

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



**To:** Chairman and Planning Board Members

**From:** Carlene Smith, LEED Green Associate, Planner II

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** September 18, 2014  
August 21, 2014 (postponed)

**Agenda Item:** **Variance – 618 Petronia Street (RE # 00016350-000000; AK # 1016748)** – A request for a variance to side yard setback for a portion of the proposed addition in order to construct an internal staircase and second story guard rail which will house air conditioning units on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Section 90-395 and Section 122-630(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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**Request:** The applicant is proposing a second story addition at the rear of an existing single family residence.

**Applicant /  
Property Owner:** Richard McChesney

**Location:** 618 Petronia Street (RE # 00016350-000000; AK # 1016748)

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

**Background:**

The existing non-conforming single-family residence is a non-contributing structure. The structure is located within the left side yard setback requirement as permitted in the HHDR zoning district. The applicant is proposing to demolish the rear portion of the structure and replace it with a second story addition. The internal staircase and second story guard rail which will house air conditioning units will be located within the left side yard setback. Although the non-conformity is slightly being reduced, the need for the variance is triggered due to the expansion of the building envelope.

This variance request was heard at the August 21, 2014 Planning Board meeting but postponed due to an objection from an adjacent property owner regarding the placement of the air conditioning units. Please see “good neighbor policy” section of this report.



<b>Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Maximum density	22 dwelling units per acre	1 unit	1 unit	No change
Maximum floor area ratio	n/a	n/a	n/a	n/a
Maximum height	30 feet	11" feet	28 feet	Conforming
Maximum building coverage	50%	27.1%	30%	Conforming
Maximum impervious surface	60%	32.4%	33.7%	Conforming
Minimum lot size	4,000 SF	6,059 SF	6,059 SF	Conforming
Minimum front setback	10 feet	11'-5" feet	11'-5" feet	Conforming
Minimum right side setback	5 feet	5 feet	5 feet	Conforming
Minimum left side setback	5 feet	2.4' feet	2.5' feet	<b>Variance Required Increasing building envelope</b>
Minimum rear setback	20 feet	110 feet	108 feet	Conforming

**Process:**

**HARC:**

October 22, 2013 (H13-01-1516)

**HARC:**

TBD (Plan Modifications)

**Development Review Committee Meeting:**

June 5, 2014

**Planning Board Meeting:**

August 21, 2014 (Postponed)

September 18, 2014

**Analysis – Evaluation for Compliance with the Land Development Regulations:**

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved**

**and which are not applicable to other land, structures or buildings in the same zoning district.**

The existing structure is legally nonconforming to side yard setback. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The nonconforming side yard setback is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, due to the expansion of the building envelope the request for the variance is generated from specific actions initiated by the applicant.

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

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, allowing the expansion of the building envelope would confer special privileges upon the applicant.

- 4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

The applicant currently has existing use of the site without the variance approval. Therefore, hardship conditions do not exist. Denial of the requested variance would not deprive the Applicant of rights commonly enjoyed by other properties in the HHDR Zoning District.

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

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

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

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

- 7. Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same**

**district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

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

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

**The Planning Board shall make factual findings regarding the following:**

**That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

**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.**

This item was heard at the August 21, 2014 Planning Board meeting but postponed due to an objection from an adjacent property owner regarding the placement of the air conditioning units. Since the meeting the applicant has met with the adjacent property owner as well as communicated via email. The neighbor voiced an additional concern regarding the placement of the window on the proposed second story addition. Although the second story rear addition is not part of this request, the applicant has offered to remove the window if the neighbor agrees to the placement of the air conditioning units on the proposed left-side yard setback. At the time of this report no compromise had been reached.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans signed and sealed August 11, 2014 by Michael Stratton, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the second story addition at the rear of the existing structure.
2. The applicant shall obtain a Certificate of Appropriateness for additional design changes.
3. No approval granted for an additional dwelling unit. Additional units would require a Building Permit Allocation.

**Condition to be completed prior to the issuance of certificate of occupancy:**

4. Roof gutter downspouts shall be directed back onto property.
5. The applicant shall remove the temporary air conditioning unit located in the side yard.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION NO. 2014-**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCE TO MINIMUM SIDE SIDE-YARD SETBACK ON PROPERTY LOCATED AT 618 PETRONIA STREET (RE # 00016350-000000; AK # 1016748) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630 (6)B. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant proposes to demolish the rear portion of the structure and replace it with a second story addition on property located at 618 Petronia Street (RE # 00016350-000000; AK # 1016748); and

**WHEREAS**, the internal staircase and second story guard rail which will house air conditioning units will be located within the left side yard setback; and

**WHEREAS**, the existing structure is currently nonconforming to the minimum side setback within the Historic High Density Residential (HHDR) Zoning District; and

**WHEREAS**, Section 122-630 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum side yard setback is five (5) feet (or 10 percent of lot width to a maximum of 15 feet, whichever is greater); and

**WHEREAS**, the proposed left side yard setback is 2.5 feet; and

**WHEREAS**, the applicant requests a variance to the minimum side yard setback; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing

on August 21, 2014 and was postponed to September 18, 2014 in order to address an adjacent neighbor's concern; and

**WHEREAS**, the Planning Board finds 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 district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds 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; and

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variance; and

**WHEREAS**, the Planning Board finds 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.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for a side yard setback variance for a portion of the proposed addition in order to construct an internal staircase and second story guard rail which will house air conditioning units per the attached plans signed and sealed August 11, 2014 by Michael Stratton, Registered Architect, on property located at 618 Petronia Street (RE # 00016350-000000; AK # 1016748) in the HHDR Zoning District pursuant to Sections 90-395 and 122-630(6)b. of the City of Key West Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed development shall be consistent with the plans signed and sealed August 11, 2014 by Michael Stratton, Registered Architect. No approval granted for any other work or improvements shown on the plans other than the second story addition at the rear of the existing structure.
2. The applicant shall obtain a Certificate of Appropriateness for additional design changes.
3. No approval granted for an additional dwelling unit. Additional units would require a Building Permit Allocation.

**Condition to be completed prior to the issuance of certificate of occupancy:**

4. Roof gutter downspouts shall be directed back onto property.
5. The applicant shall remove the temporary air conditioning unit located in the side yard.

**Section 3.** It is a condition of this variance that full, complete and final application for all

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director



conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and

Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of September 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director;

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Richard Klitenick, Planning Board Chairman Date

**Attest:**

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Donald Leland Craig, AICP, Planning Director Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk Date

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

# Application



# Application For Variance

City of Key West, Florida • Planning Department

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

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**  
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

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

**PROPERTY DESCRIPTION:**

Site Address: 618 Petronia Street

Zoning District: HDR Real Estate (RE) #: 00016350-000000

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Richard Mechesney

Mailing Address: 618 Petronia Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305 304 3884 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: Richard@smithoropeza.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: construct staircase partially in setback. install A/C units partially in setback.

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

please see attached letter

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

\_\_\_\_\_

City of Key West - Application for Variance

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	HHDR			
Flood Zone	X			
Size of Site	4,000 Sqft			
Height	30	11	28	N/A
Front Setback	10 ft	11 1/2 ft	N/A	N/A
Side Setback	5 ft	5 ft	N/A	N/A
Side Setback	5 ft	5 ft	2.5 ft	2.5 ft
Street Side Setback	N/A	N/A	N/A	N/A
Rear Setback	20 ft	110 ft	108 ft	N/A
F.A.R.	N/A	N/A	N/A	N/A
Building Coverage	50%	20%	23%	N/A
Impervious Surface	60%	27%	29%	N/A
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](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.

please see attached

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

attached

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.

attached

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.

attached

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.

attached

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.

attached

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.

attached

**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

Barton W. Smith, Esq.  
Managing Partner

# SMITH | OROPEZA, P.L.

Patrick Flanigan, Esq.

Gregory S. Oropeza, Esq.  
Partner

Richard McChesney, Esq.

138-142 Simonton Street  
Key West, Florida 33040  
Telephone : (305) 296-7227  
Facsimile : (305) 296-8448

VIA HAND DELIVERY AND EMAIL

August 4, 2014

Donald L. Craig, AICP, Interim Planning Director  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

RE: Variance Application – 618 Petronia Street, Key West, Florida 33040

Dear Mr. Craig,

Please allow this letter and supporting documentation to serve as my (“Applicant”) application for a variance to side yard set-backs to allow for a heating and cooling condenser unit (“AC Unit”) and interior stairway at 618 Petronia Street, Key West, Florida 33040 (“Property”). By way of background, the Applicant purchased the property in the latter parts of 2012. On October 25, 2013, the Applicant received a certificate of appropriateness for a rear addition on the Property. The certificate of appropriateness was conditioned upon obtaining a variance for the interior staircase. In addition to the staircase, the Applicant is seeking to place the A/C Unit’s within the side yard setback, above an existing footprint. In support thereof, the Applicant states as follows with respect to the criteria for granting a variance.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The subject property was built on the parcel of land well before the land development regulations were enacted. At the time of construction it undoubtedly was not contemplated that the required set-backs would be enacted decades after construction. More so, air conditioning systems were not in existence and most likely not contemplated at the time the structure was erected. As such, the need for space to house equipment on the exterior sides of the building was not a factor when the property was originally purchased and the home constructed thereby creating special circumstances which are peculiar to the land and structure.



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

The Applicant purchased the property in the current legally nonconforming state. The necessity of a variance existed prior to Applicant owning this particular property. Therefore, the conditions are not created by 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.

The granting of the variance will not give Applicant any special privileges denied to other properties in the immediate neighborhood. The granting of the variance will allow Applicant access to the second story and will provide Applicant with the ability to air condition the property, much like other buildings in this 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.

Failure to grant the variance would result in exceptional hardship to the Applicant as the Applicant would have to obtain revised architectural plans and resubmit an application for HARC approval, causing lengthy delays in the project and increasing monetary expenditures. Furthermore, the variance sought is not lessening the setback space or expanding it. The request simply seeks to make use of the space above the existing footprint of the Property. Denial of the variance would allow deny Applicant the ability to install the A/C units as desired.

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

Only the minimum variance is being requested to make possible the reasonable use of the building. The second story addition is situated five feet from the property line to conform to the setbacks. The only portion unable to be five feet away is the staircase. Applicant is only seeking a variance for the portion required to provide access to the second story addition. Applicant also seeks to use the roof space created by moving the second story addition to place the A/C units.

6. Not injurious to the public welfare. That the 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.

That the granting of this variance is 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 Applicant has not considered any other nonconforming use of neighboring lands, structures, or buildings in the same district or other districts.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,



Richard J. McChesney, Esq.

# Verification

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, Richard McChesney, 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:

618 Petronia St, Key West, Florida 33040

*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.

*Richard McChesney*

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 4/30/14 by \_\_\_\_\_ by  
*date*

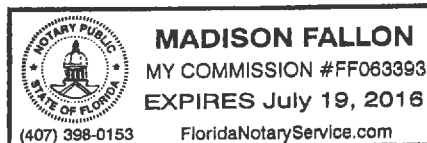
Richard McChesney

*Name of Authorized Representative*

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

*Madison Fallon*

*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

**Deed**

Prepared by and return to:

**Barton W Smith, Esq.**

**Administrator**

**Barton Smith, P.L.**

**624 Whitehead Street**

**Key West, FL 33040**

**305-296-7227**

File Number: **2012-112**

Will Call No.:

Parcel Identification No. **00016350-000000**

[Space Above This Line For Recording Data]

## **Warranty Deed**

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

**This Indenture** made this **18th** day of **December, 2012** between **Rose Alvarez, Robert Castellano, Olga Nesselhauf** whose post office address is **4771 Wickerwood Drive, Saint Louis, MO 63129** of the County of **Saint Louis**, State of **Missouri**, grantor\*, and **Richard J. McChesney and Angela Davila, as Joint Tenants with Right of Survivorship** whose post office address is **618 Petronia Street, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantee\*,

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

**On the Island of Key West and is part of Lot One (1) in Square Four (4) of Tract Four (4), commencing at a point on the Southeasterly side of Petronia Street distant Two Hundred Sixteen (216) feet Northeasterly from the corner of Simonton and Petronia Streets and running thence at right angles in a Southeasterly direction One Hundred Eight-nin (189) feet, four (4) inechs; thence at right angles in Northeasterly direction Thirty-two (32) feet; thence at right angles in a Northwestly direction One Hundred Eighty-nine (189) feet, four (4) inches to Petronia Street; thence along Petronia Street in a Southwestly direction Thirty-two (32) feet to the point or place of beginning.**

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

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

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

Signed, sealed and delivered in our presence:

Munoz  
Witness Name: Gregory Oropeza

Rose Alvarez (Seal)  
Rose Alvarez

Witness Name: J. Sacantano

\_\_\_\_\_  
(Seal)  
Robert Castellano

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

\_\_\_\_\_  
(Seal)  
Olga Nesselhauf

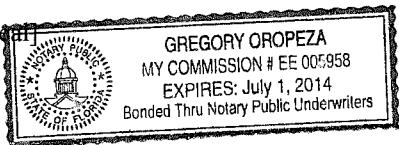
Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 18th day of December, 2012 by Rose Alvarez, Robert Castellano and ~~Olga Nesselhauf~~, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



Munoz  
Notary Public

Printed Name: Gregory Oropeza

My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered in our presence:

Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Rose Alvarez (Seal)

Witness Name: \_\_\_\_\_

*Holly Smokey*  
Witness Name: Holly Smokey  
*Pam Cooper*  
Witness Name: Pam Cooper

*Robert Castellano*  
\_\_\_\_\_  
Robert Castellano (Seal)

Witness Name: \_\_\_\_\_

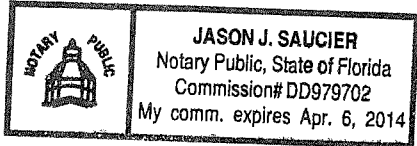
\_\_\_\_\_  
Olga Nesselhauf (Seal)

Witness Name: \_\_\_\_\_

State of Florida  
County of ~~Monroe~~ Seminole

The foregoing instrument was acknowledged before me this 18th day of December, 2012 by ~~Rose Alvarez~~ Robert Castellano and ~~Olga Nesselhauf~~, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



*Jason Saucier*  
\_\_\_\_\_  
Notary Public

Printed Name: JASON SAUCIER

My Commission Expires: 4-6-14



Signed, sealed and delivered in our presence:

Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Rose Alvarez (Seal)

Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Robert Castellano (Seal)

Witness Name: \_\_\_\_\_

*Cindy Conpton*  
Witness Name: Cindy Conpton

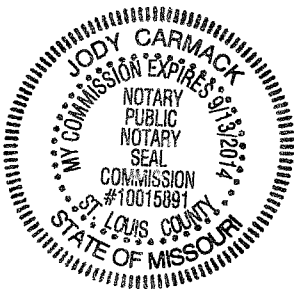
*Olga Nesselhauf*  
\_\_\_\_\_  
Olga Nesselhauf (Seal)

*Luke Elders*  
Witness Name: Luke Elders

State of ~~Florida~~ Missouri  
County of ~~Monroe~~ ST. LOUIS

The foregoing instrument was acknowledged before me this 18th day of December, 2012 by ~~Rose Alvarez, Robert Castellano~~ and Olga Nesselhauf, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



*Jody Carmack*  
\_\_\_\_\_  
Notary Public  
Printed Name: Jody Carmack  
My Commission Expires: 9-13-2014

# Survey

# Boundary Survey Map of part of Lot 1, Square 4, Tract 4, Island of Key West, FL

## LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- ▲ 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

### NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or is not to imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 618 Petronia 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: December 6, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

**BOUNDARY SURVEY OF:** On the Island of Key West and is part of Lot One (1) in Square Four (4) of Tract Four (4), commencing at a point on the Southeasterly side of Petronia Street distant Two Hundred Sixty (216) feet Northeasterly from the corner of Simonton and Petronia Streets and running thence at right angles in a Southeasterly direction One Hundred Eighty-nine (189) feet, four (4) inches; thence at right angles in a Northeasterly direction Thirty-two (32) feet; thence at right angles in a Northwesterly direction One Hundred Eighty-nine (189) feet, four (4) inches to Petronia Street; thence along Petronia Street in a Southwesterly direction Thirty-two (32) feet to the Point or Place of Beginning.

**BOUNDARY SURVEY FOR:** Richard J. McChesney and Angela Davila;  
Branch Banking and Trust Company;  
Barton Smith, PL;  
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

December 10, 2012

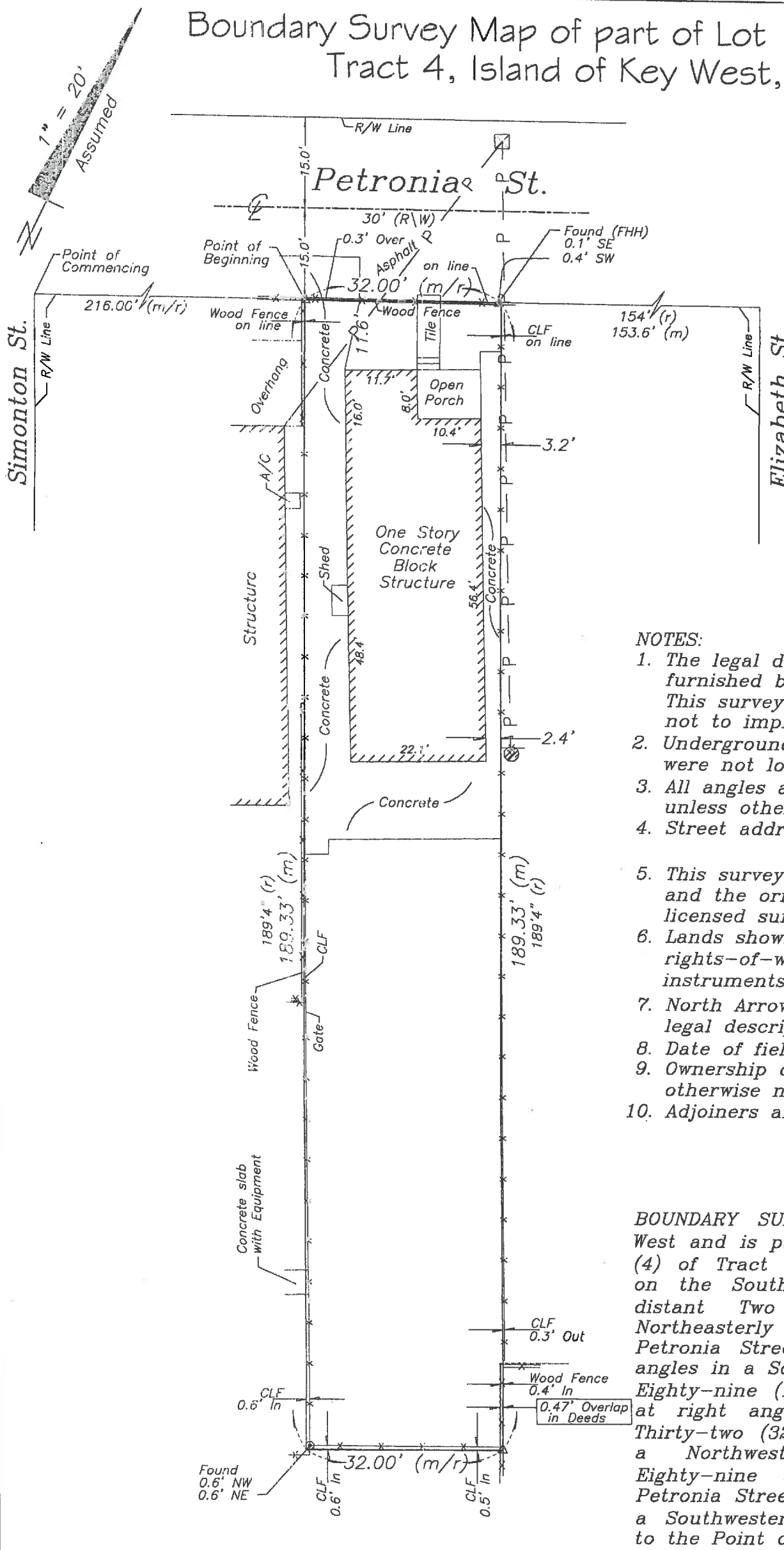
THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**



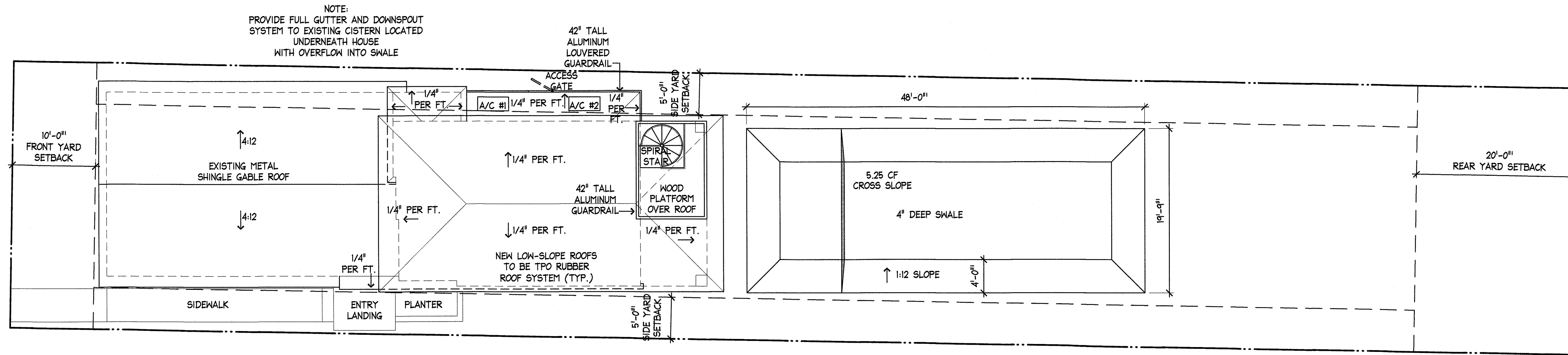
Professional Surveyor & Mapper  
PSM #6298

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

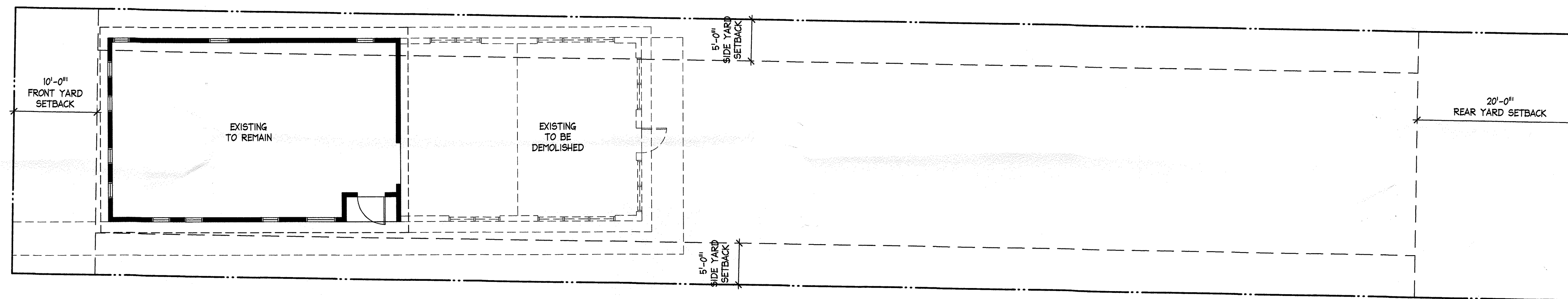
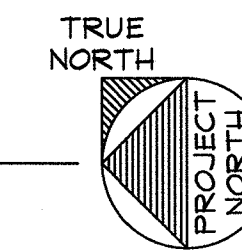


# Site Plans

PETRONIA STREET



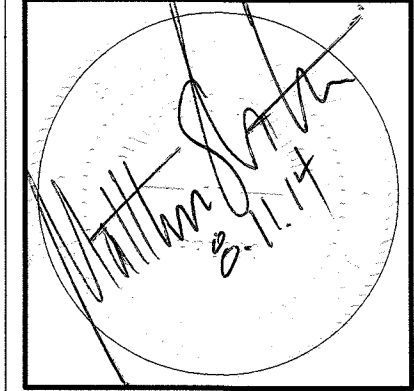
PROPOSED SITE PLAN / ROOF PLAN  
1/8" = 1'-0"



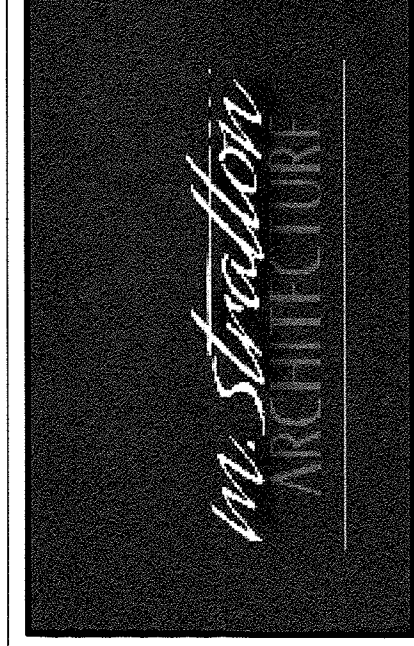
EXISTING SITE PLAN / DEMO PLAN  
1/8" = 1'-0"

<b>SITE DATA:</b>	
6,059 SF LOT	
ZONE HHDR	
FLOOD ZONE "X"	
BUILDING COVERAGE ALLOWED = 3,030 SF (50.0%)	
EXISTING BUILDING COVERAGE = 1,644 SF (27.1%)	
PROPOSED BUILDING COVERAGE = 1,819 SF (30.0%)	
IMPERVIOUS SURFACE ALLOWED = 3,635 SF (60%)	
EXISTING IMPERVIOUS SURFACE = 1,966 SF (32.4%)	
PROPOSED IMPERVIOUS SURFACE = 2,040 SF (33.7%)	
<b>STORMWATER MANAGEMENT PLAN:</b>	
PROVIDE FULL GUTTERS AND DOWNSPOUT SYSTEM TO EXISTING CISTERN LOCATED UNDERNEATH HOUSE WITH OVERFLOW INTO SWALE	
SITE AREA = 6,059 SF X .0833 (1" RUNOFF) = 504 CUBIC FEET	
50% CREDIT FOR DRY SWALE = 252 CUBIC FEET RETENTION REQUIRED	
SWALE 1:	
1:4 CROSS SLOPE (5.25 SF) X 48.0 LF = 252 CF	

Improvements to  
**618 PETRONIA STREET**  
Key West, FL 33040

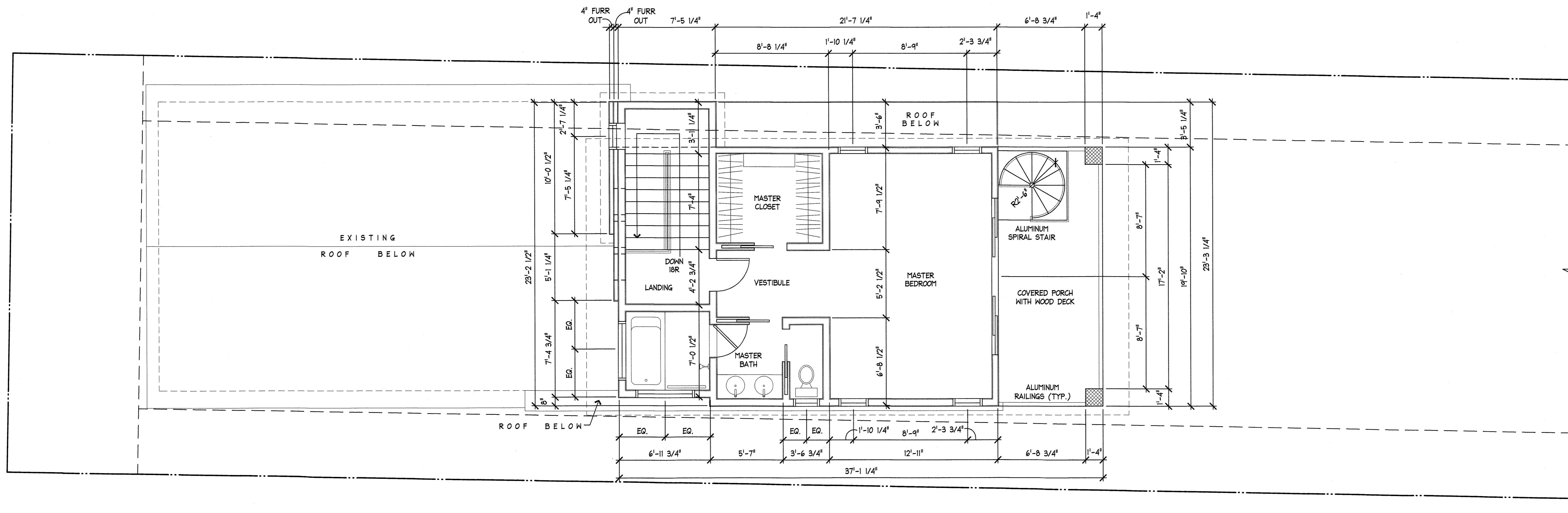


1901 S. Roosevelt Blvd. #205W  
Key West, Florida 33040  
305.923.9670  
mstrattonarchitect@gmail.com

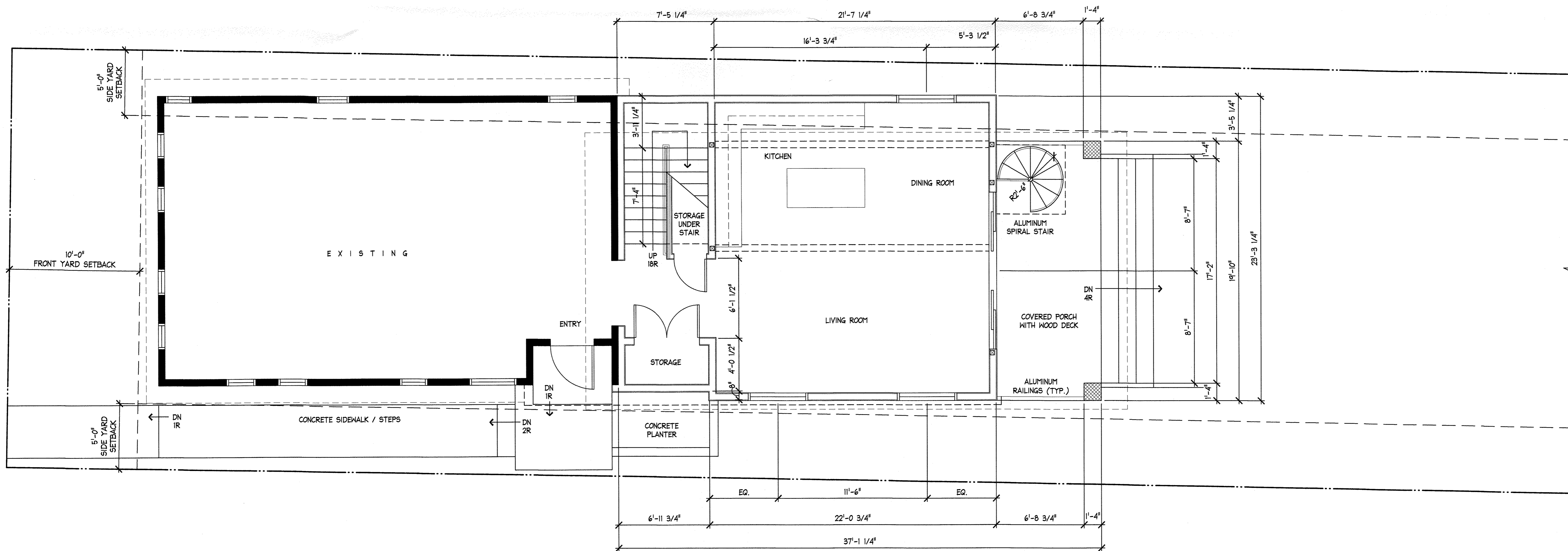


Date 8.11.14  
Project # 1309

**A-1**

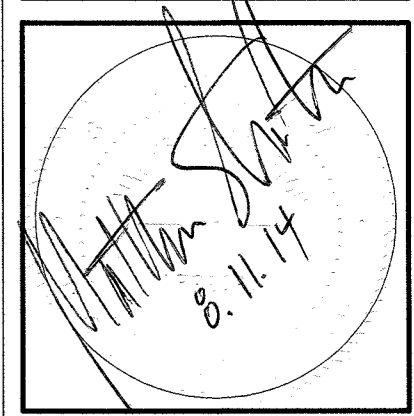


SECOND FLOOR PLAN  
1/4"=1'-0"

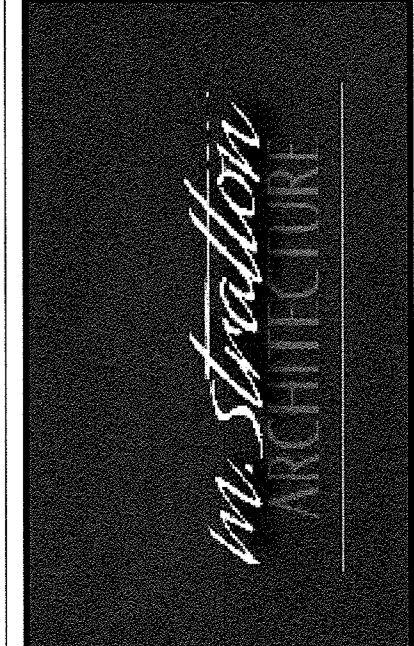


FIRST FLOOR PLAN  
1/4"=1'-0"

Improvements to  
**618 PETRONIA STREET**  
Key West, FL 33040

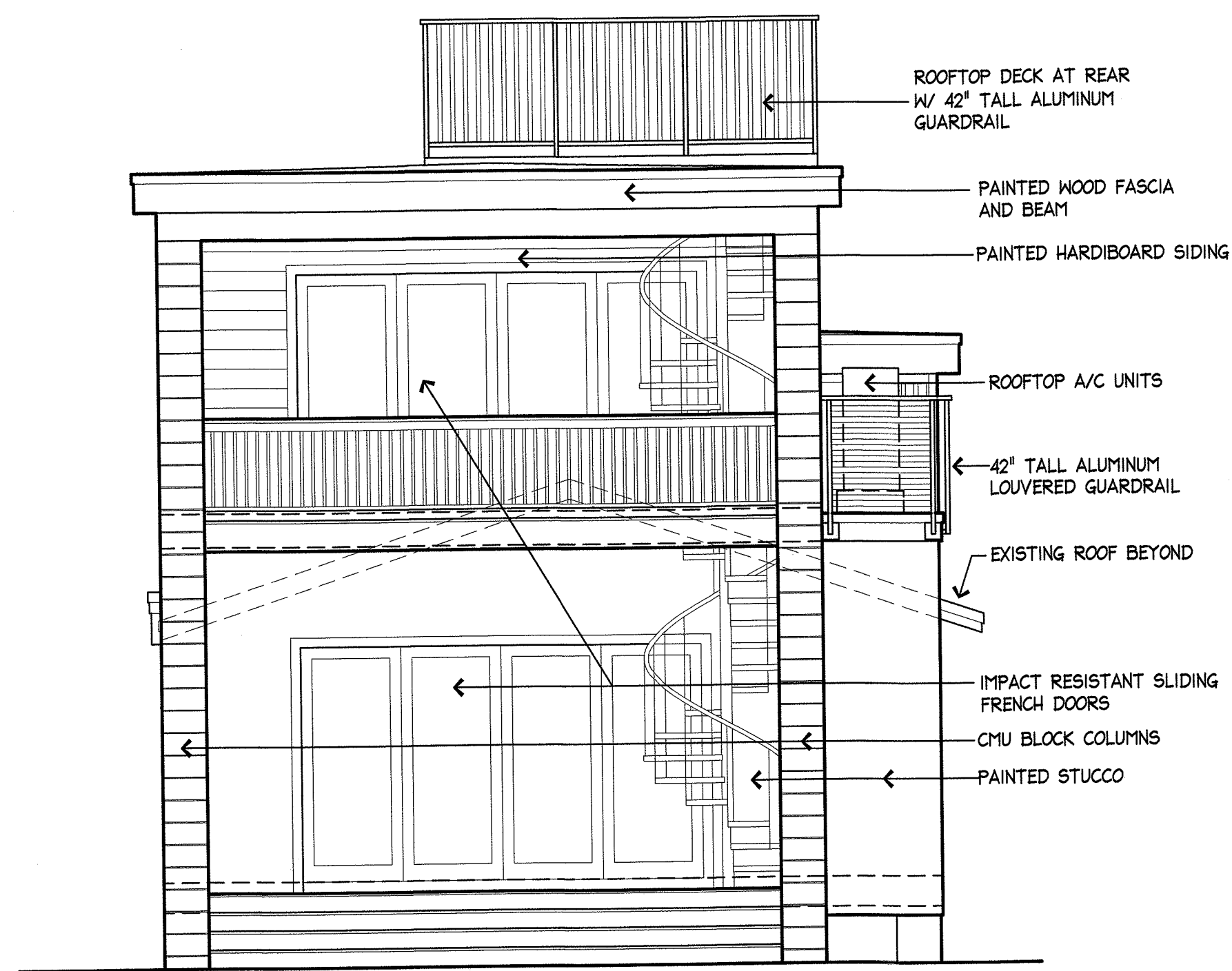


1901 S. Roosevelt Blvd. #205W  
Key West, Florida 33040  
305.923.9670  
mstrattonarchitect@gmail.com



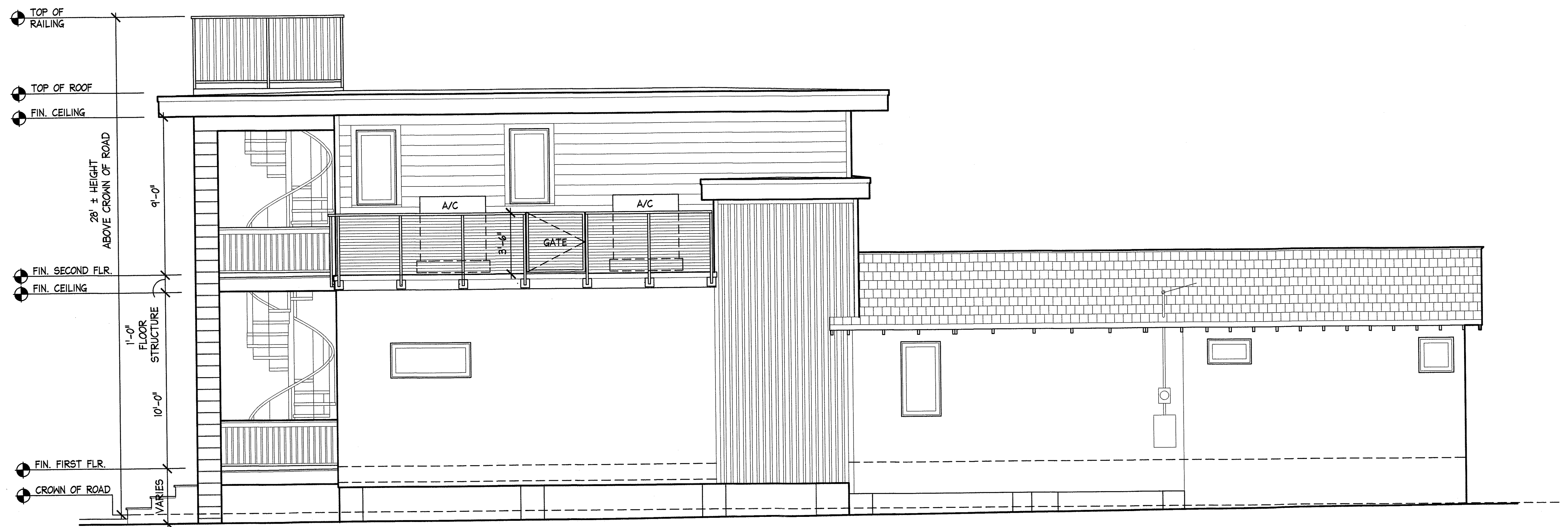
Date 8.11.14  
Project # 1309

**A-2**



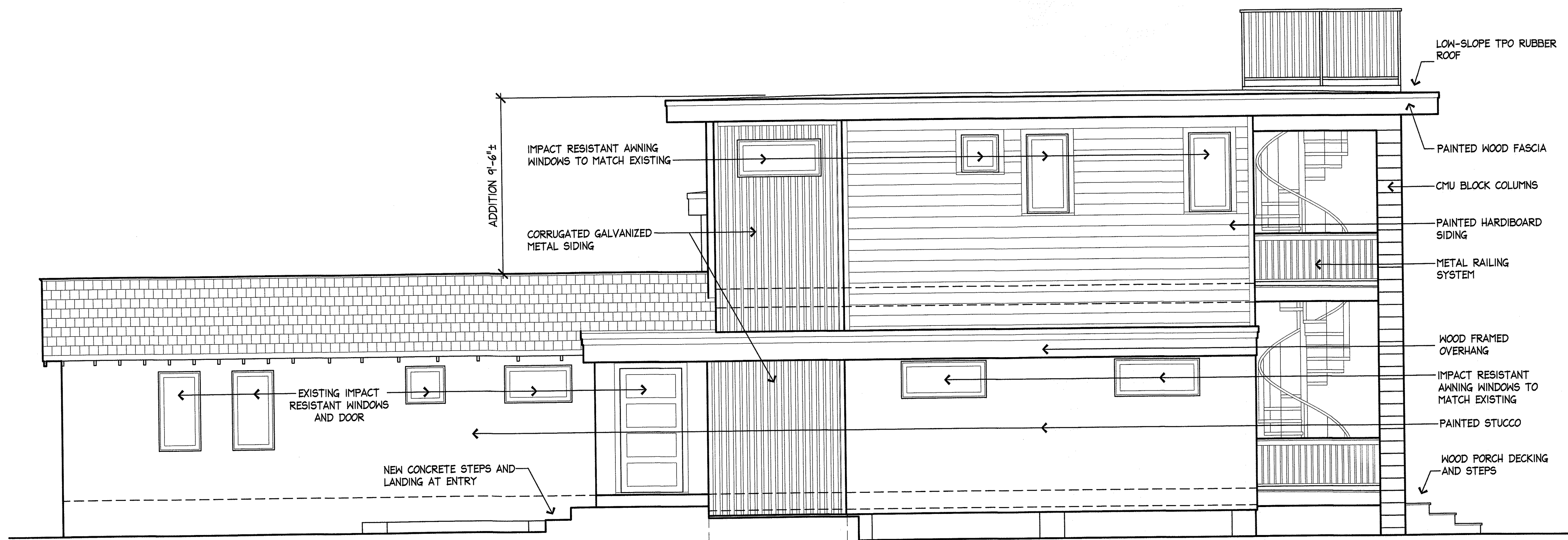
SOUTH ELEVATION (REAR)

1/4" = 1'-0"



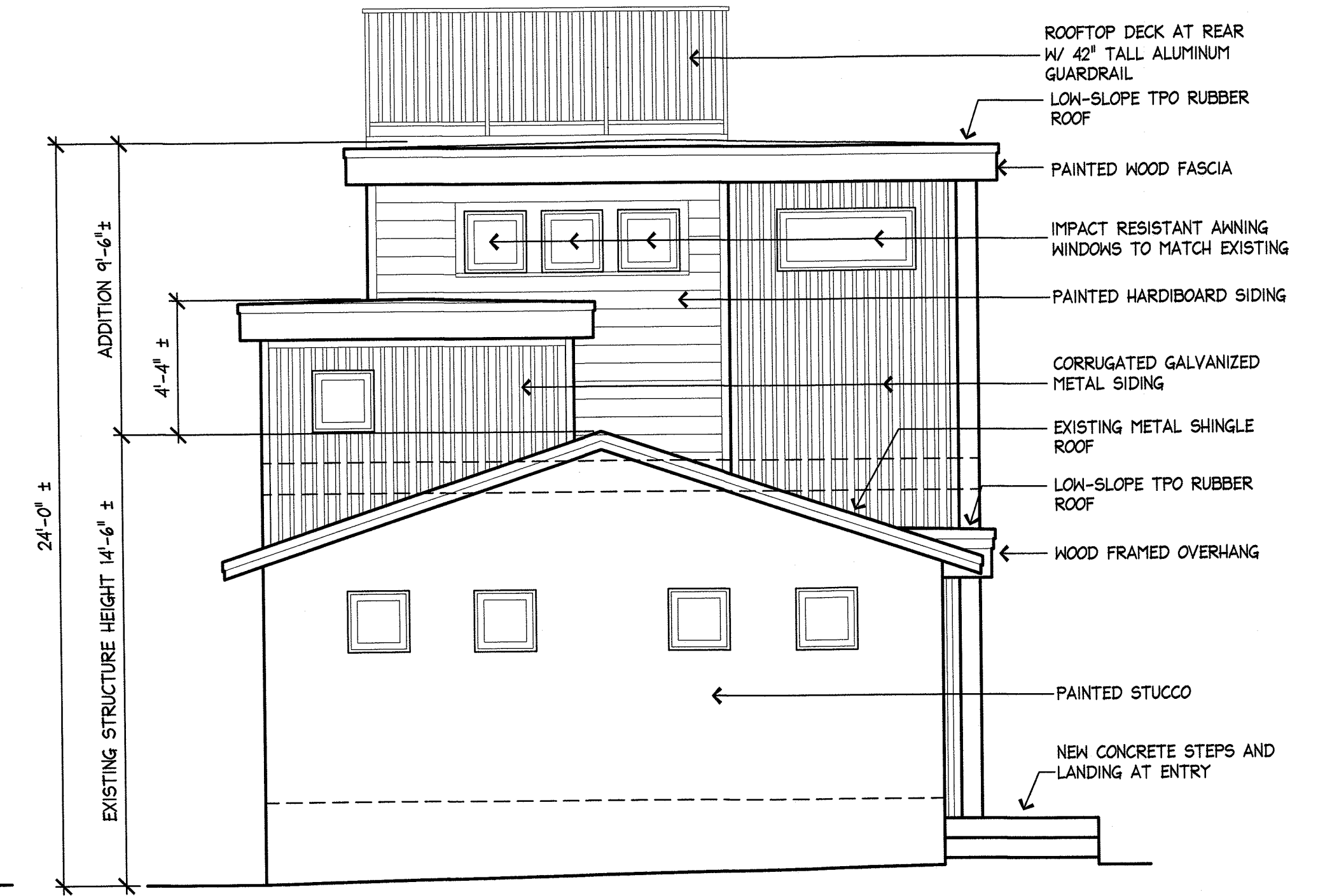
EAST ELEVATION (SIDE)

1/4" = 1'-0"



WEST ELEVATION (SIDE)

1/4" = 1'-0"



NORTH ELEVATION (FRONT)

1/4" = 1'-0"

Improvements to  
**618 PETRONIA STREET**  
 Key West, FL 33040

*M. Stratton*  
 8.11.14

1901 S. Roosevelt Blvd. #205W  
 Key West, Florida 33040  
 305.923.9670  
 mstrattonarchitect@gmail.com

*M. Stratton*  
 ARCHITECTURE

Date 8.11.14

Project # 1309

**A-3**

# **Site Photos**





# **Prior Approvals**



City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

October 25, 2013

Mr. Richard McChesney  
#618 Petronia Street  
Key West, Florida 33040

**RE: NEW SECOND FLOOR ADDITION AND PORCH ADDITION ON THE  
BACK. DEMOLITION OF BACK PORTION OF HOUSE  
FOR: #618 PETRONIA STREET - HARC APPLICATION # H13-01-1516  
KEY WEST HISTORIC DISTRICT**


Dear Mr. McChesney:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the above mentioned project on the public hearing held on October 22, 2013. The Commission motioned to approve the project based on the submitted documents and your presentation.

Please be advised that you will be required to obtain a side yard variance for the new proposed interior stair. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

  
Enid Torregrosa-Silva, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

**DRC**  
**Minutes & Comments**

**From:** [Jason Barroso](#)  
**To:** [Carlene Smith](#)  
**Cc:** [Danny Blanco](#)  
**Subject:** RE: 618 Petronia - Variance  
**Date:** Wednesday, August 06, 2014 3:30:56 PM

---

No objections at this time.

**Jason Barroso** Lt. FIRE INSPECTOR

Key West Fire Department

1600 N. Roosevelt Blvd.

Key West, Florida 33040

305-809-3933 Office

305-293-8399 Fax

[jbarroso@keywestcity.com](mailto:jbarroso@keywestcity.com)

***Serving the Southernmost City***

---

**From:** Carlene Smith [mailto:[cesmith@keywestcity.com](mailto:cesmith@keywestcity.com)]  
**Sent:** Wednesday, August 06, 2014 3:30 PM  
**To:** Jason Barroso  
**Subject:** 618 Petronia - Variance

Good afternoon Jason.

Does the Fire Marshall's office have any concerns?

**Carlene Smith, LEED Green Associate, Planner Analyst**

City of Key West Planning Department

3140 Flagler Avenue | Key West, FL 33040

Ph. 305.809.3722 | Fax 305.809.3978

[cesmith@keywestcity.com](mailto:cesmith@keywestcity.com) | [www.keywestcity.com](http://www.keywestcity.com)

*Under Florida law, e-mail addresses are public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, you may contact this office by phone or in writing.*

## June 5, 2014 Minutes of the Development Review Committee

Residential (HMDR) Zoning District pursuant to Sections 90-395 and 122-600(6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Planner Kevin Bond gave members an overview of the Variance request.

The applicant, Ginny Stones from Stones & Cardenas, gave members an overview of the Variance request.

### **DRC MEMBER COMMENTS:**

#### **ART IN PUBLIC PLACES:**

No comment.

#### **URBAN FORESTRY MANAGER:**

Ms. DeMaria commented the Trees must be protected during demolition and construction and also the palm trees immediately adjacent to the proposed work area.

#### **HARC PLANNER:**

No comment

#### **PLANNING DIRECTOR:**

Mr. Craig asked the applicant how the current owner goes to the 2<sup>nd</sup> story bedroom.

#### **ENGINEERING:**

No comment

#### **FIRE DEPARTMENT:**

Mr. Barroso inspected the property with the Fire Marshal and had concerned about secondary means of egress window for the 2<sup>nd</sup> floor and Ms. Stones mentioned a redesign with the egress had been addressed. Mr. Barroso also requested the bedroom area meets current building code and requested they contact the Fire office to set up a meeting for review of the project.

#### **KEYS ENERGY:**

No objection.

8. **Administrative Variance - 618 Petronia Street (RE # 00016350-000000, AK # 1016748) -** Administrative Variance to the side-yard setback requirements for property located within the Historic High Density Residential (HHDR) zoning district per Sections 90-398 and 122-630(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Planner Brendon Cunningham gave members an overview of the Administrative Variance request.

The applicant gave members an overview of the Administrative Variance request.

### **DRC MEMBER COMMENTS:**

## June 5, 2014 Minutes of the Development Review Committee

### **ART IN PUBLIC PLACES:**

No comment.

### **URBAN FORESTRY MANAGER:**

No comment.

### **HARC PLANNER:**

Ms. Torregrosa stated she saw a change in the stairwell from the original plan to this site plan.

### **PLANNING DIRECTOR:**

Mr. Craig

### **ENGINEERING:**

Ms. Ignaffo asked to confirm the Air Handler and asked if Gutters were planned with directing roof gutter downspouts back onto property.

### **FIRE DEPARTMENT:**

Mr. Barroso requested the applicant set up a meeting to review any life safety accessibility concerns and advised the project may require a site visit.

### **KEYS ENERGY:**

No objection however, customer will need to provide KEYS with plans and a project review form.

- 9. Variance - 1019 Varela Street (RE # 00032500-000000; AK # 1033251) -** A request for variance to impervious surface ratio and side-yard setback requirements in order to construct a swimming pool on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(4) b. & (6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Planner Brendon Cunningham gave members an overview of the Variance request.

The applicant, Anthony Sarno from K2M, gave members an overview of the Variance request.

### **DRC MEMBER COMMENTS:**

#### **ART IN PUBLIC PLACES:**

No comment.

#### **URBAN FORESTRY MANAGER:**

Ms. DeMaria commented on the presence of trees within the proposed work area. Removal or transplanting of these trees may require permitting from the Tree Commission. Trees that are to remain near the work area are to be protected from demolition and construction. Further comment by Ms. DeMaria regarding a permit that had been issued to remove the 2 black olive trees in the City Rights-of-way and the sidewalk will require reconstructing to become ADA compliant.

#### **HARC PLANNER:**

No comment.

# **Property Appraiser Information**





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

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

**Property Record Card -**

**Maps are now launching the new map application version.**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1016748 Parcel ID: 00016350-000000**

**Ownership Details**

**Mailing Address:**  
MCCHESNEY RICHARD J  
618 PETRONIA ST  
KEY WEST, FL 33040-7483

**All Owners:**  
DAVILA ANGELA R/S, MCCHESNEY RICHARD J

**Property Details**

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 618 PETRONIA ST KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 4 TR 4 OR130-519/20 OR2050-2158D/C OR2348-380ORD OR2604-1622/25

[Click Map Image to open interactive viewer](#)



### Exemptions

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

### Land Details

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

010D - RESIDENTIAL DRY	0	0	6,059.00 SF
------------------------	---	---	-------------

## Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 980  
**Year Built:** 1948

## Building 1 Details

**Building Type** R1  
**Effective Age** 65  
**Year Built** 1948  
**Functional Obs** 0

**Condition** A  
**Perimeter** 138  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 350  
**Depreciation %** 58  
**Grnd Floor Area** 980

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

**Roof Type** GABLE/HIP  
**Heat 1** NONE  
**Heat Src 1** NONE

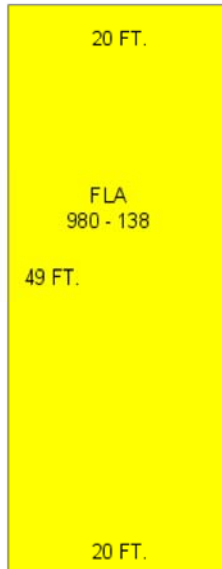
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** CONCR FTR  
**Bedrooms** 3

**Extra Features:**

**2 Fix Bath** 0  
**3 Fix Bath** 1  
**4 Fix Bath** 0  
**5 Fix Bath** 0  
**6 Fix Bath** 0  
**7 Fix Bath** 0  
**Extra Fix** 0

**Vacuum** 0  
**Garbage Disposal** 0  
**Compactor** 0  
**Security** 0  
**Intercom** 0  
**Fireplaces** 0  
**Dishwasher** 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-------	-----	------------	---------------------	------

1	FLA	5:C.B.S.	1	1992	N	N	0.00	0.00	980
---	-----	----------	---	------	---	---	------	------	-----

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	620 SF	0	0	1974	1975	2	50
2	CL2:CH LINK FENCE	1,012 SF	0	0	1954	1955	1	30

## Appraiser Notes

2012-04-24 MLS \$499,000 3/2 GREAT OPPORTUNITY ON A HUGE OLD TOWN LOT. QUIET STREET WITH AMPLE PARKING. HOUSE CONSISTS OF A 3 BEDROOM 2 BATH HOME WITH A REAR FAMILY ROOM THAT LEADS TO THE LARGE BACK YARD. LOT HAS OVER 6000 SQ FT. WITH PLENTY OF ROOM TO ADD A POOL AND A MOTHER-IN-LAW UNIT OR POOL COTTAGE. AVACADO, KEY LIME AND SOUR ORANGE TREES. LOCATED IN THE X FLOOD ZONE (HIGH AND DRY)

2011-05-16 MLS \$625,000 3/2 GREAT OLD TOWN LOCATION ON A QUIET STREET WITH AMPLE PARKING! HOUSE CONSISTS OF A 3 BEDROOM 2 BATH HOME WITH A REAR FAMILY ROOM THAT LEADS TO THE LARGE BACK YARD. LOT HAS OVER 6000 SQFT WITH PLENTY OF ROOM TO ADD A POOL AND A MOTHER IN LAW UNIT. PROPERTY IS IN THE X FLOOD ZONE (HIGH AND DRY).

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	09-4436	01/05/2010	02/02/2011	5,000	RE ROOF 8 SQRS OF VCRIMP
1	12-4551	12/21/2012	11/26/2013	500 Residential	REMOVE DROP CEILINGS. REMOVE WOOD PANELS FROM WALLS. REMOVE CERAMIC TILE IN KITCHEN. REMOVE BATHROOM FIXTURES.
1	13-1153	04/03/2013	11/26/2013	3,000 Residential	INSTALL A THREE (3) TON A.C. SYSTEM WITH FOURTEEN (14) DROPS, ONE (1) DRYER VENT AND TWO (2) EXHAUST FANS.
1	13-1226	05/13/2013	22,000 Residential	ENCLOSED FRONT PORCH W/2 X 4 WALLS, STUCCO OVER. BUILD INTERIOR PARTITION WALLS, INSTALL DRYWALL, BUILD MASTER BATHROOM, GUEST BATHROOM & LAUNDRY ROOM CREATE RECESSED CEILING & MASTER BEDROOM, INSTALL ELEVEN (11) WINDOWS.	

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	78,881	2,692	308,779	390,352	390,352	25,000	365,352
2012	85,469	2,692	341,723	429,884	429,884	0	429,884
2011	86,726	2,692	326,399	415,817	415,817	0	415,817
2010	48,824	2,692	409,649	461,165	461,165	0	461,165
2009	53,653	2,692	622,666	679,011	679,011	0	679,011
2008	48,776	2,692	842,201	893,669	188,563	25,500	163,063
2007	80,732	2,615	1,060,325	1,143,672	183,071	25,500	157,571

2006	152,421	2,615	575,605	730,641	178,606	25,500	153,106
2005	120,969	2,615	521,074	644,658	173,404	25,500	147,904
2004	173,873	2,715	363,540	540,128	168,353	30,000	138,353
2003	138,308	2,814	212,065	353,187	165,214	30,000	135,214
2002	158,086	2,914	142,387	303,387	161,342	25,500	135,842
2001	126,042	3,013	142,387	271,442	158,802	25,500	133,302
2000	116,555	3,419	103,003	222,977	154,177	25,500	128,677
1999	95,219	2,868	103,003	201,090	150,124	25,500	124,624
1998	79,020	2,442	103,003	184,465	147,760	25,500	122,260
1997	75,069	2,379	90,885	168,333	145,291	25,500	119,791
1996	48,597	1,578	90,885	141,060	141,060	25,500	115,560
1995	48,597	1,144	90,885	140,626	139,058	25,500	113,558
1994	43,461	1,057	90,885	135,403	135,403	25,500	109,903
1993	43,461	0	90,885	134,346	134,346	25,500	108,846
1992	38,370	0	90,885	129,255	129,255	25,500	103,755
1991	38,370	0	90,885	129,255	129,255	25,500	103,755
1990	17,889	0	71,193	89,082	89,082	25,500	63,582
1989	15,776	0	69,679	85,455	85,455	25,500	59,955
1988	13,021	0	60,590	73,611	73,611	25,500	48,111
1987	12,884	0	34,082	46,966	46,966	25,500	21,466
1986	12,937	0	32,719	45,656	45,656	25,500	20,156
1985	12,611	0	20,866	33,477	33,477	25,500	7,977
1984	11,752	0	20,866	32,618	32,618	25,500	7,118
1983	11,752	0	20,866	32,618	32,618	25,500	7,118
1982	11,936	0	18,204	30,140	30,140	25,500	4,640

## Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/18/2012	2604 / 1622	440,000	WD	02

This page has been visited 66,602 times.

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

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., August 21, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Variance – 618 Petronia Street (RE # 00016350-000000; AK # 1016748)** – A request for a variance to side yard setback for a portion of the proposed addition in order to construct an internal staircase and second story guard rail which will house air conditioning units on property located within the Historic High Density Residential (HHDR) zoning district pursuant to Section 90-395 and Section 122-630(6)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

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**Applicant:** Richard McChesney      **Project Location:** 618 Petronia Street (RE # 00016350-000000; AK # 1016748)

**Date of Hearing:** Thursday, August 21, 2014      **Time of Hearing:** 6:00 PM

**Location of Hearing:** Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online, the Friday before the meeting at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to:** City Planning Department  
E-mail: [cesmith@keywestcity.com](mailto:cesmith@keywestcity.com); Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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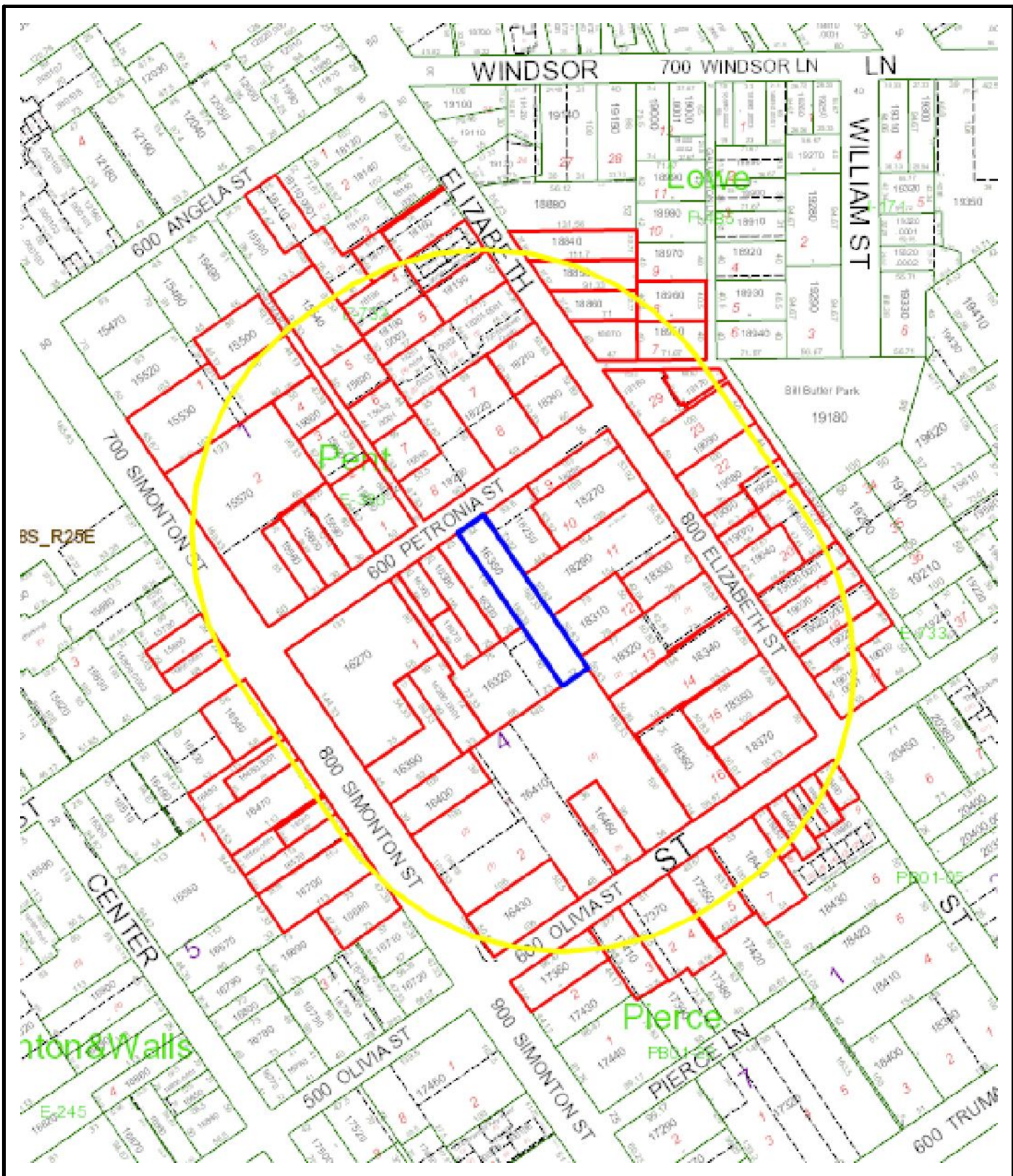
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# Monroe County, Florida

## MCPA GIS Public Portal

Printed: Aug 06, 2014



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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 CURRY MICHAEL G		101 ANNAPOLIS ST	ANNAPOLIS	MD	21401-1359	
2 NORMAN ROBERT A AND ELIZABETH F		101 CEDAR GLEN C	NEW HOPE	PA	18938-9227	
3 DAVIS EDWIN T AND NANCY E		1176 E 5TH AVE	MOUNT DORA	FL	32757-5840	
4 800 SIMONTON LLC		121 US HIGHWAY 1	KEY WEST	FL	33040-5456	
5 HITCHCOCK WALTER ANDREW JR REV LIV TR 12/11/2003		127 CULPEPER ST	WARRENTON	VA	20186-3501	
6 DEAN CYNTHIA VINSON		1327 DUNCAN ST	KEY WEST	FL	33040-3446	
7 SHETH AGAM K		1414 LAKE RD	MILTON	VT	05468-4129	
8 OTTO ROGER A		1444 KENNEDY DR	KEY WEST	FL	33040-4008	
9 EVANS PEYTON REVOCABLE TRUST 8/8/2008		1507 GRINNELL ST	KEY WEST	FL	33040-4823	
10 MARKETING DIAGNOSTICS LLC		1617 WHITE ST	KEY WEST	FL	33040-4837	
11 VARELA FREDDY M AND SHERI L		201 FRONT ST STE	KEY WEST	FL	33040-8346	
12 FERNANDEZ ROBERT Y DEC TR 5/4/1999	C/O FERNANDEZ	2529 FL GA HWY	HAVANA	FL	32333-5255	
13 FORD KATHLEEN		2801 STAPLES AVE	KEY WEST	FL	33040-4040	
14 GARCIA MANUEL E AND ANITA		30 EVERGREEN AV	KEY WEST	FL	33040-6244	
15 PARADISE INN HOSTEL LLC		307 NE 1ST ST	MIAMI	FL	33132-2505	
16 CHURCH OF GOD OF PROPHECY		308 VIRGINIA ST	KEY WEST	FL	33040-7521	
17 DISANO SABINA B		31792 PASEO TERF	SAN JUAN CAPIS	CA	92675-3062	
18 DYE DONALD R		345 W 13TH ST APT	NEW YORK	NY	10014-1259	
19 ETSHMAN BRUCE ALAN		3713 CINDY AVE	KEY WEST	FL	33040-4407	
20 512 EMMA STREET LLC		400 ROYAL PALM V	PALM BEACH	FL	33480-4117	
21 FRANSE TED H 2011 LIV TR 9/22/2011		4500 MARTSMITH V	FAIR OAKS	CA	95628-6332	
22 VAN WIEREN ALAN		521 BUTLER ST	SAUGATUCK	MI	49453-5100	
23 LEHMKUHL DAVID W		551 OBSERVER HW	HOBOKEN	NJ	07030-6564	
24 ANGELA PETRONIA LLC		609 PETRONIA ST	KEY WEST	FL	33040-7428	
25 MCKENZIE FRANCES S		612 OLIVIA ST	KEY WEST	FL	33040-7427	
26 WHYMS ROBERT JR AND THELMA L		612 PETRONIA ST	KEY WEST	FL	33040-7482	
27 MARTINEZ ROSALIA		612 PETRONIA ST F	KEY WEST	FL	33040-7482	
28 KRAKER THOMAS W		613 OLIVIA ST	KEY WEST	FL	33040-7426	
29 ALCALA ADOLPH JR		614 PETRONIA ST	KEY WEST	FL	33040-7482	
30 DISGDIERTT SHEILA		616 PETRONIA ST	KEY WEST	FL	33040-7482	
31 MCCHESENEY RICHARD J		618 PETRONIA ST	KEY WEST	FL	33040-7483	
32 BIG DOG IRE TR 5/6/1996	C/O HEINEN M/	620 OLIVIA ST	KEY WEST	FL	33040-7427	
33 SEA SHELL COTTAGE LLC		620 SW RIVERLANE	FT WHITE	FL	32038	
34 WALKER CHARLES J		621 OLIVIA ST	KEY WEST	FL	33040-7426	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 SWEETING IRMA OLEAN DEC TR 2/27/1998		623 PETRONIA ST	KEY WEST	FL	33040-7467	
36 KRIPITZ SAMUEL D		624 OLIVIA ST	KEY WEST	FL	33040-7427	
37 MLKVY RICHARD J		628 OLIVIA ST	KEY WEST	FL	33040-7427	
38 MAY AASE B		6421 COLONY WAY	MINNEAPOLIS	MN	55435-2230	
39 OLIVIA HOUSE INC		708 S DIXIE HWY	CORAL GABLES	FL	33146-2602	
40 WALLACE MELISSA		709 WHITMARSH LI	KEY WEST	FL	33040-7430	
41 SADOF KAREN		714 ELIZABETH ST	KEY WEST	FL	33040-6400	
42 CLOUTIER JANE P		714-B ELIZABETH S	KEY WEST	FL	33040	
43 ALLEN PATRICIA J		715 ELIZABETH ST	KEY WEST	FL	33040-6401	
44 BERMAN ANDREW N AND LINDA C		716 ELIZABETH ST	KEY WEST	FL	33040-6402	
45 TYLER LENORA H		719 ELIZABETH ST	KEY WEST	FL	33040-6401	
46 HILL WARREN H AND PAMELA A		720 ELIZABETH ST	KEY WEST	FL	33040-6466	
47 HEPBURN JACQUELYN ESTATE	C/O HENDERS	720 GALVESTON LI	KEY WEST	FL	33040-6408	
48 ANGELA PETRONIA LLC		720 WHITMARSH LI	KEY WEST	FL	33040-7431	
49 WHITMARSH LANE LLC		720 WHITMARSH LI	KEY WEST	FL	33040-7431	
50 DICKERSON THEODORE AND BARBARA		721 ELIZABETH ST	KEY WEST	FL	33040-6401	
51 KNOWLES JOHN BRUCE		723 ELIZABETH ST	KEY WEST	FL	33040-6401	
52 SHAGENA LINDA L LIVING TRUST 09/28/1989		726 SIMONTON ST	KEY WEST	FL	33040-7475	
53 MURRELL DORETHEA ESTATE	C/O BOGAN VE	726 WINDSOR LN	KEY WEST	FL	33040-6456	
54 EGGERS MARGARET		728 ELIZABETH ST	KEY WEST	FL	33040-6402	
55 WHEELER RONALD W IRA TRUST 04/01/1995		8 SHINE ST	DEADWOOD	SD	57732-1014	
56 DEMESSIANOS PAUL		80 BRIARWOOD AV	MIDDLETOWN	RI	02842-5860	
57 ALLEN GEO W COL EST	C/O MITCHELL	806 ELIZABETH ST	KEY WEST	FL	33040-6404	
58 ALLEN PHILLIP JR		806 ELIZABETH ST	KEY WEST	FL	33040-6404	
59 TRINITY WESLEYAN METHODIST CHURCH		808 ELIZABETH ST	KEY WEST	FL	33040-6404	
60 CLARK MONA C		809 ELIZABETH ST	KEY WEST	FL	33040-6403	
61 MANUEL JOHN TODD AND SONIA M		810 ELIZABETH ST	KEY WEST	FL	33040-6404	
62 MARTINI JOHN M		810 GALVESTON LI	KEY WEST	FL	33040-6410	
63 MERLINN INN INC		811 SIMONTON ST	KEY WEST	FL	33040-7445	
64 CAHILL DARENE M		812 GALVESTON LI	KEY WEST	FL	33040-6410	
65 GOETZ THOMAS		813 ELIZABETH ST	KEY WEST	FL	33040-6403	
66 THOMAS TROY D		814 SIMONTON ST	KEY WEST	FL	33040-7446	
67 GARCIA ISABEL HERNANDEZ		820 SIMONTON ST	KEY WEST	FL	33040-7446	
68 GORE EDWARD AND NANCY		823 ELIZABETH ST	KEY WEST	FL	33040-6403	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 ALSTON POLLIE H		824 ELIZABETH ST	KEY WEST	FL	33040-6404	NORWAY
70 HORN DAVID D		827 ELIZABETH ST	KEY WEST	FL	33040	
71 HORN JACQUELINE A		827 ELIZABETH ST	KEY WEST	FL	33040-6403	
72 SCARSELLA CHRISTINE	C/O ART AT 830	830 CAROLINE ST	KEY WEST	FL	33040	
73 GROTH CONSTANCE J		833 ELIZABETH ST	KEY WEST	FL	33040-6403	
74 MCKENZIE FRANCES S		885 PARK AVE APT	NEW YORK	NY	10075-0383	
75 HECHT BERNARD R		913 WHITE ST	KEY WEST	FL	33040-3355	
76 AKERS ROGER W		HC 62 BOX 42	RATON	NM	87740-9702	
77 HJELMELAND BJARTE		PILESTREDET PAR	OSLO			
78 722 AND 802 GALVESTON LANE LLC	C/O BRAWN PE	PO BOX 1486	KEY WEST	FL	33041-1486	
79 801/803 ELIZABETH ST LLC	C/O BRAWN PE	PO BOX 1486	KEY WEST	FL	33041-1486	
80 CALABRO DANIEL J	C/O HERZOG A	PO BOX 1857 STE F	BRIDGEHAMPTON	NY	11932-1857	
81 NESBITT INN LLC		PO BOX 299	NANTUCKET	MA	02554-0299	
82 KEY WEST CHEMICAL AND PAPER SUPPLY INC		PO BOX 4918	KEY WEST	FL	33041-4918	
83 TRINITY PRESBYTERIAN CHURCH OF KEY WEST INC		PO BOX 6471	KEY WEST	FL	33041-6471	
84 TRUMAN AND WHITE CHEVERON INC		1126 TRUMAN AVE	KEY WEST	FL	33040-3369	
85 URE NANCY E REVOCABLE LIVING TRUST 12/2/2014	C/O PETERSEN	209 CULLUM AVE	HURST	TX	76053-6708	
86 VOLPIAN SIMON B AND JAN S		3022 FLAGLER AVE	KEY WEST	FL	33040	
87 WATSON STREET PROPERTIES LLC		PO BOX 278	KANNAPOLIS	NC	28082-0278	
88 WEBSTER TODD R		3724 SUNRISE LN	KEY WEST	FL	33040-4540	
89 WEECH RICHARD JASPER		916 WHITE ST	KEY WEST	FL	33040-3346	
90 WHITE ORCHID KW LLC		2515 NELA AVE	BELLE ISLE	FL	32809-6170	
91 ZAPPULLA SALVATORE R		9 GEROME AVE	KEY WEST	FL	33040-3301	
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