

# **Application**



# Application for Variance

City of Key West, Florida • Planning Department

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

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

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

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

**PROPERTY DESCRIPTION:**

Site Address: 1307 Newton St. Key West, FL. 33040

Zoning District: HMDR

Real Estate (RE) #: 00022630-000000

Property located within the Historic District. Yes No

**APPLICANT:** Owner Authorized Representative

Name: Michael Mazzorana Mailing Address: 1307 Newton St.

City: Key West. State: FL Zip: 33040 Home/Mobile Phone: 305-842-0576  
Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: mmazzora1@gmail.com

**PROPERTY OWNER: (if different than above)**

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Home/Mobile Phone: \_\_\_\_\_  
Office: \_\_\_\_\_ Fax: \_\_\_\_\_

**Description of Proposed Construction, Development, and Use:** Rear addition to principle structure. New Pool

Wood Frame deck

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

Maximum building Coverage - Required 40% - Proposed 55.91%

Minimum open space - Required 35% - Proposed 28.17%

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

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

Will any work be within the dripline (canopy) of any tree on or off the property?  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes  No

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

Yes  No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	AE6			
Size of Site	2,751 SQ.FT.			
Height	30FT	21'-11"	NO CHANGE	NO
Front Setback	10 FT	6'-10"	NO CHANGE	NO
Side Setback	5 FT	9'-6"	9'-6"	NO
Side Setback	5 FT	+/-1'-0"	NO CHANGE	NO
Street Side Setback	N/A	N/A	N/A	NO
Rear Setback	15 FT	21'-1"	16'-10"	NO
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	40%	41.65%	45.91%	YES
Impervious Surface	60%	58.78%	58.42%	NO
Parking	1	1	1	NO
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	35.0%	34.24%	28.17%	N/A
Number and type of units	N/A	N/A	N/A	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at [http://www.municode.com/Library/FL/Key\\_West](http://www.municode.com/Library/FL/Key_West) under Subpart B.

**\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

## Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

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

Existing structure is located on a small plot of land with peculiar position to the side setback. Several later  
addition do not provide for functional useful building interior space and need to be reconstructed.

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

Home was constructed in 1938. Current owner purchased the property as it is now in 2019. Special  
conditions do not result from the action or negligence of the applicant.

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

Granting of the requested variances will not confer any special privileges to the applicant. Similar conditions are  
found within the neighborhood and very few(if any) properties comply with existing applicable zoning code  
to the historic nature of the development.

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

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

Owners are living in the house full time and working from the house. Lack of proper living space  
substandard kitchen and rear bathroom <7ft and lack of functional yard and pool is causing hardship.

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.

After several design options coordinated with HARC staff - this particular layout is requesting  
minimum variance to provide for functional space.

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

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

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

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

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

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

**REQUIRED SUBMITTALS:** *All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.*

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request.

# **Warranty Deed**

Prepared by and return to:  
Richard J. McChesney  
Spottswood, Spottswood, Spottswood & Sterling, PLLC  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 64-19.00086 RB  
Purchase Price: \$630,000.00

05/06/2019 10:06AM  
DEED DOC STAMP CL: Brit \$4,410.00

Doc# 2218463  
Bk# 2962 Pg# 946

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 3rd day of May, 2019 between Stephanie Howe, a single woman whose post office address is 1211 Catherine St., Key West, FL 33040, grantor, and Michael Mazzorana and Tina Mazzorana, husband and wife whose post office address is 1307 Newton Street, Unit A, Key West, FL 33040, grantee:

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

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

In the City of Key West and known as part of Tract Seven (7) according to the Map of said City of Key West, delineated in February, A.D. 1829, by William A. Whitehead, but better known as part of Lot Four (4), of Square Two (2), of said Tract Seven (7), according to James A. Waddell's Subdivision recorded in Plat Book 1, Page 28 of the Public Records of Monroe County, Florida, and more particularly described as follows: Commencing Sixty-five (65) feet and Two-thirds inches Northeasterly from the corner of Georgia and Newton Streets, and running thence in a Northeasterly direction Thirty-two and 85/100 (32.85) feet to a point; thence at right angles in a Northwesterly direction Eighty (80) feet to a point at in the intersection of Lots 3,4, 5 and 6, all of Square 2, Tract 7; thence at right angles in a Southwesterly direction Thirty-two and 85/100 (32.85) feet to a point; thence at right angles in a Southeasterly direction Eighty (80) feet back to the Beginning.

AND ALSO

In the City of Key West and known as part of Tract Seven (7) according to the Map of said Key West, delineated in February, A. D. 1829, by William A. Whitehead, but better known as part of Lot Three (3), of Square Two (2), of said Tract Seven (7), according to James A. Waddell's Subdivision recorded in Plat Book 1, Page 28 of the Public Records of Monroe County, Florida, and more particularly described as follows: \*"Grantor" and "Grantee" are used for singular or plural, as context requires Commencing at the Intersection of Lots 3, 4, 5 and 6, or 80 feet North and West of Newton Street and 98 feet North and East of Georgia Street; bear Northwesterly along the boundary between Lots 3 and 5, a distance of 3.5 feet to a point; thence bear Southwesterly at right angles along an existing chain link fence a distance of 32.85 feet to a point: thence bear Southwesterly at right angles a distance of 3.5 feet to a point; and thence bear Northeasterly at right angles a distance of 32.85 feet back to the Point of Beginning.

Parcel Identification Number: 00022630-000000

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property herein conveyed does NOT constitute the Homestead property of the Grantor, as defined under the Florida Constitution.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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:

Mary E. Turso  
Witness Name: MARY E. TURSO  
Richard J. McConesney  
Witness Name: RICHARD J. MCCONESNEY

Stephanie Howe (Seal)  
Stephanie Howe

Diane T. Castillo  
Witness Name: Diane T. Castillo

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 3rd day of May, 2019 by Stephanie Howe, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Mary E. Turso  
Notary Public  
Printed Name: MARY E. TURSO  
My Commission Expires: 5/16/21

MONROE COUNTY  
OFFICIAL RECORDS

# **Verification Form**

**City of Key West  
Planning Department**



**Verification Form**  
*(Where Owner is the applicant)*

I, Michael and Tina Mazzorana, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1307 Newton Street, Key West, Florida 33040

*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

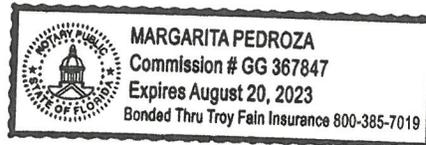
*Michael Mazzorana*  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this 26<sup>th</sup> of March, 2021 by  
Tina & Michael Mazzorana  
*Name of Owner*  
date

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

*Margarita Pedroza*  
*Notary's Signature and Seal*

Margarita Pedroza  
*Name of Acknowledger typed, printed or stamped*



GG 367847

*Commission Number, if any*

# **Authorization Form**

**City of Key West  
Planning Department**



**Authorization Form**  
(Individual or Joint Owner)

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

I, Michael Mazzorana and Tina Mazzorana authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Michael Mazzorana + Tina Mazzorana  
*Please Print Name of Representative*

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

[Signature]  
*Signature of Owner*

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

Subscribed and sworn to (or affirmed) before me on this 26<sup>th</sup> of March, 2021  
*Date*

by Michael Mazzorana and Tina Mazzorana  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

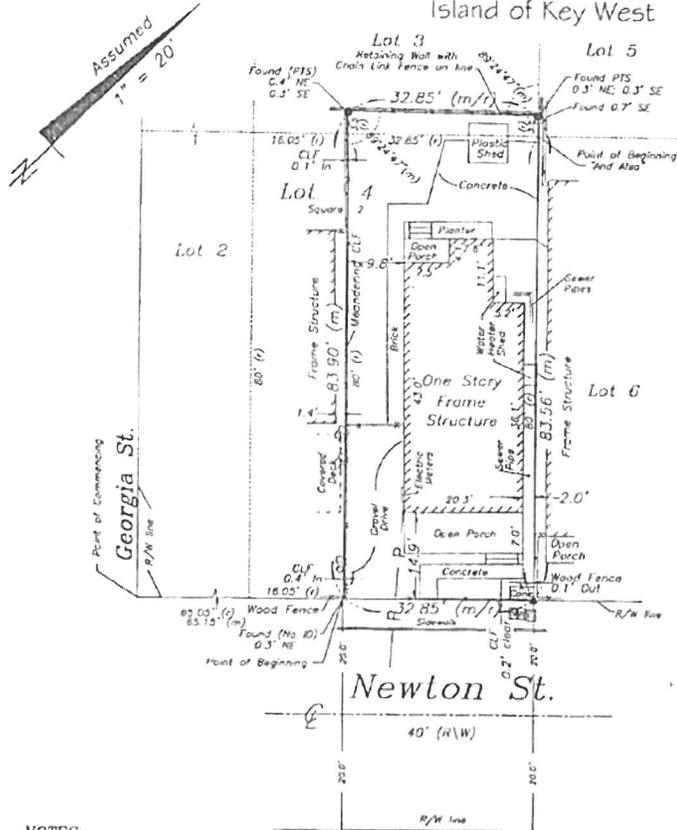


Margarita Pedroza  
*Name of Acknowledger typed, printed or stamped*

GG 367847  
*Commission Number, if any*

# Site Plans

Boundary Survey Map of part of Lots 3 & 4, Square 2, Tract 7,  
Island of Key West



**LEGEND**

- Found 1/2" Iron Rod (As Noted)
- △ Set Nail & Disc (6298)
- ▲ Found Nail & Disc (LB 7700)
- Found Old Wooden Post
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R/W Right of Way
- ⊕ Centerline
- ⊕ Wood Utility Pole
- ⊕ Fire Hydrant
- Overhead Utility Lines
- ⊕ Sewer Cleanout
- ⊕ Water Meter
- ⊕ Tree (Diameter)

**NOTES:**

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1307 Newton 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. All concrete and bricking is not shown.
9. Date of field work: April 4, 2019.
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** In the City of Key West and known as part of Tract Seven (7) according to the Map of said City of Key West, delineated in February, A.D. 1829, by William A. Whitehead, but better known as part of Lot Four (4), of Square Two (2), of said Tract Seven (7), according to James A. Waddell's Subdivision recorded in Plat Book 1, Page 28 of the Public Records of Monroe County, Florida, and more particularly described as follows: COMMENCING Sixty-five (65) feet and Two-thirds inches Northeasterly from the corner of Georgia and Newton Streets, and running thence in a Northeasterly direction Thirty-two and 85/100 (32.85) feet to a point; thence at right angles in a Northwesterly direction Eighty (80) feet to a point at the intersection of Lots 3, 4, 5 and 6, all of Square Two, Tract 7, thence at right angles in a Southwesterly direction Thirty-two and 85/100 (32.85) feet to a point; and thence at right angles in a Southeasterly direction Eighty (80) feet back to the Point of Beginning.

**AND ALSO;**

In the City of Key West and known as part of Tract Seven (7) according to the Map of said City of Key West, delineated in February, A.D. 1829, by William A. Whitehead, but better known as part of Lot Three (3), of Square Two (2), of said Tract Seven (7), according to James A. Waddell's Subdivision recorded in Plat Book 1, Page 28 of the Public Records of Monroe County, Florida, and more particularly described as follows: COMMENCING at the intersection of Lots 3, 4, 5 and 6 or 80 feet North and West of Newton Street and 98 feet North and East of Georgia Street; bear Northwesterly along the boundary between Lots 3 and 5, a distance of 3.5 feet to a point; thence bear Southwesterly at right angles and along an existing chain link fence a distance of 32.85 feet to a point; thence bear Southeasterly at right angles a distance of 3.5 feet to a point; and thence bear Northeasterly at right angles a distance of 32.85 feet back to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Michael Mazzorana & Tina Mazzorana;  
Foundation Mortgage Corporation;  
Spottswood, Spottswood & Sterling, PLLC;  
Old Republic National Title Insurance Company.

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

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
April 8, 2019

THIS SURVEY  
IS NOT  
ASSIGNABLE

Text

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper  
FSM #5298  
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2744

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

For Insurance Company Use:

A1. Building Owner's Name Spephanie Howe

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
1307 Newton Street

Company NAIC Number

City Key West State FL ZIP Code 33040

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
Lot 4, Square 2, Tract 7, James A. Waddell's Sub", P.B. 1, Page 28 R.E. 00022630-000000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 24 33 32.9" Long. 81 47' 30.1"

Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 5

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) n/a sq ft  
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade n/a  
c) Total net area of flood openings in A8.b n/a sq in  
d) Engineered flood openings?  Yes  No

A9. For a building with an attached garage:

- a) Square footage of attached garage n/a sq ft  
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade n/a  
c) Total net area of flood openings in A9.b n/a sq in  
d) Engineered flood openings?  Yes  No

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number  
City of Key West 120168

B2. County Name  
Monroe

B3. State  
Florida

B4. Map/Panel Number  
12087C1516

B5. Suffix  
K

B6. FIRM Index Date  
10/17/89

B7. FIRM Panel Effective/Revised Date  
2/18/05

B8. Flood Zone(s)  
AE

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)  
6"

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile  FIRM  Community Determined  Other (Describe) \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other (Describe) \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
Designation Date \_\_\_\_\_  CBRS  OPA

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized D-121 Vertical Datum NGVD 1929

Conversion/Comments \_\_\_\_\_

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 8.04  feet  meters (Puerto Rico only)  
b) Top of the next higher floor n/a  feet  meters (Puerto Rico only)  
c) Bottom of the lowest horizontal structural member (V Zones only) n/a  feet  meters (Puerto Rico only)  
d) Attached garage (top of slab) n/a  feet  meters (Puerto Rico only)  
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 5.6  feet  meters (Puerto Rico only)  
f) Lowest adjacent (finished) grade next to building (LAG) 5.1  feet  meters (Puerto Rico only)  
g) Highest adjacent (finished) grade next to building (HAG) 6.0  feet  meters (Puerto Rico only)  
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 5.1  feet  meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Certifier's Name Frederick H. Hildebrandt

License Number PLSM 2749

Title P.E., P.L.S.

Company Name Island Surveying Inc.

Address 3152 Northside Drive

City Key West

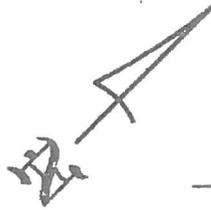
State FL

ZIP Code 33040

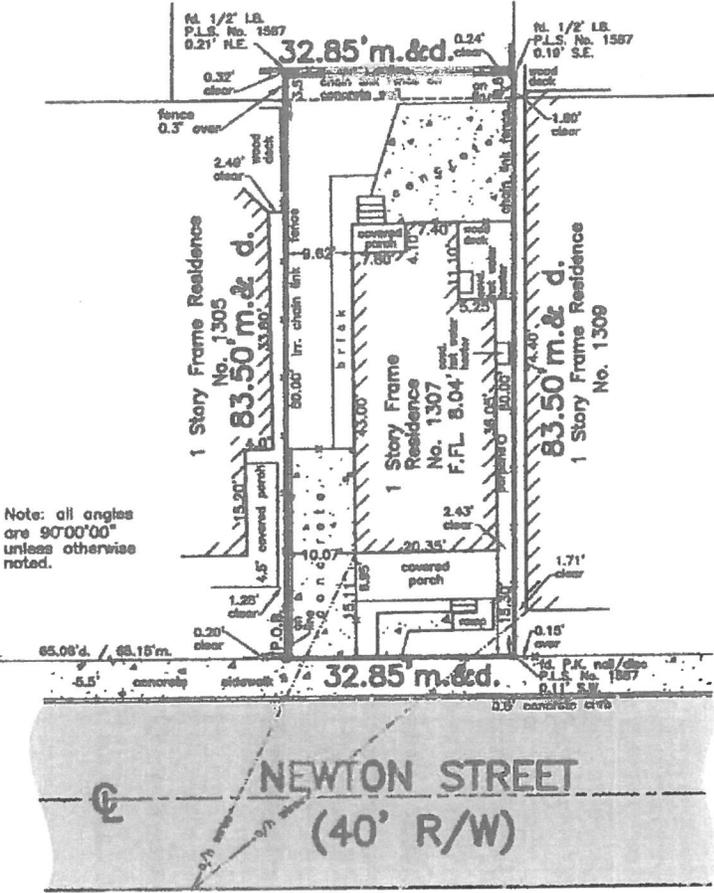
Signature

Date 12/28/10

Telephone (305) 293-0466



GEORGIA STREET



Note: all angles are 90°00'00" unless otherwise noted.

NEWTON STREET  
(40' R/W)

**Abbreviations:**

Sty. = Story  
 R/W = Right-of-Way  
 fd. = Found  
 p. = Plat  
 m. = Measured  
 d. = deed  
 N.T.S. = Not to Scale  
 C = Centerline  
 Elev. = Elevation

o/h = Overhead  
 F.F.L. = Finish Floor Elevation  
 conc. = concrete  
 I.P. = Iron Pipe  
 C.B.S. = Concrete Block Stucco  
 cov'd. = Covered  
 wd. = Wood  
 Bal. = Balcony  
 B.M. = Bench Mark

P.O.C. = Point of Commence  
 P.O.B. = Point of Beginning  
 P.B. = Plat Book  
 pg. = page  
 Elec. = Electric  
 Tel. = Telephone  
 Pl. = Planter  
 A/C = Air Conditioner

Block 9C

Stephanie Howe 1307 Newton Street, Key West, Fl. 33040			
BOUNDARY SURVEY		Dwn No.: 10-368	
Scale: 1"=20'	Ref. 202-35	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 12/27/10	file	Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
 Suite 201  
 Key West, Fl. 33040  
 (305) 293-0466  
 Fax. (305) 293-0237  
 fhildeb1@bellsouth.net  
 L.B. No. 7700

# REQUEST FOR VARIANCE APPLICATION 1307 NEWTON ST

SITE LOCATION



PROJECT LOCATION:  
1307 NEWTON ST  
KEY WEST, FL 33040

CLIENT:  
TINA & MICHAEL MAZZORANA

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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

CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

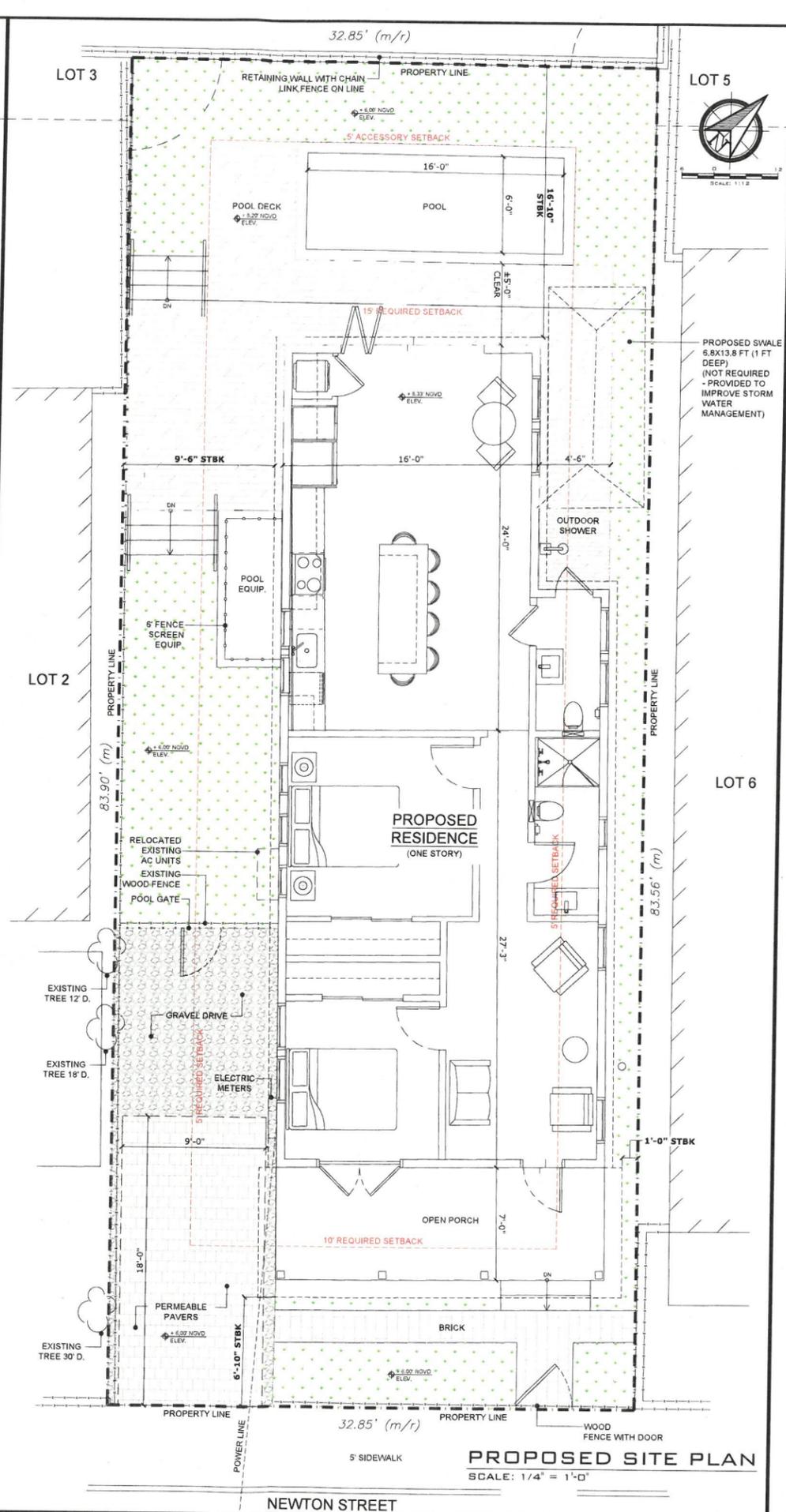
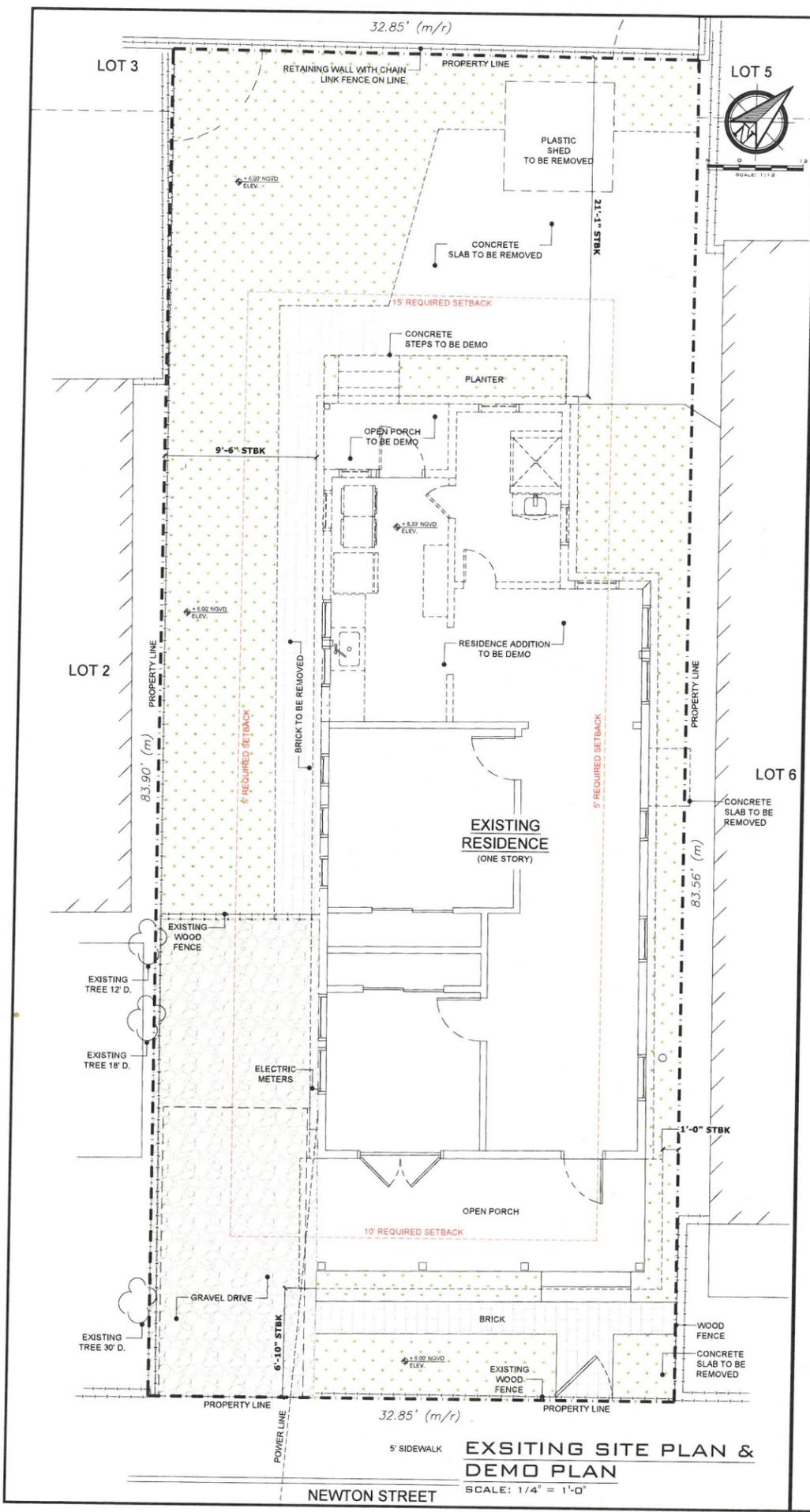
SITE: 1307 NEWTON STREET  
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/24/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	G-100	1	



Digitally signed by  
Serge Mashtakov  
P.E. 71480 State of  
Florida  
Date: 2021.03.24  
17:40:04-0400



### SITE DEVELOPMENT SUMMARY

**SITE DATA:**

TOTAL SITE AREA: ±2,751 SQ.FT  
 LAND USE: HMDR  
 FLOOD ZONE: AE6

**SETBACKS - RESIDENCE**

**FRONT:**  
 REQUIRED: 10'-0"  
 EXISTING: ±6'-10"  
 PROPOSED: NO CHANGE

**SIDE:**  
 REQUIRED: 5'-0"  
 EXISTING: ±9'-6"  
 PROPOSED: NO CHANGE

**REAR:**  
 REQUIRED: 15'-0"  
 EXISTING: ±21'-1"  
 PROPOSED: ±16'-10"

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60.00% (1,650.6 SQ.FT.)  
 EXISTING: 58.78% (±1,617 SQ.FT.)  
 PROPOSED: 58.42% (±1,607 SQ.FT.)  
**IMPROVEMENT**

**BUILDINGS:** ± 1,226 SQ.FT.  
**POOL:** ± 128 SQ.FT.  
**POOL EQUIPMENT:** ± 34 SQ.FT.  
**DRIVEWAY PAVERS:** ± 159 SQ.FT.  
**EXISTING BRICK PAVERS:** ± 60 SQ.FT.  
**TOTAL:** ± 1,607 SQ.FT.

**MAXIMUM BUILDING COVERAGE:**

REQUIRED: 40.00% (±1,100.4 SQ.FT.)  
 EXISTING: 41.65% (±1,146 SQ.FT.)  
 PROPOSED: 45.91% (±1,263 SQ.FT.)  
 (INCLUDING POOL EQUIPMENT PAD @ A/C OVER)  
**VARIANCE REQUIRED**

**MINIMUM OPEN SPACE:**

REQUIRED: 35.00% (±962.85 SQ.FT.)  
 EXISTING: 34.24% (±942 SQ.FT.)  
 PROPOSED: 28.17% (±775 SQ.FT.)  
**VARIANCE REQUIRED**

**MAXIMUM HEIGHT:** 30 FT  
 PROPOSED: NO CHANGE

**REAR SETBACK COVERAGE:** < 30% (± 147.9 SQ.FT.)  
 TOTAL AREA: ± 493 SQ.FT.  
 COVERED BY BUILDING: 0% ±0 SQ.FT.

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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

CLIENT: TINA & MICHAEL MAZZORANA

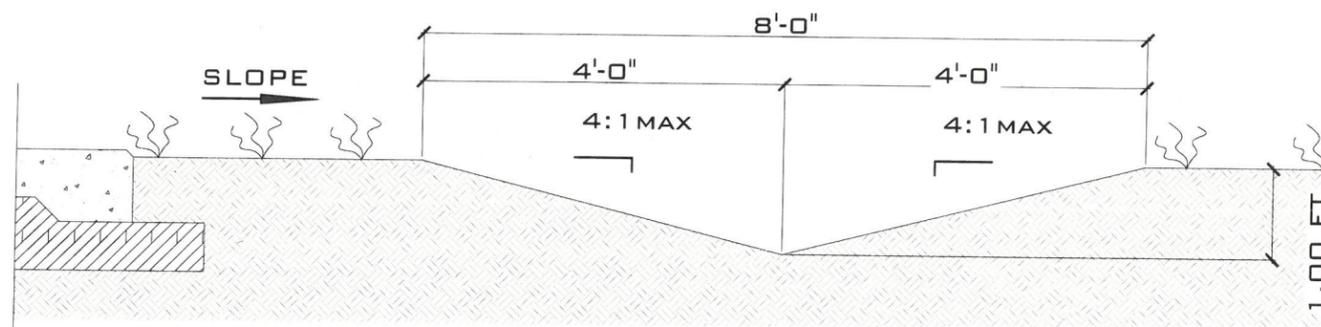
PROJECT: 1307 NEWTON STREET

SITE: 1307 NEWTON STREET  
KEY WEST, FL 33040

TITLE: SITE PLAN

SCALE AT 1/4"=1'-0"	DATE: 03/24/21	DRAWN: VF	CHECKED: SM
PROJECT NO: 2011-08	DRAWING NO: C-101	REVISION:	1

Digitally signed by Serge Mashtakov  
 P.E. 71480 State of Florida  
 Date: 2021.03.24 17:14:14 -04'00'



**TYPICAL 8'-0" FT SWALE DETAIL**  
**(WIDTH VARIES)**  
 SCALE: NTS

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		FINAL	



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CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

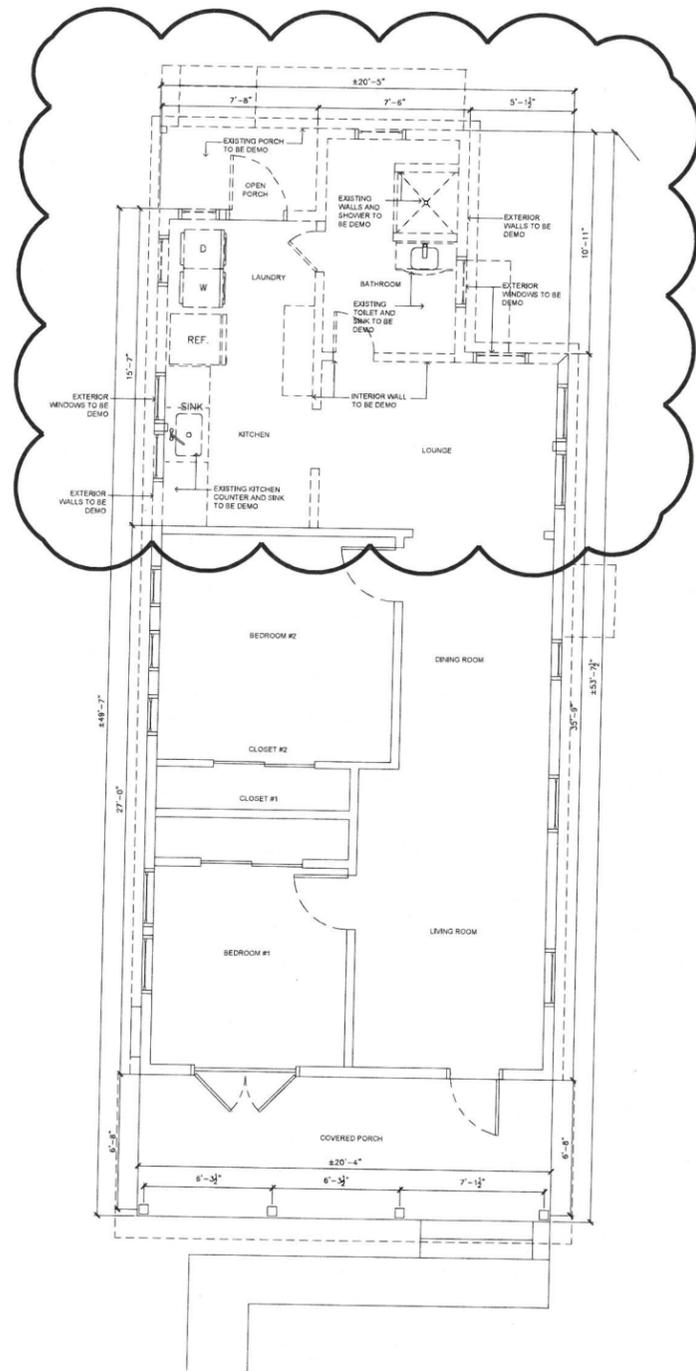
SITE: 1307 NEWTON STREET  
 KEY WEST, FL 33040

TITLE: SWALES CALCULATIONS

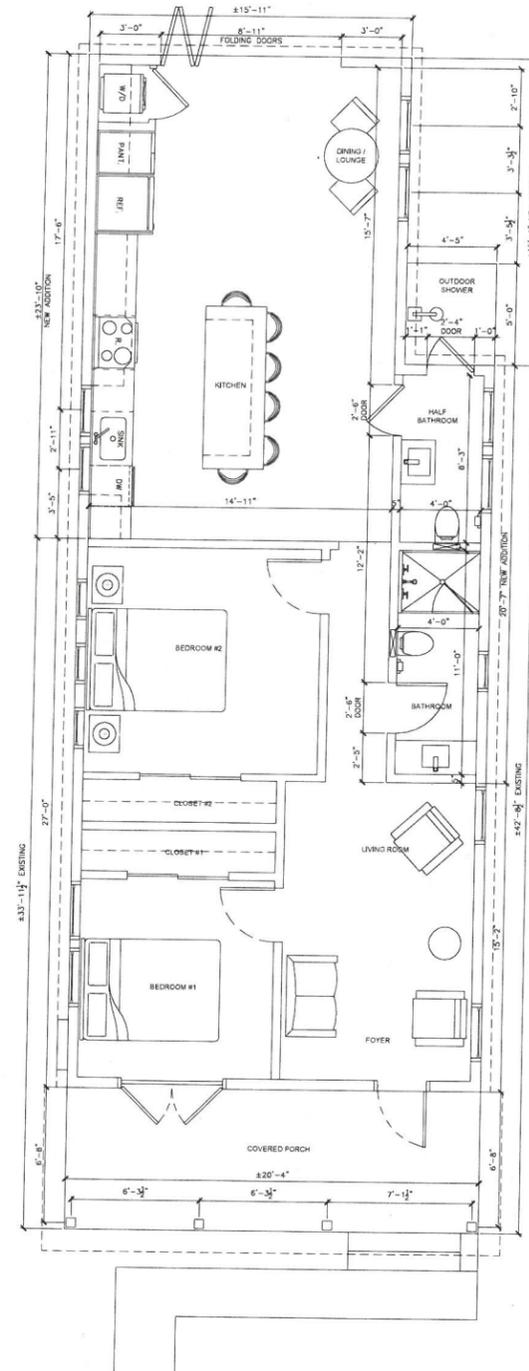
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AS SHOWN	03/24/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	C-102	1	



Digitally signed by  
 Serge Mashtakov  
 P.E. 71480 State of  
 Florida  
 Date: 2021.03.24  
 17:14:29 -04'00'



**EXISTING FIRST FLOOR AND DEMO PLAN**  
SCALE: 1/4" = 1'-0"



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



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by Serge  
Mashtakov P.E.  
71480 State of  
Florida  
Date: 2021.03.24  
17:14:46 -04'00'

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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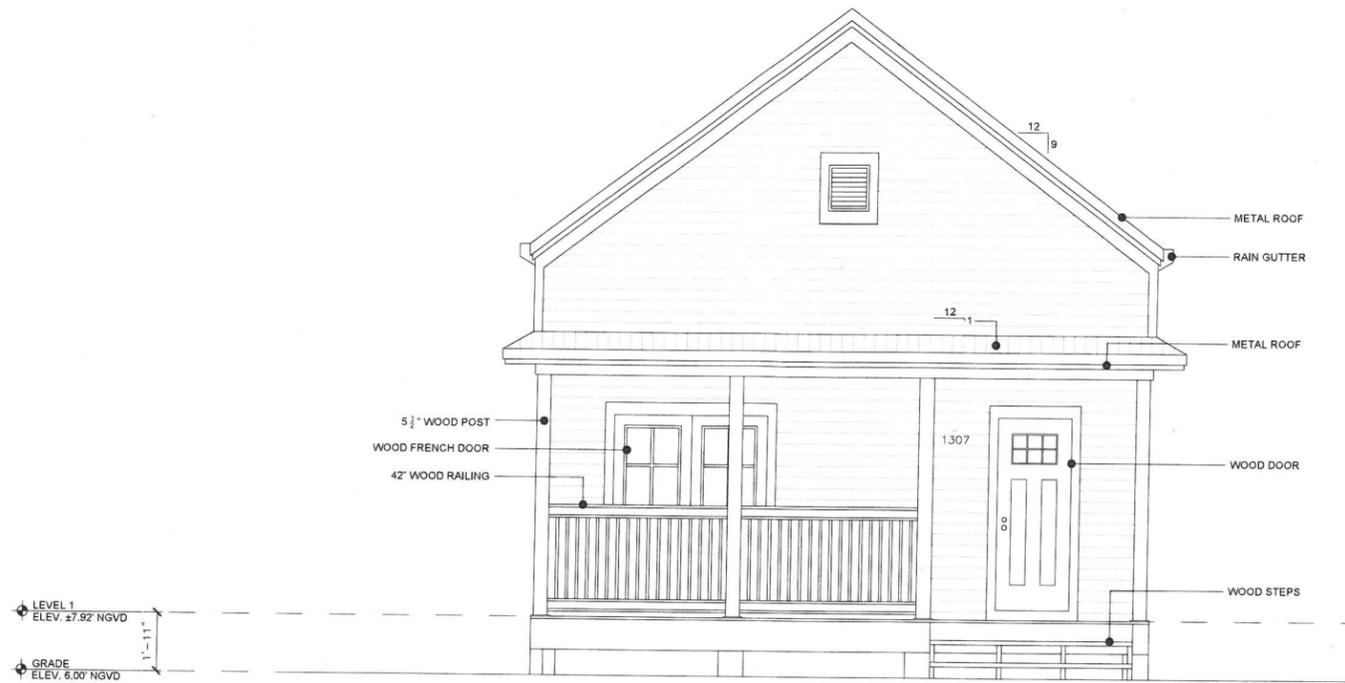
CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

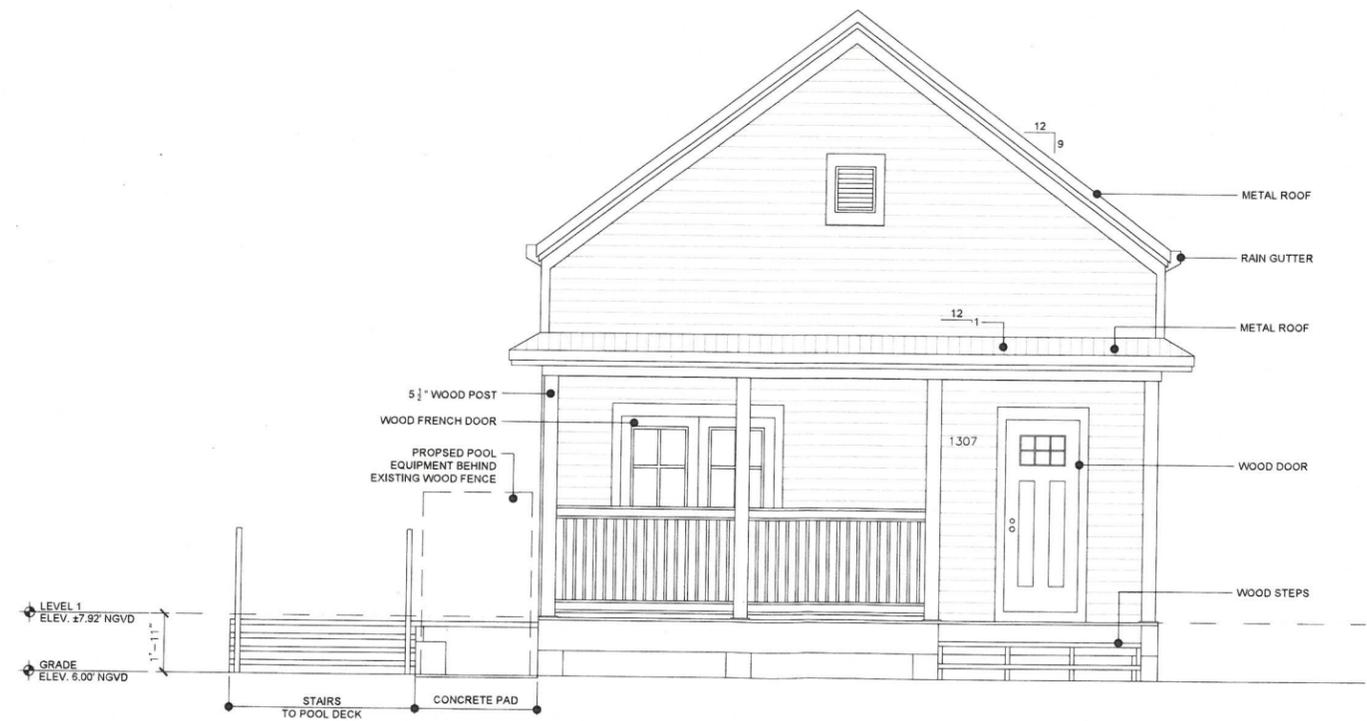
SITE: 1307 NEWTON STREET  
KEY WEST, FL 33040

TITLE: FLOOR PLANS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/24/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	A-101	1	



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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CA # 30835

CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

SITE: 1307 NEWTON STREET  
KEY WEST, FL 33040

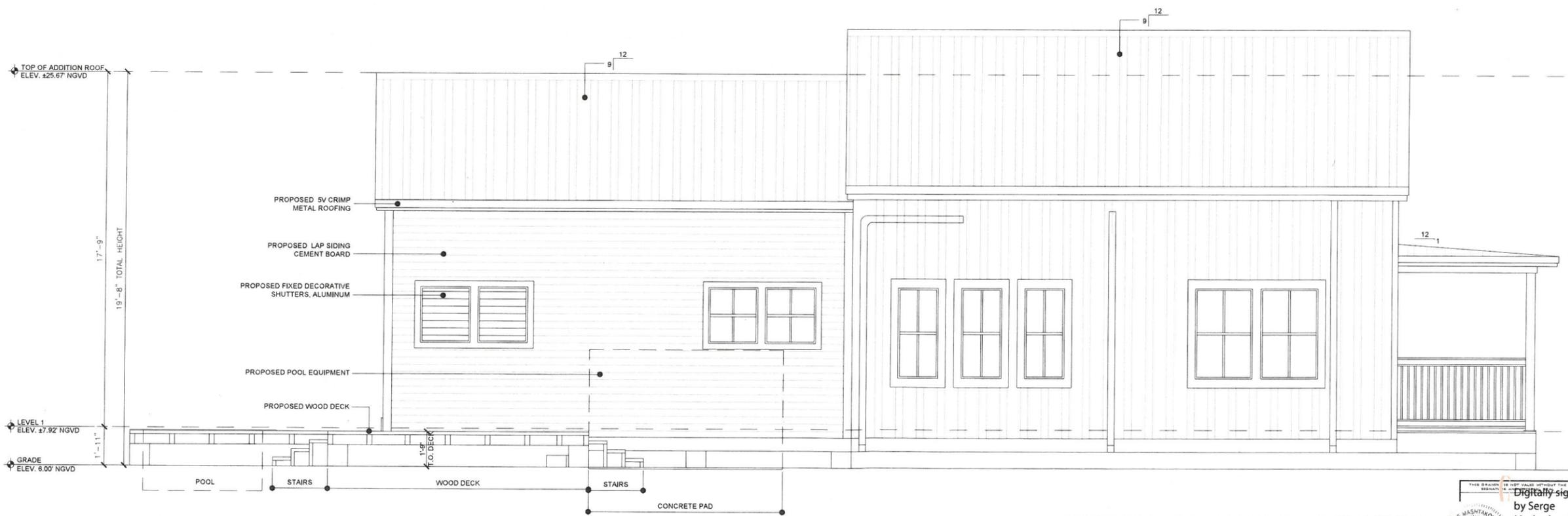
TITLE: ELEVATIONS

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AS SHOWN	03/24/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	A-201	1	

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**Serge Mashtakov P.E.**  
71480 State of Florida  
Date: 2021.03.24  
7:15:00 -0400



**EXISTING LEFT SIDE ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED LEFT SIDE ELEVATION**  
SCALE: 3/8" = 1'-0"

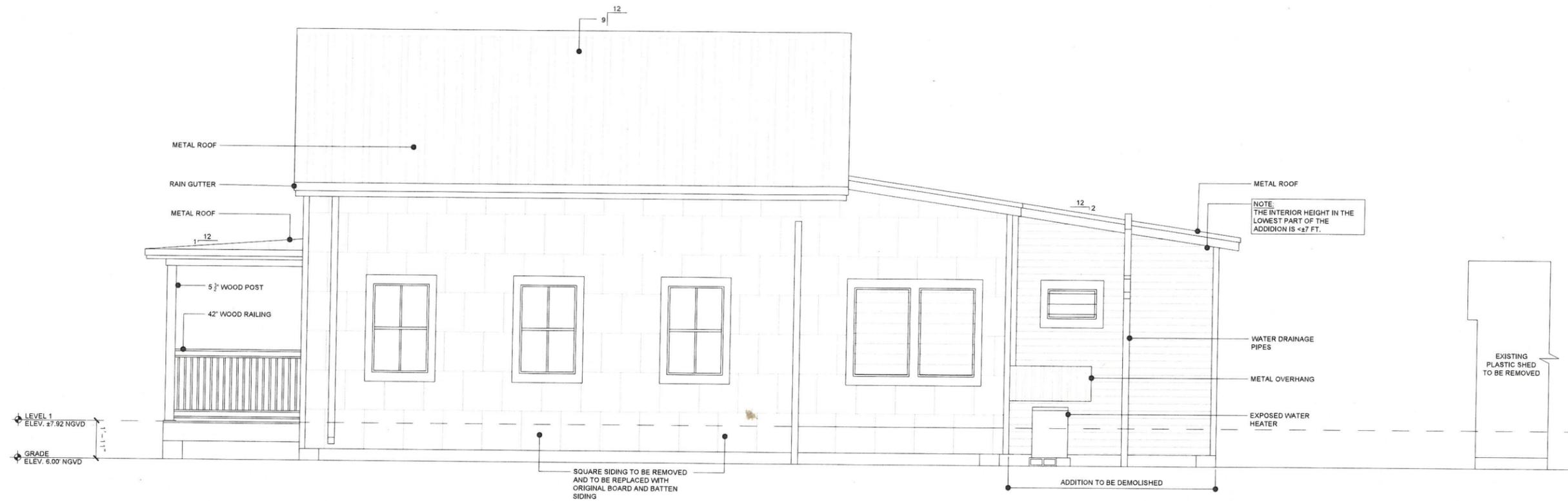
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

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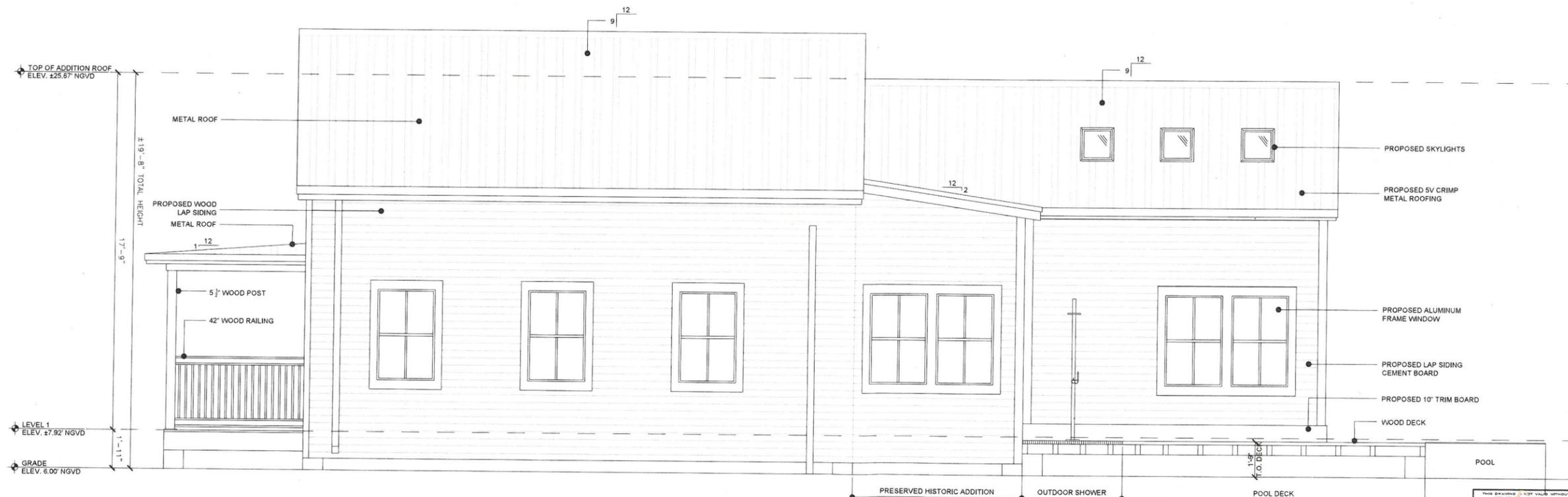
CLIENT: TINA & MICHAEL MAZZORANA  
PROJECT: 1307 NEWTON STREET

SITE:	1307 NEWTON STREET KEY WEST, FL 33040		
TITLE:	ELEVATIONS		
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/24/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	A-202	1	

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by Serge Mashtakov P.E.  
71480 State of  
Florida  
Date:  
2021.03.24  
17:15:13 -0400



**EXISTING RIGHT SIDE ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT SIDE ELEVATION**  
SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

SITE: 1307 NEWTON STREET  
KEY WEST, FL 33040

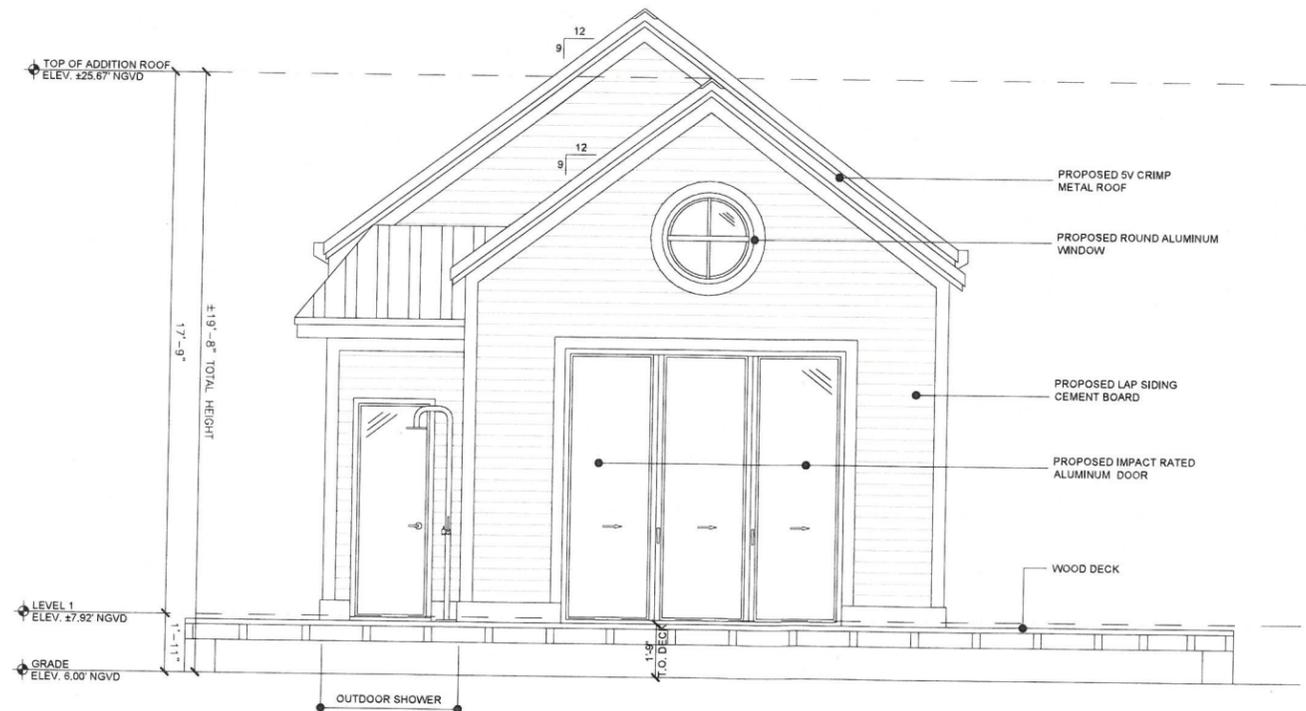
TITLE: ELEVATIONS

SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/24/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	A-203	1	

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71480 State of  
Florida  
Date:  
2021.03.24  
17:15:27 -0400



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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CA # 30835

CLIENT: TINA & MICHAEL MAZZORANA

PROJECT: 1307 NEWTON STREET

SITE: 1307 NEWTON STREET  
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/24/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2011-08	A-204	1	

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Mashtakov P.E.  
71480 State of  
Florida  
Date:  
2021.03.24  
17:45:40-04'00'



# Site Visit







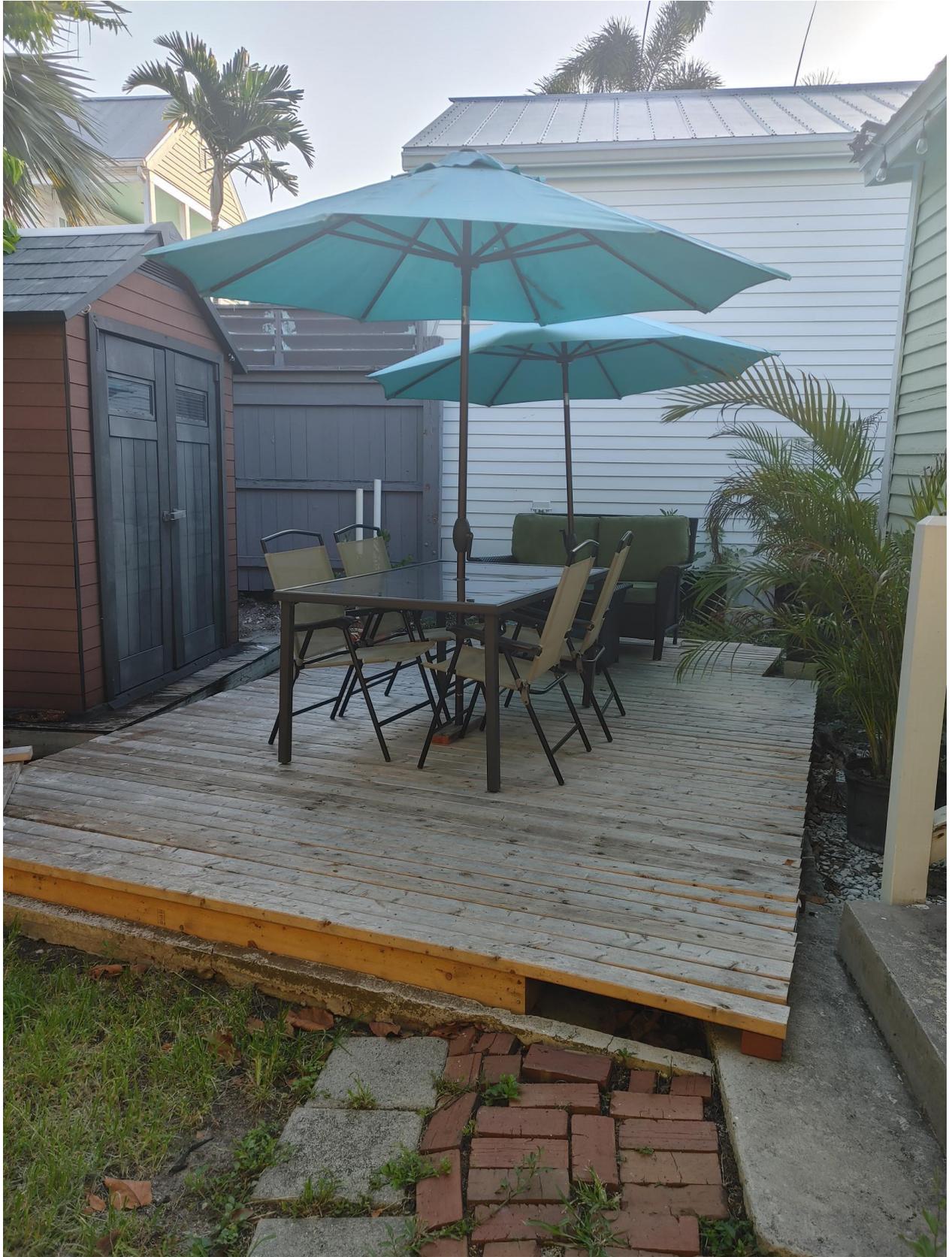




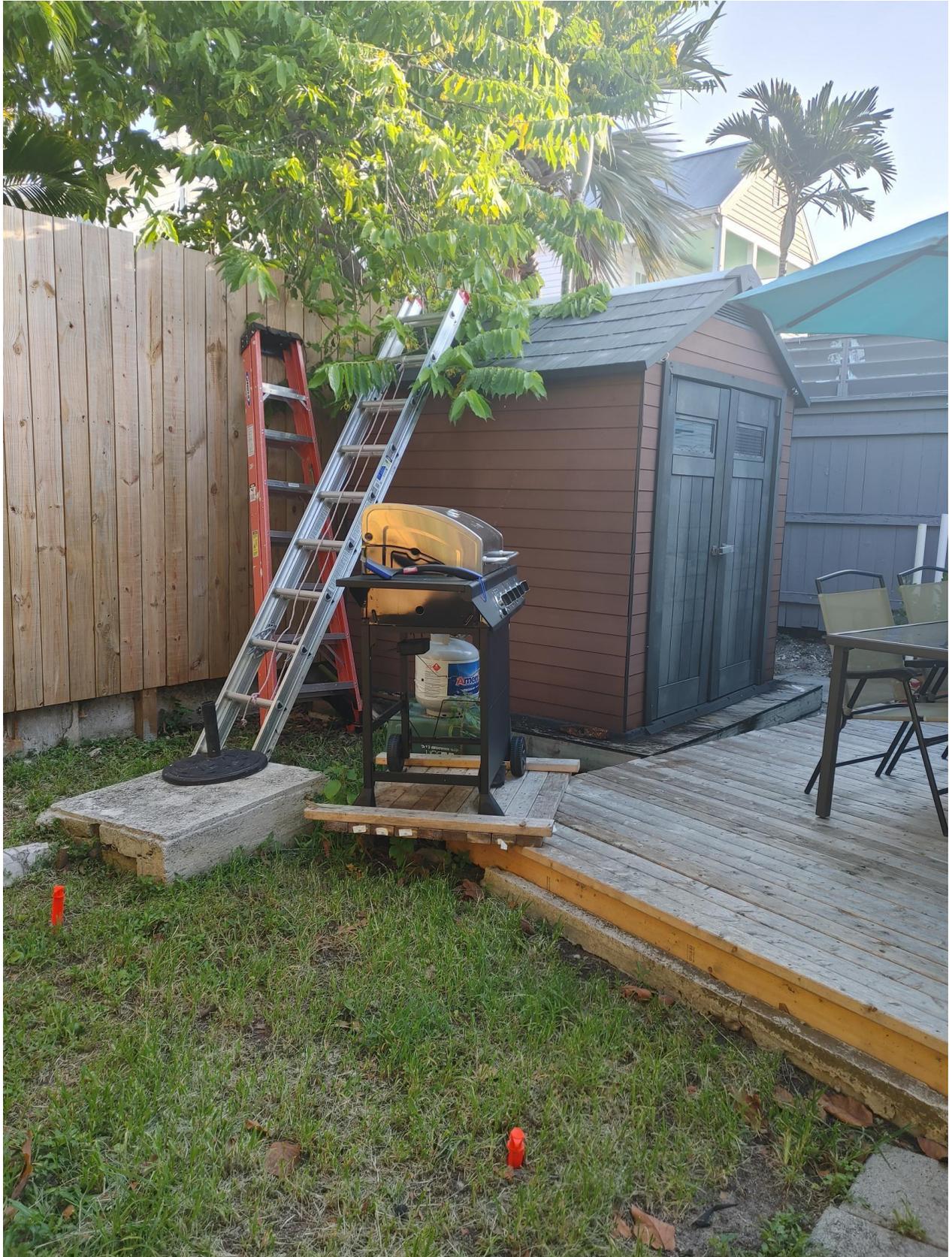


















# **Additional Information**



**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 00022630-000000  
 Account# 1023426  
 Property ID 1023426  
 Millage Group 10KW  
 Location 1307 NEWTON St, KEY WEST  
 Address  
 Legal KW WADDELLS SUBDIVISION PB 1-28 PT LT 4 SQR 2 TR 7 OR586-994  
 Description OR652-509 OR917-1275 OR922-1547/48 OR930-381/82 OR930-383  
 OR1047-2241/42 OR1196-1741/42 OR1866-646/47 OR2040-996/98  
 OR2501-137/38 OR2962-946  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6284  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

MAZZORANA MICHAEL  
 1307 Newton St  
 Unit A  
 Key West FL 33040

MAZZORANA TINA  
 1307 Newton St  
 Unit A  
 Key West FL 33040

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$104,959	\$122,453	\$94,755	\$94,755
+ Market Misc Value	\$237	\$1,819	\$1,569	\$1,569
+ Market Land Value	\$420,502	\$374,420	\$401,781	\$448,583
= Just Market Value	\$525,698	\$498,692	\$498,105	\$544,907
= Total Assessed Value	\$455,715	\$343,318	\$312,107	\$283,734
- School Exempt Value	(\$25,000)	\$0	\$0	\$0
= School Taxable Value	\$430,715	\$498,692	\$498,105	\$544,907

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,743.00	Square Foot	32	83.5

**Buildings**

Building ID	1731	Exterior Walls	B & B	
Style	1 STORY ELEV FOUNDATION	Year Built	1938	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015	
Gross Sq Ft	1025	Foundation	WD CONC PADS	
Finished Sq Ft	857	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	EXCELLENT	Flooring Type	SFT/HD WD	
Perimeter	134	Heating Type	FCD/AIR NON-DC	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	4	Half Bathrooms	0	
Interior Walls	WD PANL/CUSTOM	Grade	450	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	857	857	0
OPF	OP PRCH FIN LL	168	0	0
TOTAL		1,025	857	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	2009	2010	1	49 SF	2
FENCES	2020	2021	1	132 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
5/3/2019	\$630,000	Warranty Deed	2218463	2962	946
1/14/2011	\$250,000	Warranty Deed		2501	137
8/26/2004	\$615,000	Warranty Deed		2040	996
2/18/2003	\$399,000	Warranty Deed		1866	0646
1/1/1992	\$117,000	Warranty Deed		1196	1741
4/1/1988	\$131,000	Warranty Deed		1047	2241
12/1/1984	\$55,900	Warranty Deed		930	381
2/1/1976	\$27,000	Conversion Code		652	509

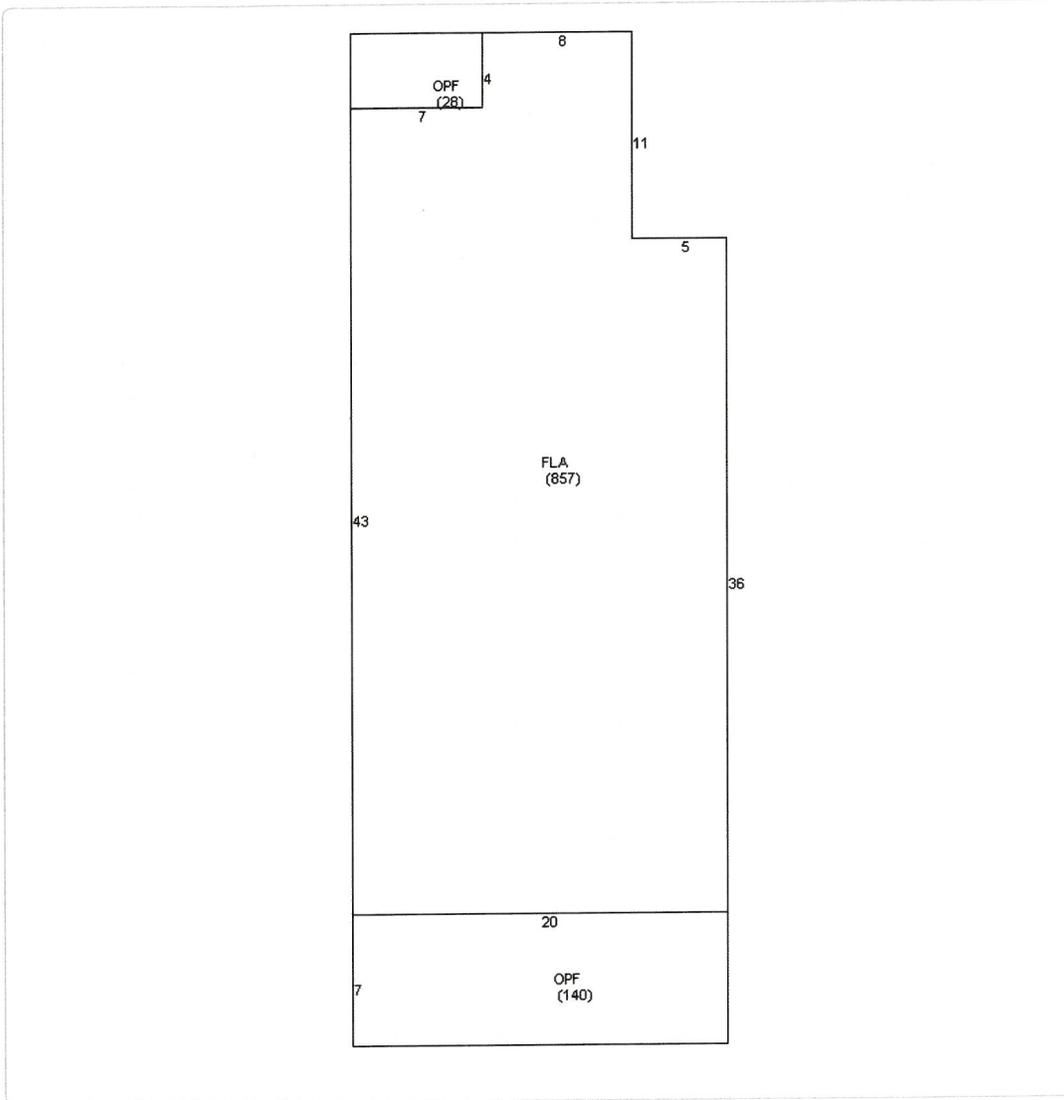
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type
20-1995	9/17/2020	10/2/2020	\$10,526	Residential
19-4269	1/28/2020	3/23/2020	\$0	Residential
19-2743	11/26/2019	4/16/2020	\$0	Residential
19-3553	11/13/2019	8/4/2020	\$48,576	Residential
11-0349	2/9/2011	2/10/2014	\$2,200	Residential
11-0305	2/7/2011	2/10/2014	\$4,508	Residential
02/1647	6/24/2002	9/11/2002	\$1,800	Residential
0000314	2/8/2000	8/1/2000	\$400	Residential

**View Tax Info**

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Sketches (click to enlarge)



Photos



Map



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[2020 TRIM Notice \(PDF\)](#)

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2020 Notices Only

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

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