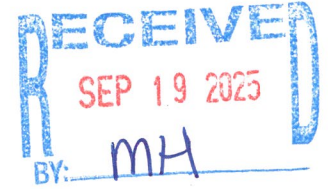


SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696



OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

September 16, 2025

James Singelyn, Acting Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Variance Application 906 Packer Street, Key West, Florida 33040
Property ID# - 00021550-000100

Dear Mr. Singelyn,

Please allow this letter and supporting documentation to serve as my client's, Danielle Hert ("Applicant"), application for variances at 906 Packer Street, Key West, Florida 33040 (the "Property") located in the Historic High Density Residential ("HHDR") zoning district. Pursuant to code Sec. 90-391, this variance request is made in order to accommodate the elevation and second floor renovations of a historic residential structure. Specifically, this application requests a variance to code Section 122-630(6) with regard to the required side setbacks for primary structures. As the attached site plan and surveys will show, the proposed new structure will maintain existing nonconforming setbacks. The current historic structure is only 752 sq. feet in total with the second floor being 144 sq. feet of that total. The proposal is to elevate the structure and modify the second floor in order to add a bedroom. The existing second floor was added to the one-story structure sometime in the 1970s as a second story rear addition. The proposed modifications will increase the structure's three-dimensional envelope, but not beyond existing setbacks.

There are no proposed changes to the other existing nonconformities. Due to the elevation of the structure, the impervious surface has been significantly improved.

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUIRED
Lot Size	4,000 sq. ft.	1,540 sq. ft.	1,540 sq. ft.	Existing noncompliance
Lot Width	40	22	22	Existing noncompliance
Lot Depth	90	90	90	No
Max Building Coverage	770 sq. ft. (50%)	799 sq. ft. (51%)	799 sq. ft. (51%)	Existing noncompliance

Max Impervious	924 sq. ft. (60%)	817 sq. ft. (53%)	50 sq. ft. (0.32%)	No
Min. Open Space	539 sq. ft. (35%)	723 sq. ft. (47%)	703 sq. ft. (45%)	No
Setbacks:				
Front	10'	9'-6"	9'-6"	Existing noncompliance
Rear	20'	20'-7"	20'-7"	No
Side	5'	2'-1"	2'-1"	Yes
Side	5'	3'-3"	3'-3"	Yes

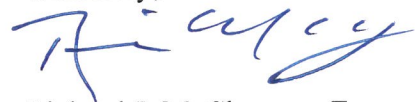
In support of the request, the Applicant states as follows:

1. Existence of special conditions or circumstances. 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.
 - a. Special conditions exist. The existing lot is less than half the size of the required minimal lot size creating a hardship for the current owners to make any changes to the home without impacting requirements of the LDRs.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. The existing structure is currently noncompliant in front and side setbacks, lot size, lot width and building coverage. The modifications to the existing structure do not further impact these nonconformities except by volume on the second floor. These conditions were not created 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.
 - a. Special privileges are not conferred. The variance process is established in the LDRs to address modifications to a nonconforming structure with city approval. Especially for properties and situations such as this.
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.

- a. The hardship for this request lies both in the preservation of a historic structure and its confined location on a lot that is less than half the required minimal size. This hardship challenges the ability to sensitively modify a small 752 sq. ft. historic structure to create adequate living space for today's typical family. The existing construction is not adequate for a person to reasonably live in the space.
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.
 - a. The current owner is proposing to modify the second floor within the current setbacks. The variance requested is the minimum necessary to provide reasonable use of the property. The additional square footage gained constitutes a total of 66 square feet, making the space functionally adequate.
6. Not injurious to the public welfare. That granting of the variance 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.
 - a. The granting of the variance is not injurious to the area involved or detrimental to the public interest. The variance will allow a reasonable and minimal modification to the small historic structure that will not negatively impact the historic structure or the surrounding area.
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses 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.
 - a. The Applicant did not consider other nonconforming uses of other property in developing this application.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "R. McChesney", with a stylized flourish at the end.

Richard J. McChesney, Esq.

Enc.:

As stated

Application



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Variance Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,039.06

After the Fact Application Fee Schedule

After the Fact Variance Application Fee	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

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Total Application Fee	\$ 5,591.63

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: 906 Packer Street

Zoning District: HHDR

Real Estate (RE) #: 00021550-000100

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Spottswood, Spottswood, Spottswood & Sterling, PLLC Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-304-3884

Office: 305-294-9556

Fax:

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Danielle Hert Mailing Address: 906 Packer Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: c/o 305-294-9556

Office: c/o 305-294-9556

Fax:

Email: c/o Richard@spottswoodlaw.com

Description of Proposed Construction, Development, and Use:

The proposal is to elevate the structure to meet base flood elevation and make modifications to the Second floor to allow for a bedroom.

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

A variance to code Section 122-630(6) for front and side setbacks

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? ☐ Yes ☒ No

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

Is this variance request for habitable space pursuant to Section 122-1078? ☐ Yes ☒ No

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

Site Data Table

	Code Requirement	Existing	Proposed	Variance Request
Zoning		SEE ATTACHED COVER LETTER AND SITE PLANS		
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or No. of seats				

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

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

Standards for Considering Variances

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

See attached cover letter

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

See attached cover letter

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.

See attached cover letter

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.

See attached cover letter

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.

See attached cover letter

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.

See attached cover letter

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.

See attached cover letter

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

Authorization & Verification



**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, Danielle Hert authorize
Please Print Name(s) of Owner(s) as appears on the deed

Spottswood, Spottswood, Spottswood & Sterling, PLLC
Please Print Name of Representative

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



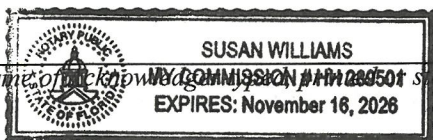
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this August 28, 2025
Date

by Danielle Hert
Name of Owner

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

Susan Williams
Notary's Signature and Seal



Name of officer: MY COMMISSION #A11289501 stamped

HH289501
Commission Number, if any



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

I, Richard J. McChesney, in my capacity as Member
(print name) *(print position: president, managing member)*
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

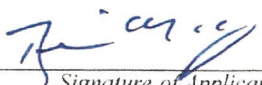
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

906 Packer Street, Key West, FL 33040

Street address of subject property

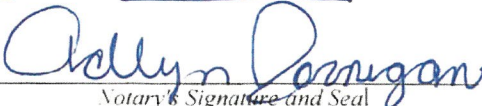
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein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

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

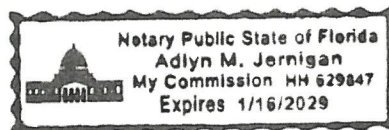

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 9/9/25 by
Richard McChesney
Name of Applicant
date

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


Notary's Signature and Seal

Adlyn Jernigan
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Warranty Deed

This Instrument Prepared by and Return to:

Debbie Condella
THE CLOSING DEPARTMENT INC
3432 Duck Avenue
Key West, Florida 33040
Our File No.: **CD-7830**

Property Appraisers Parcel Identification (Folio) Number: **00021550-00100**

Florida Documentary Stamps in the amount of **4,725.00** have been paid hereon.
Consideration paid \$675,000.00

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 13th day of November, 2024 by **Donald Schorr, a married man; James Kennedy, a married man and Mark Kennedy, a married man**, whose post office address is **14065 West Brookridge Avenue, Goodyear, AZ 85395** herein called the Grantors, to **Danielle N. Hert** whose post office address is **906 Packer Street, Key West, Florida 33040**, hereinafter called the Grantees:

(Wherever 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.)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Monroe County, State of Florida, viz.:

In the City of Key West, Monroe County, Florida, and is known as a part of Lot 4 in Square 4 of Tract 6:

Commencing at a point on the West side of Packer Street, distant Southeasterly from the corner of Olivia and Packer Streets 58 feet; running thence in a Southeasterly direction along the said Packer Street 22 feet to a point; thence at right angles in a Southwesterly direction 70 feet to a point; thence at right angles in a Northwesterly direction 22 feet to a point; thence at right angles in a Northeasterly direction 70 feet back to the Point of Beginning

Property Address: 906 Packer Street, Key West, Florida 33040

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

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.

GRANTOR(S) HEREIN WARRANTS AND REPRESENTS THAT THE LAND CONVEYED IN THIS WARRANTY DEED IS NOT THEIR HOMESTEAD, NOR THE HOMESTEAD OF ANY MEMBER OF THEIR FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2023

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Daniel Moon

Witness #1 Printed Name

1559 N LITCHFIELD RD GOODYEAR AZ 85395
Address:

Donald Schorr
Donald Schorr

Witness #2 Signature

Esther MANOLLE

Witness #2 Printed Name

1559 N LITCHFIELD RD GOODYEAR AZ 85395
Address:

State of ARIZONA
County of MARICOPA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 29 day of OCTOBER, 2024 by **Donald Schorr** who is/are personally known to me or have produced Donald Schorr as identification.

SEAL



DENISE MACKEDA
Notary Public - Arizona
MARICOPA County
Commission # 660442
My Comm. Expires 01-10-2028

Denise Mackeda

Notary Public

Denise Mackeda

Printed Notary Name

My Commission Expires:

01-10-2028

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Jon Jackson

Witness #1 Printed Name

3904 Shelbyville Rd. Louisville,
Address: KY 40245

James Kennedy
James Kennedy

Katherine
Witness #2 Signature

Katherine Servino
Witness #2 Printed Name

3904 Shelbyville Rd. Louisville,
Address: KY 40245

State of Kentucky
County of Jefferson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of October, 2024 by **James Kennedy**, who is/are personally known to me or have produced drivers license as identification.

SEAL

EMILY J. BEARDEN
Notary Public, Kentucky State at Large
My Commission Expires Feb. 27, 2027
Notary ID# KYNP67767

Emily J. Bearden
Notary Public
Emily J. Bearden
Printed Notary Name

My Commission Expires: 02/27/2027

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

B. DeWitt Jr
Witness #1 Signature

Bobby Duckwall SR
Witness #1 Printed Name

440 Northgate Rd
Address:

Courtney Farnon
Witness #2 Signature

Courtney Farnon
Witness #2 Printed Name

10607 waycross Ave, 40229
Address:

Mark A Kennedy
Mark Kennedy

State of Kentucky
County of Jefferson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of October, 2024 by Mark Kennedy, who is/~~are~~ personally known to me or have produced VA Identification as identification.



My Commission Expires: 5.31.2028

Lauren R. Rosche KYNP5721
Notary Public
Lauren R. Rosche
Printed Notary Name

Property Record Card

Monroe County, FL

****PROPERTY RECORD CARD******Disclaimer**

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

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

Summary

Parcel ID 00021550-000100
 Account# 1022306
 Property ID 1022306
 Millage Group 10KW
 Location 906 PACKER St, KEY WEST
 Address
 Legal KW PT LT 4 SQR 4 TR 6 OR617-92 OR758-353 OR872-1237 OR1183-2207 OR1185-10 OR1185-11 OR3295-52 OR3295-893 OR3296-2137 OR3300-1608
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

HERT DANIELLE N
 906 Packer St
 Key West FL 33040

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$120,016	\$117,685	\$109,088	\$100,868
+ Market Misc Value	\$528	\$416	\$416	\$416
+ Market Land Value	\$676,922	\$666,666	\$641,025	\$410,256
= Just Market Value	\$797,466	\$784,767	\$750,529	\$511,540
= Total Assessed Value	\$797,466	\$130,169	\$126,378	\$122,698
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$797,466	\$105,169	\$101,378	\$97,698

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$666,666	\$117,685	\$416	\$784,767	\$130,169	\$25,000	\$105,169	\$500,000
2023	\$641,025	\$109,088	\$416	\$750,529	\$126,378	\$25,000	\$101,378	\$500,000
2022	\$410,256	\$100,868	\$416	\$511,540	\$122,698	\$25,000	\$97,698	\$388,842
2021	\$252,991	\$55,929	\$416	\$309,336	\$119,125	\$25,000	\$94,125	\$190,211
2020	\$252,991	\$55,929	\$416	\$309,336	\$117,481	\$25,000	\$92,481	\$191,855
2019	\$247,863	\$56,803	\$416	\$305,082	\$114,840	\$25,000	\$89,840	\$190,242
2018	\$253,696	\$56,803	\$416	\$310,915	\$112,699	\$25,000	\$87,699	\$198,216

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,540.00	Square Foot	22	70

Buildings

Building ID	1632	Exterior Walls	B & B
Style	2 STORY ELEV FOUNDATION	Year Built	1948
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2003
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	816	Roof Type	GABLE/HIP
Finished Sq Ft	752	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	158	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	752	752	0
OPF	OP PRCH FIN LL	64	0	0
TOTAL		816	752	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1978	1979	0 x 0	1	1 UT	2
FENCES	1979	1980	0 x 0	1	93 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
11/13/2024	\$675,000	Warranty Deed	2481107	3300	1608
10/18/2024	\$0	Order (to be used for Order Det. Heirs, Probate in	2478018	3296	2137
9/1/1991	\$89,000	Warranty Deed		1185	10
4/1/1978	\$38,500	Conversion Code		758	353

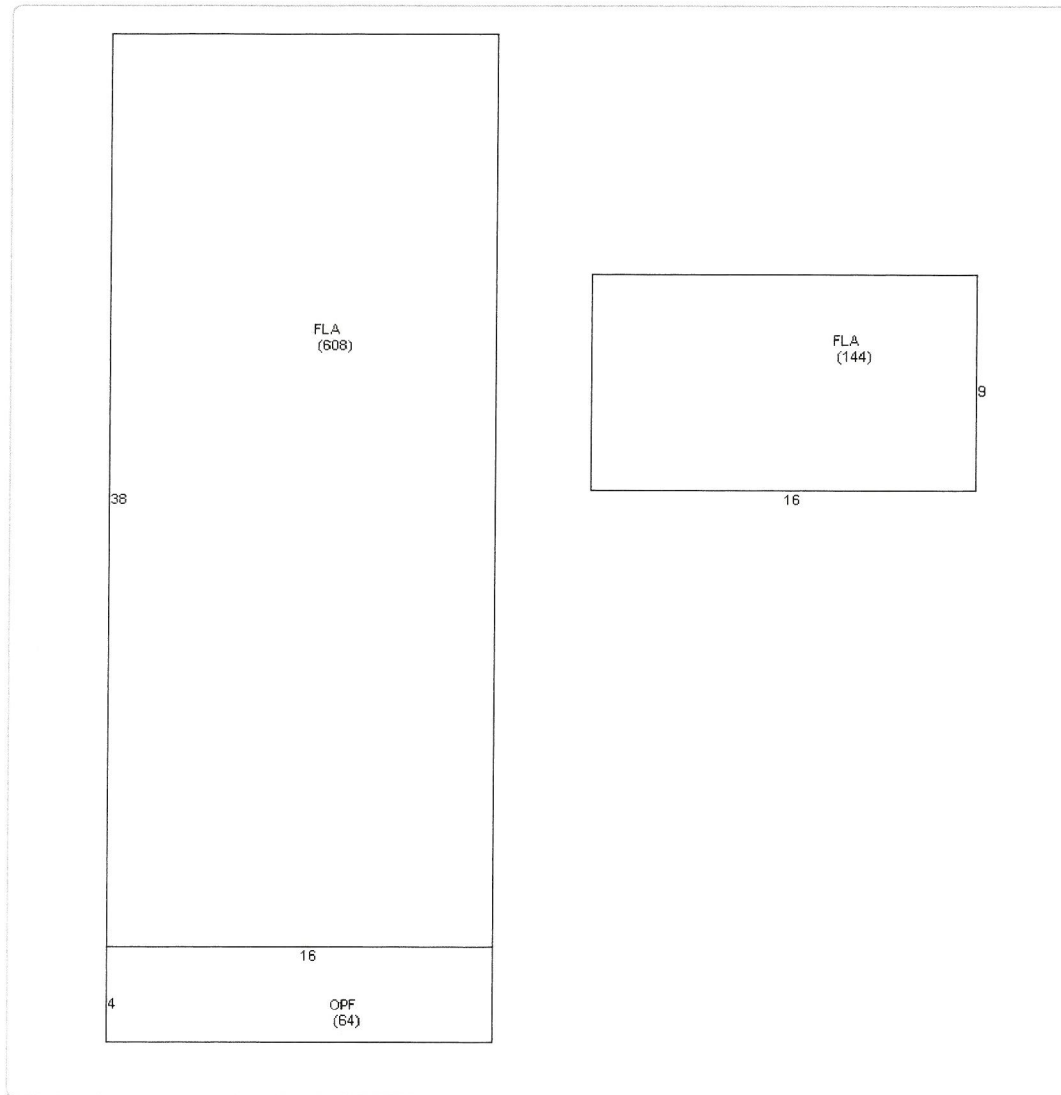
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-3035	12/02/2024	Active	\$0	Residential	Remove wood flooring to uncover foundations, sill beams and floor framing to verify condition

View Tax Info

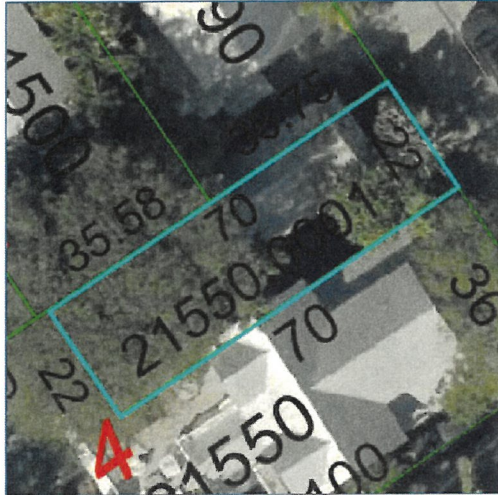
[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





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Architectural Plans & Survey

906 PACKER ST.

Key West Florida 33040

VARIANCE APPLICATION

906 PACKER STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License LAC002022

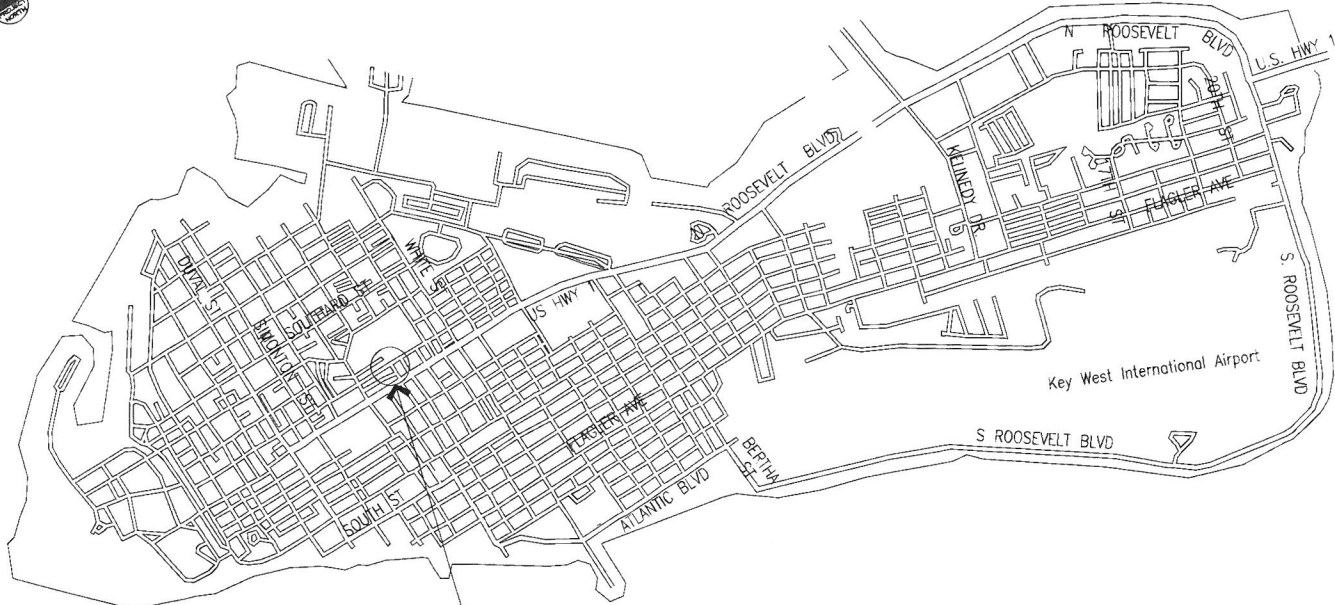
Bender & Associates
ARCHITECTS
p.a.

Project No. 250
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX

Date: 06/2/2025

C

SITE MAP - KEY WEST



SITE LOCATION:
906 PACKER ST,
KEY WEST, FL 33040

Not to Scale

PROJECT DIRECTORY

PROJECT: 906 PACKER ST.
ARCHITECT'S PROJECT No.: 2501

CONTACT: ---
Address: 906 Packer St.
Key West Florida, 33040

Tel: ---
Email: ---

ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A.
Address: 410 Angela Street, Key West, FL 33040
Tel: (305) 296-1347 Fax: (305) 296-2727
E-mail: info@benderarchitects.com
Architect: Haven Burkee
Designer Associate: Ana Catalina Alvarez

DESCRIPTION OF WORK:

RENOVATION EXISTING HOUSE.

GENERAL NOTES

1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:

FLORIDA BUILDING CODE - Building 2023 EDITION
FLORIDA BUILDING CODE - Existing 2023 EDITION
FLORIDA BUILDING CODE - Residential 2023 EDITION
FLORIDA BUILDING CODE - Plumbing 2023 EDITION
FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION
FLORIDA BUILDING CODE - Mechanical 2023 EDITION
FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION
NATIONAL ELECTRICAL CODE 2023 EDITION
NFPA 101 LIFE SAFETY CODE w/ Florida Modifications
8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION
NFPA 1 2023 EDITION

This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.

- Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground.
- Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.
- After completion of construction remove all debris and construction equipment. Restore site to original condition.
- Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.
- Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.
- Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.

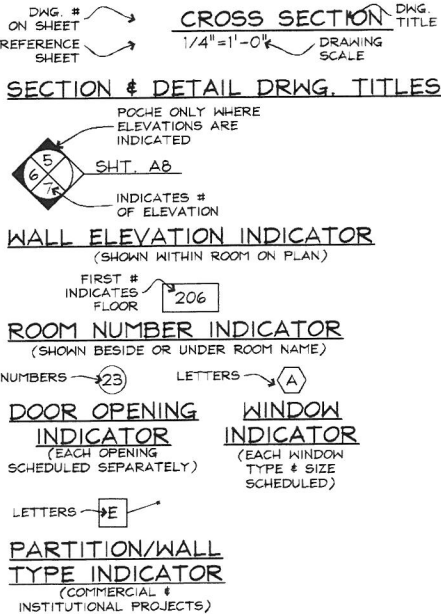
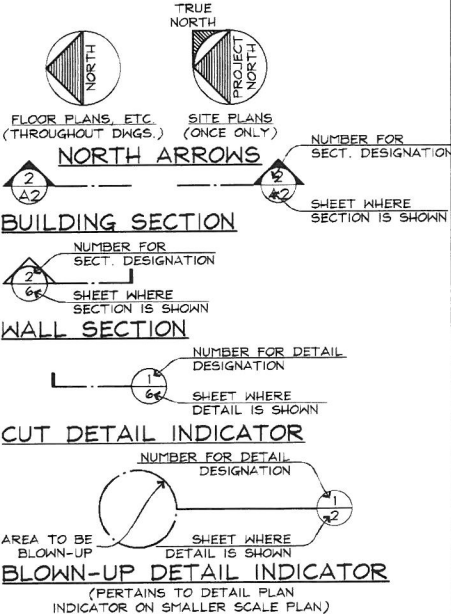
FLORIDA ADMINISTRATIVE CODE

61G1-16.003 Use of Seal. The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be construed to obligate his partners or his corporation. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not tracings, etc.) shall be so signed. The signing and sealing of the specification index sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specifications, drawings, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 61G1-23, F.A.C. An architect or interior designer shall not use his seal or do any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof. Specific Authority 481.2055, 481.221 FS. Law Implemented 481.221, 481.225(1)(e), (g), (j), 481.225(1)(g), (h), (i) FS. History-New 12-23-79, Formerly 21B-16.03, Amended 7-27-89, Formerly 21B-16.003, Amended 11-21-94, 4-18-00.

ABBREVIATIONS

AB	ANCHOR BOLT	MIN	MINIMUM
ABC	AGGREGATE BASE COURSE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BUR	BUILT UP ROOF	OD	OUTSIDE DIAMETER
CAB	CABINET	PCF	POUNDS PER CUBIC FOOT
CER	CERAMIC	PL	PROPERTY LINE
CL	CENTER LINE	PLF	PLASTIC LAMINATE
CLG	CEILING	PLN	POUNDS PER LINEAL FOOT
CMU	CONCRETE MASONRY UNIT	PT	PANEL
COL	COLUMN	PT	POINT
CONC	CONCRETE	PVC	POLYVINYLCHLORIDE
DBL	DOUBLE	R	RADIUS (OR) RISER
DIAG	DIAGONAL	R/A	RETURN AIR
DS	DOWNSPOUT	REFR	REFRIGERATOR
DTL	DETAIL	SF	SQUARE FOOT (FEET)
DWR	DRAWER	SS	STAINLESS STEEL
EJ	EXPANSION JOINT	SPEC	SPECIFICATION
EL	ELEVATION	T	TYPICAL
ELEC	ELECTRIC	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	VCT	VINYL COMPOSITION TILE
EXH	EXHAUST	VERT	VERTICAL
FV	FIELD VERIFY	WHD	WELDED WIRE FABRIC
GALV	GALVANIZED	WH	WATER HEATER
GI	GALVANIZED IRON	W/O	WITHOUT
HORZ	HORIZONTAL		
HDW	HARDWARE		
HVAC	HEATING VENTILATING & AIR CONDITIONING		
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD		
FIN	FINISH		
FE	FIRE EXTINGUISHER		
FND	FOUNDATION		
FTG	FOOTING		
ID	INSIDE DIAMETER		
MAX	MAXIMUM		

SYMBOLS LEGEND



MATERIAL DESIGNATIONS

CONCRETE MASONRY UNITS IN PLAN
CONC., STUCCO, PLASTER
IN ELEV./POURED CONC. IN PLAN
METAL IN ELEVATION
METAL IN SECTION
FINISH WOOD IN ELEV. & IN SECTION
DIMENSION LUMBER IN SECTION (CONTINUOUS)
WOOD BLOCKING IN SECTION (DISCONTINUOUS)
GYPSUM WALL BOARD IN SECTION (LARGE SCALE)
EARTH, NATURAL SUBSTRATE
GRAVEL, AGGREGATE BASE COURSE, FILL
FIBERGLASS BATT INSULATION
RIGID INSULATION

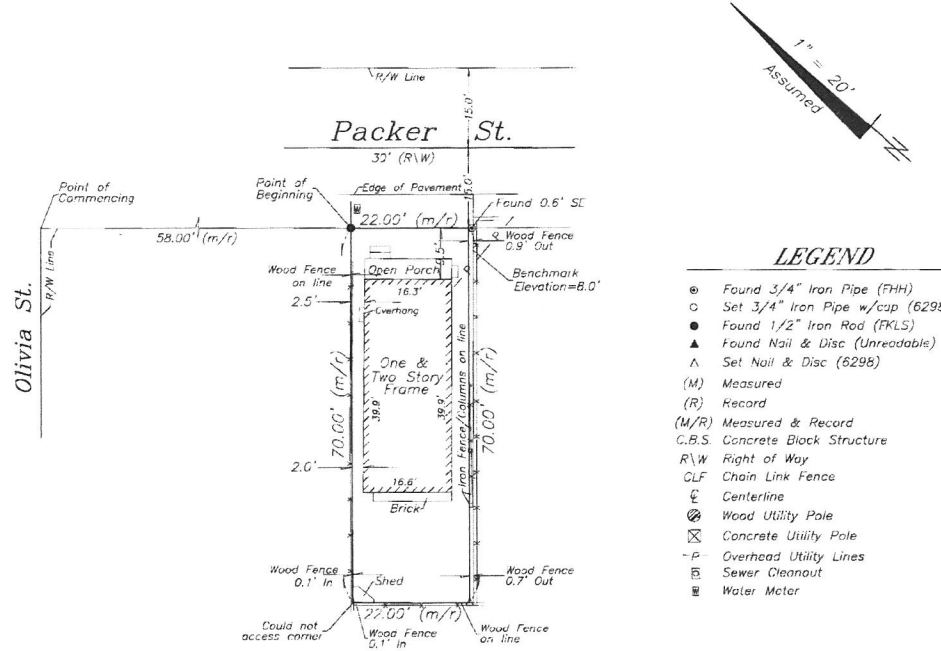
PARTITIONS & WALLS

CONCRETE MASONRY UNITS
POURED CONCRETE
WOOD FRAME
METAL STUDS
EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE DEMOLISHED

SHEET INDEX

SHEET INDEX
C COVER
A1 EXISTING / DEMO & PROPOSED SITE PLAN
A2 EXISTING / DEMO & PROPOSED FIRST FLOOR PLAN
A3 EXISTING / DEMO & PROPOSED MEZZANINE FLOOR PLAN
A4 EXISTING & PROPOSED NORTH AND EAST ELEVATIONS
A5 EXISTING & PROPOSED SOUTH AND WEST ELEVATIONS
A6 EXISTING & PROPOSED EAST ELEVATION (HEIGHT COMPARISON)
A7 EXISTING PHOTOGRAPHS
A8 PROPOSED RENDERERS

Boundary Survey Map of part of Lot 4,
Square 4, Tract 6, Island of Key West



- NOTES:
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 906 Packer 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 9, 2024
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.
 11. All bricking and concrete is not shown.

BOUNDARY SURVEY OF: In the City of Key West, Monroe County, Florida, and is known as a part of Lot 4 in Square 4 of Tract 6:
COMMENCING at a point on the West side of Packer Street, distant Southeasterly from the corner of Olivia and Packer Streets 58 feet; running thence in a Southeasterly direction along the said Packer Street 22 feet to a point; thence at right angles in a Southwesterly direction 70 feet to a point; thence at right angles in a Northwesterly direction 22 feet to a point; thence at right angles in a Northeasterly direction 70 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Danielle N. Hert;

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
December 16, 2024

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

906 PACKER STREET
KEY WEST, FLORIDA

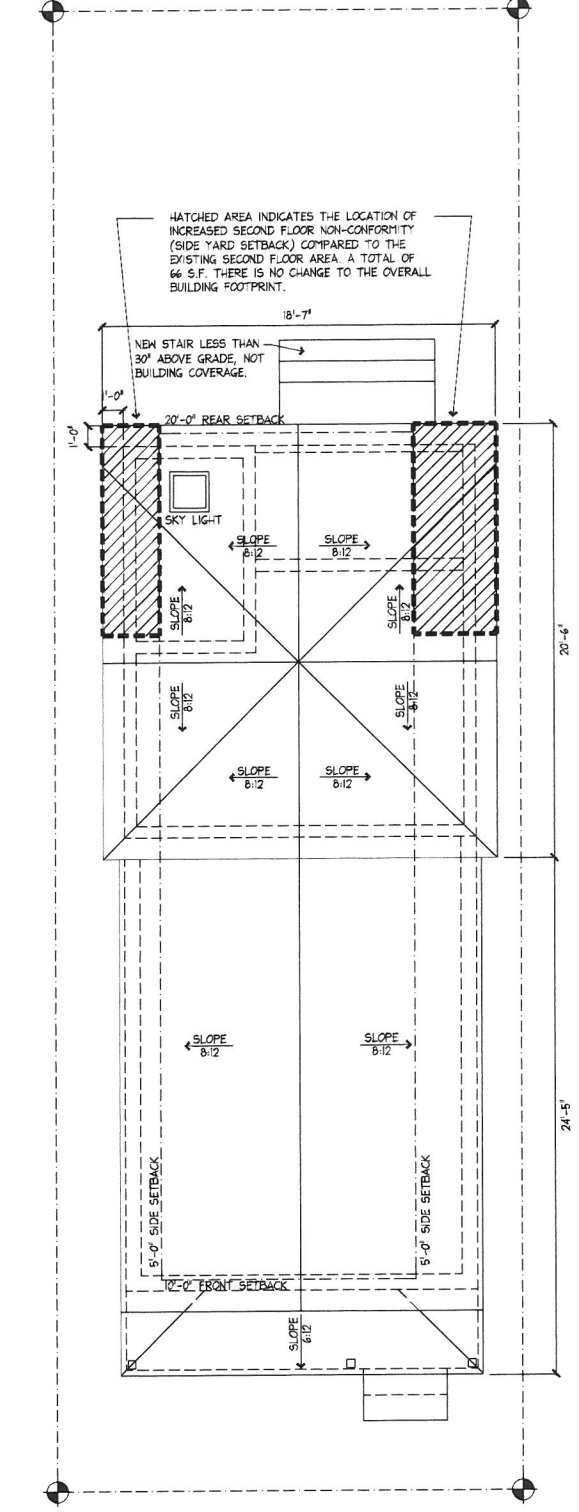
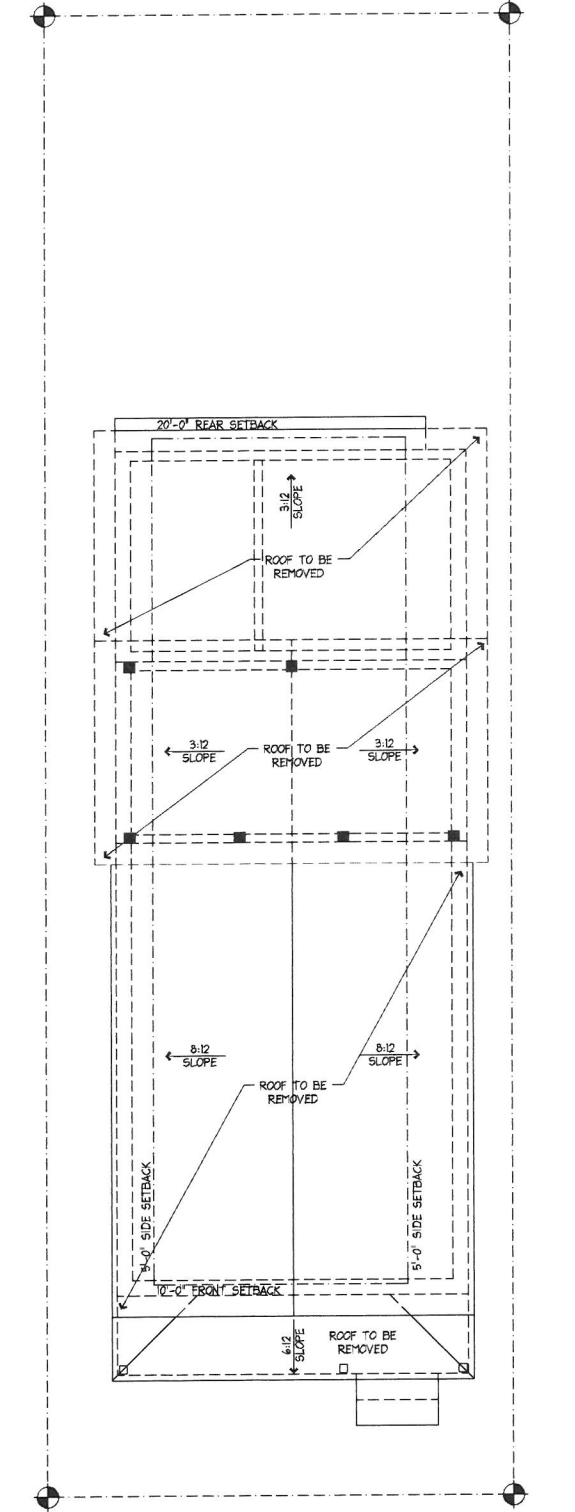
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1341
Facsimile (305) 296-2227
Florida License JAC002022

Bender & Associates
ARCHITECTS
p.a.

Project # 250
Date 08/21/2025

S

PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'X' NGVD29 TO FLOOR MAP CHANGE 'AE-9' NAVD83		
ZONING DESIGNATION	HHDR		
LOT SIZE	1,540 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	770 S.F. MAX.	799 S.F.	799 S.F.
1,540 S.F. X 50%			
IMPERVIOUS SURFACE	924 S.F. MAX.	817 S.F.	50 S.F.
1,540 S.F. X 60%			BUILDING IS ELEVATED IMPERVIOUS SURFACE REPRESENTS FOUNDATIONS
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	19'-0"	22'-6"
FRONT SETBACK (PACKER)	10'-0" MIN.	9'-6"	9'-6"
SIDE SETBACK (NORTH)	5'-0" MIN.	2'-11"	2'-11"
SIDE SETBACK (SOUTH)	5'-0" MIN.	3'-3"	3'-3"
REAR SETBACK (NORTH)	20'-0" MIN.	20'-7"	20'-7"
OPEN SPACE (35%)	539 S.F. MIN.	723 S.F.	703 S.F.



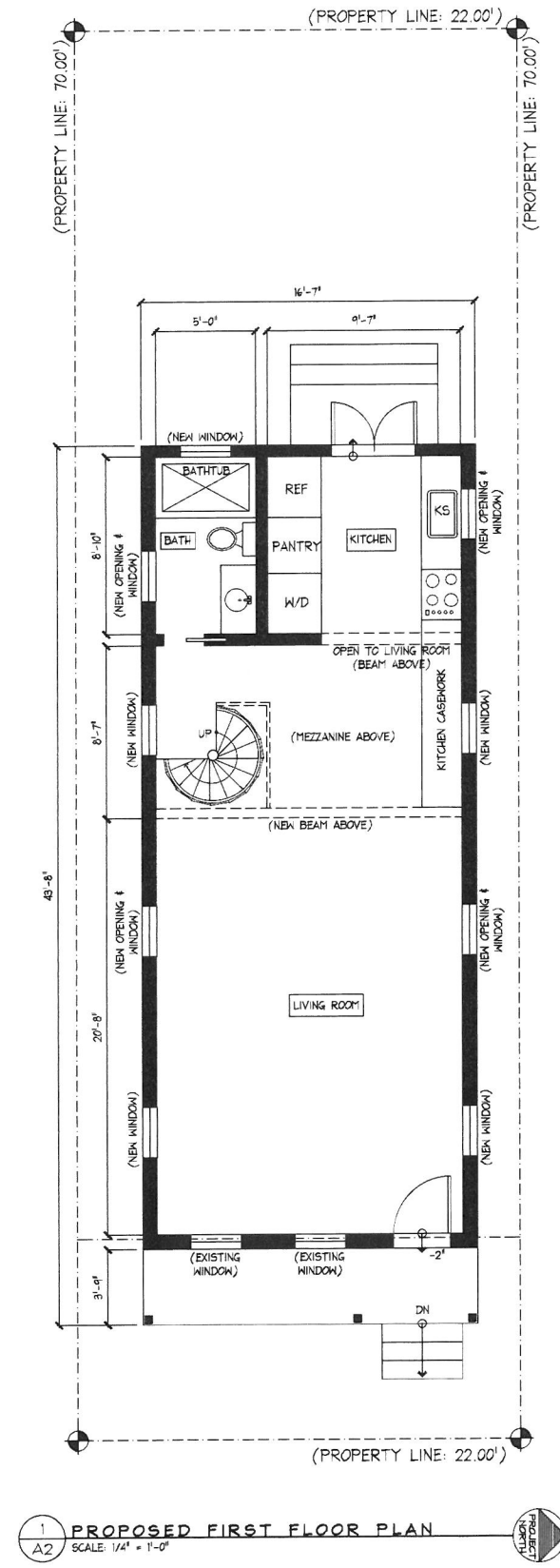
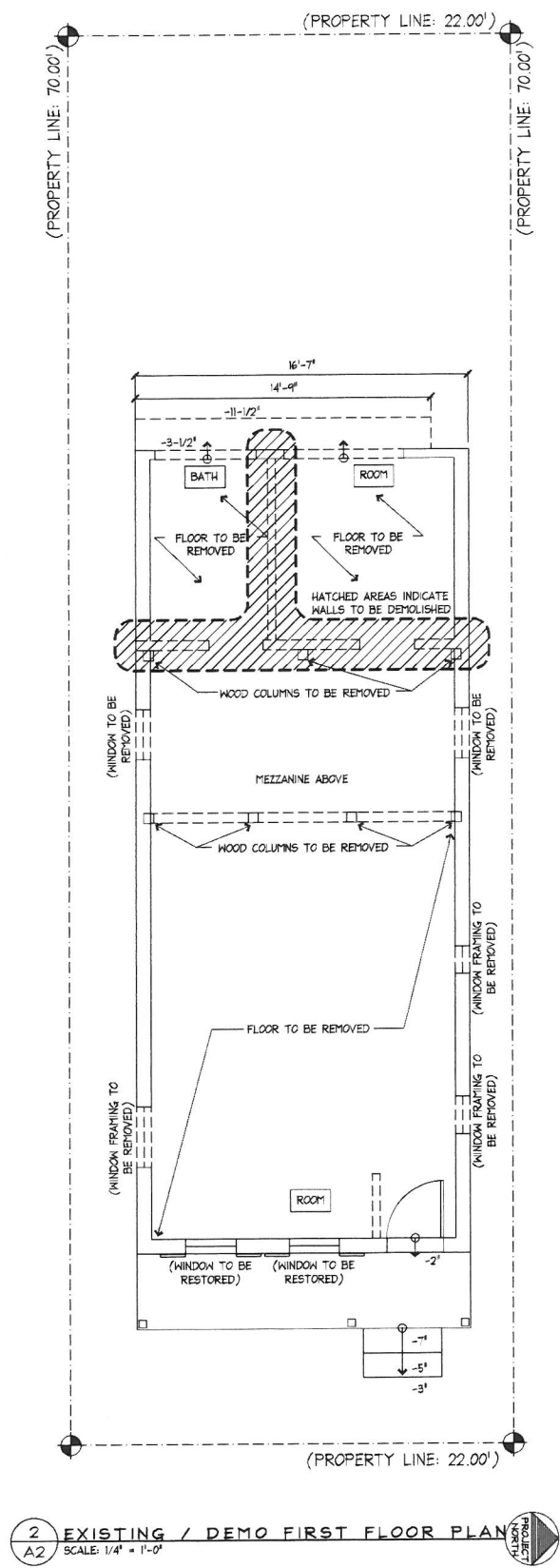
906 PACKER STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1947
Facsimile (305) 296-2727
Florida License AAC002022

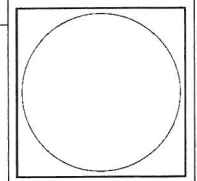
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Project No: 250
Date: 06/2/2025

A1



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KEY WEST, FLORIDA

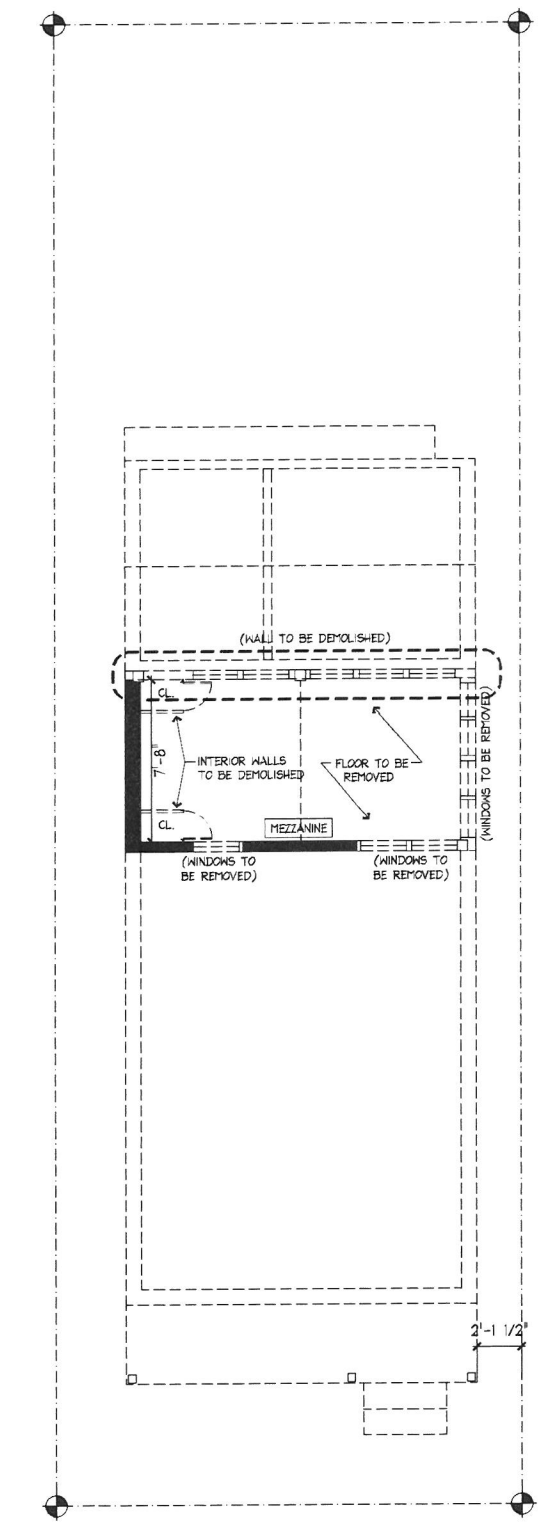


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Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License LA0002022

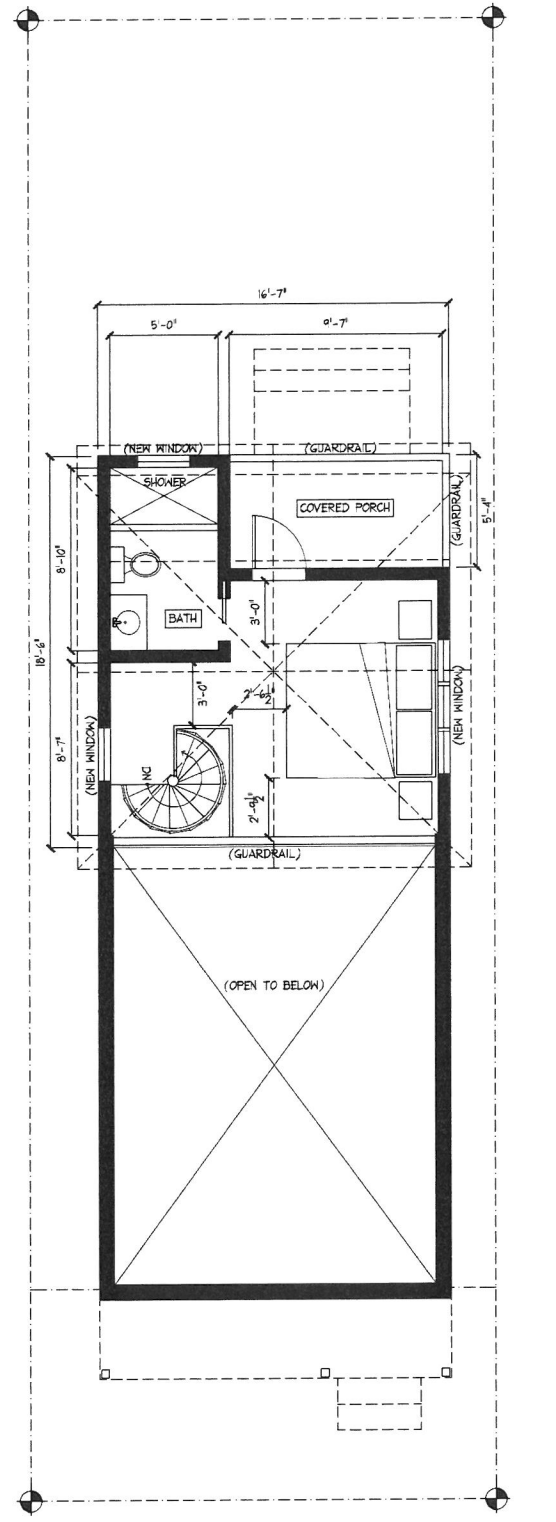
Bender & Associates
ARCHITECTS
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Project # 250
Date 06/21/2025

A2

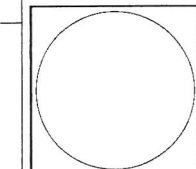


2
A3
EXISTING / DEMO MEZZANINE PLAN
SCALE: 1/4" = 1'-0"



1
A3
PROPOSED MEZZANINE PLAN
SCALE: 1/4" = 1'-0"

906 PACKER STREET
KEY WEST, FLORIDA

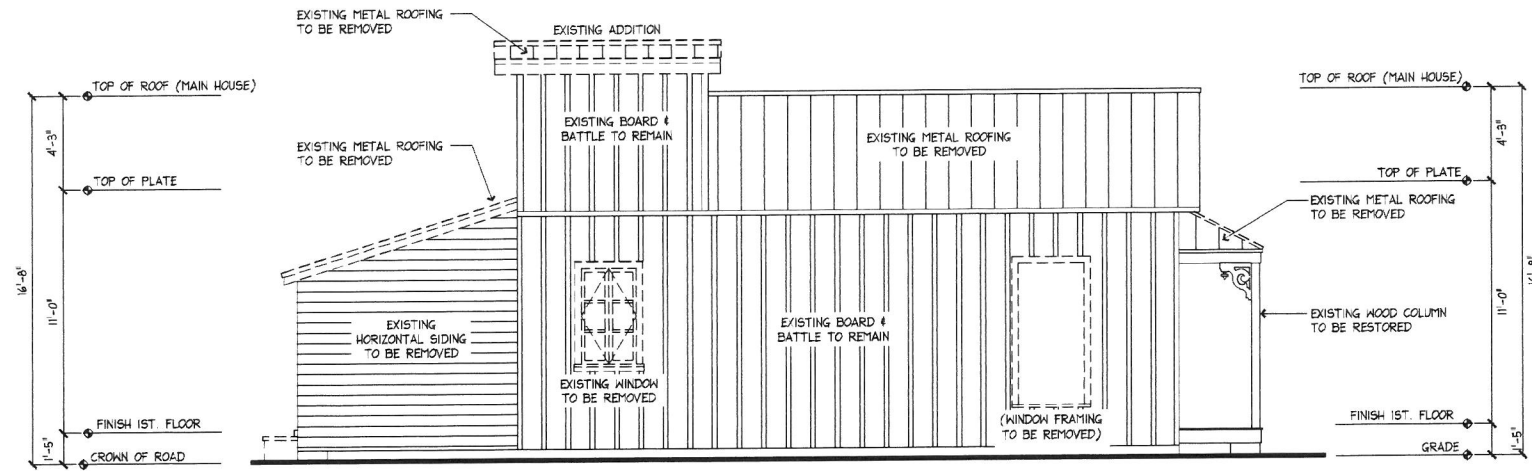


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Key West, Florida 33040
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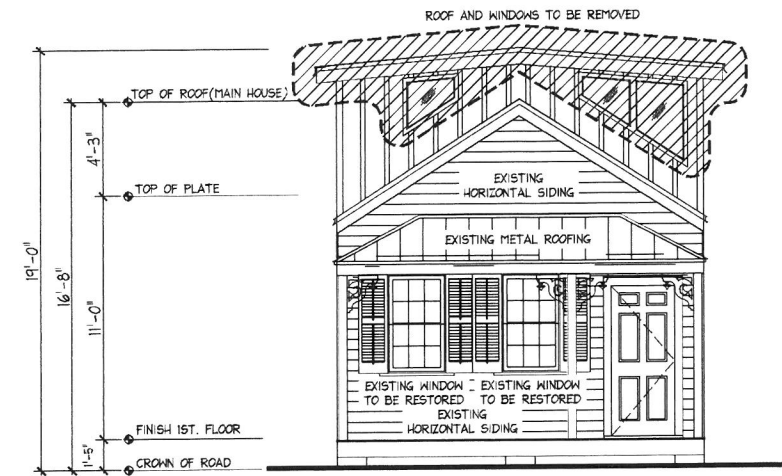
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ARCHITECTS
p.a.

Project No: 250
Date: 06/21/2025

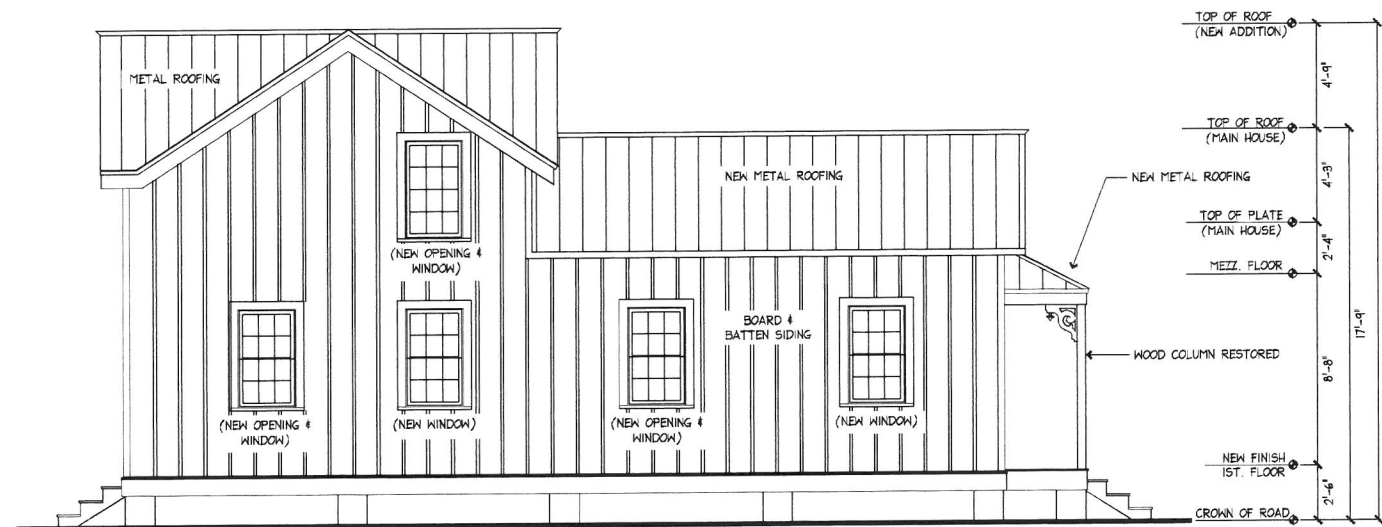
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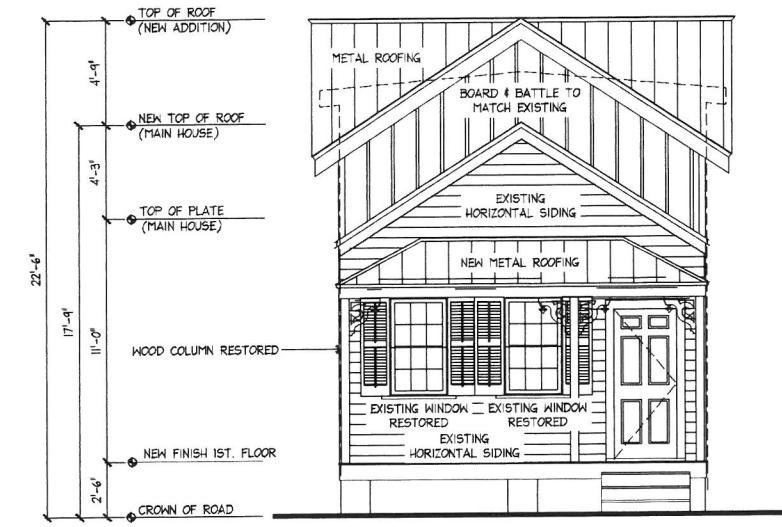
4 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

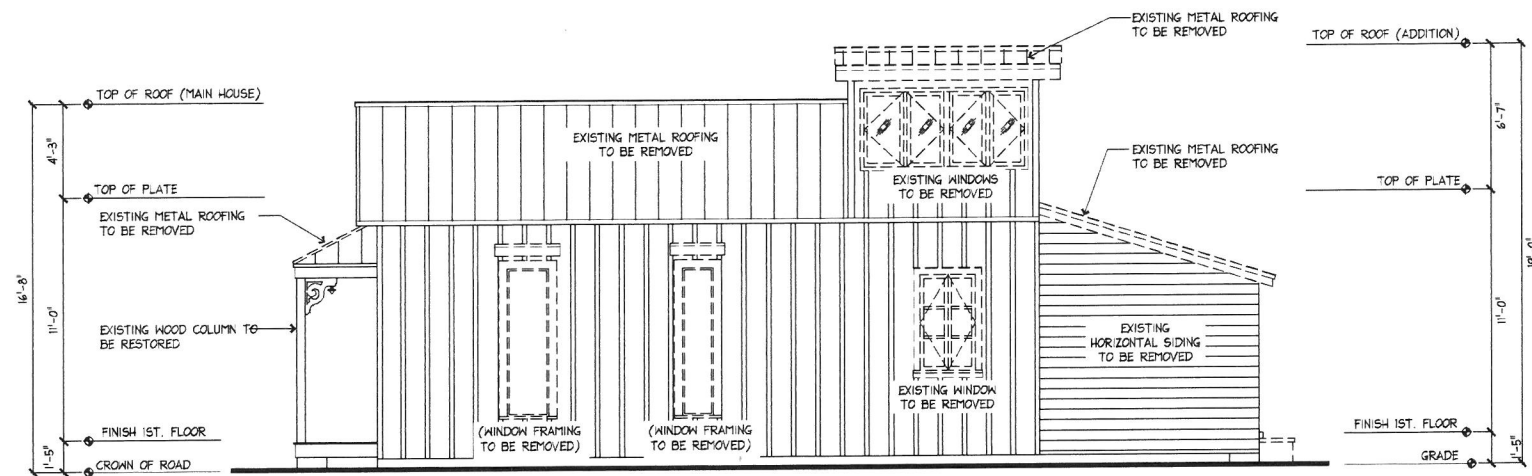
906 PACKER STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
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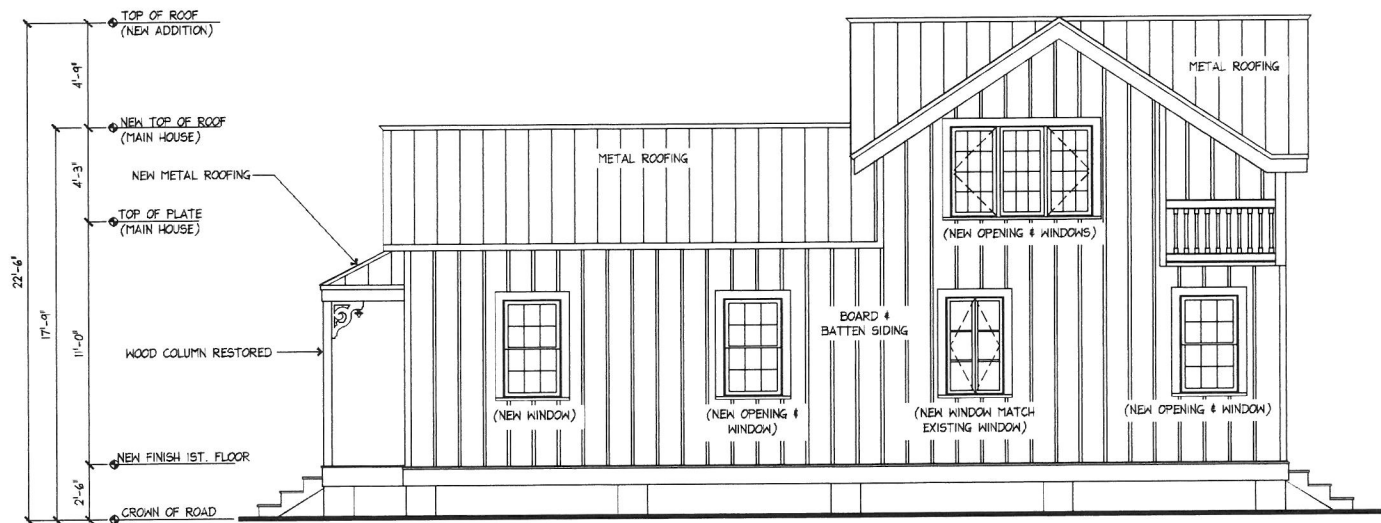
Bender & Associates
ARCHITECTS
p.a.

Project No: 2501
Date: 08/21/2025

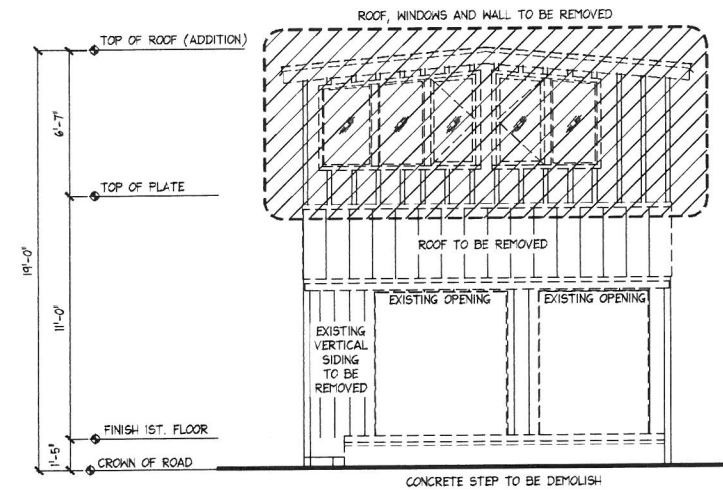
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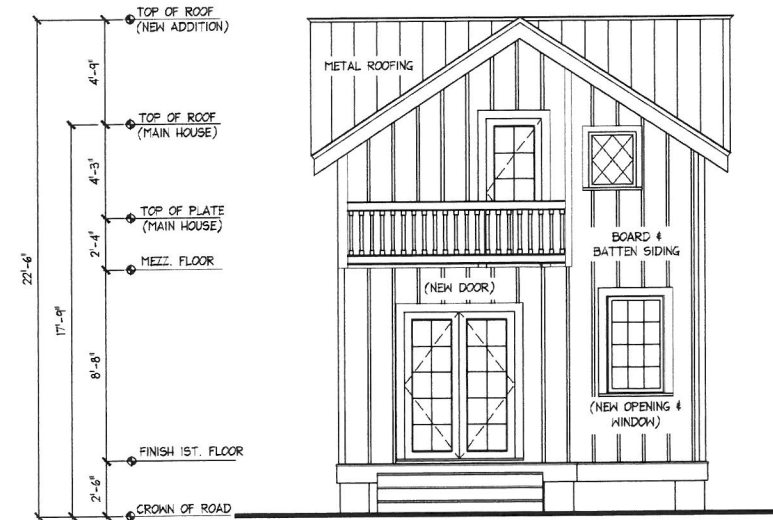
4 EXISTING SOUTH ELEVATION
A5 SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
A5 SCALE: 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
A5 SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
A5 SCALE: 1/4" = 1'-0"

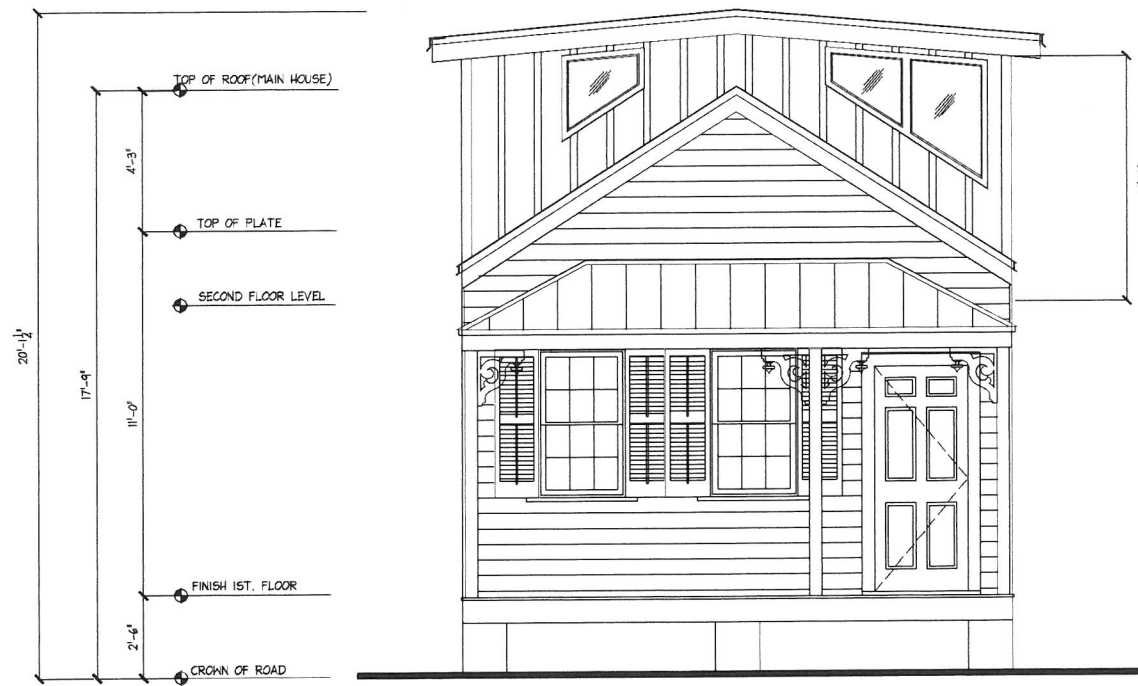
906 PACKER STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License A1C002022

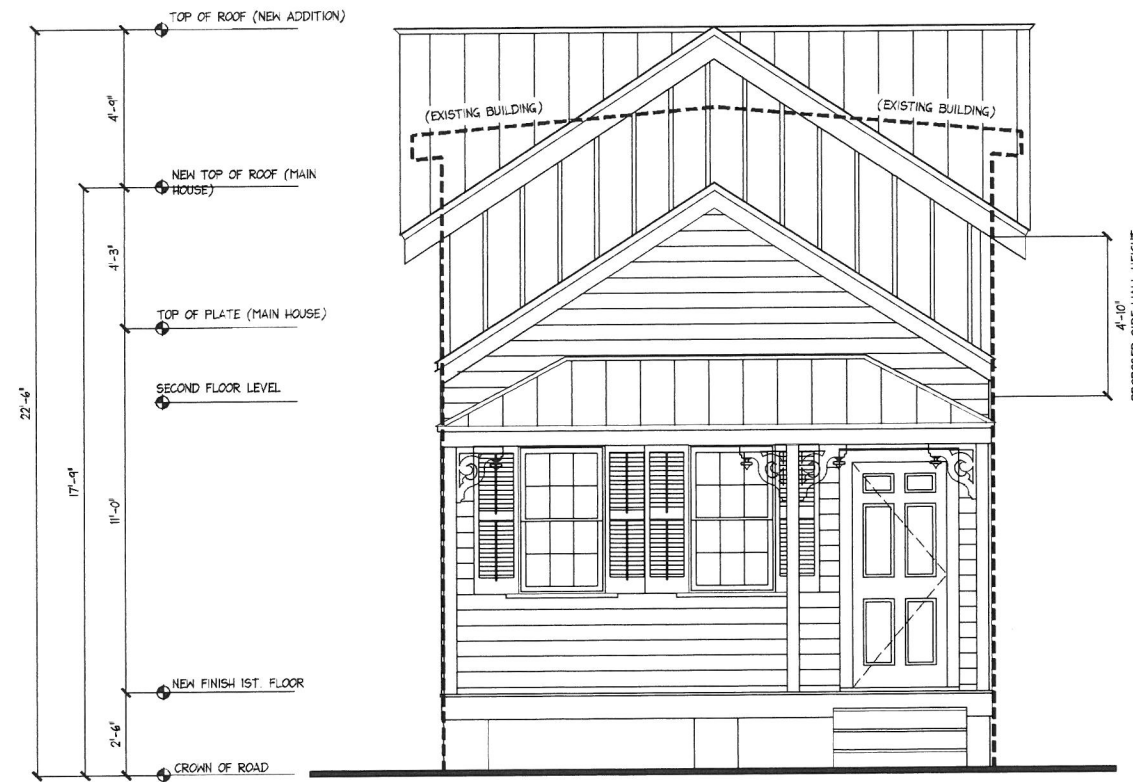
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ARCHITECTS
p.a.

Project No: 2501
Date: 06/21/2025

A5



2 EXISTING EAST ELEVATION
SCALE: 3/8" = 1'-0"



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

906 PACKER STREET
KEY WEST, FLORIDA

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Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No: 2501
Date: 08/21/2025

A6



2 PACKER STREET VIEW - SHOWN PROJECT SITE AND ADJACENT PROPERTIES
A7 SCALE: N.T.S.



1 PACKER STREET - OPPOSITE VIEW OF PROJECT SITE
A7 SCALE: N.T.S.

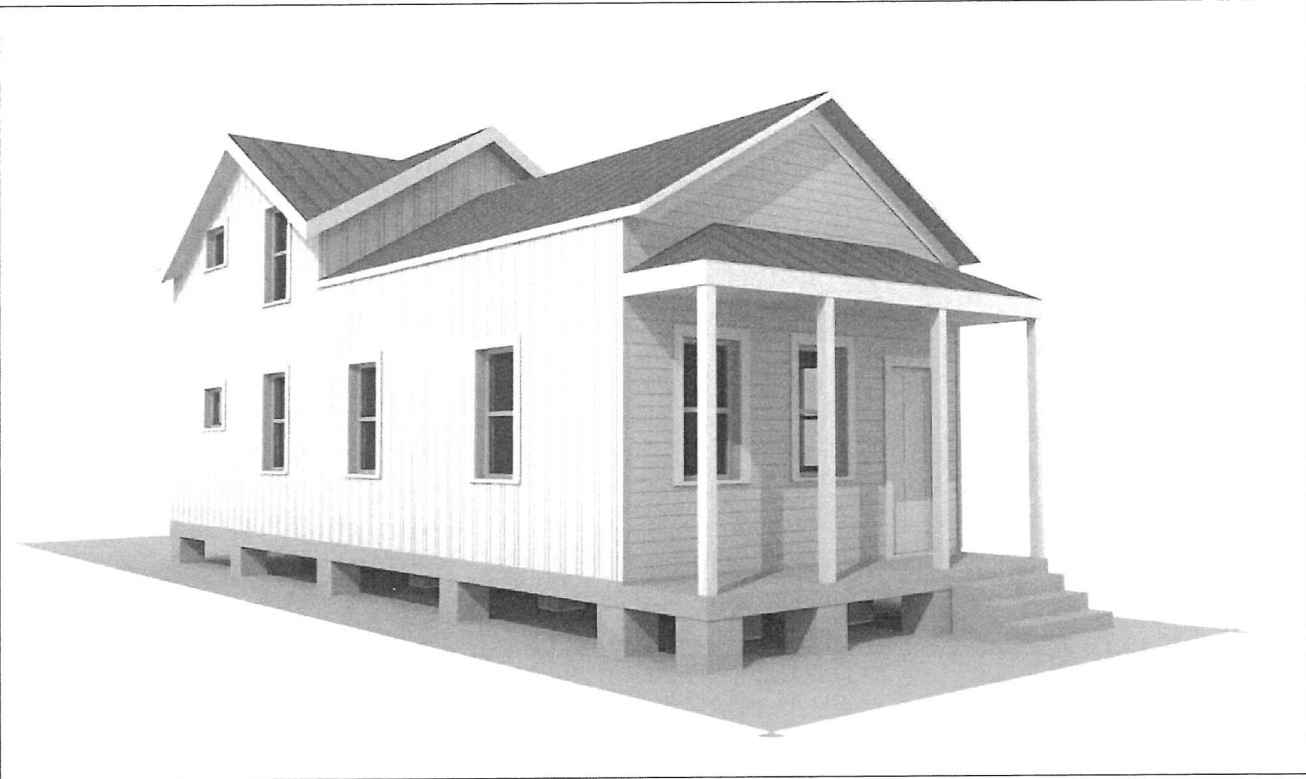
906 PACKER STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone (305) 286-1347
Facsimile (305) 286-2727
Florida License AAC002022

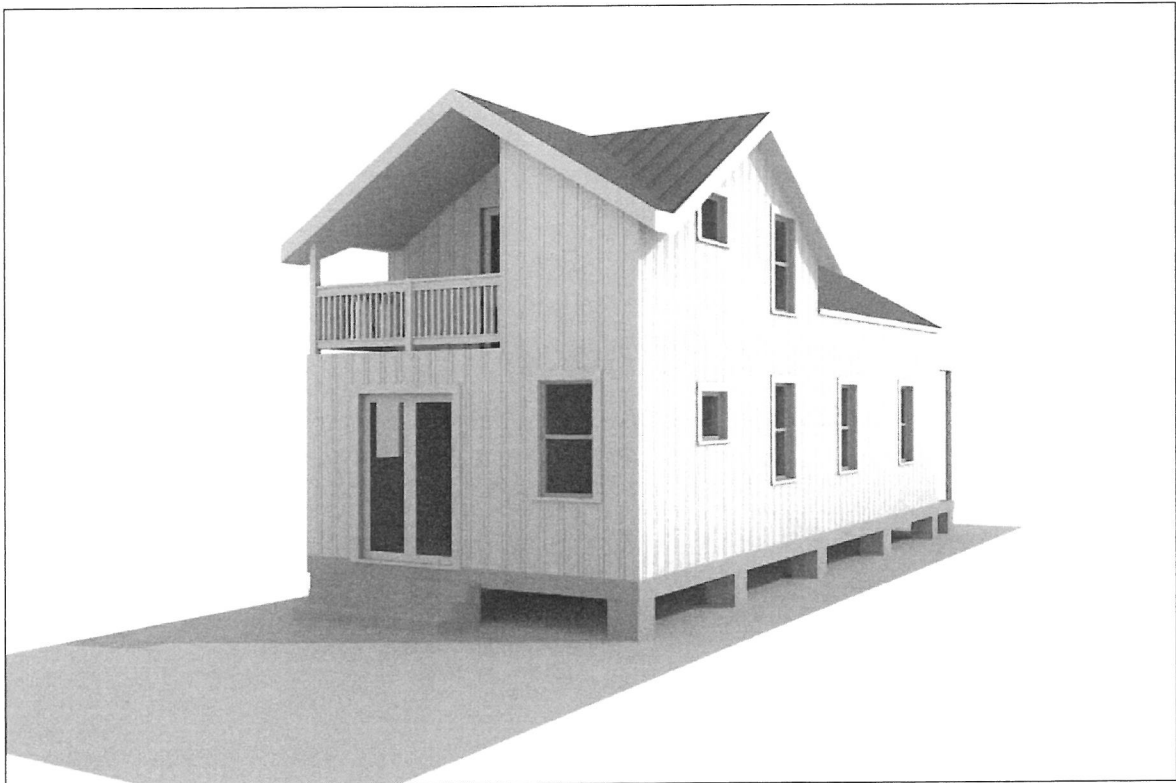
Bender & Associates
ARCHITECTS
p.a.

Project # 250
Date 06/21/2025

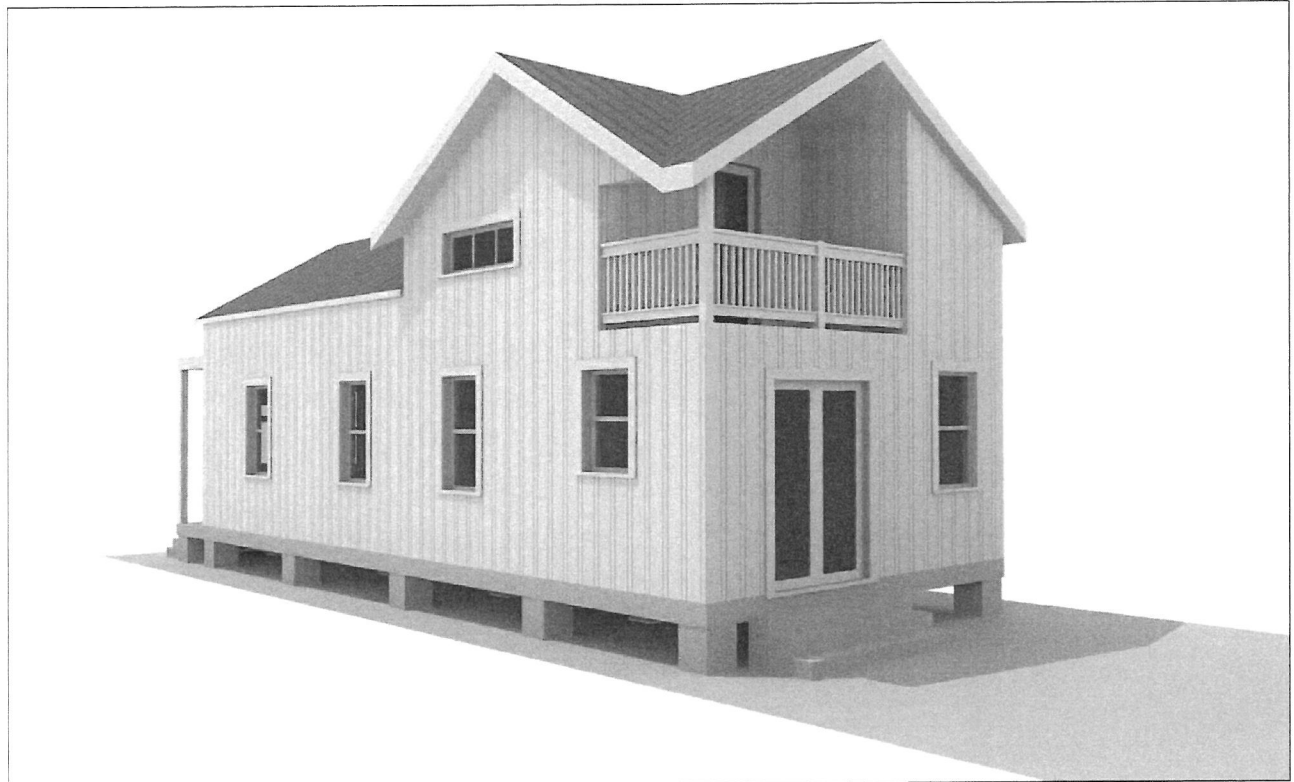
A7



3 NORTH-EAST ELEVATION RENDER
A8 N.T.S.



2 NORTH-WEST ELEVATION RENDER
A8 N.T.S.



1 SOUTH-WEST ELEVATION RENDER
A8 N.T.S.

906 PACKER STREET
KEY WEST, FLORIDA

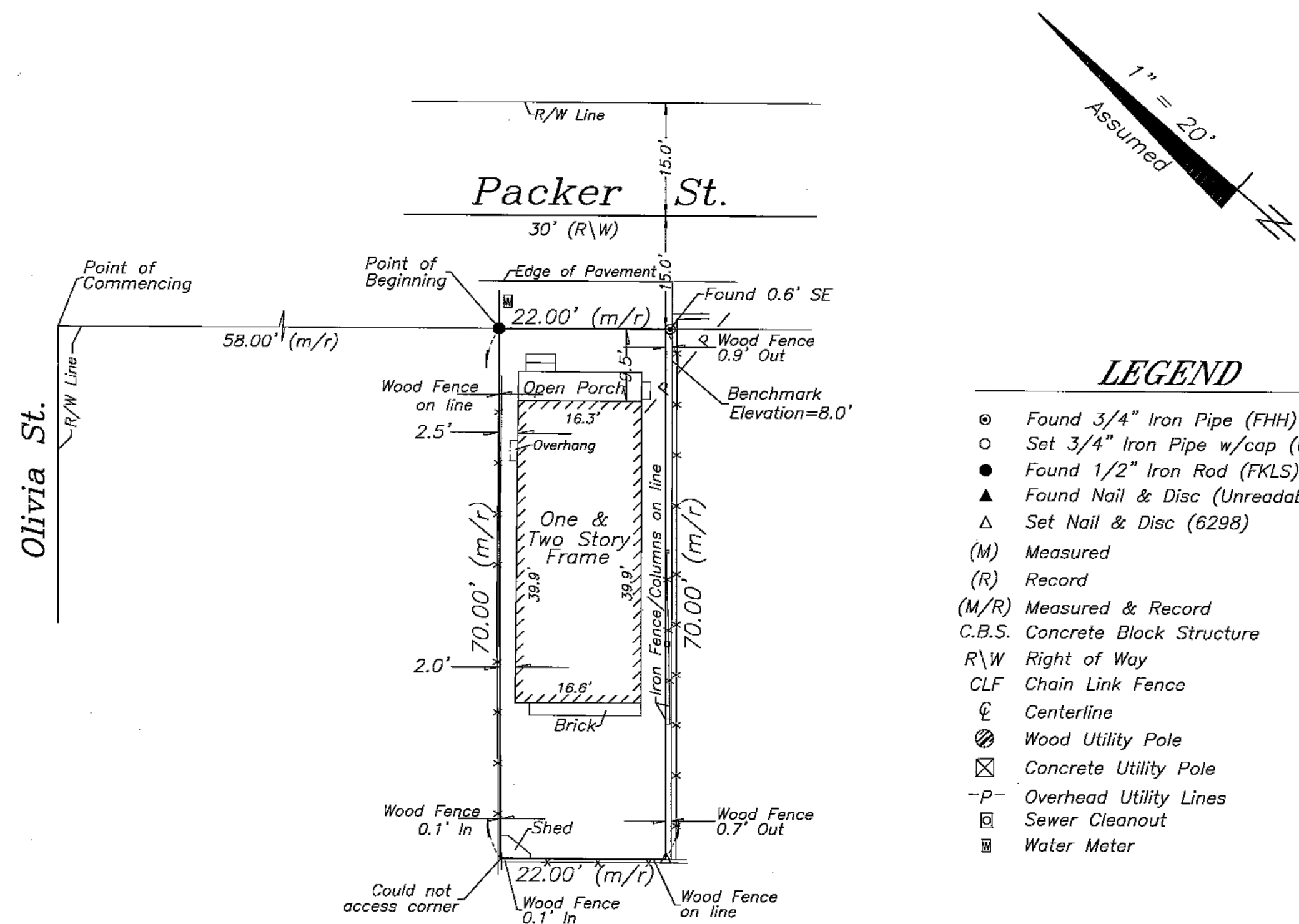
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project No. 2501
Date 08/21/2025

A8

Boundary Survey Map of part of Lot 4,
Square 4, Tract 6, Island of Key West



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 906 Packer 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 9, 2024
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. All bricking and concrete is not shown.

BOUNDARY SURVEY OF: In the City of Key West, Monroe County, Florida, and is known as a part of Lot 4 in Square 4 of Tract 6:
COMMENCING at a point on the West side of Packer Street, distant Southeasterly from the corner of Olivia and Packer Streets 58 feet; running thence in a Southeasterly direction along the said Packer Street 22 feet to a point; thence at right angles in a Southwesterly direction 70 feet to a point; thence at right angles in a Northwesterly direction 22 feet to a point; thence at right angles in a Northeasterly direction 70 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Danielle N. Hert;

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

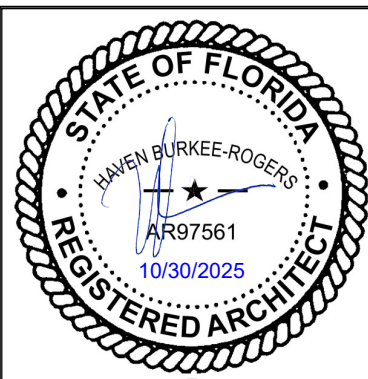
December 16, 2024

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

906 PACKER STREET
KEY WEST, FLORIDA



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Facsimile (305) 296-2727
Florida License AAC002022

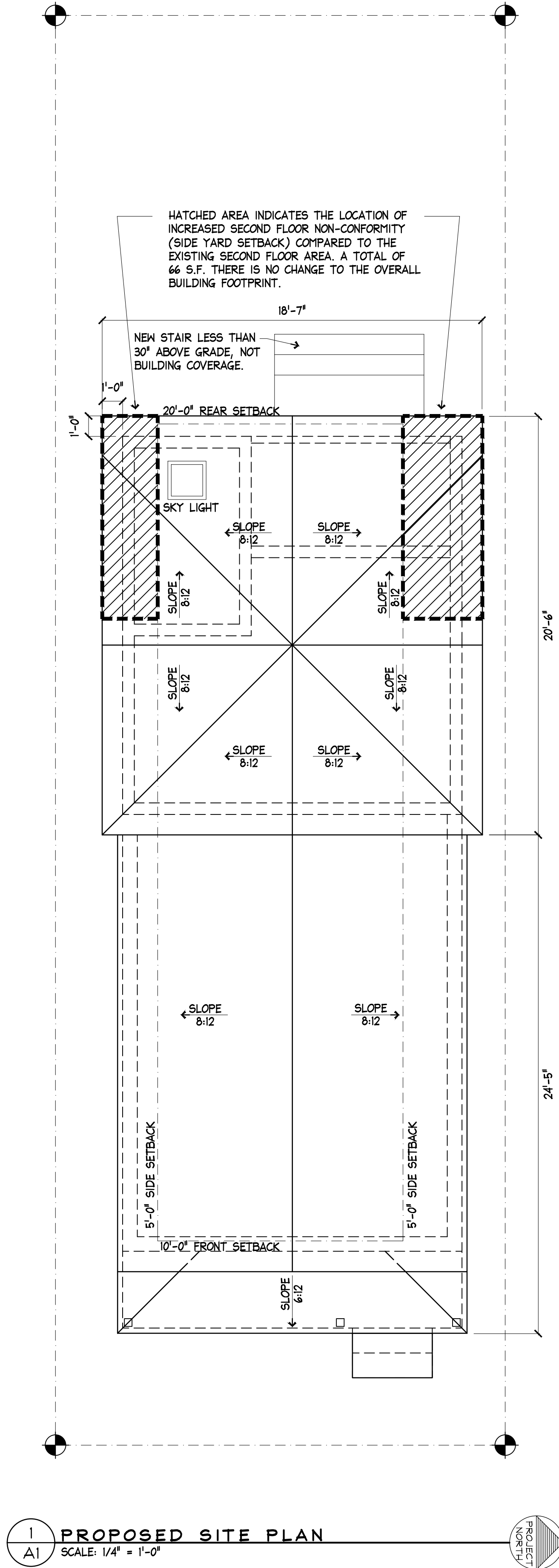
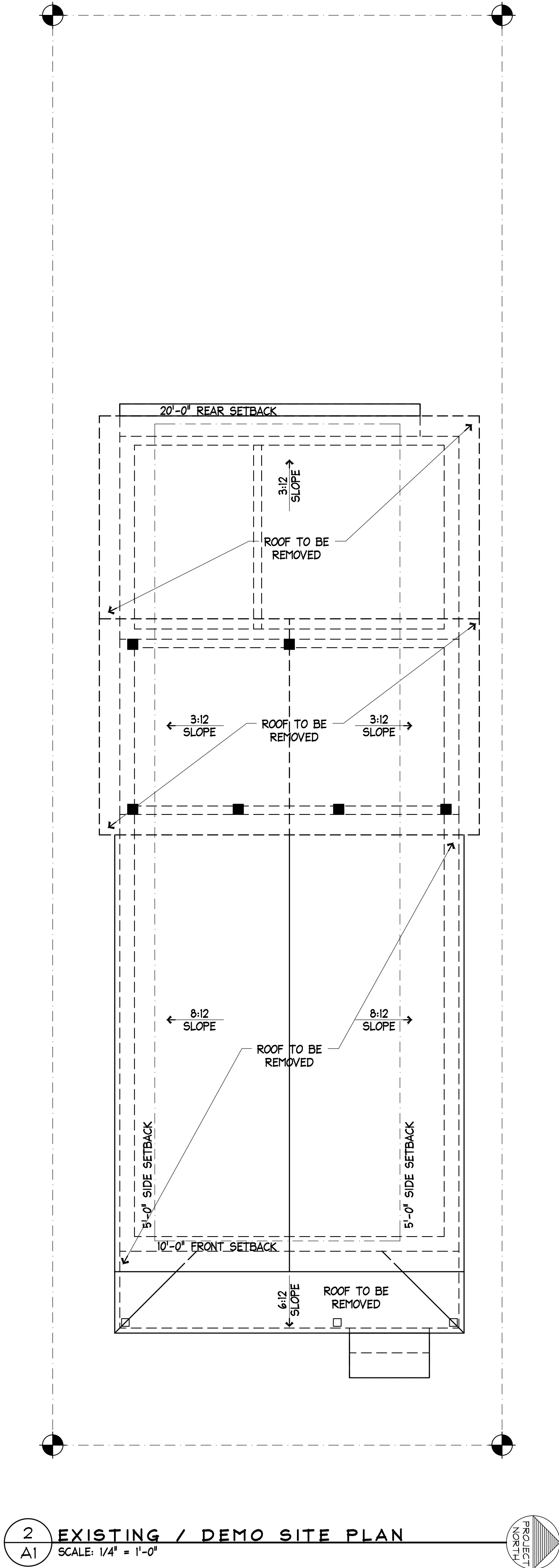
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Project No. 2501

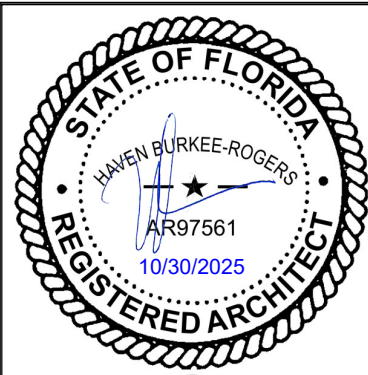
Date: 08/21/2025

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PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'X' NGVD29 TO FLOOR MAP CHANGE 'AE-9' NAVD88		
ZONING DESIGNATION	HHDR		
LOT SIZE	1,540 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	770 S.F. MAX.	799 S.F.	799 S.F.
IMPERVIOUS SURFACE	924 S.F. MAX.	817 S.F.	50' S.F. BUILDING IS ELEVATED. IMPERVIOUS SURFACE REPRESENTS FOUNDATIONS
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	19'-0"	22'-6"
FRONT SETBACK (PACKER)	10'-0" MIN.	9'-6"	9'-6"
SIDE SETBACK (NORTH)	5'-0" MIN.	2'-1"	2'-1"
SIDE SETBACK (SOUTH)	5'-0" MIN.	3'-3"	3'-3"
REAR SETBACK (NORTH)	20'-0" MIN.	20'-7"	20'-7"
OPEN SPACE (35%)	539 S.F. MIN.	723 S.F.	703 S.F.



906 PACKER STREET
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