

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

~~* missing survey~~
~~* missing auth form~~

RECEIVED
FEB 03 2024
BY: AM

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: 3509 Eagle Avenue Key West FL

Zoning District: IS

Real Estate (RE) #: 000 532 50 - 000 000

Property located within the Historic District? Yes No

APPLICANT:

Owner Authorized Representative

Name: Carlos Rojas Mailing Address: 2012 Roosevelt Dr

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305 923 3567 Office: _____ Fax: _____

Email: Architect kw@Hotmail.com

X PROPERTY OWNER: (if different than above)

Name: Joseph Fixer, Trustee Mailing Address: 3509 Eagle Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 406 570 6735 Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Construct a carport

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

210 sqft over allowed Building coverage.
exist 2742 allow 2772 required 2982 DIFF = 210
Add 240 ~~Add 240~~

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	IS			
Flood Zone				
Size of Site	7920			
Height				
Front Setback				
Side Setback	See Site Data table C)			
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.**

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.

Property subject to 50% rule. prevents enlarging structural area. carport is an accessory structure unrelated to FEMA.

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

No actions or negligence present

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.

carports are allowed in the subdivision

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.

Literal interpretation would prohibit carport over 210 sqft

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

only one variance item of 210 sqft is requested.

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.

CARPORTS ARE ALLOWED + DO EXIST IN THE SUBDIVISION

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 PROPERTY IS MENTIONED IN THIS APPLICATION

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." \$2899.34
- Pre-application meeting form 12-21-22 Jordan
- 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 online
- 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

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 00053250-000000
 Account# 1053864
 Property ID 1053864
 Millage Group 10KW
 Location 3509 EAGLE Ave, KEY WEST
 Address
 Legal KW FWDN SUB PLAT 1 PB1-155 PT LOT 9 AND ALL LOT 10 SQR 11 G27-303 OR420-409/410 OR766-409 OR767-1700 OR837-2425(AGRMT) OR909-2458 OR909-2459 OR1175-692/693 OR3065-527 OR3192-0385
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6223
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Key West Foundation Co's Plat No 1
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

FABER JOSEPH REVOCABLE TRUST 01/18/2005
 C/O JOSEPH FABER TRUSTEE
 3509 EAGLE AVENUE
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$431,265	\$369,145	\$323,063	\$271,076
+ Market Misc Value	\$10,937	\$11,035	\$11,133	\$11,230
+ Market Land Value	\$605,405	\$472,349	\$322,661	\$312,682
= Just Market Value	\$1,047,607	\$852,529	\$656,857	\$594,988
= Total Assessed Value	\$1,047,607	\$852,529	\$656,857	\$240,300
- School Exempt Value	\$0	(\$25,000)	\$0	(\$25,000)
= School Taxable Value	\$1,047,607	\$827,529	\$656,857	\$215,300

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$472,349	\$369,145	\$11,035	\$852,529	\$852,529	\$25,000	\$827,529	\$0
2021	\$322,661	\$323,063	\$11,133	\$656,857	\$656,857	\$0	\$656,857	\$0
2020	\$312,682	\$271,076	\$11,230	\$594,988	\$240,300	\$25,000	\$215,300	\$354,688
2019	\$312,682	\$259,936	\$11,328	\$583,946	\$234,898	\$25,000	\$209,898	\$349,048
2018	\$286,070	\$259,936	\$11,268	\$557,274	\$230,519	\$25,000	\$205,519	\$326,755

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)	7,920.00	Square Foot	66	120

Buildings

Building ID	4314	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1958
Building Type	S.F.R. - R1 / R1	Effective Year Built	2019
Building Name		Foundation	CONCR FTR
Gross Sq Ft	2985	Roof Type	GABLE/HIP
Finished Sq Ft	2158	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	CONC ABOVE GRD
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	262	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	3	Grade	550
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,158	2,158	0
PTO	PATIO	803	0	0
SBF	UTIL FIN BLK	24	0	0
TOTAL		2,985	2,158	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
LC UTIL BLDG	1976	1977	0 x 0	1	395 SF	2
CONC PATIO	1983	1984	12 x 53	1	636 SF	2
WALL AIR COND	1987	1988	0 x 0	1	3 UT	1
FENCES	1994	1995	6 x 25	1	150 SF	2
FENCES	1994	1995	4 x 376	1	1504 SF	2
TILE PATIO	2003	2004	7 x 19	1	133 SF	1
BRICK PATIO	2012	2013	28 x 16.5	1	462 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/29/2022	\$1,250,000	Warranty Deed	2389773	3192	0385	01 - Qualified	Improved		
12/23/2020	\$800,000	Warranty Deed	2296565	3065	527	01 - Qualified	Improved		
6/1/1991	\$150,000	Warranty Deed		1175	692	Q - Qualified	Improved		
5/1/1984	\$91,000	Warranty Deed		909	2459	Q - Qualified	Improved		
7/1/1978	\$56,700	Conversion Code		767	1700	Q - Qualified	Improved		

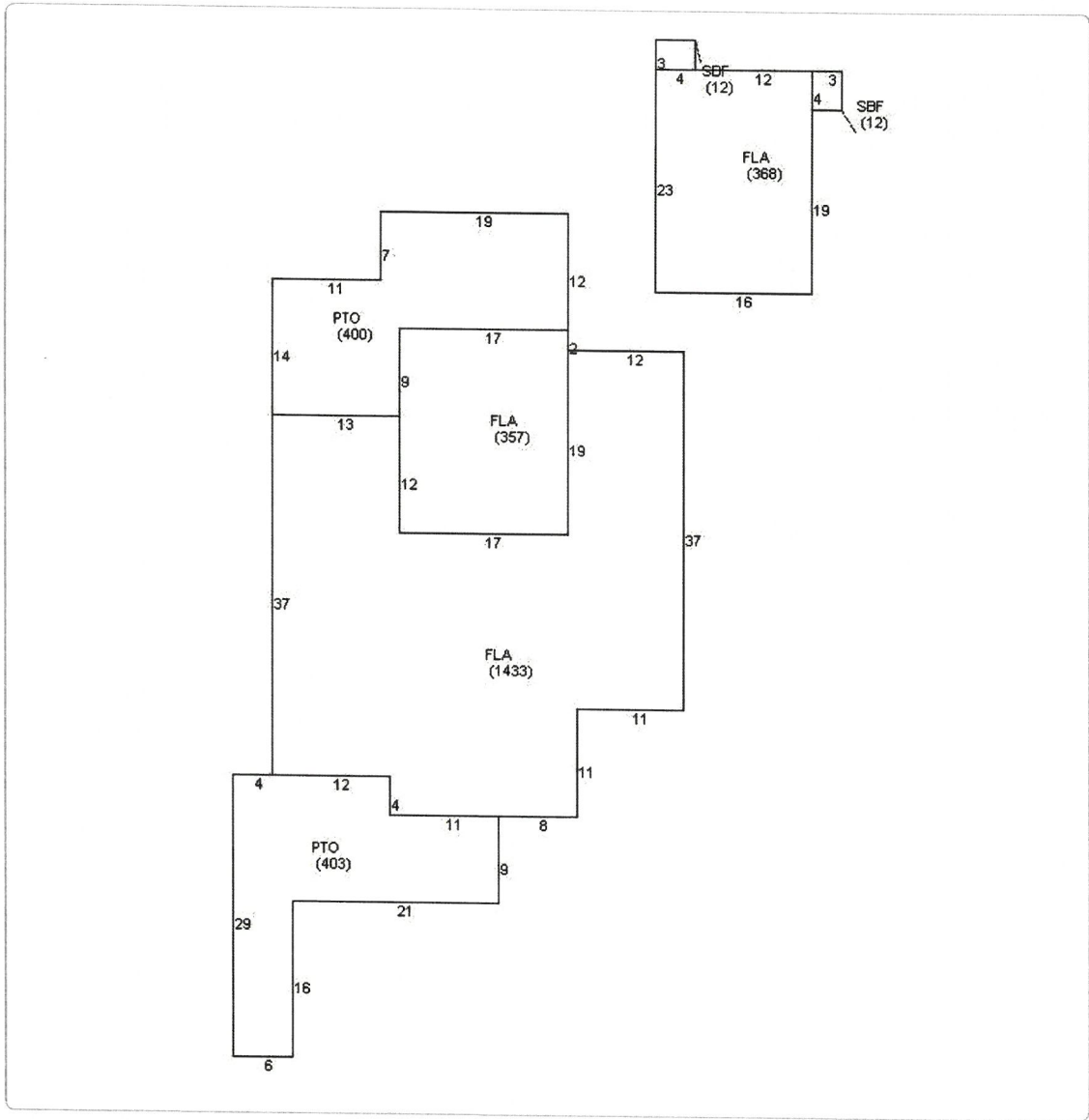
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-3430	12/21/2023		\$6,000	Residential	Sanitary sewer remove and reinstall, water line remove... Water line remove and reinstall
23-2520	12/5/2023		\$165,200	Residential	Exterior renovation by architect drawings, plumbing provided be Petti the plumber LLC, electrical by Alpha electric LLC, roof sheeting by others, windows and doors permit application will be submitted later. We are separating cost of exterior renovation and interior renovation, also main house and cottage. Main house exterior - \$152,000.00 Cottage exterior \$13,200.00 Change in job value from 255,000 to 165,200
23-2348	8/15/2023		\$5,000	Residential	demolition of deck, concrete slab, shed, pavers removal
23-2349	8/15/2023		\$7,500	Residential	replace or repair louver fence on side of property, picket fence on back of property 6' high about 60' long,
2021-0370	5/19/2021	8/5/2022	\$900	Residential	REPLACE 2 4X4 FENCE POSTS, REPLACE A PORTION OF DECKING BOARDS. FIXING STUCCO, ABOUT 30" X 18"
12-1227	4/13/2012	5/16/2013	\$2,500	Residential	INSTALL SAND SET BRICK PAVER PATIO 479 S.F.
03-2351	7/3/2003	7/29/2003	\$650	Residential	ELECTRICAL
03-1468	4/28/2003	7/29/2003	\$5,000	Residential	PLUMBING
03-0161	1/28/2003	7/29/2003	\$400	Residential	BUILD DECK
99-2736	8/5/1999	11/2/1999	\$5,000	Residential	NEW ROOF

View Tax Info

[View Taxes for this Parcel](#)

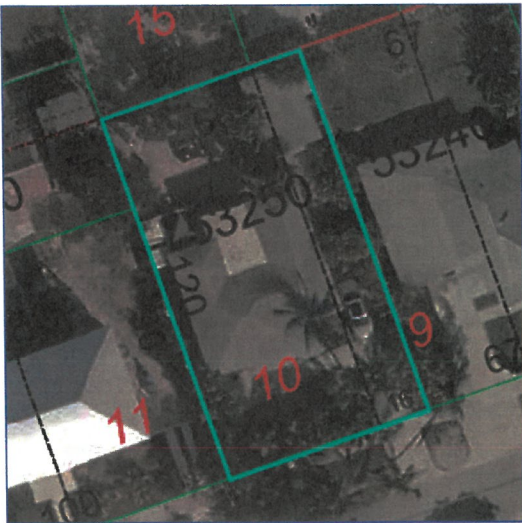
Sketches (click to enlarge)



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: 2/7/2024, 4:58:35 AM](#)

Contact Us

Developed by
 **Schneider**
GEOSPATIAL

**AUTHORIZATION
FORM**

City of Key West
Planning Department

RECEIVED
FEB 12 2024
BY: AM



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, JOSEPH FABER authorize
Please Print Name(s) of Owner(s) as appears on the deed

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature] _____
Signature of Owner *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 02/12/2024
Date

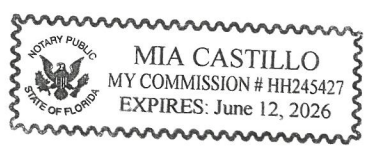
by Joseph Faber
Name of Owner

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

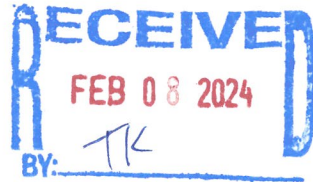
[Signature]
Notary's Signature and Seal

Mia Castillo
Name of Acknowledger typed, printed or stamped

HH245427
Commission Number, if any



**VERIFICATION
FORM**



Received not reviewed

City of Key West
Planning Department
Verification Form

(Where Authorized Representative is an individual)

I, Carlos Rojas, 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:

3509 Eagle Avenue Key West
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.

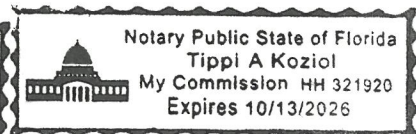
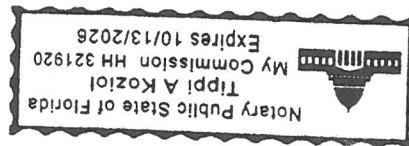
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

X [Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2-8-24 by
Carlos Rojas
Name of Authorized Representative
date

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

[Signature]
Notary's Signature and Seal



Tippi A. Koziol
Name of Acknowledger typed, printed or stamped

HH 321920
Commission Number, if any

DEED

Prepared by and return to:

Richard J. McChesney
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 64-22.00391 RM
Will Call No.:

\$1,250,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 29th day of August, 2022 between Nicole White, a single woman whose post office address is 605 Wildberry Lane, Tryon, NC 28782, grantor, and Joseph Faber as Trustee of the Josph Faber Revocable Trust dated January 18, 2005 whose post office address is 3509 Eagle Avenue, 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:

On the Island of Key West and known - on the Key West Foundation's Company Plat No. 1, according to the map or plat thereof as recorded in Plat Book 1, Page 155, of the Public Records of Monroe County, Florida - as Lot 10, Block 11;
AND ALSO a part of Lot 9 in Block 11 of the same Plat; said part of Lot 9 being more particularly described as follows:
Commencing at a point on Avenue E (a/k/a Avenue Eagle) a distance of 150 feet from the corner of Avenue East and 17th Street, and running along Avenue E (a/k/a Avenue Eagle) in a Northeasterly direction, 16 feet; thence at right angles in a Northwesterly direction 120 feet; thence at right angles in a Southwesterly direction 16 feet; thence at right angles in a Southeasterly direction 120 feet to the Point of Beginning.

Parcel Identification Number: 00053250-000000

SUBJECT TO: Taxes for the current and subsequent years.
SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

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, 2021.

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:

Melkhiah Chisem
Witness Name: Melkhiah Chisem

Crystal M. Holmes
Witness Name: Crystal M Holmes

Nicole White (Seal)
Nicole White

State of North Carolina
County of Polk

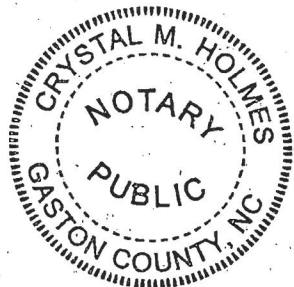
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of August, 2022 by Nicole White, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Crystal M. Holmes
Notary Public

Printed Name: Crystal M Holmes

My Commission Expires: April 12, 2026



SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S77°05'46"W ASSUMED ALONG
THE CENTERLINE OF EAGLE AVENUE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

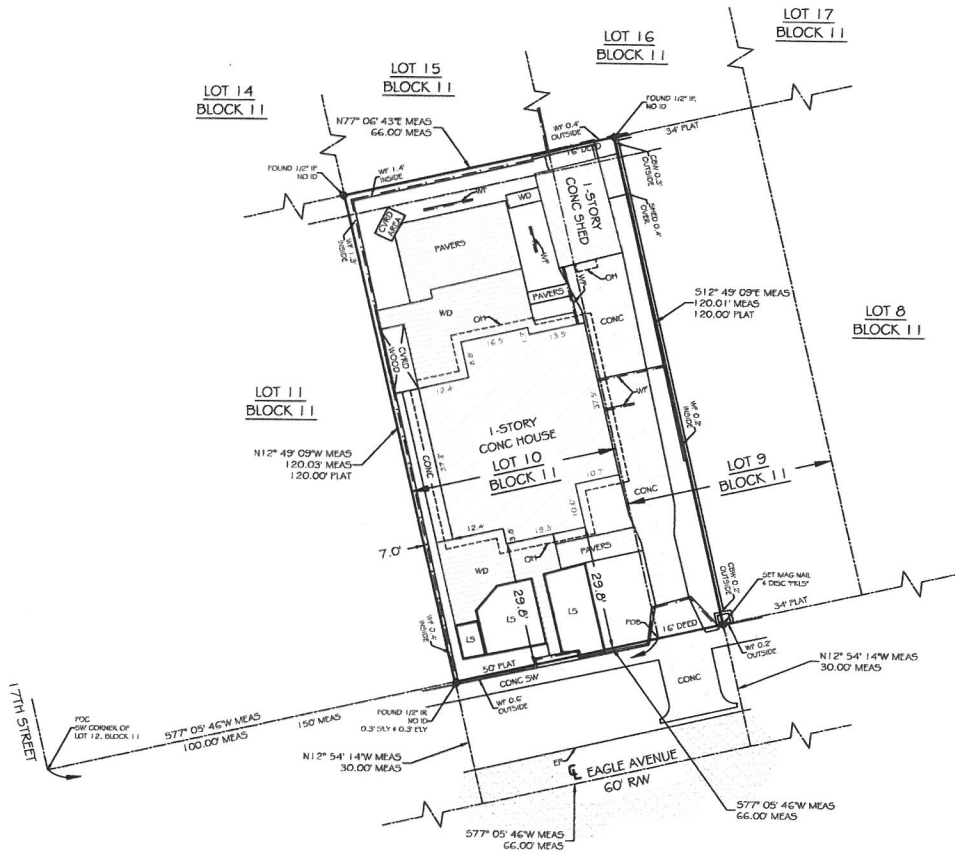
ADDRESS:
3509 EAGLE AVENUE
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12067C-1509K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 7

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 34-167S-R25E



CERTIFIED TO -

NICOLE WHITE;
UNITED WHOLESALE MORTGAGE;
OROPEZA STONES & CARDENAS;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL TO THAT OF THE DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

1" = NEAREST DIMENSION	50' = FIFTY FEET	1" = ONE INCH	1" = ONE INCH
2" = TWO INCH	75' = SEVENTY FIVE FEET	1" = ONE INCH	1" = ONE INCH
3" = THREE INCH	100' = ONE HUNDRED FEET	1" = ONE INCH	1" = ONE INCH
4" = FOUR INCH	150' = ONE FIFTY FEET	1" = ONE INCH	1" = ONE INCH
5" = FIVE INCH	200' = TWO HUNDRED FEET	1" = ONE INCH	1" = ONE INCH
6" = SIX INCH	250' = TWO FIFTY FEET	1" = ONE INCH	1" = ONE INCH
7" = SEVEN INCH	300' = THREE HUNDRED FEET	1" = ONE INCH	1" = ONE INCH
8" = EIGHT INCH	350' = THREE FIFTY FEET	1" = ONE INCH	1" = ONE INCH
9" = NINE INCH	400' = FOUR HUNDRED FEET	1" = ONE INCH	1" = ONE INCH
10" = TEN INCH	450' = FOUR FIFTY FEET	1" = ONE INCH	1" = ONE INCH
11" = ELEVEN INCH	500' = FIVE HUNDRED FEET	1" = ONE INCH	1" = ONE INCH
12" = TWELVE INCH	550' = FIVE FIFTY FEET	1" = ONE INCH	1" = ONE INCH
13" = THIRTEEN INCH	600' = SIX HUNDRED FEET	1" = ONE INCH	1" = ONE INCH
14" = FOURTEEN INCH	650' = SIX FIFTY FEET	1" = ONE INCH	1" = ONE INCH
15" = FIFTEEN INCH	700' = SEVEN HUNDRED FEET	1" = ONE INCH	1" = ONE INCH
16" = SIXTEEN INCH	750' = SEVEN FIFTY FEET	1" = ONE INCH	1" = ONE INCH
17" = SEVENTEEN INCH	800' = EIGHT HUNDRED FEET	1" = ONE INCH	1" = ONE INCH
18" = EIGHTEEN INCH	850' = EIGHT FIFTY FEET	1" = ONE INCH	1" = ONE INCH
19" = NINETEEN INCH	900' = NINE HUNDRED FEET	1" = ONE INCH	1" = ONE INCH
20" = TWENTY INCH	950' = NINE FIFTY FEET	1" = ONE INCH	1" = ONE INCH
21" = TWENTY ONE INCH	1000' = ONE THOUSAND FEET	1" = ONE INCH	1" = ONE INCH
22" = TWENTY TWO INCH		1" = ONE INCH	1" = ONE INCH
23" = TWENTY THREE INCH		1" = ONE INCH	1" = ONE INCH
24" = TWENTY FOUR INCH		1" = ONE INCH	1" = ONE INCH
25" = TWENTY FIVE INCH		1" = ONE INCH	1" = ONE INCH
26" = TWENTY SIX INCH		1" = ONE INCH	1" = ONE INCH
27" = TWENTY SEVEN INCH		1" = ONE INCH	1" = ONE INCH
28" = TWENTY EIGHT INCH		1" = ONE INCH	1" = ONE INCH
29" = TWENTY NINE INCH		1" = ONE INCH	1" = ONE INCH
30" = THIRTY INCH		1" = ONE INCH	1" = ONE INCH
31" = THIRTY ONE INCH		1" = ONE INCH	1" = ONE INCH
32" = THIRTY TWO INCH		1" = ONE INCH	1" = ONE INCH
33" = THIRTY THREE INCH		1" = ONE INCH	1" = ONE INCH
34" = THIRTY FOUR INCH		1" = ONE INCH	1" = ONE INCH
35" = THIRTY FIVE INCH		1" = ONE INCH	1" = ONE INCH
36" = THIRTY SIX INCH		1" = ONE INCH	1" = ONE INCH
37" = THIRTY SEVEN INCH		1" = ONE INCH	1" = ONE INCH
38" = THIRTY EIGHT INCH		1" = ONE INCH	1" = ONE INCH
39" = THIRTY NINE INCH		1" = ONE INCH	1" = ONE INCH
40" = FORTY INCH		1" = ONE INCH	1" = ONE INCH
41" = FORTY ONE INCH		1" = ONE INCH	1" = ONE INCH
42" = FORTY TWO INCH		1" = ONE INCH	1" = ONE INCH
43" = FORTY THREE INCH		1" = ONE INCH	1" = ONE INCH
44" = FORTY FOUR INCH		1" = ONE INCH	1" = ONE INCH
45" = FORTY FIVE INCH		1" = ONE INCH	1" = ONE INCH
46" = FORTY SIX INCH		1" = ONE INCH	1" = ONE INCH
47" = FORTY SEVEN INCH		1" = ONE INCH	1" = ONE INCH
48" = FORTY EIGHT INCH		1" = ONE INCH	1" = ONE INCH
49" = FORTY NINE INCH		1" = ONE INCH	1" = ONE INCH
50" = FIFTY INCH		1" = ONE INCH	1" = ONE INCH

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. ACCEPTANCE FOR DELIVERED TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT APPROPRIATE WRITTEN AUTHORITY. THE SIGNER'S SIGNATURE REPRESENTS THE SIGNATURE OF THE DEED LINE. THE SIGNER HAS NOT INVESTIGATED THIS SURVEY, THE SIGNER'S SIGNATURE REPRESENTS THE SIGNATURE OF THE DEED LINE. THE SIGNER HAS NOT INVESTIGATED THIS SURVEY, THE SIGNER'S SIGNATURE REPRESENTS THE SIGNATURE OF THE DEED LINE.

HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MEASUREMENTS IN CHAPTER 30, PART 1, AND 30, PART 2, FLORIDA STATUTES AND COMPLETES WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE SEALED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

FLORIDA KEYS LAND SURVEYING
13960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKLScmail@gmail.com

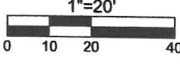
LEGAL DESCRIPTION -

ON THE ISLAND OF KEY WEST AND KNOWN ON THE KEY WEST FOUNDATION'S COMPANY'S FLAT ONE RECORDED IN THE MONROE COUNTY PUBLIC RECORDS ON PAGE 155, AS LOT TEN (10) OF BLOCK ELEVEN (11).

ALSO PART OF LOT NINE (9) IN BLOCK ELEVEN (11) OF THE NAME PLAT SAID PART OF LOT NINE (9) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

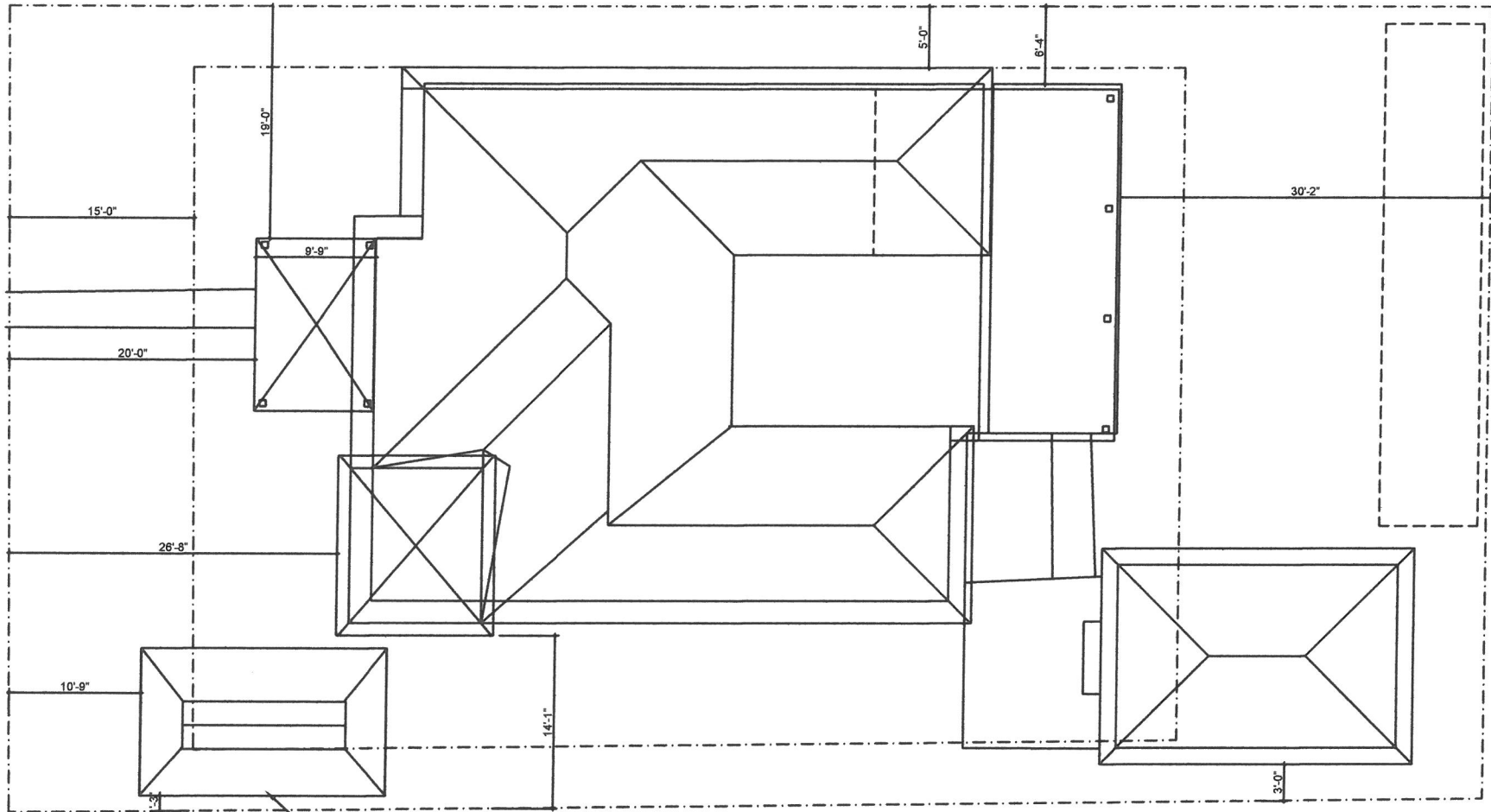
COMMENCING AT A POINT ON AVENUE E DISTANT ONE HUNDRED FIFTY (150) FEET FROM THE CORNER OF AVENUE E AND 17TH STREET AND RUNNING ALONG AVENUE E IN A NORTHEASTERLY DIRECTION SIXTEEN (16) FEET, THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION ONE HUNDRED TWENTY (120) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION SIXTEEN (16) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ONE HUNDRED TWENTY (120) FEET TO THE POINT OF BEGINNING.

- LEGEND**
- WATER METER
 - SANITARY SEWER CLEAN OUT
 - MAILBOX
 - WOOD POWER POLE
 - CONCRETE POWER POLE

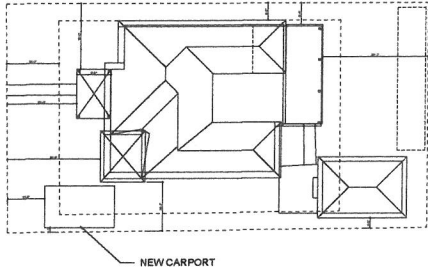


TOTAL AREA = 7,921.34 SQFT ±

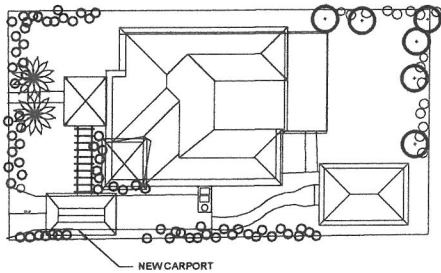
SITE PLAN



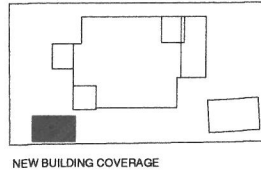
NEW CARPORT



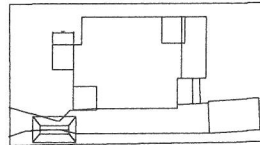
⊕ N SITE PLAN / ROOF PLAN
1/16" = 1'-0"



⊕ N LANDSCAPE PLAN
1/16" = 1'-0"

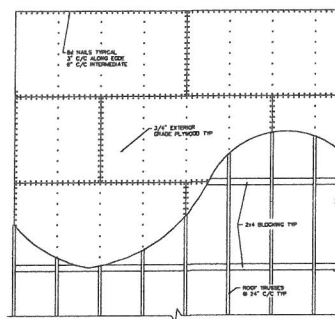


NEW BUILDING COVERAGE



EXISTING / NEW IMPERVIOUS SURFACE

⊕ N SITE CALCULATION DIAGRAMS
N.T.S.



ROOF SHEATHING BLOCKING DETAIL
SCALE: 1/2" = 1'-0"

SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	SF	SF	SF	
LOT SIZE	7920 SF	6000 SF MIN	7920 SF	IN COMPLIANCE
BUILDING COVERAGE	2742 SF	2772 SF	+240 CARPORT 2982 SF	VARIANCE REQUIRED 210 OVER
BUILDING COVERAGE %	34.5%	35%	37.6%	VARIANCE REQUIRED 2.6% OVER
IMPERVIOUS COVERAGE	3698 SF	3690 SF	3698 SF	IN COMPLIANCE
IMPERVIOUS COVERAGE %	46.6%	50%	46.6%	IN COMPLIANCE
BUILDING HEIGHT	12'-0"	30'-0"	16'-8"	IN COMPLIANCE
FRONT SETBACK	29'-8"	20'-0"	20'-0"	IN COMPLIANCE
SIDE SETBACK	5'-0"/3'-0"	5'-0"	5'-0"/3' EXIST.	IN COMPLIANCE NOT EXPANDING
REAR SETBACK	41'-2"	25'/5'-0" POOL	30'-2"	IN COMPLIANCE
OPEN SPACE	3480 SF	30% / 2376 SF	3568 SF	IN COMPLIANCE

DRAWING LIST
C1 SITE PLAN
64 CARPORT

Digitally signed by Carlos Rojas
DN: cn=Carlos Rojas Archt, o=Carlos Rojas, email=carlosr@carlosr.com
Reason: I am the author of this document.
Date: 2024.02.08 12:30:21 -0500
File: C1P.dwg Reason: Version: 2023.5.0

Carlos Rojas

- FLORIDA BUILDING CODE 2020
MAXIMUM DESIGN PRESSURES FOR ROOF COMPONENTS AND CLADDING SYSTEMS PER ASCE 7-16 (16) WIND SPEED 130 MPH (130 MPH) 20 FOOT ROOF HEIGHT 1.38 MULTIPLIER 7 TO 37 DEGREE WIND
- 1 POSITIVE PRESSURES: +35.61
NEGATIVE PRESSURES: -38.63
 - 2 POSITIVE PRESSURES: +35.61
NEGATIVE PRESSURES: -33.34
 - 3 POSITIVE PRESSURES: +36
NEGATIVE PRESSURES: -107
 - 4 POSITIVE PRESSURES: +45.9
NEGATIVE PRESSURES: -89.7
 - 5 POSITIVE PRESSURES: +39.92
NEGATIVE PRESSURES: -77.79

DESIGN DATA:

WIND VELOCITY (MPH) WIND: ASCE 7-16
WIND PRESSURE COEFFICIENT (TOP): BASED ON ASCE 7-16
WIND PRESSURE COEFFICIENT (SIDE):
WIND PRESSURE COEFFICIENT (ROOF):
EXPOSURE CATEGORY: "B"
SOIL RESISTANCE (PSF) (ASCE 7-16):
ROOF TYPE: "G"
ROOF AREA (SQ FT):
ROOF WEIGHT (KIP):
ROOF LIVE LOAD (PSF):
ROOF DEAD LOAD (PSF):
ROOF SLOPE: 12:12
FLOOR AREA:
FLOOR WEIGHT (KIP):
FLOOR LIVE LOAD (PSF):
FLOOR DEAD LOAD (PSF):
ALL STRUCTURAL MEMBER BEARING ARE IN EXISTING YELLOW PINE LVL (LVL) ARE BEING REPLACED BY THE STRUCTURAL AREA BEARING ARE 2" X 12".



Carlos O. Rojas, Jr.
AR 0016764
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Revisions

Carlos O. Rojas, Jr. Architect
3509 Eagle Avenue
Key West, Florida

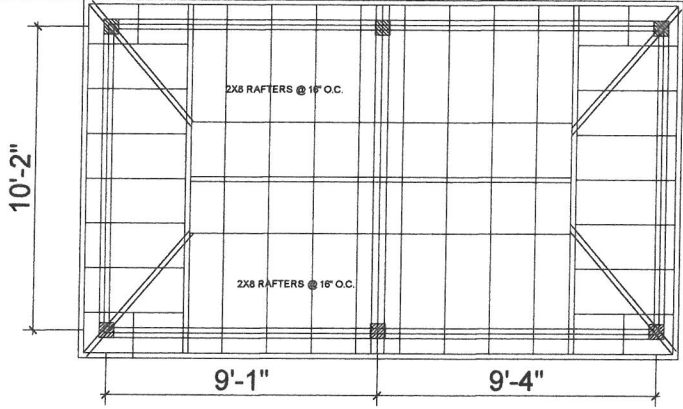
Project Number
20221130
Date
12/06/22
Drawn By
COR

C1

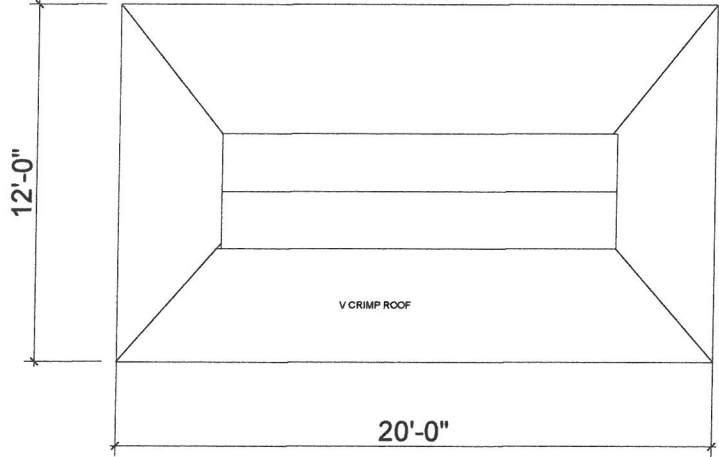
TABLE S1: CONNECTOR SCHEDULE	
CONNECTION POINT	CONNECTOR
RIDGE TO RAFTERS	SIMPSON MSTM20
RAFTERS TO TOP PLATE	SIMPSON MTS12/H16
CEILING JOIST TO PLATE	SIMPSON MST12
JOISTS TO GIRDER	SIMPSON MTS12
HEADER TO JOIST LATERAL	SIMPSON LSTA18
CABLE END LATERAL	SIMPSON LSTA18
COLLAR TIE TO RAFTER	4-1/2" CARRIAGE BOLTS
JOIST HANGERS	SIMPSON LUBRD SIZE2

NOTE: BECAUSE THIS STRUCTURAL DRAWING DOES NOT ATTEMPT TO SHOW ALL POSSIBLE JOINTS, THIS TABLE SHALL BE USED ON THE ENTIRE STRUCTURE UNLESS SPECIFICALLY IDENTIFIED ELSEWHERE ON A DRAWING. APPROPRIATE CONNECTORS SHALL BE USED PER SIMPSON HIGH WIND-RESISTANT CONSTRUCTION PRODUCT SELECTION GUIDE, CHW2000.

BUILDING CODE
 CARPORT TO BE BUILT ACCORDING TO THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL BUILDING CODES AND ORDINANCES.
 ARCHITECT CERTIFIES THIS BUILDING TO WITHSTAND A BASIC WINDSPEED OF 140 MPH WITH REDUCTIONS AS ALLOWED BY CHAPTER 3 OF THE FLORIDA BUILDING CODE 2020

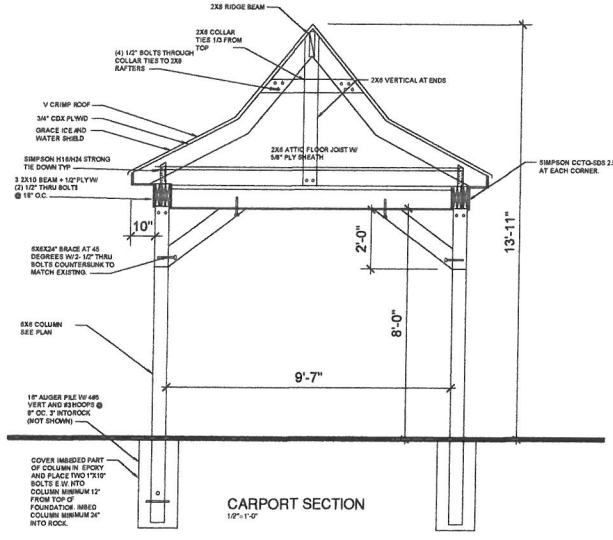


CARPORT FRAMING PLAN
 1/2" = 1'-0"

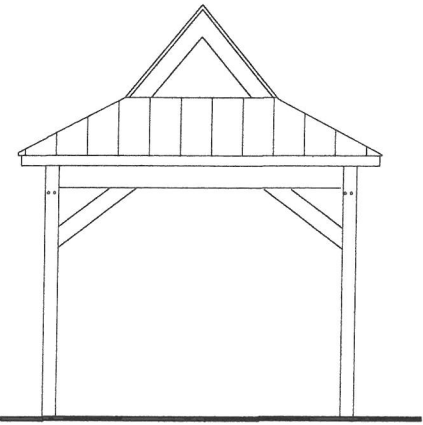


CARPORT ROOF PLAN
 1/2" = 1'-0"

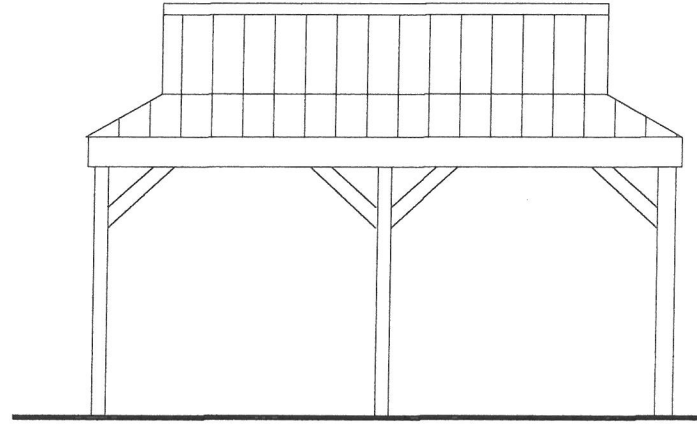
240 sqft



CARPORT SECTION
 1/8" = 1'-0"



CARPORT FRONT ELEVATION
 1/8" = 1'-0" REAR SIMILAR



CARPORT SIDE ELEVATIONS
 1/8" = 1'-0"



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Revisions

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 Key West, Florida

Project Number
 20221130
 Date
 12/06/22
 Drawn By
 COR

S4

SITE CONDITIONS

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	SF	SF	SF	
LOT SIZE	7920 SF	6000 SF MIN	7920 SF	IN COMPLIANCE
BUILDING COVERAGE	2742 SF	2772 SF	+240 CARPORT 2982 SF	VARIANCE REQUIRED 210 OVER
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