

Application

Variance Information sheet

City of Key West, Florida • Planning Department

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

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the
City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

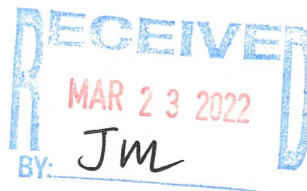
1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions **(existing and proposed)** of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions **(existing and proposed)**.
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance please call the Planning Department at (305) 809-3764.



Application for Variance

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Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 411 Louisa St, Key West, FL 33040

Zoning District: HHDR

Real Estate (RE) #: 00029190-000000

Property located within the Historic District.

☒ Yes

☐ No

APPLICANT:

☒ Owner

☐ Authorized Representative

Name: Robert A. Jensen

Mailing Address: 411 Louisa St

City: Key West

State: FL Zip: 33040

Home/Mobile

Phone:

832-875-716

Office:

Fax:

Email: robert@robertajensen.com

PROPERTY OWNER: (if different than above)

Name:

Mailing Address:

City:

State: Zip:

Home/Mobile

Phone:

Office:

Fax:

Description of Proposed Construction, Development, and Use: 2nd Story Addition and house remodeling

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

Front Setback Req: 10', Ex. 2'-7" (or 0' for gate cover). Left setback Req: 5', Ex. 0', Prop. 4'-0" to condenser. Rear Setback Req: 15', Ex. 0', Prop 4' ISR: Req. 60%, Ex. 65.26%, Prop 64.59%. Open Space: Req. 35%, Ex. 25% Prop. 30.3%

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	AE7			
Size of Site	8,227.3 SQ.FT.			
Height	30 FT	21'-5"	24'-11"	NO
Front Setback	10 FT	2'-6"	NO CHANGE	YES
Side Setback	5 FT	5'-0"	4'-0"	YES
Side Setback	5 FT	30'-9"	NO CHANGE	NO
Street Side Setback	N/A	N/A	N/A	NO
Rear Setback	15 FT	0'-0"	4'-0"	YES
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	50%	44.10%	42.10%	NO
Impervious Surface	60%	65.26%	64.59%	YES
Parking	1	2	NO CHANGE	NO
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	35.0%			YES
Number and type of units	N/A	N/A	N/A	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	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.

Existing building and accessory structure were historically build and altered within existing rear and setbacks

the requested variances are mostly related to vertical increase of nonconformity with significant improvement to both rear

and side setbacks

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

Home was constructed in 1943 or earlier. Current owner purchased the property as it is now in 2021. Special

conditions do not result from the action or negligence of the applicant.

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

Granting of the requested variances will not confer any special privileges to the applicant. Similar conditions are

found within the neighborhood and very few(if any) properties comply with existing applicable zoning code due

to historic nature of the development.

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 current property does not comply with existing applicable zoning code requirements.

Hardship exists since the owner is trying to bring the property to the modern standard of living and doing everything possible to improve existing nonconformities while reasonably expecting a beneficial use of the property enjoed by others within the zoning district and the rest of the city.

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 minimum variances are being requested. Proposed vertical addition above existing habitable space provides for 3ft setback to the rear property line from the roof overhang with where currently is 0 setback. All other aspects of the property coverage are improving from current situation.

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.

There are no apparent injurious to the public welfare. In contrast, the variances are consistent with the intended land use and improve the owner's quality of life. Properties around the area reside under similar conditions

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.

Existing non-conforming uses of the property (if any) do not present any effects on this variance 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."
- ☐ 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.

[illegible]

CERTIFICATION OF TRUST

I. Trust Name and Date. The following trust (referred to herein as the "Trust") is the subject of this Certification of Trust:

The EMERALD REVOCABLE TRUST, dated October 1, 2019 (referred to herein as the "Trust Agreement")

The Trust currently exists and is in full force and effect.

II. Grantors and Trustee. The grantors (referred to herein as the "Grantors") of the Trust are:

ROBERT ANDREW JENSEN and BRANDON DALE JONES

The Trust is currently being managed by the following co-trustees (referred to herein as the "Trustee"):

ROBERT ANDREW JENSEN

BRANDON DALE JONES

The following is a summary of the successor trustee provisions found in the Trust Agreement:

If ROBERT ANDREW JENSEN and BRANDON DALE JONES both die, resign, become incapacitated, or otherwise cease to serve as Trustee of the Trust, then CALVERT ANDREW JONES shall become Trustee of such trust. If CALVERT ANDREW JONES dies, resigns, becomes incapacitated, or otherwise cease to serve as Trustee of the Trust, then KATHARINE ARMSTRONG JENSEN shall become Trustee of such trust.

III. Powers of Trustee. The Trustee of the Trust is authorized to acquire, sell, convey, encumber, lease, borrow, manage, and otherwise deal with interests in real and personal property in the name of the Trust. All powers of the Trustee are fully set forth in the Trust Agreement.

IV. **Revocability.** While both of the Grantors are living, the Grantors acting jointly may by acknowledged instrument alter, amend, revoke or terminate the Trust on thirty days' notice to the Trustee (unless waived). The Trust has not terminated or been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect, and there have been no amendments limiting the powers of the Trustee over the property of the Trust.

V. **Right To Use Principal Residence.** The Grantors or other primary beneficiary have the right to use and occupy real or personal property owned by any trust created by the Trust as the Grantors' or such primary beneficiary's principal residence rent free and without charge for life or until the Trust is revoked or terminated, whichever occurs first. The Grantors intend that all eligible real or personal property which is owned by a trust created by the Trust qualify for the homestead exemption and that such trust is a "qualifying trust" as defined and described in Section 11.13(j) of the Texas Tax Code and, if applicable, Section 41.0021 of the Texas Property Code.

VI. **Authority of Multiple Trustees.** When multiple trustees are serving, each such trustee shall have the authority to act alone and independently of the other trustees then serving, without the necessity of consultation with or approval of any other co-trustee or co-trustees. Any writing signed by a co-trustee with the authority to act alone and independently shall be valid and effective for all purposes as if signed by all such trustees.

VII. **Manner In Which Title Should Be Taken.** The full legal name of the Trust for purposes of transferring assets into the Trust, holding title of assets, and conducting business for and on behalf of the Trust, is:

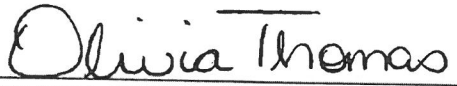
"ROBERT ANDREW JENSEN and BRANDON DALE JONES, Co-Trustees of the EMERALD REVOCABLE TRUST"

VIII. **Personal Nature of Trust.** The Trust provisions are not attached to this Certification of Trust because they are of a personal nature and set forth the distribution of Trust property. They do not modify the powers of the Trustee. The signatory of this Certification of Trust is currently the acting Trustee of the Trust and declares that the foregoing statements are true and correct, under penalty of perjury.

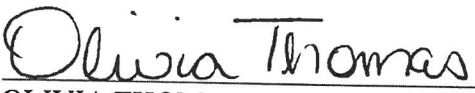
IX. **Validity of Copies of This Certification of Trust.** A copy of this Certification of Trust shall be just as valid as the original.

IN WITNESS WHEREOF, the Grantors and the Co-Trustees have hereunto set their hands as of the date of the notary's acknowledgment below.

Witnesses:

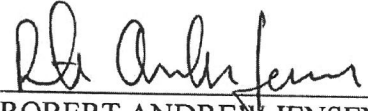

OLIVIA THOMAS



MARICRIS CRUDGINGTON


OLIVIA THOMAS


MARICRIS CRUDGINGTON

Grantors:


ROBERT ANDREW JENSEN, Grantor

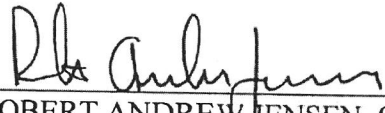

BRANDON DALE JONES, Grantor

Witnesses:

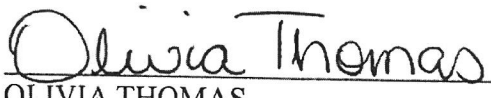

OLIVIA THOMAS


MARICRIS CRUDGINGTON

Co-Trustee:



ROBERT ANDREW JENSEN, Co-Trustee

Witnesses:


OLIVIA THOMAS


MARICRIS CRUDGINGTON

Co-Trustee:


BRANDON DALE JONES, Co-Trustee

STATE OF TEXAS

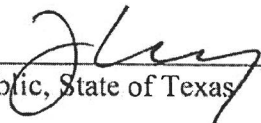
§

COUNTY OF MONTGOMERY

§

§

This instrument was acknowledged before me on October 1, 2019, by ROBERT ANDREW JENSEN as Grantor and as Co-Trustee of the EMERALD REVOCABLE TRUST.



Notary Public, State of Texas

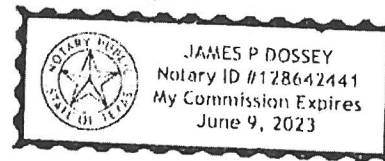
STATE OF TEXAS

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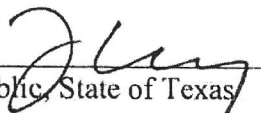
COUNTY OF MONTGOMERY

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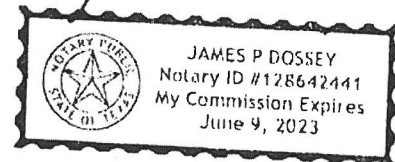
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This instrument was acknowledged before me on October 1, 2019, by BRANDON DALE JONES as Grantor and as Co-Trustee of the EMERALD REVOCABLE TRUST.



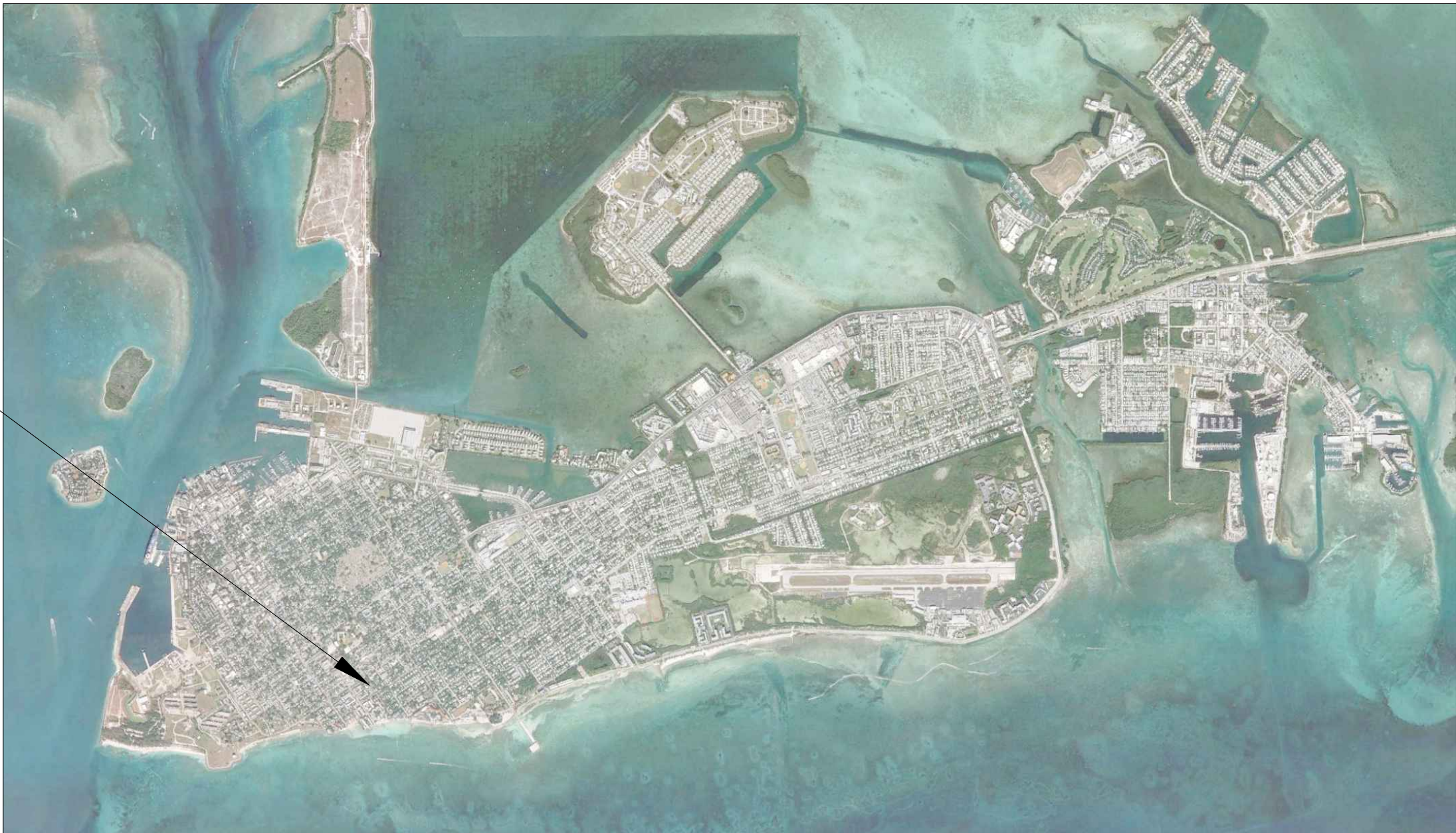
Notary Public, State of Texas



Ukg'Rnc p

HARC & VARIANCE APPLICATION
FOR
411 LOUISA ST


SITE LOCATION

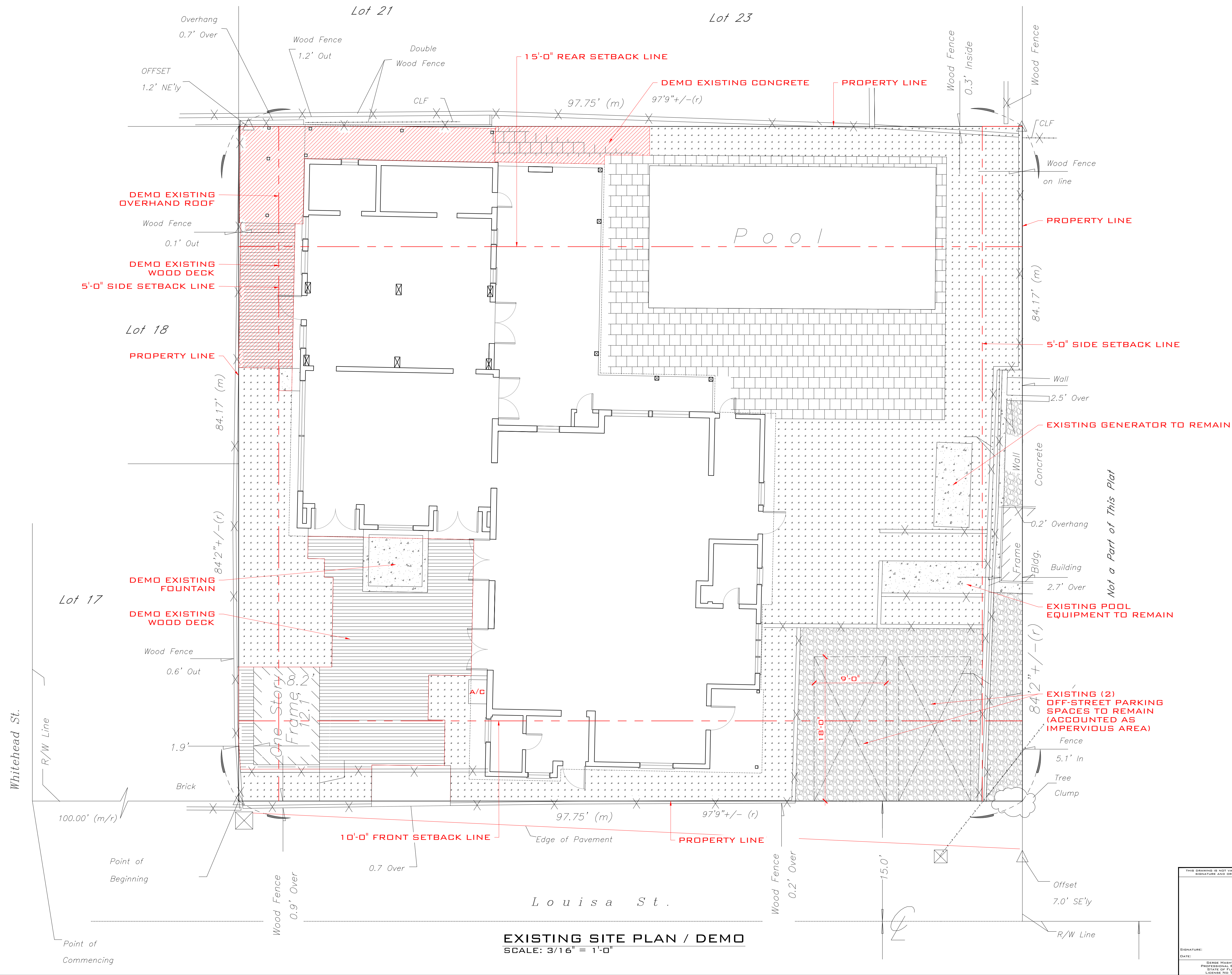
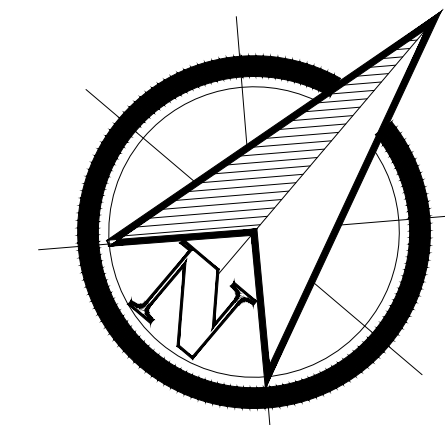


LOCATION MAP:

PROJECT LOCATION:
411 LOUISA ST,
KEY WEST, FL 33040

CLIENT:
ROBERT A. JENSEN & BRANDON JONES

REV		DESCRIPTION	BY	DATE
STATUS:		FINAL		
				
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835				
OWNER:		ROBERT A. JENSEN & BRANDON JONES		
PROJECT:		411 LOUISA ST		
SITE:		411 LOUISA ST, KEY WEST, FL 33040		
TITLE:		COVER		
DATE BY (DATE)		DATE	DRAWN	CHECKED
AS SHOWN		03/11/23	DA	SAH
PROJECT NO.		DRAWING NO.	SCALE	REVISION
2202-14		G-100		1
SIGNATURE: DATE: 03/11/23 BRANDON JONES PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 71480				



EXISTING SITE PLAN / DEMO
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:

DATE:

SEAL:

STATE OF FLORIDA

LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

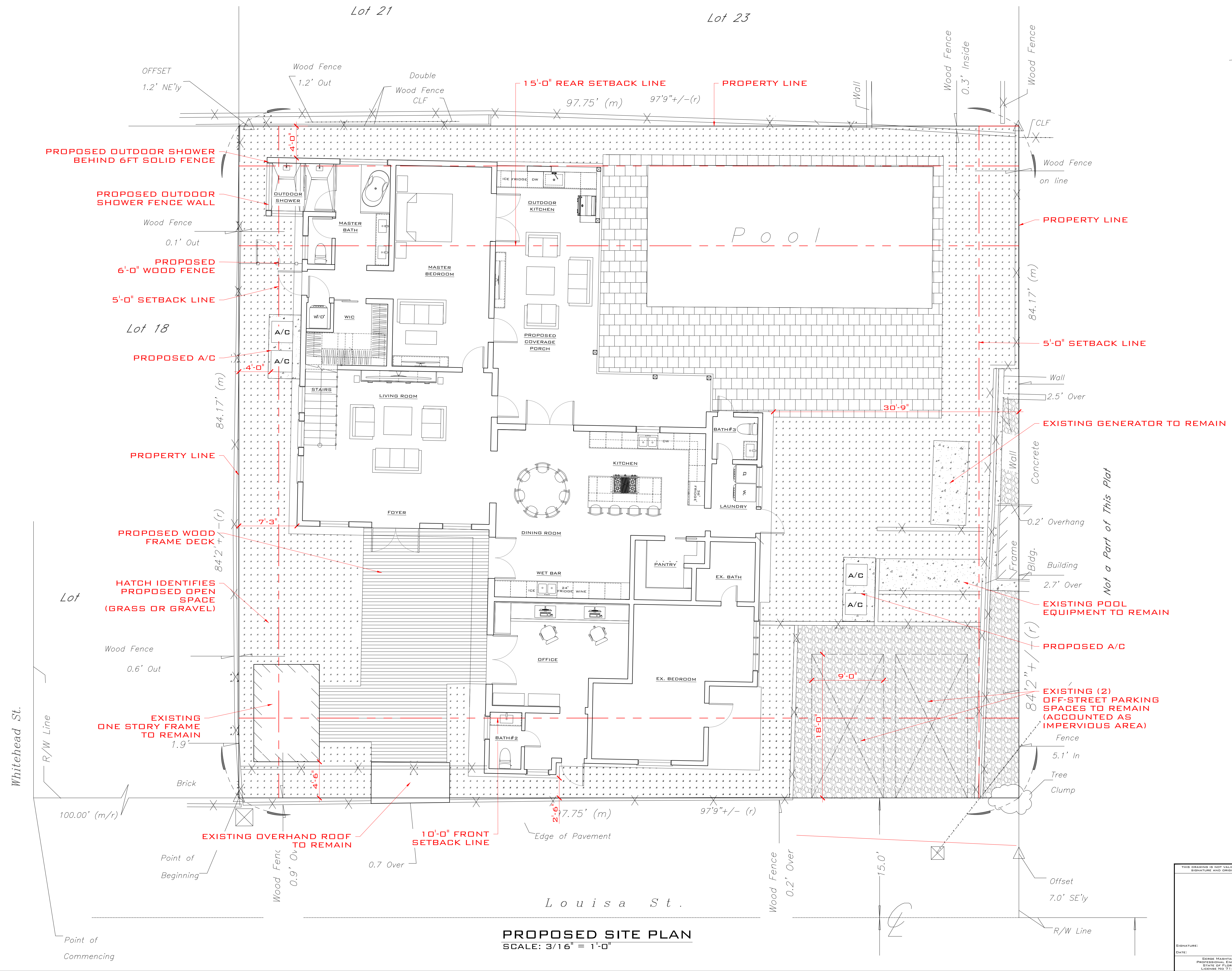
CLIENT: **ROBERT A. JENSEN & BRANDON JONES**

PROJECT: **411 LOUISA ST**


SITE: **411 LOUISA ST, KEY WEST, FL 33040**

TITLE: **EXISTING SITE PLAN**

DATE ATTACHED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/28/23	CA	SAH
PROJECT NO:	DRAWING NO:	SHEET NO:	TOTAL SHEETS:
2202-14	C-101	1	1



REVISIONS: DATE: _____ BY: _____ STATUS: FINAL	DRAWING NO.: _____ PROJECT NO.: _____ SHEET NO.: _____
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ARTIBUS DESIGN
 ENGINEERING AND PLANNING

ARTIBUS DESIGN

3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
WWW.ARTIBUSDESIGN.COM
 CA # 30385

THIS DRAWING IS NOT VALID WITHOUT THE
 SIGNATURE AND ORIGINAL SEAL.

SIGNATURE: _____

DATE: _____

SEAL: _____

DATE: _____

PROJECT: _____

411 LOUISA ST

SITE: _____

411 LOUISA ST.
KEY WEST, FL 33040

TITLE: _____

PROPOSED SITE PLAN

DATE ATTACHED	DATE	DESIGN	CHECKED
AS SHOWN	02-28-22	CA	SM

2202-14	1-D-12	RELATION
		1

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

SITE DATA:

TOTAL SITE AREA: ±8,227.30 SQ.FT

LAND USE: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)

FLOOD ZONE: AE7

SETBACKS

FRONT:

REQUIRED 10'-0"

EXISTING 2'-6"

PROPOSED NO CHANGES

VARIANCE REQUIRED

LEFT SIDE:

REQUIRED 5'-0"

EXISTING 0'-0"

PROPOSED 4'-0" (TO A/C CONDENSER)

IMPROVEMENT, VARIANCE REQUIRED

RIGHT SIDE:

REQUIRED 5'-0"

EXISTING 30'-9"

PROPOSED NO CHANGES

REAR:

REQUIRED 15'-0"

EXISTING 0'-0"

PROPOSED 4'-0"

IMPROVEMENT, VARIANCE REQUIRED

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (4,936.38 SQ.FT.)

EXISTING 65.26% (±5,369.0 SQ.FT.)

PROPOSED 64.59% (±5,314.0 SQ.FT.)

IMPROVEMENT, VARIANCE REQUIRED

MAXIMUM BUILDING COVERAGE:

REQUIRED 50% (4,113.65 SQ.FT.)

EXISTING 44.10% (±3,628.6 SQ.FT)

PROPOSED 42.10% (±3,464.4 SQ.FT)

IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (±2,879.55 SQ.FT.)

EXISTING 25.0% (±2,056.3 SQ.FT.)


PROPOSED 30.3% (±2,493.0 SQ.FT.)

IMPROVEMENT, VARIANCE REQUIRED

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE:
DATE:
SEKOD MASHYAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

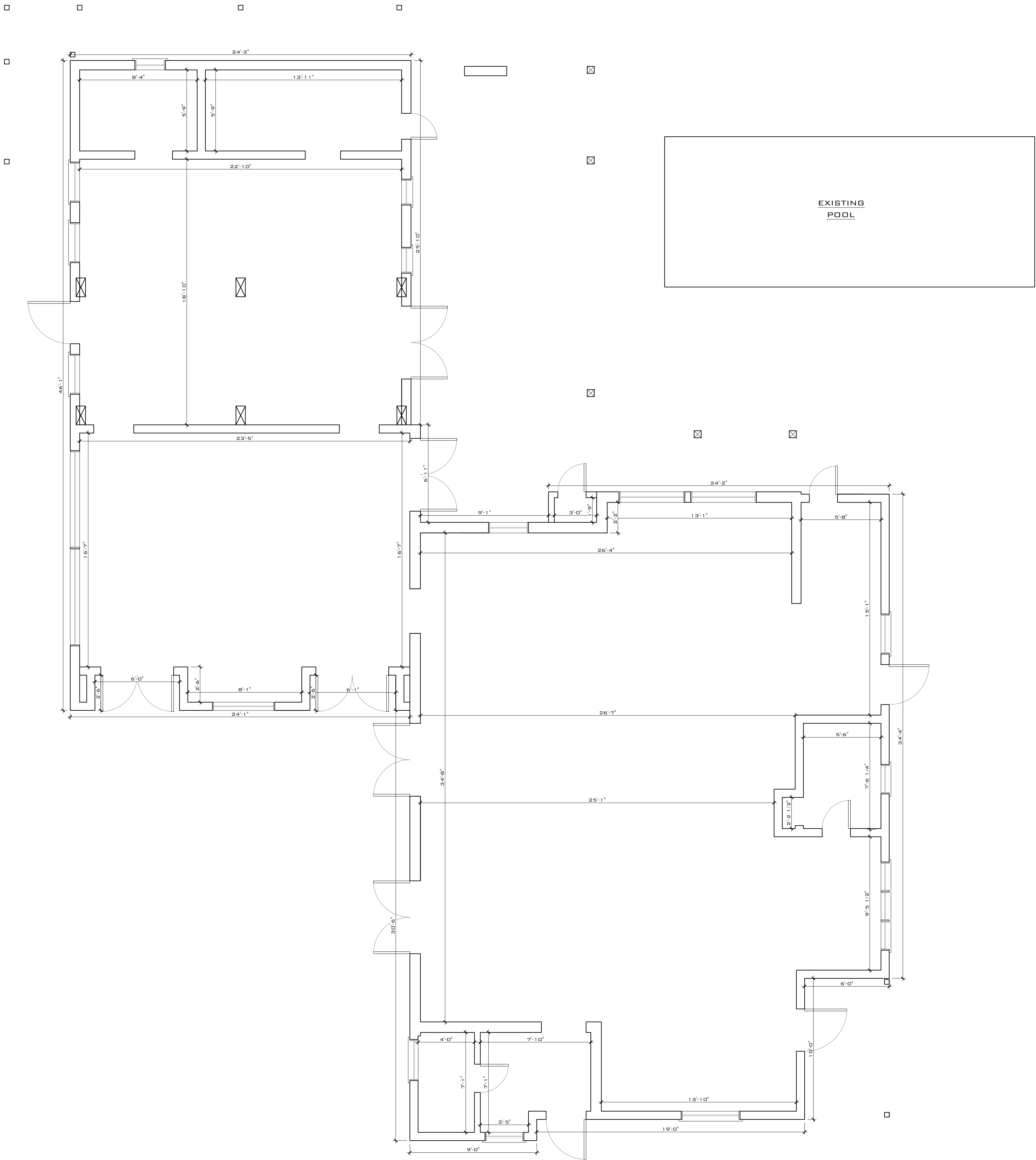
OWNER: ROBERT A. JENSEN & BRANDON JONES

PROJECT: 411 LOUISA ST

SITE: 411 LOUISA ST,
KEY WEST, FL 33040

TITLE: SITE DATA

DATE OF TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	02/28/23	DA	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
2202-14	A-103		1



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

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE: 8/30/2014
PROJECT NO: 2202-14
DRAWN BY: A-101
CHECKED BY: 1
DATE: 8/30/2014
PROJECT NO: 2202-14
DRAWN BY: A-101
CHECKED BY: 1

REV	DESCRIPTION	BY	DATE
1	FINAL		

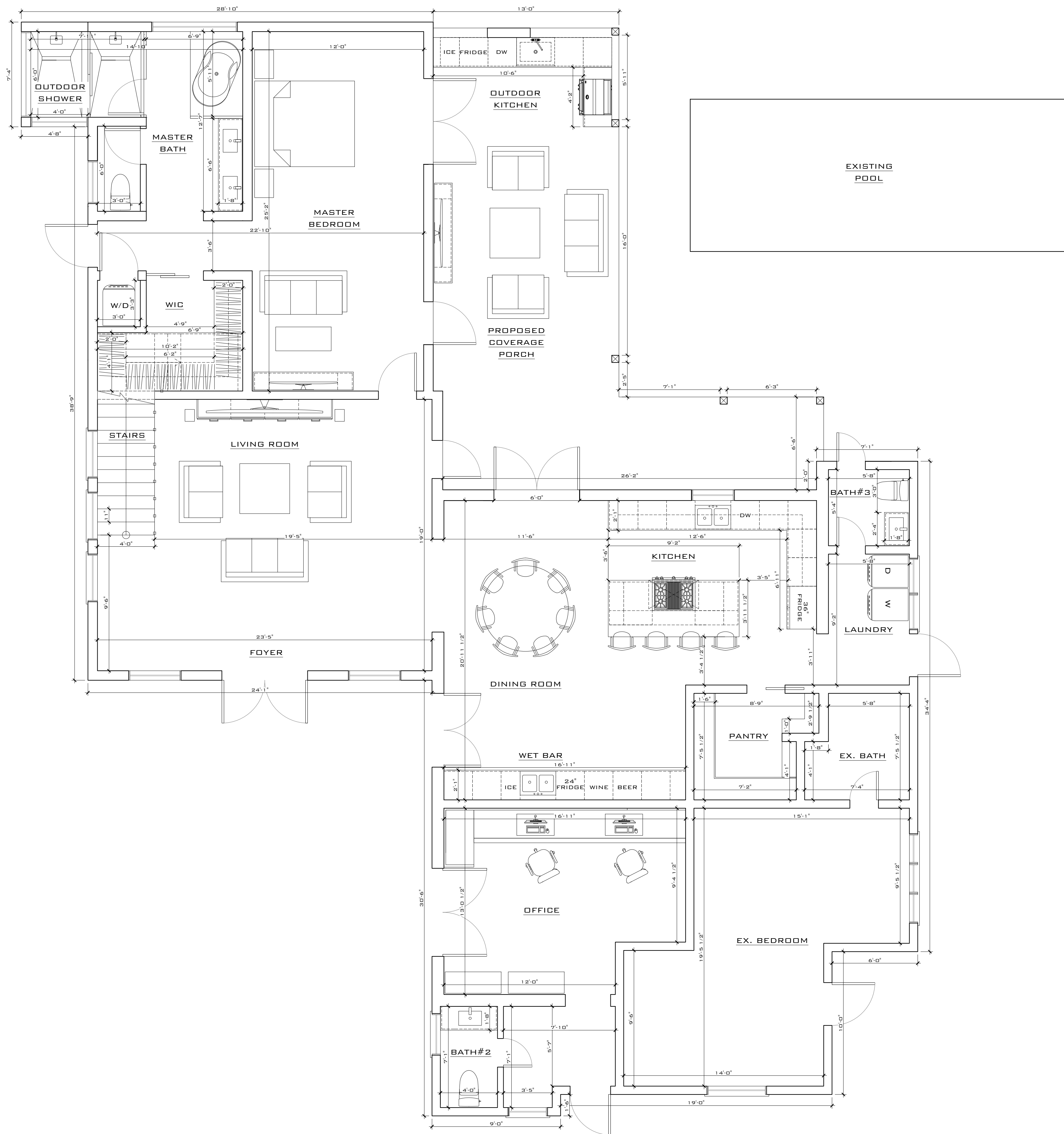
ARTIBUS DESIGN
ENGINEERING AND PLANNING

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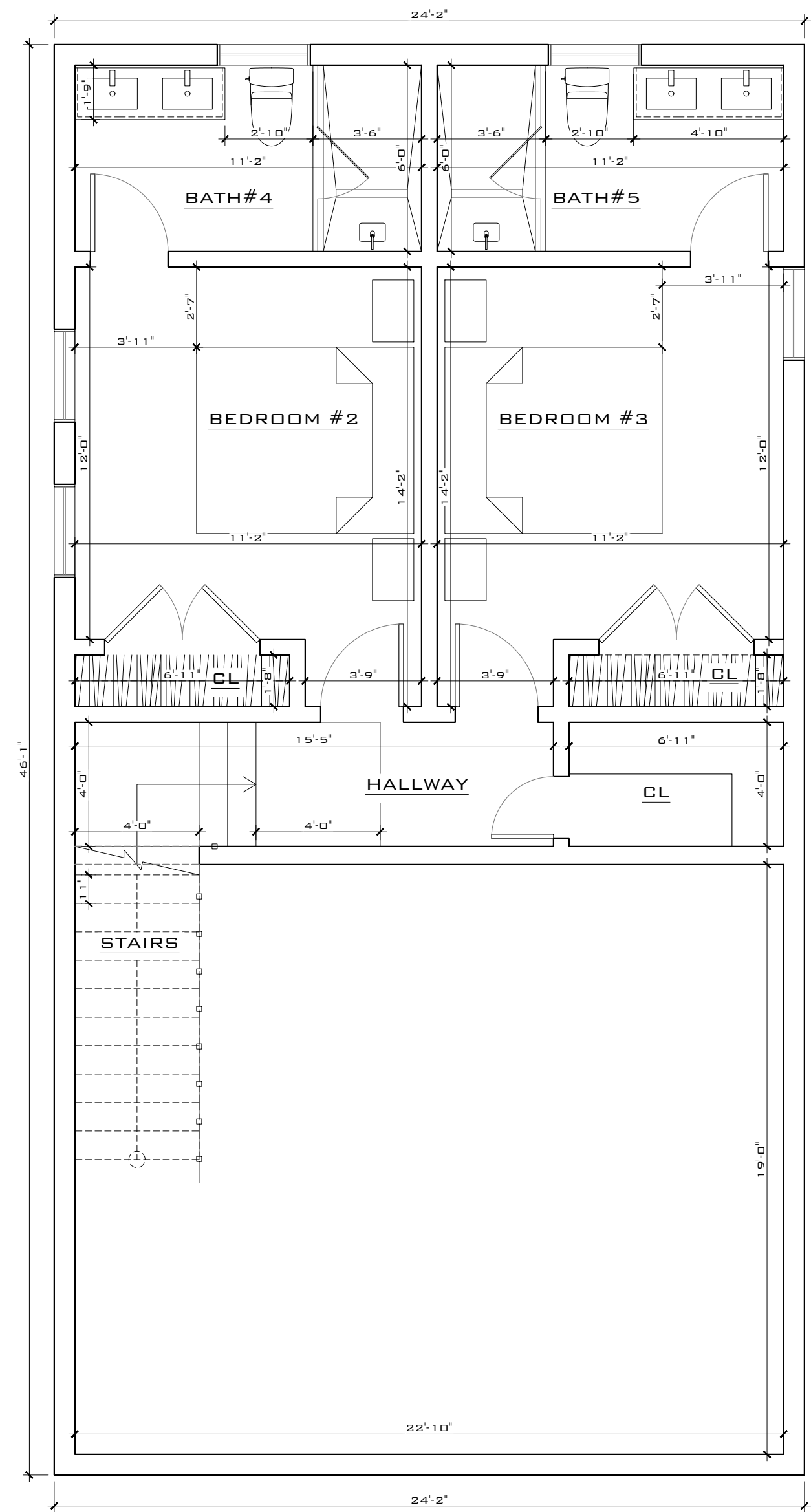
OWNER: ROBERT A. JENSEN & BRANDON JONES
PROJECT: 411 LOUISA ST

DATE: 411 LOUISA ST, KEY WEST, FL 33040
TITLE: EXISTING FLOOR PLAN

DATE ATTACHED	DATE	DRAWN	CHECKED
AS SHOWN	03/11/23	CA	SAH



PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
BRAD MASHAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV.	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT:	ROBERT A. JENSEN & BRANDON JONES		
PROJECT:	411 LOUISA ST		
SITE:	411 LOUISA ST, KEY WEST, FL 33040		
TITLE:	PROPOSED FLOOR PLAN		
DATE BY/TITLE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/11/22	CA	SAH
PROJECT NO:	2202-14	DATE:	REVISION:
		A-102	1




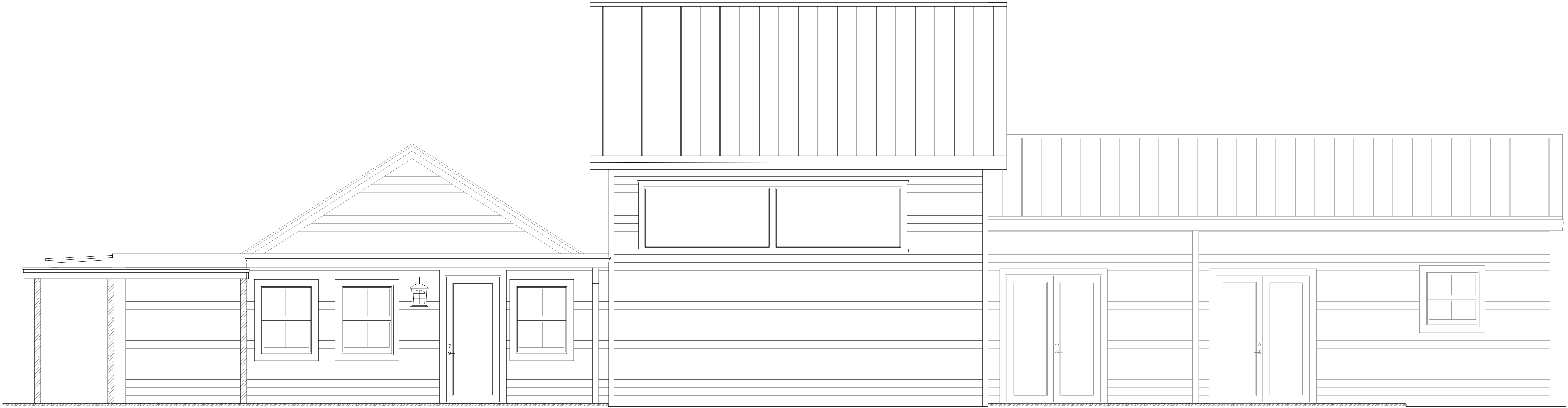
EXISTING FRONT ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

DESCRIPTION:		BY:	DATE:
USE: FINAL			
 ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 101 N. ROOSEVELT BLVD W. KEY, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGNER: ROBERT A. JENSEN & BRANDON JONES			
PROJECT: 411 LOUISA ST			
SITE: 411 LOUISA ST, KEY WEST, FL 33040			
TITLE: FRONT ELEVATIONS			
DATE BY (DATE):	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/11/22	CA	SAH
PROJECT NO.	DRAWING NO.	REVISION	
202-14	A-103	1	



EXISTING LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
PROJECT NO.:
2202-14

SEBOD MASHYAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGNER:	ROBERT A. JENSEN & BRANDON JONES		
PROJECT:	411 LOUISA ST		
SITE:	411 LOUISA ST, KEY WEST, FL 33040		
TITLE:	LEFT ELEVATIONS		
DATE BY/TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/22	CA	SAM
PROJECT NO.	DATE/REV	SCALE	REVISION
2202-14	A-104		1



EXISTING RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



PEOPOSED RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN ENGINEERING AND PLANNING	
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835	
DESIGNER:	ROBERT A. JENSEN & BRANDON JONES
PROJECT:	411 LOUISA ST
SITE:	411 LOUISA ST, KEY WEST, FL 33040
TITLE:	RIGHT ELEVATIONS
DATE BY/TEXT:	DATE: 03/11/23 AS SHOWN: 03/11/23
PROJECT NO:	2202-14
DRAWN BY:	SAH
CHECKED:	CA
DATE:	03/11/23
STATE OF FLORIDA	PROFESSIONAL ENGINEER LICENSE NO. 71480
DATE:	03/11/23
PROJECT NO:	2202-14
DRAWN BY:	SAH
CHECKED:	CA
DATE:	03/11/23
STATE OF FLORIDA	PROFESSIONAL ENGINEER LICENSE NO. 71480



EXISTING REAR ELEVATION

SCALE: 3/8" = 1'-0"



PROPOSED REAR ELEVATION

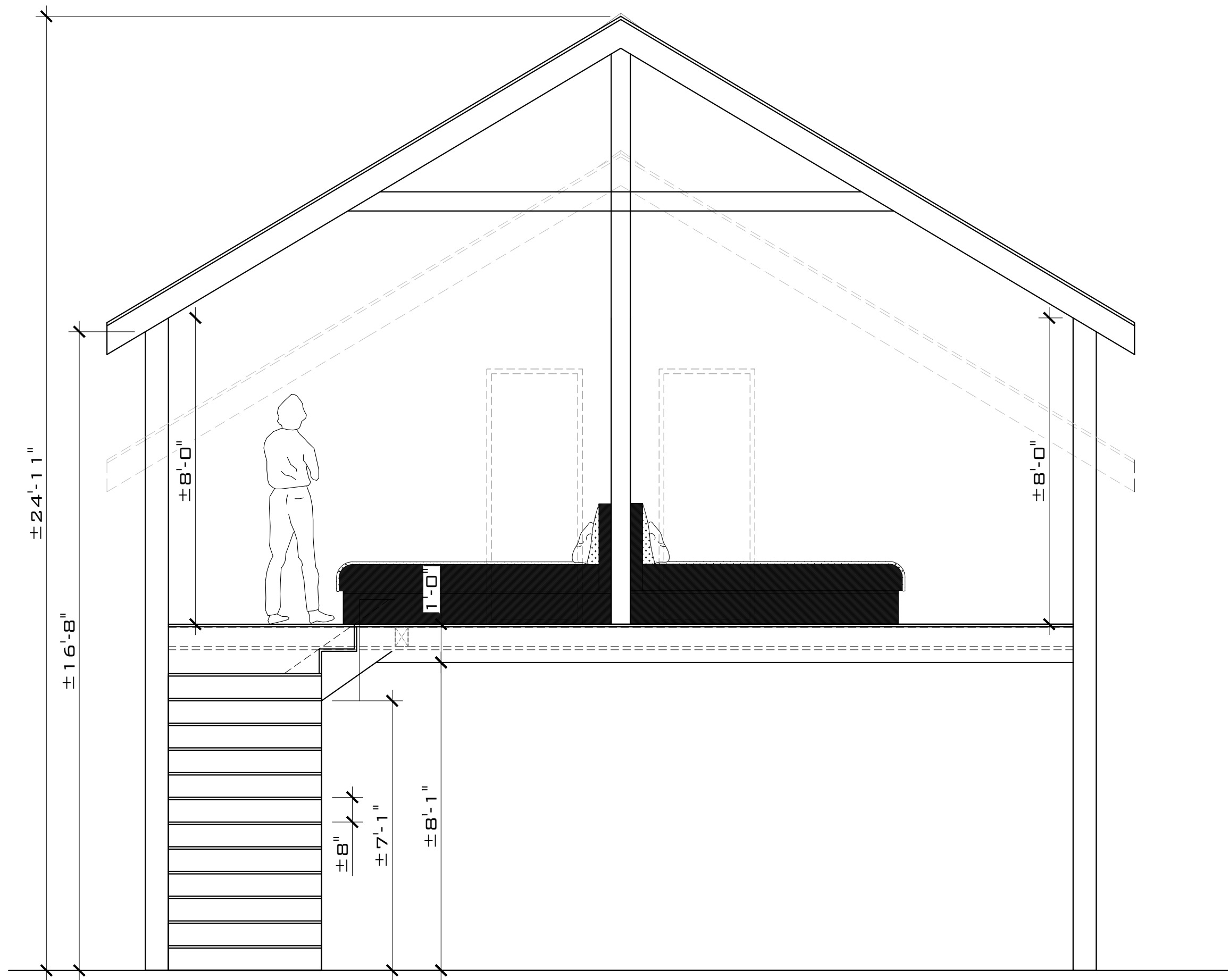
SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

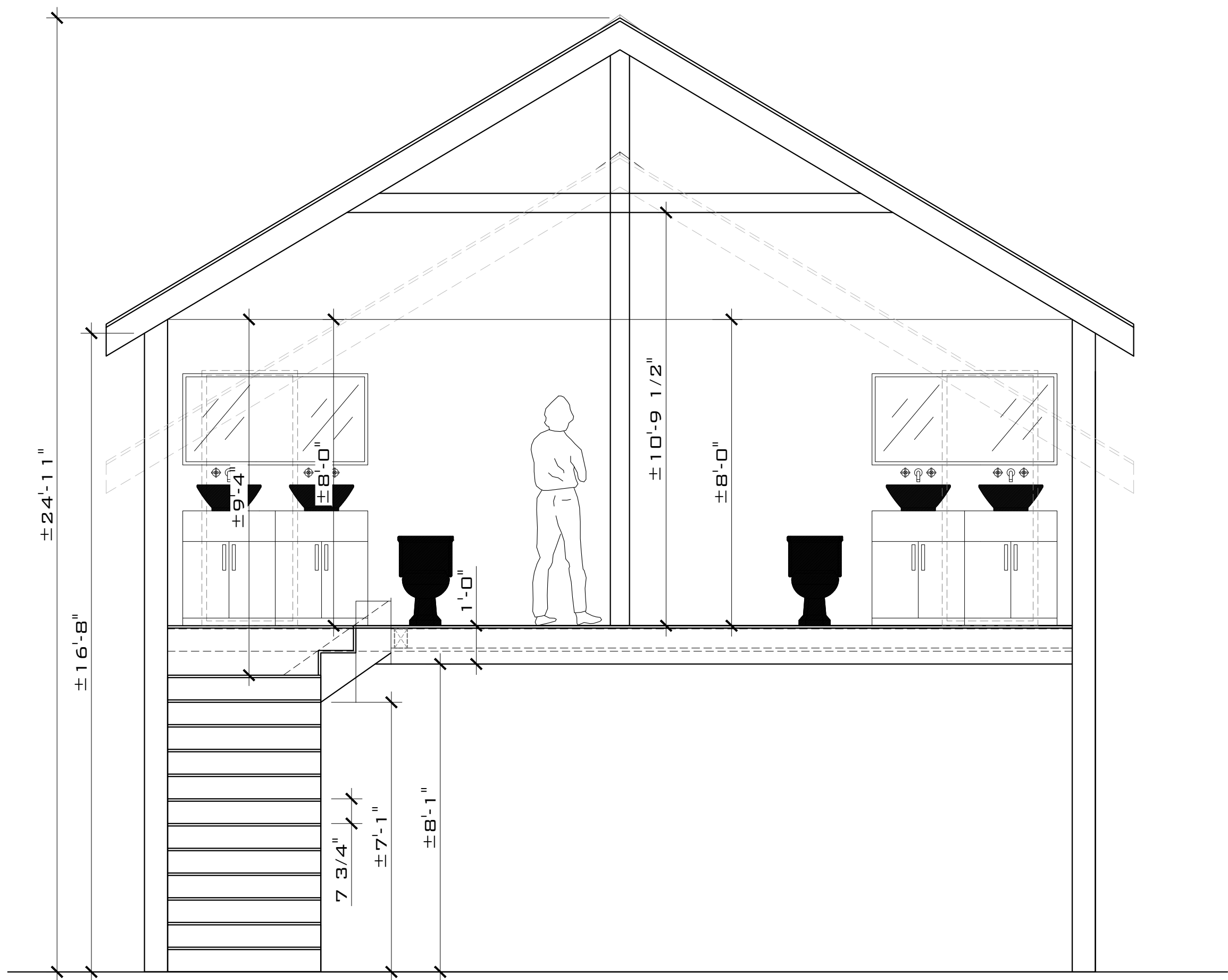
SIGNATURE:
DATE:

SEBOD MASHYAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

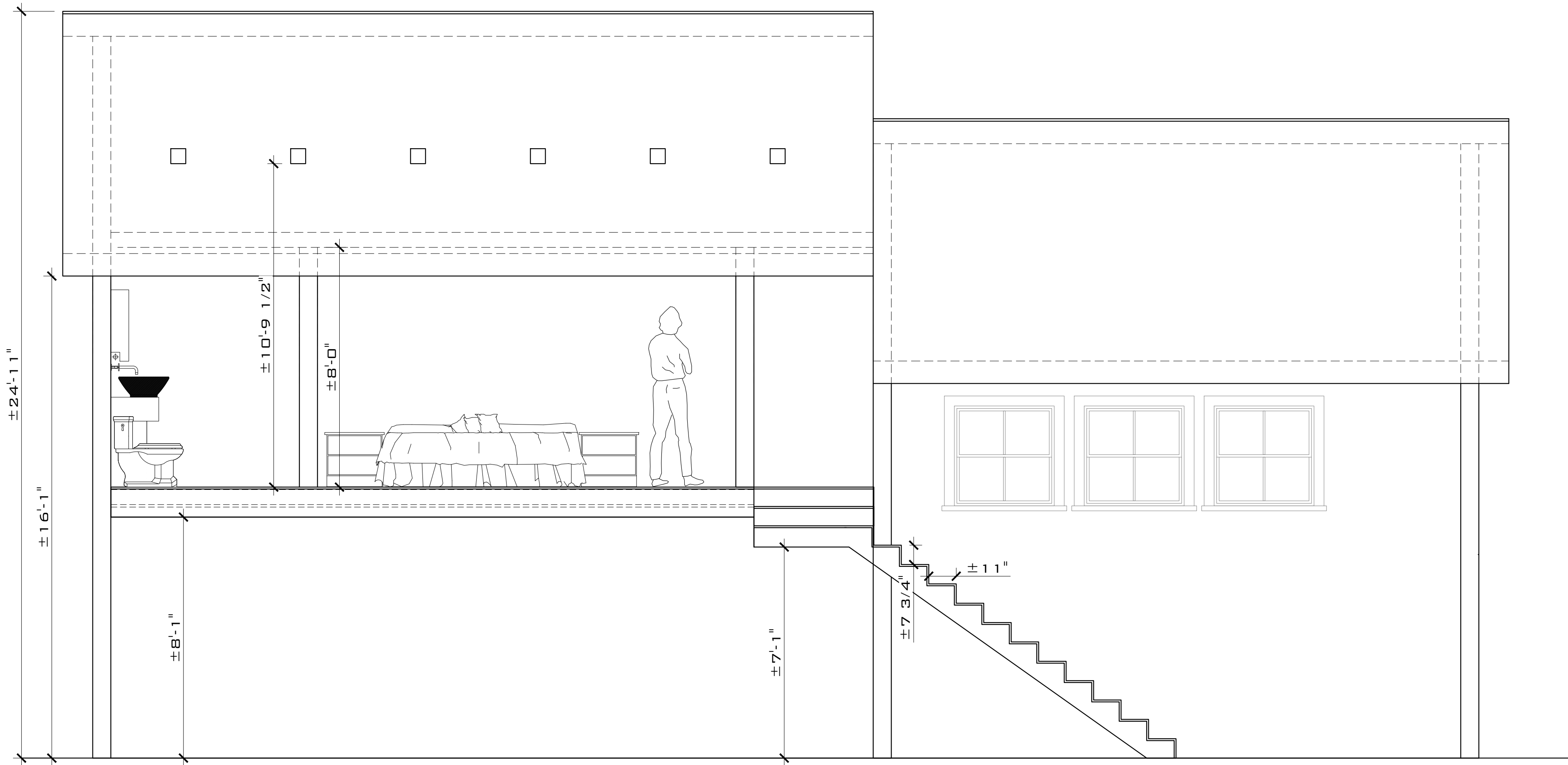
REV	DESCRIPTION	BY	DATE
STATUS:	FINAL		
ARTIBUS DESIGN ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30835			
DESIGNER:	ROBERT A. JENSEN & BRANDON JONES		
PROJECT:	411 LOUISA ST		
SITE:	411 LOUISA ST, KEY WEST, FL 33040		
TITLE:	REAR ELEVATIONS		
DATE BY TITLE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/23	CA	SAM
PROJECT NO:	2202-14	DRAWING NO:	A-106
		REVISION:	1



SECTION 1-1
SCALE: 3/8" = 1'-0"



SECTION 1-2
SCALE: 3/8" = 1'-0"



SECTION 1-3
SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL SEAL

REV	DESCRIPTION	BY	DATE
1	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3312
WWW.ARTIBUSDESIGN.COM
CA # 30835

DESIGNER: ROBERT A. JENSEN
& BRANDON JONES

PROJECT: 411 LOUISA ST

SITE: 411 LOUISA ST,
KEY WEST, FL 33040

TITLE: SECTIONS

DATE ATTACHED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/23	CA	SAH
PROJECT NO:	2202-14	DRAWING NO:	5-101
			1

SIGNATURE:
DATE: 03/11/23
SEKOD MASHYKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

Property Record Card

Disclaimer

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

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

Summary

Parcel ID 00029190-000000
Account# 1029963
Property ID 1029963
Millage Group 10KW
Location 411 LOUISA St, KEY WEST
Address
Legal KW SUBS 22 AND 24 PT LOT 3 SQR 9 TR 11 OR127-287/88
Description OR954-1316 OR1018-1112 OR2492-2407 OR2566-1046
OR2682-1039 OR3059-1422 OR3141-0934
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[EMERALD REVOCABLE TRUST 10/01/2019](#)
411 Louisa St
Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$1,007,124	\$688,504	\$573,754	\$590,147
+ Market Misc Value	\$64,767	\$66,590	\$68,412	\$69,603
+ Market Land Value	\$967,495	\$960,091	\$1,011,921	\$905,834
= Just Market Value	\$2,039,386	\$1,715,185	\$1,654,087	\$1,565,584
= Total Assessed Value	\$2,039,386	\$1,607,970	\$1,560,551	\$1,502,624
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$2,039,386	\$1,582,970	\$1,535,551	\$1,477,624

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	8,227.00	Square Foot	0	0

Buildings

Building ID 2242
Style 1 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 3307
Finished Sq Ft 2504
Stories 1 Floor
Condition GOOD
Perimeter 286
Functional Obs 0
Economic Obs 0
Depreciation % 10
Interior Walls WALL BD/WD WAL

Exterior Walls CUSTOM
Year Built 1943
EffectiveYearBuilt 2011
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED
Bedrooms 4
Full Bathrooms 5
Half Bathrooms 0
Grade 600
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	623	0	192
FLA	FLOOR LIV AREA	2,504	2,504	286
OPF	OP PRCH FIN LL	180	0	86
TOTAL		3,307	2,504	564

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1996	1997	1	96 SF	3
WATER FEATURE	2014	2015	1	1 UT	1
FENCES	2014	2015	1	339.5 SF	2
CUSTOM PATIO	2014	2015	1	344 SF	2
TIKI	2014	2015	1	35 SF	2
RES POOL	2014	2015	1	666 SF	2
WOOD DECK	2014	2015	1	671 SF	2
FENCES	2014	2015	1	756 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/1/2021	\$3,100,000	Warranty Deed	2351522	3141	0934	03 - Qualified	Improved
11/25/2020	\$2,500,000	Warranty Deed	\$17,500.00	3059	1422	01 - Qualified	Improved
5/1/2014	\$1,350,000	Warranty Deed		2682	1039	02 - Qualified	Improved
4/23/2012	\$500,000	Warranty Deed		2566	1046	19 - Unqualified	Improved
6/1/1987	\$135,000	Warranty Deed		1018	1112	M - Unqualified	Improved

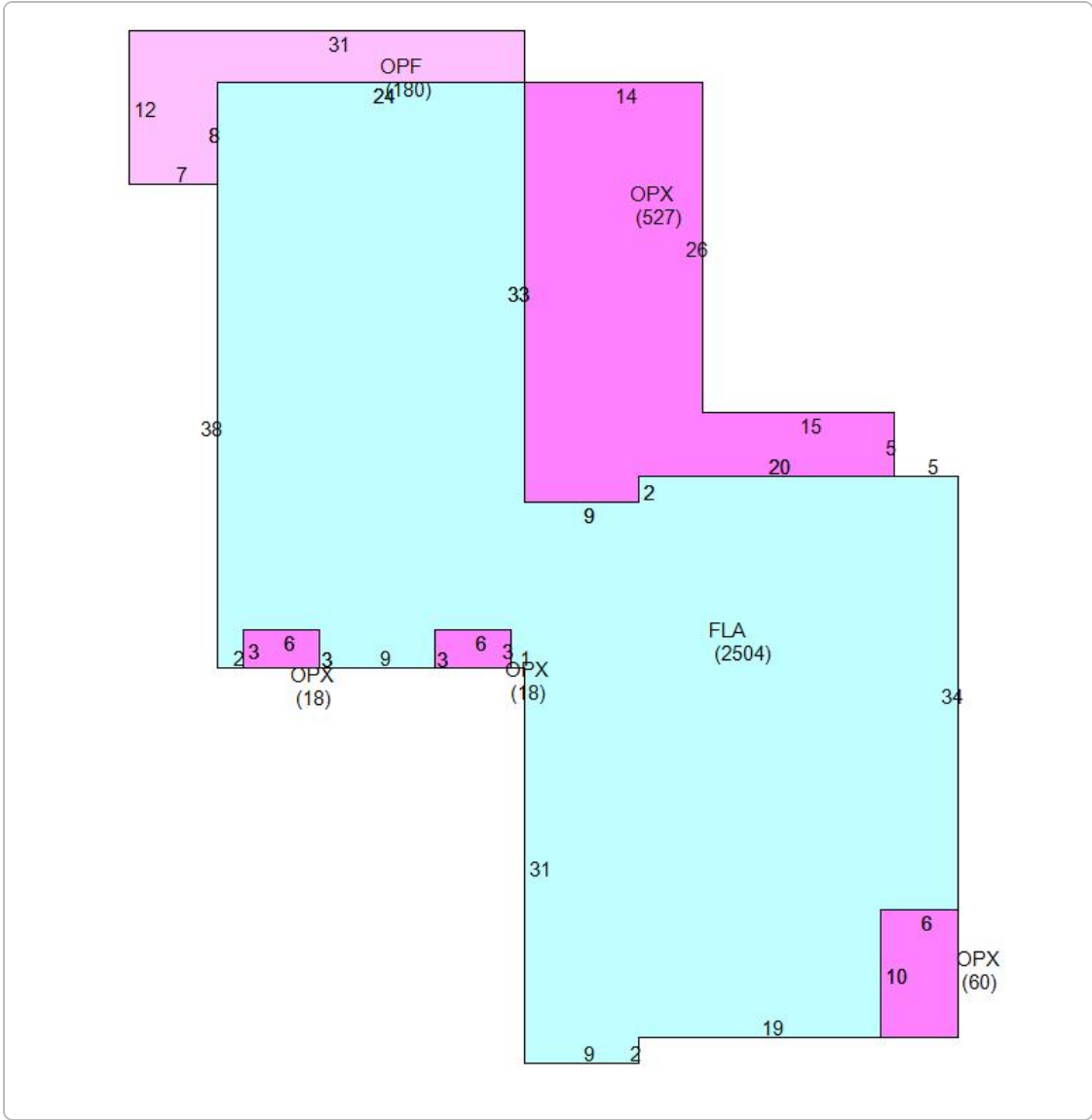
Permits

Number ⬇	Date Issued ⬇	Date Completed ⬇	Amount ⬇	Permit Type ⬇	Notes ⬇
21-0854	2/4/2022		\$0	Residential	Complete electrical installation of 30Kw generator with 200A transfer switch, 500 Gallon diesel fuel tank on concrete pad.
22-0048	2/4/2022		\$168,000	Residential	Interior remodel. Kitchen. Bathroom. Living areas. Interior renovations to include remodeling existing kitchen - replace cabinets and countertops. Upgrade existing bathrooms - vanities, tile, glass. wall finishes. Replace interior doors, hardware, casing and baseboard. Sheetrock and Insulation as needed. Flooring through-ought.
14-3145	9/26/2014	1/5/2015	\$8,000		REPLACE EXISTING ALUMINUM FRAME WINDOWS WITH WHITE IMPACT
14-3145	9/4/2014	1/5/2015	\$20,000		REMOVE POOL FRAMING AND DECK.1100SF REMOVE CONCRETE SLAAB. INSTALL NEW WOOD DECKINGON EXISTING FRAMING 484SF AT FRONT
14-4071	9/3/2014	1/5/2015	\$8,000		DEMO 97' OF FENCE. REMOVE FRONT PICKET FENCE AND SIDE CHAIN LINK. BULD NEW 40" WOOD PICKET ON A LONG LOUISA 97LF. BUILD NEW WOOD72" PICKET AT CAR PARK 30LF. BUILD NEW 72" PICKET ALONG NW SIDE OF PROPERTY
14-4125	9/2/2014	1/5/2015	\$29,000		RESURFACE POOL, RE POUR STEPS AND BENCH INTO POOL
14-2112	5/20/2014	1/5/2015	\$28,000		TEAR OFF 5 VCRIMP INSTALL NEW
12-4023	11/9/2012	12/17/2012	\$600	Residential	HOOK UP OF TWO CENTRAL A/C UNITS ONE 2 1/2 TON AND ON 2-TON.
12-3307	9/12/2012	12/17/2012	\$7,500	Residential	REPLACE FIXTURES 2 BATHROOMS AND 1 KITCHEN, 2 TOILETS, 1 - SHOWER, 2 BATHTUBS, 3 LAVATORIES, AND 1 KITCHEN.
12-3193	9/5/2012	12/17/2012	\$8,400	Residential	INSTALL A 2 1/2 TON & 3 1/2 TON UNIT W/17 DROPS AND 2 EXHAUST FANS. NEEDS TO BE LOCATED AT LEAST 5' SETBACK FROM PROPERTY LINES.
12-3230	9/5/2012	12/17/2012	\$5,250	Residential	INSTALL WIRING, BOXES, DEVICES, ETC. FOR NEW KITCHEN LAY-OUT. RELOCATE EXISTING 125 AMP PANEL IN KITCHEN & INSTALL 200 AMP. PANEL IN NEW KITCHEN LOCATION. UPGRADE EXISTING SERVICE TO 200 AMP.
12-2119	6/15/2012	11/14/2012	\$45,000		RENOVATE KITCHEN,BEDROOM & 1 BATHROOM. NEW WOOD FLOORING, 400SF,NEW TILE FLOOR IN BATHROOM. 50SF. INSTALL NEW WINDOWS & EXTERIOR DOORS & HARDI PLANK SIDING 2400SF
0201597	6/17/2002	9/10/2002	\$467		ROOFING
0200423	2/19/2002	9/10/2002	\$1,055		SBS ROOF
9701073	4/1/1997	12/1/1997	\$3,000		845 SF FLAT ROOF 90 FELT

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

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](#)

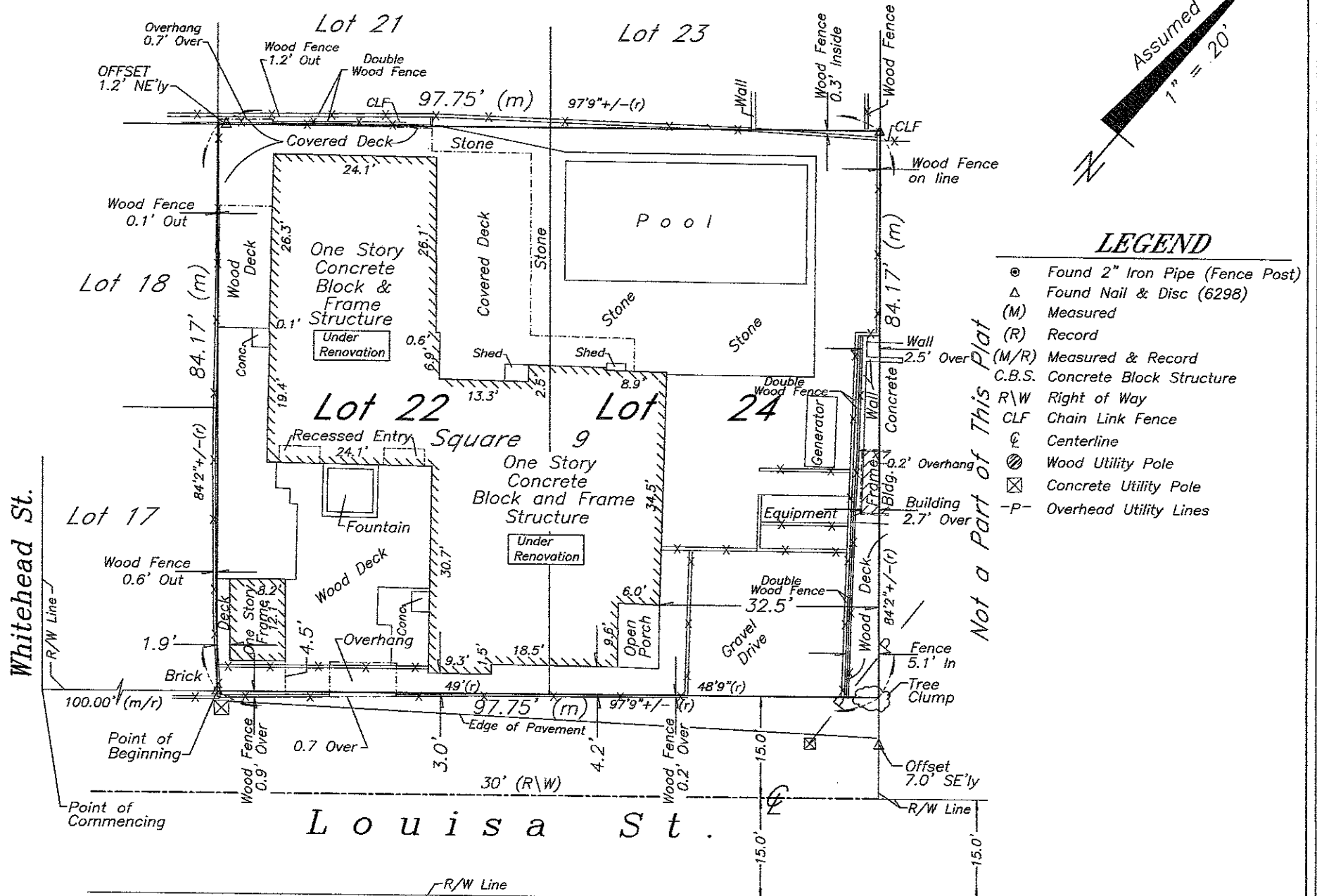
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Developed by
 **Schneider**
GEOSPATIAL

Version 2.3.178

Boundary Survey

Boundary Survey Map of Lots 22 and 24, Square 9, Tract 11, ISLAND OF KEY WEST



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 411 Louisa Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: November 13, 2020 and February 28, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjainers are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, in Square Number 9, in Tract 11, according to W.A. Whitehead's map or plan of said Island delineated in Feb. 1829, but better known and described as Lots 22 and 24, according to a diagram of said Square 9 in Tract 11, made by Douglas T. Sweeny and recorded in Book "L" of Deeds, Page 564, Monroe County, Florida, Records: said lots commencing at a point on Louisa Street 100 feet from the corner of Whitehead and Louisa Streets and running thence along Louisa Street in a Northeasterly direction 97 feet and 9 inches, more or less; thence at right angles in a Northwesterly direction 84 feet and 2 inches, more or less; thence at right angles in a Southwesterly direction 97 feet and 9 inches, more or less; thence at right angles in a Southeasterly direction 84 feet and 2 inches, more or less, to the point of beginning.

BOUNDARY SURVEY FOR: Emerald Revocable Trust;

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

J. LYNN O'FLYNN, INC.

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

November 16, 2020
Updated 2/28/2022

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Verification Form



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

I, Robert A. Jensen, in my capacity as co-trustee
(print name) (print position; president, managing member)
of Emerald Revocable Trust
(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:

411 LOUISA ST; KEY WEST, FL 33040

Street address of subject property

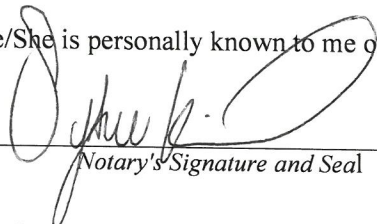
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein 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 23 MAY 2022 by
date
ROBERT A. JENSEN
Name of Applicant

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


Notary's Signature and Seal

Sydnee Kimmel
Name of Acknowledger typed, printed or stamped



HH 78380
Commission Number, if any

Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 21-1156
Consideration: \$3,100,000.00

Parcel Identification No. 00029190-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 1ST day of **December, 2021** between **John M. Sikich, Jr., individually and as Trustee of the Second Amendment and Restatement of the John M. Sikich Jr. Living Trust dated July 1, 1989 PO Box 87380, Carol Stream, IL 60188 Du Page Illinois grantor***, and **Emerald Revocable Trust dated October 1, 2019** whose post office address is **2412 Linda Avenue, 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:

On the Island of Key West, in Square Number 9, in Tract 11, according to W.A. Whiteheads map or plan of said Island delineated in Feb. 1829, but better known and described as Lots 22 and 24, according to a diagram of said Square 9 in Tract 11, made by Douglas T. Sweeney and recorded in Deed Book L, Page 564, Monroe County, Florida, Public Records: said lots commencing at a point on Louisa Street 100 feet from the corner of Whitehead and Louisa Streets and running thence along Louisa Street in a Northeasterly direction 97 feet and 9 inches, more or less; thence at right angles in a Northwesterly direction 84 feet and 2 inches, more or less; thence at right angles in a Southwesterly direction 97 feet and 9 inches, more or less; thence at right angles in a Southeasterly direction 84 feet and 2 inches, more or less, 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.

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:

Gregory Oropeza
Witness Name: Gregory Oropeza

Alexis Vogel
Witness Name: Alexis Vogel

Gregory Oropeza
Witness Name: Gregory Oropeza

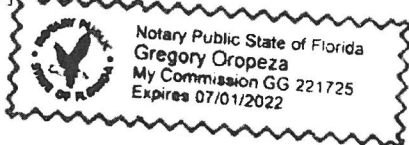
Alexis Vogel
Witness Name: Alexis Vogel

John M. Sikich, Jr.
John M. Sikich, Jr., Individually and as Trustee

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of November, 2021 by John M. Sikich, Jr., Individually and as Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____