

Application



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

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

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

Please 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.

RECEIVED
 JAN 12 2023
 BY: *Jennifer [Signature]*



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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: 1117 Fleming St, Key West, FL 33040
 Zoning District: HMDR
 Real Estate (RE) #: 00004650-000000
 Property located within the Historic District? Yes No

APPLICANT:

Owner Authorized Representative
 Name: Jeffrey Alexander Smead & James Thoams Braun JR Mailing Address: 1117 Fleming St
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: (305) 942-3240 Office: _____ Fax: _____
 Email: jbraun@island-mates.com, jsmead@island-mates.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:

Relocation of the existing historic structure to the front of property and conversion into single family, Construction of a two unit two story structure in rear, new pool and pool deck.

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

Max. Building Coverage Req. 50%; Ex. 25.9%; Prop. 58.5%

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
 Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

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	HMDR			
Flood Zone	AE7			
Size of Site	6,909.37 SQ.FT.			
Height	30FT+4.7FT=34.7FT	27.5 FT	32.0 FT	NO? FRONT STAIRS?
Front Setback	10.0 FT	74.0 FT	10.0 FT	NO
Side Setback	5.0 FT	7.25 FT	5.0 FT	NO
Side Setback	5.0 FT	4.17 FT	6.08 FT	NO
Street Side Setback	7.5 FT	4.08 FT	7.5 FT	NO
Rear Setback	N/A	N/A	N/A	NO
F.A.R	N/A	N/A	N/A	NO
Building Coverage	50%	25.9%	58.5%	YES
Impervious Surface	60%	26.4%	55.6%	NO
Parking	3	3	3	NO
Handicap Parking	N/A	N/A	N/A	NO
Bicycle Parking	N/A	N/A	N/A	NO
Open Space/ Landscaping	35%	73.6%	35.3%	NO
Number and type of units	3	3	3	NO
Consumption Area or Number of seats	N/A	N/A	N/A	NO

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.

Special circumstances exist. The property is being redeveloped and elevated due to FEMA Flood zone requirements. Existing ground elevations are very low by old town standards. The elevated finished floor becomes prohibitive for accessibility reasons for limited mobility family members and elevation of pool and pool deck beyond 29" above ground becomes triggering factor for a building coverage variance.

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

The variances conditions have not been created by the applicant. The property was constructed in 1935 and purchased by the current owners in 2021.

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 not conferred. Elevating structures becomes a new normal due to rising flood elevations and similar conditions existing across the city and in the same zoning district.

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 provisions of the land development regulations limits the accessibility and beneficial use of the building amenities (pool and pool deck) for persons with limited mobility in their daily routine.

The unusual orientation of the lane which causes an strange shaped building.

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 minimu variances are requested that will make the reasonable use of the land.

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.

No injury to the public welfare is created. Pool and pool deck would not require the variance - if they are located @ 29" above grade.
No impact to the public benefit is created by granting this variance application.

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 nonconforming uses of other properties are not considered as the basis of this approval.

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

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 00004650-000000
 Account# 1004839
 Property ID 1004839
 Millage Group 10KW
 Location Address 1117 FLEMING St, KEY WEST
 Legal Description KW PT LOT 1 SQR 31 E1-88 OR371-251/52 OR379-66/67 OR1522-2364 OR2793-2044 OR2806-1093/95 OR3178-0512
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class MULTI-FAMILY TRIPLEX (0803)
 Subdivision
 Sec/Twp/Rng 31/67/25
 Affordable No
 Housing



Owner

SMEAD JEFFREY ALEXANDER 1117 Fleming St Key West FL 33040
 BRAUN JR JAMES THOMAS 1117 Fleming St Key West FL 33040

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$332,092	\$288,685	\$303,489	\$310,892
+ Market Misc Value	\$204	\$204	\$204	\$204
+ Market Land Value	\$956,551	\$725,272	\$664,646	\$648,928
= Just Market Value	\$1,288,847	\$1,014,161	\$968,339	\$960,024
= Total Assessed Value	\$1,115,577	\$1,014,161	\$968,339	\$960,024
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,288,847	\$1,014,161	\$968,339	\$960,024

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$725,272	\$288,685	\$204	\$1,014,161	\$1,014,161	\$0	\$1,014,161	\$0
2020	\$664,646	\$303,489	\$204	\$968,339	\$968,339	\$0	\$968,339	\$0
2019	\$648,928	\$310,892	\$204	\$960,024	\$960,024	\$0	\$960,024	\$0
2018	\$743,270	\$243,032	\$204	\$986,506	\$986,506	\$0	\$986,506	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	6,909.00	Square Foot	50.25	0

Buildings

Building ID	269	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1935
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	2004
Gross Sq Ft	2348	Foundation	WD CONC PADS
Finished Sq Ft	2046	Roof Type	IRR/CUSTOM
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	PLYWD/PR BD
Perimeter	265	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3

Depreciation %	26	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,046	2,046	265
OPF	OP PRCH FIN LL	254	0	83
OUF	OP PRCH FIN UL	48	0	32
TOTAL		2,348	2,046	380

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	2000	2001	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/3/2022	\$1,550,000	Warranty Deed	2378908	3178	0512
7/14/2016	\$100	Warranty Deed		2806	1093
4/26/2016	\$514,000	Certificate of Title		2793	2044
6/1/1998	\$250,000	Warranty Deed		1522	2364

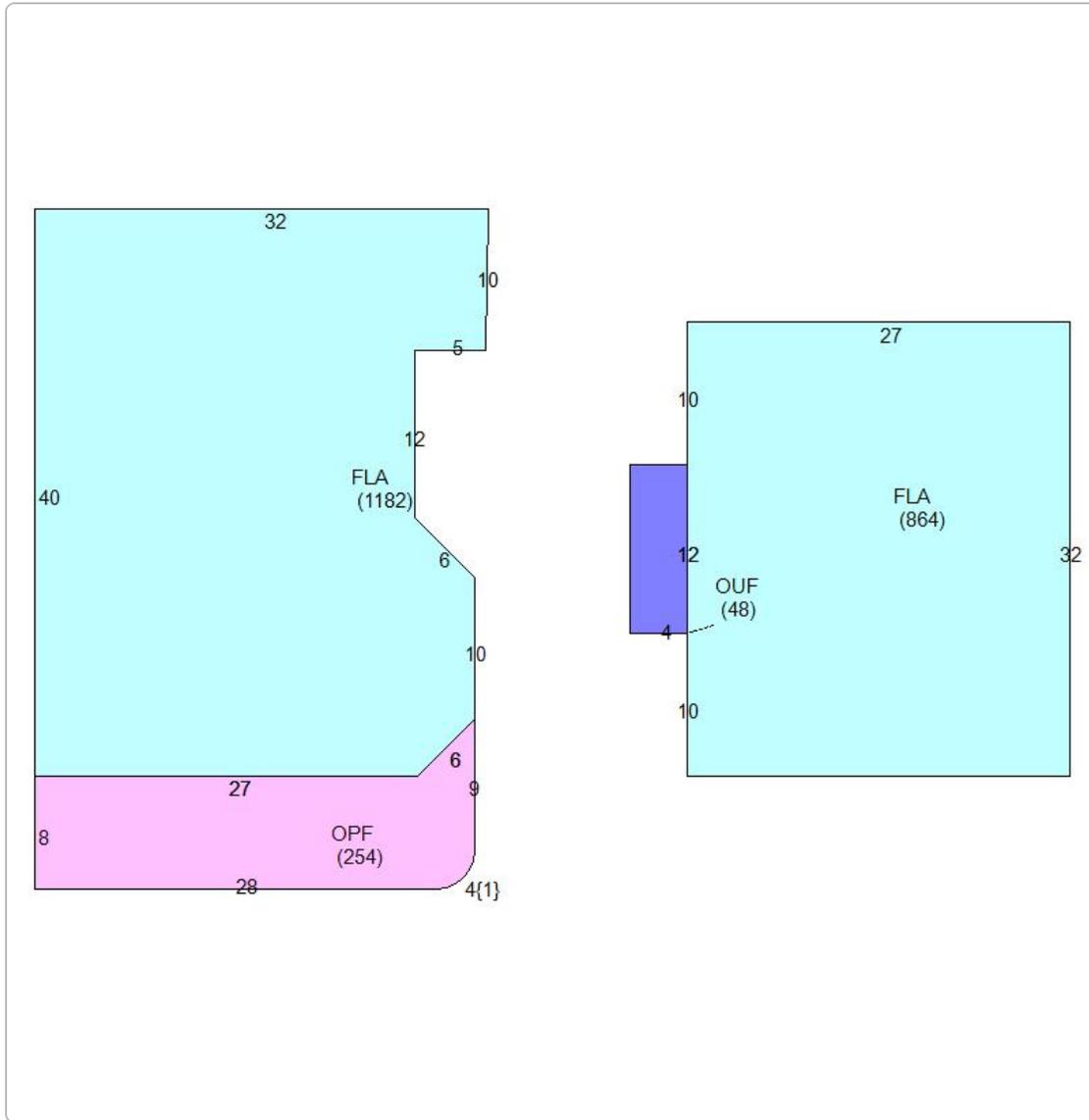
Permits

Number	Date Issued	Date Completed	Amount	Permit Type
17-3073	8/4/2017	11/6/2017	\$19,800	
16-3325	8/22/2016	4/16/2017	\$0	
07-3018	6/25/2007	2/29/2008	\$1,500	
07-3019	6/25/2007	2/29/2008	\$100	
04-2008	6/18/2004	8/20/2004	\$1,650	
03-3851	11/10/2003	8/20/2004	\$400	
99/4110	11/26/2000	8/21/2002	\$225	
00/0814	5/12/2000	8/21/2002	\$450	
00/0888	4/20/2000	8/21/2002	\$4,500	
00/0888	4/14/2000	8/21/2002	\$4,500	
99/4110	3/9/2000	8/21/2002	\$225	
00/0228	2/8/2000	8/21/2002	\$800	
99/4110	1/26/2000	8/21/2002	\$225	
99/3622	12/28/1999	4/18/2018	\$1	
99/3848	11/23/1999	8/21/2002	\$2,500	
99/3631	10/27/1999	8/21/2002	\$1,400	
99/0009	3/25/1999	8/21/2002	\$20,000	
9603261	8/1/1996	11/1/1996	\$900	

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 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](#) and [GDPR Privacy Notice](#)



Last Data Upload: 1/9/2023, 3:23:30 AM

Version 2.3.237

Authorization Form



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, Jeffrey Smead & James Braun authorize
Please Print Name(s) of Owner(s) as appears on the deed

Arbitus Design (Contact: Serge Mashtakov)
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this January 10, 2023
Date

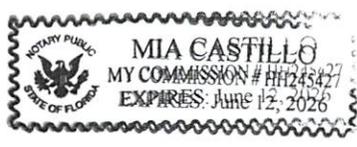
by Jeffrey Smead
Name of Owner

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

[Signature]
Notary's Signature and Seal

Mia Castillo
Name of Acknowledger typed, printed or stamped

#H245427
Commission Number, if any





**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, Jeffrey Smead & James Braun Jr. authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard McChesney /Spottswood, Spottswood, Spottswood & Sterling, PLLC

Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 3/14/23
Date

by Jeffrey Smead and James Braun Jr
Name of Owner

He/She is personally known to me or has presented Driver's License as identification.

[Signature]
Notary's Signature and Seal

Julie Betz
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Verification Form



**City of Key West
Planning Department**

Verification Form

(Where Owner is the applicant)

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

1117 Fleming 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 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.

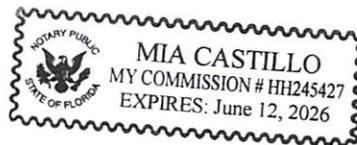
[Handwritten Signature]
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 01/10/2023 by
Jeffrey Smead
Name of Owner

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

[Handwritten Signature]
Notary's Signature and Seal

Mia Castillo
Name of Acknowledger typed, printed or stamped



HH245427
Commission Number, if any



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

I, Richard J. McChesney, in my capacity as Member
(print name) (print position; president, managing member)

of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(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:

1117 Fleming Street, Key West

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.

[Handwritten Signature]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 3/14/23 by
date

[Handwritten Name]
Name of Applicant

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

[Handwritten Signature]
Notary's Signature and Seal
Notary Public State of Florida
Lori L. Thompson
My Commission
HH 209275
Exp. 12/16/2025

Name of Acknowledger typed, printed or stamped

Commission Number, if any

Site Plan

VARIANCE AND HARC APPLICATION SET FOR 1117 FLEMING ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
1117 FLEMING ST,
KEY WEST, FL 33040

CLIENT:
JEFFREY SMEAD / JAMES BRAUN

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SERGE MASHKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: REV. DATE:
FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

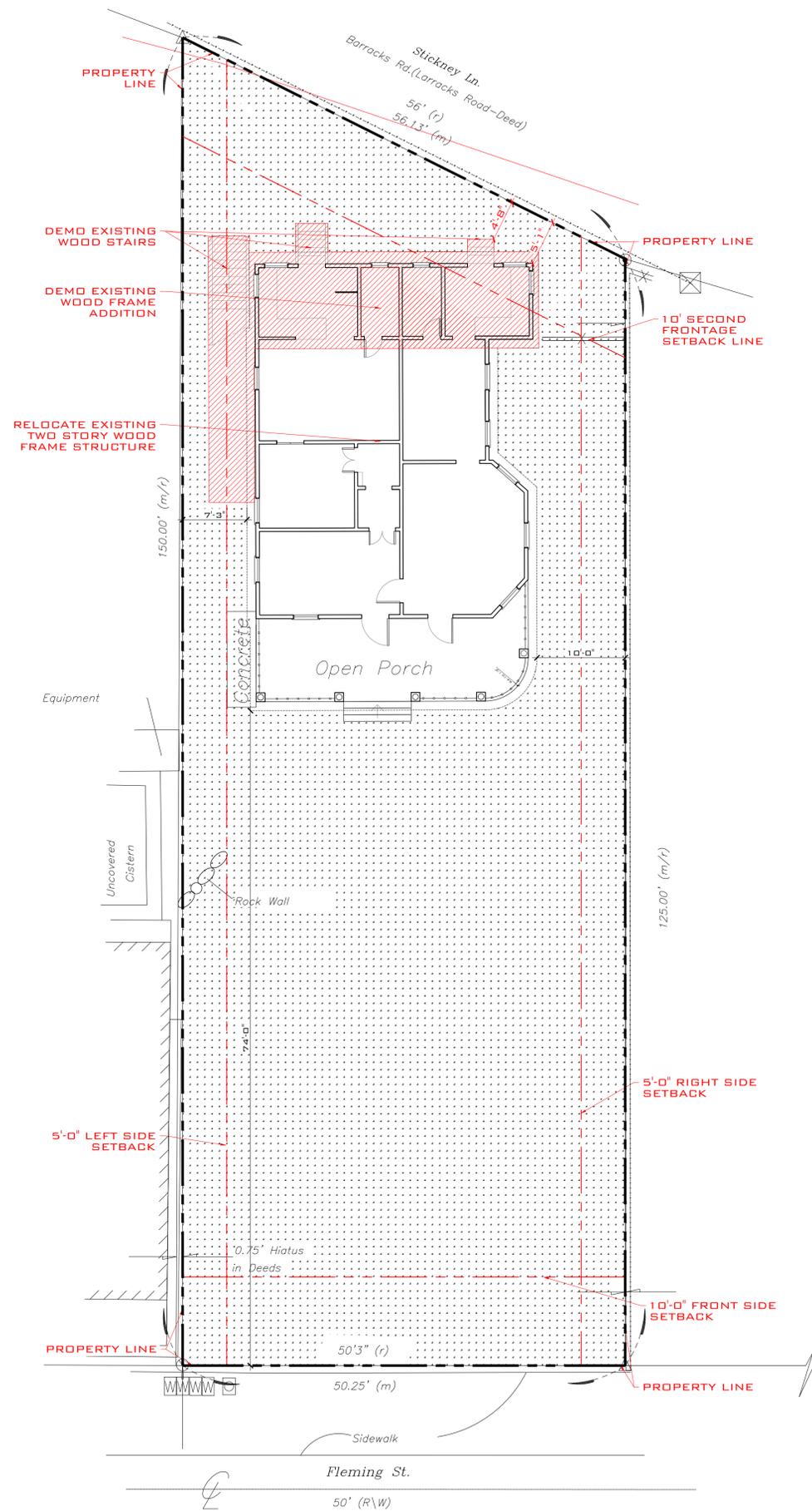
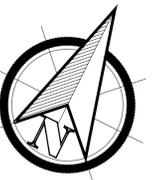
CLIENT:
JEFFREY SMEAD / JAMES BRAUN

PROJECT:
1117 FLEMING ST

DATE:
1117 FLEMING ST,
KEY WEST, FL 33040

TITLE:
COVER

DATE/TITLE	DATE	DRAWN	CHECKED
AS SHOWN	03/08/23	DA	SAH
PROJECT NO.	2210-06	5-100	REVISION
			1



EXISTING SITE PLAN (DEMO)
SCALE: 1/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

BERGE HASHTAGOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

CLIENT:
PROJECT:

JEFFREY SMEAD / JAMES BRAUN

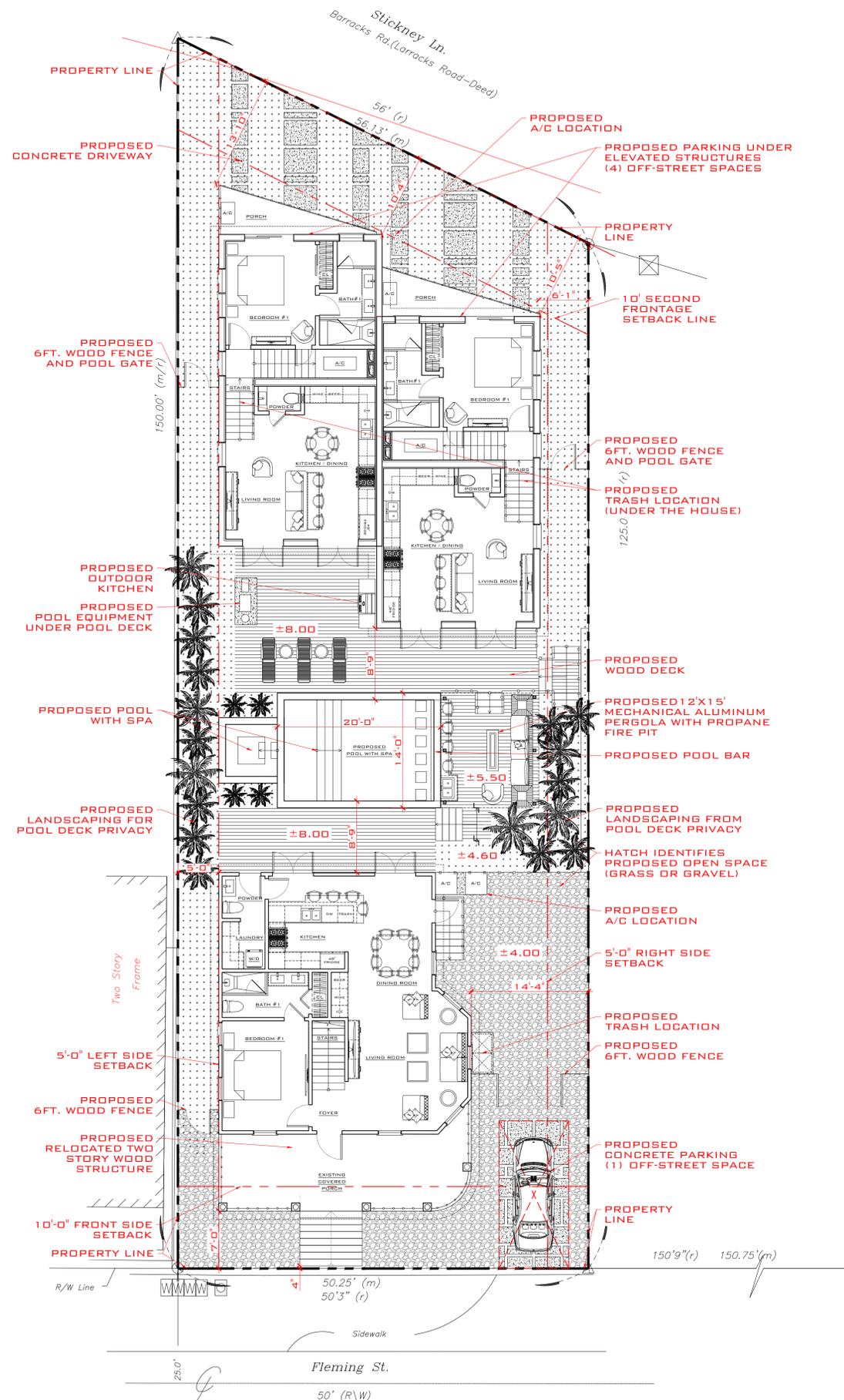
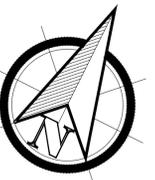
1117 FLEMING ST

DATE:
TITLE:

1117 FLEMING ST.
KEY WEST, FL 33040

EXISTING SITE PLAN

DATE PLOTTED	DATE	DRAWN	CHECKED	PROJECT
AS SHOWN	03/08/23	DA	SAH	
2210-06		C-101		1



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

SITE DATA:

TOTAL SITE AREA: ±6,909.37 SQ.FT
 LAND USE: HMDR (HISTORIC HIGH DENSITY RESIDENTIAL)
 FLOOD ZONE: AE7

SETBACKS

FRONT (FLEMING ST):
 REQUIRED 10'-0"
 EXISTING 74'-0"
 PROPOSED 7'-0" TO BUILDING FRONT PORCH
 ±4" TO FRONT STAIR TREAD
 ±3'-8" TO FIRST RISER >29" HEIGHT
VARIANCE REQUIRED

LEFT SIDE:
 REQUIRED 5'-0"
 EXISTING 7'-3"
 PROPOSED 5'-0"

RIGHT SIDE:
 REQUIRED 5'-0"
 EXISTING 4'-2"
 PROPOSED 6'-1"

SECOND FRONT (STICKNEY LN):
 REQUIRED 10'-0"
 EXISTING 4'-8"
 PROPOSED 10'-4" (VARIES)

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (4,154.62 SQ.FT.)
 EXISTING 9.41 % (±650 SQ.FT.)
 PROPOSED 22.83 % (±1,578.0 SQ.FT.)

COVERED BY:

- 1) POOL AND SPA: 338 SQ.FT.
- 2) POOL EQUIPMENT PAD: 16 SQ.FT.
- 3) FRONT PARKING SPOT: 153 SQ.FT.
- 4) FRONT WALKWAY: 42 SQ.FT.
- 5) REAR DRIVEWAY AND PARKING UNDER THE HOUSE: 1,013 SQ.FT.
- 6) TRASH CAN PAD: 16 SQ.FT.

TOTAL IMPERVIOUS: ±1,578 SQ.FT.
 (OPEN SOIL AREA UNDER THE ELEVATED BUILDINGS AND DECKS IS NOT INCLUDED INTO THE IMPERVIOUS CALCULATIONS)

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (2,763.74 SQ.FT.)
 EXISTING 25.9 % (±1,792.21 SQ.FT.)
 PROPOSED 57.11% (±3,949.0 SQ.FT.)
VARIANCE REQUIRED
 (POOL AND POOL DECK @ 8' NGVD
 (4.5FT ABOVE GRADE
 (AS BUILDING COVERAGE AREA)

OPEN SPACE MINIMUM:

REQUIRED 35% (2,418.27 SQ.FT.)
 EXISTING 73.6% (±5,089.27 SQ.FT.)
 PROPOSED 35.2% (±2,435.0 SQ.FT.)
 (AREA BELOW BUILDING OVERHANGS IS INCLUDED IN OPEN SPACE)

PROPOSED BUILDING COVERAGE AREAS:
 EXISTING BUILDING: ±1,227.0 SQ.FT.
 SIDE STAIRCASE W/ LANDING: ±18 SQ.FT.
 A/C ON ELEVATED STANDS: ±14 SQ.FT.
 PROPOSED BUILDING (A)-(B): ± 1,620.0 SQ.FT.
 POOL / SPA: ± 338.0
 POOL DECK: ± 729.0
 TOTAL BUILDING COVERAGE: ± 3,946.0 SQ.FT.

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHTAYEV
 DATE: PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV DESCRIPTION DATE

FINAL

ARTIBUS DESIGN
 ENGINEERING AND PLANNING

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

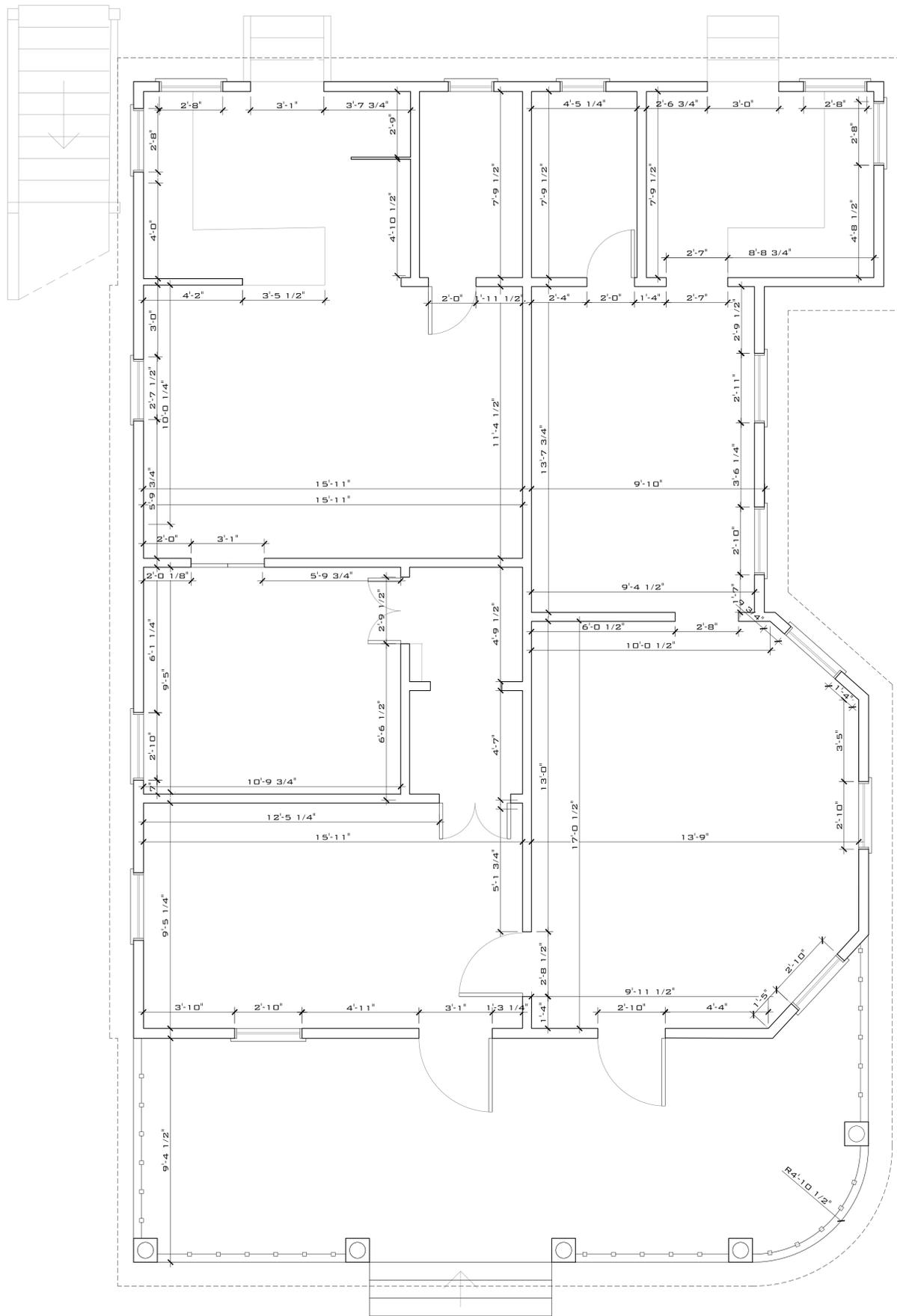
PROJECT: JEFFREY SMEAD / JAMES BRAUN

1117 FLEMING ST

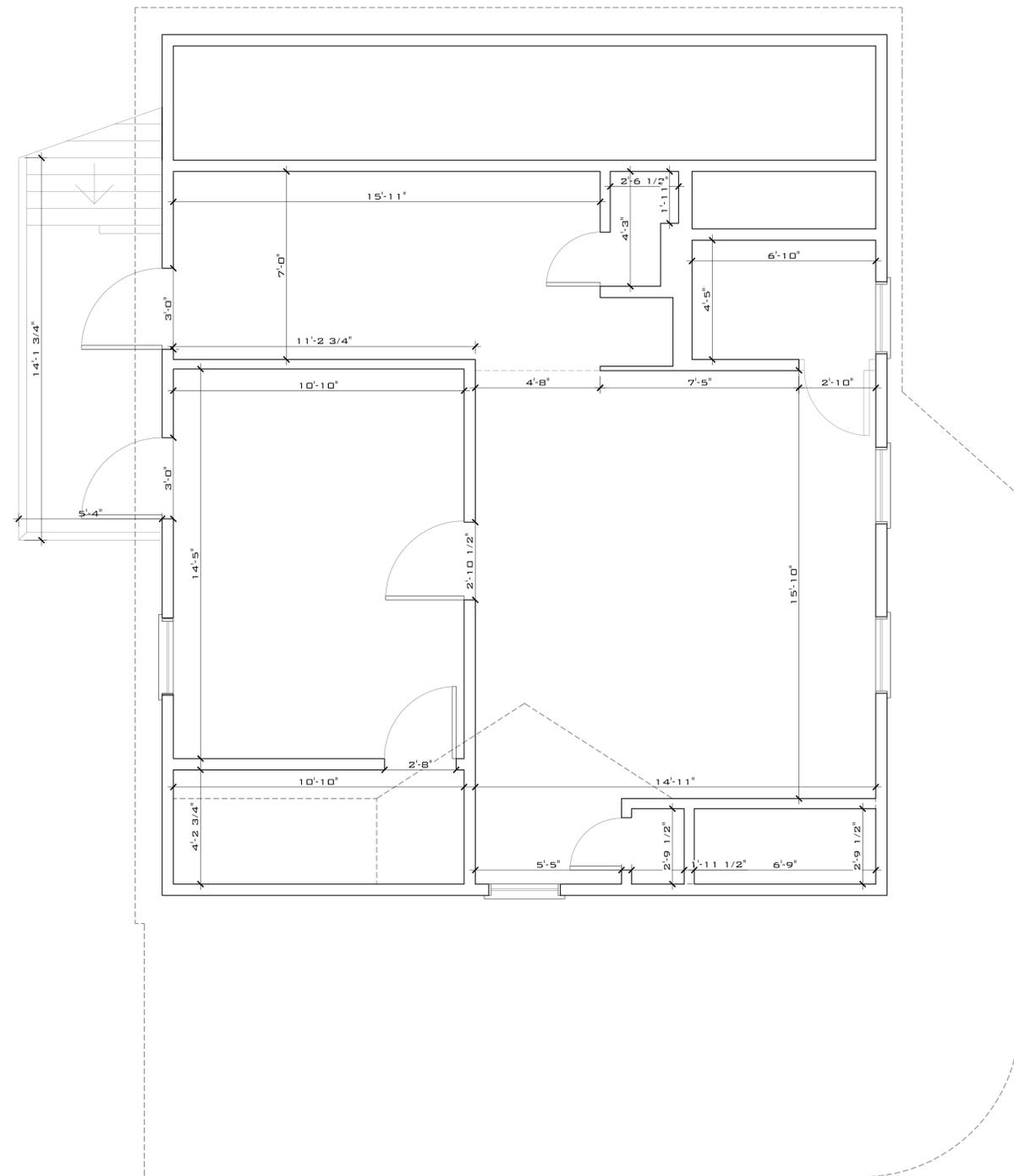
1117 FLEMING ST.
 KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

DATE: 02/2023
 DRAWN: SAM
 CHECKED: SAM
 2210-06 C-101 1



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

BERGE MASHITAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

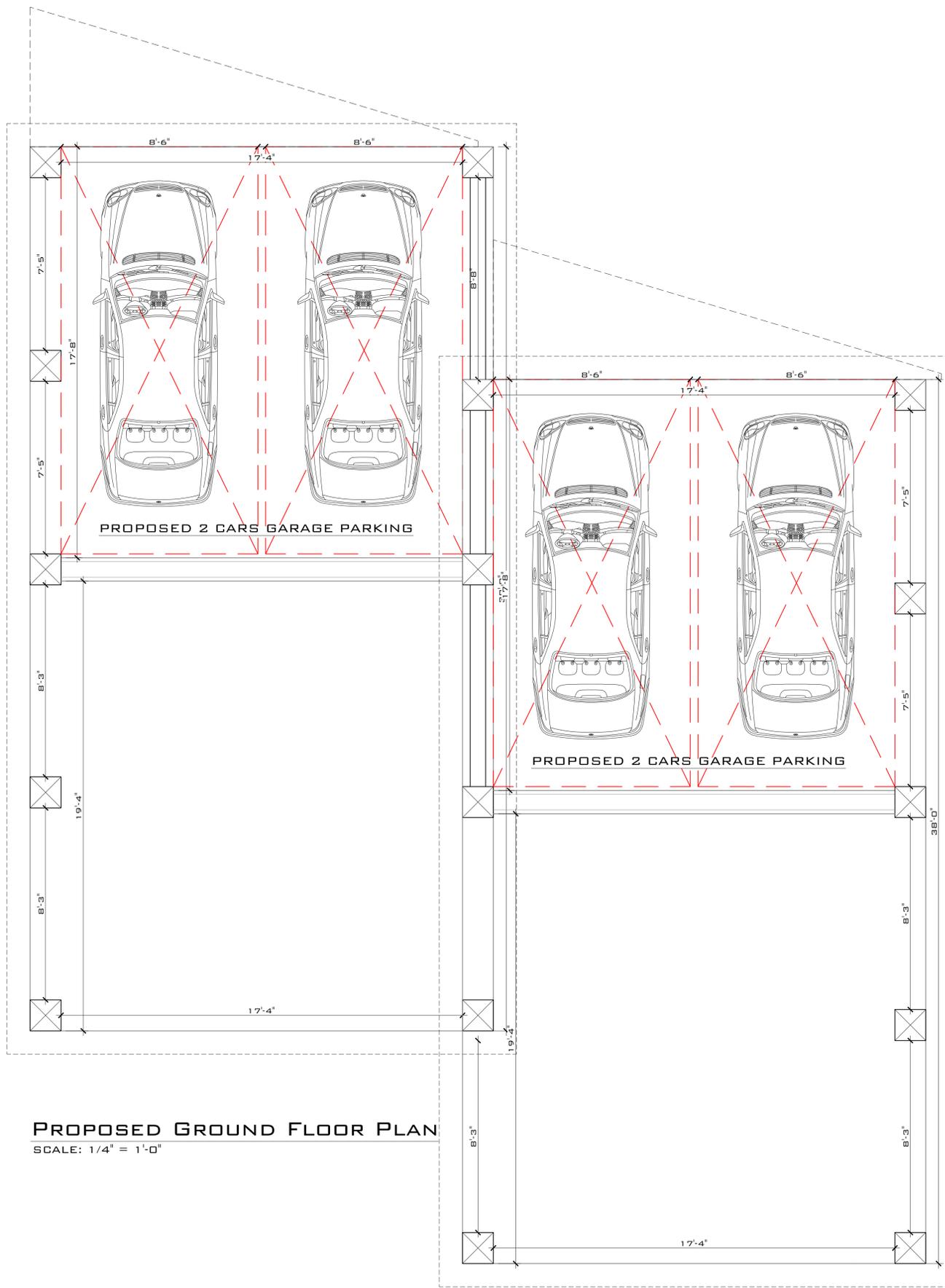
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KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: JEFFREY SMEAD / JAMES BRAUN
PROJECT: 1117 FLEMING ST

DATE: 1117 FLEMING ST,
KEY WEST, FL 33040
TITLE: EXISTING FLOOR PLAN

DATE	BY	CHECKED	DATE	SCALE	SHEET
AS SHOWN	03/08/23	DA	SAH		
2210-06	A-10				1



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

BERGE HASHTAGOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

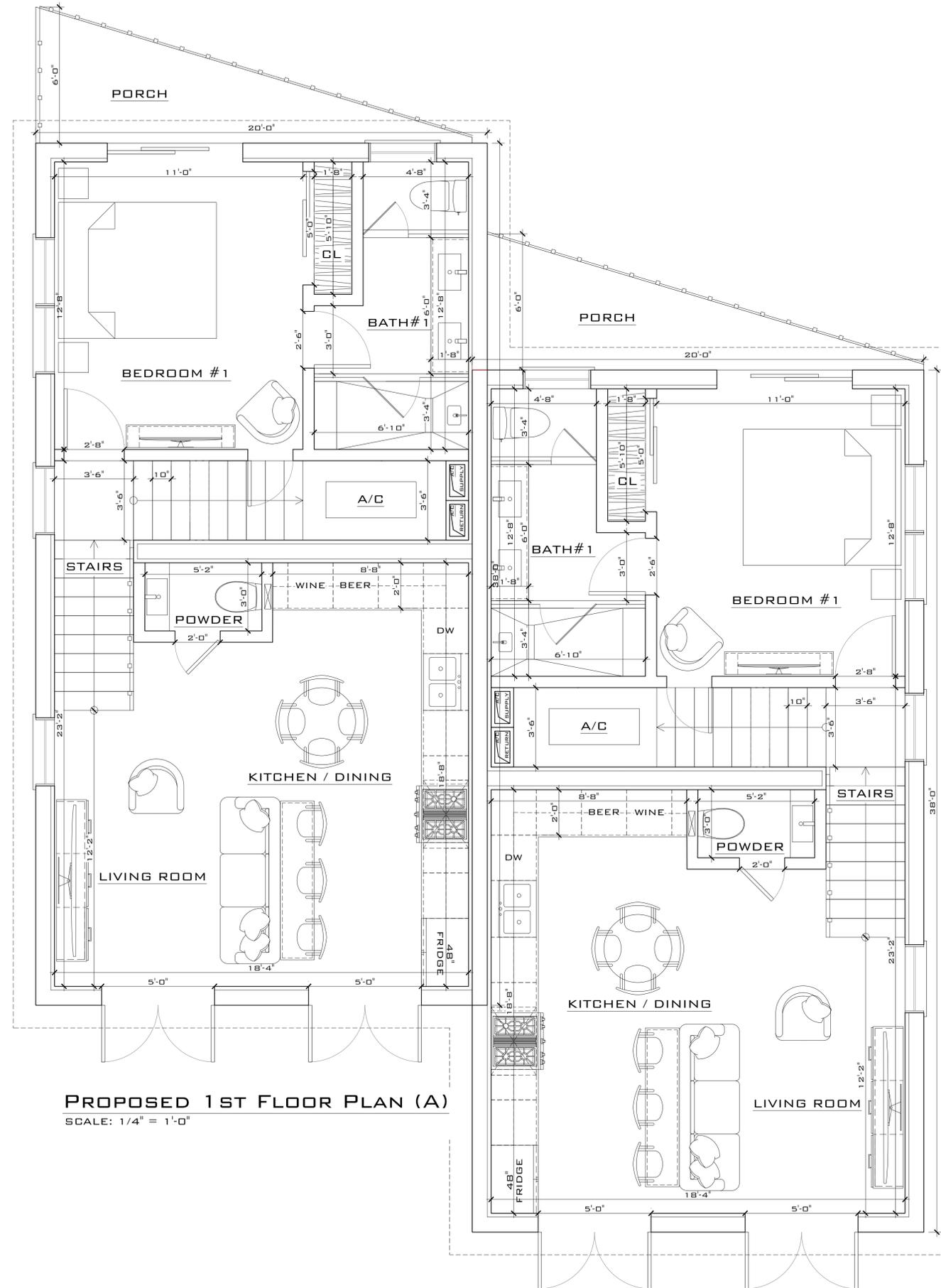
ARTIBUS DESIGN
ENGINEERING AND PLANNING

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

CLIENT: JEFFREY SMEAD / JAMES BRAUN
PROJECT: 1117 FLEMING ST

DATE: 1117 FLEMING ST.
KEY WEST, FL 33040
TITLE: PROPOSED FLOOR PLAN

DATE PLOTTED	DATE	DRAWN	CHECKED
AS SHOWN	03/08/23	DA	SAH
PROJECT NO.	2210-06	A-103	1



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
 DATE:
 SERGE MASHITAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

REV. DESCRIPTION: # DATE:
 TYPE: FINAL

ARTIBUS DESIGN
 ENGINEERING AND PLANNING

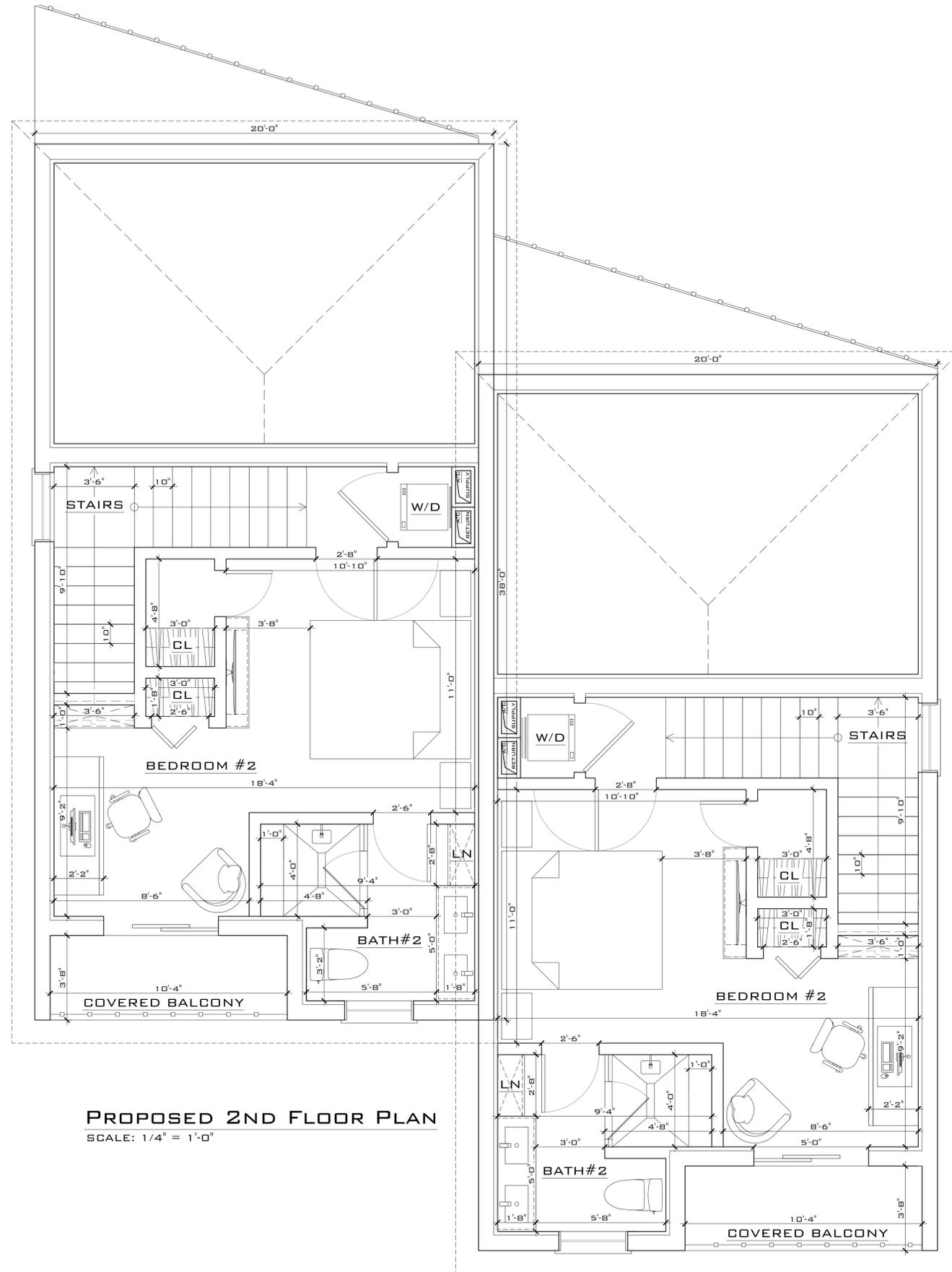
ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT:
 JEFFREY SHEAD / JAMES BRAUN

PROJECT:
 1117 FLEMING ST

DATE:
 1117 FLEMING ST,
 KEY WEST, FL 33040
 TITLE:
 PROPOSED FLOOR PLAN

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	03/08/23	DA	SAH		
2210-06	A-104				1



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
 DATE:

BERGE HASHTAGOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

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 CA # 30835

CLIENT:
 JEFFREY SMEAD / JAMES BRAUN

PROJECT:
 1117 FLEMING ST

DATE:
 1117 FLEMING ST,
 KEY WEST, FL 33040

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	03/08/23	CA	SAH		
2210-06		A-105			1



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
DATE: _____

BERGE MASHYAGOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV DESCRIPTION DATE
BY: FINAL

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CA # 30835

CLIENT: JEFFREY SMEAD / JAMES BRAUN
PROJECT: 1117 FLEMING ST

DATE: 1117 FLEMING ST,
KEY WEST, FL 33040
TITLE: ELEVATION

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/08/23	DA	SAH
PROJECT NO.:	2210-06	A-106	SHEET NO.:
			1



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHYAGOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

REV DESCRIPTION DATE
 FINAL

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 3710 N. ROOSEVELT BLVD
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 CA # 30835

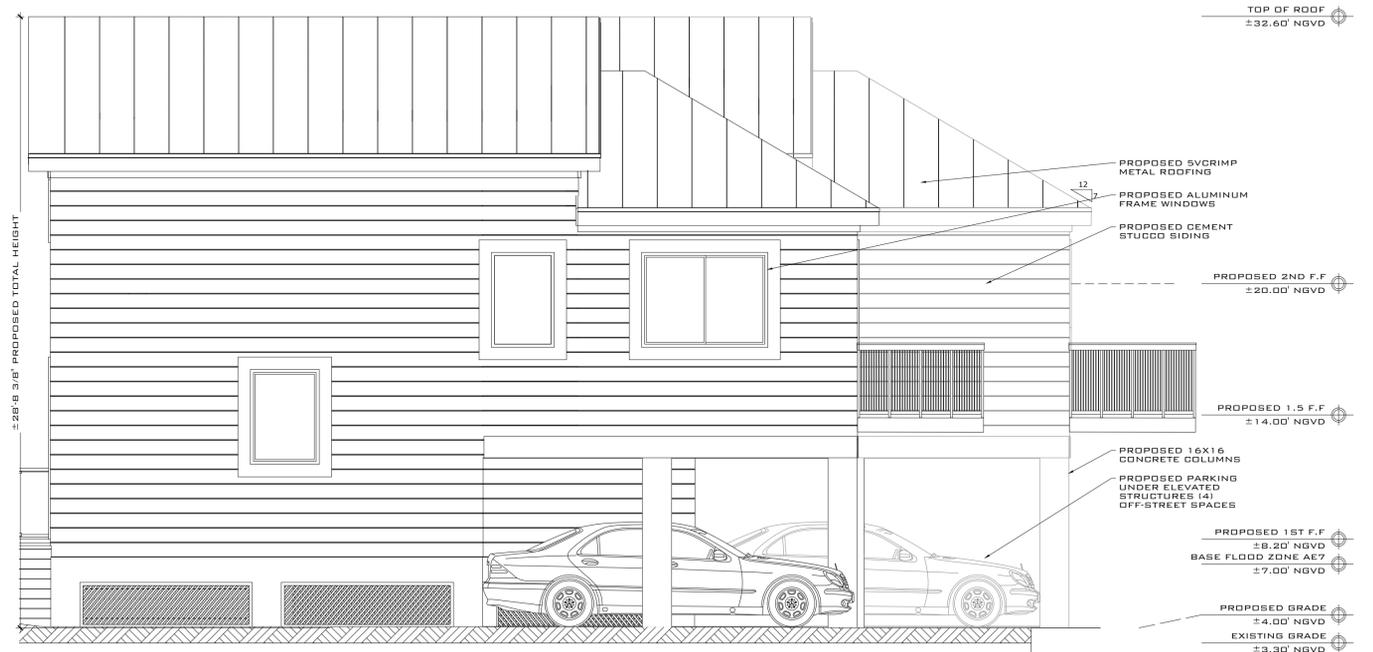
CLIENT: JEFFREY SMEAD / JAMES BRAUN
 PROJECT: 1117 FLEMING ST

DATE: 1117 FLEMING ST.
 KEY WEST, FL 33040
 TITLE: ELEVATION

DATE PLOTTED: 2210-06	DATE: 03/08/23	DRAWN: SAH	CHECKED: SAH
PROJECT NO: 2210-06	SCALE: A-107	SHEET NO: 1	TOTAL SHEETS: 1



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
SERGE MASHYAGOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV: DESCRIPTION: DATE:
BY: FINAL

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

PROJECT: JEFFREY SMEAD / JAMES BRAUN

1117 FLEMING ST

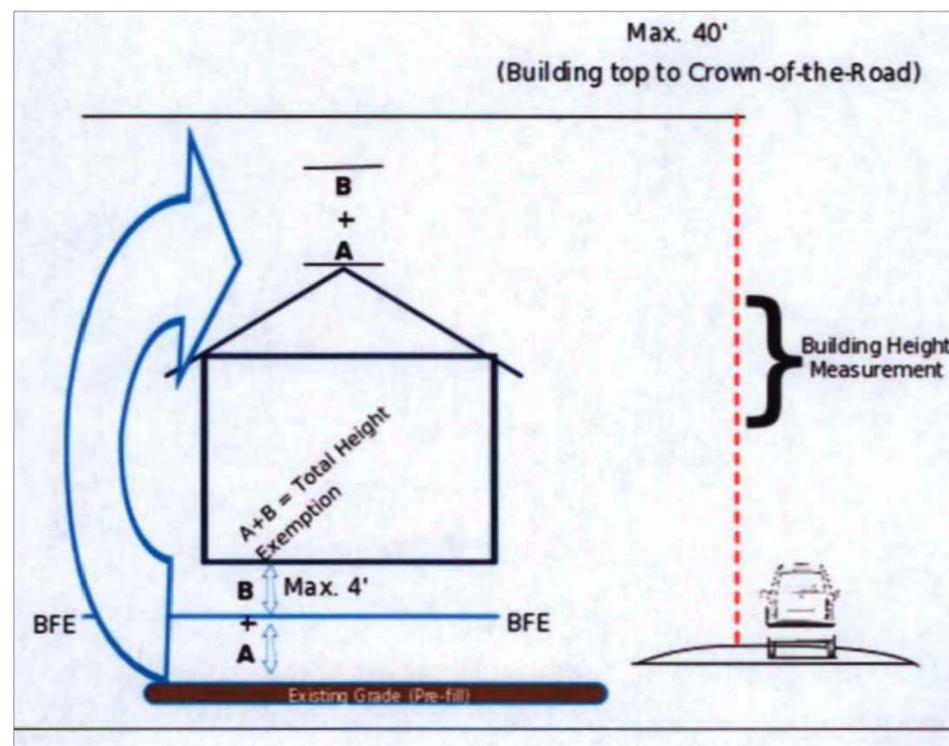
1117 FLEMING ST,
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

DATE: 2210-06	BY: AS SHOWN	DATE: 03/08/23	BY: SAH
PROJECT NO: 2210-06	ISSUE NO: A-105	DATE: 03/08/23	BY: SAH
		REVISION: 1	



PROPOSED RIGHT SIDE
SCALE: 1/4" = 1'-0"



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:

BERGE HASHTAGOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV. DESCRIPTION: #1 DATE:
TYPE: FINAL

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ENGINEERING AND PLANNING

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

CLIENT:
PROJECT:

JEFFREY SMEAD / JAMES BRAUN

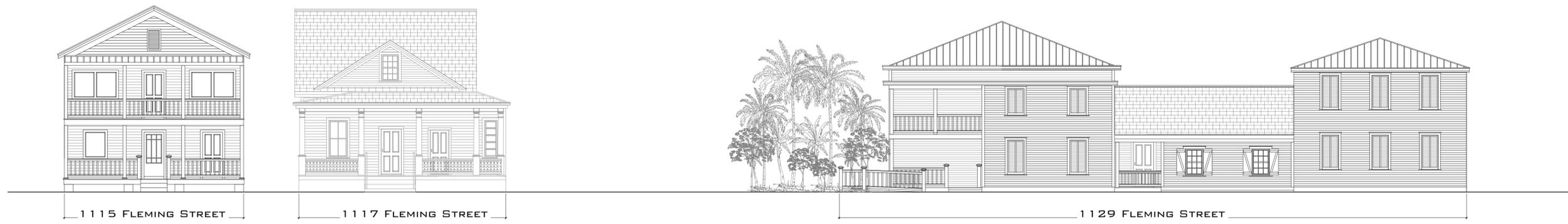
1117 FLEMING ST

DATE:
TITLE:

1117 FLEMING ST,
KEY WEST, FL 33040

ELEVATIONS

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	03/08/23	DA	SAH		
2210-06	A-109				1



EXISTING STREETScape (FLEMING STREET)
 SCALE: 1/8" = 1'-0"



PROPOSED STREETScape (FLEMING STREET)
 SCALE: 1/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
 DATE:
 SERGE MASHITAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

ARTIBUS DESIGN
 ENGINEERING AND PLANNING

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

CLIENT:
 JEFFREY SMEAD / JAMES BRAUN

PROJECT:
 1117 FLEMING ST

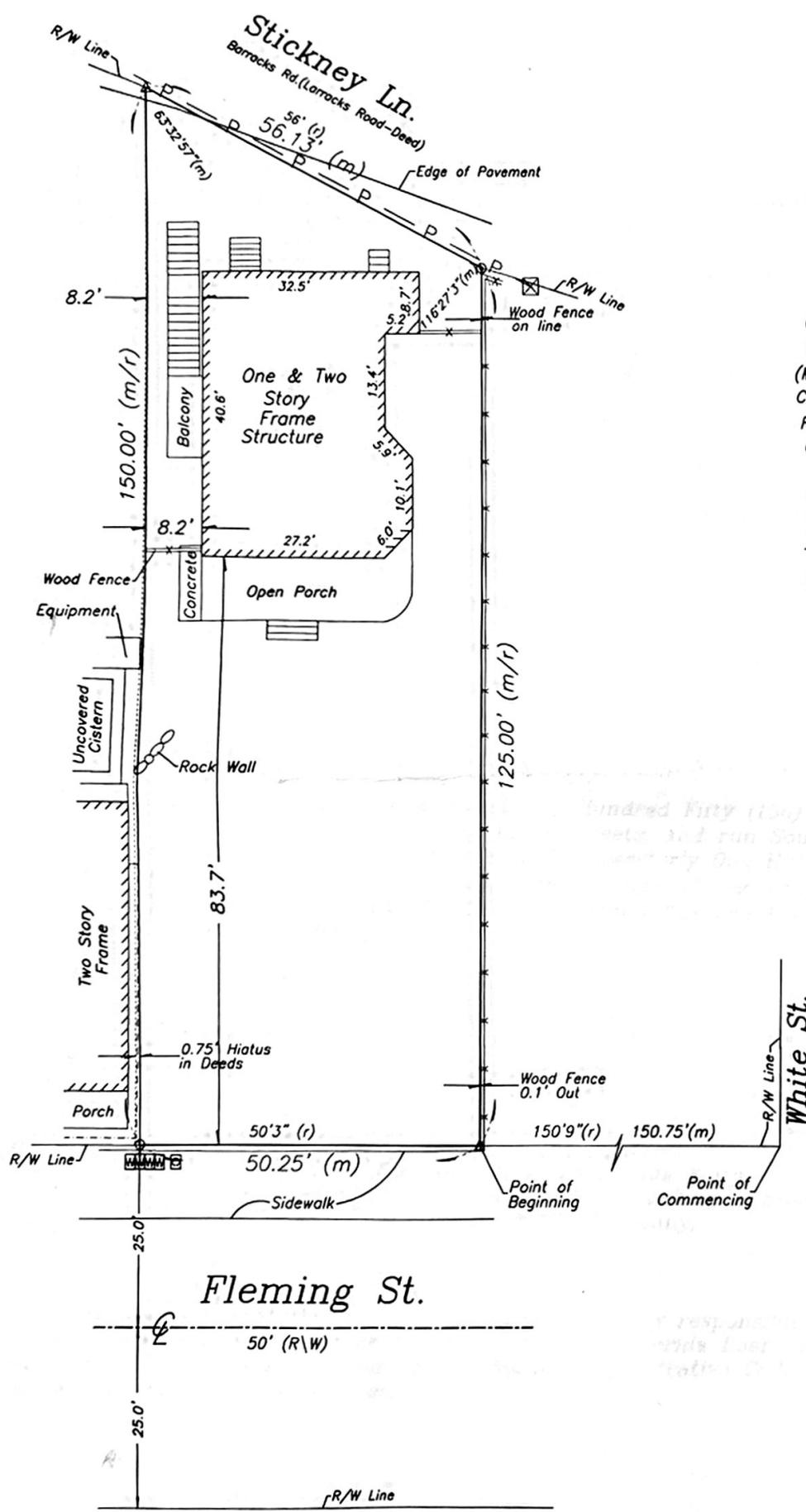
DATE:
 1117 FLEMING ST,
 KEY WEST, FL 33040

TITLE:
 STREETScape

DATE PLOTTED	DATE	DRAWN	CHECKED
AS SHOWN	03/08/23	DA	SAH
PROJECT NO.	2210-06	A-110	1

Boundary Survey

Boundary Survey Map of part of Lot 1, Square 31 Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)(PTS)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊗* Water Valve
- ⊕ Fire Hydrant
- ⊠ Sewer Cleanout
- ⊠ Water Meter

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Lot 1, Square 31
Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1117 Fleming 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: April 3, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: In the City of Key West, Monroe County, State of Florida, and in part of Lot 1, Square 31, but is better described in a diagram of Chas. Howe, Sr., recorded in Book G, Page 485, of the Public Records of Monroe County, Florida, and is marked "2" in said diagram.

COMMENCING at a point on Fleming Street One Hundred Fifty (150) feet Nine (9) inches from the corner of Fleming and White Streets, and run Southwesterly Fifty (50) feet and Three (3) inches; thence Northwesterly One Hundred Fifty (150) feet to the line of Larracks Road; thence on line of said road Northeasterly Fifty-six (56) feet; thence Southeasterly One Hundred Twenty-five (125) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Jeffrey Smead and James Braun;
First State Bank of the Florida Keys;
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 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

THIS SURVEY
IS NOT
ASSIGNABLE

April 5, 2022

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Warranty Deed

Prepared by and return to:
Erica Hughes Sterling

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 997-22.0159 ES
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of June, 2022 between **Royal Realty Florida LLC**, a Florida limited liability company whose post office address is **PO Box 370802, Key Largo, FL 33037**, grantor, and **Jeffrey Alexander Smead and James Thomas Braun, Jr.**, a married couple whose post office address is **901 Packer Street, Key West, FL 33040**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

In the City of Key West, Monroe County, State of Florida, and in Part of Lot 1, Square 31, but is better described in a diagram of Chas. Howe, Sr., recorded in Book G, Page 485, of the Public Records of Monroe County, Florida, and is marked "2" in said diagram.

Commencing at a point on Fleming Street One Hundred Fifty (150) feet and Nine (9) inches from the corner of Fleming and White Streets, and run Southwesterly Fifty (50) feet and Three (3) inches; thence Northwesterly One Hundred Fifty (150) feet to the line of Barracks Road; thence on line of said road Northeasterly Fifty-six (56) feet; thence Southeasterly One Hundred Twenty-Five (125) feet to the Point of Beginning.

Parcel Identification Number: 00004650-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2022 and subsequent years.

The grantor limited liability company is one and the same as the grantee named in the deed recorded at official Records Book 2806 Page 1093.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Enca H. Sterling
[Signature]
Witness Name: Sheri A. Yoest

Royal Realty Florida LLC

By: [Signature]
Dominic Ip, Manager and Authorized Member

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of June, 2022 by Dominic Ip, Manager and Authorized Member of Royal Realty Florida LLC, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

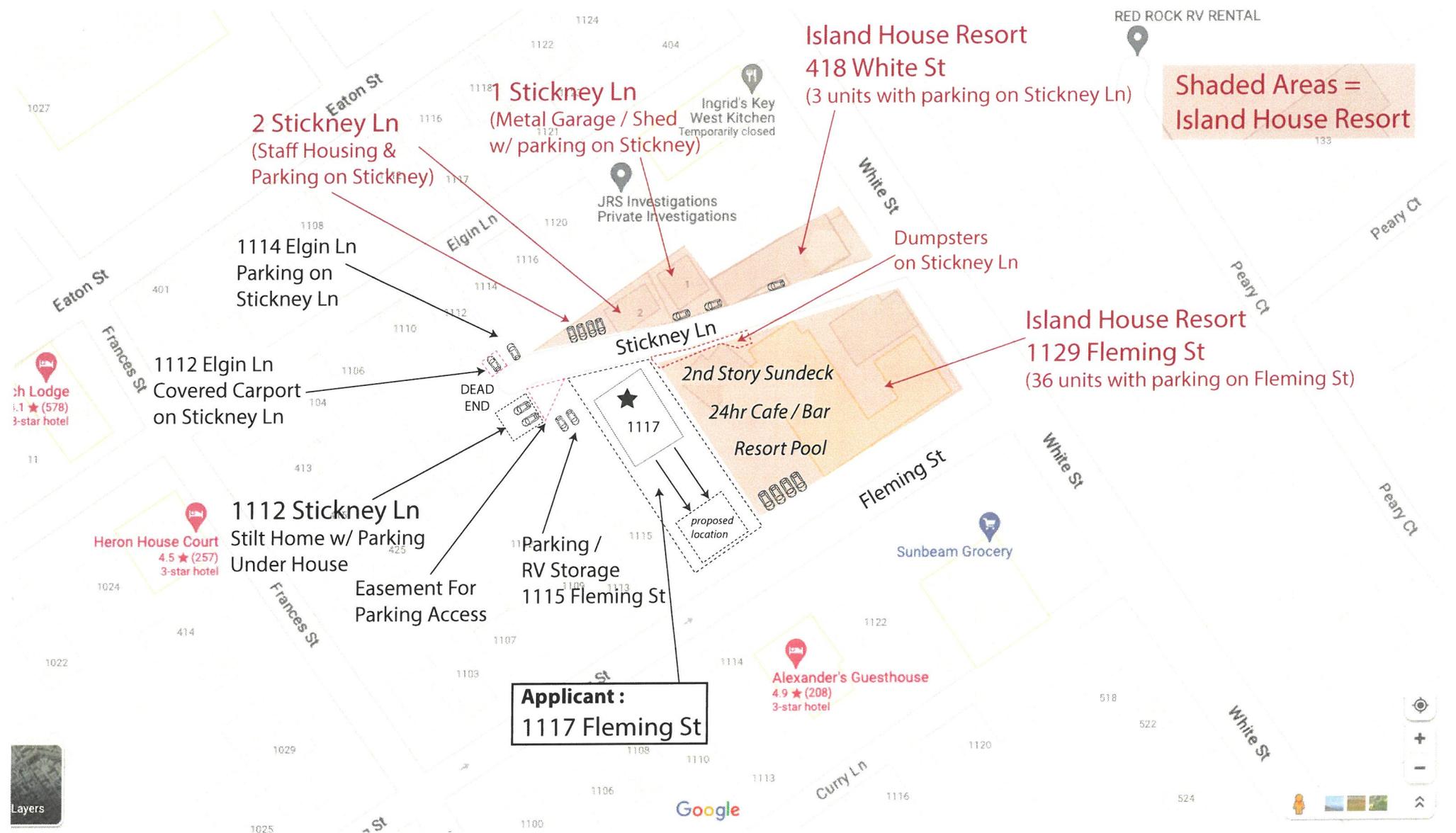
My Commission Expires: _____

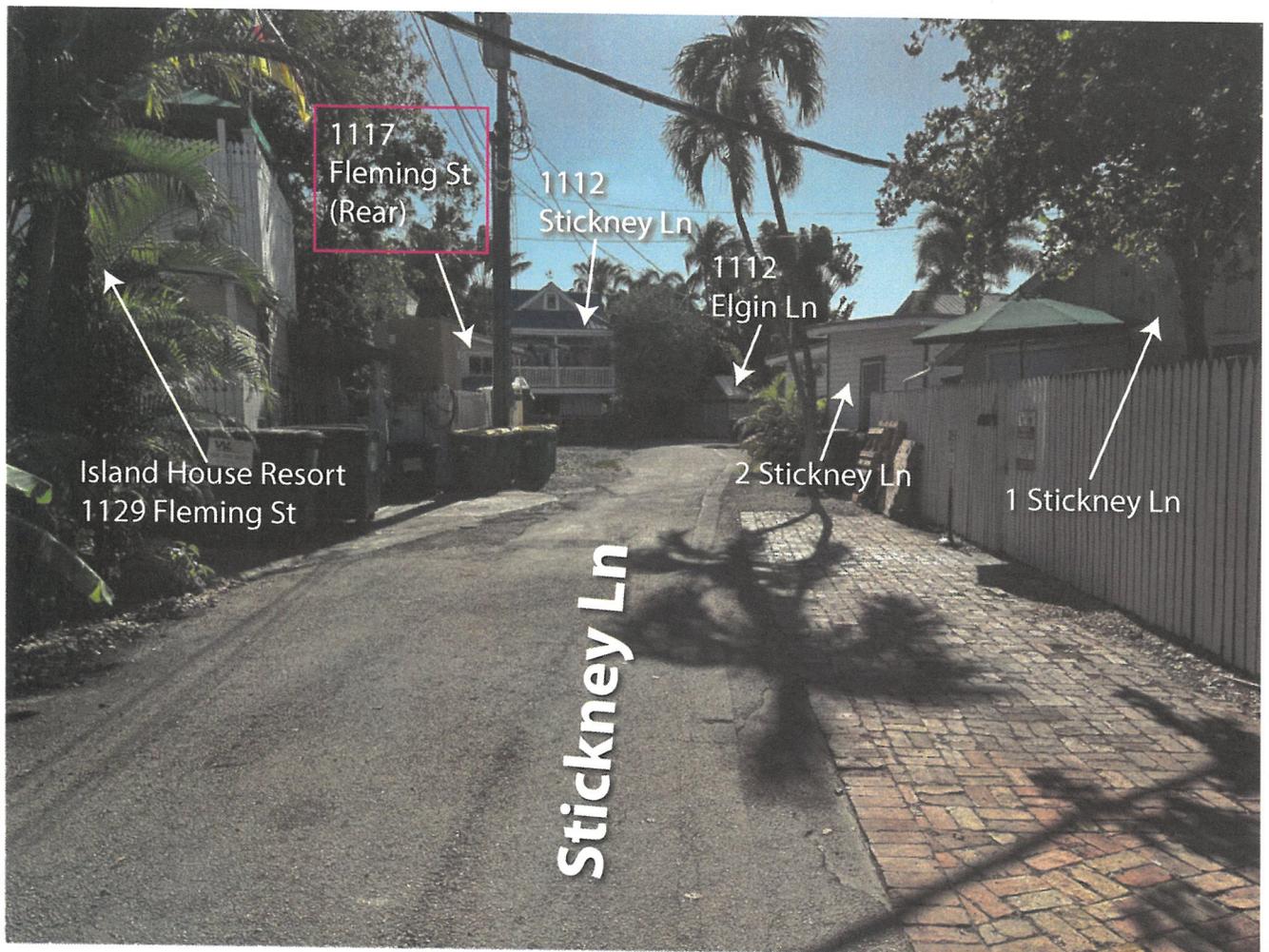


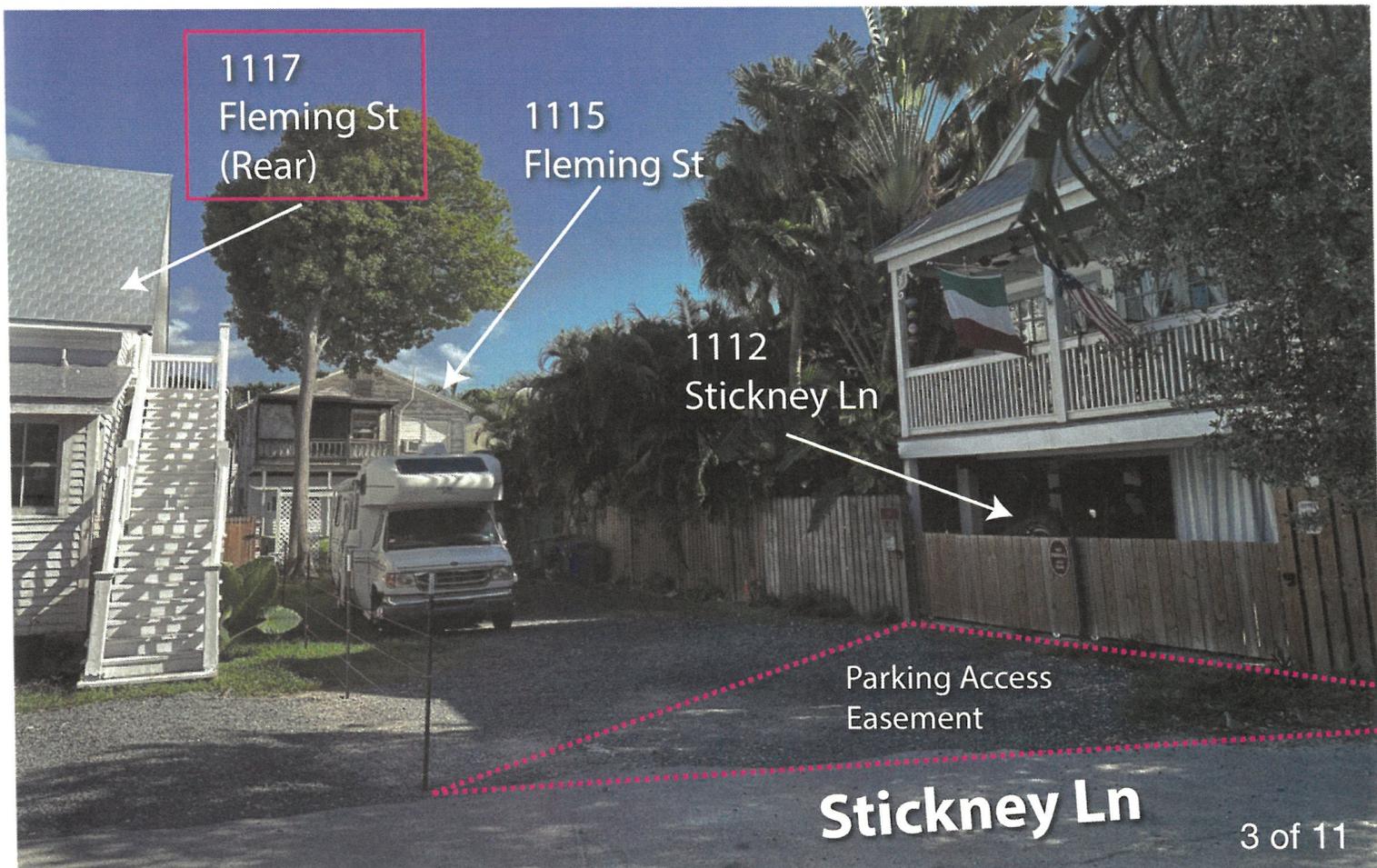
Stickney Lane Map

Map of all Stickney Ln properties Variance and HARC Application

1117 Fleming St
James Braun &
Jeffrey Smead



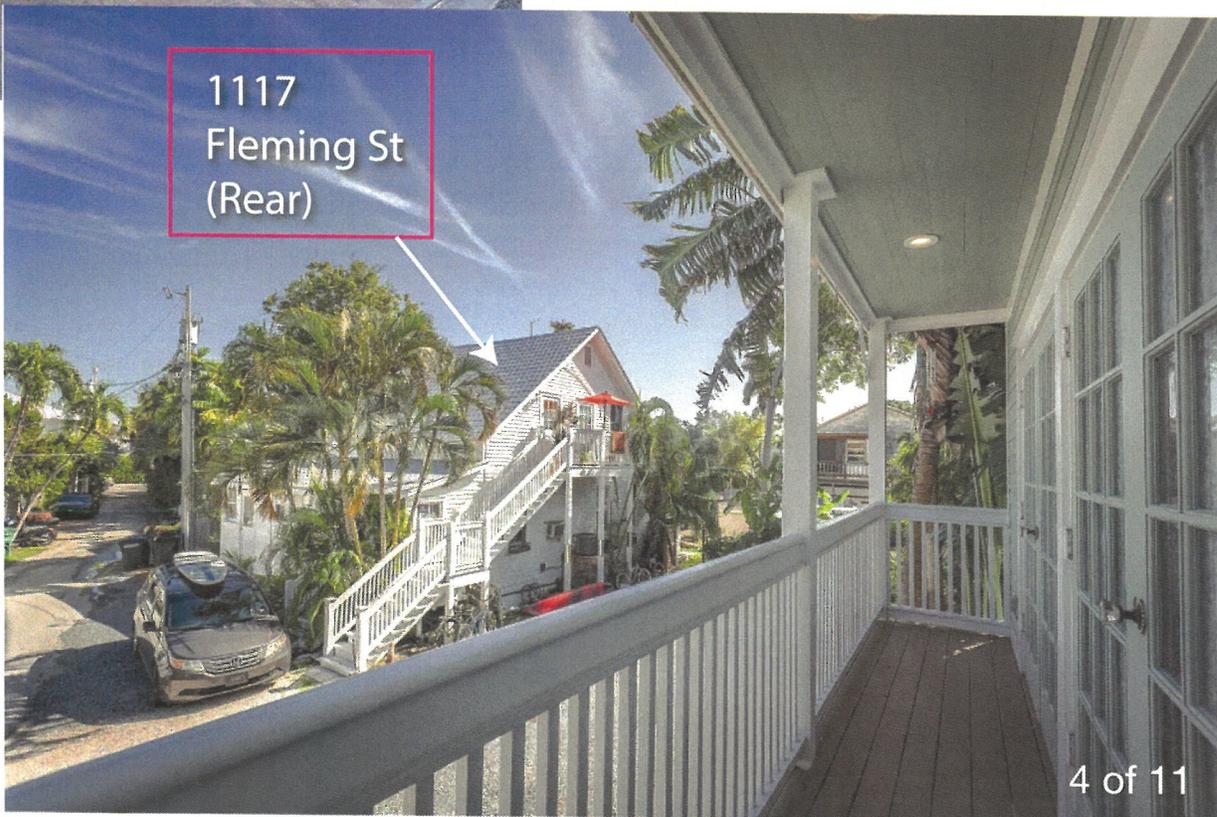




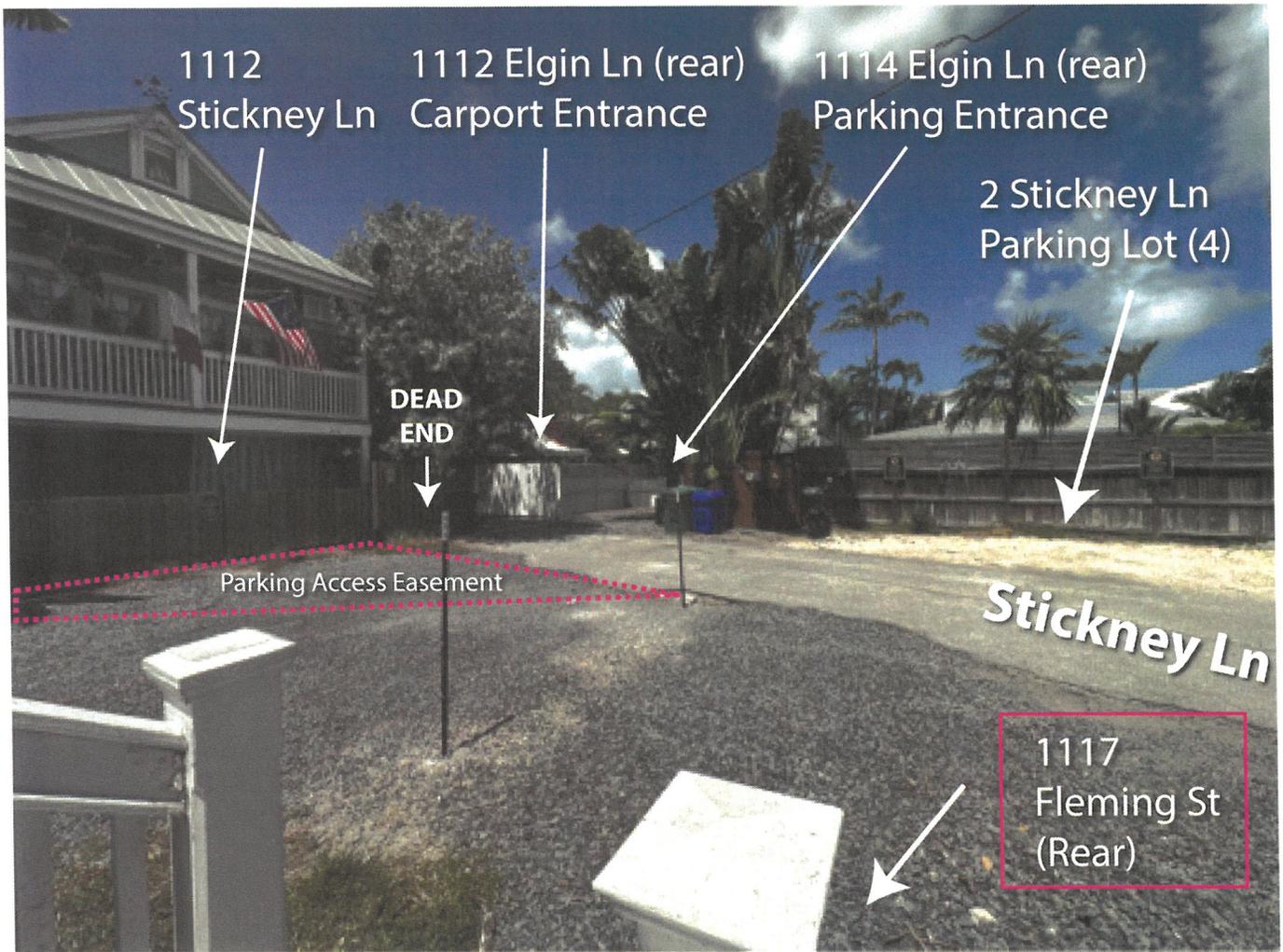
New Construction 1997



1112 Stickney Lane

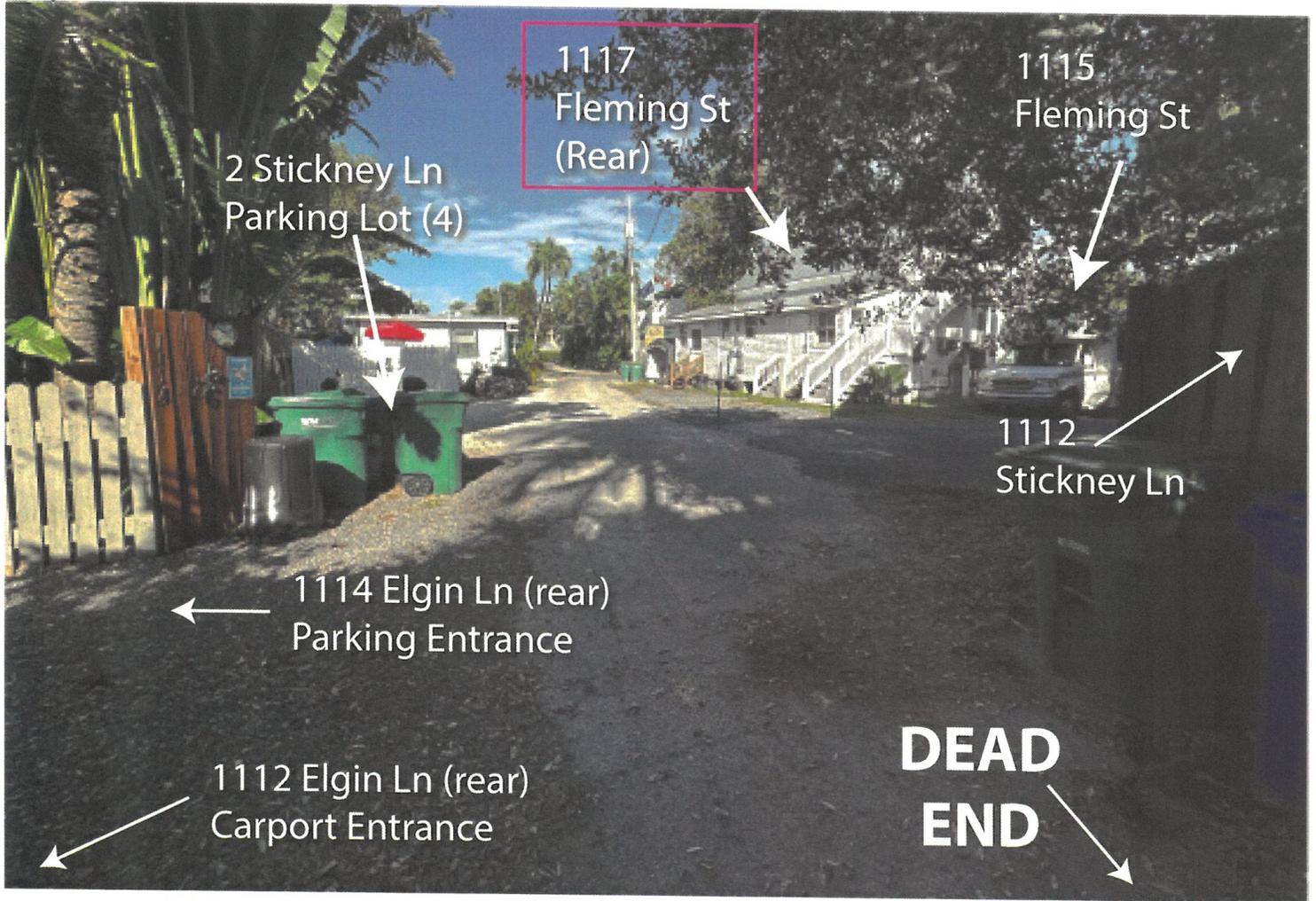


1117
Fleming St
(Rear)



same photo as above, zoomed in







Island House

2 Stickney Ln
IH Staff Housing

1117
Fleming St
(Rear)

2 Stickney Parking Lot (4)

Stickney Ln



2 Stickney Ln
entrance
landing

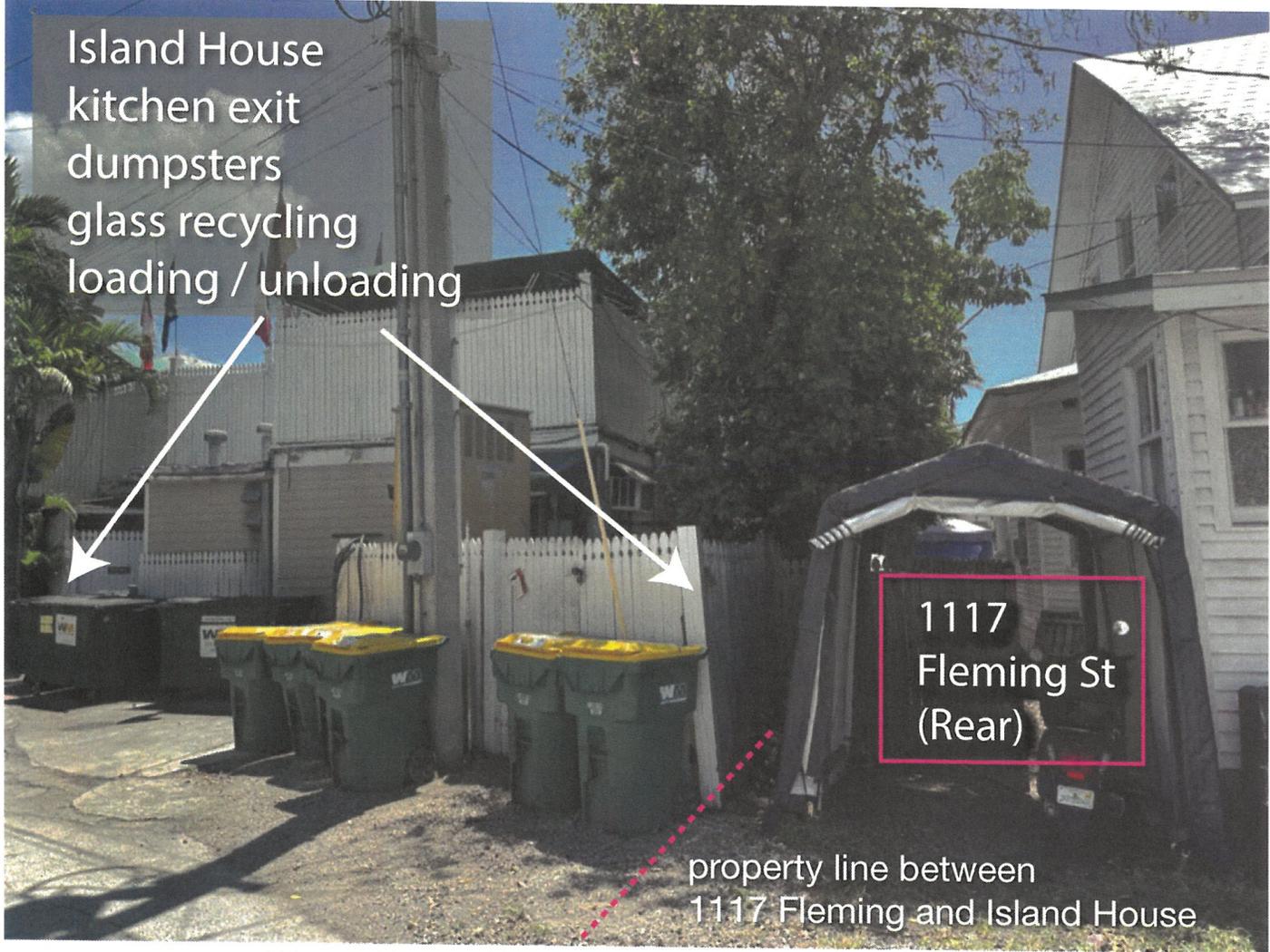
Island House
Rooftop Sundeck

1 Stickney Ln
Metal Shed

1117
Fleming St
(Rear)

Stickney Ln

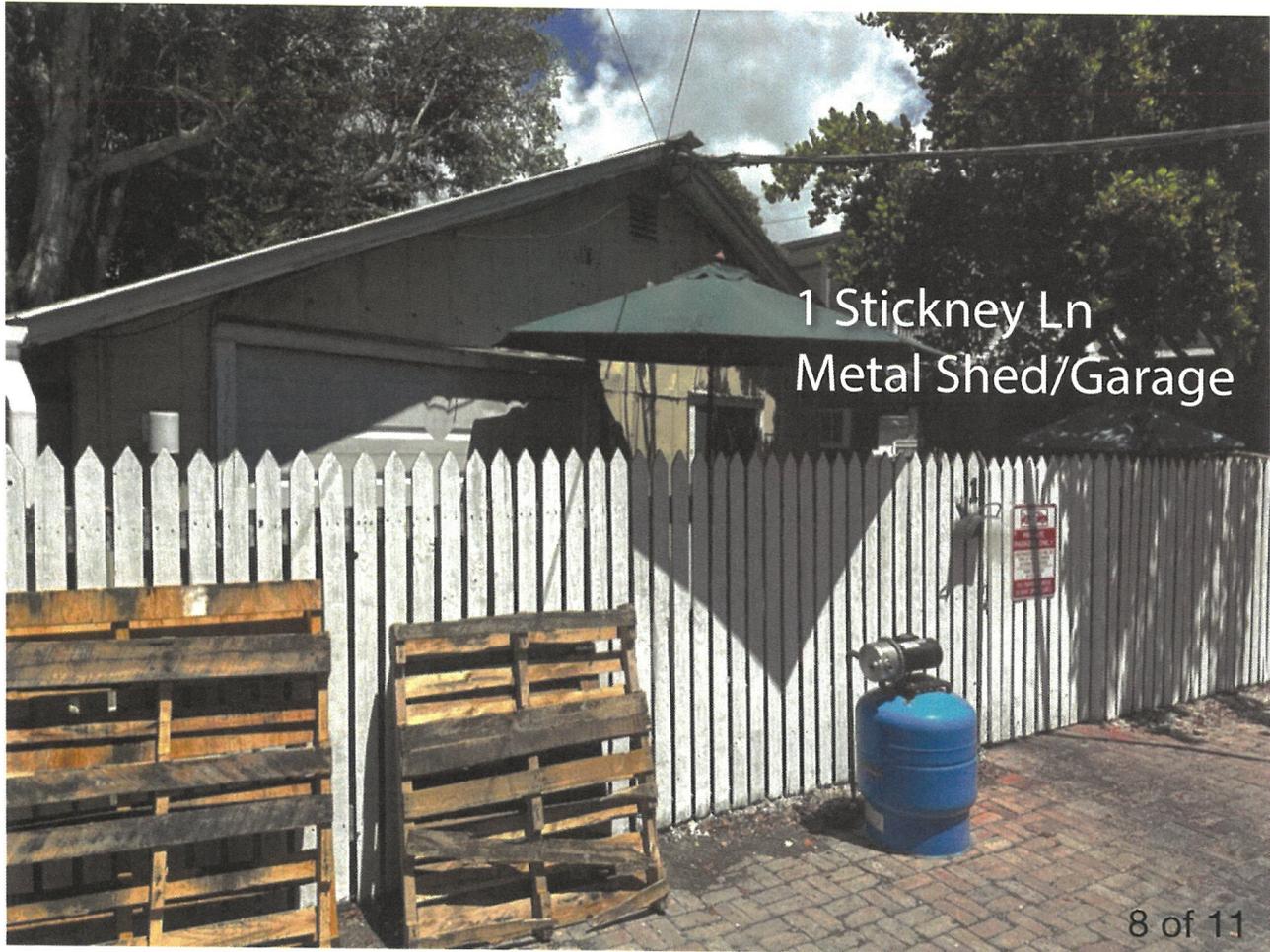
property line



Island House
kitchen exit
dumpsters
glass recycling
loading / unloading

1117
Fleming St
(Rear)

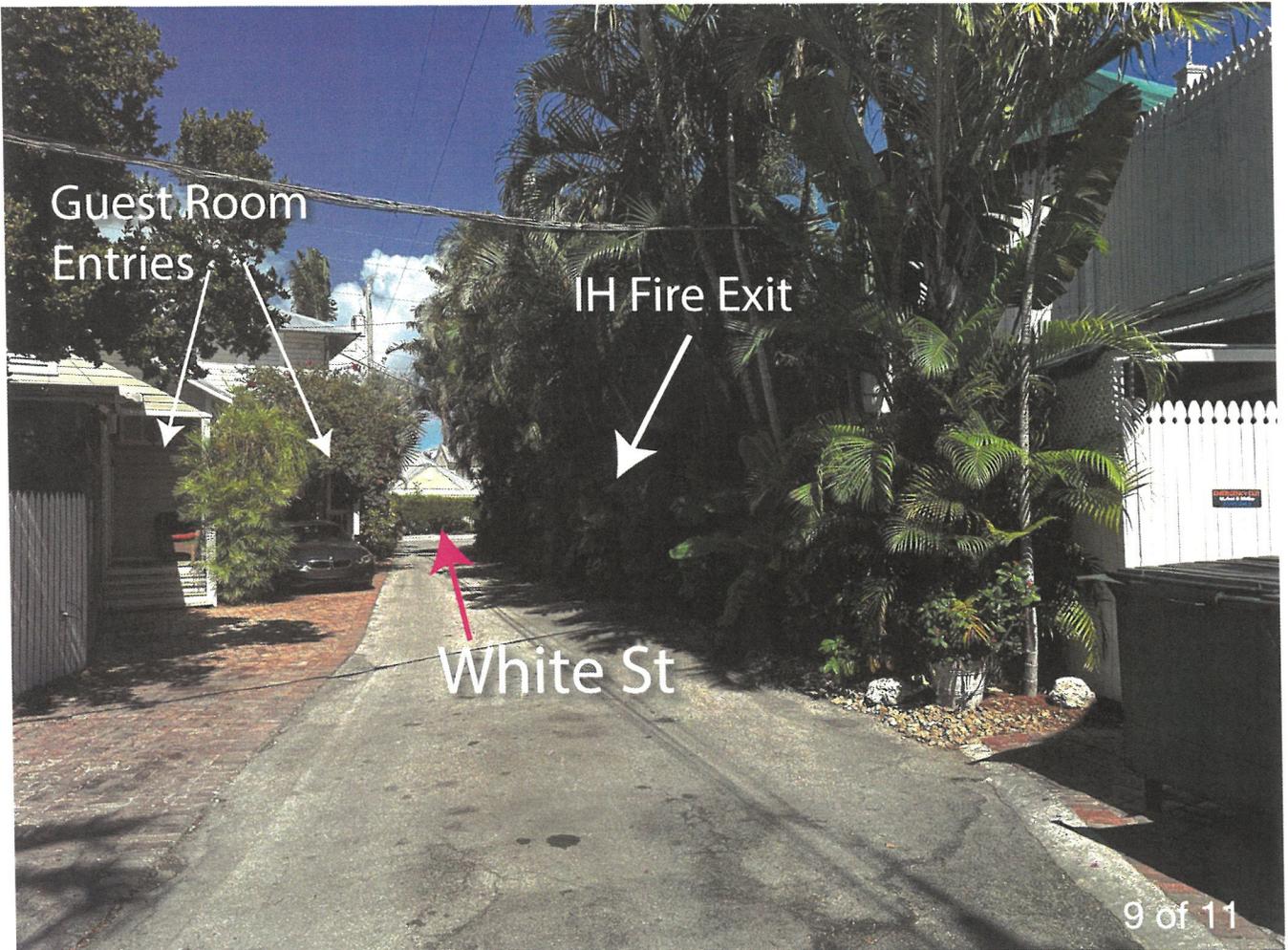
property line between
1117 Fleming and Island House



1 Stickney Ln
Metal Shed/Garage



Lorem ipsum



Guest Room
Entries

IH Fire Exit

White St





Island House
Guest Room Entry
on Stickney Lane



Island House
Guest Room Entry
on Stickney Lane



Island House
Fire Exit on
Stickney Lane