

Application

VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department
PO Box 1409 Key West, FL 33041-1409
(305) 809-3720



Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 1300 White Street. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process 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 NOTE:

- 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.

FEE SCHEDULE

Variances, any number of issues	\$1,000.00
All After-the-fact variances	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

Please include the following with this application:

1. A **copy of the most recent recorded** 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. It is best to see a Planner before turning in the application.
3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) 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 exists, 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. One copy of the most recent survey of the property.
5. Elevation drawings of 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 or compatible electronic format of entire application on compact disk.

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.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: _____

Zoning District: _____ Real Estate (RE) #: _____

Property located within the Historic District? ☐ Yes ☐ No

APPLICANT: ☐ Owner ☐ Authorized Representative

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

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: _____

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

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☐ No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☐ No

If yes, provide date of landscape approval, and attach a copy of such approval.

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

☐ Yes ☐ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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:

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.

2. Conditions not created by applicant. That the special conditions and circumstances 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.

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.

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.

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.

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.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

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

Warranty Deed

Prepared by and return to:

Bryan Hawks
Attorney at Law
Smith Hawks, PL
138 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2018-085

Parcel Identification No. 00033140-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 7th day of January, 2019 between Rose E. Willard, a single woman, individually and as Surviving Trustee of the Willard Family Trust, dated March 29, 2011 whose post office address is 264 Jones Hollow Rd., Marlborough, CT 06447 of the County of Hartford State of Connecticut grantor*, and The Montessori Children's School of Key West, Inc., a Florida not for profit corporation whose post office address is 1221 Varela St, 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:

In the City of Key West, and known on Wm. A. Whitehead's map delineated in February, 1829, as Lot No. Thirteen (13) in Square Three (3) of Tract Thirteen (13) according to a diagram of 1/3 of said Tract Thirteen (13) made by W. A. Gwynn, County Surveyor, and duly recorded in Book "O" of Deeds, Page 195, Monroe County, Records, July 1, 1886.

Commencing at a point on Varela Street one hundred and fifty seven (157) feet and two (2) inches from the corner of United and Varela Streets and runs along Varela Street in a N. W.'ly direction fifty-two (52) feet four (4) inches; thence at right angles N.E.'ly one hundred and ten (110) feet eight (8) inches; thence at right angles S.E.'ly fifty-two (52) feet four (4) inches; thence at right angles S.W.'ly one hundred ten (110) feet eight (8) inches to the point of the 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.

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:

The Willard Family Trust, dated March 29, 2011

Lorna C Dunlea Churchill

Witness Name: LORNA C DUNLEA CHURCHILL

Rose E. Willard

Rose E. Willard, a single woman, individually and as
Surviving Trustee of the Willard Family Trust, dated March
29, 2011

Kayla Dapp

Witness Name: Kayla Dapp

State of Connecticut
County of Storford S.S. Glastonbury

The foregoing instrument was acknowledged before me this 4th day of January, 2019 by Rose E. Willard, a single woman,
individually and as Surviving Trustee of the Willard Family Trust, dated March 29, 2011, who ☐ is personally known or
☒ has produced a driver's license as identification.

[Notary Seal]

Lorna C Dunlea Churchill

Notary Public

Printed Name: LORNA C DUNLEA CHURCHILL

My Commission Expires: LORNA C. DUNLEA-CHURCHILL
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 30, 2023



MONROE COUNTY
OFFICIAL RECORDS

900
1,312.50WARRANTY DEED

THIS INDENTURE, made this 25th day of AUGUST,
A.D., 1986 BETWEEN

RUTH BAKER SPEER, a single woman over the age of 18 years
of the County of Monroe, in the State of Florida party of
the first part and,

MONTESSORI CHILDREN'S SCHOOL OF KEY WEST, INC.
whose post office address is
1214 Varela Street, Key West, FL 33040

of the County of Monroe in the State of Florida party of the
second part,

WITNESSETH that the said party of the first part, for and
in consideration of the sum of TEN DOLLARS AND OTHER GOOD
AND VALUABLE CONSIDERATION to her in hand paid by the said
party of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said
party of the second part their heirs and assigns forever,
the following described land, situate lying and being in the
County of Monroe, State of Florida, to wit:

On the Island of Key West, known on William A.
Whitehead's map, delineated in February, A.D.
1829, as part of Tract Thirteen (13), but now
better known as Lot Ten (10) in Square Three (3)
of said Tract Thirteen (13) according to a diagram
recorded in Book "O", page 195, Monroe County
Records. Commencing at a point on United Street
distant One Hundred Ten (110) feet and Eight (8)
inches Southwesterly from the corner of White and
United Streets and running thence along the line
of said United Street in a Southwesterly direction
Fifty-five (55) feet and Four (4) inches; thence
at right angles in a Northwesterly direction One
Hundred Four (104) feet and Ten (10) inches;
thence at right angles in a Northeasterly
direction Fifty-five (55) feet and Four (4)
inches; thence at right angles in a Southeasterly
direction One Hundred Four (104) feet and Ten (10)
inches to the place or point of beginning.

-ALSO-

Being a portion of Tract Thirteen (13) in Wm. A.
Whitehead's map, delineated February 1829, but now
better known as lot Eleven (11) in Square Three
(3) in said Tract Thirteen (13) according to a
division of One-third of said Tract Thirteen (13)
drawn by W.A. Gwynn, County Surveyor, and duly
recorded in Book "O", Page 195, Monroe County
Records, July 1st, 1886. Commencing at the corner
of United and Varela Streets and running along
United Street in a North East direction Fifty-five
(55) feet Four (4) inches; thence in a North West
direction One Hundred and Four (104) feet Ten (10)
inches; thence in a South West direction
Fifty-five (55) feet Four (4) inches; thence in a
South East direction and along Varela Street One
Hundred and Four (104) feet Ten (10) inches to
place of beginning.

-ALSO-

THIS INSTRUMENT PREPARED BY:
JOSEPH B. ALLEN, III
ATTORNEY AT LAW
604 WHITEHEAD STREET, KEY WEST, FLORIDA 33040

FILED FOR RECORD
86 AUG 26 P431

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Tract Thirteen (13), but more particularly described as Lot or Subdivision Twelve (12) of Square Three (3) of said Tract Thirteen, commencing at a point on Varela Street one hundred and four (104) feet, ten (10) inches from the corner of United and Varela Streets, and runs thence on Varela Street, in a N.W. direction Fifty-two (52) feet, four (4) inches; thence at right angles N.E.'ly One Hundred and ten (110) feet, eight (8) inches thence at right angles S.E.'ly Fifty-two (52) feet, four (4) inches; thence at right angles S.W.'ly One Hundred and Ten (110) feet, eight (8) inches back to the place of beginning.

SUBJECT TO:

1. Taxes for the year 1986 and subsequent years;
2. Conditions, restrictions, limitations, reservations and easements of record, if any, which are not hereby reimposed;
3. Applicable Zoning Ordinances;

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 WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

[Signature]
WITNESSES AS TO SIGNATURE

[Signature]
RUTH BAKER SPEER

STATE OF FLORIDA)

COUNTY OF MONROE)

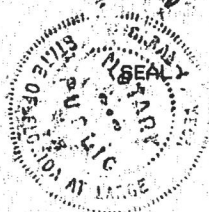
DS Paid 1,312.50 Date 8-26-86
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By *[Signature]* D.C.

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements,

RUTH BAKER SPEER

to me well known and known to me to be the individual described in and who executed the foregoing deed, she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Key West, said County and State, this 26th day of August, A.D. 1986.



Recorded in Official Records Book
in Monroe County, Florida
Record Verified

DANNY L. KOLHAGE
Clerk Circuit Court

[Signature]
NOTARY PUBLIC-STATE OF FLORIDA
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES NOV 14 1986
BONDED THRU GENERAL INSURANCE UND.

EXHIBIT "A"

1127 United St. & 1221 Varela St.
Montessori Children's School

Doc# 1567177
Bk# 2188 Pg# 66



Parcel 1

A parcel of land on the Island of Key West, being a part of Lot 3, Tract 13, per Deed Book "O", Page 195 and being more particularly described as follows:

Commence at the intersection of the SW'ly right of way line (ROWL) of White Street and the NW'ly ROWL of United Street; Thence run SW'ly along said NW'ly ROWL a distance of 110.67 feet to the Point of Beginning; Thence continue SW'ly along said NW'ly ROWL a distance of 1.7 feet to a point, said point lying 110.67 feet from the intersection of the NE'ly ROWL of Varela Street and said NW'ly ROWL of United Street; Thence run at right angles in a NW'ly direction a distance of 104.83 feet; Thence run at right angles in a NE'ly direction a distance of 1.7 feet; Thence run at right angles in a SE'ly direction a distance of 104.83 feet back to the Point of Beginning.

Parcel 2

In the City of Key West and is known as Lot 9, Square 3, Tract 13 and better described as follows:

Commencing at a point on United Street, distant 55 feet, 4 inches from the corner of United and White Street and runs Thence Southwesterly along United Street 65 feet, 4 inches Thence at right angles Northwesterly, 104 feet, 10 inches, Thence at right angles Northeasterly 55 feet, 4 inches Thence at right angles Southeasterly 104 feet, 10 inches to the Point of Beginning on United Street.

Parcel 3

Being a portion of Tract Thirteen (13) in Wm. A. Whitehead's map, delineated February 1829, but now better known as Lot Eleven (11) in Square Three (3) in said Tract Thirteen (13) according to a division of One-third of said Tract Thirteen (13) drawn by W. A. Gwynn, County Surveyor, and duly recorded in Book "O", Page 195, Monroe County Records, July 1st, 1886.

Commencing at the corner of United and Varela Streets and running along United Street in a Northeast direction Fifty-five (55) feet Four (4) inches; Thence in a Northwest direction One Hundred and Four (104) feet Ten (10) inches; Thence in a Southwest direction Fifty-five (55) Four (4) inches; Thence in a Southeast direction and along Varela Street One Hundred and Four (104) feet Ten (10) inches to Place of Beginning.

Parcel 4

On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Tract Thirteen (13), but now better known as Lot Ten (10) in Square Three (3) of said Tract Thirteen (13) according to a diagram recorded in Book "O", Page 195, Monroe County Records.

Commencing at a point on United Street distant One Hundred Ten (110) feet and eight (8) inches Southwesterly from the corner of White and United Streets and running Thence along the line of United Street in a Southwesterly direction Fifty-five (55) feet and Four (4) inches; Thence at right angles in a Northwesterly direction One Hundred Four (104) feet and Ten (10) inches; Thence at right angles in a Northeasterly direction Fifty-five (55) feet and Four (4) inches; Thence at right angles in a Southeasterly direction One Hundred Four (104) feet and Ten (10) inches to the Place or Point of Beginning.

Parcel 5

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as part of Tract Thirteen (13), but more particularly described as Lot or Subdivision Twelve (12) of Square Three (3) of said Tract Thirteen, Commencing at a point on Varela Street One Hundred and Four (104) feet Ten (10) inches from the corner of

Thence at right angles southeasterly 104 feet, 10 inches to the Point of Beginning on United Street.

Parcel 3

Being a portion of Tract Thirteen (13) in Wm. A. Whitehead's map, delineated February 1829, but now better known as Lot Eleven (11) in Square Three (3) in said Tract Thirteen (13) according to a division of One-third of said Tract Thirteen (13) drawn by W. A. Gwynn, County Surveyor, and duly recorded in Book "O", Page 195, Monroe County Records, July 1st, 1886.

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Parcel 5

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MONROE COUNTY
OFFICIAL RECORDS



Property Record Card



Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID 00033140-000000
Account# 1033901
Property ID 1033901
Millage Group 10KW
Location 1217 VARELA St, KEY WEST
Address
Legal KW GWYNN SUB O-195 LOT 13 SQR 3 TR 13 OR63-425/26 OR487-707 OR2513-1580/84 OR2943-1549
Description (Note: Not to be used on legal documents.)
Neighborhood 6096
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

MONTESSORI CHILDREN'S SCHOOL OF KEY WEST
 INC
 1221 Varela St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$154,246	\$158,653	\$120,339	\$123,548
+ Market Misc Value	\$1,764	\$1,764	\$1,764	\$1,532
+ Market Land Value	\$580,693	\$580,693	\$623,556	\$533,062
= Just Market Value	\$736,703	\$741,110	\$745,659	\$658,142
= Total Assessed Value	\$714,061	\$649,147	\$590,134	\$536,486
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$736,703	\$741,110	\$745,659	\$658,142

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,791.00	Square Foot	0	0

Buildings

Building ID	2610	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1963
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999
Gross Sq Ft	1843	Foundation	CONCRETE SLAB
Finished Sq Ft	1442	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD
Perimeter	182	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	27	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	108	0	42
FLA	FLOOR LIV AREA	1,442	1,442	182
OPF	OP PRCH FIN LL	293	0	94
TOTAL		1,843	1,442	318

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	160 SF	1
CONC PATIO	1964	1965	1	300 SF	2
WALL AIR COND	1989	1990	1	2 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
1/4/2019	\$725,000	Warranty Deed	2200894	2943	1549
4/6/2011	\$100	Warranty Deed		2513	1580
2/1/1971	\$22,500	Conversion Code		639	128

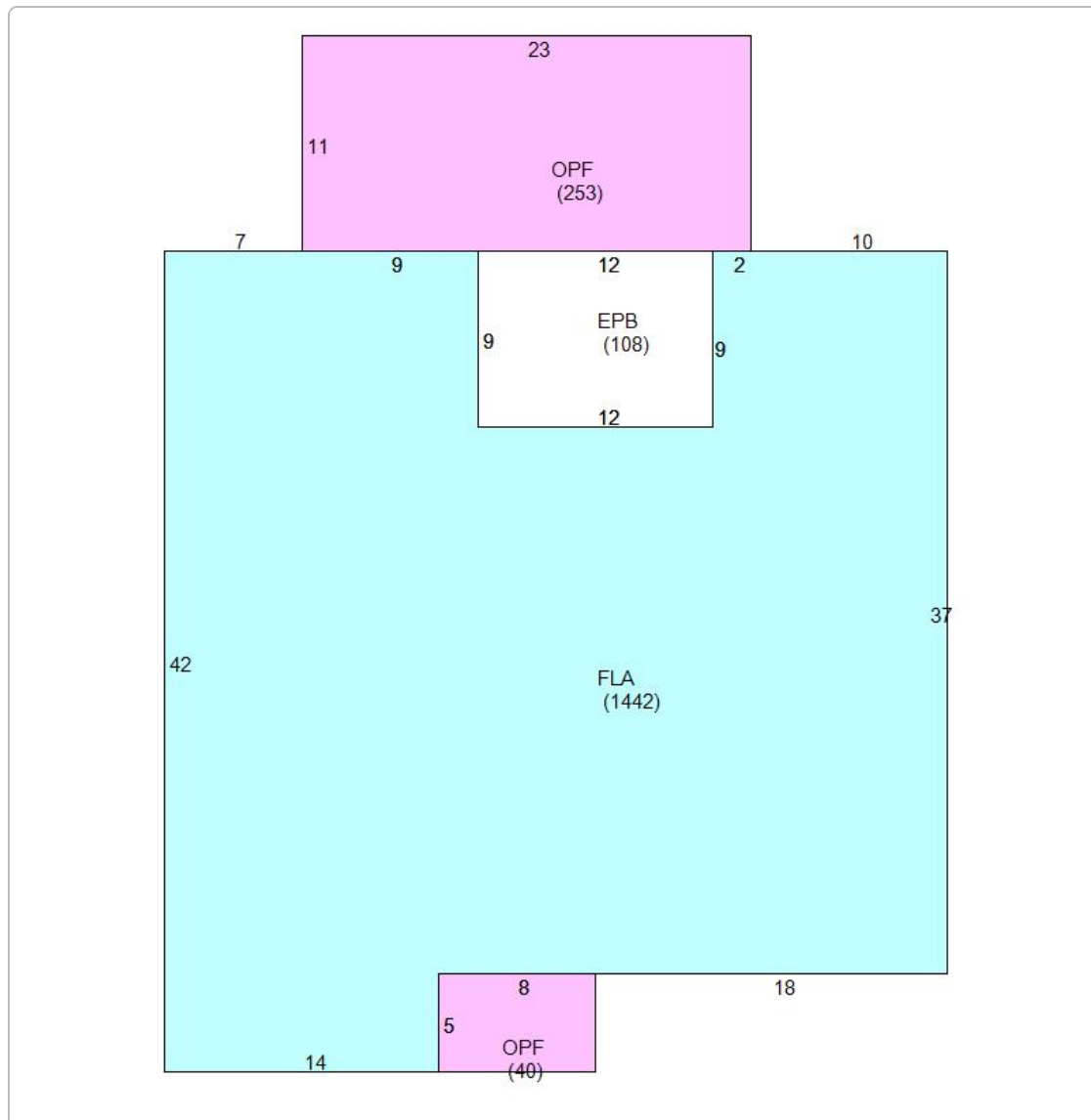
Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
08-0209	1/31/2008	2/20/2008	\$1,500	Residential
99-1130	4/1/1999	8/17/1999	\$1,000	Residential
97-2976	9/1/1997	12/1/1997	\$1,500	Residential
96-1294	3/1/1996	8/1/1996	\$1,000	Residential

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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User Privacy Policy
GDPR Privacy Notice

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Monroe County, FL

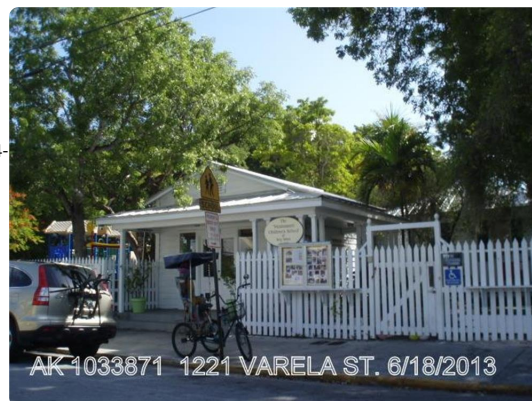
Disclaimer

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Summary

Parcel ID 00033110-000000
 Account# 1033871
 Property ID 1033871
 Millage Group 10KW
 Location 1221 VARELA St, KEY WEST
 Address
 Legal KW GWYNN SUB 0-195 LOTS 10, 11 & 12 SQR 3 TR 13 E1-151 E1-551 G44-32/33 G44-
 Description 229/30 OR392-65 OR394-840/41 OR742-101D/C OR857-797D/C OR985-743/44
 OR1327-2259/60ORD
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property PRIVATE SCHOOL (7200)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

MONTESSORI CHILDRENS SCHOOL OF KEY WEST
 INC
 1221 Varela St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$479,955	\$488,545	\$536,943	\$553,743
+ Market Misc Value	\$32,783	\$33,527	\$35,127	\$31,010
+ Market Land Value	\$1,361,715	\$638,598	\$639,662	\$564,408
= Just Market Value	\$1,874,453	\$1,160,670	\$1,211,732	\$1,149,161
= Total Assessed Value	\$1,276,737	\$1,160,670	\$1,211,732	\$1,149,161
- School Exempt Value	(\$1,874,453)	(\$1,160,670)	(\$1,211,732)	(\$1,149,161)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	17,391.00	Square Foot	0	0

Commercial Buildings

Style OFF BLDG-1 STY-B / 17B
 Gross Sq Ft 477
 Finished Sq Ft 300
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls AB AVE WOOD SIDING
 Quality 350 ()
 Roof Type
 Roof Material
 Exterior Wall1 AB AVE WOOD SIDING
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 2
 Half Bathrooms 0
 Heating Type
 Year Built 1923
 Year Remodeled

Effective Year Built 1988

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	300	300	0
OPF	OP PRCH FIN LL	177	0	0
TOTAL		477	300	0

Style PRIVATE SCHOOL B / 72B

Gross Sq Ft 1,960

Finished Sq Ft 1,663

Perimeter 0

Stories 2

Interior Walls

Exterior Walls AB AVE WOOD SIDING

Quality 350 ()

Roof Type

Roof Material

Exterior Wall1 AB AVE WOOD SIDING

Exterior Wall2

Foundation

Interior Finish

Ground Floor Area

Floor Cover

Full Bathrooms 0

Half Bathrooms 0

Heating Type

Year Built 1992

Year Remodeled

Effective Year Built 1993

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,663	1,663	0
OPU	OP PR UNFIN LL	28	0	0
OPF	OP PRCH FIN LL	269	0	0
TOTAL		1,960	1,663	0

Style PRIVATE SCHOOL B / 72B

Gross Sq Ft 2,924

Finished Sq Ft 2,622

Perimeter 0

Stories 3

Interior Walls

Exterior Walls BRICK

Quality 350 ()

Roof Type

Roof Material

Exterior Wall1 BRICK

Exterior Wall2

Foundation

Interior Finish

Ground Floor Area

Floor Cover

Full Bathrooms 0

Half Bathrooms 0

Heating Type

Year Built 1933

Year Remodeled

Effective Year Built 1982

Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,622	2,622	0
OPU	OP PR UNFIN LL	246	0	0
OUU	OP PR UNFIN UL	56	0	0
TOTAL		2,924	2,622	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1949	1950	1	264 SF	1
FENCES	1983	1984	1	888 SF	2
CONC PATIO	1990	1991	1	960 SF	2
CONC PATIO	1991	1992	1	70 SF	2
DET CABANA	2007	2014	1	750 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
8/1/1986	\$1	Warranty Deed		985	743

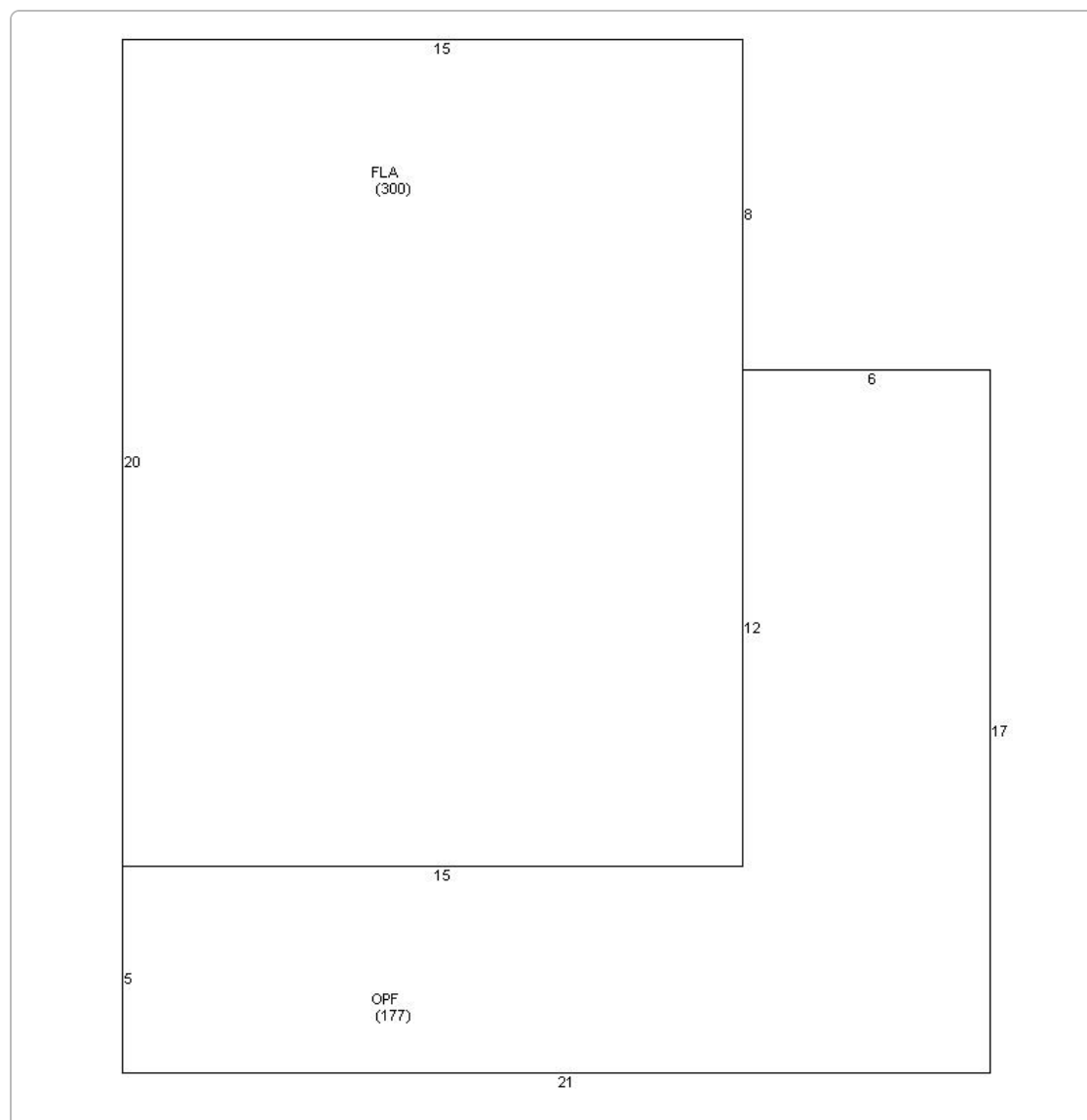
Permits

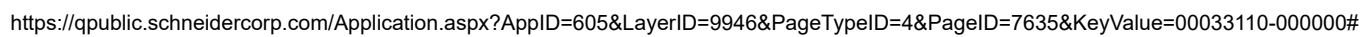
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
17-2220	3/16/2018		\$30,000	Commercial
07-3483	7/23/2007		\$3,700	Commercial
07-3481	7/20/2007		\$20,000	Commercial
07-3482	7/20/2007		\$3,000	Commercial
07-1453	5/9/2007		\$1,900	Commercial
0000993	4/19/2000	8/14/2000	\$1,500	
0000965	4/17/2000	8/14/2000	\$11,000	
9801861	6/30/1998		\$9,000	
9702483	7/1/1997	12/1/1997	\$2,500	
9603640	9/1/1996	12/1/1997	\$1	
9600321	1/1/1996	8/1/1996	\$300	

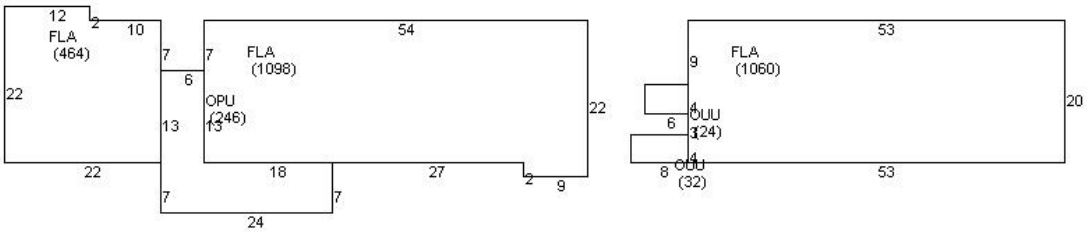
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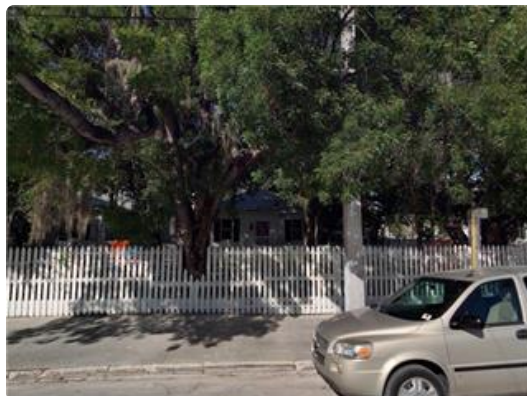
Sketches (click to enlarge)







Photos



Map



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2018 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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Summary

Parcel ID 00033100-000000
Account# 1033863
Property ID 1033863
Millage Group 10KW
Location 1127 UNITED St, KEY WEST
Address
Legal KW GWYNN SUB 0-195 LOT 9 SQR 3 TR 13 TT-133 OR248-126/27 OR248-394/95
Description OR742-200D/C OR742-199D/C OR770-354/55 OR836-40 OR868-1872/74 OR872-2248C/T OR1271-1768 OR1271-1769/70 OR1272-134C/T
 (Note: Not to be used on legal documents.)
Neighborhood 32080
Property PRIVATE SCHOOL (7200)
Class
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

MONTESSORI CHILDRENS SCHOOL OF KEY WEST
 INC
 1127 United St
 Key West FL 33040

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$202,420	\$202,420	\$206,748	\$214,803
+ Market Misc Value	\$5,666	\$5,822	\$6,146	\$5,475
+ Market Land Value	\$773,720	\$362,848	\$363,795	\$320,995
= Just Market Value	\$981,806	\$571,090	\$576,689	\$541,273
= Total Assessed Value	\$628,199	\$571,090	\$576,689	\$541,273
- School Exempt Value	(\$981,806)	(\$571,090)	(\$576,689)	(\$541,273)
= School Taxable Value	\$0	\$0	\$0	\$0

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL EXEMPT (100E)	5,800.00	Square Foot	55.33	104.83

Commercial Buildings

Style PRIVATE SCHOOL B / 72B
Gross Sq Ft 1,941
Finished Sq Ft 1,167
Perimeter 0
Stories 1
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 450 ()
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1933
Year Remodeled

Effective Year Built 1998**Condition**

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	114	0	0
FHS	FINISH HALF ST	600	0	0
FLA	FLOOR LIV AREA	1,167	1,167	0
OUU	OP PR UNFIN UL	60	0	0
TOTAL		1,941	1,167	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1949	1950	1	147 SF	5
CONC PATIO	1969	1970	1	60 SF	2
UTILITY BLDG	1974	1975	1	112 SF	3
CONC PATIO	1993	1994	1	162 SF	2
FENCES	1993	1994	1	561 SF	2
FENCES	2002	2007	1	840 SF	2

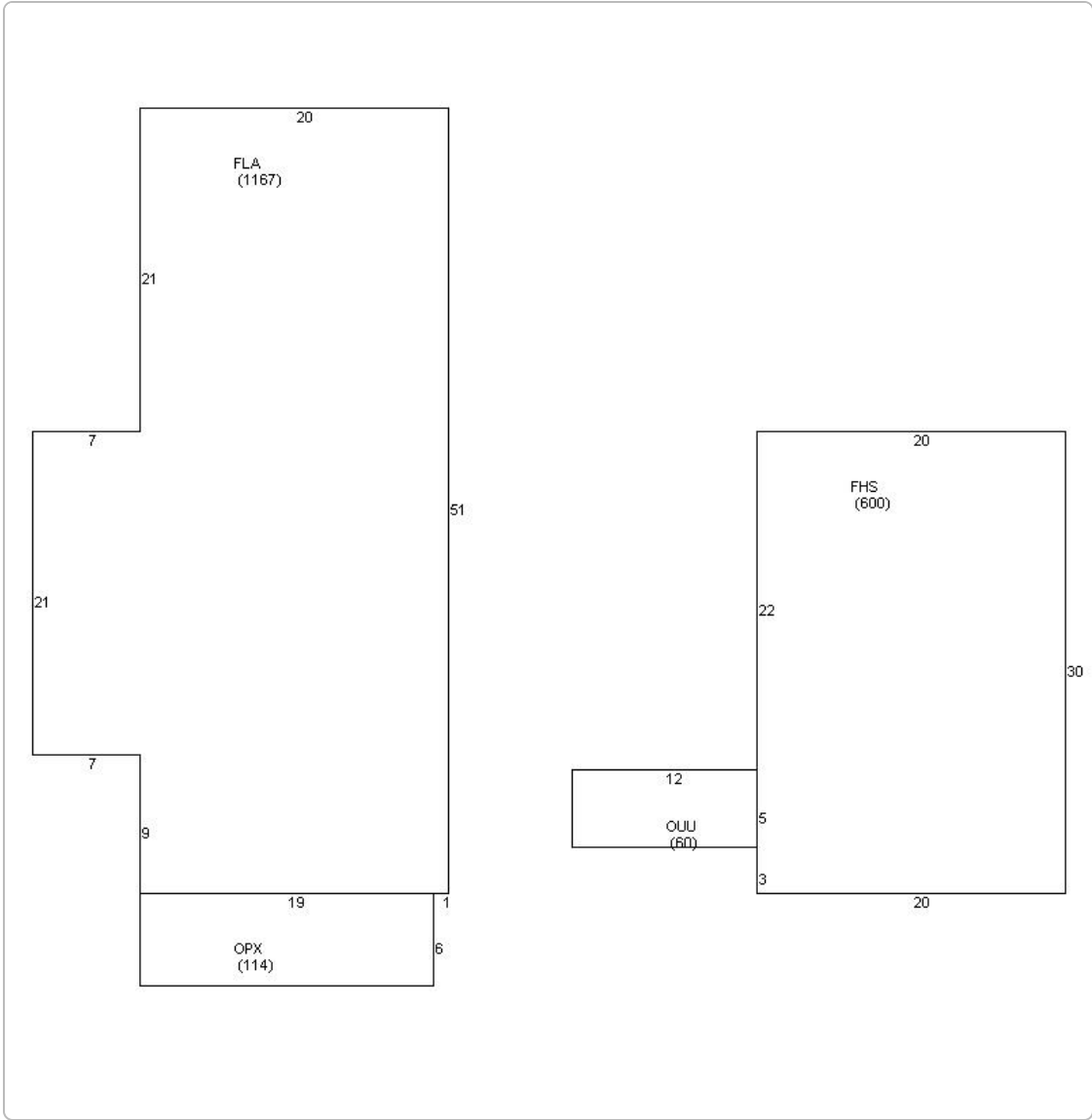
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
9/1/1993	\$180,000	Warranty Deed		1271	1768
7/1/1981	\$89,500	Warranty Deed		836	40
8/1/1978	\$57,500	Conversion Code		770	354

Permits

Number ⇅	Date Issued ⇅	Date Completed ⇅	Amount ⇅	Permit Type ⇅
07-5047	11/19/2007	11/26/2007	\$9,500	Commercial
07-1453	5/9/2007		\$1,900	Commercial
06-3948	6/29/2006	8/18/2006	\$2,900	Commercial
06-3885	6/27/2006	8/18/2006	\$16,300	Commercial
06-3159	6/22/2006	8/18/2006	\$3,900	Commercial
06-3041	6/20/2006	8/18/2006	\$50,000	Commercial
06-3276	5/30/2006	8/18/2006	\$2,450	Commercial
05-5177	11/16/2005	12/16/2005	\$5,000	Commercial
05-3769	9/26/2005	12/16/2005	\$6,000	Commercial
05-3047	7/27/2005	12/16/2005	\$2,300	Commercial
05-2448	7/22/2005	12/31/2005	\$550	Commercial
05-2449	6/20/2005	12/31/2005	\$450	Commercial
05-0165	1/20/2005	12/31/2005	\$1,400	Commercial
04-2632	8/9/2004	11/16/2004	\$800	Commercial
04-0766	3/12/2004	11/16/2004	\$1,750	Commercial
02-1829	7/3/2002	10/9/2002	\$1,200	Commercial
02-1064	4/25/2002	10/9/2002	\$1,800	Commercial
02-0325	2/11/2002	12/31/2002	\$2,800	Commercial
01-2007	5/21/2001	11/1/2001	\$961	Commercial
00-1915	7/11/2000	12/5/2000	\$4,500	Commercial
97-2535	7/1/1997	12/1/1997	\$1	Commercial
M94-1669	5/1/1994	7/1/1994	\$4,000	Commercial
B94-1020	3/1/1994	7/1/1994	\$81,015	Commercial
	1/1/1900		\$0	

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Sketches (click to enlarge)



Photos



Map



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






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Survey

ABBREVIATIONS:	
A	= ARC
A/C	= AIR CONDITIONER
BLDG.	= BUILDING
CB	= CATCH BASIN
CBS	= CONCRETE, BLOCK, STUCCO
CH	= CHORD
CH BR	= CHORD BEARING.
C & G	= CURB AND GUTTER.
CLF	= CHAIN LINK FENCE
CLR	= CLEAR
CONC	= CONCRETE
CP	= CONCRETE POST
D°	= DEGREE
D	= DELTA
DIP	= DUCTILE IRON PIPE
E	= EAST
EB	= ENGINEERING BUSINESS NUMBER
ELEV	= ELEVATION
ELECT	= ELECTRIC
ENC	= ENCROACHMENT
EP	= EDGE OF PAVEMENT
FIP	= FOUND IRON PIPE
FPL	= FLORIDA POWER AND LIGHT
FND	= FOUND
I.P.	= IRON PIPE.
L	= LENGTH
LB	= SURVEYOR BUSINESS NUMBER
M & R	= MEASURED AND RECORD
MEAS	= MEASURED
MH	= MANHOLE
N	= NORTH
NO.	= NUMBER
N & DISC	= NAIL AND DISC
NO ID.	= NO IDENTIFICATION NUMBER
N.T.S.	= NOT TO SCALE
OBV	= OBSERVED ANGLE
O/E	= OVERHEAD ELECTRIC
O/E	= OVERHEAD ELECTRIC
ORB	= OFFICIAL RECORDS BOOK
O'	= MINUTE OR FEET
O"	= SECOND OR INCH
P	= PLAT
PAV	= PAVEMENT
PB	= PLAT BOOK
PCC	= POINT OF COMPOUND CURVATURE
PC	= POINT OF CURVATURE
PG	= PAGE
PL	= PLANTER
PLS	= PROFESSIONAL LAND SURVEYOR
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCE
PT	= POINT OF TERMINATION
PRC	= POINT OF REVERSE CURVATURE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS OR RECORD
REG	= REGULAR
RNG	= RANGE
RLS	= REGISTERED LAND SURVEYOR
R/W	= RIGHT OF WAY
S	= SOUTH
SEC	= SECTION
STA	= STATION
SWK	= SIDEWALK
T	= TANGENT
SS	= SANITARY SEWER
TWP	= TOWNSHIP
W	= WEST
W	= WITH
WF	= WOOD FENCE
WM	= WATER METER
WV	= WATER VALVE
ZW	= ZURWELLE-WHITTAKER, INC.

FLOOD INFORMATION:	
COMMUNITY NUMBER	: 125129
PANEL NUMBER	: 12087C1516
SUFFIX	: K
DATE OF FIRM	: 02-05-2005
FIRM ZONE	: N/A
BASE FLOOD ELEVATION	: N/A

FIELD WORK INFORMATION:	
DATE FIELD WORK	: 11-09-2018
DATE DRAFTING	: 11-15-2018
DATE SIGNED AND SEALED	: 11-21-2018
REVISED FIELD SURVEY	: N/A

SYMBOL LEGEND:	
	LIGHT POLE
	CONC. POLE
	ELECTRIC BOX
	TRAFFIC SIGNAL BOX
	FIRE HYDRANT
	STORM SEWER/CATCH BASIN
	WATER METER
	SIGN
	TELEPHONE BOX
	WATER VALVE
	ELEVATIONS
	TRAFFIC LANE FLOW
	CENTER LINE
	MONUMENT LINE
	DIAMETER.



MONROE COUNTY SURVEYING & MAPPING, INC
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)
3152 NORTHSIDE DRIVE #201 KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236
PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

- SURVEYOR'S NOTES:
1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.

2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED

3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.

4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.

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

6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.

8. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED

9. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.

10. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT

11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT

12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (NGVD), OF 1929 UNLESS OTHER WISE NOTED

13. BENCHMARK USED: NGS BENCHMARK & FPRN (SEE BENCHMARK INFO.)

14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) A GPS/GNSS REFERENCE NETWORK. BASE STATION USED: FLKW (KEY WEST STATION)

15. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.

16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

17. ACCURACY OF HORIZONTAL CONTROL:(FOR EXPECTED USE OF LAND AS DEFINED BY (5J-17)) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS.

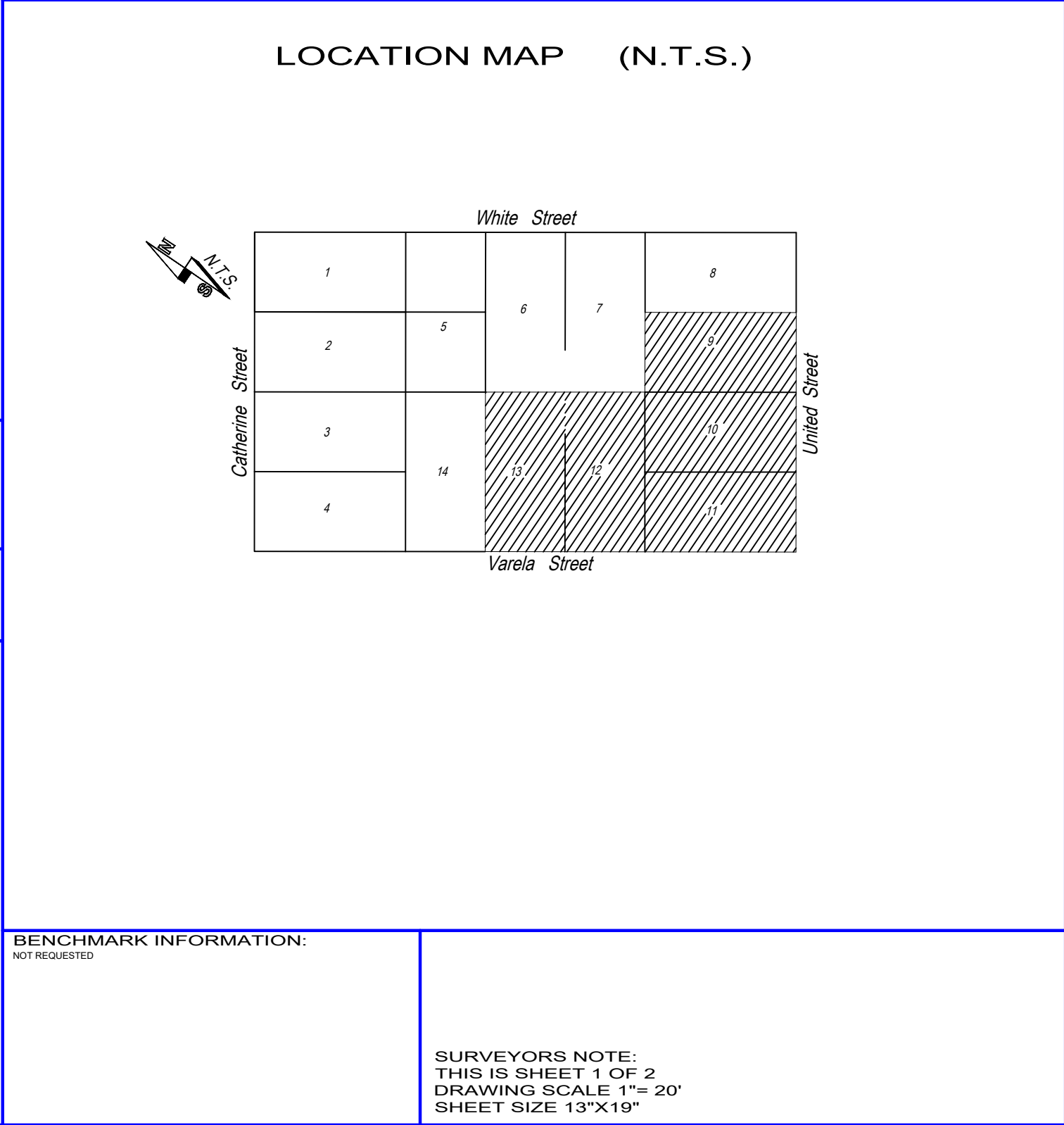
COMMERCIAL/HIGH RISK

SUBURBAN

RURAL
- LINEAR: 1 FOOT IN 10,000 FEET

LINEAR: 1 FOOT IN 7,500 FEET

LINEAR: 1 FOOT IN 5,000 FEET



LEGAL DESCRIPTION:

Parcel 1:
A parcel of land on the Island of Key West, being a part of Lot 3, Tract 13, per Deed Book "O", Page 195 and being more particularly described as follows:
Commence at the intersection of the SW'ly right of way line (ROWL) of White Street and the NW'ly ROWL of United Street; thence run SE'ly along said NW'ly ROWL a distance of 110.67 feet to the Point of Beginning; thence continue SW'ly along said NW'ly ROWL a distance of 1.7 feet to a point, said point lying 110.67 feet from the intersection of the NE'ly ROWL of Varela Street and said NW'ly ROWL of United Street; thence run at right angles in a NW'ly direction a distance of 104.83 feet; thence run at right angles in a NE'ly direction a distance of 1.7 feet; thence run at right angles in a SE'ly direction a distance of 104.83 feet back to the Point of Beginning.

Parcel 2:
In the City of Key West and is known as Lot 9, Square 3, Tract 13 and better described as follows:
Commencing at a point on United Street, distant 55 feet, 4 inches from the corner of United and White Street and runs; thence Southwesterly along United Street 55 feet, 4 inches, thence at right angles Northwesterly, 104 feet, 10 inches; thence at right angles Northeasterly 55 feet, 4 inches; thence at right angles Southeasterly 104 feet, 10 inches to the Point of Beginning on United Street.

Parcel 3:
Being a portion of Tract Thirteen (13) in Wm. A. Whitehead's map, delineated February 1829, but now better known as Lot Eleven (11) in Square Three (3) of said Tract Thirteen (13) according to a diagram by W. A. Gwynn, County Surveyor, recorded in Book "O", Page 195, Monroe County Records.
Commencing at the corner of United and Varela Streets and running along United Street in a Northeast direction Fifty-five (55) feet Four (4) inches; thence in a Northwest direction One Hundred and Four (104) feet Ten (10) inches; thence in a Southwest direction Fifty-five (55) feet Four (4) inches; thence in a Southeast direction and along Varela Street One Hundred and Four (104) feet Ten (10) inches to Place of Beginning.

Parcel 4:
On the Island of Key West, and known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Tract Thirteen (13), but now better known as Lot (10) in Square Three (3) of said Tract Thirteen (13) according to a diagram recorded in Book "O", at Page 195, Monroe County Records.
Commencing at a point on United Street distant One Hundred Ten (110) feet and eight (8) inches Southwesterly from the corner of White and United Streets and running; thence along the line of United Street in a Southwesterly direction Fifty-five (55) feet and Four (4) inches; thence at right angles in a Northwesterly direction One Hundred Four (104) feet and Ten (10) inches; thence at right angles in a Northeasterly direction Fifty-five (55) feet and Four (4) inches; thence at right angles in a Southeasterly direction One Hundred Four (104) feet and Ten (10) inches to the Place or Point of Beginning.

Parcel 5:
On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Tract Thirteen (13), but more particularly described as Lot or Subdivision Twelve (12) of Square Three (3) of said Tract Thirteen.
Commencing at a point on Varela Street one Hundred and Four (104) feet, Ten inches from the corner of United and Varela Streets and runs; thence on Varela Street, in a N.W. direction Fifty-two (52) feet, Four (4) inches; thence at right angles N.E.'ly One Hundred and Ten (110) feet, Eight inches; thence at right angles in a S.E.'ly Fifty-two (52) feet, Four (4) inches; thence at right angles S.W.'ly One Hundred and Ten (110) feet, Eight (8) inches back to the Place of Beginning.

AND ALSO:
In the City of Key West, and known on Wm. A. Whitehead's map delineated in February, 1829, as Lot No. Thirteen (13) in Square Three (3) of Tract Thirteen (13) according toga diagram of 1/3 of said Tract Thirteen (13) made by W. A. Gwynn, County Surveyor, and duly recorded in Book "O" of Deeds, Page 195, Monroe County, Records, July 1, 1886. More particularly described as follows:
Commencing at a point on Varela Street one hundred and fifty seven (157) feet and two (2) inches from the corner of United and Varela Streets and runs along Varela Street in a N. W.'y direction fifty-two (52) feet four (4) inches; thence at right angles N.E.'ly one hundred and ten (110) feet eight (8) inches; thence at right angles S.E.'ly fifty-two (52) feet four (4) inches; thence at right angles S.W.'ly one hundred ten (110) feet eight (8) inches to the point of the beginning

PROJECT: DATE: 12/07/2018

MONTESSORY SCHOOL
KEY WEST, FL 33040

EDDIE A. MARTINEZ

PROFESSIONAL SURVEYOR AND
MAPPER NO. LS6755
STATE OF FLORIDA

JOB No. N/A

FIELD BOOK: N/A

SCALE: 1"=20'

DRAWN: DRF

CHECKED BY: EAM

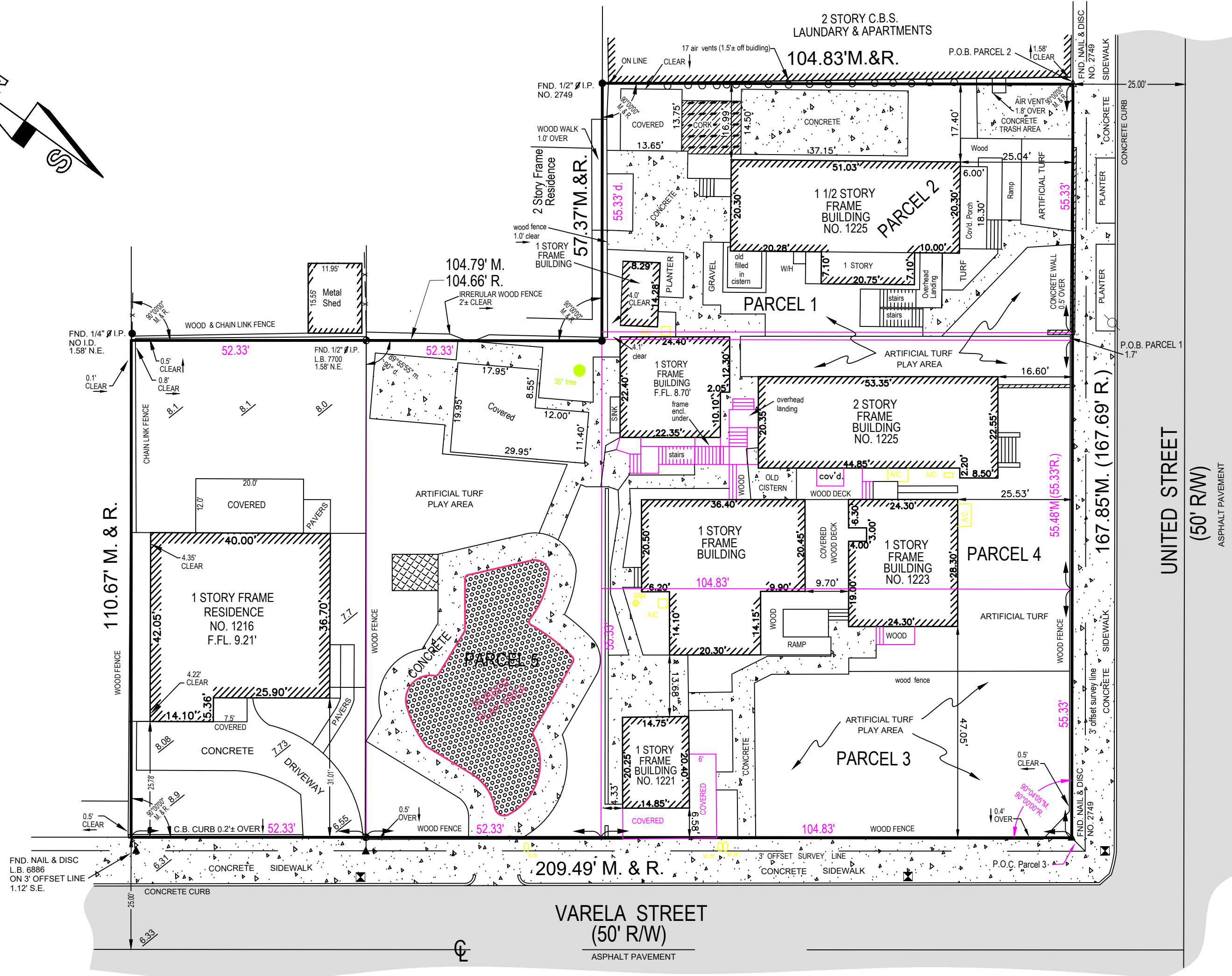
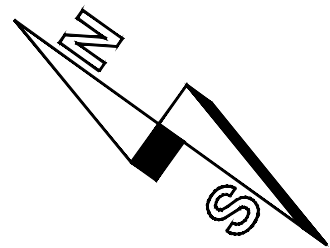
SHEET No. 1 OF 2

REVISIONS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:
\\Fred\Island Surveying Data\Data MCSM\Drawings\Key West\Block 135\MONTESSORY SCHOOL 12.7.18.dwg



SURVEYORS NOTE:
THIS IS SHEET 2 OF 2, FOR LEGAL DESCRIPTION NOTES, ABBREVIATIONS,
LOCATION MAP AND ETCETERA PLEASE SEE SHEET 1 OF 2
DRAWING SCALE 1"= 20' SHEET SIZE 13"X19"



MONROE COUNTY SURVEYING & MAPPING, INC.
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)
3152 NORTHSIDE DRIVE #201 KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8236
PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4589 WWW.MCSMCO.COM
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

PROJECT: DATE: 12.07.18

MONTESSORY SCHOOL
KEY WEST, FL 33040

Eddie A. Martinez
EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. LS6755
STATE OF FLORIDA

JOB No. N/A
FIELD BOOK: J.C. CAREAGA
SCALE: 1"=20'
DRAWN: DRF
REVISED: EAM
SHEET No. 2 OF 2

REVISIONS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027. ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN HEREON.

CAD FILE:
\\Fred\Island Surveying Data\Data\MC\Drawings\Key West\Block 135\MONTESSORY SCHOOL 12.7.18.dwg

Proposed Plans

CONSTRUCTION PLANS
FOR
1217 VARELA ST
CONDITIONAL USE APPLICATION

SITE LOCATION

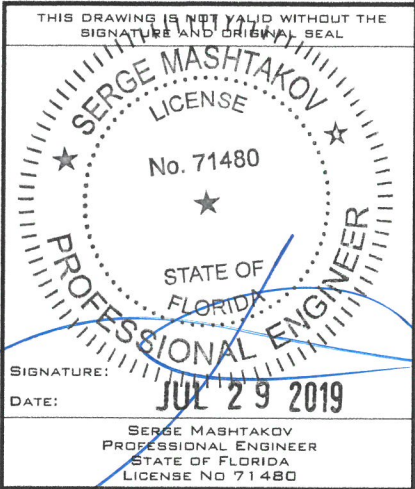


LOCATION MAP:

PROJECT LOCATION:
1217 VARELA ST,
KEY WEST, FL 33040

CLIENT:
MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

NOTE: THESE DRAWINGS ARE FOR
CONDITIONAL USE REVIEW AND
APPROVAL ONLY AND SHALL NOT
BE USED FOR CONSTRUCTION.



REV:	DESCRIPTION:	BY:	DATE:
	FINAL		



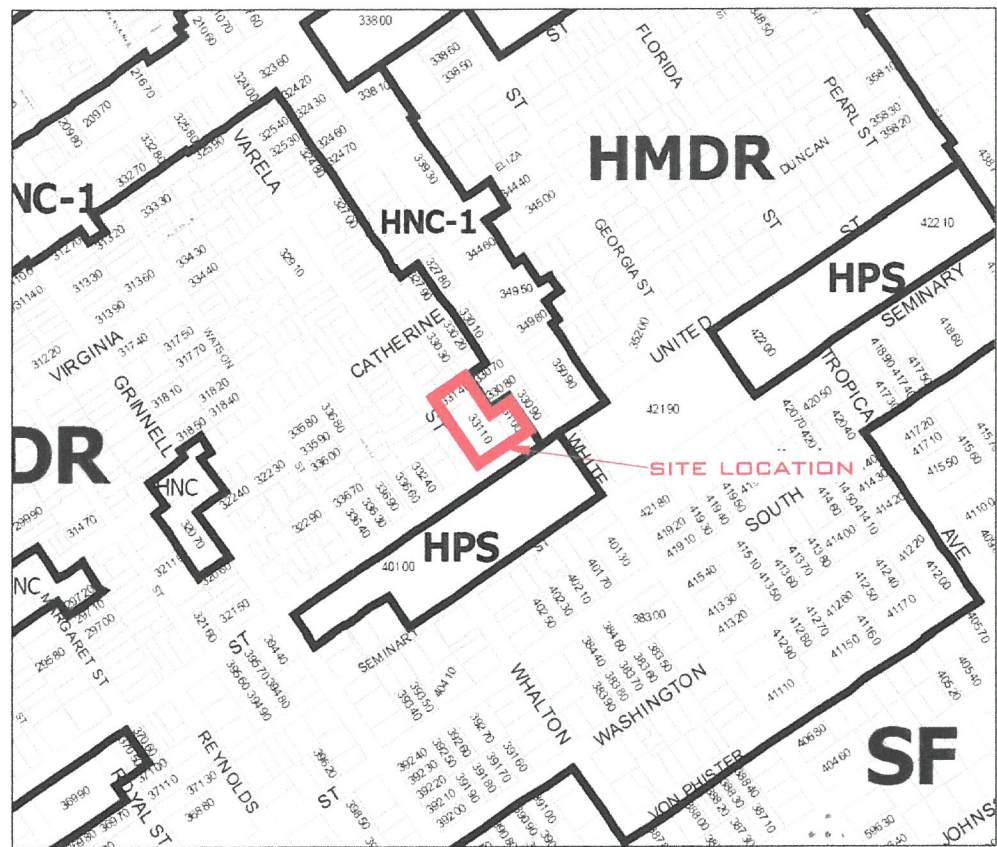
ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
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KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040
TITLE:
COVER

SCALE AT 1/4"=1'-0"	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: G-100	REVISION: 1	



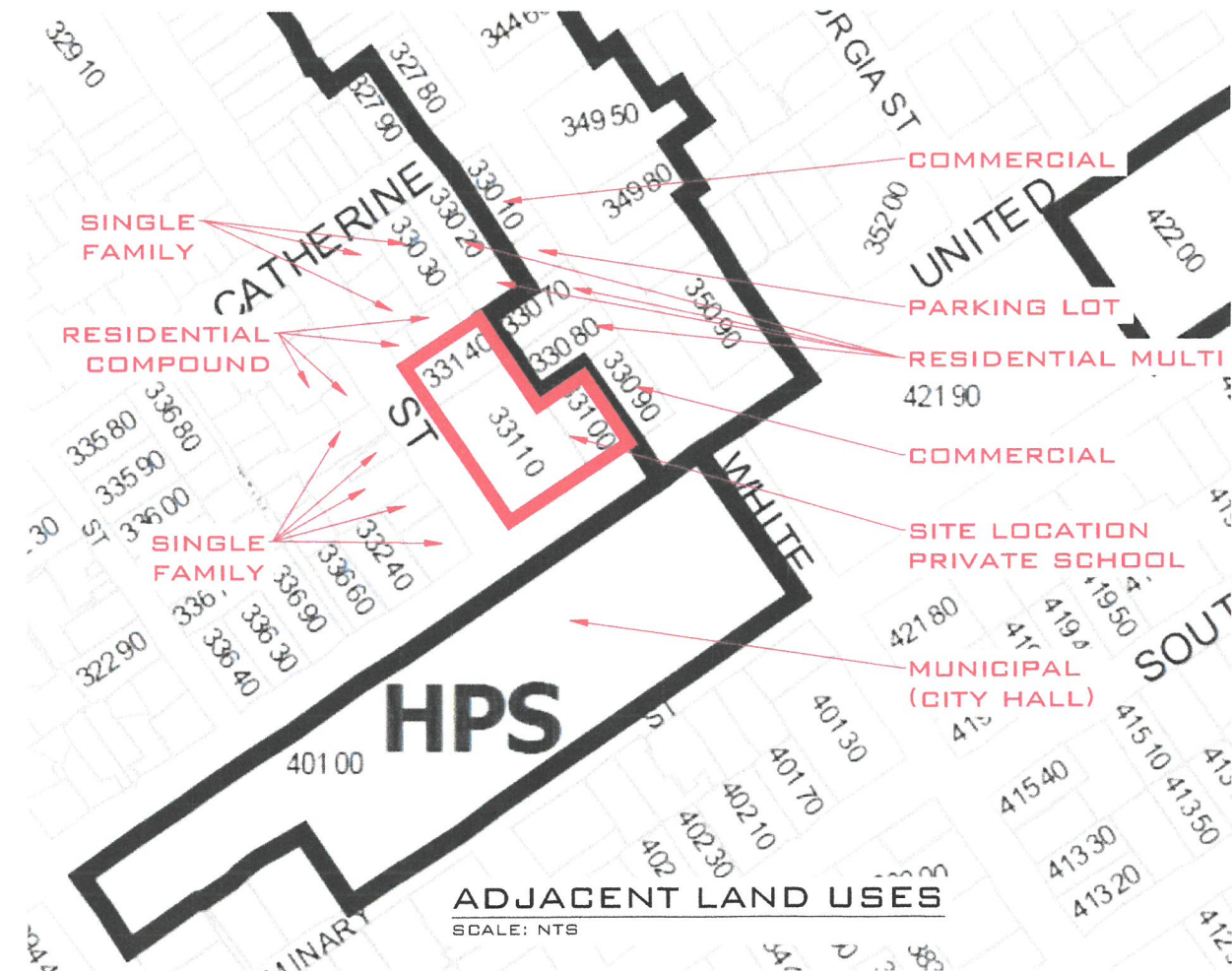
PARTIAL ZONING MAP

SCALE: NTS



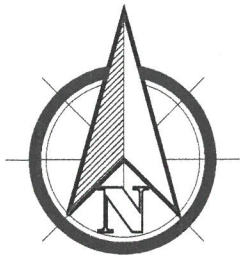
AERIAL PHOTO

SCALE: NTS



ADJACENT LAND USES

SCALE: NTS



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SERGE MASHTAKOV
LICENSE
No. 71480
★
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
DATE: JUL 29 2019

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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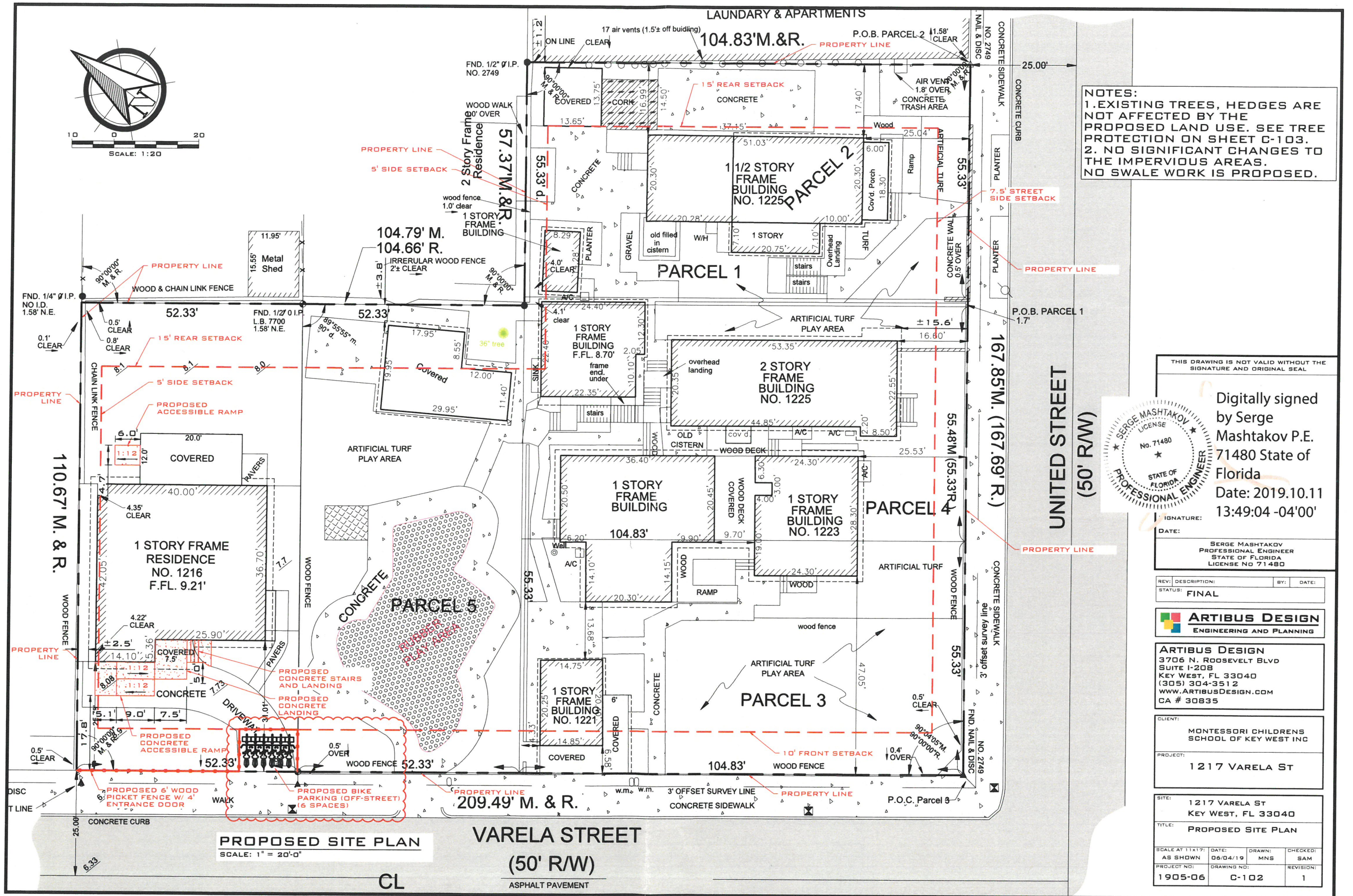
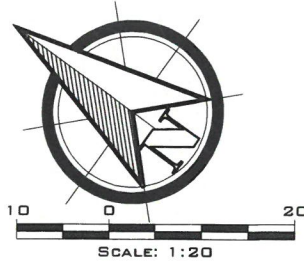
CLIENT:
MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
ZONING MAP, AERIAL
LAND USES

SCALE AT 11x17: AS SHOWN	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: C-100	REVISION:	1



NOTES:
1. EXISTING TREES, HEDGES ARE NOT AFFECTED BY THE PROPOSED LAND USE. SEE TREE PROTECTION ON SHEET C-103.
2. NO SIGNIFICANT CHANGES TO THE IMPERVIOUS AREAS.
NO SWALE WORK IS PROPOSED.

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Digitally signed by Serge Mashtakov P.E.
71480 State of Florida
Date: 2019.10.11 13:49:04 -04'00'

SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE:
DATE:

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:
STATUS: FINAL

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SCHOOL OF KEY WEST INC

PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040
TITLE:
PROPOSED SITE PLAN

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	C-102		1

SITE DATA:

TOTAL SITE AREA: ±29,191.5 SQ.FT
LAND USE: HMDR
FLOOD ZONE: X 0.2 PCT

SETBACKS

FRONT:
REQUIRED 10 FT (SEC. 122-1151 F.N. 6)
EXISTING ±0 FT
PROPOSED NO CHANGE

SIDE:
REQUIRED 5 FT
EXISTING ±2.5 FT
PROPOSED NO CHANGE

STREET SIDE:
REQUIRED 7.5 FT
EXISTING ±15.6 FT
PROPOSED NO CHANGE

REAR:
REQUIRED 15 FT
EXISTING ±1.2 FT
PROPOSED NO CHANGE

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (17,514.9 SQ.FT.)
EXISTING 56.06% (±16,364.4 SQ.FT.)
PROPOSED 56.16% (±16,392.4 SQ.FT.)

DE MINIMIS ADDITIONAL AREA IS COVERED. NO SWALES ARE PROPOSED

MAXIMUM BUILDING COVERAGE:

REQUIRED 40% (11,676.6 SQ.FT)
EXISTING 31.33% (±9,147.1 SQ.FT.)
PROPOSED NO CHANGE

OPEN SPACE MINIMUM:

REQUIRED 20% (5,838.3 SQ.FT)
EXISTING 46.63% (±13,612.4 SQ.FT.)
PROPOSED 46.48% (±13,567.4 SQ.FT.)

F.A.R:
REQUIRED 1.0 (29,191.5 SQ.FT)
EXISTING 0.244 (±7,109.4 SQ.FT.)
PROPOSED 0.244 (±7,109.4 SQ.FT.)

PARKING:

PER SEC. 108-572, FOR PRIVATE SCHOOLS.

1 SPACE PER 5 SEATS OR 1 SPACE PER 150 SQUARE FEET OF FLOOR AREA IN THE MAIN ASSEMBLY HALL, WHICHEVER IS GREATER

EXISTING OCCUPANTS: 120 STUDENTS + 23 STAFF

PROPOSED OCCUPANCY: 132 STUDENTS + 25 STAFF (157 TOTAL)

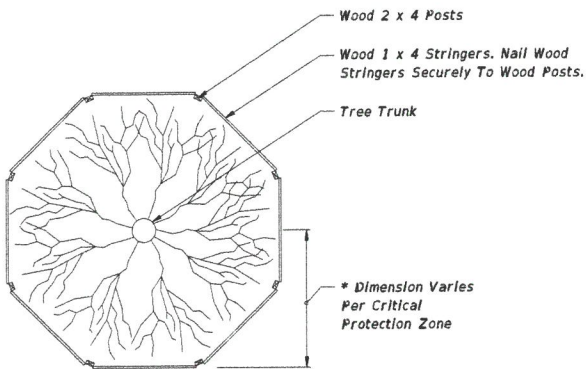
REQUIRED BASED ON OCCUPANCY: 157/5 SEATS = 32 SPACES

REQUIRED BASED ON FLOOR AREA: 7,109.4SQ.FT./150 = 48 CAR SPACES
(35%) 17 BIKE SPACES

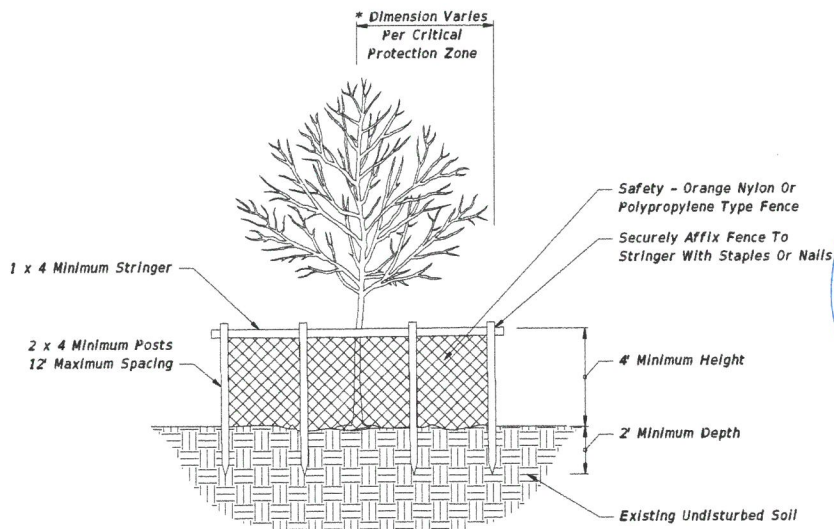
(CONTROLS)

EXISTING 2 SPOTS - RESIDENTIAL DRIVEWAY
PROPOSED 0 ONSITE PARKING SPACES PROPOSED
VARIANCE IS REQUIRED

MAXIMUM HEIGHT: 30 FT



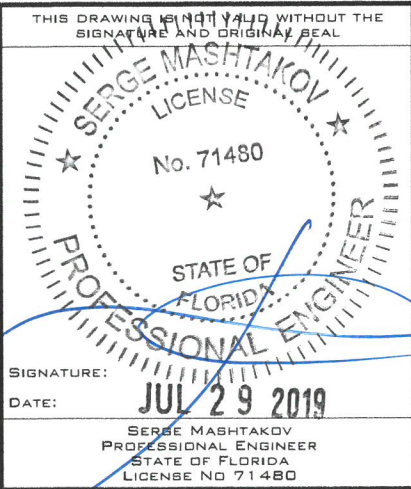
NOTE: For Groups Of Trees, Place Barricades Between Trees And Construction Activity.



NOTES: Critical Protection Zone: The Area Surrounding A Tree Within A Circle Described By A Radius Of One Foot For Each Inch Of The Tree Trunk Diameter At 54" Above Finished Grade. For Groups Of Trees, Place Barricades Between Trees And Construction Activity.

* Tree Protection Barricades Shall Be Located To Protect A Minimum Of 75% Of The Critical Protection Zone.

TREE PROTECTION BARRICADE



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STATUS: FINAL



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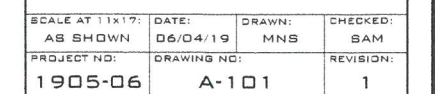
CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC

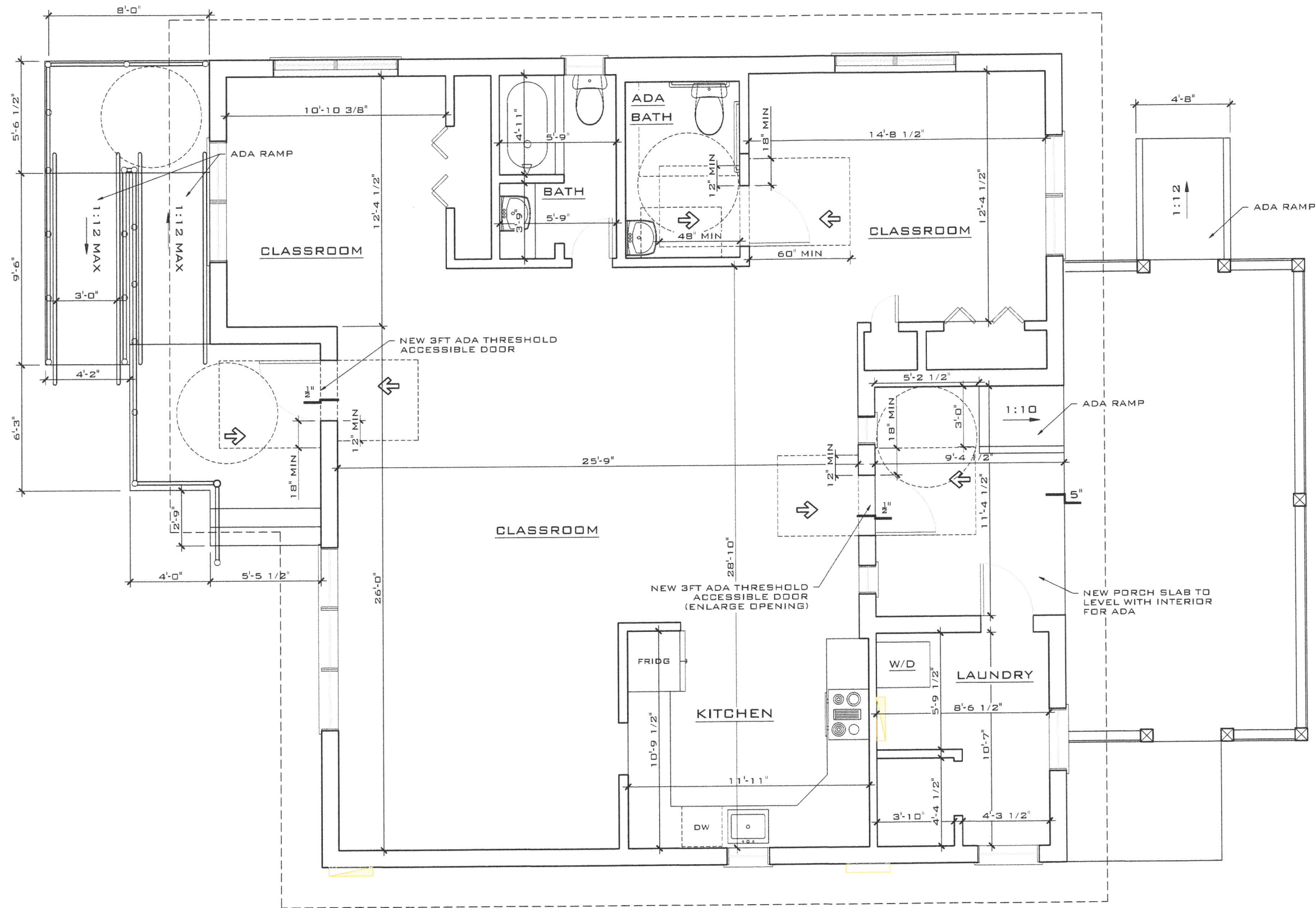
PROJECT: 1217 VARELA ST

SITE: 1217 VARELA ST
KEY WEST, FL 33040

TITLE: SITE CALCS

SCALE AT 1/16"=1'-0": DATE: 06/04/19 DRAWN: MNS CHECKED: SAM
PROJECT NO: 1905-06 DRAWING NO: C-103 REVISION: 1





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SERGE MASHTAKOV
 LICENSE No. 71480
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

SIGNATURE: *[Signature]*
 DATE: JUL 29 2019

SERGE MASHTAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

REV.	DESCRIPTION	BY	DATE
1	FINAL		



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CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC




PROJECT: 1217 VARELA ST

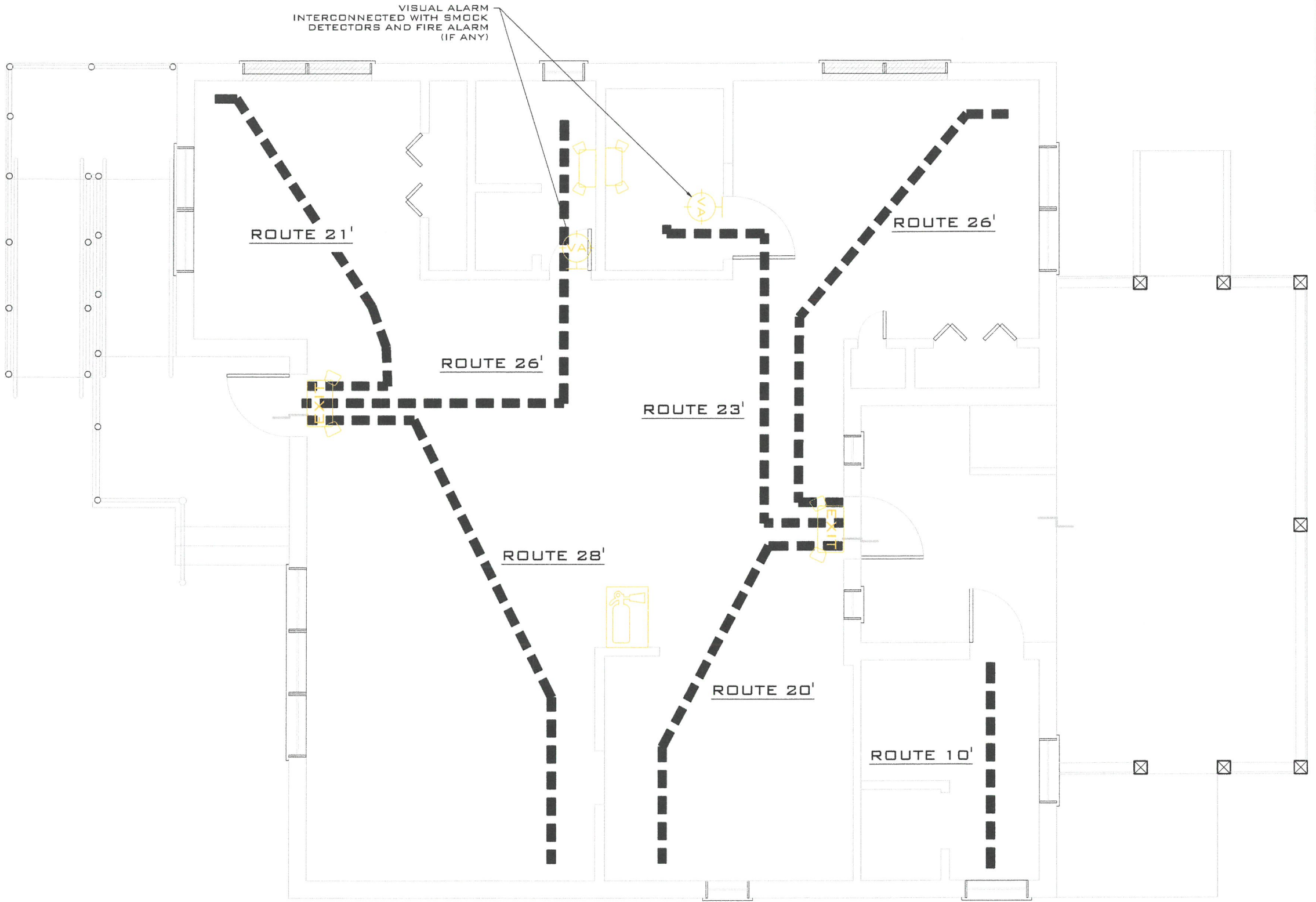
SITE: 1217 VARELA ST
 KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

SCALE AT 1/16": AS SHOWN	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: A-102	REVISION: 1	

SYMBOL LEGEND


	EMERGENCY LIGHTS ON BATTERY BACKUP
	EMERGENCY EXIT SIGN WITH LIGHTS ON BATTERY BACKUP
	CLASS 2-A FIRE EXTINGUISHERS (4) TOTAL



LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SERGE MASHTAKOV
LICENSE
No. 71480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SIGNATURE: 
DATE: JUL 29 2019

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

PROJECT:
1217 VARELA ST

SITE:			
1217 VARELA ST KEY WEST, FL 33040			
TITLE:			
LIFE SAFETY PLAN			
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	06/04/19	MNS	BAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-103	1	

APPLICABLE BUILDING CODE:
FBC EXISTING BUILDING 6TH EDITION 2017

OCCUPANCY: EDUCATIONAL GROUP E

MAXIMUM EMERGENCY EGRESS TRAVEL DISTANCE
FBC TABLE 1017.2, OCCUPANCY E, WITHOUT SPRINKLER SYSTEM: 200 FT

MAXIMUM ROUTE: ±28' FT

CONSTRUCTION TYPE: TYPE III - B

ITEM	EXISTING	FBC TABLE 504	PROPOSED
CONSTRUCTION TYPE	TYPE III - B	TYPE III - B	TYPE III - B
MAX HEIGHT (FEET)	16'	55'-0"	16'
OCCUPANCY	GROUP R	GROUP E	GROUP E
MAX STORIES	1	2	1
MAX AREA	±1,550 SF	14,500 SF	±1,550 SF

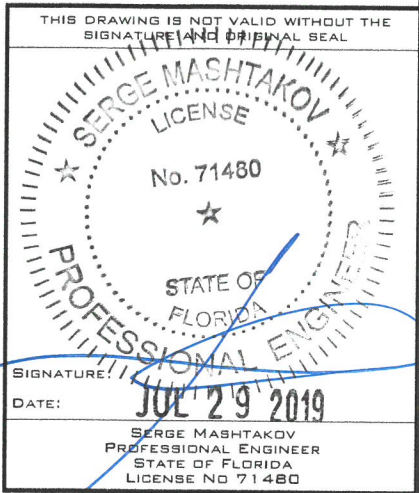
OCCUPANCY LOAD: PER TABLE 1004.1.2 FBC


AREA	LOAD (PER 1004.1.2)	REQ. EGRESS (PER 1005.3.2)	PROVIDED
NET ±1,033 SF	(20 NET) 1,033 / 20 = 51.65	52*0.2"=10.4"	36" (2 EA)

FBC TABLE 906.3(1)
FIRE EXTINGUISHERS CLASS: 2-A
MAXIMUM FLOOR AREA PER EXTINGUISHER: 3,000 SF
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER: 75 FT

FIRE ALARM & DETECTION SYSTEMS: GROUP E - OCCUPANCY SHALL BE CAPPED < 50 PERSONS.

EXCEPTION #1.A MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED IN GROUP E OCCUPANCIES WITH AN
OCCUPANT LOAD OF 50 OR LESS. FBC [F] 907.2.3 -



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STATUS:	FINAL		
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CLIENT: MONTESSORI CHILDRENS SCHOOL OF KEY WEST INC			
PROJECT: 1217 VARELA ST			
SITE: 1217 VARELA ST KEY WEST, FL 33040			
TITLE: NOTES			
SCALE AT 1/16"=1'-0"	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: A-104	REVISION: 1	

EXISTING FLOOR
EL. (±)+9.21' NGVD

EXISTING GRADE
EL. (±)+7.73' NGVD

CROWN OF ROAD
EL. (±)+6.33' NGVD



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

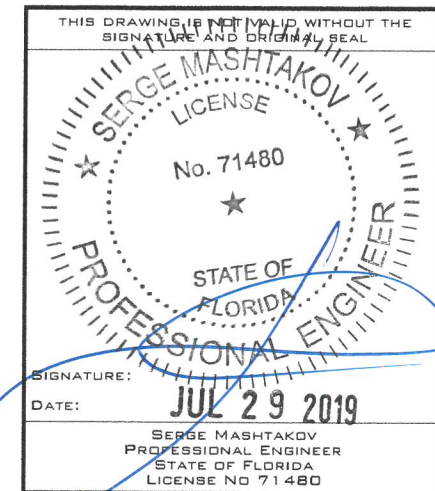
EXISTING FLOOR
EL. (±)+9.21' NGVD

EXISTING GRADE
EL. (±)+7.73' NGVD

CROWN OF ROAD
EL. (±)+6.33' NGVD



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



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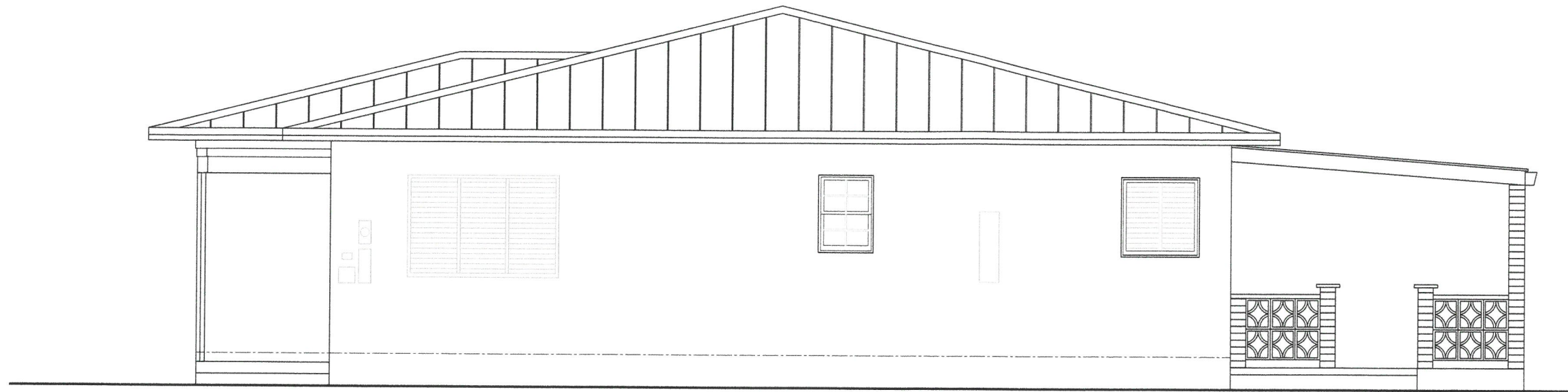
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MONTESSORI CHILDRENS
SCHOOL OF KEY WEST INC

PROJECT:
1217 VARELA ST

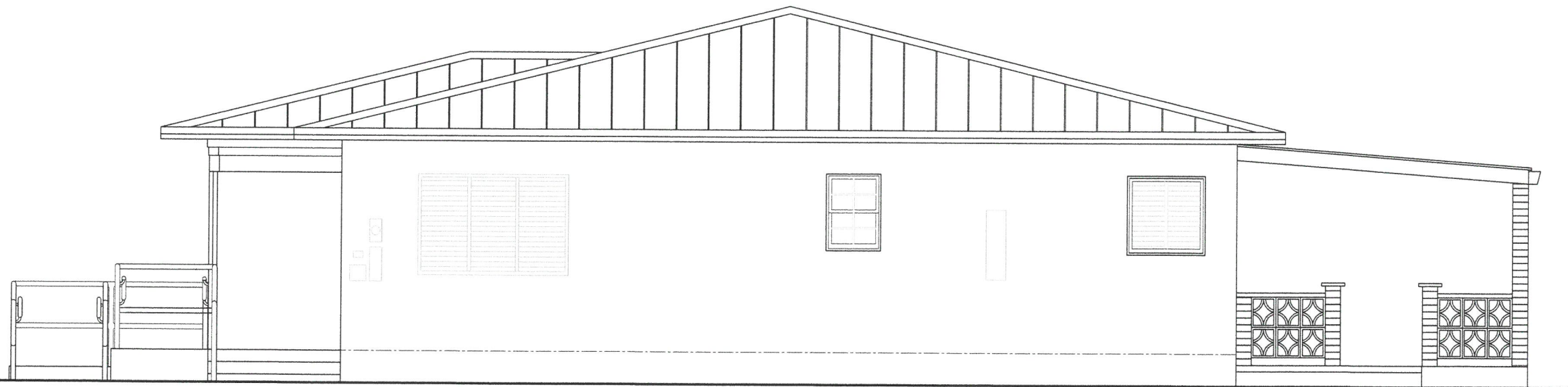
SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
EXISTING/ PROPOSED
FRONT ELEVATION

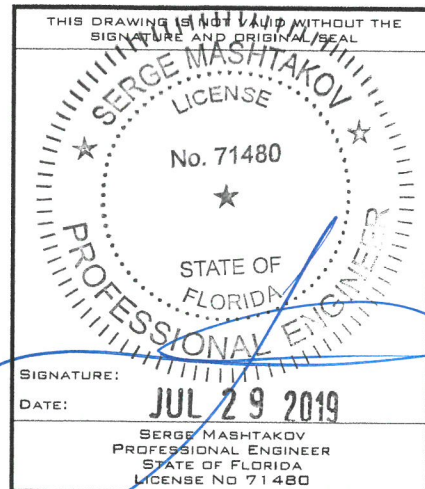
SCALE AT 1/4" = 1'-0": AS SHOWN	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: A-103	REVISION: 1	



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



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



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STATUS:	FINAL		



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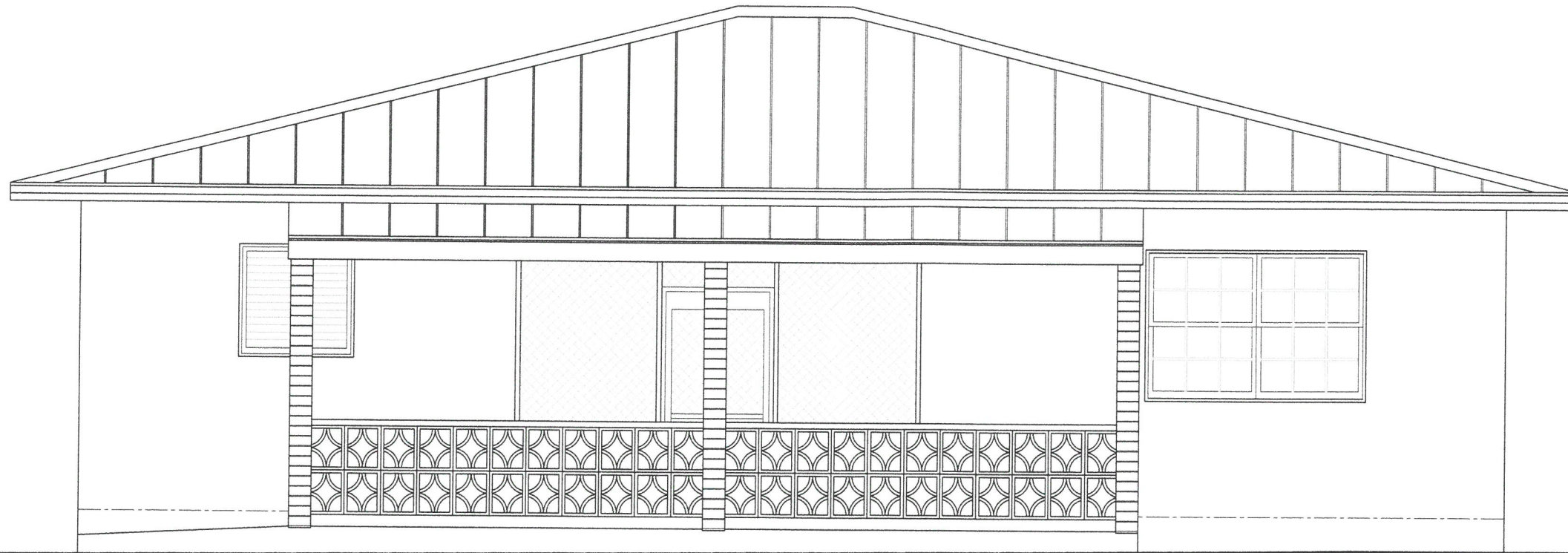
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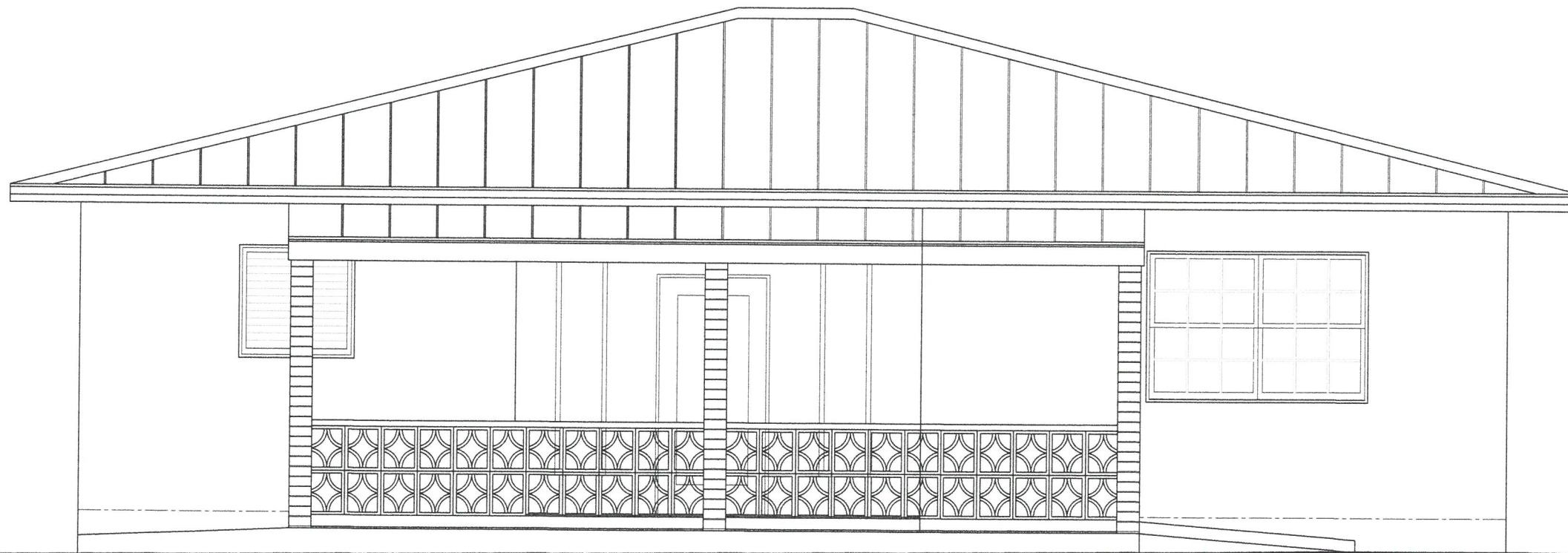
TITLE:
EXISTING/PROPOSED
RIGHT ELEVATION

SCALE AT 1/16" = 1'-0"	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: A-104	REVISION: 1	



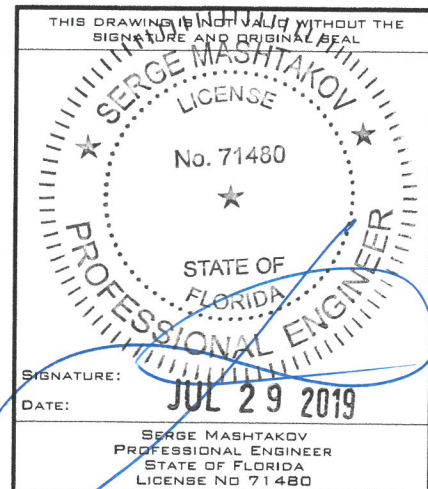
EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



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1	FINAL		



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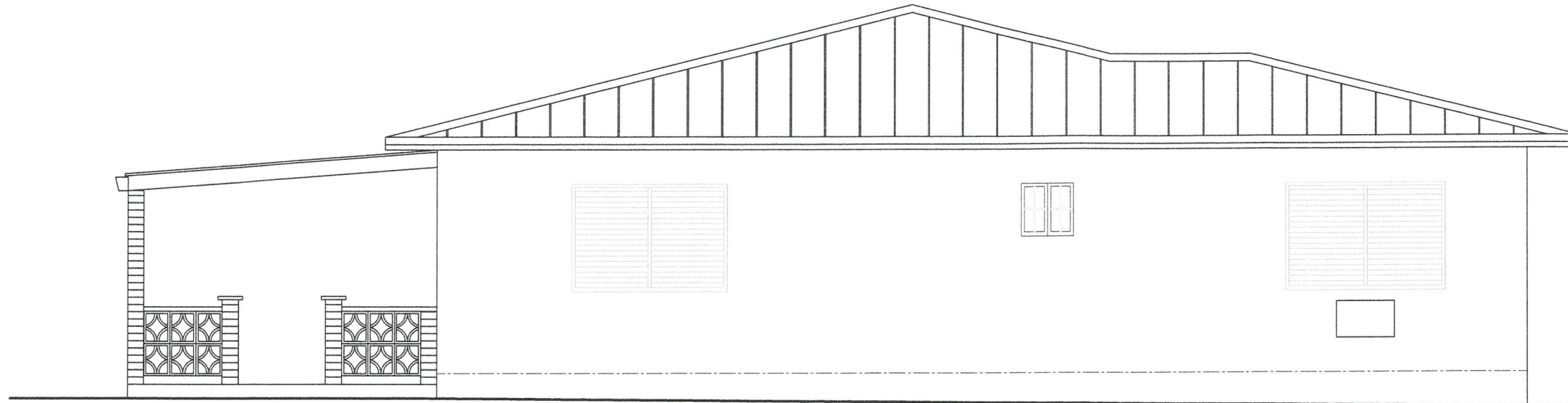
CLIENT:
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PROJECT:
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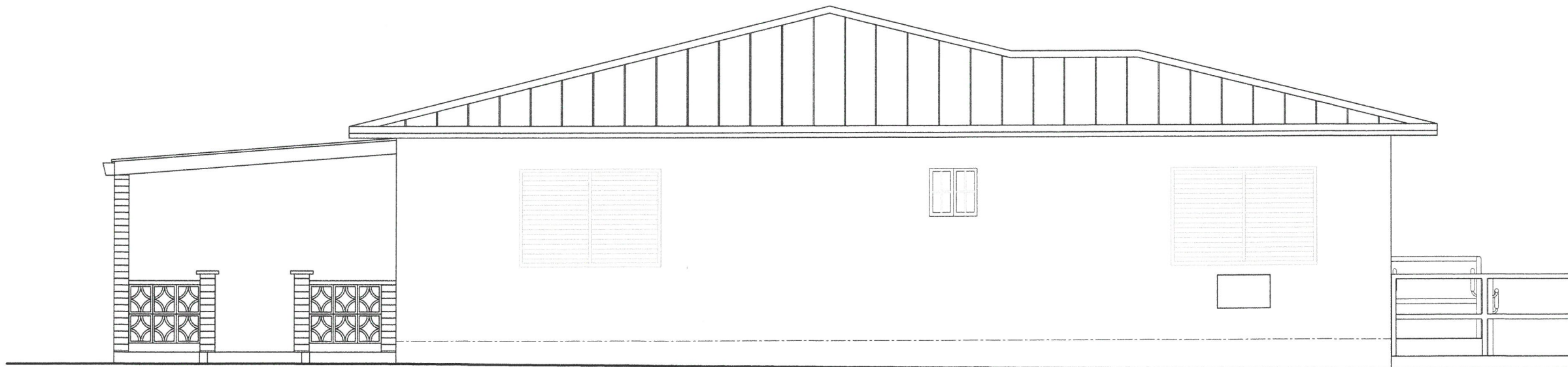
TITLE:
EXISTING/ PROPOSED
REAR ELEVATION

SCALE AT 1/4" = 1'-0"	DATE	DRAWN	CHECKED
AS SHOWN	06/04/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1905-06	A-105	1	



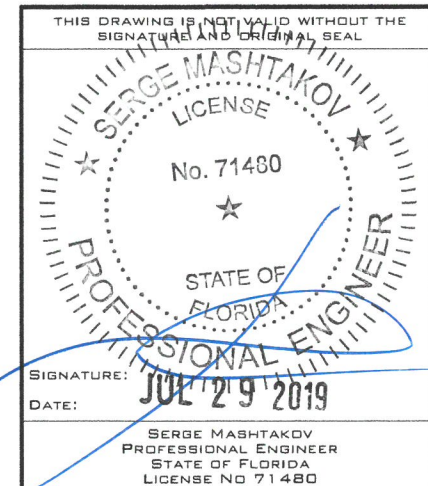
EXISTING LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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



REV.	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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SCHOOL OF KEY WEST INC

PROJECT:
1217 VARELA ST

SITE:
1217 VARELA ST
KEY WEST, FL 33040

TITLE:
EXISTING/PROPOSED
LEFT ELEVATION

SCALE AT 1/16": AS SHOWN	DATE: 06/04/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1905-06	DRAWING NO: A-106	REVISION: 1	

Authorization Form

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.

I, Evan Haskell as
Please Print Name of person with authority to execute documents on behalf of entity

President of The Montessori Children's School of Key West, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Serge Mashtakov, P.E.
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 person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this November 4th, 2019
Date

by Evan Haskell
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented H240-215-80-108-0
Driver's License FL as identification.

Natalie L. Hill
Notary's Signature and Seal



Natalie L. Hill
Name of Acknowledger typed, printed or stamped

GG 051262
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.

I, Amy O'Connor as
Please Print Name of person with authority to execute documents on behalf of entity

Executive Director of Montessori Children's School of Key West, Inc.
Name of office (President, Managing Member) Name of owner from deed

authorize Serge Mashakov
Please Print Name of Representative

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

Amy O'Connor
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this _____
Date

by Amy O'Connor
Name of person with authority to execute documents on behalf on entity owner

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

Karolina Brien
Notary's Signature and Seal

KAROLINA Brien
Name of Acknowledger typed, printed or stamped

661488883
Commission Number, if any





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation

THE MONTESSORI CHILDREN'S SCHOOL OF KEY WEST, INC.

Filing Information

Document Number	723201
FEI/EIN Number	59-1395046
Date Filed	04/18/1972
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/07/2014

Principal Address

1221 VARELA STREET
KEY WEST, FL 33040

Changed: 09/26/2012

Mailing Address

1221 VARELA STREET
KEY WEST, FL 33040

Changed: 09/26/2012

Registered Agent Name & Address

Haskell, Evan
3812 Flagler
KEY WEST, FL 33040

Name Changed: 07/01/2014

Address Changed: 07/01/2014

Officer/Director Detail

Name & Address

Title President

HASKELL, EVAN
3812 FLAGLER
KEY WEST, FL 33040

Title Treasurer

MATARAZZO, KURT
1609 Patricia
KEY WEST, FL 33040

Title VP

FOX, TAMMY
212 Shore Avenue
Key West, FL 33040

Title Executive Director

O'Connor, Amy
1608 Rose Street
Key West, FL 33040

Title Director

Casebolt, Betsy
1121 Whitehead Street
Key West, FL 33040

Annual Reports

Report Year	Filed Date
2018	01/18/2018
2019	02/13/2019
2019	10/28/2019

Document Images

10/28/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/18/2018 -- ANNUAL REPORT	View image in PDF format
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02/10/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/31/1997 -- ANNUAL REPORT	View image in PDF format
01/31/1996 -- ANNUAL REPORT	View image in PDF format
02/08/1995 -- ANNUAL REPORT	View image in PDF format

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, SERGE MASHTAKOV, 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:

1217 VARELA ST, Key West
Street address of subject property

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

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this July 29, 2019 by
date

Serge Mashtakov
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Linda J. Maconi
Name of Acknowledger typed, printed or stamped

FF 912783
Commission Number, if any

