

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

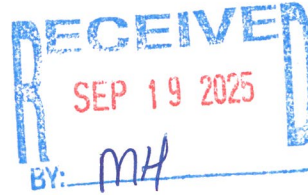
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OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)



September 18, 2025

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

RE: Variance Application 626 Samaritan Lane, Key West, Florida 33040
Property ID - 00016170-000000

Dear Mr. Singelyn,

My firm represents Joseph Schroeder (the “Applicant”). Please allow this letter and supporting documentation to serve as my client’s re-application for a variance at 626 Samaritan Lane, Key West, Florida 33040 (the “Property”) located in the Historic Residential Office (“HRO”) zoning district pursuant to code Sec. 90-391 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida. This variance request was previously applied for and approved as evidenced by Resolution 2019-89, but has since expired.

Specifically, this application requests the same, previously approved variance to code Sec. 122-930(6)(c) for the required rear yard setback for primary structures as shown on the 2019 plans by Carlos Rojas. The principal structure is currently non-conforming to the rear yard setback. The expired approval involved the construction of a rear addition to the principal structure. The addition expands to the North as well as vertically into the existing rear setback.

The following site data table is taken from the 2019 staff report which was cleared by the DEO (now known as the Department of Commerce). No changes to the site data are proposed. If reapproved, we request that the approval be conditioned to allow Bender and Associates architectural firm to make design changes consistent with the HARC Guidelines with no changes to the footprint and three-dimensional envelope.

Relevant HRO Zoning District Dimensional Requirements: Code Section 122-930				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Flood Zone	X			
Maximum height	30 Feet	14 Feet	17 Feet 9 Inches	No
Minimum lot size	5,000 Square Feet	2,435 Square Feet	No change	No
Maximum floor area ratio	1.0	N/A	N/A	No
Maximum building coverage	50% (1,217.5 Square Feet)	28.2% (687 Square Feet)	34.3% (835 Square Feet)	No
Maximum impervious surface	60% (1,461 Square Feet)	29.4% (717 Square Feet)	52.2% (1,273 Square Feet)	No
Minimum open space (residential)	35% (852 Square Feet)	81% (1,978 Square Feet)	41% (1,003 Square Feet)	No
Minimum front setback	5 Feet	7 Feet 10 Inches	No change	No
Minimum right-side yard setback (North)	5 Feet	0 Feet	No change	No
Minimum left-side yard setback (South)	5 Feet	22 Feet 7 Inches	5 Feet	No
Minimum rear-yard setback	10 Feet	3 Feet 8 Inches	Expands upon vertically	Yes

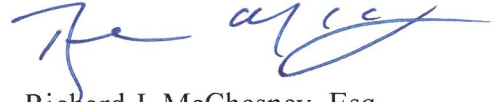
In support of the request, the Applicant states as follows:

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 half the size of the required minimal lot size. That, along with the structure sited to the rear of the property within the setback, creates a hardship for the current owner to make any changes to the residence without impacting requirements of the LDRs. Additionally, a prior planning board found that this request met the criteria for granting variances.
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 the rear setback. This condition was not created by the Applicant. The modifications to the existing structure, Additionally, a prior planning board found that this request met the criteria for granting variances.

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. Additionally, a prior planning board found that this request met the criteria for granting variances.
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 renovation of a historic structure on a lot that is half the required minimal size along with the structure situated within the rear setback. This hardship challenges the ability to sensitively modify a small sq. ft. historic structure to create adequate living space. Additionally, a prior planning board found that this request met the criteria for granting variances.
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 proposed additional space is a minimal request to add adequate livable space within a very small historic structure on an undersized lot. A prior planning board found this to be a reasonable request that met the criteria for granting variances.
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 modification to the small historic structure that will not negatively impact the historic structure or the surrounding area. Additionally, a prior planning board found that this request met the criteria for granting variances.
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

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: Aug 28, 2025 Zoning District: HRO

Address/Location: 626 Samaritan Lane

Request: _____

Type of Application: Variance

Attendees: Ben Gagnon, Richard McChesney, Haven Burkee, Lori Thompson

Notes: Reviewed project and variances requested

[illegible]

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

Website: www.cityofkeywest-fl.gov

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Fire Department Review Fee	\$ 127.63
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: 626 Samaritan Lane

Zoning District: HRO

Real Estate (RE) #: 00016170-000000

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: Joseph Schroeder Mailing Address: 1202 Thompson Street

City: Key West State: FL Zip: 33040

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

Email: c/o Richard@spottswoodlaw.com

Description of Proposed Construction, Development, and Use: _____

The proposal is a rear addition to an existing historic residential structure.

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

A variance to the rear yard setback per code Sec. 122-930(6)(c) from the required 10' to 3'-8".

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? ☐ Yes ☒ No
If yes, provide date of landscape approval, and attach a copy of such approval.

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

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

Site Data Table

	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback	SEE ATTACHED COVER LETTER			
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

2019 DEO Packet



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

December 31, 2019

VIA ELECTRONIC MAIL ONLY
ACSC-DO@deo.myflorida.com

Ms. Barbara Powell
Areas of Critical State Concern
Department Economic Opportunity
Caldwell Building
107 East Madison - MSC 212
Tallahassee, FL 32399

***RE: City of Key West – 626 Samaritan Lane
DEO Renderings of Development Orders – Planning Board Resolution No. 2019-89***

Dear Ms. Powell,

Please find the attached approval of a variance on property located at 626 Samaritan Lane, Key West, Florida, per City of Key West Planning Board Resolution No. 2019-89.

Regards,

Roy T. Bishop,
Planning Director

RTB/dmp

Cc: Barbara Powell, DEO
Roy T. Bishop, Planning Director
George Wallace, Assistant City Attorney

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



To: Chairman and Planning Board Members

Through: Roy Bishop, Planning Director

From: Angela Budde, Planner I

Meeting Date: December 19, 2019

Agenda Item: **Variance -626 Samaritan Lane (RE# 00016170-000000)** – A request for a variance to the minimum rear yard setback requirement in order to construct an addition onto the principal structure expanding upwards into the nonconformity on a property located within the Historic Residential/Office (HRO) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Request: The applicant is proposing site modifications to the property by constructing an addition to accommodate a bedroom and bathroom

Applicant: Carlos Rojas, Registered Architect

Property Owner: Lynn H. Kephart Revocable Trust

Location: 626 Samaritan Lane (Re# 00016170-000000)

Zoning: Historic Residential/Office (HRO) Zoning District

Background/Request:

The property at 626 Samaritan Lane is located between Petronia and Angela Streets, Duval and Whitehead Streets and is one lot of record. The existing nonconforming single-family residential structure is located within the rear setback. The property is located within the Key West Historic District and has been recognized as a contributing structure to the district, built circa 1938.

The applicant is proposing to construct an addition onto the principal structure. The plans submitted would require a variance to the rear-yard setback as the nonconformity is expanding upwards and changing the three (3) dimensional envelope of the primary structure.



The following table summarizes the requested variance:

Relevant HRO Zoning District Dimensional Requirements: Code Section 122-930				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Flood Zone	X			
Maximum height	30 Feet	14 Feet	17 Feet 9 Inches	No
Minimum lot size	5,000 Square Feet	2,435 Square Feet	No change	No
Maximum floor area ratio	1.0	N/A	N/A	No
Maximum building coverage	50% (1,217.5 Square Feet)	28.2% (687 Square Feet)	34.3% (835 Square Feet)	No
Maximum impervious surface	60% (1,461 Square Feet)	29.4% (717 Square Feet)	52.2% (1,273 Square Feet)	No
Minimum open space (residential)	35% (852 Square Feet)	81% (1,978 Square Feet)	41% (1,003 Square Feet)	No
Minimum front setback	5 Feet	7 Feet 10 Inches	No change	No
Minimum right-side yard setback (North)	5 Feet	0 Feet	No change	No
Minimum left-side yard setback (South)	5 Feet	22 Feet 7 Inches	5 Feet	No
Minimum rear-yard setback	10 Feet	3 Feet 8 Inches	Expands upon vertically	Yes



Process:

Planning Board Meeting:	December 19, 2019
HARC:	TBD
Local Appeal Period:	10 days
DEO Review Period:	up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

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

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

The land involved presents special conditions and circumstances as the parcel is a flag lot. The City's code defines a flag lot as a lot not fronting on or abutting a public road and where access to the public road is by a narrow, private right-of-way. However, the structure, and building involved *do not* have any special conditions or circumstances that any other property located in the HRO zoning district possess. The principal structure is nonconforming to the minimum rear yard setback. Though legally, nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances that any other property located within the HRO Zoning District possesses.

NOT IN COMPLIANCE.

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

The applicant is proposing site modifications that increase the nonconformity in the rear-yard setback. The construction of a new structure onto the principal structure within the rear-yard setback will expand upon vertically the noncomplying setback. Thus, the condition is generated from specific actions initiated by the applicant.

NOT IN COMPLIANCE.

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

Section 122-32 (d) of the Land Development Regulations states that nonconforming structures shall not be extended, expanded, enlarged, or increased in intensity. Therefore, expanding upon vertically the rear-yard setback with a proposed addition to the principal structure would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

4. *Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by*

other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The applicant states the literal interpretation would deprive the basic habitation space. However, the applicant currently has existing use of the site without the variance approval. Therefore, hardship conditions do not exist. Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HRO Zoning District.

NOT IN COMPLIANCE.

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

The current conditions of the land and building makes possible a reasonable use. Although the request expands only portions of the nonconforming structure, there may be other design strategies that can make the variance minimal.

NOT IN COMPLIANCE.

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

The granting of the requested variance would not be injurious to the area involved or otherwise detrimental to the public interest.

IN COMPLIANCE.

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

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

IN COMPLIANCE.

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

It does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

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

The standard established by Section 90-395 of the City Code have been fully met by the applicant for the variance requested.

That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The Planning Department has not received any public comment for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for a variance be **denied**.

However, if the Planning Board approved this request, staff would like to require the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans dated October 30, 2019 by Carlos Rojas, Jr., Registered Architect. No approval granted for any other work or improvements shown on the plans other than the proposed addition onto the principal structure located in the rear-yard setback of the property.
2. Trees near and within the project area will be protected during construction. Trees located within the work area that may need to be removed would require approval from the Tree Commission or the City of Key West Urban Forester.

Conditions required to be completed prior to issuance of a building permit.

3. The owner shall obtain a Certificate of Appropriateness for the proposed construction.

**PLANNING BOARD
RESOLUTION NO. 2019-89**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO THE MINIMUM REAR YARD SETBACK DIMENSIONAL REQUIREMENT ON A PROPERTY LOCATED AT 626 SAMARITAN LANE (RE# 00016170-000000) IN THE HISTORIC RESIDENTIAL/OFFICE (HRO) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-930 (6)(c) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct an addition on a property located at 626 Samaritan Lane (RE # 00016170-000000); and

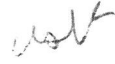
WHEREAS, Section 122-930 (6)(c) of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") states the minimum rear yard setback is 5; and

WHEREAS, the proposed rear yard setback will be expanded upon vertically by 17-feet and 9-inches; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on December 19, 2019; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same district; and

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


____ Chair


____ Planning Director

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

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

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

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

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

WJA Chair

PS Planning Director

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

Section 2. An approval by Resolution of the City of Key West Planning Board for the minimum rear-yard setback requirement variance to construct a new addition onto the principal structure for a property located at 626 Samaritan Lane (RE # 00016170-000000) in the HRO Zoning District pursuant to Sections 90-395 and 122-930 (6)(c) of the City of Key West Land Development Regulations with the following conditions:

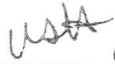
General Conditions:

1. The proposed development shall be consistent with the plans dated October 30, 2019 by Carlos Rojas, Jr., Registered Architect. No approval granted for any other work or improvements shown on the plans other than the proposed addition onto the principal structure located in the rear setback of the property.
2. Trees near and within the project area will be protected during construction. Trees located within the work area that may need to be removed would require approval from the Tree Commission or the City of Key West Urban Forester.

Conditions required to be completed prior to issuance of a building permit.

3. The owner shall obtain a Certificate of Appropriateness for the proposed construction.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

 Chair

 Planning Director

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

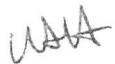
Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

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

Read and passed on first reading at a regularly scheduled meeting held this 19th day of

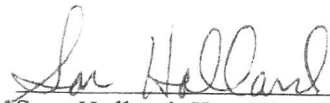
Page 4 of 5
Resolution No. 2019-


Chair


Planning Director

December, 2019.

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

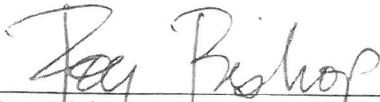


Sam Holland, Key West Planning Board Chair

12/31/19

Date

Attest:



Roy Bishop, Planning Director

12/23/19

Date

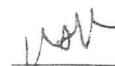
Filed with the Clerk:

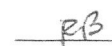


Cheryl Smith, City Clerk

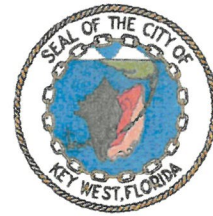
12/31/19

Date

 Chair

 Planning Director

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



To: Chairman and Planning Board Members

Through: Roy Bishop, Planning Director

From: Angela Budde, Planner I

Meeting Date: December 19, 2019

Agenda Item: **Variance -626 Samaritan Lane (RE# 00016170-000000)** – A request for a variance to the minimum rear yard setback requirement in order to construct an addition onto the principal structure expanding upwards into the nonconformity on a property located within the Historic Residential/Office (HRO) Zoning District pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Request: The applicant is proposing site modifications to the property by constructing an addition to accommodate a bedroom and bathroom

Applicant: Carlos Rojas, Registered Architect

Property Owner: Lynn H. Kephart Revocable Trust

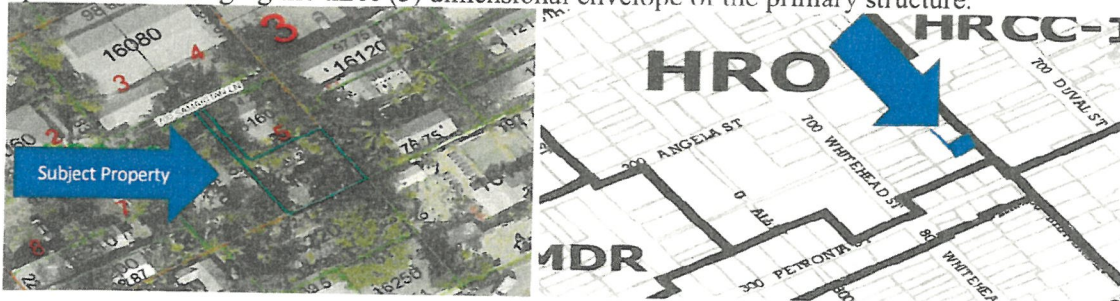
Location: 626 Samaritan Lane (Re# 00016170-000000)

Zoning: Historic Residential/Office (HRO) Zoning District

Background/Request:

The property at 626 Samaritan Lane is located between Petronia and Angela Streets, Duval and Whitehead Streets and is one lot of record. The existing nonconforming single-family residential structure is located within the rear setback. The property is located within the Key West Historic District and has been recognized as a contributing structure to the district, built circa 1938.

The applicant is proposing to construct an addition onto the principal structure. The plans submitted would require a variance to the rear-yard setback as the nonconformity is expanding upwards and changing the three (3) dimensional envelope of the primary structure.



The following table summarizes the requested variance:

Relevant HRO Zoning District Dimensional Requirements: Code Section 122-930				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Flood Zone	X			
Maximum height	30 Feet	14 Feet	17 Feet 9 Inches	No
Minimum lot size	5,000 Square Feet	2,435 Square Feet	No change	No
Maximum floor area ratio	1.0	N/A	N/A	No
Maximum building coverage	50% (1,217.5 Square Feet)	28.2% (687 Square Feet)	34.3% (835 Square Feet)	No
Maximum impervious surface	60% (1,461 Square Feet)	29.4% (717 Square Feet)	52.2% (1,273 Square Feet)	No
Minimum open space (residential)	35% (852 Square Feet)	81% (1,978 Square Feet)	41% (1,003 Square Feet)	No
Minimum front setback	5 Feet	7 Feet 10 Inches	No change	No
Minimum right-side yard setback (North)	5 Feet	0 Feet	No change	No
Minimum left-side yard setback (South)	5 Feet	22 Feet 7 Inches	5 Feet	No
Minimum rear-yard setback	10 Feet	3 Feet 8 Inches	Expands upon vertically	Yes



Process:

Planning Board Meeting:	December 19, 2019
HARC:	TBD
Local Appeal Period:	10 days
DEO Review Period:	up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

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

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

The land involved presents special conditions and circumstances as the parcel is a flag lot. The City's code defines a flag lot as a lot not fronting on or abutting a public road and where access to the public road is by a narrow, private right-of-way. However, the structure, and building involved *do not* have any special conditions or circumstances that any other property located in the HRO zoning district possess. The principal structure is nonconforming to the minimum rear yard setback. Though legally, nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances that any other property located within the HRO Zoning District possesses.

NOT IN COMPLIANCE.

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

The applicant is proposing site modifications that increase the nonconformity in the rear-yard setback. The construction of a new structure onto the principal structure within the rear-yard setback will expand upon vertically the noncomplying setback. Thus, the condition is generated from specific actions initiated by the applicant.

NOT IN COMPLIANCE.

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

Section 122-32 (d) of the Land Development Regulations states that nonconforming structures shall not be extended, expanded, enlarged, or increased in intensity. Therefore, expanding upon vertically the rear-yard setback with a proposed addition to the principal structure would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

4. *Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by*

other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The applicant states the literal interpretation would deprive the basic habitation space. However, the applicant currently has existing use of the site without the variance approval. Therefore, hardship conditions do not exist. Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HRO Zoning District.

NOT IN COMPLIANCE.

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

The current conditions of the land and building makes possible a reasonable use. Although the request expands only portions of the nonconforming structure, there may be other design strategies that can make the variance minimal.

NOT IN COMPLIANCE.

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

The granting of the requested variance would not be injurious to the area involved or otherwise detrimental to the public interest.

IN COMPLIANCE.

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

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

IN COMPLIANCE.

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

It does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

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

The standard established by Section 90-395 of the City Code have been fully met by the applicant for the variance requested.

That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The Planning Department has not received any public comment for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for a variance be **denied**.

However, if the Planning Board approved this request, staff would like to require the following conditions:

General Conditions:

1. The proposed development shall be consistent with the plans dated October 30, 2019 by Carlos Rojas, Jr., Registered Architect. No approval granted for any other work or improvements shown on the plans other than the proposed addition onto the principal structure located in the rear-yard setback of the property.
2. Trees near and within the project area will be protected during construction. Trees located within the work area that may need to be removed would require approval from the Tree Commission or the City of Key West Urban Forester.

Conditions required to be completed prior to issuance of a building permit.

3. The owner shall obtain a Certificate of Appropriateness for the proposed construction.

Warranty Deed

Prepared by and return to:

Gregory S. Oropeza, Esq.
Oropeza, Stones & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
Parcel ID: 00016170-000000
Consideration: \$10.00

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 23rd day of may 2023 between **Lynn H. Kephart, Individually and as Trustee of The Lynn H. Kephart Revocable Trust dated April 14, 2015**, grantor, and **Joseph Schroeder, a single man**, whose post office address is 1202 Thompson Street, Key West, FL 33040, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

See Exhibit "A" Attached.

Alternate Key No.: 1016551

Subject to taxes for the year 2023 and subsequent years.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and, therefore, expresses no opinion as to condition of title.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

[Signature]
Signature of Witness
Gregory Oropeza

Printed Name of Witness

Taylor N
Signature of Witness
Taylor N
Printed Name of Witness

[Signature]
**Lynn H. Kephart, Individually and as Trustee of
The Lynn H. Kephart Revocable Trust dated April
14, 2015**

STATE OF FL
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of May 2023 by **Lynn H. Kephart**, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____

LEGAL DESCRIPTION

On the Island of Key West, and known as a part of Lot five (5), according to Thomas Lancaster's subdivision of part of square three (3), Tract four (4), recorded in Plat Book 1, Page 29, of Monroe County Records.

Commencing at a point fifty-nine (59) feet, eight (8) inches from a ten (10) foot lane, and running thence in a Northeasterly direction forty-nine (49) feet, three (3) inches; thence at a right angle in a Southeasterly direction thirty (30) feet; thence in a Southwesterly direction forty-nine (49) feet, three (3) inches; thence at a right angle in a Northwesterly direction thirty (30) feet to the point of beginning.

Also

On the Island of Key West, and known as part of Lot 5, according to Thomas Lancaster's subdivision of part of square 3, tract 4, recorded in Plat Book 1, Page 29 of Monroe County, Florida records more particularly described as follows:

Commencing at a point on a 10 foot lane, distant 148' 6" from the corner of Whitehead Street and said lane, and running thence in a Northeasterly direction along said lane, 5 feet; thence at right angles in a Southeasterly direction 44' 8"; thence in a Northeasterly direction 44' 3"; thence in a Southeasterly direction 15'; thence in a Southwesterly direction 49' 3"; thence in a Northwesterly direction 59' 8" back to the point of beginning.

And also

A parcel of land on the Island of Key West, Monroe County, Florida, and is known as part of Lot five (5), according to Thomas Lancaster's subdivision of part of Square Three (3), Tract four (4), recorded in Plat Book 1, Page 29 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection of the Northwesterly right of way line of Petronia Street with the Northeasterly right of way line of Whitehead Street and run thence Northwesterly along the Northeasterly right of way line of the said Whitehead Street for a distance of 184.25 feet to the Southeasterly right of way line of Samaritan Lane; thence Northeasterly and at right angles along the Southeasterly right of way line of the said Samaritan lane for a distance of 153.50 feet; thence Southeasterly and at right angles for a distance of 44.67 feet; thence Northeasterly and at right angles for a distance of 42.13 feet to the Southwesterly boundary line of the lands described in Official Record Book 542 at Page 264, of the Public Records of Monroe County, Florida said point also being the point of beginning; thence continue Northeasterly along the previously mentioned course for a distance of 2.12 feet; thence Southeasterly and at right angles for a distance of 43.70 feet to the Southeasterly boundary line of the lands described in said Official Record Book 542 at Page 264; thence Southwesterly with a deflection angle of 89°54'17" to the right and along the Southeasterly boundary line of said lands for a distance of 2.04 feet; thence Northwesterly and at right angles along the Southwesterly boundary line of said lands for a distance of 43.70 feet back to the point of beginning.

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 00016170-000000
 Account# 1016551
 Property ID 1016551
 Millage Group 11KW
 Location 626 SAMARITAN Ln, KEY
 Address WEST
 Legal KW PT SUB 5 PT LT 4 SQR 3
 Description TR 4 G17-555 TT-228 G51-477/79 G51-480/81
 OR1151-1253 OR1151-1254 OR1684-1666/67
 OR1690-1890/91 OR1873-1337 OR1944-2306/07
 OR1944-2308/10 OR2058-1044 OR2533-1462
 OR2548-633 OR2555-2230
 OR2760-1651 OR2767-166
 OR3228-0086



(Note: Not to be used on legal documents.)

Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)

Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

Owner

[SCHROEDER JOSEPH](#)
 1202 Thompson St
 Key West FL 33040

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$87,923	\$82,823	\$76,092	\$77,195
+ Market Misc Value	\$2,287	\$1,623	\$1,660	\$1,697
+ Market Land Value	\$687,441	\$731,792	\$751,503	\$455,830
= Just Market Value	\$777,651	\$816,238	\$829,255	\$534,722
= Total Assessed Value	\$777,651	\$816,238	\$527,052	\$479,138
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$777,651	\$816,238	\$829,255	\$534,722

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$731,792	\$82,823	\$1,623	\$816,238	\$816,238	\$0	\$816,238	\$0
2023	\$751,503	\$76,092	\$1,660	\$829,255	\$527,052	\$0	\$829,255	\$0
2022	\$455,830	\$77,195	\$1,697	\$534,722	\$479,138	\$0	\$534,722	\$0
2021	\$369,592	\$64,254	\$1,734	\$435,580	\$435,580	\$0	\$435,580	\$0
2020	\$357,272	\$66,090	\$1,771	\$425,133	\$425,133	\$0	\$425,133	\$0
2019	\$380,680	\$67,008	\$1,809	\$449,497	\$434,495	\$0	\$449,497	\$0
2018	\$380,680	\$25,885	\$1,846	\$408,411	\$394,995	\$0	\$408,411	\$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
RESIDENTIAL DRY (010D)	2,439.55	Square Foot	0	0

Buildings

Building ID 1181
Style 1 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Building Name
Gross Sq Ft 672
Finished Sq Ft 536
Stories 1 Floor
Condition GOOD
Perimeter 100
Functional Obs 0
Economic Obs 0
Depreciation % 32
Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
Year Built 1938
EffectiveYearBuilt 1999
Foundation WD CONC PADS
Roof Type GABLE/HIP
Roof Coverage ASPHALT SHINGL
Flooring Type SFT/HD WD
Heating Type NONE with 0% NONE
Bedrooms 1
Full Bathrooms 1
Half Bathrooms 0
Grade 450
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	536	536	0
OPU	OP PR UNFIN LL	16	0	0
OPF	OP PRCH FIN LL	120	0	0
TOTAL		672	536	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TILE PATIO	1959	1960	0 x 0	1	187 SF	3
WALL AIR COND	1986	1987	0 x 0	1	1 UT	1
FENCES	2008	2009	6 x 42	1	252 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
5/23/2023	\$100	Quit Claim Deed	2420123	3228	0086
9/11/2015	\$0	Warranty Deed		2767	1966
9/11/2015	\$196,400	Warranty Deed		2760	1651
2/15/2012	\$100	Quit Claim Deed		2555	2230
11/18/2011	\$165,000	Warranty Deed		2548	633
9/9/2011	\$100	Certificate of Title		2533	1462
11/10/2004	\$550,000	Warranty Deed		2058	1044
10/6/2003	\$280,000	Warranty Deed		1944	2306

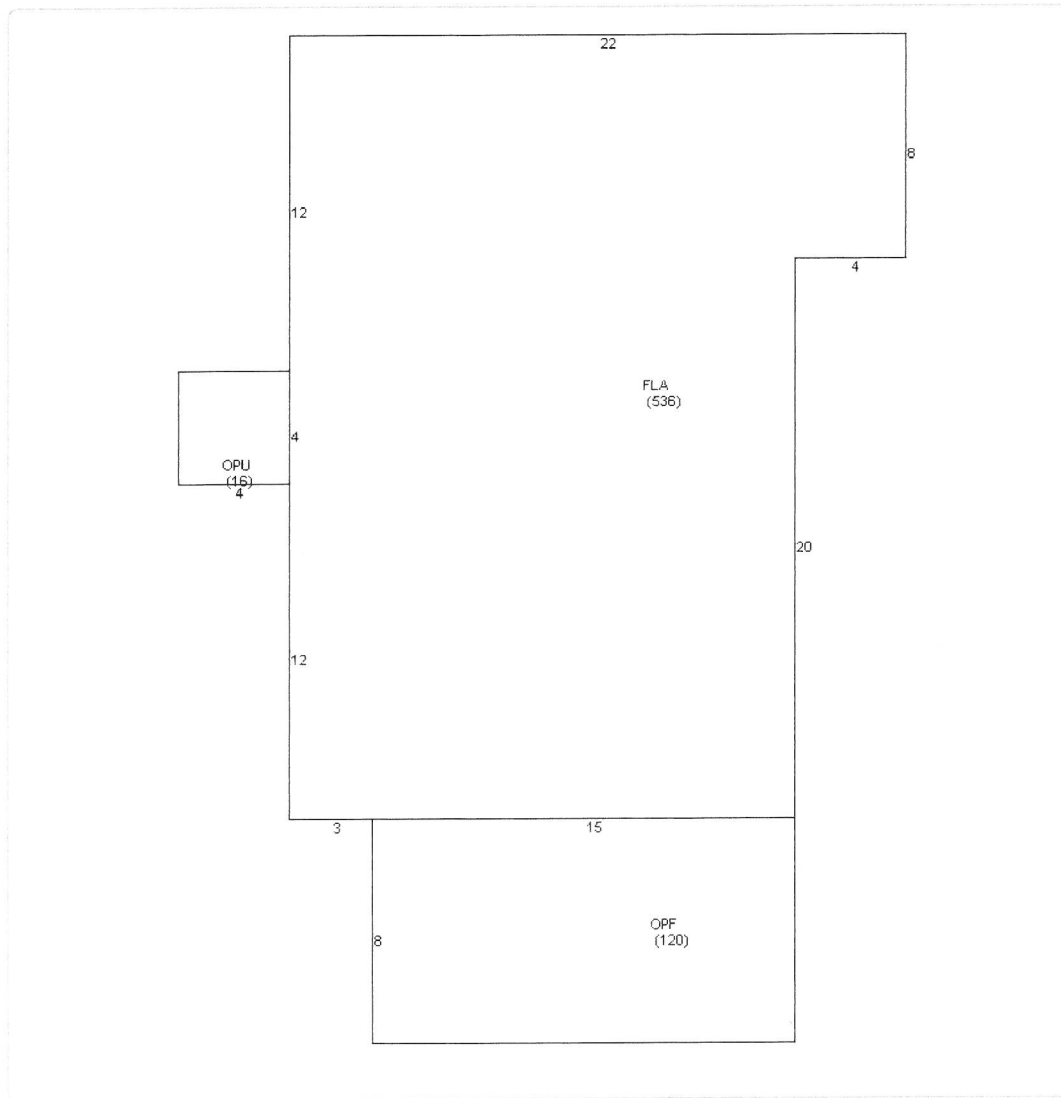
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
08-0077	01/15/2008	Completed	\$2,500	Residential	REMOVE ALL INTERIOR SHEETROCK TO EXPOSE FRAMING FOR ELECTRICAL & PLUMBING REPLACEMENT
07-3974	08/14/2007	Completed	\$3,500	Residential	DEMO BLOCK WALL & REPLACE WITH PICKET FE4NCE 42'x6'

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos

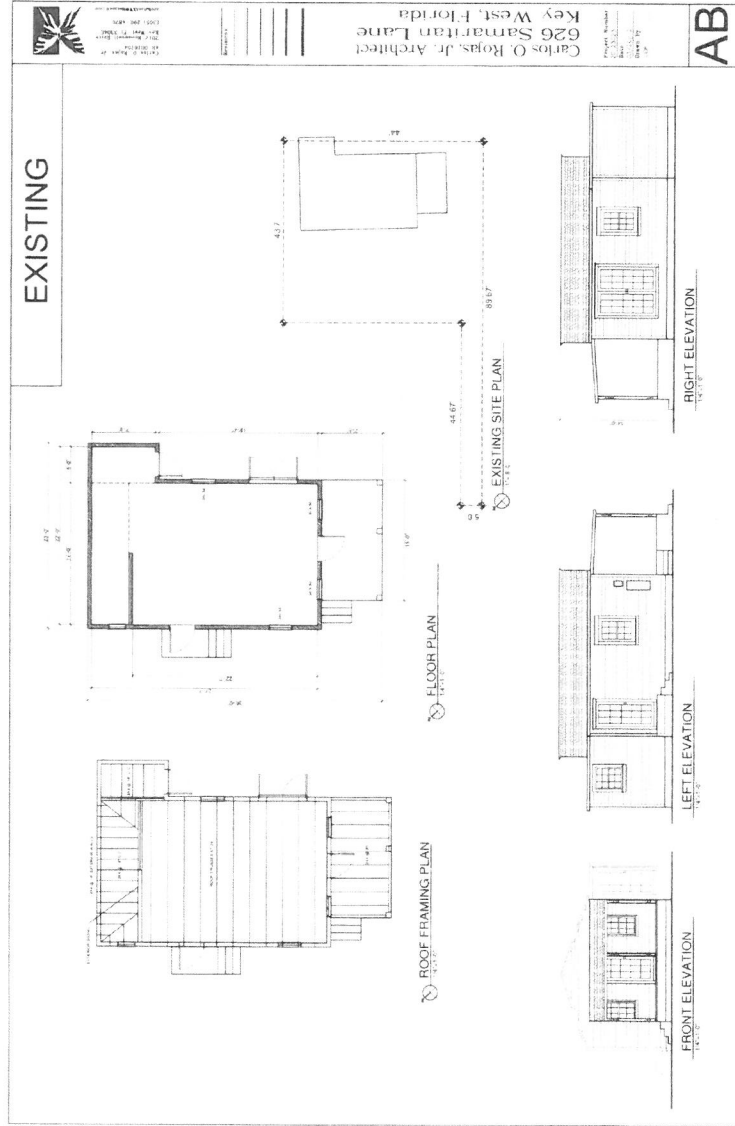




TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
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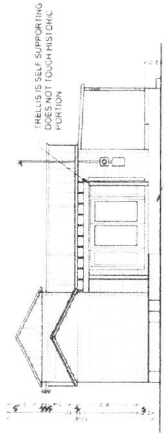


Key: O. Rojas, Jr. Architect
626 Samaritan Lane
Key West, Florida

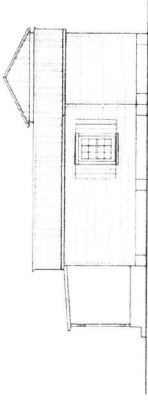


Carlos O. Rojas, Jr. Architect
 626 Samartian Lane
 Key West, Florida

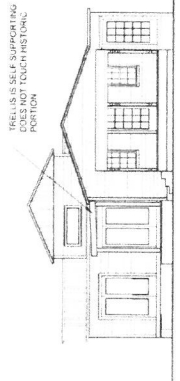
PROPOSED



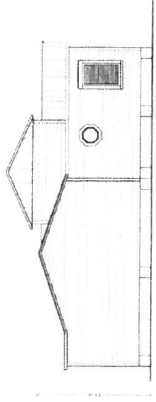
LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

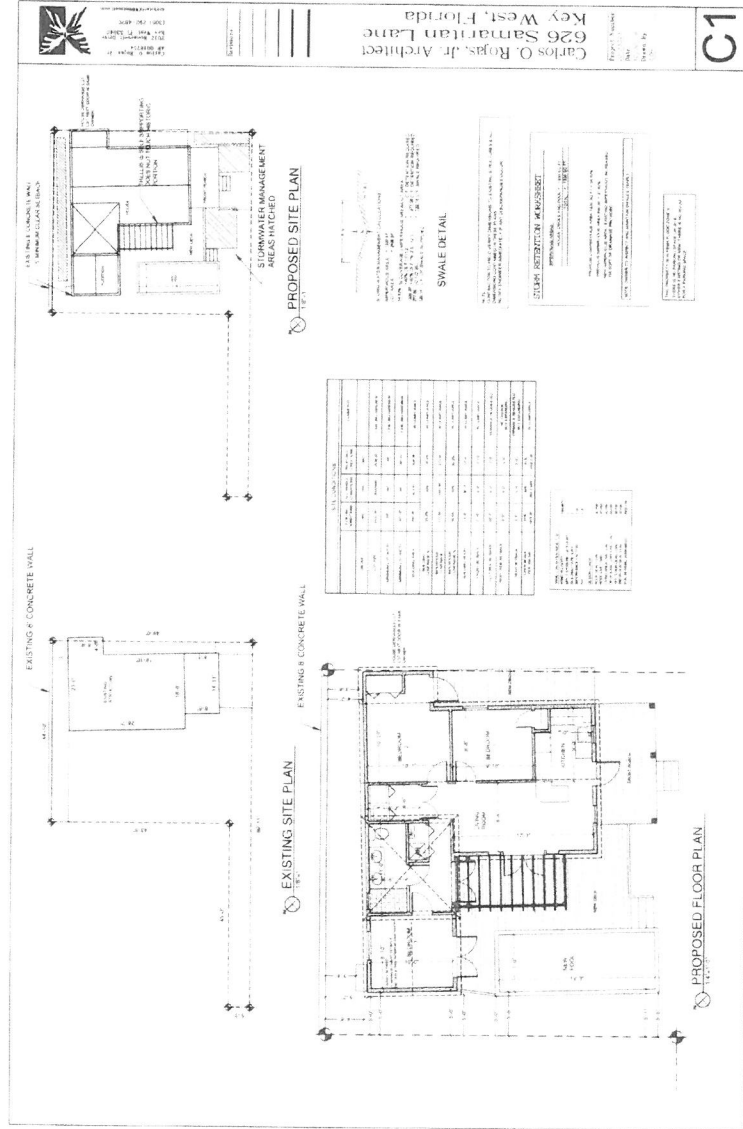


REAR ELEVATION
1/4" = 1'-0"

A1

Key: 12/23/19
 JVA 12/31/19

SA 12/31/19
 Ray Dehaas 12/23/19

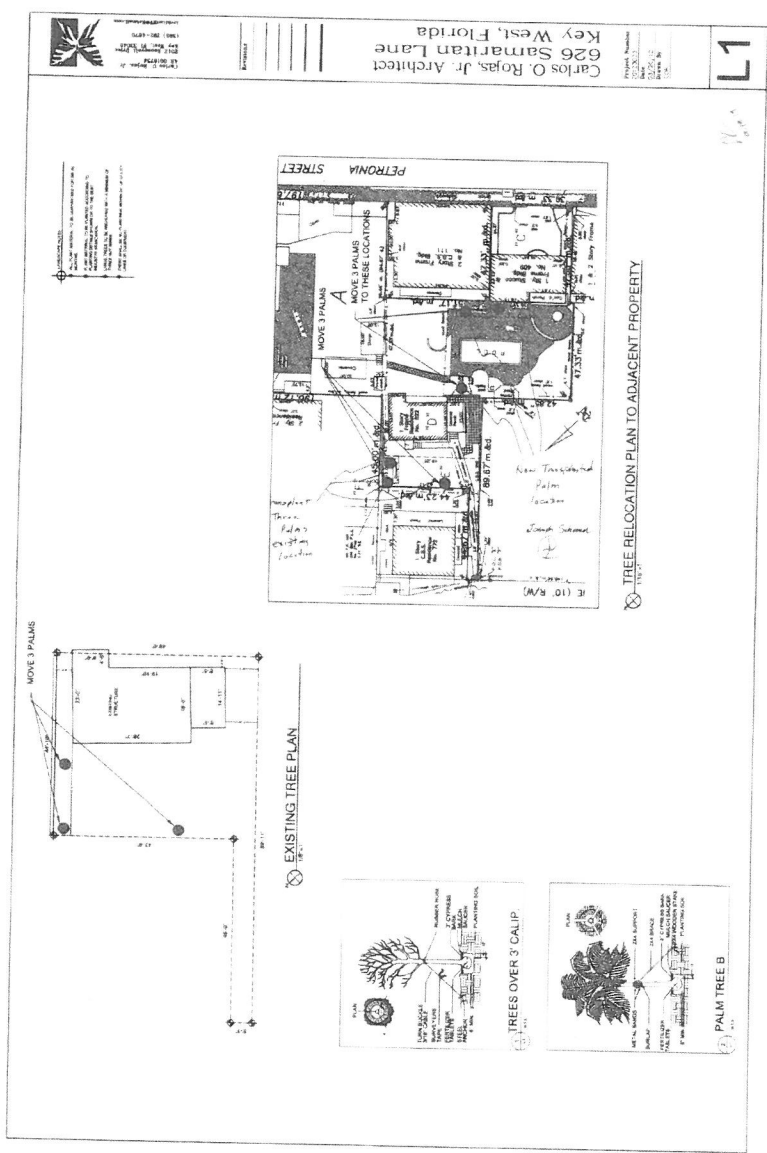


C1

Carlos O. Rojas, Jr. Architect
 626 Samaritan Lane
 Key West, Florida



L1
 12/31/19
 For Review
 12/23/19



Authorization & Verification



**City of Key West
Planning Department**

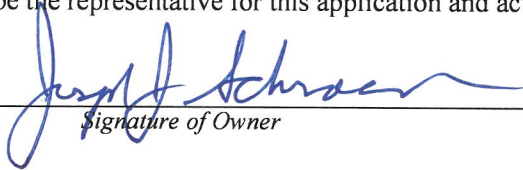
Authorization Form
(Individual or Joint Owner)

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

I, Joseph Schroeder 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 Owner

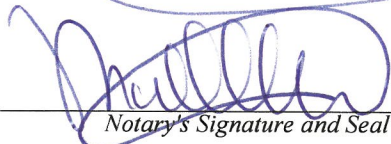
Signature of Joint/Co-owner if applicable

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

September 19, 2025
Date

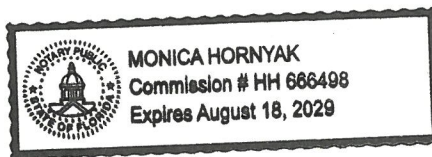
by Joseph Schroeder
Name of Owner

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


Notary's Signature and Seal

Monica Hornyak
Name of Acknowledger typed, printed or stamped

8.18.2029
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:

626 Samaritan Ln, 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.

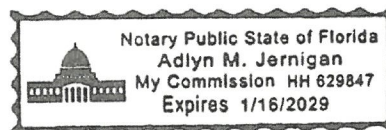
Richard J. McChesney
Signature of Applicant

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

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

Adlyn M. Jernigan
Notary's Signature and Seal

Adlyn Jernigan
Name of Acknowledger typed, printed or stamped



Commission Number, if any