



Application for Variance

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

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 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.

Site Address: 1905 Staples Lane, Key West	t, FL 33040			
Zoning District: CL				
Real Estate (RE) #: 00046930-00000				
Property located within the Historic District?	□Yes	X No		
APPLICANT: Owner Name: Trepanier and Associates, Inc.	Mailing A	ddress: <u>142</u> 1		
city: Key West				
Home/Mobile Phone:				
Email: Thomas@owentrepanier.com				
PROPERTY OWNER: (if different than above)		4004		
Name: KW Empire LLC				
City: Key West				
Home/Mobile Phone:				
Email: <u>David@constructionkeywest.com</u>		·		
Description of Proposed Construction, Development, a	and Use:			
The project proposes to construct	a new singl	e-family h	nome.	
•				
List and describe the specific variance(s) being request	ted:			
See attached.				
oce attached.				
Are there any easements, deed restrictions or other ea	noumbrancos atta	ahad ta tha nuc	amouth 2 MV	\$77.N
		cnea to the pro	perty? Lives	No
If yes, please describe and attach relevant documents:				
				ti i timboli kanan k

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	XNo
Is this variance request for habitable space pursuant to Section 122-1078?	XYes	□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 Requireme nt	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback		See attache	ed	
Rear Setback		- COO attaon		8
F.A.R				
Building Coverage				
Impervious Surface			***************************************	
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area				
orNumber 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.

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^{*}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.

Special conditions exist which are peculiar to the this property. The property was historically zoned as single-family, and the property is significantly smaller than other properties in the same zoning district.

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

Conditions were not created by applicant. The property has been in its current size since at least 1986 (exhibit A), predating current LDRs. Further, historically, the property was zoned single-family.

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.

Special privileges will not be conferred upon the granting of the variance(s). The variance process is available to all property owners in the same district, and if others want to build a single-family home, they are entitled to same process and consideration of fact.

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.

Hardship conditions exist. The literal interpretation of the land development regulations will prevent the construction of a reasonable home on the property.

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 the minimum variance(s) are requested that would permit the applicant the opportunity to build a home and maintain life-safety access to and around the 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.

Granting of the variance(s) is not injurious to the public welfare and will be in harmony with the general intent and purpose of the LDRs, and will not be detrimental to the public interest or welfare.

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.

This application does not rely on other nonconforming lots and structures as justificiation.

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."

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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)

Any additional supplemental information necessary to render a determination related to the variance request

X

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Pre-Application Meeting Notes

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

Meeting Date: 8/3	20/22 Zoning District:
Address/Location: _	1905 Staples Lane
	ruct Single-Family Home on Vacant Lot
Type of Application:	
Attendees: Zoe	Porter & Thomas Francis-Siburg
Notes:	Notes were not provided by staff to applicant
	following the pre-application meeting

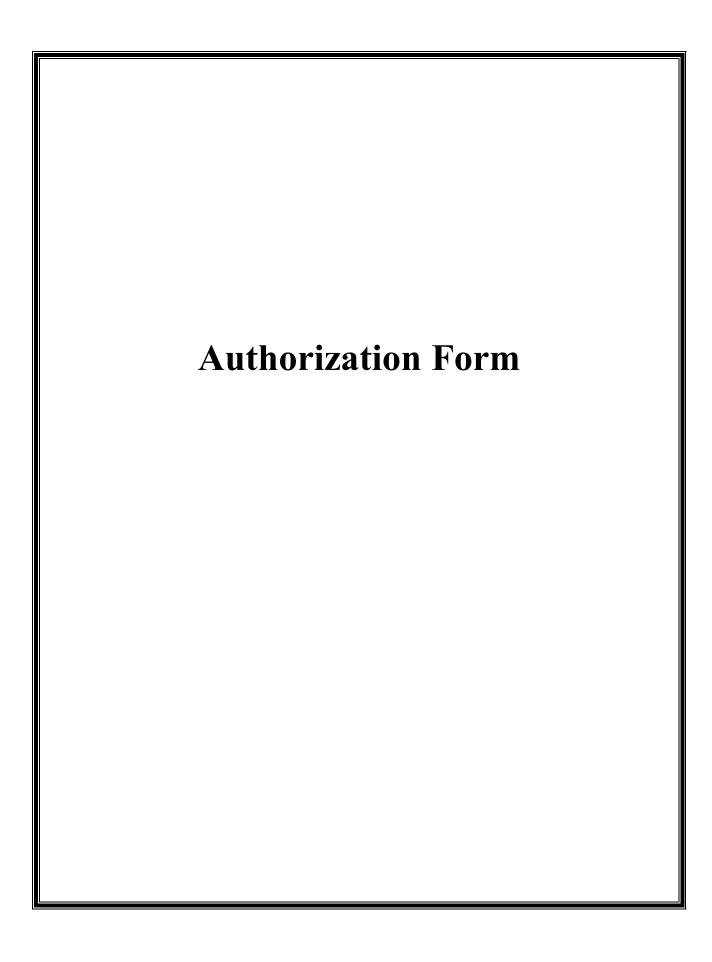
1905 STAPLES VARIANCE

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

- Variance to Sec. 122-390(4)a., of 8.7% from the maximum 40% building coverage to the 48.7% proposed.
- Variance to Sec. 122-390(6)a., of 5 ft from the minimum front setback of 10 ft (or 20% of lot depth for buildings over 25 ft in height) required to the 5 ft proposed.
- Variance to Sec. 122-390(6)a., of 5 ft from the minimum rear setback of 10 ft (or 20% of lot depth for buildings over 25 ft in height) required to the 5 ft proposed.
- Variance to Sec. 122-390(6)b., of 9 ft from the minimum easterly side setback of 15 ft required to the 6 ft proposed.
- Variance to Sec. 122-390(6)b., of 9 ft from the minimum westerly side setback of 15 ft required to the 6 ft proposed.

Site Data Table

	Required	Existing	Proposed	Compliance
Zoning	CL			
FLUM	GC			
FEMA	AE7			
Site Size	2,550 sq ft			
Height	40 ft	0 ft	38.8 ft	Complies
Building Coverage	40% (1,020 sq ft)	0% (0 sq ft)	48.7% (1,242 sq ft)	Variance 8.7% (222 sq ft)
Impervious Surface	60% (1,530 sq ft)	12.5% (320 sq ft)	48.7% (1,242 sq ft)	Complies
Open Space	35% (893 sq ft)	87.5% (2,230 sq ft)	48.9% (1,248 sq ft)	Complies
Landscaping	20% (510 sq ft)	87.5% (2,230 sq ft)	48.9% (1,248 sq ft)	Complies
Density	16 du/ac (1 du)	0 du	1 du	Complies
FAR	0.8 (2,040 sq ft)	0.0 (0 sq ft)	0.0 (0 sq ft)	Complies
Front Setback	25 ft or as an alternative 20% of lot depth for buildings over 25 ft in height (10 ft)	10 ft	5 ft	Variance 5 ft
Side Setback (Easterly)	15 ft or 10% of lot width up to a max. of 20 ft, whichever is greater (15 ft)	15 ft	6 ft	Variance 9 ft
Side Setback (Westerly)	15 ft or 10% of lot width up to a max. of 20 ft, whichever is greater (15 ft)	15 ft	6 ft	Variance 9 ft
Rear Setback	25 ft or as an alternative 20% of lot depth for buildings over 25 ft in height (10 ft)	10 ft	5 ft	Variance 5 ft
Auto Parking	1 space per 300 sq ft of office space and 1 space per du (2 spaces)	0 spaces	2 spaces	Complies
Bike Parking	25% auto requirement for office space and no requirement for du (0.3 spaces)	0 spaces	1 space	Complies





HH 149093
Commission Number, if any

City of Key West Planning Department

Authorization Form

(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter. Please Print Name of person with authority to execute documents on behalf of entity Name of office (President, Managing Member) of LW Empire LLC

Name of owner from deed authorize Owen Trepanier & Associates, Inc.
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 of person with authority to execute documents on behalf of entity owner Subscribed and sworn to (or affirmed) before me on this Name of person with authority to execute documents on behalf of entity owner as identification. He/She is personally known to me or has presented Nikita L. Stange Nikita L. Stange Name of Acknowledger typed, printed or stumped State of Florida Comm# HH149093 Expires 7/5/2025

SUN BIZ DOCUMENTATION



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company

KW EMPIRE LLC

Filing Information

 Document Number
 L11000010762

 FEI/EIN Number
 27-4655456

 Date Filed
 01/26/2011

Effective Date

01/25/2011 FL

State

Status ACTIVE

Last Event LC AMENDMENT

Event Date Filed 11/28/2011

Event Effective Date

NONE

Principal Address

1901 FLAGLER AVE. KEY WEST, FL 33040

Changed: 11/28/2011

Mailing Address

1901 FLAGLER AVE. KEY WEST, FL 33040

Changed: 11/28/2011

Registered Agent Name & Address

ZUELCH, CHRISTIAN M 3144 Northside Drive, #101. Key West, FL 33040

Address Changed: 01/30/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

POULIOT, DAVID E 1901 FLAGLER AVE. KEY WEST, FL 33040

Title MGRM

POULIOT, OKSANA 1901 FLAGLER AVE. KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2019	01/30/2019
2020	01/17/2020
2021	01/26/2021

Document Images

01/26/2021 ANNUAL REPORT	View image in PDF format
01/17/2020 ANNUAL REPORT	View image in PDF format
01/30/2019 ANNUAL REPORT	View image in PDF format
01/18/2018 ANNUAL REPORT	View image in PDF format
04/13/2017 ANNUAL REPORT	View image in PDF format
01/27/2016 ANNUAL REPORT	View image in PDF format
01/15/2015 ANNUAL REPORT	View image in PDF format
03/11/2014 ANNUAL REPORT	View image in PDF format
06/11/2013 ANNUAL REPORT	View image in PDF format
01/24/2012 ANNUAL REPORT	View image in PDF format
11/28/2011 LC Amendment	View image in PDF format
01/26/2011 Florida Limited Liability.	View image in PDF format

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Indenture,

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3 CANO, his wife day of JOSEPH G. CANO and MARIAN

D. 1986

in the State of

of the County of FLORLDA of the first part, and TOM SAWYER, his wife TOM SAWYER and DEBRA V. SAWYER, his wife whose address is: #6 Nassau Lane, Key West, Florida 33040 of the County of MONROE in the State of FLORLDA party of the second part,

065594

Lots Hes. The U Fart of Lot the Class, according Book I, Eage 4, more particulate at the point of boundary line of

FILED FOR RECORD

'86 DEC 11 P4:36

GREAT AMERICAN TITLE & MORTGAGE CO. 1217 WHITE STREET, KEY WEST, FL 33040 305-294-3451 FL

(SEE REVENCE HERODE)
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In things the hard party of the first party of the first part has hereunto set his hand and seal the day and year first above written.

Market Ball Belluered in Gur Fresence: 2.2

Joseph & Com PART STO OF DE

L.S. L.S.

State of Morida

County of

appeared before me, an officer duly authorized to 3 Merson Certify That on this day personally administer oaths and take acknowledgments, and MARIAN R. CAND

to me well known and known to me to be the individual 8 described in and who executed the foregoing dead, and "Chey," Chey, and "Chey, executed the same freely and voluntarity for the purposes therein expressed.

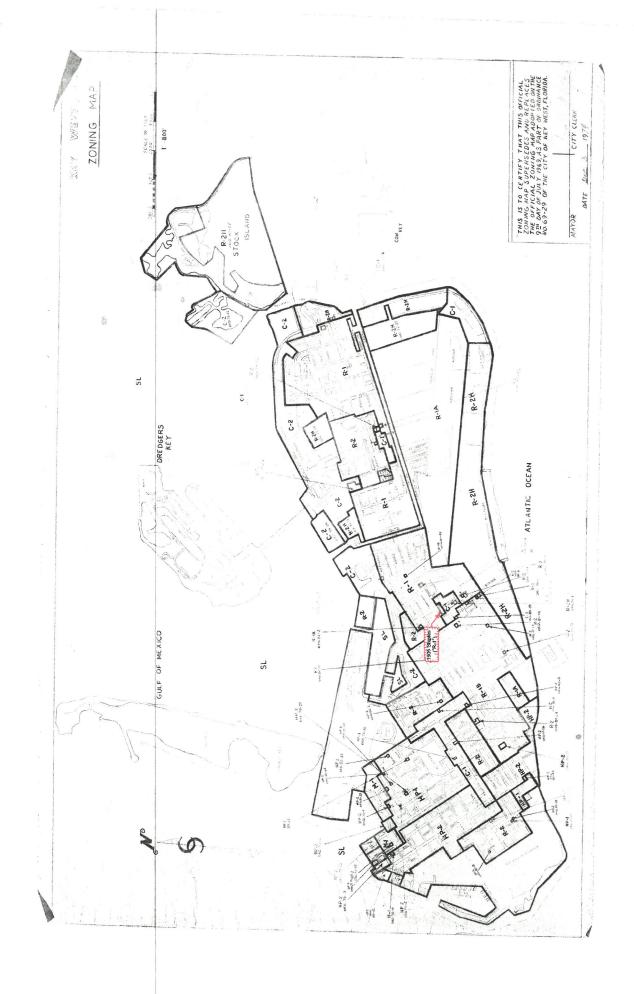
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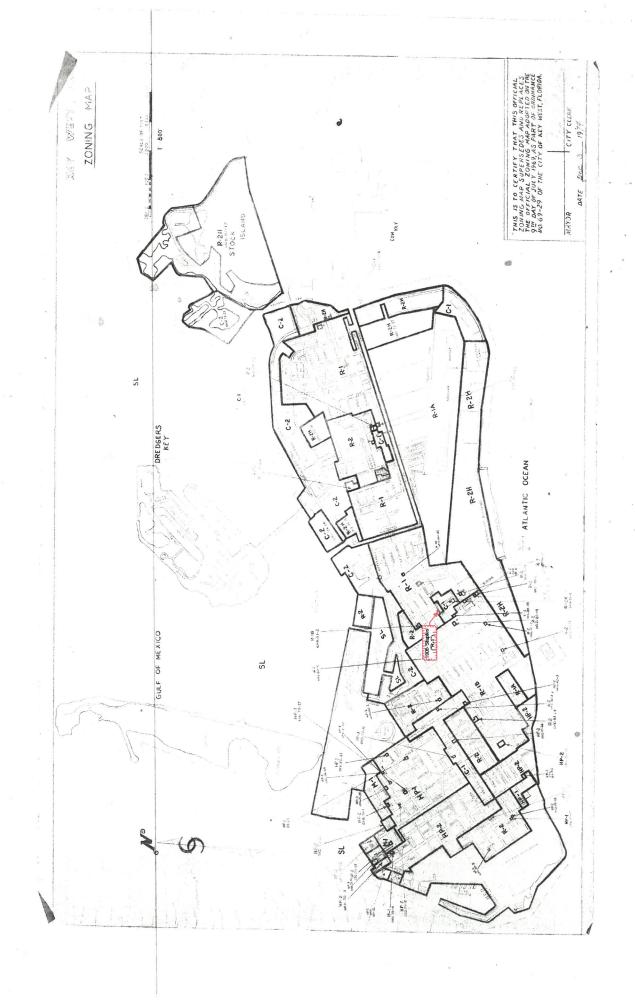
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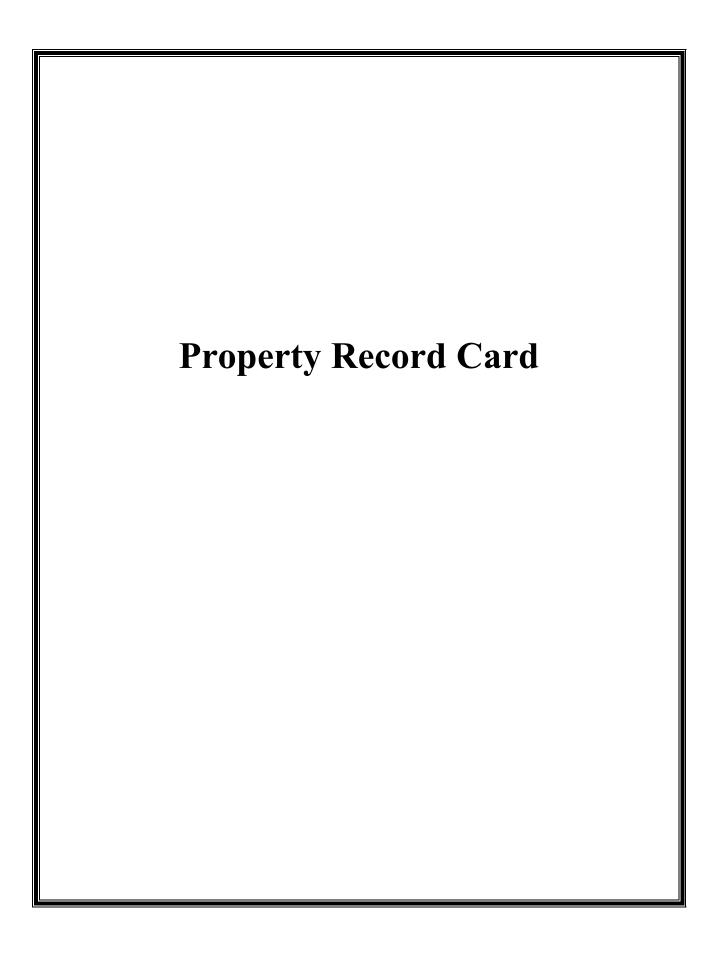
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Disclaimer

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 neerby 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 00046930-000000 1047538 Account# 1047538 Property ID Millage Group 10KW

Location 1905 STAPLES Ave, KEY WEST

Address

KW KW REALTY CO'S FIRST SUB PB1-43 PT LOT 1 & PT LOT 2 SQR 16 TR 21 G26-490 Legal Description

OR439-237 OR508-877/878 OR995-1991/1992 OR3125-1513 OR3128-944

(Note: Not to be used on legal documents.)

Neighborhood 31050

Property COMMERCIAL (1000) Class

Subdivision Key West Realty Co's First Sub

Sec/Twp/Rng 05/68/25 Affordable No

Housing



1047538 1905 STAPLES AVE 8/15/05

Owner

KWEMPIRE LLC

1901 Flagler Ave Key West FL 33040

Valuation

		2021	2020	2019	2018
+	Market Improvement Value	\$O	\$0	\$0	\$ 0
+	Market Misc Value	\$1,601	\$1,601	\$1,601	\$1,521
+	Market Land Value	\$61,047	\$61,047	\$61,047	\$61,047
=	Just Market Value	\$62,648	\$62,648	\$62,648	\$62,568
-	Total Assessed Value	\$62,648	\$62,648	\$62,648	\$62,568
-	School Exempt Value	\$O	\$0	\$0	\$0
=	School Taxable Value	\$62,648	\$62,648	\$62,648	\$62.568

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	2,550.00	Square Foot	51	50

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	1200 SF	1
LC UTIL BLDG	1974	1975	1	200 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/28/2021	\$100	Quit Claim Deed	2341712	3128	0944	11 - Unqualified	Improved
9/13/2021	\$72,000	Warranty Deed	2339563	3125	1513	99 - Unqualified	Improved
12/1/1986	\$10,000	Warranty Deed		995	1991	Q - Qualified	Vacant

Permits

Number	Date Issued	Date	Amount	Permit Type	
\$	₹	Completed	\$	₹	Notes ≑
15-5136	1/5/2016		\$2,300	Commercial	PLUMBING FOR 1-SHAMPOO SINK, 1 TANK-LESS WATER HEATER AND 1 SMALL LIFT STATION FOR SINK DRAIN.
07-1792	4/16/2007		\$1,200	Commercial	INSTALL NEW PANEL 100AMP AND HOOK UP NEW CENTRAL A.C SYSTEM.
07-0890	2/26/2007		\$3,400	Commercial	INSTALL 3 1 TON MINI SPLIT A/C UNITS.
07-0658	2/21/2007		\$9,786	Commercial	REPLACE 7 WINDOWS 4 DOORS 7 HURRICANE SHUTTERS.
07-0500	2/1/2007		\$3,600	Commercial	INSTALL ONE 1.5 TON AND ONE 1 TON MINI-SPLIT A/C SYSTEM.
06-0788	2/9/2006	7/5/2006	\$0		RUBBER ROOFING

View Tax Info

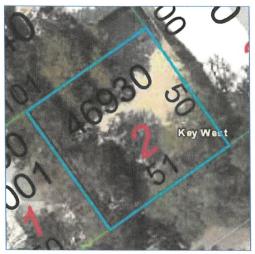
View Taxes for this Parcel

Photos



1047538 1905 STAPLES AVE 8/15/05

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TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

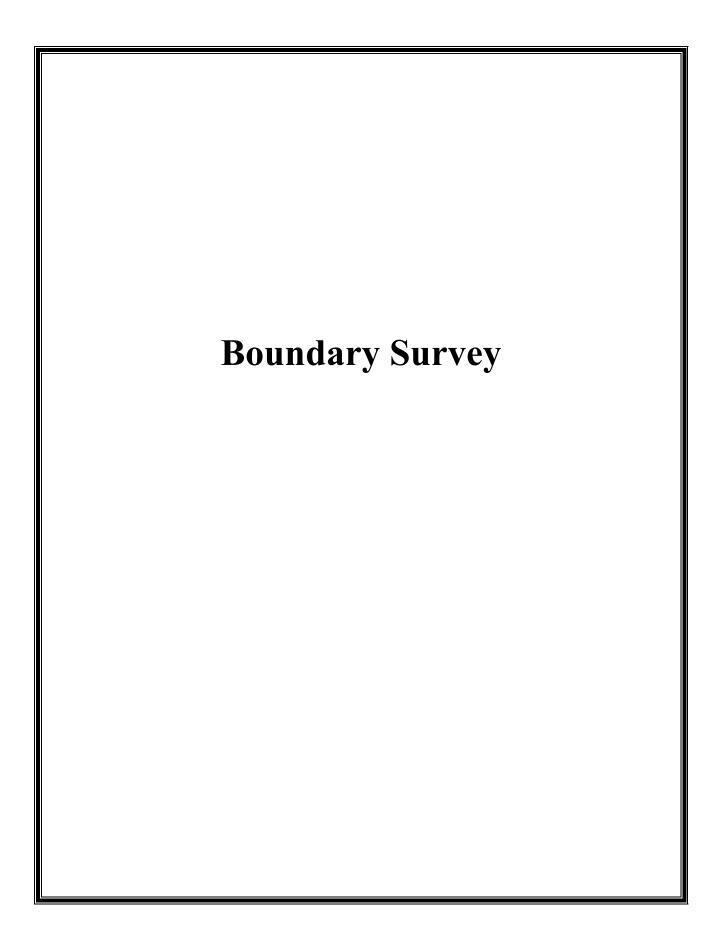
No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge).

The Monroe County Property Approiser's office mathtains data on property within the County solely for the purpose of fulfilling its responsibility to secure ajust valuation for advalorement or purposes of all property within the County. The filomose 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: 10/28/2021, 2:44:31 AM

e applicable GEOSPATIAL



BOUNDARY SURVEY 1905 STAPLES AVE KEY WEST, FL 33040

SURVEYOR: JUAN C. MELENDEZ D.B.A. ORTHOTEK

ACCURACY:

THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT 1 FT. IN 10,000 FT. (REQUIRED)

BASIS OF BEARING:

BEARING OF BASIS SHOWN, IS BASED ON THE STATE PLANE COORDINATE SYSTEM FLORIDA EAST NAD(83)-(2011)-(EPOCH 2010.0000).

SURVEYORS NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

ELEVATIONS SHOWN ON THIS SURVEY ARE REFERENCED TO THE N.G.V.D. 29 VERTICAL DATUM.

THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN IN THIS SURVEY THAT MAY BE FOUND IN THE COUNTY PUBLIC RECORDS.

THIS SURVEY IS FOR USE AS PER REQUEST AND NOT FOR ANY OTHER USE.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS AUXILIARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT, UNLESS OTHERWISE SHOWN.

DATE OF FIELD SURVEY 12/2/2021

CERTIFIED TO:

ONE CALL CONSTRUCTION

LEGAL DESCRIPTION

ON THE ISLAND OF KEY WEST AND KNOWN ON THE KEY WEST REALTY CO.'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1,2,3,4,5., ISLAND OF KEY WEST, AS PART OF LOTS (1) AND (2) IN BLOCK SIXTEEN (16) ACCORDING TO A DIAGRAM OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 1 PAGE 43, MONROE COUNTY RECORDS MORE PARTICULAR DESCRIBE BY MEETS AND BOUND AS FOLLOWS:

BIGGING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY BOUNDARY LINE OF FIRST STREET WITH THE NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF STAPLE AVENUE AND THENCE NORTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF STAPLE AVENUE FIFTY (50) FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE NORTHEASTERLY RIG-OF-WAY LINE OF STAPLE AVENUE FOR FIFTY-ONE (51) FEET TO THE NORTHEAST CORNER OF SAID LOT TWO (2); THENCE NORTHWESTERLY AT A RIGHT ANGLE ALONG THE BOUNDARY LINE BETWINE LOT TWO (2) AND LOT THREE(3) FIFTY (50) FEET; THENCE SOUTHWESTERLY AT A RIGHT ANGLES FIFTY (5) FEET TO THE POINT OF BEGINNING.

LEGEND

SIGN

SIGN

CATCH BASIN GRATES

TRAFFIC SIGNAL POLE

M MANHOLE STORM

T) MANHOLE TELEPHONE

HANDICAP ACCESS RAMPS

FIRE HYDRANT

VALVE SANITARY

MANHOLE SANITARY

₩ VALVE

(S)

V) UTILITY PEDESTAL TELEVISION

WATER METER

PEDESTRIAN CROSSING SIGNAL

POLE POWER

IRRIGATION CONTROL BOX

CG1 VALVE GAS

MANHOLE ELECTRICITY

多 SPOT LIGHT

W) MANHOLE WATER

← GUY WIRE ANCHOR

HEADWALL

T TELEPHONE BOX

TRAFFIC SIGNAL CONDUIT

E ELECTRICAL BOX CONDUIT

© CLEANOUTS

MONITORING WELL

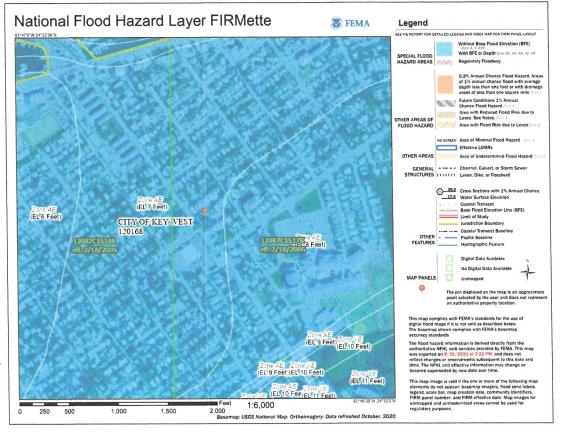
MAIL BOX

ST VALVE SANITARY

TREE

PINE

F PALM



FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) "AE" of the Flood Insurance Rate Map, Community Panel No.12087C1517K, which bears an effective date of 02/18/2005 and is not in a Special Flood Hazard Area.

PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE

I HEREBY CERTIFY: THAT THE ATTACHED BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCURATE AS RECENTLY SURVEYED UNDER MY DIRECTION; AND THAT THIS SURVEY MEETS THE MINIMAL TECHNICAL STANDARD SET BY THE FLORIDA BOARD OF LAND SURVEYORS AS SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

JUAN C. MELENDEZ

PROFESSIONAL SURVEYOR AND MAPPER LB7920 LS6721

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED/DIGITAL SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.

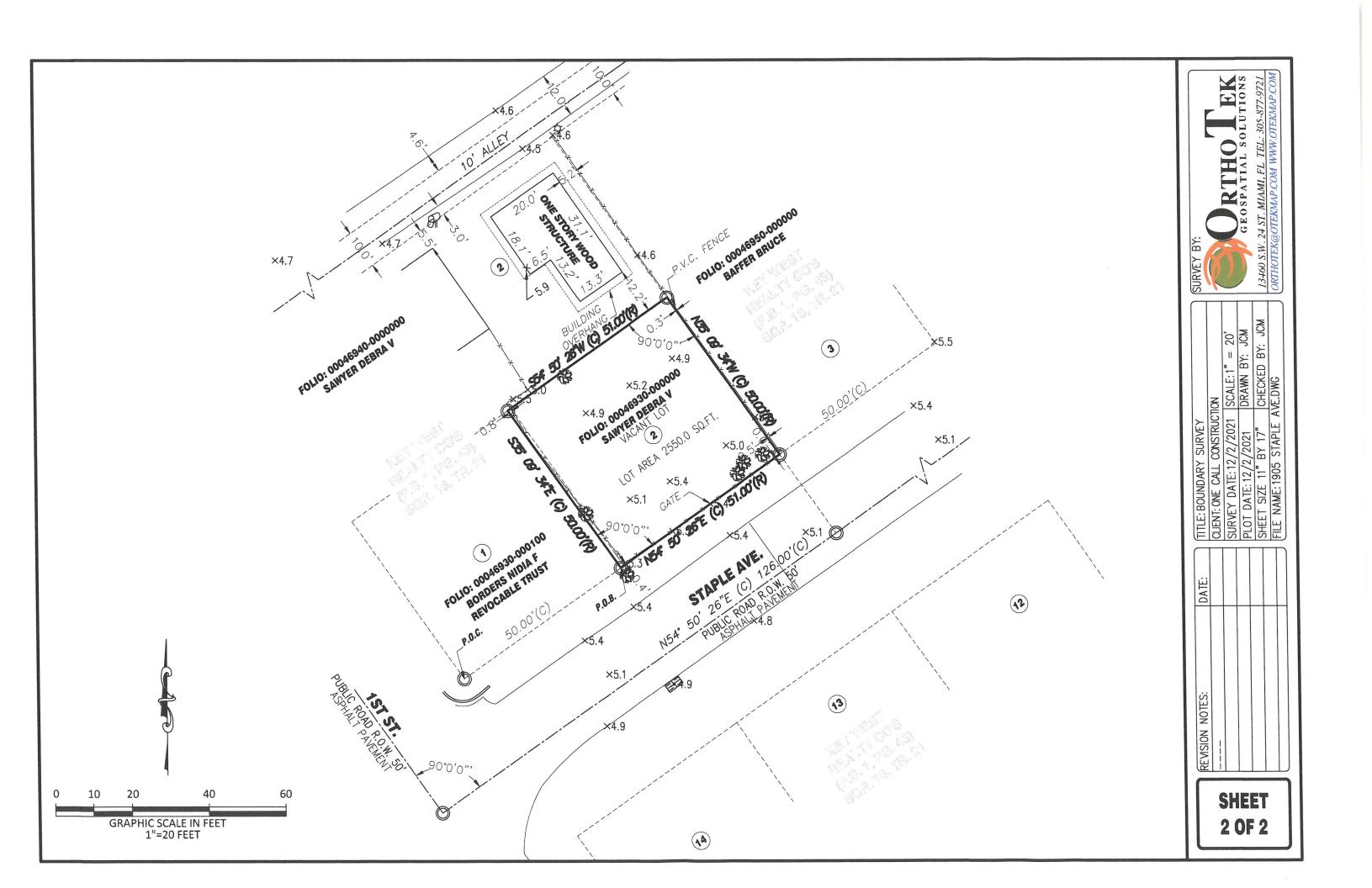
SURVEY BY:

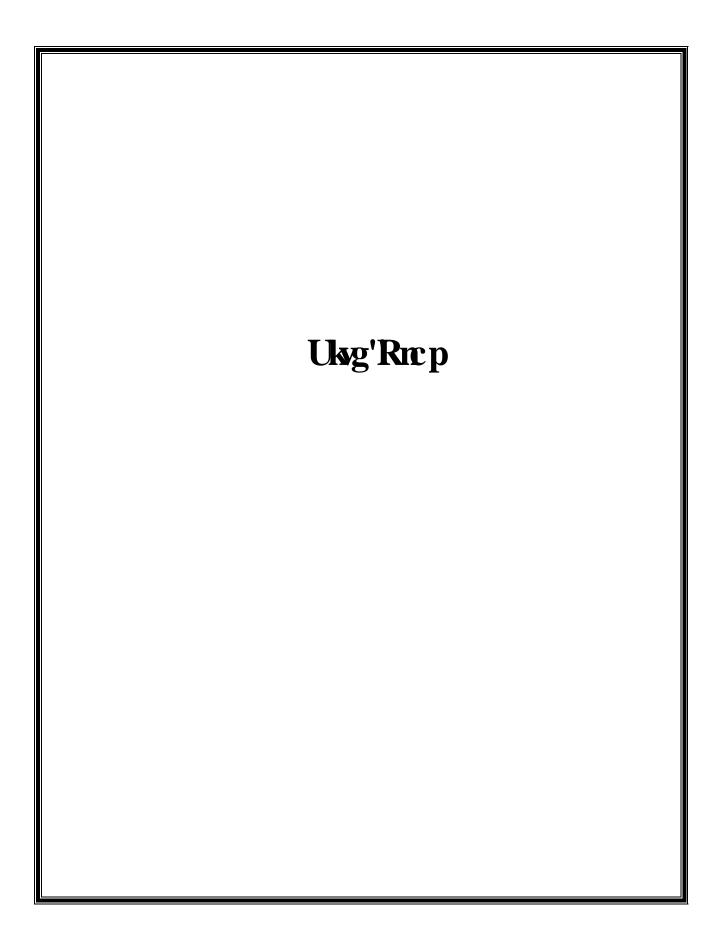
GEOSPATIAL SOLUTIONS
13460 S.W. 24 ST. MIAMI, FL TEL: 305-877-9721

TITLE: BOUNDARY SURVEY
CLIENT: ONE CALL CONSTRUCTION
SURVEY DATE: 12/2/2021 SCALE: 1" = 20"
PLOT DATE: 12/2/2021 DRAWN BY: JCM
SHEET SIZE 11" BY 17" CHECKED BY: JCM
FILE NAME: 1905 STAPLE AVE. DWG

REVISION NOTES: DATE

SHEET 1 OF 2





VARIANCE PERMIT APPLICATION FOR 1905 STAPLES AVE

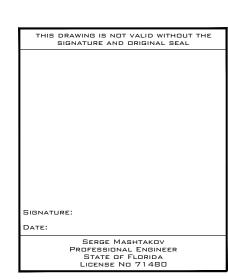


SITE LOCATION

LOCATION MAP:

PROJECT LOCATION: 1905 STAPLES AVE, KEY WEST, FL 33040

CLIENT:
ONE CALL CONSTRUCTION





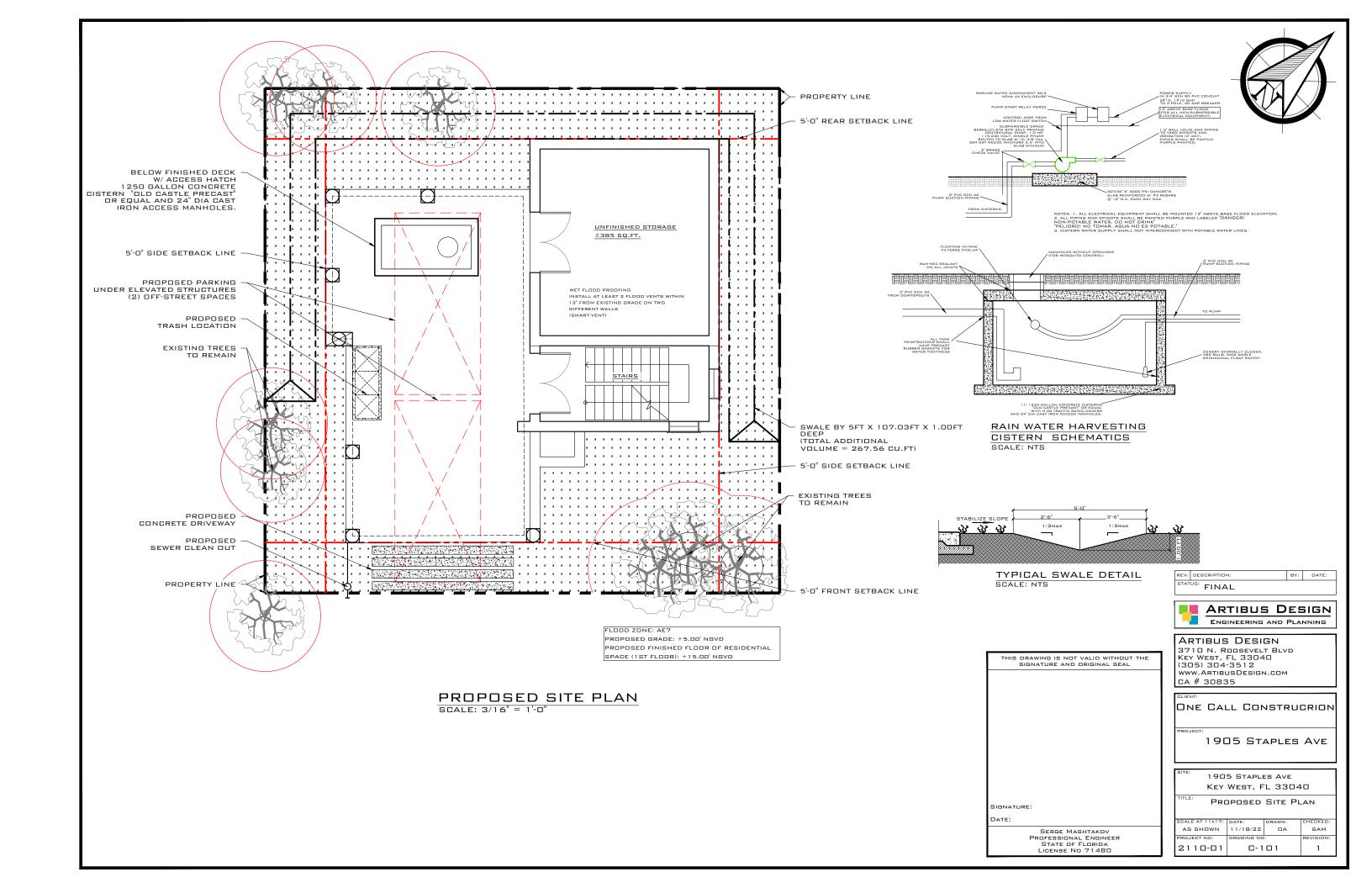


ARTIBUS DESIGN
3710 N. RODSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
www.ARTIBUSDESIGN.COM
CA # 30835

ONE CALL CONSTRUCTION

PROJECT:

1905 STAPLES AVE





MONROE COUNTY

RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F) b. Determine NEW Impervious Coverage PROPOSED with improvement: coof/slabs	1a 1b 1
Impervious Coverage EXISTING prior to improvement(A + B + C + D + E + F) b. Determine NEW Impervious Coverage PROPOSED with improvement: Roof/slabs A 1,239.73 ft² Sidewalks D 0.00 ft² Decks / Patios B ft² Pool/Deck E 0.00 ft² Diviveways C 46.64 ft² Other F 0.00 ft² Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F) 1,286.37 Total Impervious Coverage: EXISTING + PROPOSED (1a+1b) 1,286.37 Determine Percentage of Impervious Coverage on site: 1,286.37 1 ft² / 2,550.00 ft² = 50.45% 2 % of Impervious Coverage Total Lot Area Determine "Disturbed Area" [(114-3(f)(2) 4] 2,550.00 ft² = 2,550.00 3 Disturbed Area	1b
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Determine "Disturbed Area" [(114-3(f)(2) 4] 2,550.00	Covers
1,286.37	Covera
Determine "Disturbed Area" [(114-3(f)(2) 4] 2,550.00	
Determine "Disturbed Area" [(114-3(f)(2) 4] 2,550.00	covera
2,550.00 ft ² - 0.00 ft ² = 2,550.00 ³ Disturbed Area	
2,550.00 ft ² - 0.00 ft ² = 2,550.00 ³ Disturbed Area	
It - Disturbed Area	
tal Lot Area Native Vegetation - If no BMP enter "0"	
the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best mana	agement
actices (BMP) shall be subtracted from the calculation of disturbed area; (i) Forested upland areas/vegetative buffer strips (both natural at	
ich will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surf	
tlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmative	
It the best management practices used for the project are designed, constructed, and maintained properly.	I CHESTON TO SERVE
etermine Required Swale Volume – Complete a, b, or c:	
a. For a NEW home with less than 40% Impervious Coverage, use:	
2,550.00 3 ft X 0.083 = 4a ft Swale Volum	1e
Disturbed Area	
b. For a NEW home with 40% or greater Impervious Coverage, use:	
2,550.00 3 ft X 0.208 X 50.45% 2 % = 267.56 4b ft Swale Volume	me
Disturbed Area % of Impervious Coverage	
C. When only new impervious area requires storm water retention (Existing Single Family & Dup	lexes C
1. When the total lot impervious coverage remains below 40% after the additional developmen	t:
1,286.37 1b ft X 0.083 = 106.77 4c1 ft Added Swale V	Interior -
Impervious Coverage PROPOSED Swale Volume	voiume.
impervious coverage PROPOSED Swale Volume	volume
When the new development increases the total lot impervious area to 40% or above:	volume
2. When the new development increases the total lot impervious area to 40% or above:	
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2. When the new development increases the total lot impervious area to 40% or above: 1,286.37 1b ft X 0.208 = 267.56 4c2 ft Added Swale Volume Impervious Coverage PROPOSED Swale Volume	
2. When the new development increases the total lot impervious area to 40% or above: 1,286.37 1b ft ² X 0.208 = 267.56 4c2 ft ³ Added Swale V	
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2. When the new development increases the total lot impervious area to 40% or above: 1,286.37 1b ft X 0.208 = 267.56 4c2 ft Added Swale Volume Determine Swale Length (Swale side slopes must be no steepr than 4:1) 5.00 ft X 1.00 ft) / 2 = 2.50 ft Cross Section	Volume
2. When the new development increases the total lot impervious area to 40% or above: 1,286.37 1b ft X 0.208 = 267.56 4c2 ft Added Swale Volume Determine Swale Length (Swale side slopes must be no steepr than 4:1)	Volume nal Area

SITE DATA:

TOTAL SITE AREA: $\pm 2,550.00$ SQ.FT

LAND USE: CL (LIMITED COMERCIAL)

FLOOD ZONE: X

SETBACKS

FRONT:

 REQUIRED
 20'-0"

 EXISTING
 0'-0"

 PROPOSED
 5'-0"

LEFT SIDE:

 REQUIRED
 15'-0"

 EXISTING
 0'-0"

 PROPOSED
 6'-0"

RIGHT SIDE:

 REQUIRED
 15'-0"

 EXISTING
 0'-0"

 PROPOSED
 6'-0"

REAR:

 REQUIRED
 25'-0"

 EXISTING
 0'-0"

 PROPOSED
 5'-0"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (1,530.0 SQ.FT.) EXISTING 100.0 % (±2,550.0 SQ.FT.) PROPOSED 50.45 % (±1,286.37 SQ.FT.)

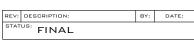
MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (1,020.0 SQ.FT.)
EXISTING 100.0% (±2,550.0 SQ.FT)
PROPOSED 48.61% (±1,239.73 SQ.FT (VARIANCE REQUIRED)

OPEN SPACE MINIMUM:

REQUIRED 20% (511 SQ.FT.) EXISTING 100.0% (±2,550.0 SQ.FT

EXISTING 100.0% (±2,550.0 SQ.FT.) PROPOSED 49.54% (±1,263.36 SQ.FT.)





ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
www.ARTIBUSDESIGN.COM
CA # 30835

ONE CALL CONSTRUCTION

PROJEC

1905 STAPLES AVE

1905 STAPLES AVE
KEY WEST, FL 33040

TITLE: SITE DATA

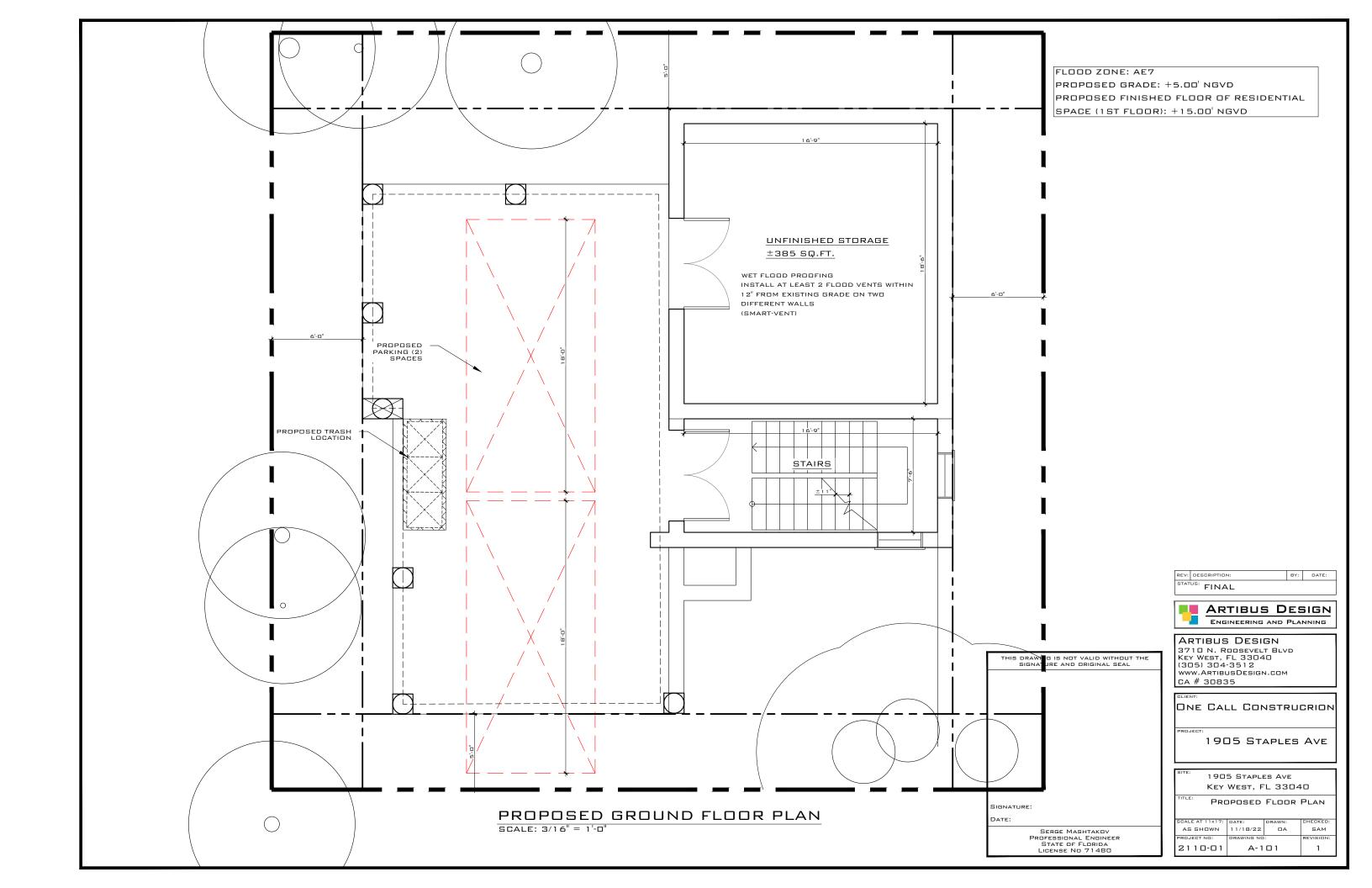
BGALE AT 11x17: DATE: DRAWN: DHECKED:
AS SHOWN 11/18/22 OA SAM
PROJECT NO: DRAWING NO: REVISION:
2 1 1 0 - 0 1 C-1 0 2 1

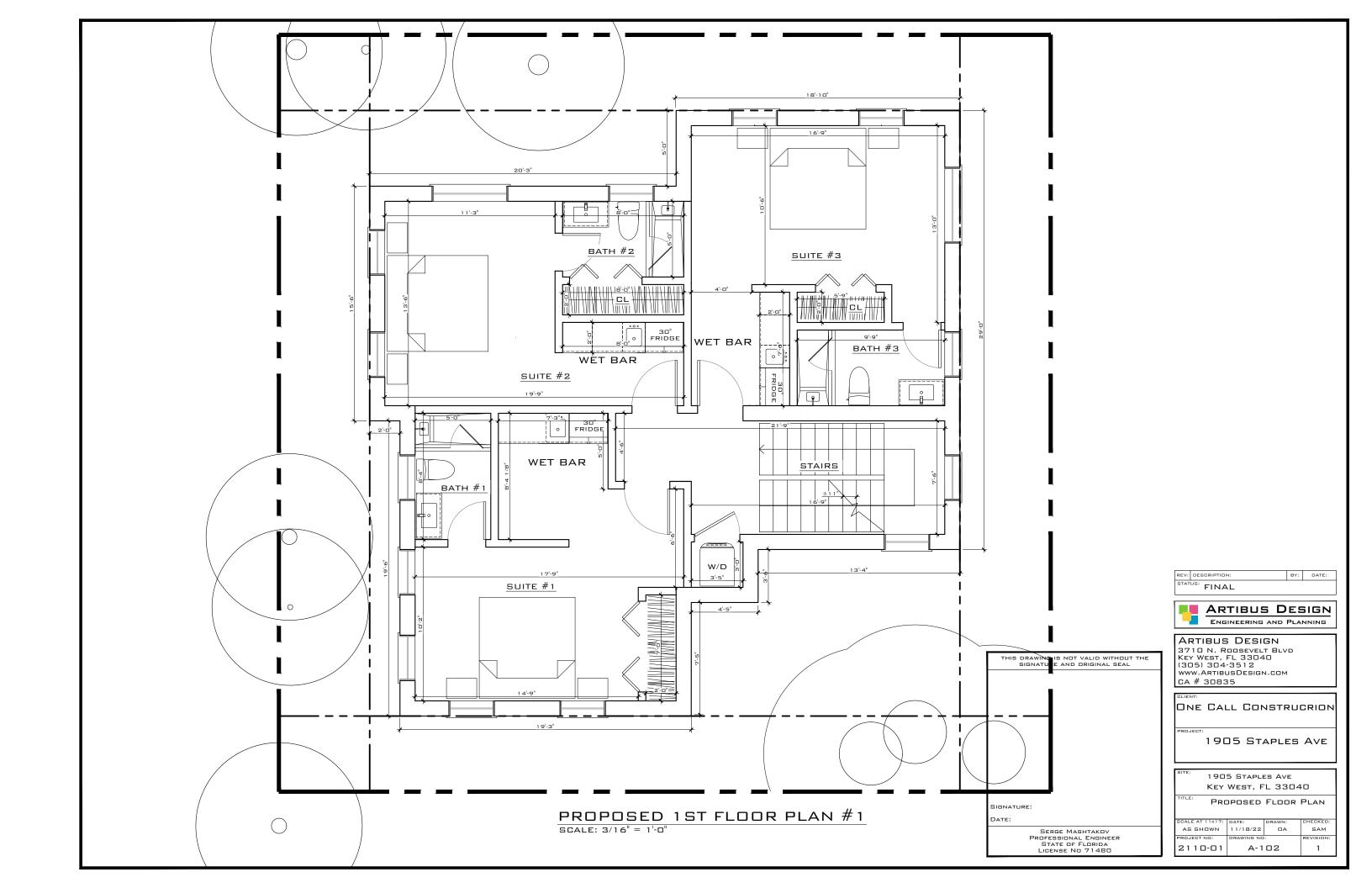
SIGNATURE:

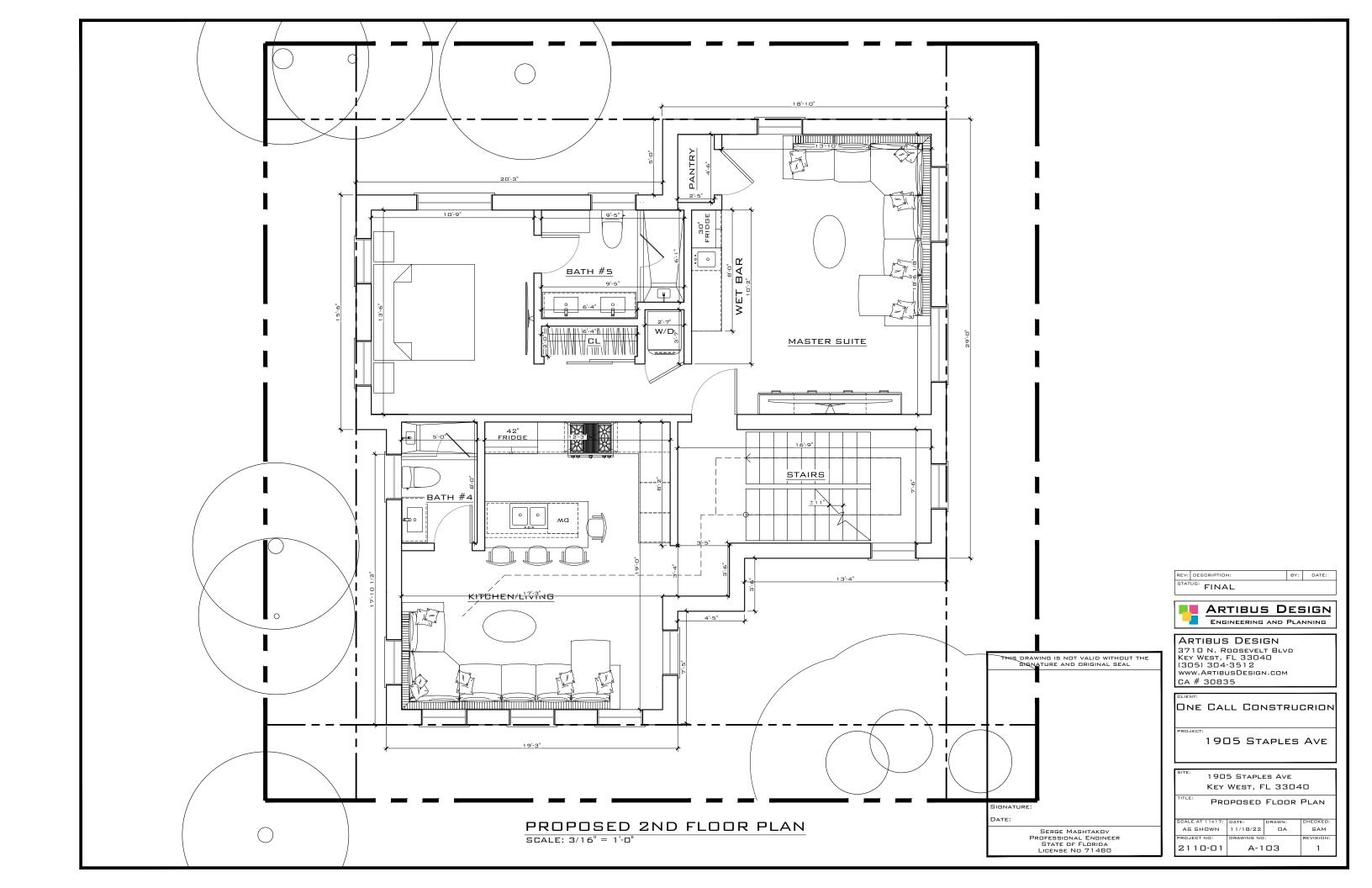
DATE:

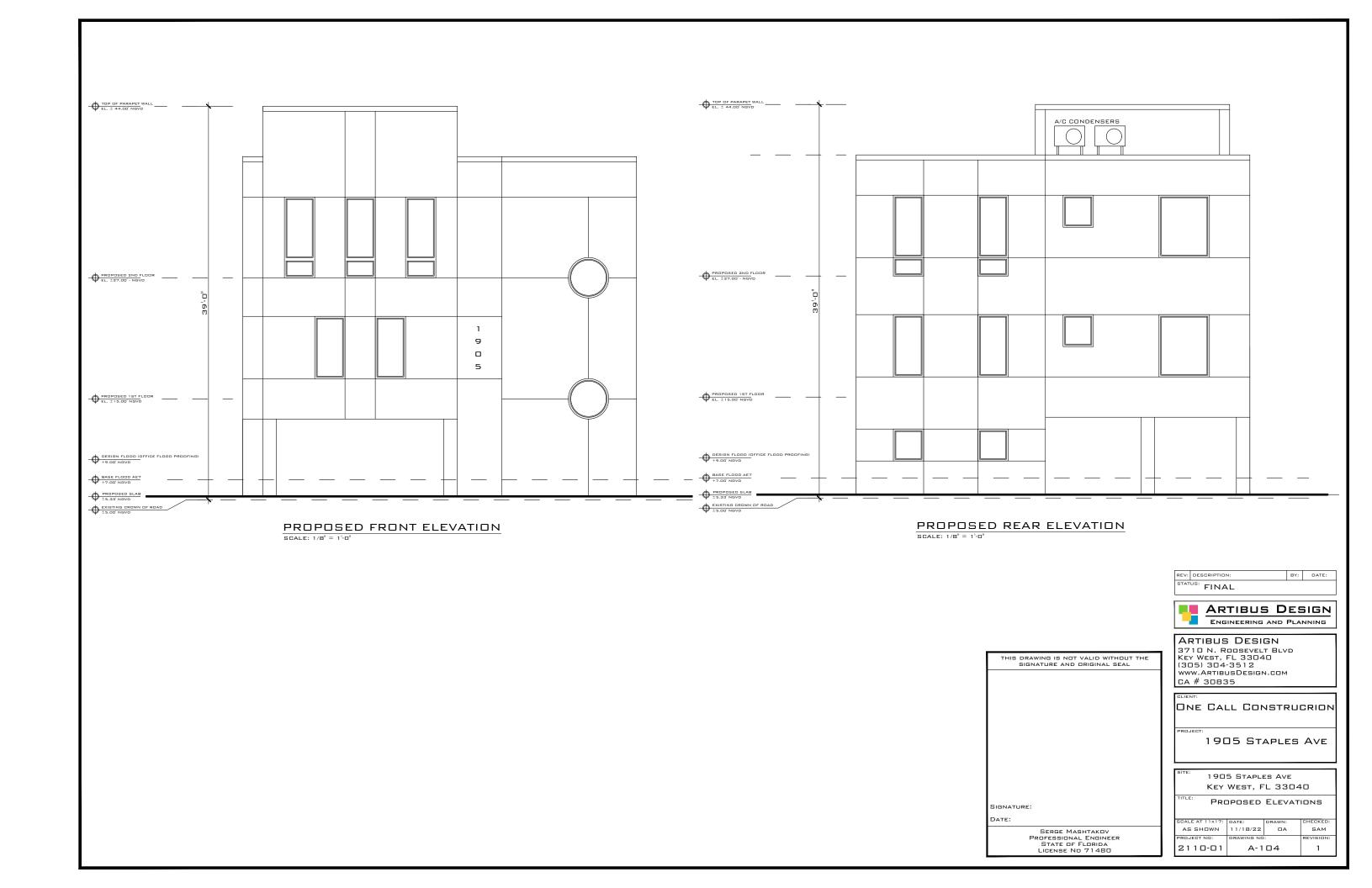
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

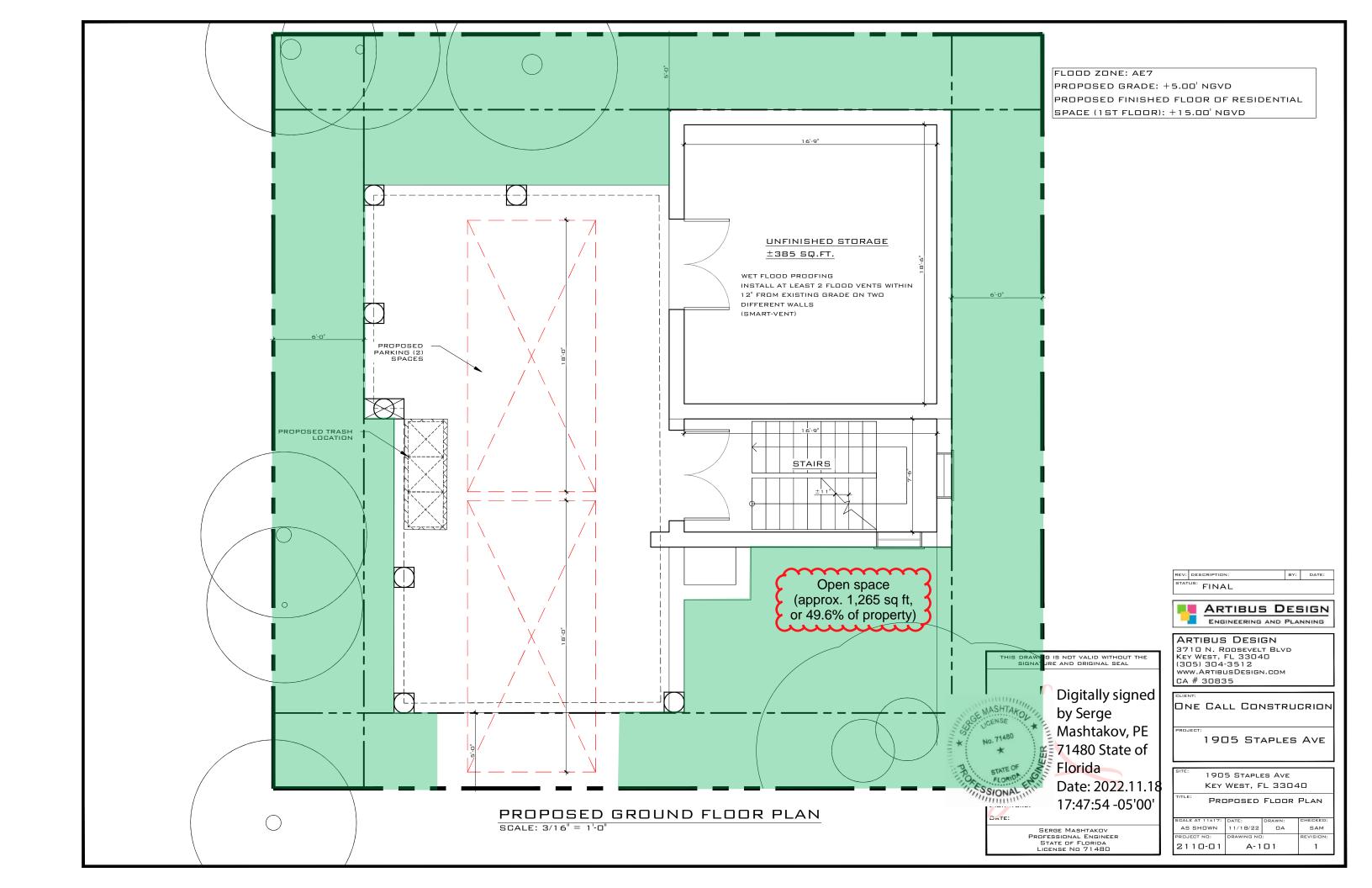


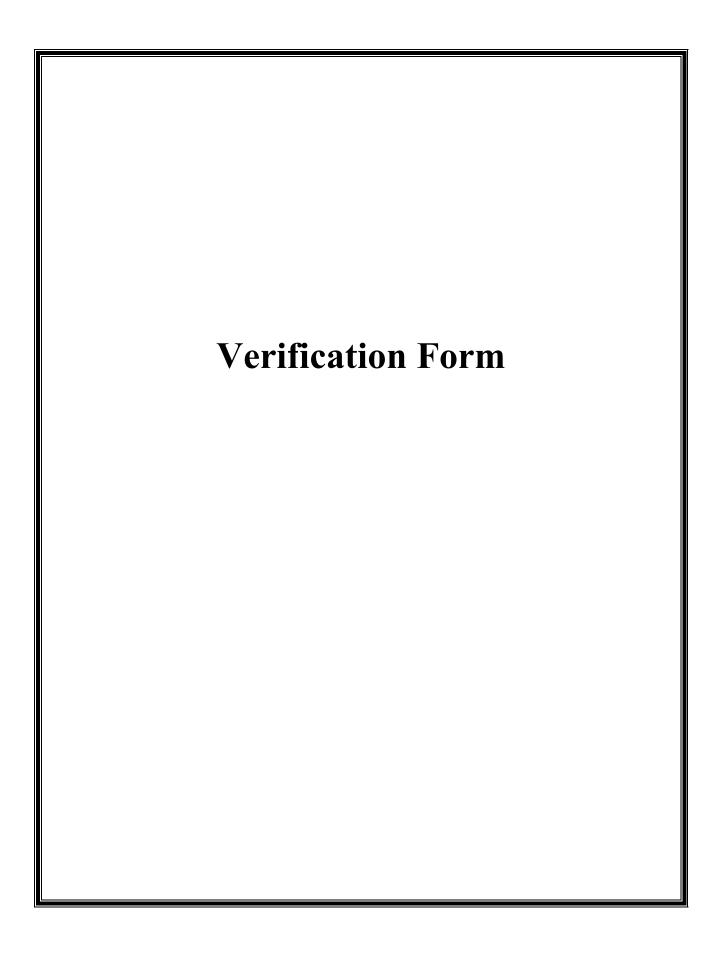












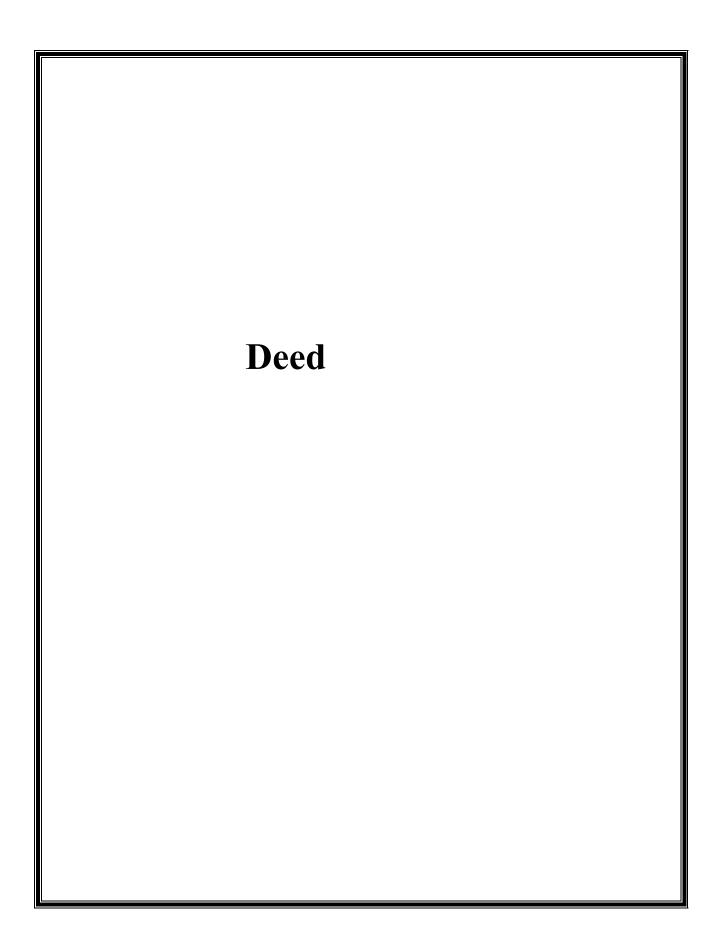


Commission Number, if any

City of Key West Planning Department Verification Form

(Where Applicant is an entity)

I, Thomas Francis - Sibrg, in my capacity as Planner Development Specialist (print name) (print position; president, managing member)
ofTrepanier & Associates, Inc.
(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:
1905 Staples Avenue, Key West, FL 33040 (RE# 0046937 Street address of subject property -000000)
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.
Mow Fred Signature of Applicant
Subscribed and sworn to (or affirmed) before me on this 10/27/21 by Thor us Fanis -Sibuz Name of Applicant date
He/She is personally known to me or has presentedas identification.
Notary's Signature and Seal Notary's Signature and Seal Notary Public State of Florida Comm# HH149093
Name of Acknowledger typed, printed or stamped Expires 7/5/2025



Doc # 2341712 Bk# 3128 Pg# 944 Recorded 9/28/2021 at 12:42 PM Pages 2 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK REC: \$18.50 Deed Doc Stamp \$0.70

Prepared by and return to:
David Van Loon
Attorney at Law
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, FL 33040

305-296-8851 File Number: 21-9-282

Will Call No .:

Parcel Identification No. 00046930-000000 \$72,000.00

[Space Above This Line For Recording Data]

Corrective Warranty Deed

[The purpose for this Corrective Warranty Deed is to correct the legal description on the Warranty Deed, dated September 13, 2021, and recorded in Official Records Book 3125 at Page 1513, of the Public Records of Monroe County, Florida. Documentary Stamps in the amount of \$504.00 were paid with the recording of the original Warranty Deed.]

This Indenture made this 28th day of September, 2021 between Debra V. Sawyer, a married woman whose post office address is 21 Aster Terrace, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and KW Empire LLC, a Florida limited liability company whose post office address is 1901 Flagler 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 and known on the Key West Realty Co.'s First Subdivision of Part of Tract 21, and Lots 1, 2,3,4,5, Island of Key West, as Part of Lots (1) and (2) in Block Sixteen (16) according to a diagram of said Subdivision, recorded in Plat Book 1, Page 43, Monroe County Records more particularly described by meets and bounds as follows:

Beginning at the point of Intersection of the Easterly Right-of-Way Boundary line of First Street with the Northerly right-of-way boundary line of Staples Avenue and thence Northeasterly along the Northerly right-of-way of Staples Avenue Fifty (50) feet to the Point of Beginning; thence continue Northeasterly along the Northeasterly right-of-way line of Staples Avenue for Fifty-one (51) feet to the Northeast Corner of said Lot Two (2); thence Northwesterly at a right angle along the Boundary line between Lot Two (2) and Lot Three (3) Fifty (50) feet; thence Southwesterly at a right angle fifty-one (51) feet; thence Southwesterly at a right angle fifty (50) feet to the Point of Beginning.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 21 Aster Terrace, Key West, FL 33040.

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.

DoubleTime®

Doc. # 2341712 Page Number: 2 of 2

Signed, sealed and delivered in our presence:

Witness Name: Debra L Nickel

Witness Name: Aug of for look

Debra V. Sawyer (Seal

State of Florida County of Monroe

[Notary Seal]

DAVID VAN LOON
MY COMMISSION # GG 331711
EXPIRES: September 7, 2023
Bonded Thru Notary Public Underwriters

Printed Name:

Public

My Commission Expires:

C- 1-23