE FAMILY RESIDENCE (O100)
 ZONING SF
 SEC/TWP/RNG 04/G8/25
 AFFORDABLE NO

NOTES:

1. DESIGN IS PER 2020 FBC & ASCE-7-16 FOR 180 MPH WIND, EXP C.
2. DESIGN LOADS:

ATTICS 20 PSF
 BEDROOMS 30 PSF
 ALL OTHER ROOMS 40 PSF
 GARAGE 50 PSF
 ROOF 20 PSF
 SOIL LOAD BEARING 2,000 PSF

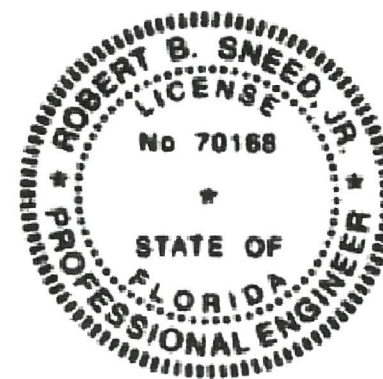
WIND LOADS A=4'

ROOFING	ZONE 1	+29.5/-89.9 PSF
ROOFING	ZONE 2e	+29.5/-89.9 PSF
ROOFING	ZONE 2n	+29.5/-131.2 PSF
ROOFING	ZONE 2r	+29.5/-131.2 PSF
ROOFING	ZONE 3e	+29.5/-131.2 PSF
ROOFING	ZONE 2r	+29.5/-155.9 PSF
ROOFING OVERHANG	ZONE 1	+29.5/-103.1 PSF
ROOFING OVERHANG	ZONE 2e	+29.5/-103.1 PSF
ROOFING OVERHANG	ZONE 2n	+29.5/-144.4 PSF
ROOFING OVERHANG	ZONE 2r	+29.5/-144.4 PSF
ROOFING OVERHANG	ZONE 3e	+29.5/-169.1 PSF
ROOFING OVERHANG	ZONE 3r	+29.5/-198.0 PSF
STUCCO, DOORS, WINDOWS	ZONE 4	+48.7/-52.8 PSF
STUCCO, DOORS, WINDOWS	ZONE 5	+48.7/-63.1 PSF

FLOOD ZONE AE8
 LOWEST FLOOR ELEV 9.5' NGVD

3. ALL TRASH AND DEMOLITION MATERIALS SHALL BE REMOVED TO AN APPROVED SITE.
4. ALL ELECTRICAL AND PLUMBING WORK SHALL BE PER 2020 FBC.
5. ALL EXTERIOR GLAZED OPENINGS SHALL BE PROTECTED FROM WIND BORNE DEBRIS PER THE 2020 FBC.
6. ALL WORK MEETS THE REQUIREMENTS OF ASCE 24-05.
7. USE FLOOD-RESISTANT MATERIALS AT ALL NEW CONSTRUCTION BELOW THE BASE FLOOD ELEVATION.
8. ALL CONCRETE SHALL BE MINIMUM 3,000 PSI.
9. REBAR SHALL BE GRADE 60.
10. LAP ALL REBAR MINIMUM 48 BAR DIAMETERS.
11. MINIMUM CONCRETE COVER ON REBAR - 3" CAST AGAINST EARTH, 2" FOR FORMED CONCRETE.
12. TREAT SOIL FOR TERMITES UNDER ALL CONCRETE SLABS ON GRADE.
13. ALL HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
14. ALL LUMBER SHALL BE PT NO 2 SP OR BETTER.
15. CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND COORDINATION.
16. NOTIFY ENGINEER IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN.

Site Data Table for: New Accessory Unit on combined half lot, 28.75'x105.03'=3,020 sf				
Both units combined				
	Code	Existing	Proposed	Variance
	Requirement			Requested
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RE Number	00067790-000000			
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Building Height	25'+5'=30'		16.5'	No
Front Setback	30' or St avg 20'	20'	40'	No
Side Setback	5'	5'	5'	No
Rear Setback	25'	36.2'	25'	No
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Impervious Surface 960+2,706=318	50% Max	2,706 sf - 44%	3,666-40%	No
Parking 1 per du, w/ acc unit 1.55 spaces	2 spaces	2 spaces	3 spaces	No
Open space (2,417+2,055)/9,059	35% Min	2,417 sf - 40%	4,472 sf-49%	No



Bush
 Sneed, PE

Digitally signed by Bush Sneed, PE
 DN: cn=Bush Sneed, PE, o, ou, email=bushs@charterconstruc tion.com, c=US
 Date: 2021.08.02 07:47:48 -04'00'

BUSH SNEED, PE
 12 DRIFTWOOD DRIVE
 KEY WEST, FL 33040
 305-296-0270
 FL PE # 70168

ACCESSORY UNIT
 2719 STAPLES AVE

COVER SHEET

DRAWN BY:

K35

DATE:

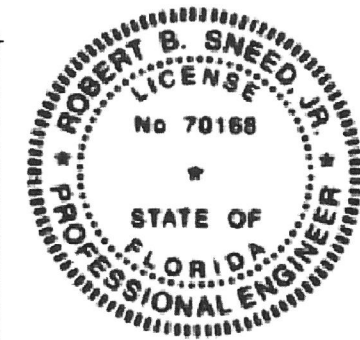
REV 7-29-21

SCALE:

AS NOTED

SHEET NUMBER:

C-0



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 Digitally signed by Bush Sneed, PE
 DN: cn=Bush Sneed, PE, o, ou, email=bush@charterconstruction.com, c=US
 Date: 2021.08.02 07:48:18 -0400

BUSH SNEED, PE
 12 DRIFTWOOD DRIVE
 KEY WEST, FL 33040
 305-296-0270
 FL PE # 70168

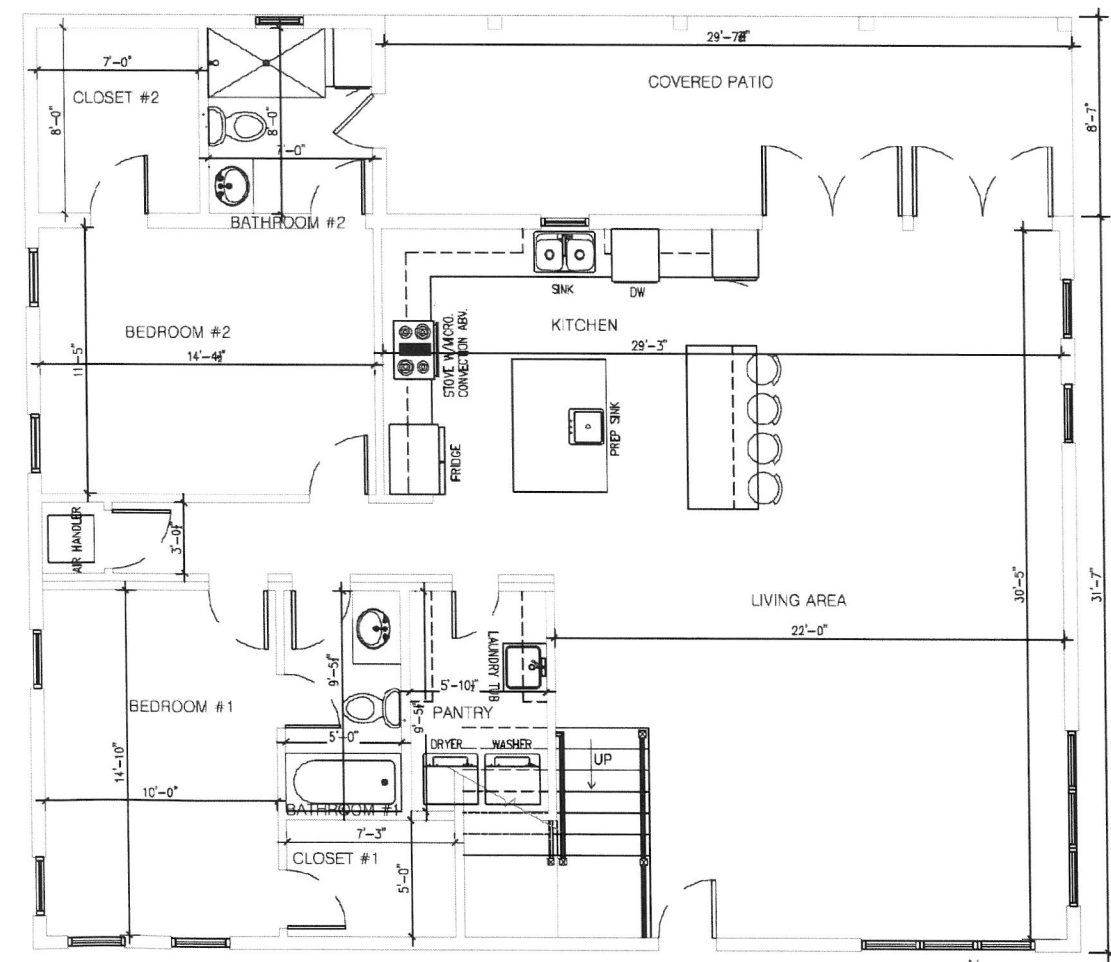
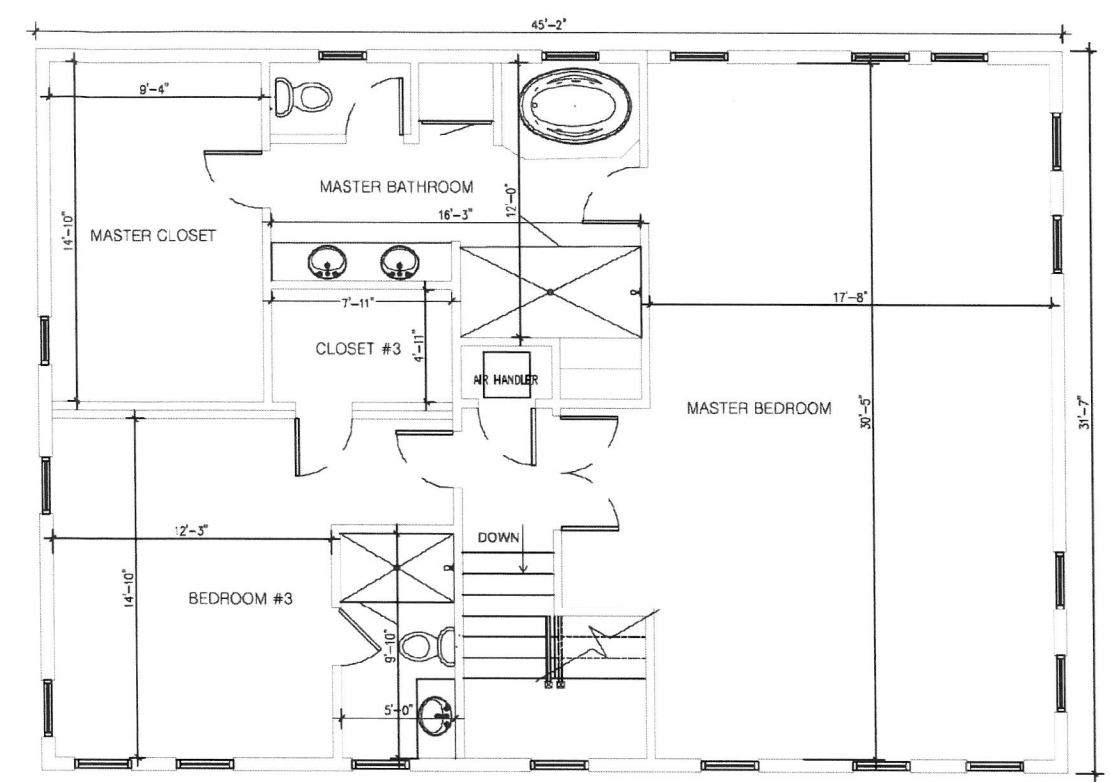
ACCESSORY UNIT
 2719 STAPLES AVE

FLOOR PLAN 960 SF

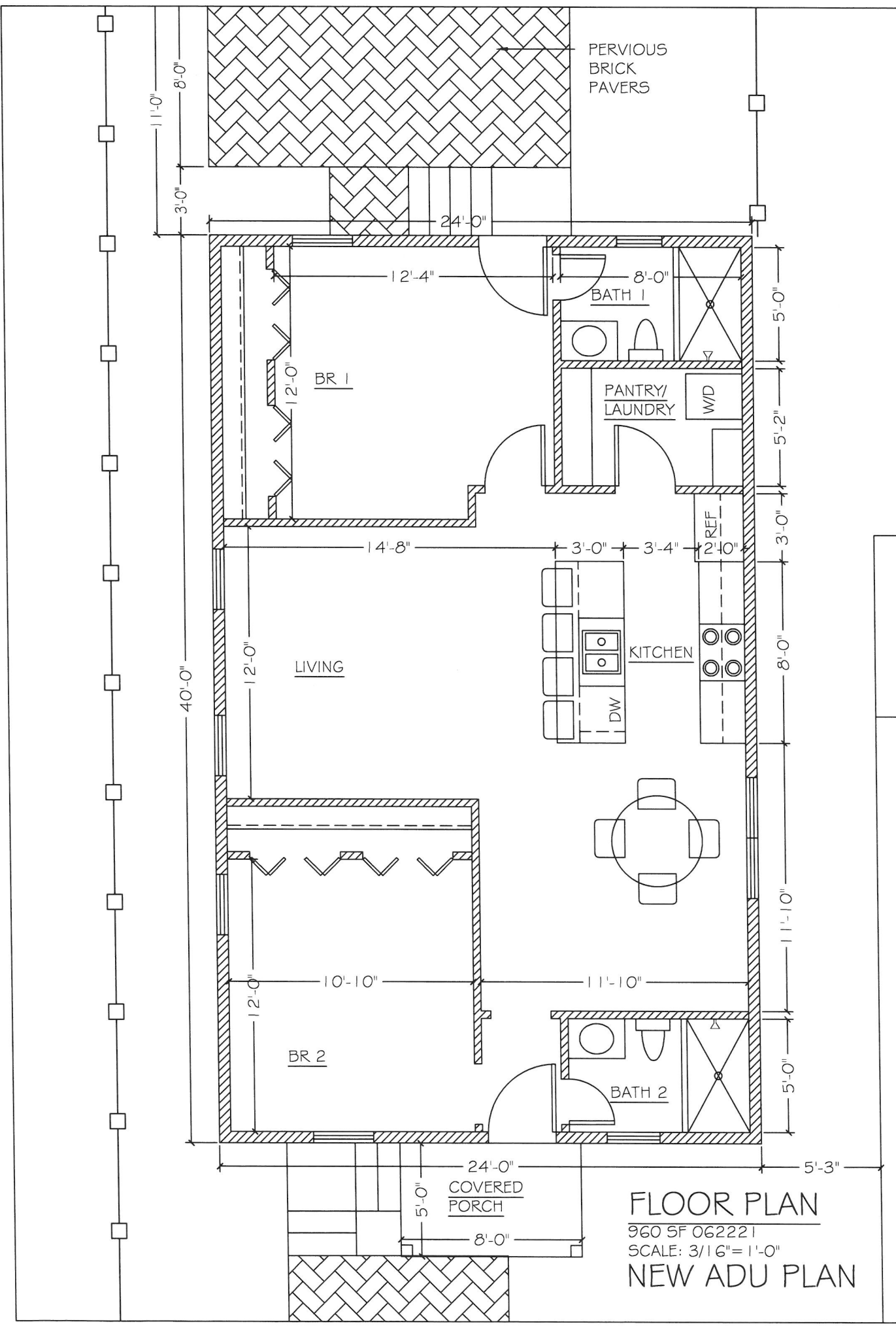
DRAWN BY:
 RBS
 DATE:
 REV 4.23.21
 SCALE:
 AS NOTED

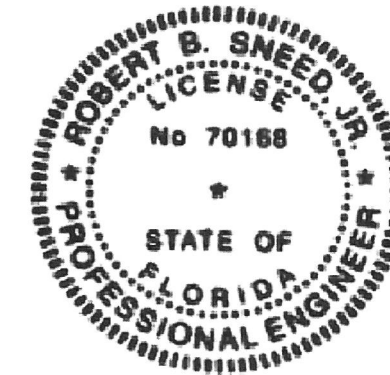
SHEET NUMBER:

A-1



EXISTING RESIDENCE FLOOR PLANS





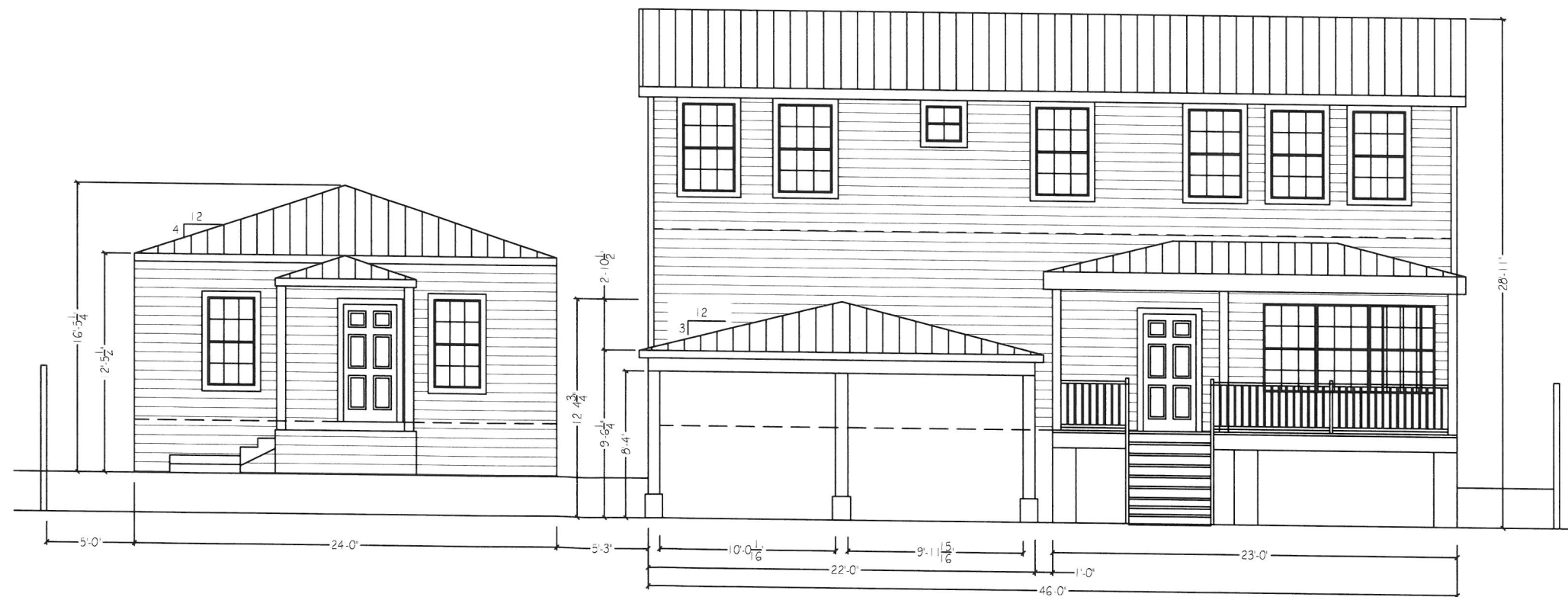
Bush
Sneed, PE

Digitally signed by Bush
Sneed, PE
DN: cn=Bush Sneed, PE, o, ou,
email=bushs@charterconstruc
tion.com, c=US
Date: 2021.08.02 07:49:00
-04'00'

BUSH SNEED, PE
12 DRIFTWOOD DRIVE
KEY WEST, FL 33040
305-296-0270
FL PE # 70168

ACCESSORY UNIT
2719 STAPLES AVE

FRONT ELEVATION



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

DRAWN BY:
KBS

DATE:
REV 7 29 21

SCALE:
AS NOTED

SHEET NUMBER:

A-2

Verification Form

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

I, CRAIG CATES, 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:

2719 Staples Ave Key West Fla
Street address of subject property

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

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

[Signature]
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this August 3, 2021 by

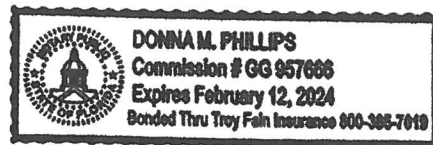
Craig Cates
Name of Owner

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

[Signature]
Notary's Signature and Seal

Donna Phillips
Name of Acknowledger typed, printed or stamped

GG957666
Commission Number, if any



Deed

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE15-059
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$2,030.00

[Space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 23rd day of October, 2015, between T.D.J. DEVELOPMENTS & PROPERTIES, INC., a Florida corporation, whose address is 2908 Harris Avenue, Key West, FL 33040 (hereinafter referred to as 'Grantor'), and CRAIG & CHERYL CATES, husband and wife, whose address is 3405 Eagle Avenue, Key West, FL 33040 (hereinafter collectively referred to as "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 TWO HUNDRED NINETY THOUSAND & 00/100^{ths} DOLLARS (\$290,000.00) and other good and valuable consideration 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, bearing the street address of 2717 Staples Avenue, Key West, FL 33040, and more particularly described as:

LOT 21, BLOCK 3, CORAL REEF ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS

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

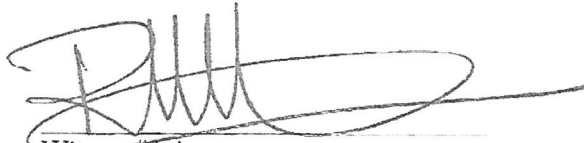
To Have and to Hold, the same in fee simple forever.

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

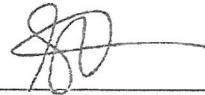
that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014, and those items listed above.

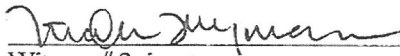
In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Witness # 1 signature
Print name: RICHARD M KLITENICK

T.D.J. DEVELOPMENTS & PROPERTIES, INC., a Florida corporation

By: 
Steadman D. Jackson, President


Witness # 2 signature
Print name: NICOLE TWYMAN

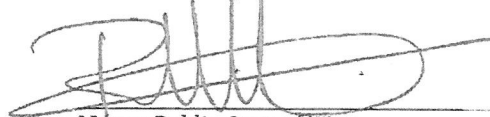
STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, STEADMAN D. JACKSON, who is personally known to me; or, who produced N/A, as identification, to be the same person who is the named corporate principal Grantor in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed, with all requisite corporate authority.

WITNESS my hand and Official Seal at Key West, Monroe County, State of Florida on this 23rd day of October, 2015.

(STAMP/SEAL)




Notary Public - State of FL
Commission Expires: 11-11-2016