

# **APPLICATION**



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

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



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

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

Please 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: 5 CATHOLIC LANE, KEY WEST, FL

Zoning District: HHDR

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

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative  
 Name: BERT BENDER Mailing Address: 410 ANGELA ST.  
 City: KEY WEST State: FL Zip: 33040  
 Home/Mobile Phone: \_\_\_\_\_ Office: 305.296-1347 Fax: \_\_\_\_\_  
 Email: BBENDER@BENDERARCHITECTS.COM

**PROPERTY OWNER:** (if different than above)  
 Name: EMILY BENDER CAUDELL Mailing Address: 5 CATHOLIC LANE  
 City: KEY WEST State: FL Zip: 33040  
 Home/Mobile Phone: 305.849-3551 Office: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: EMILYMOREBENDER@GMAIL.COM

Description of Proposed Construction, Development, and Use: ADD MASTER BEDROOM OVER EXISTING KITCHEN AND ADD A POOL AT REAR YARD,

List and describe the specific variance(s) being requested:  
VARIANCE IS NEEDED FOR THE MASTER BEDROOM AND A REDUCTION OF LOT COVERAGE BY DEMOLISHING A PORCH

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?  
 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.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X			
Size of Site	2356 S.F.			
Height	30'	2'-6"	NO CH.	0
Front Setback	10'	2'	NO CHANGE	-
Side Setback	5'	2'	NO CHANGE	2' TO REMAIN
Side Setback	5'	4'	NO CHANGE	4' TO REMAIN
Street Side Setback	5'	N/A	N/A	-
Rear Setback	20'/5'	36'	43'/5'	-
F.A.R.	1.6	N/A	N/A	-
Building Coverage	50%	1178 S.F.	1,029 S.F.	-
Impervious Surface	60%	1414 S.F.	1,029 S.F.	-
Parking	1	1	1	N/A
Handicap Parking	0	N/A	N/A	N/A
Bicycle Parking	0	N/A	N/A	N/A
Open Space/ Landscaping	825	1200 S.F.	1200 S.F.	N/A
Number and type of units	SINGLE FAM.			-
Consumption Area or Number of seats	N/A			

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at <http://www.municode.com/Library/FL/Key West> under Subpart B.

\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

## Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

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

THE PROJECT IS TO EXPAND THE SECOND FLOOR FOR A MASTER BEDROOM BY BUILDING OVER EXISTING WALLS ON THE NORTH AND SOUTH SIDES. A PORCH ROOF WILL BE DEMOLISHED AND A CANVAS AWNING WILL BE INSTALLED. THIS REDUCES BUILDING COVERAGE TO COMPLY WITH CODE.

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

THE KITCHEN AND COVERED REAR DECK WERE ADDED BY A PREVIOUS OWNER.

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.

THE ALLOWANCE OF THIS VARIANCE WILL BRING BUILDING COVERAGE INTO COMPLIANCE TO A GREATER EXTENT THAN IT IS NOW.

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 APPROVAL OF THIS VARIANCE WILL ALLOW THEM TO MAINTAIN EXISTING SET BACKS, SINCE THIS LOT DOES NOT MEET THE 40 FOOT WIDE CODE REQUIREMENT.

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.

THIS IS A MINIMUM VARIANCE NECESSARY FOR THESE PROPERTY OWNERS. THE WORK THEY ARE DOING WILL BRING THEM INTO COMPLIANCE WITH THE CODE FOR BUILDING COVERAGE

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 REQUESTED WILL NOT BE VISIBLE FROM THE STREET.

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.

NO OTHER LOTS WERE CONSIDERED FOR 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."

IT IS OUR INTENT TO CONTACT ALL NEIGHBORS WHO OBJECT TO THIS VARIANCE. WE WILL REVIEW THE PLANS WITH THE NEIGHBORS AND ADDRESS THEIR CONCERNS

**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

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$400 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



City of Key West

1300 WHITE STREET  
KEY WEST, FLORIDA 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE "X" ZONE	ZONING/DISTRICT HDR 12087C1516K	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:

5 CATHOLIC LANE, KEY WEST

NAME ON DEED:

EMILY BENDER / TYLER CADELL

PHONE NUMBER

305-849-3551

OWNER'S MAILING ADDRESS:

5 CATHOLIC LANE

EMAIL

EMILYMOOREBENDER@GMAIL.COM

KEY WEST, FL. 33040

APPLICANT NAME:

BERT BENDER

PHONE NUMBER

305-296-1347

APPLICANT'S ADDRESS:

BENDER & ASSOC. ARCHITECTS.

EMAIL

BBENDER@BENDERARCHITECTS.COM

410 ANGELO ST., KEY WEST, FL. 33040

APPLICANT'S SIGNATURE:

*[Handwritten Signature]*

DATE

5/10/2023

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS  RELOCATION OF A STRUCTURE  ELEVATION OF A STRUCTURE

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES  NO  INVOLVES A HISTORIC STRUCTURE: YES  NO

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES  NO

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.

GENERAL: THE PROJECT INCLUDES ADDING A SECOND STORY MASTER BEDROOM OVER THE EXISTING KITCHEN, DEMOLITION OF A PORCH ROOF, INSTALLATION OF A POOL AND STORAGE BUILDING, AND THE REPLACEMENT OF ALUMINUM WINDOWS WITH HISTORIC WOOD WINDOWS. NO VARIANCES REQUIRED.

MAIN BUILDING: THE ADDITION FOLLOWS THE KITCHEN BELOW AND REDUCES THE MAIN BUILDING FOOT PRINT

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS TO HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S): A POOL WILL BE ADDED AT THE REAR YARD WITH A STORAGE BUILDING AND POOL EQUIPMENT	
PAVERS: NONE	FENCES: NONE
DECK: A DECK WITH PLASTIC SPACES IS ADDED AT THE REAR	PAINTING: PAINTING OF THE EXTERIOR OF THE HOUSE IS INCLUDED - WHITE FOR BUILDING, GREEN FOR SHUTTERS
SITE (INCLUDING GRADING, FILL, TREES, ETC.): NO SITE WORK IS INCLUDED.	POOLS (INCLUDING EQUIPMENT): A POOL IS SHOWN BUT POOL DRAWINGS WILL BE BY THE POOL CONTRACTOR
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC.): A SPLIT UNIT WILL BE AT THE BEDROOM.	OTHER:

OFFICIAL USE ONLY:		HARC COMMISSION REVIEW		EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION			INITIAL:
REASONS OR CONDITIONS:				
STAFF REVIEW COMMENTS:				
FIRST READING FOR DEMO:		SECOND READING FOR DEMO:		
HARC STAFF SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:		

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.





HARC FEE SCHEDULE FY 2022-2023 - RES. 20-233  
 CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT  
 1300 White Street • Key West, Florida 33040-4602 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

CERTIFICATE OF APPROPRIATENESS PRE-APPLICATION FORM  
 FOR PROJECTS TO BE REVIEWED BY COMMISSION

This form must be submitted with your application

Application Type	Current Fees	Code
<b>Major Projects Base Fee- Commission review projects</b>		
<b>Plus the Following Schedule if The Project Proposes:</b>	\$463.05 ✓	H2
Demolition of non-historic or non-contributing structures	\$115.76 ✓	H4
Demolition of historic or contributing structures	\$231.52	HA
Relocation of a structure on its current site	\$231.52	HB
Relocation of a structure on another site	\$347.28	HC
Request of non-contributing value	\$347.28	HD
Nomination for contributing resource	\$173.63	HE
Nomination for the National Register of Historic Places	\$173.63	HE
Mural Projects	\$115.76	HG
Outdoor Display Exception	\$303.18	
Outdoor Display Exception Extension	\$110.25	
Window Tint/Film Commission Review	\$55.00	
Verification Letter for Historic Status	\$463.05	H9
<b>Economic Hardship Application Fee</b>		
Residential Owner with Homestead	\$17.35	HJ
Residential Owner without Homestead	\$57.87	HK
All Commercial properties	\$115.76	HL
<b>All Fees Will Be Double for All After the Fact Projects</b>	\$ _____ x 2	HF

TOTAL OF APPLICATION FEE: \$ 578.81

Project Address: 5 Catholic Lane

Comments: Existing Elevations, Plans, Proposed Elevations, Survey, Materials, Photos w/ Captions, application (pdf)  
\*Variance for expanding addition needed

Date of Pre-Application Meeting: 5/22/23

By Staff: Enid & Casey

# **PROPERTY 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 00010630-000000  
 Account# 1010928  
 Property ID 1010928  
 Millage Group 10KW  
 Location Address 5 CATHOLIC LN, KEY WEST  
 Legal Description KW PT LOT 1 SQR 56 OR 1-24/25 OR 1189-101 OR 1896-1432/33 OR 2231-2196/97 OR 3108-0545  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/168/25  
 Affordable Housing No



Owner

BENDER EMILY MOORE  
 5 Catholic Ln  
 Key West FL 33040  
 CAUDELL TYLER  
 5 Catholic Ln  
 Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$198,787	\$138,412	\$127,035	\$128,000
+ Market Misc Value	\$1,217	\$1,217	\$1,217	\$1,000
+ Market Land Value	\$590,054	\$405,662	\$398,287	\$398,000
= Just Market Value	\$790,058	\$545,291	\$526,539	\$528,000
= Total Assessed Value	\$790,058	\$146,675	\$144,650	\$141,000
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$790,058	\$121,675	\$119,650	\$116,000

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$405,662	\$138,412	\$1,217	\$545,291	\$146,675	\$25,000	\$121,675	\$398,616
2020	\$398,287	\$127,035	\$1,217	\$526,539	\$144,650	\$25,000	\$119,650	\$381,889
2019	\$398,287	\$128,931	\$1,217	\$528,435	\$141,398	\$25,000	\$116,398	\$387,037
2018	\$396,443	\$128,931	\$1,217	\$526,591	\$138,762	\$25,000	\$113,762	\$387,829

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
SFR LANE (01LN)	2,364.00	Square Foot	25	94

Buildings

Building ID	724	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1924
Building Type	SFR - R1 / R1	Effective Year Built	2008
Gross Sq Ft	1356	Foundation	CONCR FTR
Finished Sq Ft	1104	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	196	Heating Type	
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	16	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	48	0	28
FLA	FLOOR LIV AREA	1,104	1,104	196
OPF	OP PRCH FIN LL	204	0	58
TOTAL		1,356	1,104	282

Hard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1979	1980	6 x 61	1	366 SF	2
BRICK PATIO	1979	1980	5 x 10	1	50 SF	4
WALL AIR COND	1984	1985	0 x 0	1	1 UT	3

Deeds

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/24/2021	\$840,000	Warranty Deed	2327140	3108	0545	01 - Qualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Note
21-2296	12/6/2021	12/17/2021	\$12,060	Residential	
10-2780	8/18/2010	2/15/2011	\$1,500	Residential	Install 700 sqf (7 squares) of 24g Victorian Metals shingles. NOC with applicat
10-2350	7/20/2010	2/15/2011	\$5,500	Residential	REPLACE EXISTING DUPEX OUTLETS & LIGHTS WITH NEW BRING UP TO CC
06-2699	5/3/2006	9/28/2006	\$6,495	Residential	R & R SHEET ROCK & 2 DO
04-2018	6/21/2004	7/28/2004	\$4,000	Residential	INSTALL COOLEY C-3 WHITE PVC SINGLE ON REAR SL
01-2295	6/18/2001	11/20/2001	\$4,000	Residential	REPLACE SIDING 2NC
00-1589	6/12/2000	12/18/2000	\$8,000	Residential	INTERIOR RENOVATIC
99-1762	5/25/1999	8/18/1999	\$5,000	Residential	RENOVATIC

New Tax Info

[View Taxes for this Parcel](#)

etches (click to enlarge)



**AUTHORIZATION  
FORM**

**City of Key West  
Planning Department**



**Authorization Form**  
(Where Owner is a Business Entity)

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

I, EMILY ~~MARRS~~ BENDER - CAUDELL as  
*Please Print Name of person with authority to execute documents on behalf of entity*

OWNER of 5 CATAHOLO LANE  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize BERT BENDER  
*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 person with authority to execute documents on behalf of entity owner*

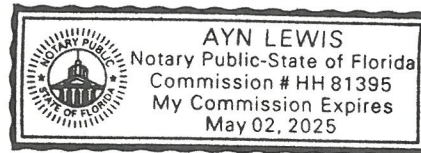
Subscribed and sworn to (or affirmed) before me on this 30 MAY 2023  
*Date*

by EMILY BENDER CAUDELL [Signature]  
*Name of person with authority to execute documents on behalf of entity owner*

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

Ayn Lewis  
*Notary's Signature and Seal*

Ayn Lewis  
*Name of Acknowledger typed, printed or stamped*



HH81395  
*Commission Number, if any*

**VERIFICATION  
FORM**



**City of Key West  
Planning Department  
Verification Form**  
*(Where Applicant is an entity)*

I, EMILY BENDER CAUDELL, in my capacity as OWNER  
(print name) (print position; president, managing member)  
 of 5 Catholic Lane, Key West, FL 33040  
(print name of entity)

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

5 Catholic Lane, Key West, FL 33040  
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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 of Applicant

Subscribed and sworn to (or affirmed) before me on this 30th May 2023 by  
Emily Bender Caudell  
Name of Applicant date

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

Notary's Signature and Seal

Ayn Lewis  
Name of Acknowledger typed, printed or stamped



HH 81395  
Commission Number, if any



**DEED**

Doc # 2327140 Bk# 3108 Pg# 545 Recorded 6/25/2021 at 10:19 AM Pages 3  
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
REC: \$27.00 Deed Doc Stamp \$5,880.00

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: 21-646  
Consideration: \$840,000.00

Parcel Identification No. 00010630-000000

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 24 day of June, 2021 between Michelle M. Jamardo and Anne Marie Noel whose post office address is 175 Primrose Lane, Hayesville, NC 28904 of the County of Clay, State of North Carolina, grantor\*, and Emily Moore Bender and Tyler Caudell, joint tenants with rights of survivorship whose post office address is 5 Catholic Lane, 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:

Part of Lot 11, according to George G. Watson's Subdivision of Lots 1 and 4, Square 56, according to Wm. A. Whitehead's plan of the City of Key West, made in 1829, according to the map or plat thereof as recorded in Deed Book K, Page 22, Public Records of Monroe County, Florida. Commencing 75 feet 4.5 inches from the corner of an alley 25 feet wide on Angela Street and 188 feet 6 inches from Frances Street and running along said Alley in a NW'ly direction 25 feet 1.5 inches; thence in a NE'ly direction 94 feet 3 inches; thence in a SE'ly direction 25 feet 1.5 inches; thence in a SW'ly direction 94 feet, 3 inches, to the Point of Beginning.

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.

DoubleTime®

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:

Geri L. Martin  
Witness Name: GERI L. MARTIN

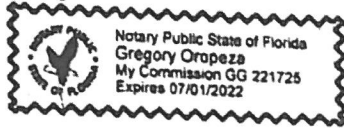
Anne Marie Noel  
Anne Marie Noel

Gregory Oropeza  
Witness Name: Gregory Oropeza


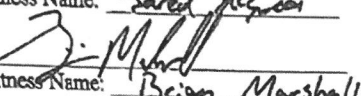
State of FL  
County of MONROE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of June, 2021 by Anne Marie Noel, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Gregory Oropeza  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

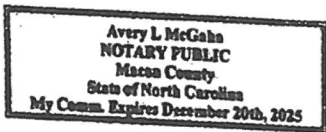
  
 Witness Name: Sarah Johnson  
  
 Witness Name: Brian Marshall

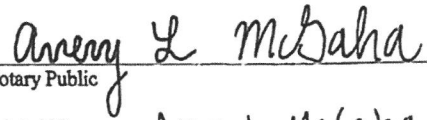
  
 Michelle M. Jamardo

State of NC  
 County of CLAY

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23rd day of June, 2021 by Michelle M. Jamardo, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



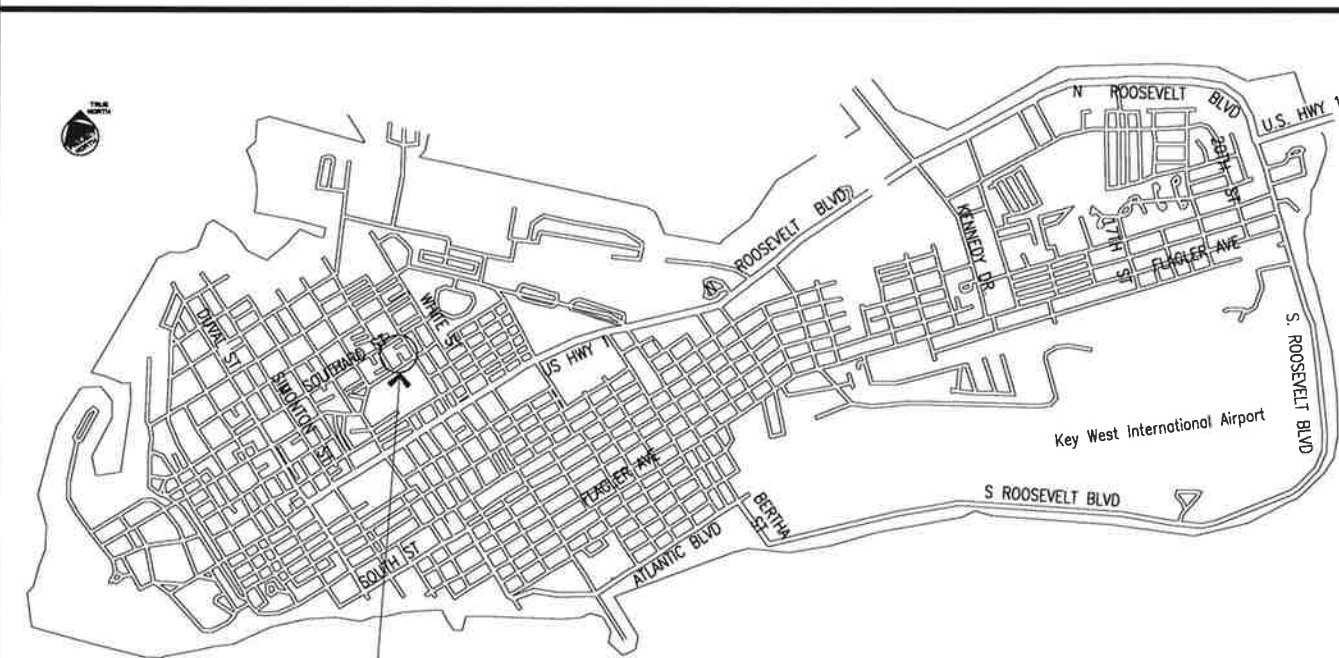
  
 Notary Public  
 Printed Name: Avery L McGaha  
 My Commission Expires: 12-20-2025

# **SITE PLAN**

# CAUDELL HOUSE ADDITION

5 CATHOLIC LANE  
Key West Florida 33040

## SITE MAP - KEY WEST



SITE LOCATION:  
5 CATHOLIC LANE  
KEY WEST, FL 33040

Not to Scale

## PROJECT DIRECTORY

PROJECT: CAUDELL RESIDENCE  
ARCHITECT'S PROJECT No.: 2208

CONTACT: Emily Bender  
Address: 5 Catholic Lane  
Key West Florida, 33040

Tel: --  
Email: --

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.  
Address: 410 Angela Street, Key West, FL 33040  
Tel: (305) 296-1347 Fax: (305) 296-2727  
E-mail: info@benderarchitects.com  
Architect: Bart Bender  
Designer Associate: Ana Catalina Alvarez

DESCRIPTION OF WORK:  
ADDITION OF MASTER BEDROOM AND NEW POOL.

## GENERAL NOTES

- All work shall comply with the 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:  
FLORIDA BUILDING CODE - Building 2020 EDITION  
FLORIDA BUILDING CODE - Existing 2020 EDITION  
FLORIDA BUILDING CODE - Residential 2020 EDITION  
FLORIDA BUILDING CODE - Plumbing 2020 EDITION  
FLORIDA BUILDING CODE - Fuel Gas 2020 EDITION  
FLORIDA BUILDING CODE - Mechanical 2020 EDITION  
FLORIDA BUILDING CODE - Energy Conservation 2020 EDITION  
NATIONAL ELECTRICAL CODE 2020 EDITION  
NFPA 99 LIFE SAFETY CODE w/ Florida Modifications  
2006 EDITION FLORIDA FIRE PREVENTION CODE 2007 EDITION  
NFPA 1 2009 EDITION
- This project is designed in accordance with A.S.C.E. 7-10 to resist wind loads of 180 mph (3 second gust) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.
- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slopes all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

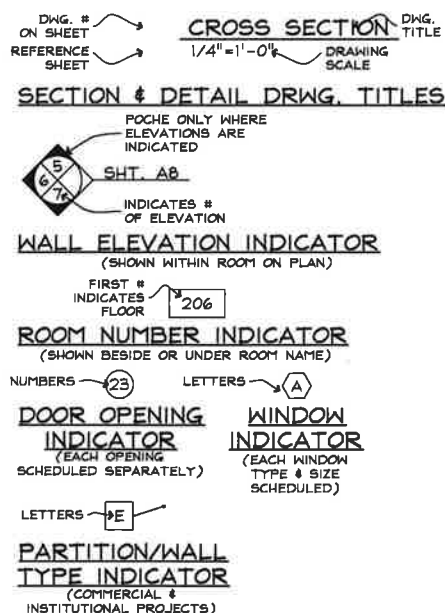
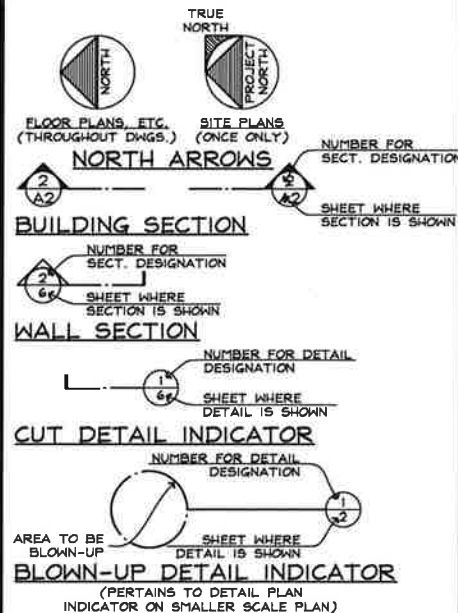
## FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not, either, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.  
Specific Authority: 481.226, 481.221 FS. Law Implemented: 481.221, 481.225(1)(a), (a), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-84, Formerly 21B-16.03, Amended 11-21-94, 4-18-00.

## ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPERTY LINE
CL	CENTER LINE	PLM	PLASTIC LAMINATE
CLG	CEILING	PLF	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL	COLUMN	PT	CCA PRESSURE TREATED POINT
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE
DBL	DOUBLE	R	RADIUS (OR) RISER
DIAG	DIAGONAL	R/A	RETURN AIR
DS	DOWNSPROUT	REBAR	STEEL REINF. BAR
DTL	DETAIL	REFR.	REFRIGERATOR
DWR	DRAWER	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SS	STAINLESS STEEL
EL	ELEVATION	SPEC	SPECIFICATION
ELEC	ELECTRIC	T	TYPICAL
EQ	EQUAL	TYP	TYPICAL
EXH	EXHAUST	UNO	UNLESS NOTED OTHERWISE
FV	FIELD VERIFY	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GI	GALVANIZED IRON	WD	WOOD
HORZ	HORIZONTAL	WHF	WELDED WIRE FABRIC
HWA	HARDWARE	WH	WATER HEATER
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

## SYMBOLS LEGEND



## MATERIAL DESIGNATIONS

- CONCRETE MASONRY UNITS IN PLAN
- CONC., STUCCO, PLASTER IN ELEV./POURED CONC. IN PLAN
- METAL IN ELEVATION
- METAL IN SECTION
- FINISH WOOD IN ELEV. & IN SECTION
- DIMENSION LUMBER IN SECTION (CONTINUOUS)
- WOOD BLOCKING IN SECTION (DISCONTINUOUS)
- GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
- EARTH, NATURAL SUBSTRATE
- GRAVEL, AGGREGATE BASE COURSE, FILL
- FIBERGLASS BATT INSULATION
- RIGID INSULATION

## PARTITIONS & WALLS

- CONCRETE MASONRY UNITS
- POURED CONCRETE
- WOOD FRAME
- METAL STUDS
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

## SHEET INDEX

### SHEET INDEX

- C. COVER
- A1. SITE PLAN, SURVEY, PROJECT STATISTICS.
- A2. FIRST & SECOND FLOOR PLAN, FIRST & SECOND DEMOLITION PLAN
- A3. EXTERIOR ELEVATIONS
- A4. FRAMING PLANS, MECHANICAL & ELECTRICAL NOTES
- A5. DETAILS, ELECTRICAL SCHEDULES
- A6. POOL PLAN, DETAILS

CAUDELL HOUSE ADDITION  
5 CATHOLIC LANE  
KEY WEST, FLORIDA

410 Angela Street  
Key West, Florida 33040  
Telephone (305) 296-1347  
Facsimile (305) 296-2727  
Florida License AIC0002022

Bender & Associates  
ARCHITECTS  
P.A.

Project No. 2208  
SITE MAP KEY WEST  
PROJECT DIRECTORY  
GENERAL NOTES  
SYMBOLS LEGEND  
SHEET INDEX

Date: 05/09/2023

C

OF

**NOTES:**  
 1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.  
 4. Street address: 5 Catholic Lane, 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. Date of field work: June 17, 2021.  
 9. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** Part of Lot 11, according to George F. Watson's Subdivision of Lots 1 and 4, Square 56, according to Wm. A. Whitehead's plan of the City of Key West, made in 1829. Said Subdivision is recorded in Book "K" pages 23, 23 and 24, on the 6th day of March, 1880. Commencing 75 feet 4 1/2 inches from the corner of an alley 25 feet wide on Angela Street and 188 feet 6 inches from Frances Street and running along said alley in a NWly direction 25 feet 1 1/2 inches; thence in a NKly direction 94 feet 3 inches; thence in a SKly direction 25 feet 1 1/2 inches; thence in a SWly direction 94 feet, 3 inches to the Place of Beginning.

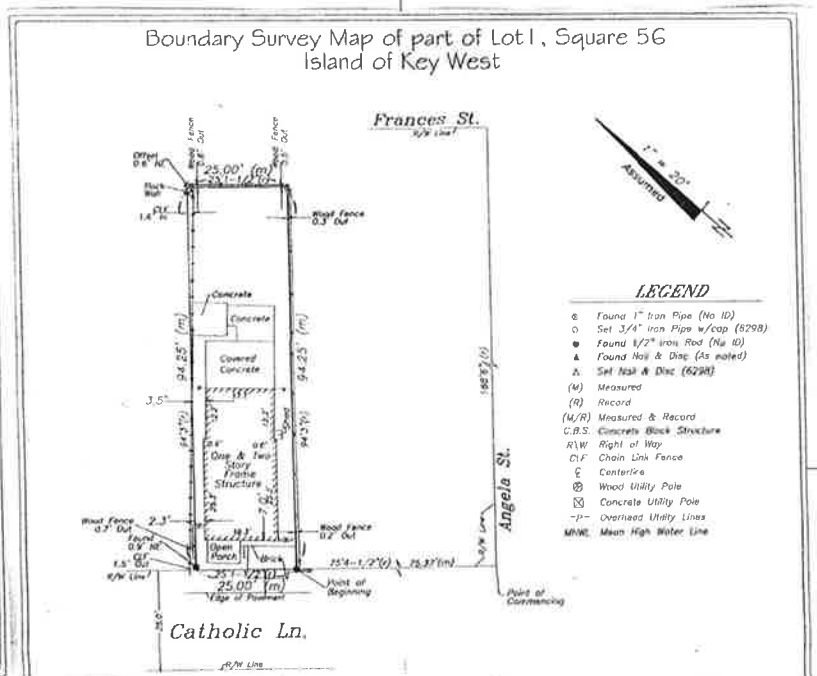
**BOUNDARY SURVEY FOR:** Carl Bondar, Emily Bender and Tyler Caudell; Trust Bank; Oropeza Stones Cardenas, PLLC; Old Republic National Title Insurance Company;

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 53-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**J. LYNN O'FLYNN, INC.**  
 J. Lynn O'Flynn, P.S.M.  
 Florida Reg. #8298  
 June 17, 2021

**THIS SURVEY IS NOT ASSIGNABLE**

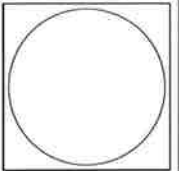
**J. LYNN O'FLYNN, Inc.**  
 Professional Surveyor & Mapper  
 P.S. #506  
 1430 Duck Ave., Key West, FL 33040  
 (305) 894-7422 FAX (305) 296-2214



**PROJECT STATISTICS**

	REQUIRED	EXISTING	PROPOSED
779A FLOOD ZONE	XXXX		
ZONING DESIGNATION	XXXX		
LOT SIZE	2,257 SF		
OCCUPANCY	RESIDENCE		
BUILDING COVERAGE	1,178 SF	876 SF	1,027 SF
PERVIOUS SURFACE	1,414 SF	976 SF	1,027 SF
PERVIOUS SURFACE	ST. Y601		
FRONT SETBACK	5' MIN	5'	NO CHANGE
SIDE SETBACK	5' MIN	2.5' NORTH	NO CHANGE
REAR SETBACK	20' MIN	4.0' SOUTH	NO CHANGE
REAR SETBACK	20' MIN	5.8' / 5' POOL	
OPEN SPACE (35%)	825 MIN	1200 SF	1200 SF

CAUDELL HOUSE ADDITION  
 5 CATHOLIC LANE  
 KEY WEST, FLORIDA

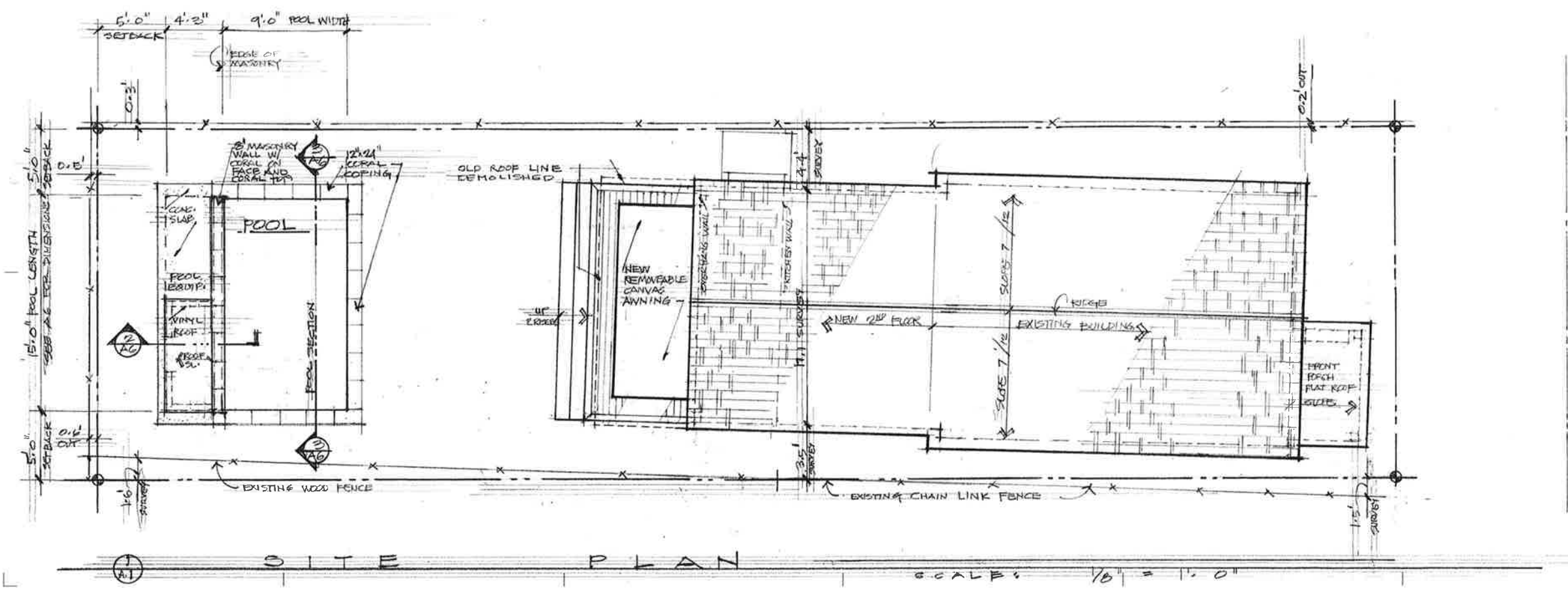


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 Facsimile (305) 286-2927  
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 ARCHITECTS  
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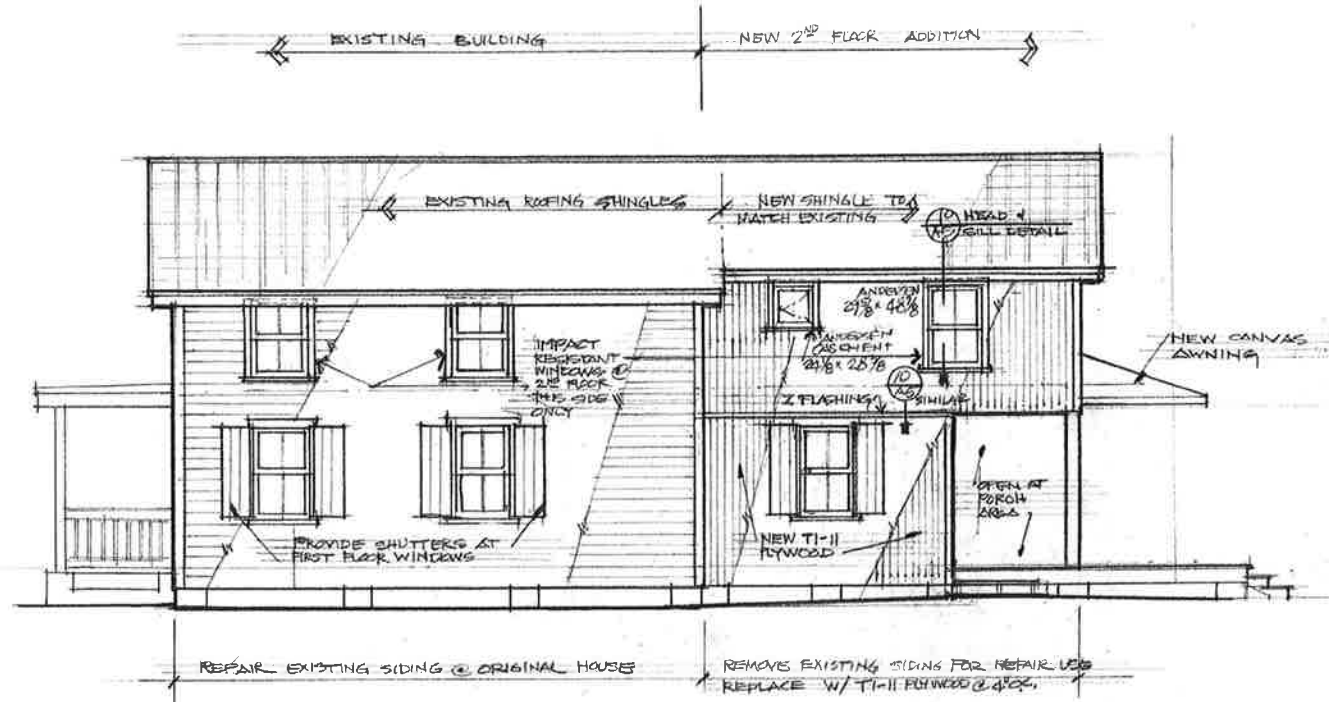
Project # 2208  
 SITE PLAN  
 Date: 05/09/2023

A1  
 OF

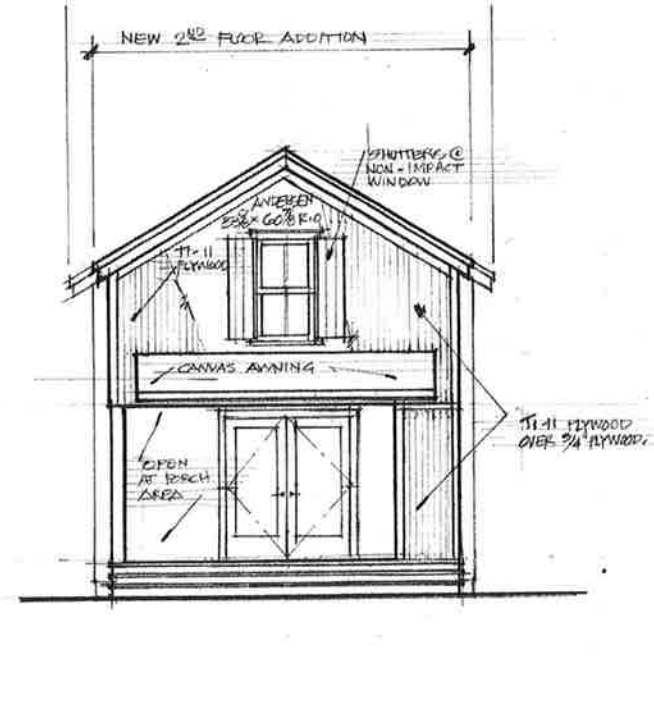




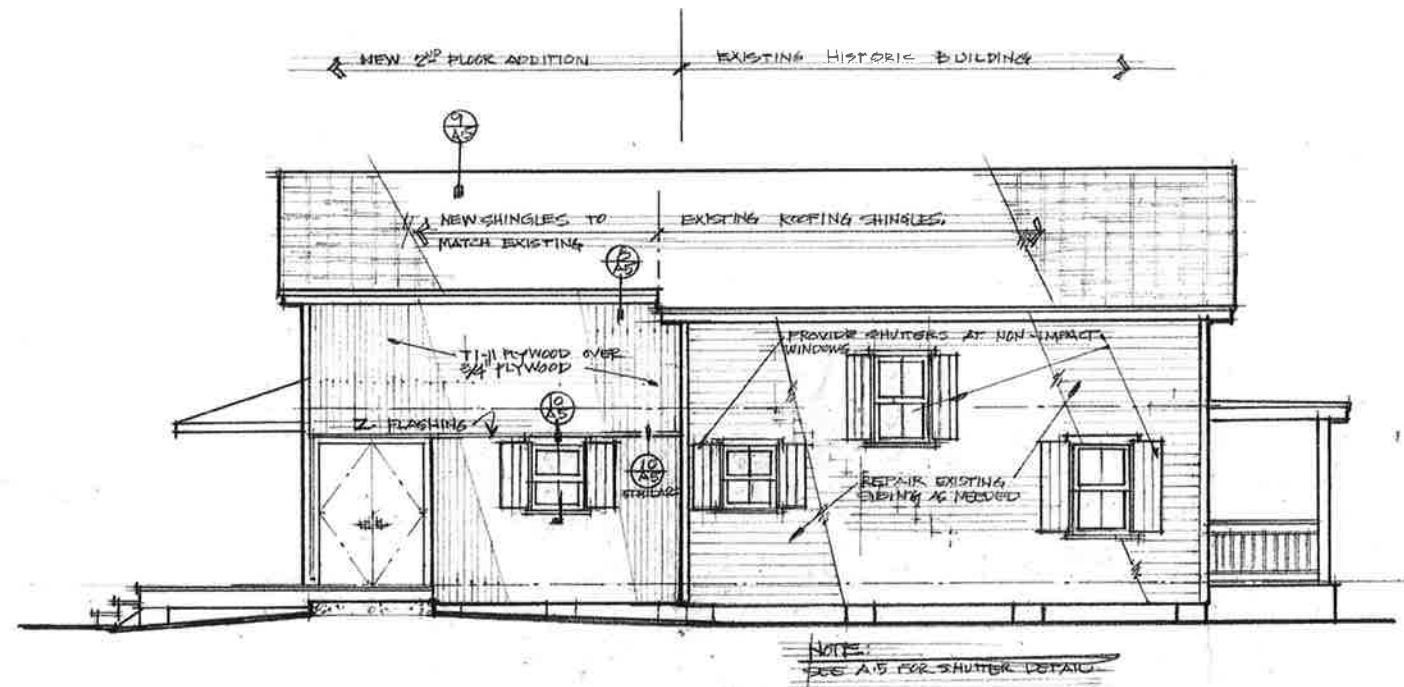




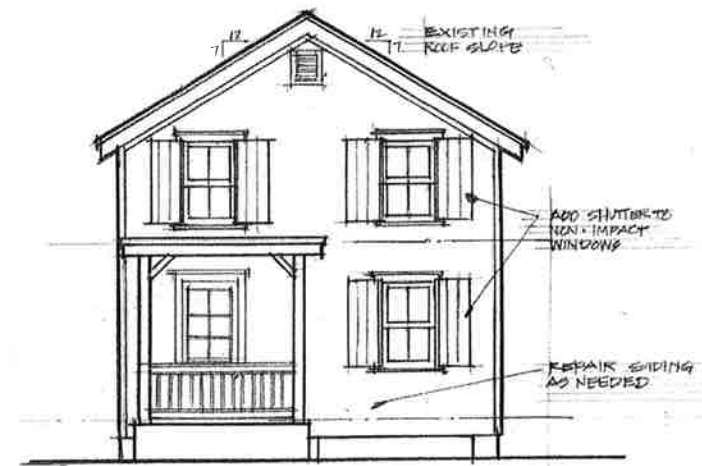
4 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



5 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



6 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



7 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

CAUDELL HOUSE ADDITION  
5 CATHOLIC LANE  
KEY WEST, FLORIDA

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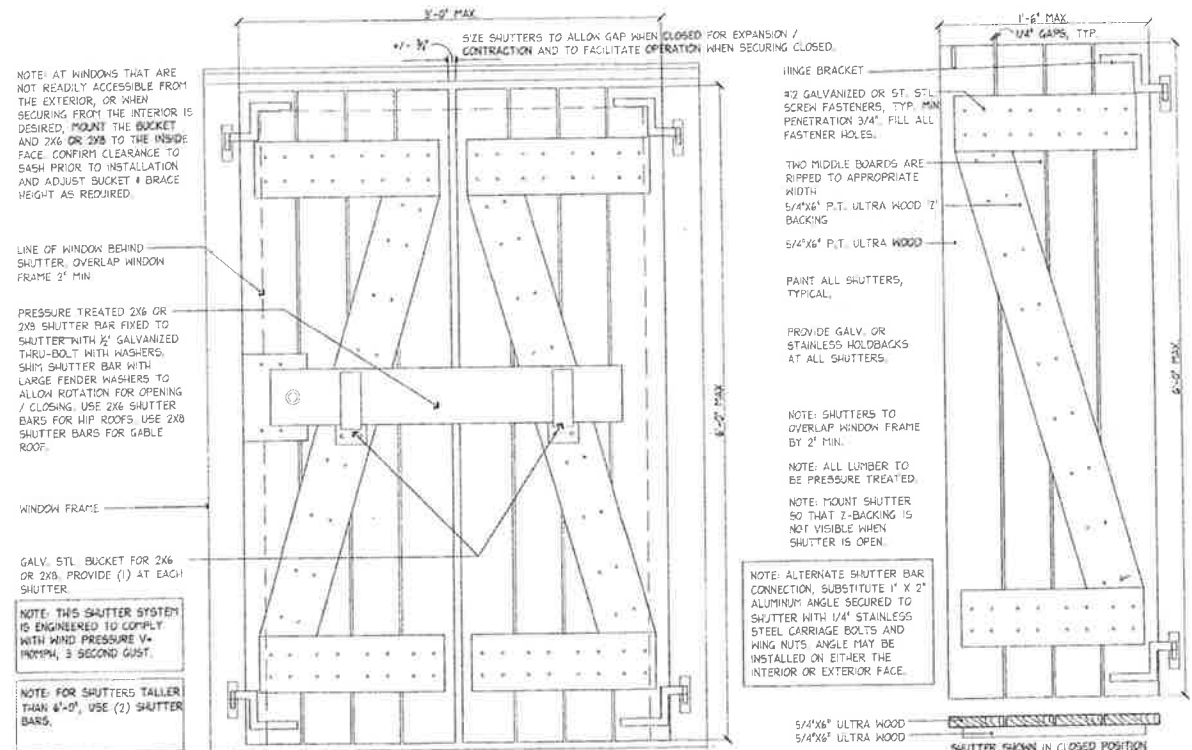
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EXTERIOR ELEVATIONS  
Date: 05/07/2023

A3  
OF



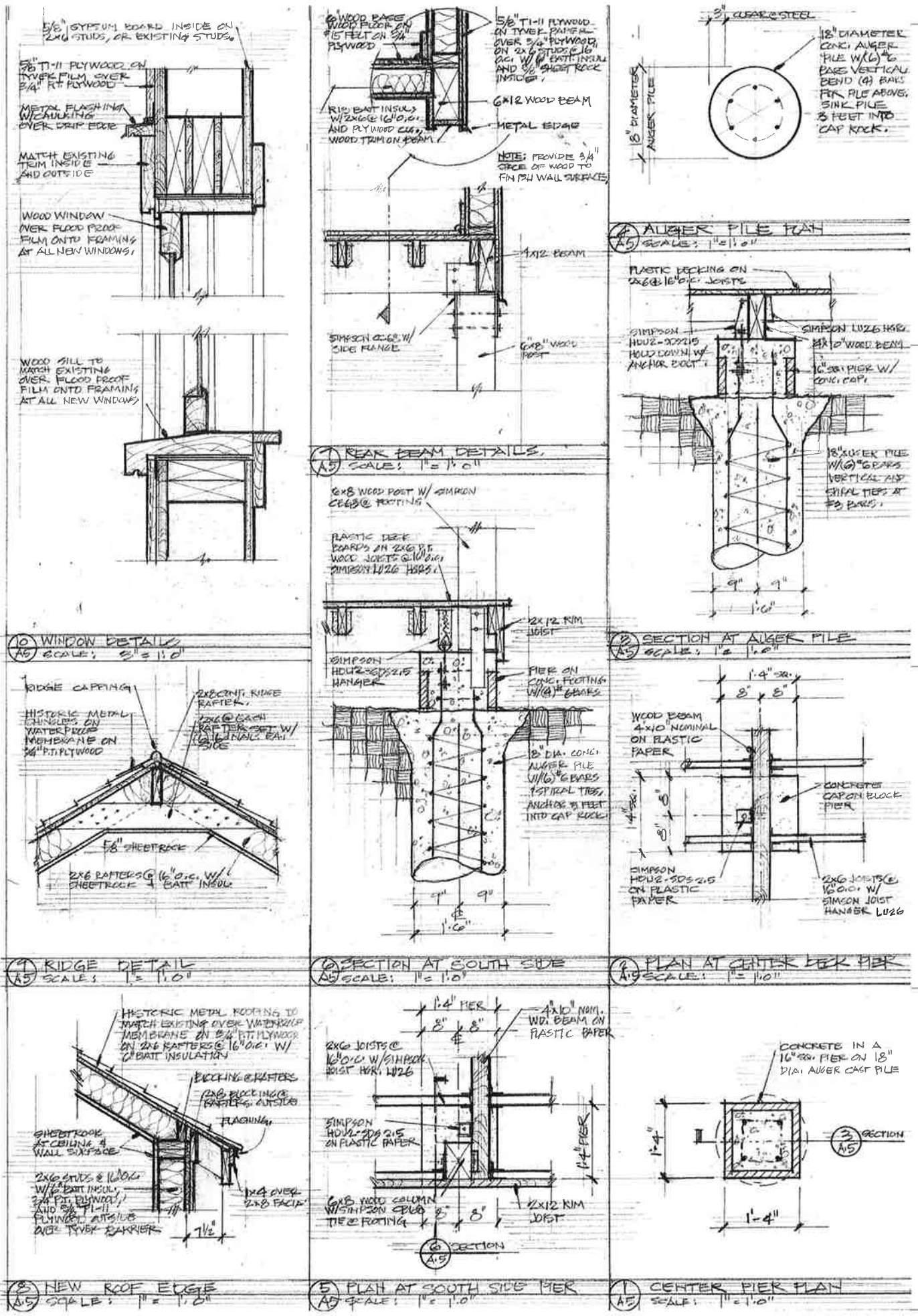
PANEL SCHEDULE									
NEW ELECTRICAL PANEL (REPLACES OLD)									
240/120V, 1 PH, 3 WIRE, 200 AMP MAIN LUGS ONLY									
CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (V/A)	CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (V/A)
1	SURGE BREAKER				2	ELECTRIC JUNG			
3	BREAKER				4				
5	BREAKER	20	1		6	UNLABELED			30
7	BREAKER	20	1		8				2
9	BACK BEDROOM POWER				10	BREAKERS			20
11	A/C BACK BEDROOM	20	1		12				20
13	BREAKER	20	1		14				20
15	WATER HEATER	30	1		16				20
17					18				20
19	A/C	30	1		20				20
21					22				20
23	(NEW) POOL PANEL	60	1		24				20
25	(CONFIRM W/ POOL)				26				20
27	(NEW) A/C OUTSIDE	30	1		28				20
29					30				20
31	(NEW) A/C INDOOR	20	1		32	(NEW) MASTER BEDROOM			20
33	(NEW) BATHROOM LIGHTS	20	1		34	(NEW) RECEPTACLES			20
35	(NEW) BATH RECEPTACLES	20	1		36	(NEW) BATH RECEPTACLES			30
37	(NEW) WASHER	20	1		38				2
39					40				

PANEL SCHEDULE									
POOL PANEL									
CONFIRM W/ POOL SUBCONTRACTOR									
CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (V/A)	CRC'T	DESCRIPTION	BRK'R	POLE	LOAD WATTS (V/A)
1					2				
3					4				
5					6				
7					8				
9					10				
11					12				
13					14				
15					16				
17					18				
19					20				



12 SHUTTER ELEVATION ALTERNATE I SCALE: 1/2" = 1'-0"

11 SHUTTER PLAN / ELEVATION SCALE: 1/2" = 1'-0"



CAUDELL HOUSE ADDITION  
5 CATHOLIC LANE  
KEY WEST, FLORIDA

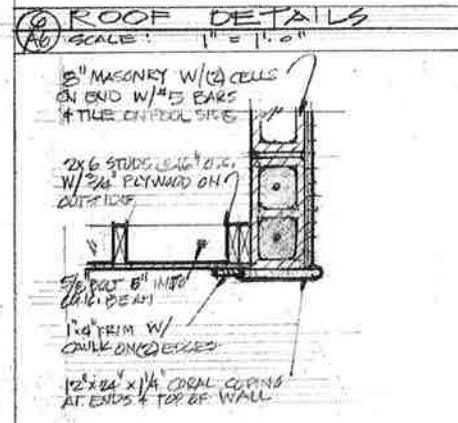
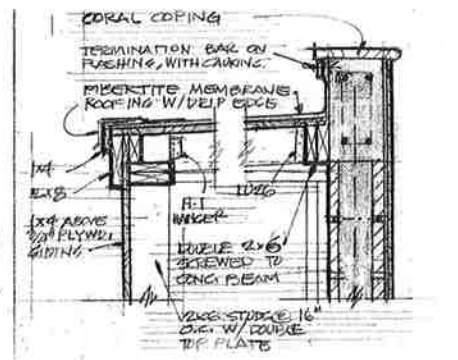
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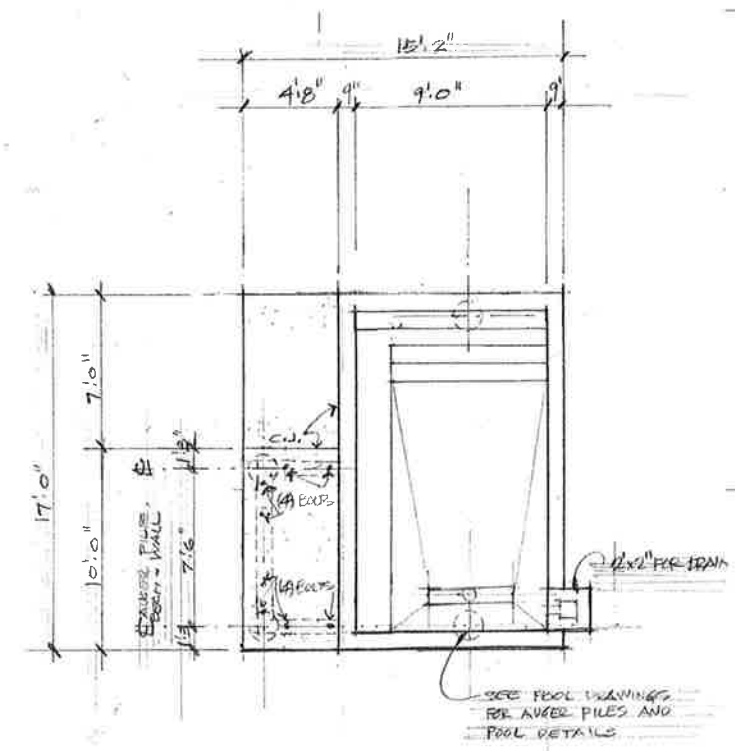
Project No. 2208  
DETAILS

Date: 05/09/2023

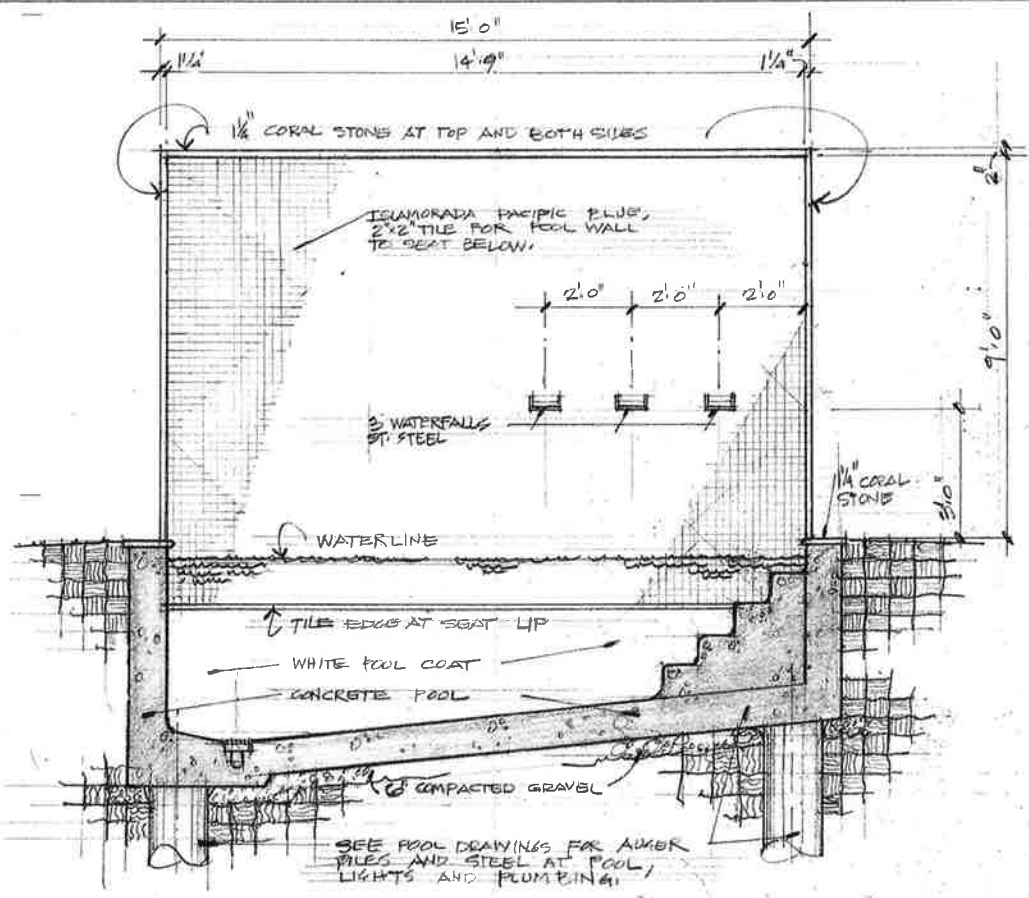
A5



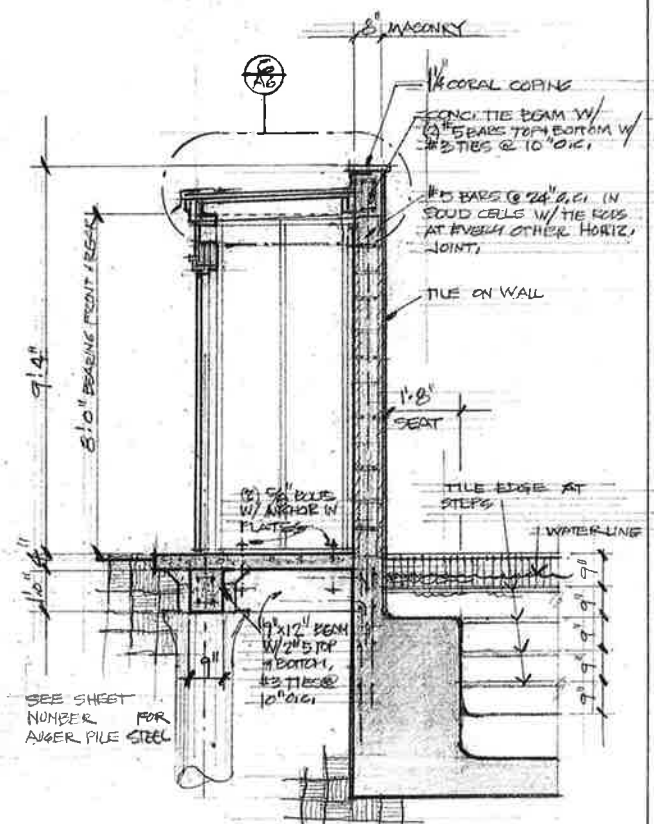
④ CORNER DETAIL SCALE: 1" = 1'-0"



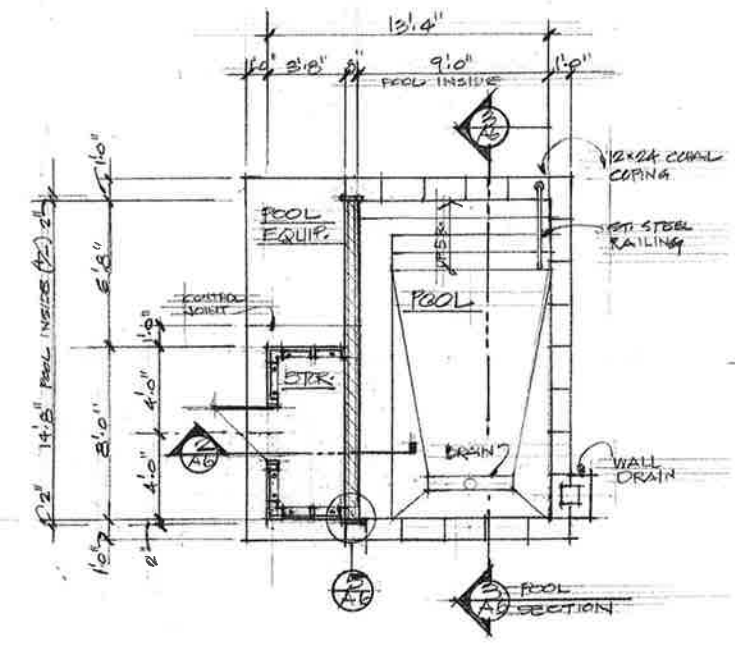
④ FOUNDATION PLAN AT POOL SCALE: 1/4" = 1'-0"



② SECTION AT POOL SCALE: 1/2" = 1'-0"



③ SECTION AT STORAGE ROOM SCALE: 1/2" = 1'-0"



① FLOOR PLAN AT POOL SCALE: 1/4" = 1'-0"

CAUDELL HOUSE ADDITION  
5 CATHOLIC LANE  
KEY WEST, FLORIDA

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Bender & Associates  
ARCHITECTS  
P.A.

Project No. 2228  
POOL PLAN, DETAILS  
Date: 05/09/2023

A6

# PHOTOS



5 CATHOLIC LANE  
EXISTING FRONT ELEVATION o. 26 MAY 2023

26 MAY 2023  
EXISTING REAR  
5 CATHOLIC LANE



RIGHT SIDE OF 5 CATHOLIC LANE



REAR OF 5 CATHOLIC LANE

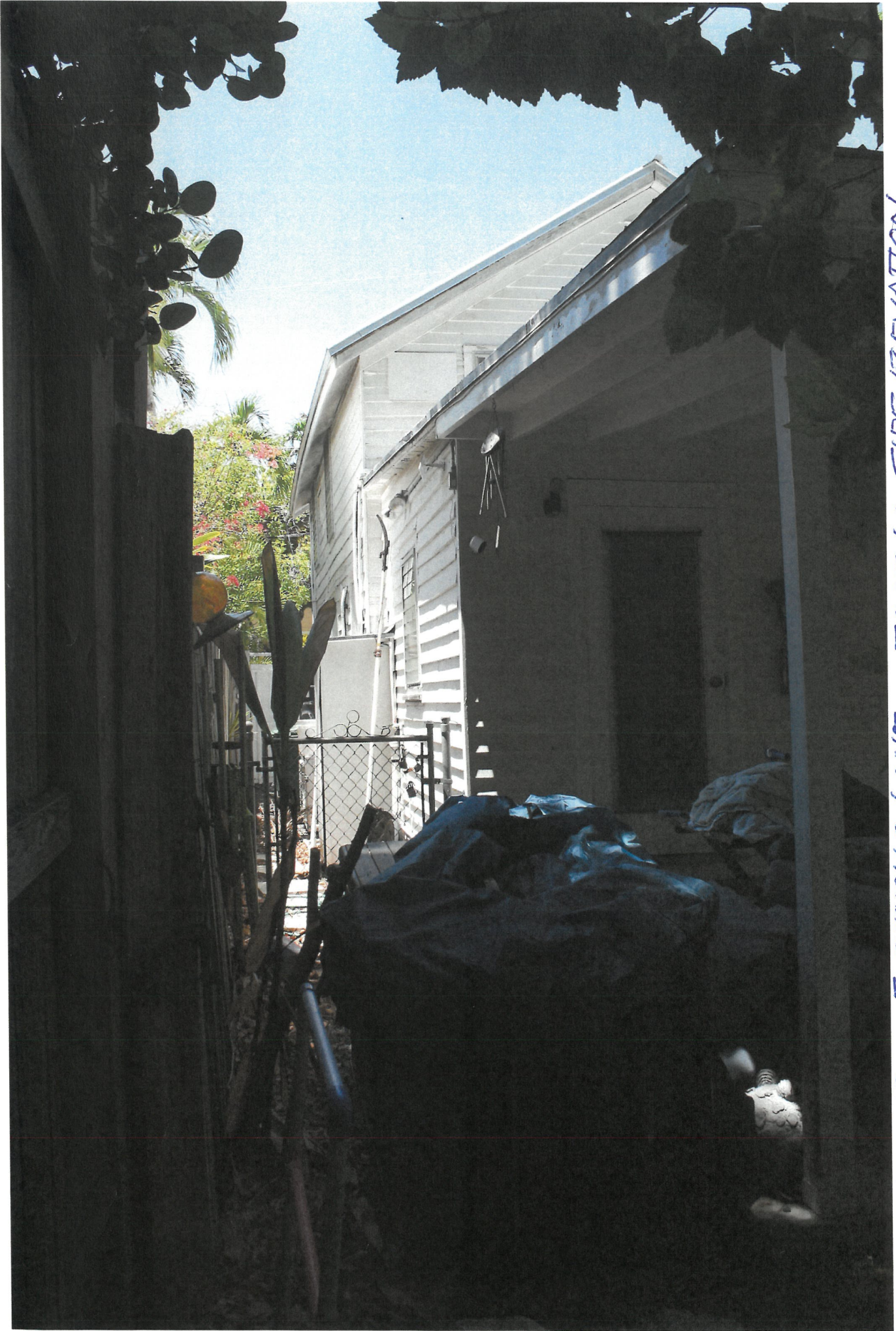


5 CATHOLIC LANE



LEFT SIDE OF 5 CATHOLIC LANE





26 MAY 2023 • SCATHOLIC CANE • EXISTING SIDE ELEVATION.