

GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel  
LISA MARIE KEHOE | AUDREY M. PERRY

**MEMORANDUM REGARDING VARIANCE APPLICATION**

624 United Street, Key West, FL 33040 (R.E. # 00036450-000000)

**Title Block:**

- a. Name of Owner: Kinglsey Girl, LLC
- b. Name of Applicant: Oropeza Stones & Cardenas, PLLC
- c. Property: 624 United Street
- d. Application Submission Date: April 10, 2026

**Proposed Project:** The proposed project is to shift the existing structure forward on the lot approximately 23 feet 8 inches. As it sits currently, the structure encroaches onto the side setbacks, which is a legal non-conformity. As part of the proposed project, the structure’s width will be reduced by 1.5” on the West Side Setback and 2.5” on the Elizabeth Street Side Setback, thereby reducing the legal nonconformity of the side setbacks.

**Requested Variance:** It is the Applicant’s position that a variance is not required pursuant to City of Key West Code of Ordinances Section 122-32, which states that a non-conforming building or structure may be continued and *altered* without the need for a variance if the alteration decreases the noncompliance. *Emphasis added.* The proposed project does just that – it proposes an alteration to the structure which decreases the nonconformance (the encroachment of the side setbacks is reduced by ¼ inch on both sides). By shifting forward the structure is brought more in line with historical context like what occurred at the neighboring property of 622 United Street.

However, after discussion with the Planning Department, the Applicant has been advised that it is the Planning Department’s position that a variance is required, and as such, the Applicant has submitted the required application for variance. The Proposed Project entails moving the existing structure forward on the lot 23 feet 8 inches, and in so doing, reducing the structure’s width by 1.5” on the west side and 2.5” on the Elizabeth Street side of the Property. This will allow for a reduction in the overall non-conformance to the benefit of the Owner, the City of Key West, and all neighboring property owners.

To clarify, the applicable setback data related to the structure and the Proposed Project are as follows:

SIDE SETBACKS			
	Existing	Proposed	Variance Requested
Elizabeth Street Side Setback	3’ 1 ½”	3’ 3 ¾”	Y

West Side Setback	2' 10 1/2"	3' 0"	Y
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The full Site Data Table as submitted with the Variance Application is as follows:

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRO			
Flood Zone				
Size of Site	40' x 90' (MIN)			
Height	30' 0"	13' 11" +/-	15' 3" +/-	No
Front Setback	5'	33' 4 1/2"	9' 6 1/2 "	No
Side Setback (Elizabeth Street)	5'	3' 1 1/2"	3' 3 3/4 "	Yes
Side Setback (West)	5'	2' 10 1/2"	3' 0"	Yes
Street Side Setback	5'	-	-	-
Rear Setback	10'	12' 10"	36' 5 1/2 "	No
F.A.R	1	1	No Change	No
Building Coverage	50%	30.3%	31%	No
Impervious Surface	60%	30.3%	4%	No
Parking	N/A	N/A	N/A	No
Handicap Parking	N/A	N/A	N/A	No
Bicycle Parking	N/A	N/A	N/A	No
Open Space/ Landscaping	35%	50%	58.5%	No
Number and type of units	1	1	No Change	No
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

As the non-conformance is reduced as a result of the Proposed Project, a variance is not required pursuant to Sec. 122-32. However, in an effort to comply with the Planning Department's determination that it is of the belief that a variance is required, the Applicant submits herewith an Application for Variance to allow for the reduction of the legally non-conforming side setbacks at 624 United Street, Key West, Florida 33040. Should you require additional information, please do not hesitate to contact my office to discuss further.

Yours sincerely,



Gregory S. Oropeza



# 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](http://www.cityofkeywest-fl.gov)

Application Fee Schedule	
Variance Application Fee	\$ 2,680.19
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
<b>Total Application Fee</b>	<b>\$ 3,191.01</b>

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 5,360.39
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
<b>Total Application Fee</b>	<b>\$ 5,871.21</b>

## **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

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Fire Department Review Fee	\$ 134.01
<b>Total Application Fee</b>	<b>\$ 5,871.21</b>

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: 624 United Street, Key West, Florida 33040

Zoning District: HRO

Real Estate (RE) #: 00036450-000000

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Oropeza Stones & CArdenas PLLC Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-294-0252 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: greg@oropezastonescardenas.com; lisa@oropezastonescardenas.com

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

Name: Kingsley Girl, LLC, a Florida Limited Liability Company Mailing Address: 2860 Greenbriar Boulevard

City: Wellington State: FL Zip: 33414

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: ellen.kavanaugh@gmail.com

**Description of Proposed Construction, Development, and Use:** The Property is being moved forward 23' 8".

By moving the Property forward the Property's current position of being within the side setbacks will be improved as the Property is being shifted inwards on both sides and therefore the encroachment of the side setbacks will be reduced by 1.5" on the Side Setback West and 2.5" on the Side Setback Elizabeth Street, resulting in an improvement of the existing nonconformity.

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

Although the Property is currently legally non-conforming with regard to the side set-backs, and the non-conformance will be reduced as a result of the proposed project, the Planning Department has determined that a variance is required to allow the proposed project to proceed which will, upon completion, reduce the non-conformity to the benefit of the City, the owner, and neighboring owners.

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	HRO			
Flood Zone				
Size of Site	40' x 90' (MIN)			
Height	30' 0"	13' 11" +/-	15' 3" +/-	No
Front Setback United Street	5'	33' 4 1/2"	9' 6 1/2"	No
Side Setback Elizabeth Street)	5'	3' 1 1/2"	3' 3 3/4"	Yes
Side Setback	5'	2' 10 1/2"	3' 0"	Yes
Street Side Setback	5'	-	-	-
Rear Setback	10'	12' 10"	36' 5 1/2"	No
F.A.R	1	1	No Change	No
Building Coverage	50%	30.3%	42.7%	No
Impervious Surface	60%	46.8%	No Change	No
Parking	N/A	N/A	N/A	No
Handicap Parking	N/A	N/A	N/A	No
Bicycle Parking	N/A	N/A	N/A	No
Open Space/ Landscaping	35%	50%	40.5%	No
Number and type of units	1	1	No Change	No
Consumption Area or Number of seats	N/A	N/A	N/A	No

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

<http://www.municode.com/Library/FL/Key West> under Subpart B.

### 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.

The existing non-conformity dates back to prior to the current owners obtaining title to the Property. Additionally, the Property, which is a contributing property, is currently legally non-conforming with regard to the structure's position within the side setbacks. The proposed project actually reduces the encroachment into the Elizabeth Street side setback by 2.5" and the West side setback by 1.5" . As such, in accordance with City of Key West Code of Ordinances, the non-conformity may continue as the proposed construction actually reduces the non-conformity without the need for a variance.

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

The encroachments date back to prior to the current owners obtaining title to the Property. Additionally, the Applicant is improving the non-conformity by reducing the structure's width by 1.5" and 2.5", thus reducing the encroachment of the side setbacks. Reducing the size of the legally non-conforming structure, which reduces the span of the non-conformance and, in accordance with Sec. 122-32, the non-conformity is permitted to continue.

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

The variance amending the existing non-conformity reduces the existing structure's encroachment into the side setbacks, thus reducing the range of the existing non-conformance.

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.

Reducing the size of the existing legally non-conforming width of the structure is beneficial to the owner and to all neighboring property owners as well as the City as it reduces the span of the non-conformance.

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.

The requested variance is the minimum which will make the reasonable use of the land possible. Further, the requested variance results in a decrease in the legally non-conforming side setbacks by 1.5" and 2.5."

The proposed variance, which is not required pursuant to Sec. 122-32, will make possible the reasonable use of the Property as the proposed variance reduces the existing legal non-conforming structure, thereby reducing the non-conformance to the benefit of the City, the Property Owner, and to the neighboring property owners.

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.

The proposed variance reduces the existing non-conforming width of the structure, therefore it is advantageous to the City and to neighboring property owners to allow the structure's encroachment of the side setbacks to be reduced by 11.5" and 2.5" on the sides of the structure via the variance.

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.

No other non-conforming properties are proposed as the basis for this variance request.

**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

## Pre-Application Meeting Form

# Pre-Application Meeting Notes

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

Meeting Date: April 10, 2022 Zoning District: HRO

Address/Location: 624 United Street, Key West, FL

Request: Variance to move property forward on the lot

Type of Application: Variance Application

Attendees: Lisa Kehoe (for Applicant), Ben Gagnon

## Notes:

Planning's position is that a variance is required.

Discussed decrease in the existing non-conformity.

Okay to proceed with submitting application for Variance.

## Verification Form



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

I, Gregory S. Oropeza, in my capacity as Managing Partner  
*(print name)* *(print position; president, managing member)*  
of Oropeza, Stones & Cardenas, 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:

624 United 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 4/9/20 by  
*date*  
Gregory S. Oropeza  
*Name of Applicant*

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

  
*Notary's Signature and Seal*

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



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

# Authorization Form



**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

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

I, Ellen W. Kavanaugh as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of Kingsley Girl, LLC, a Florida Limited Liability Company  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Oropeza, Stones & Cardenas, 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 person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this 04/02/26  
*Date*

by Ellen W. Kavanaugh  
*Name of person with authority to execute documents on behalf of entity owner*

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

*Notary's Signature and Seal*



**EIJA CONAWAY**  
Commission # HH 336446  
Expires December 20, 2026

Eija Conaway

*Name of Acknowledger typed, printed or stamped*

HH 33 6446

*Commission Number, if any*

Copy of the Recorded Warranty Deed

Prepared by and return to:

David Van Loon  
Attorney at Law  
Highsmith & Van Loon, P.A.  
3158 Northside Drive  
Key West, FL 33040  
305-296-8851  
File Number: 25-9-116  
Will Call No.:

Parcel Identification No. 00036450-000000  
\$865,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 26th day of June, 2025 between Regina E. Corcoran, a single woman and Douglas H. Miller, a single man whose post office address is 8588 SW 34th PL, Ocala, FL 34481 of the County of Marion, State of Florida, grantor\*, and Kingsley Girl LLC, a Florida limited liability company whose post office address is 2860 Wellington Boulevard, Wellington, FL 33414 of the County of Palm Beach, State of Florida, grantee\*,

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

**Parcel A:**

A PARCEL OF LAND BEING A PART OF LOT 2 OF D.T. SWEENEY'S DIAGRAM ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK O, PAGE 327 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID LOT 2 AND RUN THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 2 FOR A DISTANCE OF 67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES FOR A DISTANCE OF 31.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES FOR A DISTANCE OF 67.00 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 2 FOR A DISTANCE OF 31 FEET BACK TO THE POINT OF BEGINNING.

**PARCEL B:**

A PARCEL OF LAND BEING A PART OF LOT 2 OF D.T. SWEENEY'S DIAGRAM ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK O, PAGE 327 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID LOT 2 AND RUN THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF THE SAID LOT 2 FOR A DISTANCE OF 67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY AT RIGHT ANGLES, A DISTANCE OF 10.98 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 86°41'47", A DISTANCE OF 0.95 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE OF 88°10'40", A DISTANCE OF 2.28 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 15.75 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 15.59 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 91°28'19", A DISTANCE OF 13.91 FEET; THENCE NORTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 28.40 FEET THENCE NORTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

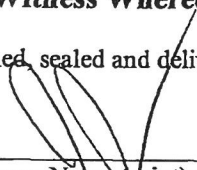
Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

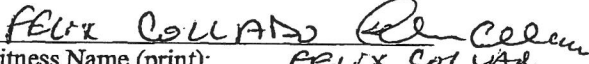
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

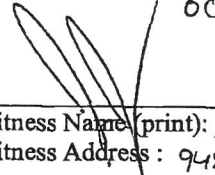
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

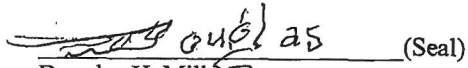
Signed, sealed and delivered in our presence:

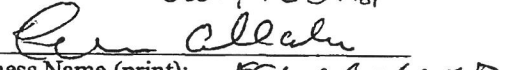
  
Witness Name (print): Jordan Jensen  
Witness Address: 9488 SW 80<sup>th</sup> Ave  
Ocala, FL 34481

  
Regina E. Corcoran (Seal)

  
Witness Name (print): FELIX COLLADO  
Witness Address: 9488 SW 80<sup>th</sup> Ave  
Ocala FL 34481

  
Witness Name (print): Jordan Jensen  
Witness Address: 9488 SW 80<sup>th</sup> Ave  
Ocala, FL 34481

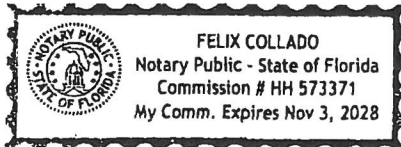
  
Douglas H. Miller (Seal)

  
Witness Name (print): FELIX COLLADO  
Witness Address: 9488 SW 80<sup>th</sup> Ave  
Ocala FL 34481

State of Florida  
County of Marion

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of June, 2025 by Regina E. Corcoran, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Felix Collado  
Notary Public

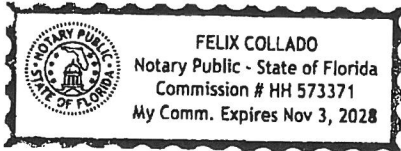
Printed Name: FELIX COLLADO

My Commission Expires: 11-03-2028

State of Florida  
County of Marion

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of June, 2025 by Douglas H. Miller, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Felix Collado  
Notary Public

Printed Name: FELIX COLLADO

My Commission Expires: 11-03-2028

## Monroe County, FL Property Card

# \*\*PROPERTY RECORD CARD\*\*

[Skip to main content](#)

## Disclaimer

Monroe County, FL 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** 00036450-000000  
**Account#** 1037290  
**Property ID** 1037290  
**Millage Group** 10KW  
**Location Address** 624 UNITED St, KEY WEST  
**Legal Description** KW D T SWEENEY'S DIA O-327 PT LOT 2 SQR 5 TR 17 OR191-396 OR977-156 OR1122-1492 OR1730-584 OR3327-2463 OR3333-0727  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 6131  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



1037290 624 UNITED ST 06/09/21

## Owner

KINGSLEY GIRL LLC  
 2860 Greenbriar Blvd  
 Wellington FL 33414

## Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$323,661	\$292,278	\$272,665	\$253,154
+ Market Misc Value	\$4,566	\$3,012	\$3,054	\$3,097
+ Market Land Value	\$569,481	\$569,481	\$594,241	\$448,157
= Just Market Value	\$897,708	\$864,771	\$869,960	\$704,408
= Total Assessed Value	\$573,692	\$521,538	\$474,125	\$431,023
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$897,708	\$864,771	\$869,960	\$704,408

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$569,481	\$292,278	\$3,012	\$864,771	\$521,538	\$0	\$864,771	\$0
2023	\$594,241	\$272,665	\$3,054	\$869,960	\$474,125	\$0	\$869,960	\$0
2022	\$448,157	\$253,154	\$3,097	\$704,408	\$431,023	\$0	\$704,408	\$0
2021	\$296,475	\$92,224	\$3,140	\$391,839	\$391,839	\$0	\$391,839	\$0
2020	\$325,024	\$72,051	\$1,110	\$398,185	\$398,185	\$0	\$398,185	\$0
2019	\$321,558	\$72,051	\$1,110	\$394,719	\$394,719	\$0	\$394,719	\$0
2018	\$314,593	\$74,110	\$1,110	\$389,813	\$389,813	\$0	\$389,813	\$0

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

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,691.31	Square Foot	31	67

## Buildings

<b>Building ID</b>	2895	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1908
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2012
<b>Building Name</b>		<b>Foundation</b>	CONC BLOCK
<b>Gross Sq Ft</b>	825	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	575	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	GOOD	<b>Heating Type</b>	NONE
<b>Perimeter</b>	96	<b>Bedrooms</b>	1
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	1
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	15	<b>Grade</b>	500
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire PI</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	150	0	0
FLA	FLOOR LIV AREA	575	575	0
OPF	OP PRCH FIN LL	100	0	0
<b>TOTAL</b>		<b>825</b>	<b>575</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1987	1988	6 x 24	1	144 SF	2
FENCES	1987	1988	4 x 121	1	484 SF	2
CONC PATIO	1987	1988	0 x 0	1	206 SF	2
BRICK PATIO	1999	2000	0 x 0	1	225 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/26/2025	\$865,000	Warranty Deed	2506364	3333	0727	37 - Unqualified	Improved		
5/19/2025	\$100	Quit Claim Deed	2502365	3327	2463	11 - Unqualified	Improved		
9/29/2001	\$215,000	Warranty Deed		1730	0584	Q - Qualified	Improved		
2/1/1990	\$15,000	Warranty Deed		1122	1492	U - Unqualified	Improved		

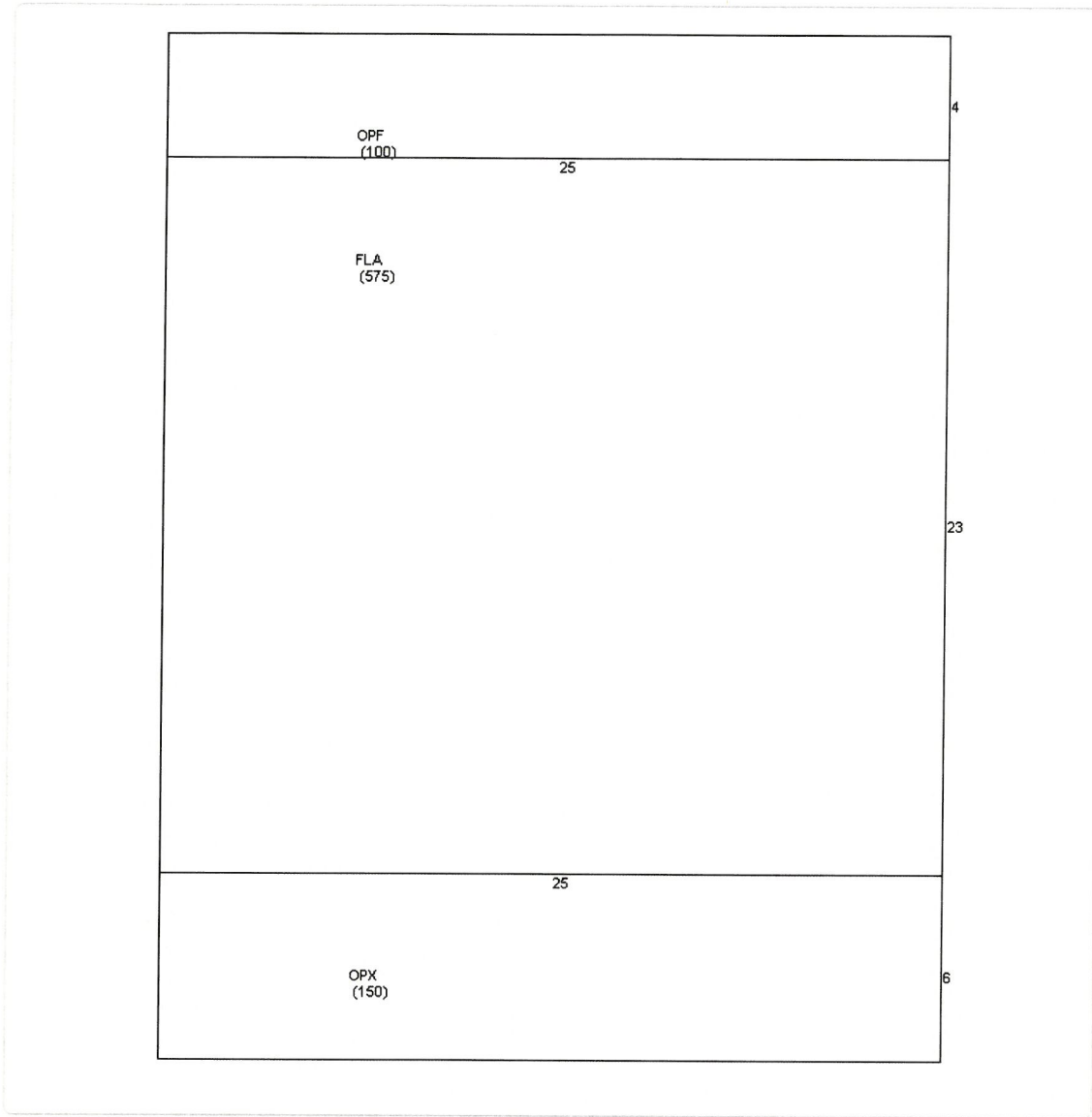
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
09-0261	02/20/2009	Completed	\$3,900		R & R 900sf OLD VCRIMP PANELS WITH CORRUGATED METAL PANELS INCLUDING REMOVAL OF HATCHES
05-4815	11/01/2005	Completed	\$2,000	Residential	HURRICANE DAMAGE - REPAIR EXISTING ROOF
02-0758	01/27/2005	Completed	\$400	Residential	PERMIT UPGRADE - PORCH WORK
02-0761	01/27/2005	Completed	\$900	Residential	PERMIT UPGRADE - PORCH FLOOR
02-1560	01/27/2005	Completed	\$1	Residential	PERMIT UPGRADE - PORCH ROOF
03-2381	07/24/2003	Completed	\$220	Residential	INSTALLED A/C UNIT
0201560	06/13/2002	Completed	\$500	Residential	REPAIRS TO ROOF
0201314	05/17/2002	Completed	\$300	Residential	PLUMBING
0200713	05/13/2002	Completed	\$1,109	Residential	UPGRADE SERVICE/WIRING
0201124	05/07/2002	Completed	\$2,500	Residential	ELECTRICAL ALTERATIONS
0200713	04/12/2002	Completed	\$9,000	Residential	REMODEL KITCHEN
0200758	04/08/2002	Completed	\$400	Residential	PORCH REPAIRS
0200761	04/08/2002	Completed	\$900	Residential	PORCH REPAIRS
0103918	12/11/2001	Completed	\$978	Residential	REPLACE SIDING
0103520	11/02/2001	Completed	\$986	Residential	REPLACE 3 WINDOWS
9903093	09/10/1999	Completed	\$807	Residential	REPAIR SIDING

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos



## Map



## TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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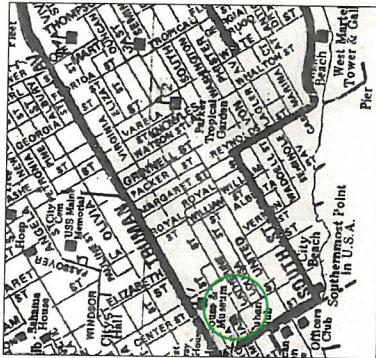
Last Data Upload: 2/3/2026, 2:03:26 AM

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEOSPATIAL

Signed and Sealed Survey

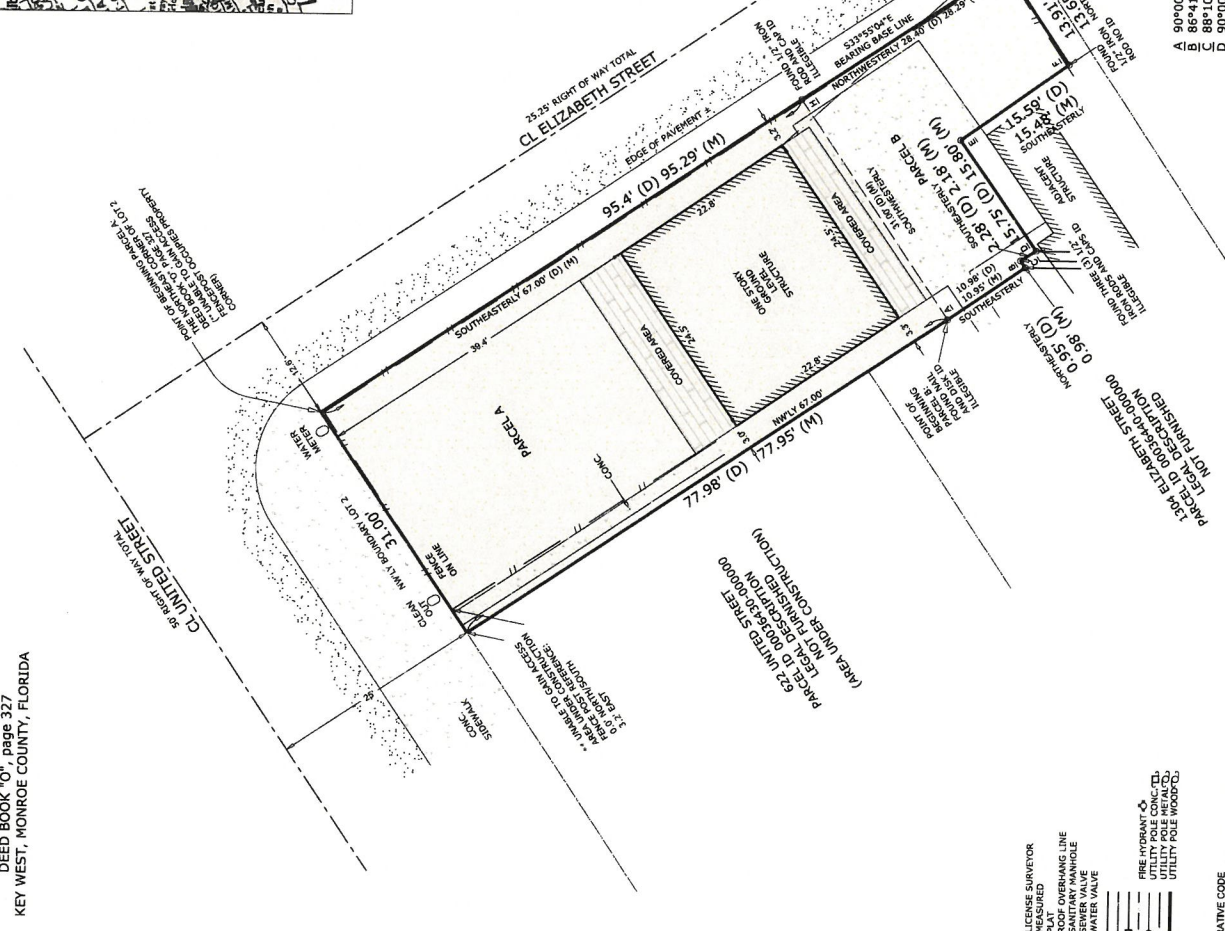
**MAP OF BOUNDARY SURVEY**  
 A PART OF LOT 2  
 D.T. SWEENEY'S DIAGRAM  
 DEED BOOK "O", page 327  
 KEY WEST, MONROE COUNTY, FLORIDA



LOCATION MAP NOT TO SCALE



NORTH  
 ASSUMED FROM PLAT  
 OR LEGAL DESCRIPTION  
 SCALE: 1" = 10'



A 90°00'00" (D) 89°16'11" (M)  
 B 86°41'47" (D) 90°22'58" (M)  
 C 88°10'40" (D) 87°55'25" (M)  
 D 90°00'00" (D) 87°09'31" (M)  
 E 90°00'00" (D) 90°32'17" (M)  
 F 91°28'19" (D) 91°42'26" (M)  
 G 90°00'00" (D) 90°02'32" (M)  
 H 90°00'00" (D) 89°55'04" (M)

**LEGAL DESCRIPTION:**  
 PARCEL A  
 A PARCEL OF LAND BEING A PART OF LOT 2 OF D.T. SWEENEY'S DIAGRAM ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK "O" AT PAGE 327 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID LOT 2 AND RUN THENCE S 10°00'00" E ALONG THE NORTHEAST BOUNDARY OF SAID LOT 2 FOR A DISTANCE OF 67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES FOR A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 89°16'11", A DISTANCE OF 10.98 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE OF 90°22'58", A DISTANCE OF 2.28 FEET; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 15.59 FEET; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 91°28'19", A DISTANCE OF 13.91 FEET; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 28.40 FEET; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

PARCEL B  
 A PARCEL OF LAND BEING A PART OF LOT 2 OF D.T. SWEENEY'S DIAGRAM ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK "O" AT PAGE 327 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID LOT 2 AND RUN THENCE SOUTHWESTERLY ALONG THE NORTHEAST BOUNDARY OF SAID LOT 2 FOR A DISTANCE OF 67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES FOR A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 89°16'11", A DISTANCE OF 10.98 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE OF 90°22'58", A DISTANCE OF 2.28 FEET; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 15.59 FEET; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 91°28'19", A DISTANCE OF 13.91 FEET; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 28.40 FEET; THENCE SOUTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO: Kingsley and Company, LLC  
 - Smith & Van Loan, P.A.  
 - Old Town National Title Ins. Co.  
 - FleetMark National Bank & Trust, its successors and/or assigns as their interest may appear

ADDRESS:  
 624 UNITED STREET, KEY WEST, FLORIDA 33040

BEARING BASE:  
 S33°55'04"E ALONG THE WESTERLY RIGHT OF WAY LINE OF ELIZABETH STREET ASSUMED OTHERWISE INDICATED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

GENERAL NOTES:  
 1. PARTIES LISTED HEREIN AND SHALL NOT BE HELD LIABLE FOR THE ACCURACY OF THIS SURVEY FOR ANY REASON, INCLUDING BUT NOT LIMITED TO, THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR TO DO SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE SURVEYOR.  
 2. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR. THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADDITIONAL PROPERTIES BEEN RESEARCHED TO DETERMINE OTHERS ON STATUS.  
 3. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES OR ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING SURVEYOR.  
 4. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.  
 5. PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR TO REUSE THIS SURVEY FOR ANY OTHER PURPOSE.  
 6. INDICATED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS OTHERWISE NOTED.  
 7. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.  
 8. THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF 1/4" PER FOOT.  
 9. REUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE ERROR SHALL BE SHOWN HEREIN AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY.  
 10. THIS SURVEY IS A FIELD SURVEY AND DOES NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE REQUIREMENTS OF THE PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 461.27, FLORIDA STATUTES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY IS A FIELD SURVEY AND DOES NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.  
**Gino Furlano**  
 Dually signed by Gino Furlano  
 License No. 20200816  
 License No. 20200816  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 15 5044

**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 LICENSED BUSINESS (LBI) NO. 7846  
 31193 AVENUE A, BIG PINE KEY, FL 33043  
 (889) 892-8734  
 EMAIL: INFO@REECEANDASSOCIATES.COM

NOT VALID WITHOUT THE ORIGINAL SURVEY MAP AND THE ORIGINAL ELECTRONIC SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER  
 GINO FURLANO  
 License No. 20200816  
 License No. 20200816  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 15 5044



SCALE: 1" = 10'  
 FIELD WORK: 10/08/24  
 DATE: 11/24  
 SHEETS: 1 OF 1  
 DRAWN BY: GF  
 CHECKED BY: KB  
 INVOICE NO.: 24092402

FLORIDA ADMINISTRATIVE CODE  
 SURVEY, MAP, AND REPORT REQUIREMENTS.  
 2. LOCAL MONUMENTS SHALL BE IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE. ALTERNATE MONUMENTATIONS MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLOK, CORNERS, ETC.)

## Floor Plans

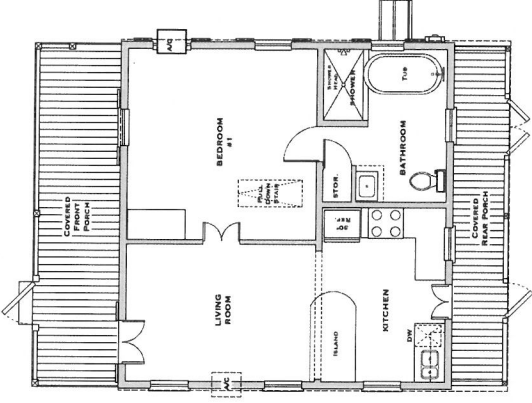


## Signed and Sealed Site Plan

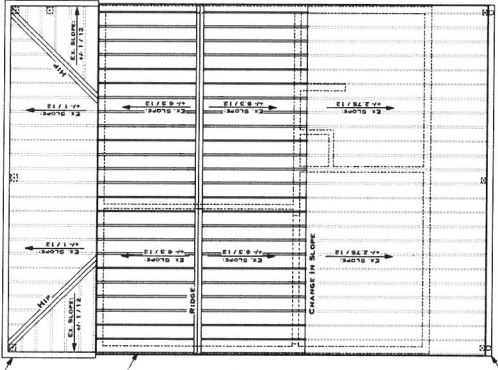








1. EXISTING FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

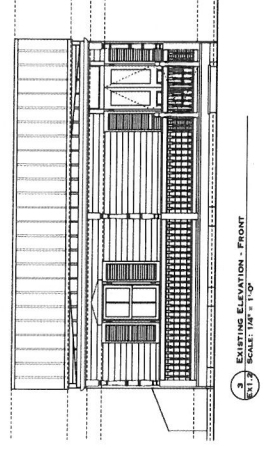


2. EXISTING ROOF PLAN  
 SCALE: 1/4" = 1'-0"

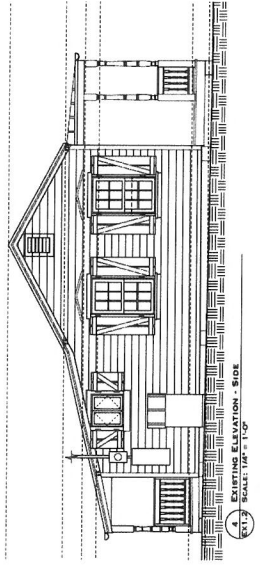
EX. HALF ROUND METAL GUTTER SYSTEM

EX. WALLS, DAMAGED IN BELOW, SHOWN FOR REF. ONLY.

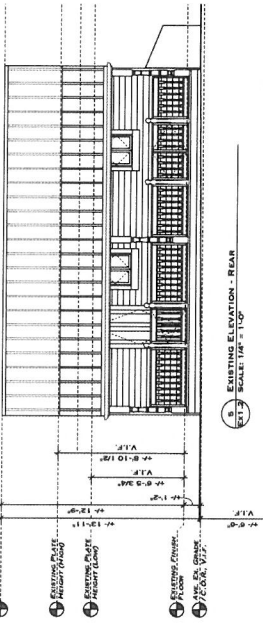
EX. HALF ROUND METAL GUTTER SYSTEM



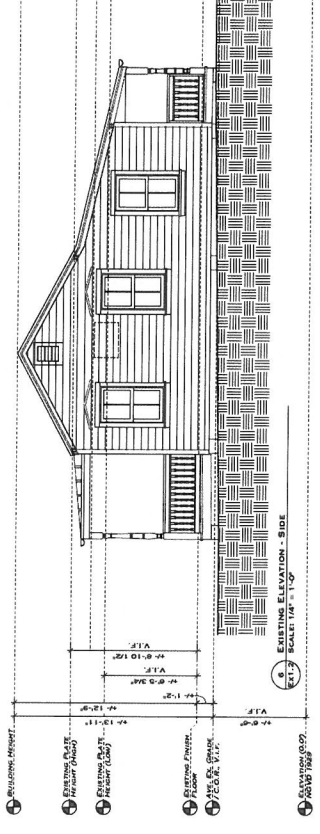
3. EXISTING ELEVATION - FRONT  
 SCALE: 1/4" = 1'-0"



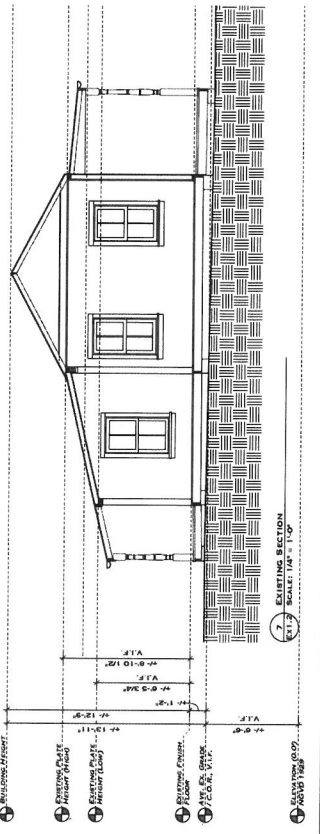
4. EXISTING ELEVATION - SIDE  
 SCALE: 1/4" = 1'-0"



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



6. EXISTING ELEVATION - SIDE  
 SCALE: 1/4" = 1'-0"



7. EXISTING SECTION  
 SCALE: 1/4" = 1'-0"

