

# **Staff Report**

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chair and Planning Board Members

**From:** Melissa Paul-Leto, Planner Analyst

**Through:** Patrick Wright, Interim Planning Director

**Meeting Date:** April 20, 2017

**Agenda Item:** **An After-the-Fact Variance – 1109 Stump Lane (RE# 00007120-000000)** – A request for an after-the-fact variance to rear and side setback requirements in order to maintain the raised walls, the redesign of the roof and to renovate the existing interior accessory structure located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 122-630(6) (b.) and 122-630(6) (c.) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Request:** A request to after-the-fact variances to the minimum rear and side setback requirements.

**Applicant:** Vernon Chevalier

**Property Owners:** Vernon Chevalier

**Location:** 1109 Stump Lane (RE# 00007120-000000; AK# 1007382)

**Zoning:** Historic High Density Residential (HHDR) Zoning District



**Background:**

This subject property is located within the HHDR zoning district. The property consists of a one and two story single family residence with an existing accessory structure located in the rear of the property. The existing 120 square foot structure is nonconforming with the rear and side setbacks. The applicant has extended the height of the walls, reconstructed the roof of the accessory structure from a flat roof to a pitched roof design and extended the eaves without a permit. This is an active code case. Construction on the accessory unit took place without a permit. The action taken by the property owner to raise the walls and roof has resulted in the expansion of the three dimensional envelope, further expanding the existing non-conformities.

Site plan by, Meridian Engineering LLC, dated April 7, 2017 (included in package) proposes the removal of one of the after-the-fact 9 inch eaves bringing the roof line back to the way it was in the July 29, 2015 survey by Eric Isaacs, PSM of Florida Keys Land Surveying (included in package).

<b>Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Maximum height (Accessory structure)	30 feet	6.75 feet	11 feet 3 inches	Complies
Maximum building coverage	50% 1,976 sf	1,602 sf	1,602 sf	Complies
Maximum impervious surface	60% 2,371.8 sf	2,702 sf	2,702 sf	Existing Non-conformity
Minimum Open Space	35% 1,383.55 sf	765 sf	765 sf	Existing Non-conformity
Minimum lot size	4,000 SF	3,953 SF	3,953 SF	No change / Existing Non-conformity Complies
Minimum front setback (Accessory structure to rear of house)	5 feet	24 feet	24 feet	Complies
<b>Minimum side setback (Accessory structure to property line)</b>	<b>5 feet</b>	<b>1 foot 1 ½ inches</b>	<b>1 foot 1 ½ inches</b>	<b>Variance Required -3 feet 10 ½ inches (Expanding the height of the walls and raising the roof)</b>
Minimum side setback (accessory structure to property line)	5 feet	37 feet	37 feet	Complies
<b>Minimum rear setback (Accessory structure)</b>	<b>5 feet</b>	<b>1 foot 7 inches</b>	<b>1 foot 7 inches</b>	<b>Variance Required (Expanding the height of the walls and raising</b>

				the roof) -3 feet 5 inches
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**Process:**

<b>Planning Board:</b>	April 20, 2017
<b>Planning Board:</b> (Postponed by applicant)	March 16, 2017
<b>Planning Board:</b> (Postponed by staff)	February 17, 2016
<b>Planning Board:</b> (Postponed by applicant)	January 19, 2017
<b>Planning Board:</b> (Postponed by applicant)	November 17, 2016
<b>Planning Board:</b> (Postponed by applicant)	October 20, 2016
<b>Planning Board:</b> (Postponed by applicant)	September 15, 2016
<b>Local Appeal Period:</b>	30 days
<b>DEO Review Period:</b>	Up to 45 days

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The standards for considering variances are set forth in Section 90-395(a) of the City of Key West (the “City”) Land Development Regulations (“LDRs”). Before any variance may be granted, the Planning Board must find all of the following:

- (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 land, structure and building on the subject property does not have special conditions or circumstances involved that any other property located within the HHDR Zoning District possesses.

NOT IN COMPLIANCE

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

Currently, the accessory structure is non-conforming to the rear and side setback requirements. The applicant has already raised the walls and reconstructed the roof without a permit. This has resulted in the height of the structure expanding. The expansion of the height, expands upon the 3-d envelope of the existing non-conformity.

NOT IN COMPLIANCE

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

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. The walls did not need to be raised. The roof could be replaced or reconstructed within the existing three-dimensional building envelope. Therefore, allowing the expansion of the building envelope would confer special privileges upon the applicant.

NOT IN COMPLIANCE

- (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 accessory structure is currently being used as storage space. The applicant may continue to use the structure as storage space without the need of raising the walls and roof. However, the applicant has chosen to raise the height of the existing walls and the height of the roof without a permit thus requiring an after-the-fact variance. The property owner's actions have triggered the need for this after-the-fact variance request.

NOT IN COMPLIANCE

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

The variance requested is not the minimum required that will make possible the reasonable use of the building / structure. However, it is the minimum necessary to accommodate the request.

NOT IN COMPLIANCE

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE

- (7) Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

The Applicant has not used existing nonconforming uses of other property in the HHDR Zoning District or permitted uses of property in other zoning districts as the grounds for approval of the requested variances.

IN COMPLIANCE

**Concurrency Facilities and Other Utilities or Service (Code Section 108-233):**

It does not appear that the requested variances would trigger any public facility capacity issues.

**Pursuant to Code Section 90-395(b), the Planning Board shall make factual findings regarding the following:**

- (1) That the standards established by Code Section 90-395 have been met by the applicant for a variance.**

The standards for the granting of variances established by Code Section 90-395 have not all been met by the Applicant.

- (2) 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.**

The Planning Department has received been six opposing letters and one letter of support submitted for the variance requests.

**Recommendation:**

Based on the above analysis of the standards for considering variances established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the requested variances be **DENIED**.

# Application



# Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**  
(includes \$100.00 advertising/ noticing fee and \$50.00 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 305-809-3720.

### PROPERTY DESCRIPTION:

Site Address: 1109 STUMP LANE

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

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: VERNON F. CHEVALIER JR. / KELLY RYAN

Mailing Address: \_\_\_\_\_

City: 160 BOWNE ROAD ATLANTIC HIGHLANDS State: N. J. 07716

Home/Mobile Phone: 732-778-9638 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: WIGWAMER 35 @ 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: RECONSTRUCTION OF EXISTING ROOF ON REAR EXISTING STRUCTURE.

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

RECONSTRUCTION OF ROOF ON EXISTING STRUCTURE.

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				
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				

SEE EXISTING SURVEY  
 OF REAR EXISTING BUILDING

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

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

Standards for Considering Variances

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

- 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.

EXISTING BUILDING HAD A PROBLEMATIC FLAT ROOF WITH  
VERY LITTLE HEAD CLEARANCE INTERIOR OF STRUCTURE  
RAISED ROOF HEIGHT AND ADDED A PITCHED ROOF. (SEE DRAWINGS + PHOTOGRAPHS)

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

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- 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.

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- 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.

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- 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.

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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.

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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.

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**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 following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.**

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

# Verification

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, VERNON CHEVALIER, 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:

1109 STUMP LANE, KEY WEST FL. 33090  
*Street address of subject property*

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

x [Signature]  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 24th day of June by  
*date*

[Signature]  
*Name of Authorized Representative*

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

Jacqueline Tara Yaniak  
*Notary's Signature and Seal*

**JACQUELINE TARA YANIAK**

*Name of Acknowledged Party or stamped*

ID # 2064157  
NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires August 9, 2019

*Commission Number, if any*

**Deed**

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Smith | Oropeza | Hawks  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2015-193  
Will Call No.:

Doc# 2040222  
Bk# 2754 Pg# 781

\$1,182,323.00

Parcel Identification No. 00007120-000000

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 31st day of July, 2015 between Leonard Gartner, a single man whose post office address is 106 Sea Lane, Delray Beach, FL 33483 of the County of Palm Beach, State of Florida, grantor\*, and Vernon Chevalier and Kelly Ryan, as joint tenants with rights of survivorship whose post office address is 1109 Stump 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 5 of Subdivision of Lot 4 in Square 44 on the Island of Key West, a diagram of which is duly recorded in Book "K" Monroe County, Records, Pages 68-69, said lot commencing 100 feet from the Northwest corner of an alley 26 feet wide and distant 126 feet from the corner of Frances and Southard Streets and running thence along said alley Northeast 25 feet; thence at right angles Northwest 50 feet, thence at right angles Northeast 25 feet; thence at right angles Northwest 50 feet; thence at right angles Southwest 50 feet, thence at right angles Southeast 100 feet to the Place of Beginning.

**AND ALSO:**

A parcel of land on the Island of Key West and known as a part of Lot 4, Square 44 according to William A. Whitehead's Map delineated in February A.D. 1829; said parcel being further described by metes and bounds as follows: Commencing at the intersection of the NW' ly right of way line of Southard Street with the NE' ly right of way line of Frances Street and running thence in a NW' ly direction along the NE' ly right of way line of the said Frances Street for a distance of 126 feet to the NW' ly right of way line of Stump Lane; thence NE' ly and along the NW' ly right of way line of the said Stump Lane for a distance of 100 feet to the Point of Beginning; thence NW' ly and at right angles for a distance of 54.0 feet; thence SW' ly and at right angles for a distance of 1.97 feet to an existing chain link fence, thence SE' ly with a deflection angle of 89 Degrees 17' 02" to the left and along said fence for a distance of 54.0 feet to the NW' ly right of way line of the said Stump Lane; thence NE' ly and along the said Stump Lane for a distance of 2.65 feet back to the Point of Beginning.

**AND ALSO:**

A parcel of land on the Island of Key West and known as a part of Lot 4, Square 44. according to William A. Whitehead's Map delineated in February A.D. 1829, said parcel being further described by metes and bounds as follows: Commencing at the intersection of the NW' ly right of way line of Southard Street with the NE' ly right of way line of Frances Street and running thence in a NW' ly direction along the NE' ly right of way line of the said Frances Street for a distance of 126 feet to the NW' ly right of way line of Stump Lane; thence NE' ly and along the NW' ly right of way line of the

said Stump Lane for a distance of 100 feet; thence NW' ly and at right angles for a distance of 54.0 feet to the Point of Beginning; thence continue NW' ly along the prolongation of the previously described course for a distance of 46.0 feet, thence SW' ly and at right angles for a distance of 1.4 feet to an existing chain link fence; thence SE' ly with a deflection angle of 89 Degrees 17' 02" to the left and along said fence for a distance of 46.0 feet; thence NE' ly with a deflection angle of 90 Degrees 42' 58" to the left for a distance of 1.97 feet back to the Point of Beginning.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ana J. Espinosa  
Witness Name: ANA J. ESPINOSA  
Sharnice Grayson  
Witness Name: Sharnice Grayson

Leonard Gartner (Seal)  
Leonard Gartner

State of New York  
County of Westchester

The foregoing instrument was acknowledged before me this 31st day of July, 2015 by Leonard Gartner, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Theresa Roseo  
Notary Public  
Printed Name: Theresa Roseo  
My Commission Expires: 8-11-2016

**THERESA ROSEN**  
Notary Public State of New York  
Lic. # 01RO6191233  
Comm. Exp. 8-11-2016  
Commission in Westchester County



STATE OF FLORIDA  
COUNTY OF MONROE  
This Copy is a True Copy of the  
Original on File in this Office. Witness  
my hand and Official Seal.

This 4th day of May  
A.D., 20 16

AMY HEAVILIN  
Clerk Circuit Court  
By Cirley Holliman D.C.

# Survey

# MAP OF BOUNDARY SURVEY

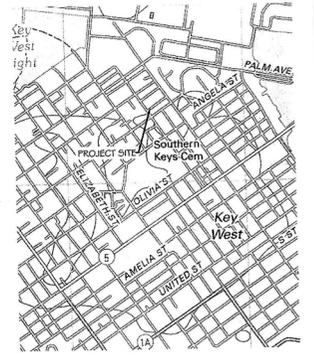
BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N75°00'00"E ASSUMED  
ALONG THE CENTERLINE OF  
STUMP LANE.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

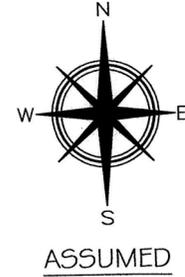
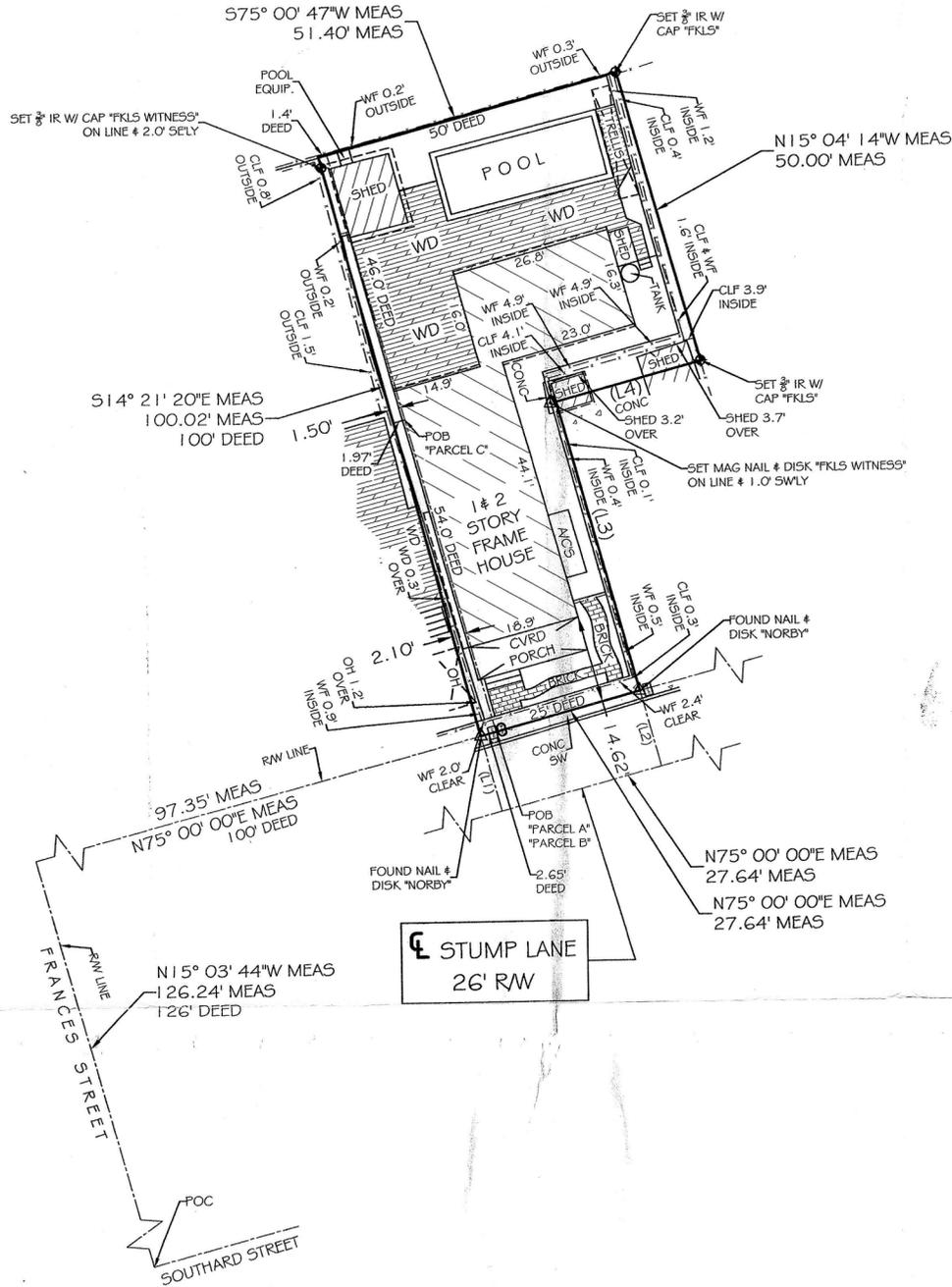
ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
1109 STUMP LANE  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION: 6



LOCATION MAP - NTS  
SEC. 06-T685-R25E



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.00' MEAS	N15° 00' 00"W MEAS
L2	13.00' MEAS	N15° 00' 00"W MEAS
L3	50.00' MEAS	N15° 04' 09"W MEAS
L4	25.00' MEAS	N75° 00' 24"E MEAS

## LEGAL DESCRIPTION -

### PARCEL A:

Part of Lot 5 of Subdivision of Lot 4 in Square 44 on the Island of Key West, a diagram of which is duly recorded in Book "K" Monroe County, Records, Page 68-69, said Lot Commencing 100 feet from the Northwest corner of an alley 26 feet wide and distant 126 feet from the corner of Frances and Southard Streets and running thence along said alley Northeast 25 feet; thence at right angles Northwest 50 feet; thence at right angles Northeast 25 feet; thence at right angles Southwest 50 feet, thence at right angles Southeast 100 feet to the Place of Beginning.

### PARCEL B: (AND ALSO)

A parcel of land on the Island of Key West and known as a part of Lot 4, Square 44 according to William A. Whitehead's Map delineated in February A.D. 1829, said parcel being further described by metes and bounds as follows: Commencing at the intersection of the NWly right of way line of Southard Street with the NEly right of way line of Frances Street and running thence in a NWly direction along the NEly right of way line of the said Frances Street for a distance of 100 feet to the Point of Beginning; thence NWly and at right angles for a distance of 54.0 feet; thence SWly and at right angles for a distance of 1.97 feet to an existing chain link fence; thence SEly with a deflection angle of 89°17'02" to the left and along said fence for a distance of 54.0 feet to the NWly right of way line of the said Stump Lane; thence NEly and along the said Stump Lane for a distance of 2.65 feet back to the Point of Beginning.

### PARCEL C: (AND ALSO)

A parcel of land on the Island of Key West and known as a part of Lot 4, Square 44 according to William A. Whitehead's Map delineated in February A.D. 1829, said parcel being further described by metes and bounds as follows: Commencing at the intersection of the NWly right of way line of Southard Street with the NEly right of way line of Frances Street and running thence in a NWly direction along the NEly right of way line of the said Frances Street for a distance of 126 feet to the NWly right of way line of Stump Lane; thence NEly NWly right of way line of Southard Street with the NEly right of way line of Frances Street and running thence in a NWly direction along the NEly right of way line of the said Frances Street for a distance of 100 feet to the Point of Beginning; thence continue NWly along the prolongation of the previously described course for a distance of 46.0 feet; thence SWly and at right angles for a distance of 1.4 feet to an existing chain link fence; thence SEly with a deflection angle of 89°17'02" to the left and along said fence for a distance of 46.0 feet; thence NEly with a deflection angle of 90°42'58" to the left for a distance of 1.97 feet back to the Point of Beginning.

## CERTIFIED TO -

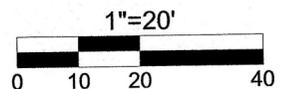
Vernon Chevalier and Kelly Ryan;  
Smith | Oropeza | Hawks, P.L.;  
First American Title Insurance Company;

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

BFF = BACK-FLOW PREVENTER	GY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW-OUT	HB = HOSE END	PRC = POINT OF REVERSE CURVE
C4G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	FRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	LA = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RAW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWL = MEAN HIGH WATER LINE	TOS = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOP OF SLOPE
DEAD = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	UTP = TYPICAL
EL = ELEVATION	OHW = OVERHEAD WIRES	UR = UNREADABLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FL = FENCE INSIDE	PK = PARKER KALON NAIL	WM = WATER METER
FND = FOUND	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

## LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- ⊠ - WATER VALVE



NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'  
FIELD WORK DATE: 07/29/2015  
REVISION DATE: XXXXXXXX  
SHEET: 1 OF 1  
DRAWN BY: MPB  
CHECKED BY: \_\_\_\_\_  
INVOICE NO.: \_\_\_\_\_

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.



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

SIGNED: ERIC A. ISAACS, #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

FLORIDA KEYS  
LAND SURVEYING

19960 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKL5email@gmail.com

TOTAL AREA = 3,952.38 SQFT ±

# Site Plan

**SITE DATA**

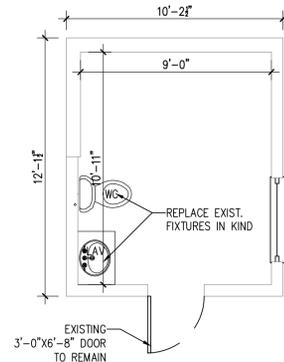
SITE ADDRESS: 1109 STUMP LANE KEY WEST, FL 33040  
 RE: 00007120-000000  
 ZONING: HNC-2 (HISTORIC NEIGHBORHOOD COMMERCIAL)  
 FLOOD ZONE: AEG  
 F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 6-68-25  
 LEGAL DESCRIPTION: KW PT LOT 4 SQR 44 PP-520  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

**INDEX OF DRAWINGS**

SHEET CS-1 - COVER SHEET, SITE PLAN, ELEVATIONS, AND PHOTOS



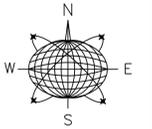
**9 LOCATION MAP**  
 CS-1 SCALE: NOT TO SCALE



**8 EXISTING SHED PLAN**  
 CS-1 SCALE: 1/4" = 1'-0"

**PROJECT DATA FOR SHED**

	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00007120-000000			
SETBACKS:				
FRONT	NOT RELEVANT	NOT RELEVANT	10'	NONE
STREET SIDE	NOT RELEVANT	NOT RELEVANT	7.5'	NONE
SIDE	1'-1 1/2"	1'-1 1/2"	5'	YES
REAR	1'-7"	1'-7"	15'	YES
LOT SIZE	NO CHANGE	3,667.5 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	1,602 SQ. FT. 43%	1,602 SQ. FT. 43%	40% MAX	NONE
FLOOR AREA	1,267 SQ. FT. 0.35	1,267 SQ. FT. 0.35	1.0	NONE
BUILDING HEIGHT	11'	6.75'	30' MAX	NONE
IMPERVIOUS AREA	2,702 SQ. FT. 73%	2,702 SQ. FT. 73%	60% MAX	NONE
OPEN SPACE	765 SQ. FT. 21%	765 SQ. FT. 21%	35% MIN	NONE



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

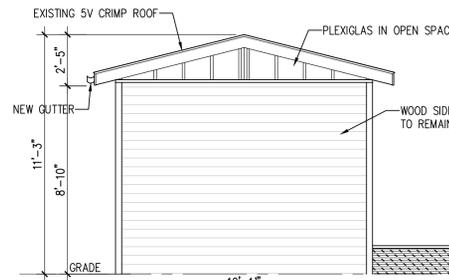
Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED BY THIS BLOCK  
 RICHARD J. MILELLI  
 PE #58315

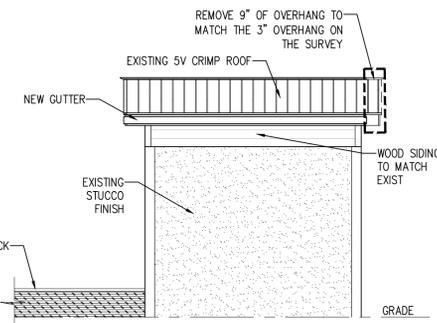
HEADER TO BE ADDED  
 W/ WOOD SIDING TO  
 MATCH EXIST.



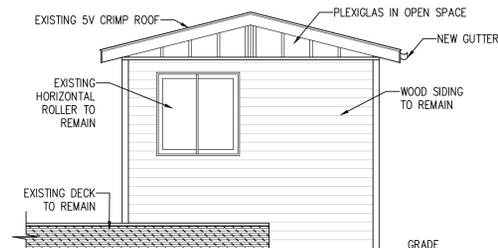
**5 PHOTO OF CURRENT SOUTH ELEVATION**  
 CS-1 SCALE: NOT TO SCALE



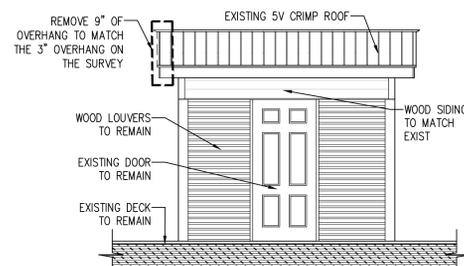
**6 CURRENT EAST ELEVATION**  
 CS-1 SCALE: 1/4" = 1'-0"



**7 CURRENT NORTH ELEVATION**  
 CS-1 SCALE: 1/4" = 1'-0"



**3 CURRENT WEST ELEVATION**  
 CS-1 SCALE: 1/4" = 1'-0"



**2 CURRENT SOUTH ELEVATION**  
 CS-1 SCALE: 1/4" = 1'-0"

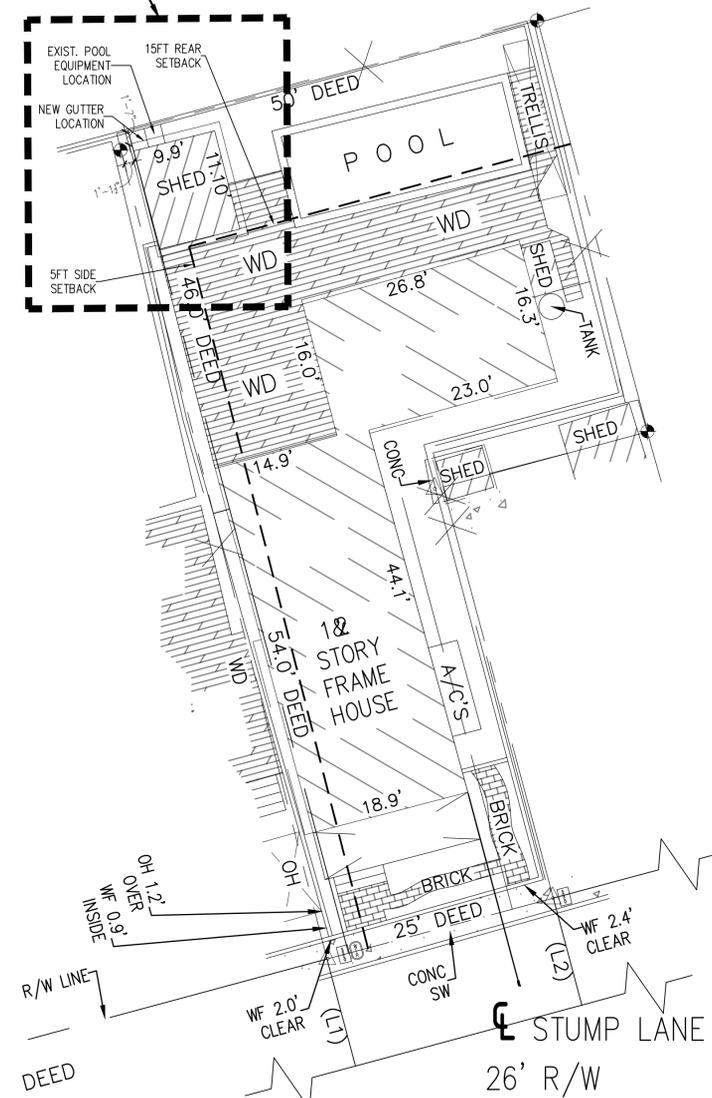
9" OF OVERHANG TO BE  
 REMOVED TO MATCH THE  
 3" OVERHANG ON THE  
 SURVEY



**4 PHOTO OF CURRENT EAST ELEVATION**  
 CS-1 SCALE: NOT TO SCALE

**NOTE:**  
 1. SURVEY SHOWS 11" REAR OVERHANG  
 2. SHED CURRENT REAR OVERHANG 12"

AREA OF WORK



**1 SITE PLAN**  
 CS-1 SCALE: 1" = 10'-0"

General Notes:

Drawn By: JMT  
 Checked By: RJM  
 Project No.:  
 Scale: AS NOTED  
 AutoCad File No.:

Revisions:

Title:  
 COVER SHEET  
 AND SITE PLAN,  
 ELEVATIONS,  
 PHOTOS  
 Sheet Number:  
**CS-1**  
 Date: APRIL 7, 2017

**SHED PLAN**  
 1109 STUMP LANE  
 KEY WEST, FLORIDA

## **Site Photos**

1109 Stump Lane, Key West, Florida  
SITE VISIT- AUGUST 30, 2016



1109 Stump Lane, Key West, Florida  
SITE VISIT- AUGUST 30, 2016



1109 Stump Lane, Key West, Florida  
SITE VISIT- AUGUST 30, 2016



1109 Stump Lane, Key West, Florida  
SITE VISIT- AUGUST 30, 2016



# **Property Appraiser**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed **Monday**  
**September 5th for Labor Day.** Website tested on IE8,  
IE9, & Firefox. Requires Adobe Flash  
10.3 or higher

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1007382 Parcel ID: 00007120-000000**

### Ownership Details

**Mailing Address:**  
CHEVALIER VERNON  
1109 STUMP LN  
KEY WEST, FL 33040-7148

**All Owners:**  
CHEVALIER VERNON, RYAN KELLY R/S

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 1109 STUMP LN KEY WEST  
**Legal Description:** KW PT LOT 4 SQR 44 PP-520 OR438-270 OR924-1061 OR1163-1926/1928F/J OR1180-1673 OR1210-1265 OR1210-1266 OR1210-1362/63 OR1327-37/38 OR1327-39/40 OR1327-41/43 OR1688-2299/2300 OR2469-1664/31F/J OR2504-476/78 OR2754-781/82

Click Map Image to open interactive viewer



### Exemptions

Exemption	Amount
38 - HOMESTEAD R/S	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

01SD - RES SUPERIOR DRY	28	100	3,953.00 SF
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### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1724  
 Year Built: 1933

### Building 1 Details

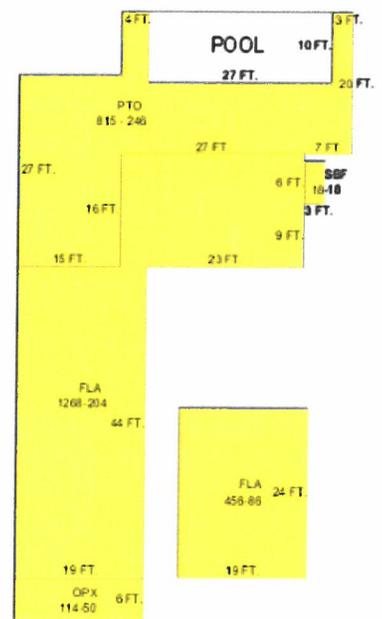
Building Type R1	Condition G	Quality Grade 550
Effective Age 15	Perimeter 290	Depreciation % 16
Year Built 1933	Special Arch 0	Grnd Floor Area 1,724
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 FCD/AIR DUCTED	Heat 2 NONE	Bedrooms 3
Heat Src 1 ELECTRIC	Heat Src 2 NONE	

Extra Features:

- |              |                    |
|--------------|--------------------|
| 2 Fix Bath 1 | Vacuum 0           |
| 3 Fix Bath 1 | Garbage Disposal 0 |
| 4 Fix Bath 0 | Compactor 0        |
| 5 Fix Bath 0 | Security 1         |
| 6 Fix Bath 0 | Intercom 0         |
| 7 Fix Bath 0 | Fireplaces 0       |
| Extra Fix 0  | Dishwasher 0       |



Sections:

Nbr	Type	Ext Wall	Attic A/C	Area
-----	------	----------	-----------	------

		# Stories	Year Built			Basement %	Finished Basement %	
1	OPX	1	1933			0.00	0.00	114
2	FLA	12:ABOVE AVERAGE WOOD	1933	N	Y	0.00	0.00	1,268
3	FLA	12:ABOVE AVERAGE WOOD	1933	N	Y	0.00	0.00	456
4	SBF	12:ABOVE AVERAGE WOOD	2002	N	N	0.00	0.00	18
5	PTO		2000			0.00	0.00	815

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	270 SF	27	10	1983	1984	4	50
2	UB2:UTILITY BLDG	100 SF	10	10	1984	1985	4	50
3	FN2:FENCES	1,632 SF	272	6	1994	1995	2	30
5	PT2:BRICK PATIO	45 SF	15	3	1994	1995	2	50
6	PT2:BRICK PATIO	29 SF	19	2	1994	1995	2	50
7	PT2:BRICK PATIO	16 SF	4	4	1994	1995	2	50
8	FN2:FENCES	112 SF	28	4	2001	2002	2	30

### Appraiser Notes

2003-05-02 - ASKING \$525,000.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	05-1339	05/05/2005	08/16/2006	2,300	Residential	SAND AND REFINISH FLOORING
	04-1774	06/04/2004	10/27/2004	2,350	Residential	INTERIOR DOORS
	06-2449	04/20/2006	08/16/2006	2,200	Residential	REPLACE ROTTEN SIDING, REBUILD WINDOW SASHES
	B940620	02/01/1994	12/01/1994	1,500	Residential	REMODEL BEDROOM & CLOSET
	B943708	11/01/1994	09/01/1995	15,000	Residential	INTERIOR REMODELING
1	9704268	01/22/1998	01/01/1999	1,485	Residential	ALARM SYSTEM
1	9800011	06/24/1998	01/01/1999	300,000	Residential	6 NEW FIX & REPLACE EXIST
1	9800011	06/26/1998	01/01/1999	300,000	Residential	AC
	9803115	10/07/1998	11/24/1999	1,500	Residential	ELECTRICAL
1	0101515	04/06/2001	12/19/2001	700	Residential	ROOF REPAIRS
1	0101498	04/10/2001	12/19/2001	4,500	Residential	REPLACE DECK
	02-0741	04/02/2002	12/09/2002	1,755	Residential	ROOFING
	02-1544	06/13/2002	12/09/2002	8,800	Residential	RENOVATION
	02-1864	07/11/2002	12/09/2002	2,573	Residential	REPAIR ROOF
	02-2599	09/27/2002	12/09/2002	2,400	Residential	NEW PICKET FENCE

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	235,403	18,428	921,186	1,175,017	1,175,017	25,000	1,150,017
2015	232,431	15,607	538,116	786,154	769,070	0	786,154
2014	236,422	14,303	448,430	699,155	699,155	0	699,155
2013	239,140	14,893	512,152	766,185	766,185	0	766,185
2012	244,575	15,657	276,865	537,097	537,097	25,000	512,097
2011	241,857	16,475	268,192	526,524	526,524	25,000	501,524
2010	262,748	17,374	337,279	617,401	617,401	25,000	592,401
2009	295,080	18,138	512,665	825,883	753,465	25,000	728,465
2008	271,139	18,957	554,749	844,845	752,712	25,000	727,712
2007	438,438	16,384	698,425	1,153,247	730,788	25,000	705,788
2006	316,792	17,027	379,145	712,964	712,964	25,000	687,964
2005	448,290	17,721	299,325	765,336	765,336	25,000	740,336
2004	255,737	18,358	279,370	553,465	553,465	0	553,465
2003	301,557	19,001	139,685	460,243	460,243	0	460,243
2002	228,938	26,883	139,685	395,506	395,506	0	395,506
2001	217,312	23,954	139,685	380,951	380,951	0	380,951
2000	165,554	22,009	75,829	263,392	263,392	0	263,392
1999	155,685	21,657	75,829	253,171	253,171	0	253,171
1998	131,515	18,896	75,829	226,240	226,240	0	226,240
1997	120,851	17,867	67,847	206,565	206,565	0	206,565
1996	95,970	14,658	67,847	178,475	178,475	0	178,475
1995	92,416	11,587	67,847	171,850	171,850	0	171,850
1994	78,198	10,093	64,396	152,686	152,686	0	152,686
1993	78,198	10,139	64,396	152,733	152,733	0	152,733
1992	78,198	10,420	64,396	153,014	153,014	0	153,014
1991	78,198	10,668	64,396	153,262	153,262	25,000	128,262
1990	71,958	10,947	50,191	133,096	133,096	25,000	108,096
1989	65,416	10,178	49,244	124,838	124,838	25,000	99,838
1988	26,517	8,991	41,668	77,176	77,176	25,000	52,176
1987	26,199	9,185	28,221	63,605	63,605	25,000	38,605
1986	26,348	9,421	27,274	63,043	63,043	25,000	38,043
1985	25,558	5,541	15,263	46,362	46,362	25,000	21,362
1984	23,828	0	15,263	39,091	39,091	0	39,091
1983	23,828	0	15,263	39,091	39,091	0	39,091
1982	24,307	0	13,875	38,182	38,182	0	38,182

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/31/2015	2754 / 781	1,182,400	WD	37
2/7/2011	2504 / 476	0	QC	11
4/4/2001	1688 / 2299	465,000	WD	Q
10/1/1994	1327 / 0041	210,000	WD	Q
4/1/1992	1210 / 1362	165,000	WD	U
8/1/1991	1180 / 1673	20,000	WD	H
10/1/1984	924 / 1061	60,000	WD	Q
2/1/1969	438 / 270	10,300	00	Q

This page has been visited 460 times.

Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176



**Danise D. Henriquez  
 Monroe County Tax Collector  
 P.O Box 1129, Key West, FL 33041-1129**

<b>Transaction # 2102195</b>	
Cashier:	JR
Paid By: CHEVALIER VERNON	
Posted Date:	03/29/2016 09:13AM
Received Via:	In Person
Num. Items:	1
Total Tendered:	\$8,151.03
Receipt #:	107-15-00000001
Batch:	661201
Drawer:	107
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Real Estate	Acc# 1007382 Bill Yr: 2015 Regular Due: 03/31/2016	03/29/2016	\$8,151.03	\$8,151.03
	Total:		\$8,151.03	\$8,151.03
Payment	Details			Paid
Check	Acc#XXXX0 Chk#140			\$8,151.03
	Balance:			\$0.00

DANISE D. HENRIQUEZ, C.F.C.  
TAX COLLECTOR MONROE COUNTY

2015 REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

DANISE D. HENRIQUEZ, C.F.C.  
TAX COLLECTOR MONROE COUNTY

2015 REAL ESTATE REMINDER  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ALTERNATE KEY NUMBER	ESCROW CD	MILLAGE CODE
1007382		10KW

R



6 - 4186

CHEVALIER VERNON  
RYAN KELLY R/S  
1109 STUMP LN  
KEY WEST FL 33040-7148



00007120000000066825  
1109 STUMP LN KEY WEST  
KW PT LOT 4 SQR 44 PP-520 OR438-  
270 OR924-1061 OR1163-1926/1928F  
/J OR1180-1673 OR1210-1265 OR121  
0-1266 OR1210-1362/63 OR1327-37/  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
SCHOOL STATE LAW	1.8020	786,154		786,154	1,416.65
SCHOOL LOCAL BOARD	1.7480	786,154		786,154	1,374.20
GENERAL REVENUE FUND	.7810	769,070		769,070	600.64
F&F LAW ENFORCE JAIL JUDICIAL	2.1403	769,070		769,070	1,646.04
HEALTH CLINIC	.0540	769,070		769,070	41.53
FLORIDA KEYS MOSQUITO CONTROL	.5019	769,070		769,070	386.00
CITY OF KEY WEST	2.5908	769,070		769,070	1,992.51
SO FL WATER MANAGEMENT DIST	.1459	769,070		769,070	112.21
OKEECHOBEE BASIN	.1586	769,070		769,070	121.97
EVERGLADES CONSTRUCTION PRJT	.0506	769,070		769,070	38.91
TOTAL MILLAGE		9.9731	AD VALOREM TAXES		\$7,730.66

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
KEY WEST STORMWATER		98.65
KEY WEST SOLID WASTE		321.72
NON-AD VALOREM ASSESSMENTS		\$420.37

**PAY ONLY ONE AMOUNT IN YELLOW SHADED AREA**

COMBINED TAXES AND ASSESSMENTS	\$8,151.03	See reverse side for important information.
--------------------------------	------------	---

IF PAID BY PLEASE PAY	MARCH 31, 2016 8,151.03	PAYMENT IN CERTIFIED FUNDS	APRIL 30, 2016 8,395.56	PARCEL IS ADVERTISED	MAY 31, 2016 8,397.26
--------------------------	----------------------------	-------------------------------	----------------------------	-------------------------	--------------------------

WALK-IN CUSTOMERS  
PLEASE BRING FOR RECEIPT.

DANISE D. HENRIQUEZ, C.F.C.  
TAX COLLECTOR MONROE COUNTY

2015 REAL ESTATE REMINDER  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ALTERNATE KEY NUMBER	ESCROW CD	MILLAGE CODE
1007382		10KW

R

RETURN WITH PAYMENT

CHEVALIER VERNON  
RYAN KELLY R/S  
1109 STUMP LN  
KEY WEST, FL 33040-7148

00007120000000066825  
1109 STUMP LN KEY WEST  
KW PT LOT 4 SQR 44 PP-520 OR438-  
270 OR924-1061 OR1163-1926/1928F  
/J OR1180-1673 OR1210-1265 OR121  
0-1266 OR1210-1362/63 OR1327-37/  
See Additional Legal on Tax Roll

CHECKS ON U.S. BANKS ONLY TO DANISE D. HENRIQUEZ, C.F.C. • P.O. BOX 1129 • KEY WEST, FL 33041-1129

IF PAID BY PLEASE PAY	MARCH 31, 2016 8,151.03	PAYMENT IN CERTIFIED FUNDS	APRIL 30, 2016 8,395.56	PARCEL IS ADVERTISED	MAY 31, 2016 8,397.26
--------------------------	----------------------------	-------------------------------	----------------------------	-------------------------	--------------------------

IF PAID BY