



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: November 18, 2025

Applicant: T.S. Neal Architect, Seth Neal

Application Number: C2025-0091

Address: 906 Williams Alley

Description of Work:

New one-story wood frame residence on vacant lot and new pool at rear. Addition of solar panels on roof.

Site Facts:

The site is currently vacant located in Williams Alley.
Currently the site is located within an AE-7 flood zone.



Photo taken by the Property Appraiser's office 12/20/23.



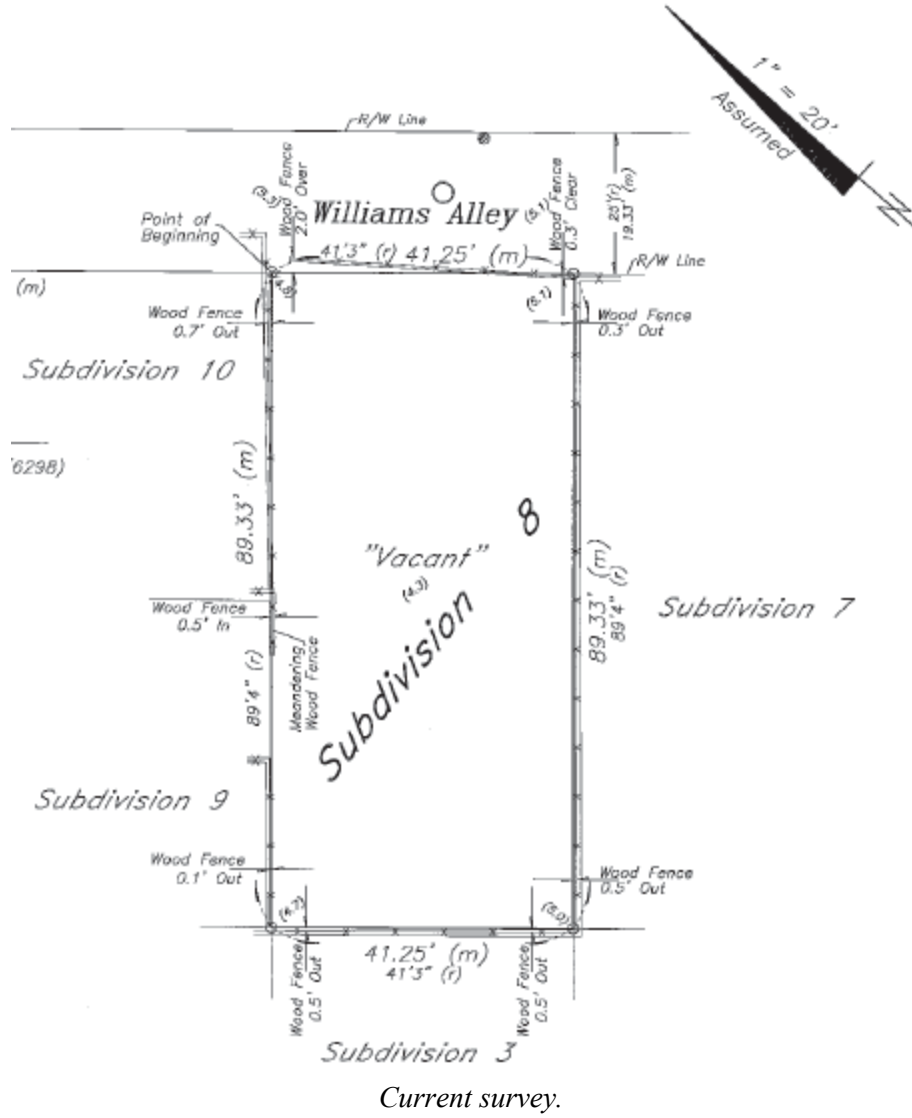
Photo taken by the Property Appraiser's office 10/03/25.



Current photo of property under review.



Current photo of property under review.



Guidelines Cited on Review:

- Guidelines for Building Exteriors (page 24), specifically guideline 2.
- Guidelines for Roofing (pages 26-26a), specifically guidelines 2 and 3.
- Guidelines for Dormers (page 27), specifically guidelines 2 (first sentence), 3, 4, and 5.
- Guidelines for Solar Collectors (page 28), specifically guidelines 1, 2, 3, 4, 6, 7, 8, and 9.
- Guidelines for entrances, porches, and doors (pages 32-33), specifically guidelines 8, 9, and 12.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1 and 2.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 5, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 17, 18, 21, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.
- Guidelines for Parking areas, landscaping and open space (page 43), specifically guidelines 2, 3, 4, 5, 6, and 7.

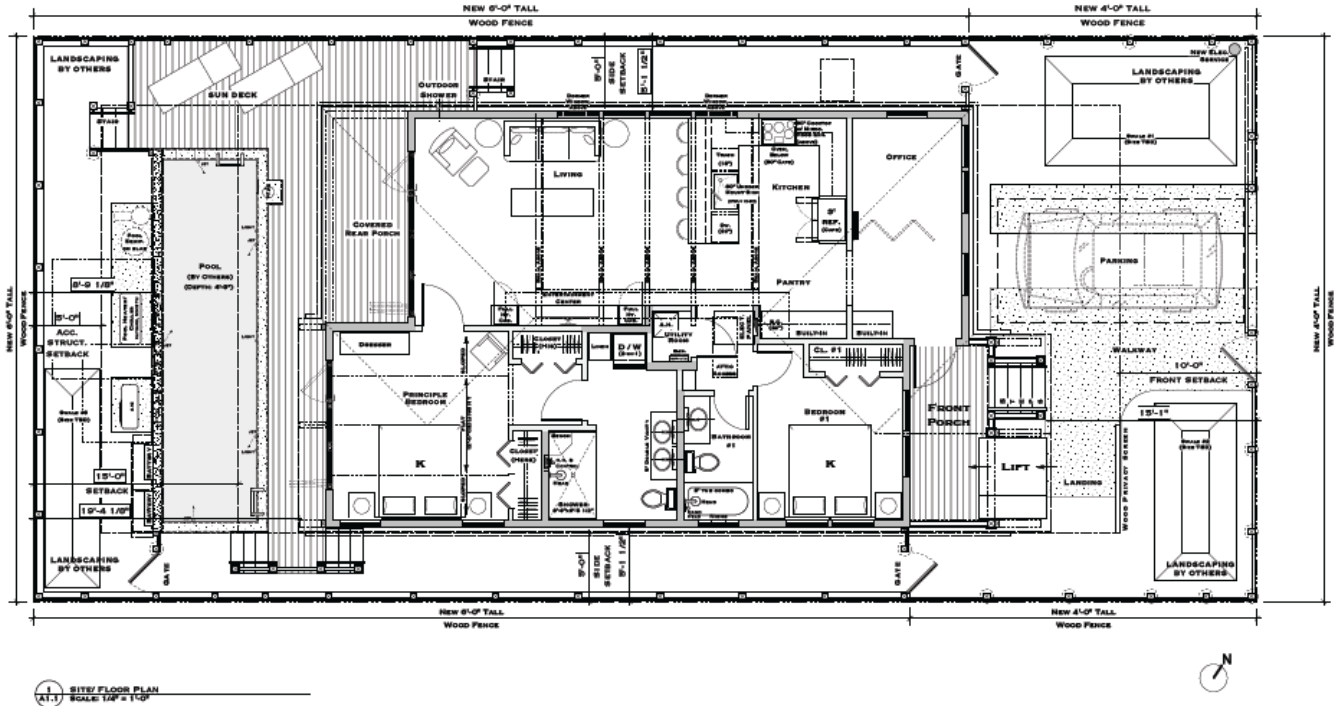
Staff Analysis:

A Certificate of Appropriateness is currently under review for the construction of a new one-story wood-frame residence on a vacant lot. The proposed plans include a rear pool and pool deck with composite decking, with all pool equipment located behind the pool feature wall at the rear of the property. The site plan also includes a driveway for one vehicle, a 4-foot wood picket fence along the front property line, and 6-foot wood picket fencing along the sides.

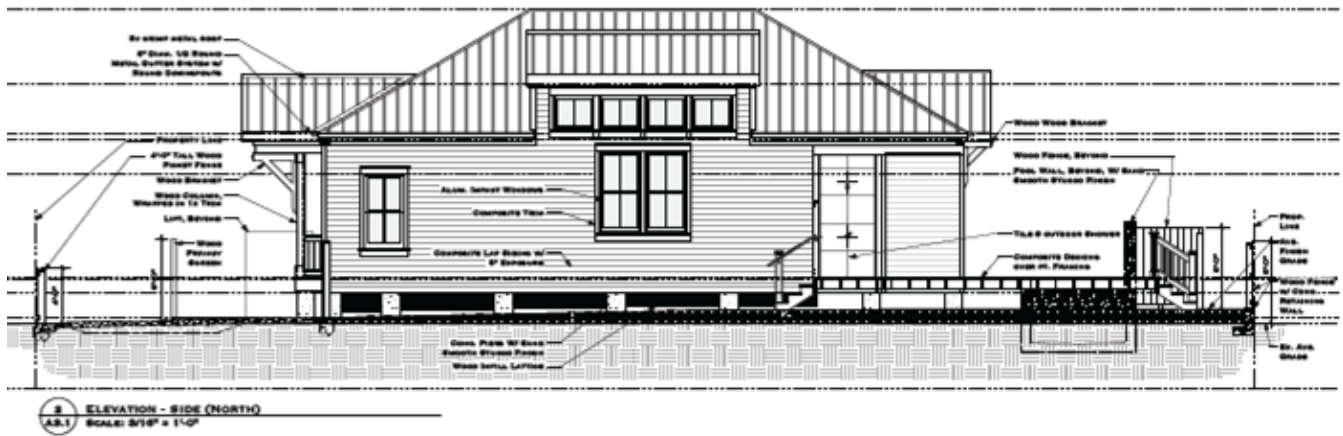
The residence will have a 5V-crimp hip roof with a shed dormer and an array of 18 roof-mounted solar panels that will have limited visibility from the street due to the alley location. Exterior materials will include composite lap siding with a 5-inch exposure, composite trim, and 2-over-2 aluminum impact-rated windows. Half-round gutters with round downspouts are proposed.

The front porch will feature a gable roof, wood railings, decorative wood brackets, and a lift to provide ADA accessibility. The rear elevation will include aluminum bifold impact doors opening to the pool area. Vertical lattice panels will be installed between piers, which will be finished with smooth stucco. The surrounding area is a mix of one- and two-story structures, with the majority being two-story. The total height of the structure will be approximately 22'6" from the crown of road.

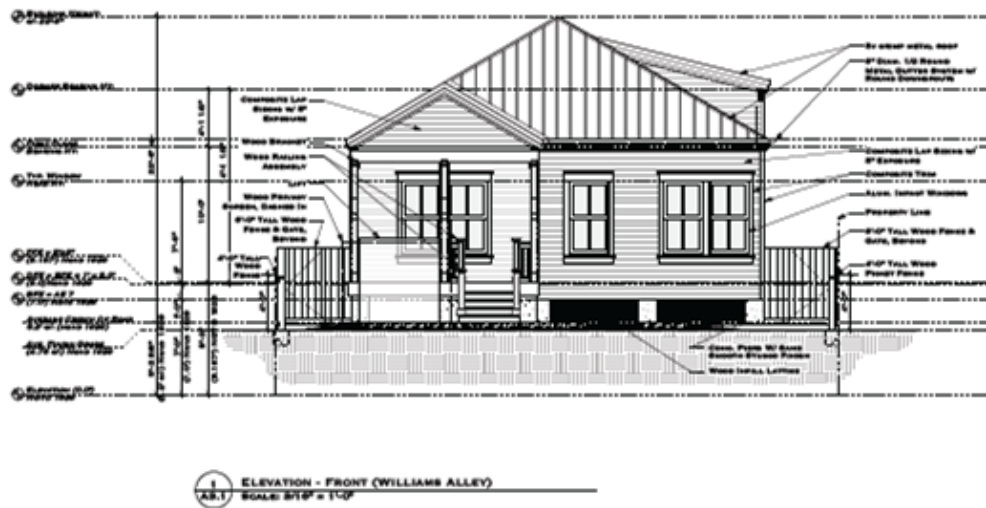
The large tree overhanging the property seen in the photos, located on the adjacent lot, has received approval from the neighboring property owner to be trimmed enough to allow for construction of the proposed structure.



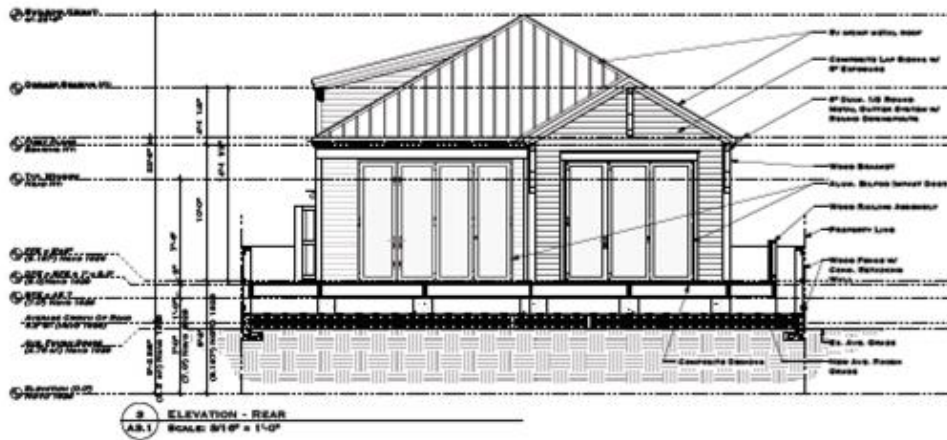
Proposed Floor/Site Plan.



Proposed North Elevation.



Proposed Front Elevation.



Proposed Rear Elevation.



2 STREETScape - OLIVIA STREET
 (A.3.3) SCALE: 1/8" = 1'-0"



Proposed Olivia Streetscape Elevation.

Consistency with Guidelines Cited Guidelines:

The proposed new one-story residence maintains traditional proportions and materials appropriate for new construction, including lap siding, wood detailing, and a front porch that reinforces the pedestrian scale of the streetscape. The proposed hip roof helps reduce the overall scale of the structure and accommodates the required flood elevation with a height of approximately 22'6". The height and overall massing are compatible with the surrounding mix of one and two-story buildings. The roof-mounted solar panels are appropriately located with minimal visibility from the public right-of-way. The proposed concrete driveway and parking area are located along an alley and appear to cover roughly fifty percent or less of the front yard, which is consistent with the HARC Landscaping Guidelines. While concrete is typically discouraged in favor of more permeable materials, its use in this case may be appropriate to accommodate ADA accessibility requirements. The proposed lift for ADA accessibility is consistent with the HARC Guidelines for Entrances, Porches & Doors, which call for new porch elements to be compatible in size, scale, and design. The lift is discreetly integrated into the porch and not visible from the street. Staff believes that the overall design will be cohesive with the surrounding context.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE AE 7	ZONING DISTRICT HMDR	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	906 Williams Alley Key West Fl 33040		
NAME ON DEED:	Clifford E. Rhoades Jr	PHONE NUMBER	808-276-0191
OWNER'S MAILING ADDRESS:	13 McCoy Circle	EMAIL	rhoadesc@bellatlantic.net
	Key West Fl 33040		
APPLICANT NAME:	T.S. Neal Architect- Seth Neal	PHONE NUMBER	305-340-8857
APPLICANT'S ADDRESS:	22974 Overseas Hwy	EMAIL	sethneal@tsnarchitects.com
	Cudjoe Key Fl 33042		
APPLICANT'S SIGNATURE:	<i>Seth Neal</i>	DATE	October 13, 2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO X **INVOLVES A HISTORIC STRUCTURE:** YES___ NO X
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
New one story wood framed residence on vacant lot and pool at rear yard.
See Plans for additional information
MAIN BUILDING:
New house will have composite lap siding & trim, 5 v metal roofing, stucco piers with lattice infill, and metal impact doors & windows.
Provide one on site parking space and pool at rear.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
no

**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S):	
pool	
PAVERS:	FENCES:
none	yes, wood on seperate permit
DECKS:	PAINTING:
pool deck	
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
yes	yes
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
yes	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

PROJECT PHOTOS



106 OLIVIA STREET - OLIVIA STREET (NORTHWEST)



110 OLIVIA STREET - OLIVIA STREET (NORTHWEST)



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110 OLIVIA STREET - WILLIAMS ALLEY (NORTHEAST)



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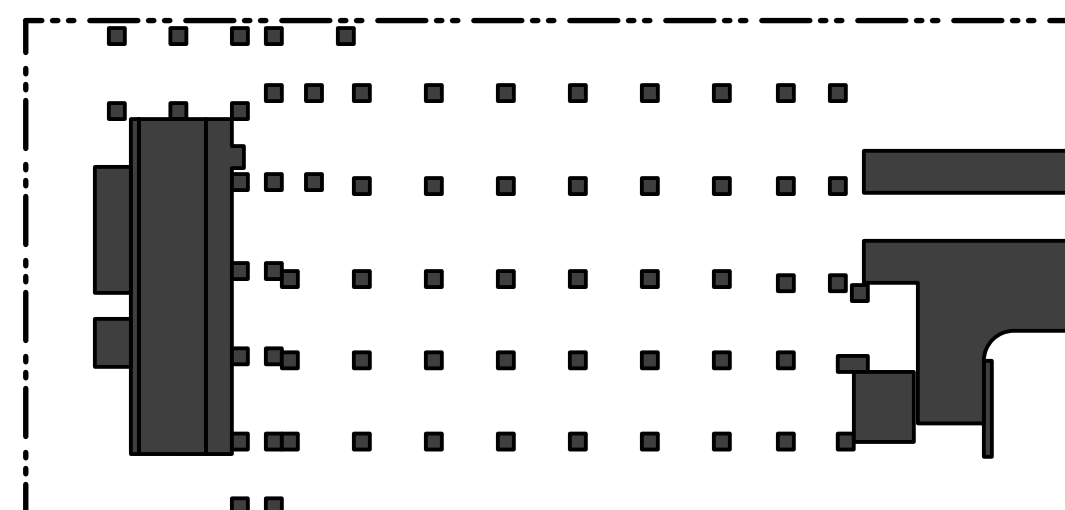
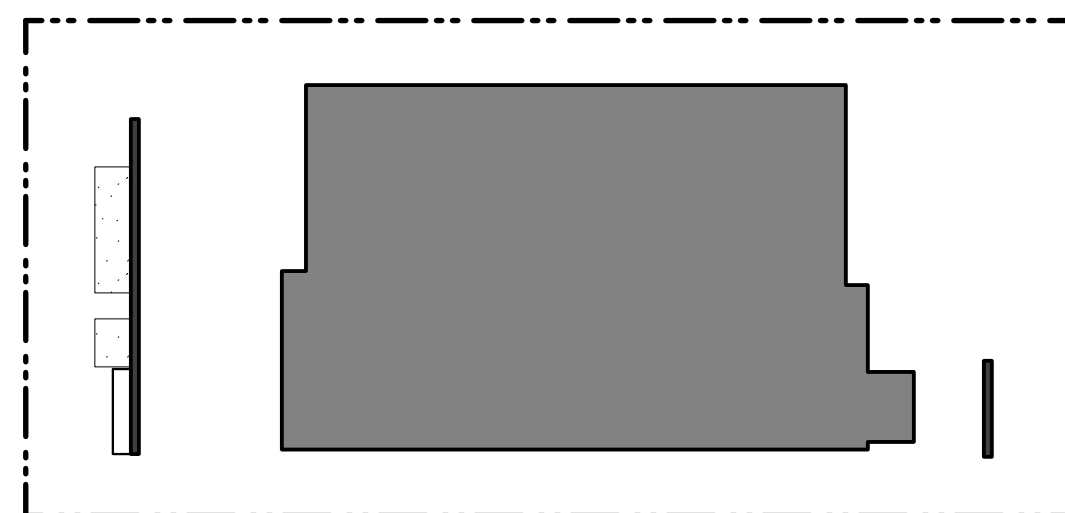
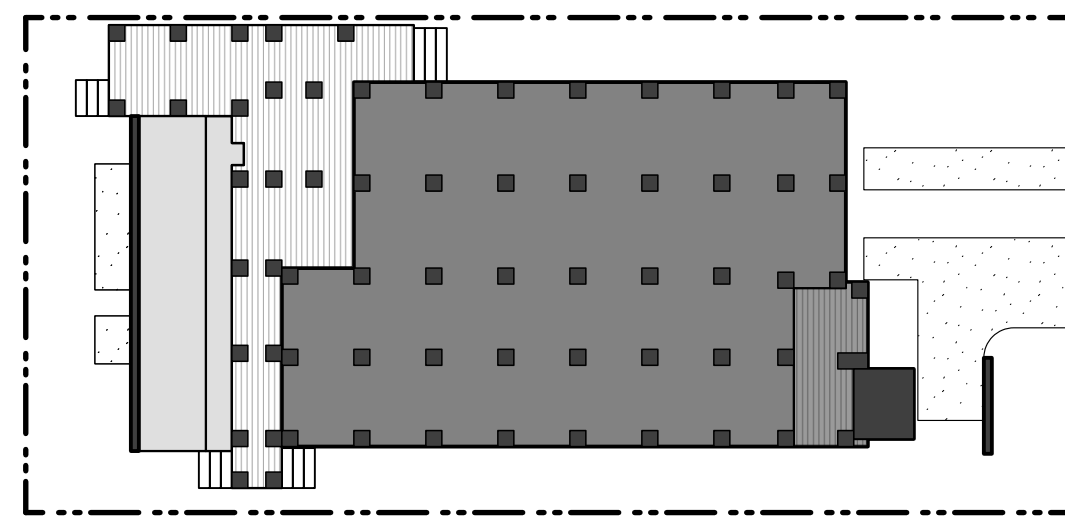


906 WILLIAMS ALLEY (SITE) - WILLIAMS ALLEY (NORTHEAST)



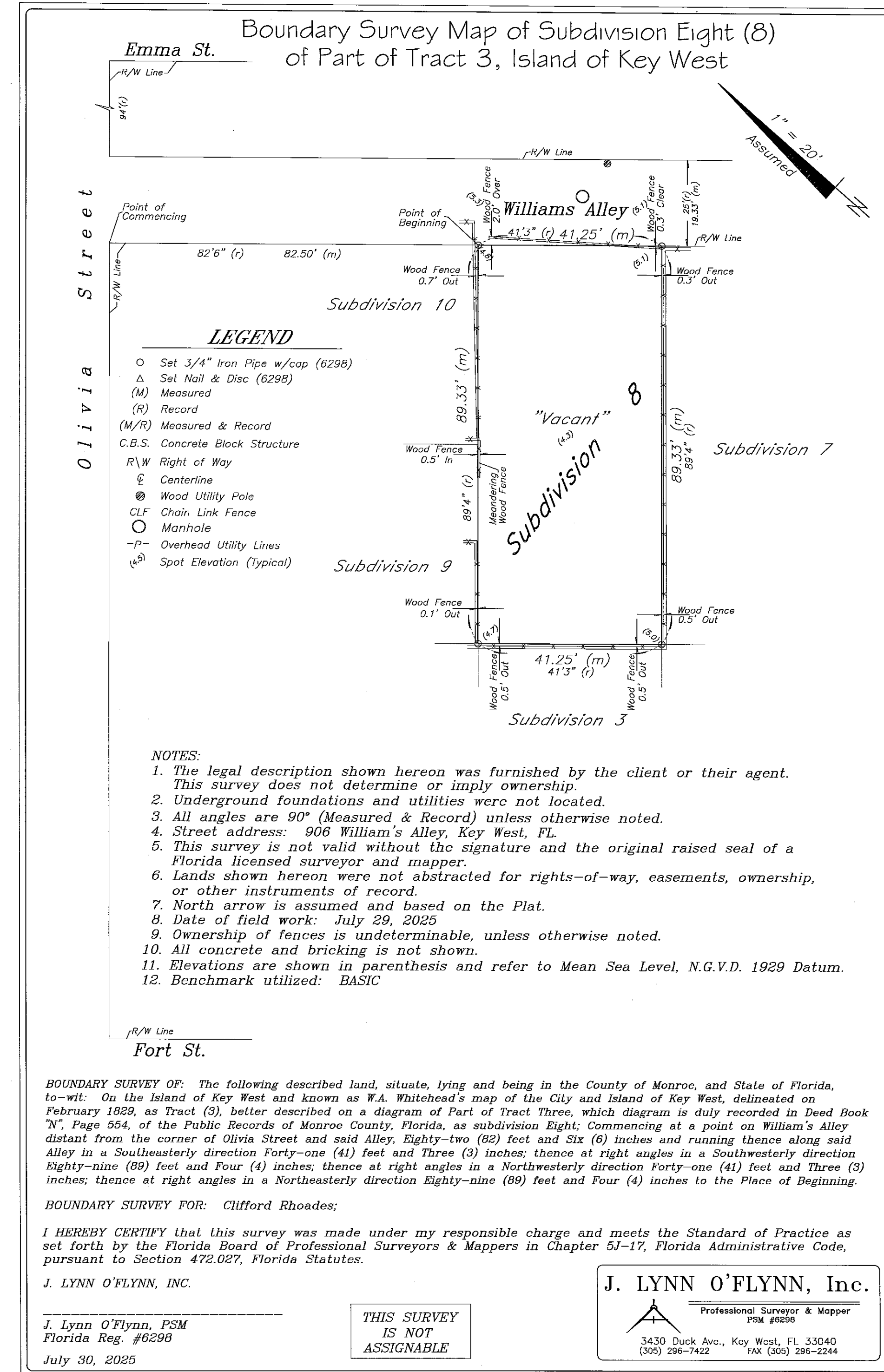
105 TRUMAN AVE - WILLIAMS ALLEY (NORTHEAST)

SURVEY



SITE DATA 906 WILLIAMS ALLEY
PARCEL ID: 00015430-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	3,685.275 S.F.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	41.5' X 89.34'	40' X 90' (MIN)	EXISTING	EXISTING
IMPERVIOUS	0%	2,211.16 (60% MAX)	709 SQ FT (19.2%)	CONFORMING
OPEN SPACE	100%	1,289.8 (35% MIN)	1,289.4 SQ FT (35%)	CONFORMING
BUILDING COV.	0%	1,474.1 (40% MAX)	1,464.4 SQ FT (39.7%)	CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	0%	(30% MAX COV.) 618.75 SQ. FT. REAR YARD AREA = 185.6 SQ FT.	176.5 SQ FT (28.5%)	CONFORMING
FRONT YARD 50% GREEN SPACE COV.	100%	618.75 SF @ 50% MIN = 309.37 SQ FT MIN	404 SQ FT (65.2%)	CONFORMING
SETBACKS				
FRONT SETBACK	N.A.	10'	15'-1"	CONFORMING
REAR SETBACK	N.A.	15'	19'-4"	CONFORMING
WEST SIDE SETBACK	N.A.	5'	5'-1 1/2"	CONFORMING
EAST SIDE SETBACK	N.A.	5'	5'-1 1/2"	CONFORMING
BUILDING HEIGHT	N.A.	30'	22'-6"	CONFORMING
FLOOD ZONE: BFE = AE 7, DFE = 7'-0" + 1'-0" = 8.0' NGVD 1929				



BOUNDARY SURVEY OF: The following described land, situate, lying and being in the County of Monroe, and State of Florida, to-wit: On the Island of Key West and known as W.A. Whitehead's map of the City and Island of Key West, delineated on February 1929, as Tract (3), better described on a diagram of Part of Tract Three, which diagram is duly recorded in Deed Book "N", Page 554, of the Public Records of Monroe County, Florida, as subdivision Eight, Commencing at a point on William's Alley distant from the corner of Olivia Street and said Alley, Eighty-two (82) feet and Six (6) inches and running thence along said Alley in a Southeasterly direction Forty-one (41) feet and Three (3) inches; thence at right angles in a Southwesterly direction Eighty-nine (89) feet and Four (4) inches; thence at right angles in a Northwesterly direction Forty-one (41) feet and Three (3) inches; thence at right angles in a Northeasterly direction Eighty-nine (89) feet and Four (4) inches to the Place of Beginning.

BOUNDARY SURVEY FOR: Clifford Rhoades;

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

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
July 30, 2025

THIS SURVEY IS NOT ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

SURVEY PROVIDED BY OWNER

T.S. NEAL ARCHITECT INC.
22974 OVERSEAS HWY
CUDJOE KEY, FL 33042
305-340-8857
251-422-9547

NOT FOR CONSTRUCTION,
FOR OWNER REVIEW & COMMENT ONLY

A NEW RESIDENCE AT
906 WILLIAMS ALLEY
KEY WEST, FL 33040

DRAWING TITLE:
SURVEY & SITE CALCULATION DIAGRAMS

DRAWN: EDSA
CHECKED:
DATE: 10-06-2025

REVISION #	DATE

C1.1
SHEET #

T S N
T. S. NEAL ARCHITECTS, INC.

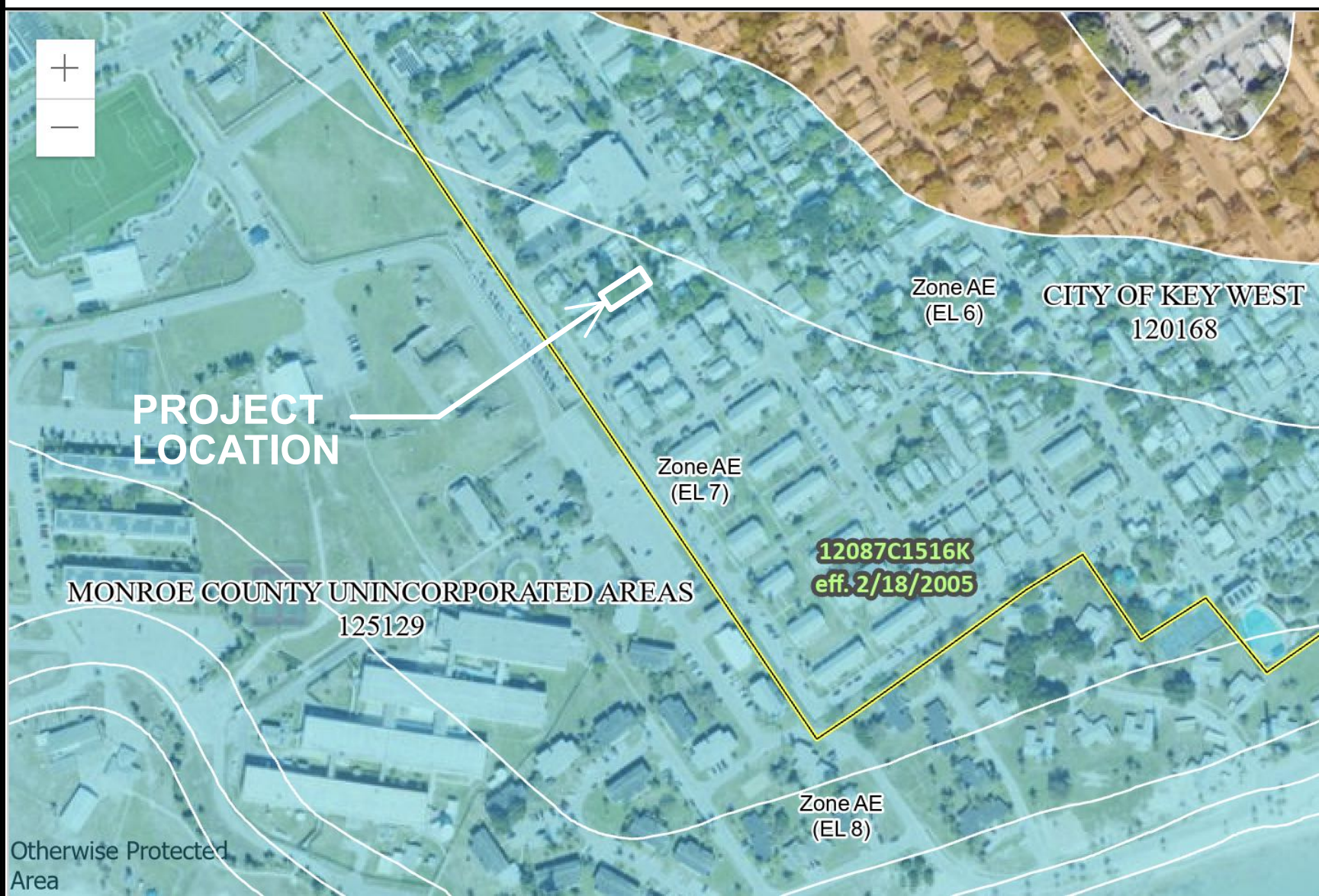
PROPOSED DESIGN

SITE DATA

906 WILLIAMS ALLEY
PARCEL ID:00015430-000000

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A NEW RESIDENCE FOR CLIFFORD RHOADES 906 WILLIAMS ALLEY KEY WEST, FL 33040

SITE LOCATION MAP



DESIGN NOTES:

CERTIFICATE OF COMPLIANCE:

GENERAL NOTES:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS. ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

DRAWING SCHEDULE:

- T1.1 TITLE, SITE DATA & PROJECT INFO
- C1.1 SURVEY
- A1.1 SITE / FLOOR PLAN
- A1.2 ROOF PLAN
- A3.1 ELEVATIONS
- A3.2 HARC STREETSCAPES & CONTEXT

SCOPE OF WORK:

**A NEW WOOD FRAMED SINGLE STORY RESIDENCE
AND POOL AT THE REAR YARD.**



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUJJOE KEY, FL
33042

305-340-8857
251-422-9547

NOT FOR
CONSTRUCTION,
FOR OWNER
REVIEW & COMMENT
ONLY

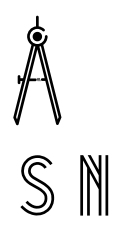
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DRAWING TITLE:
TITLE & PROJECT
INFORMATION

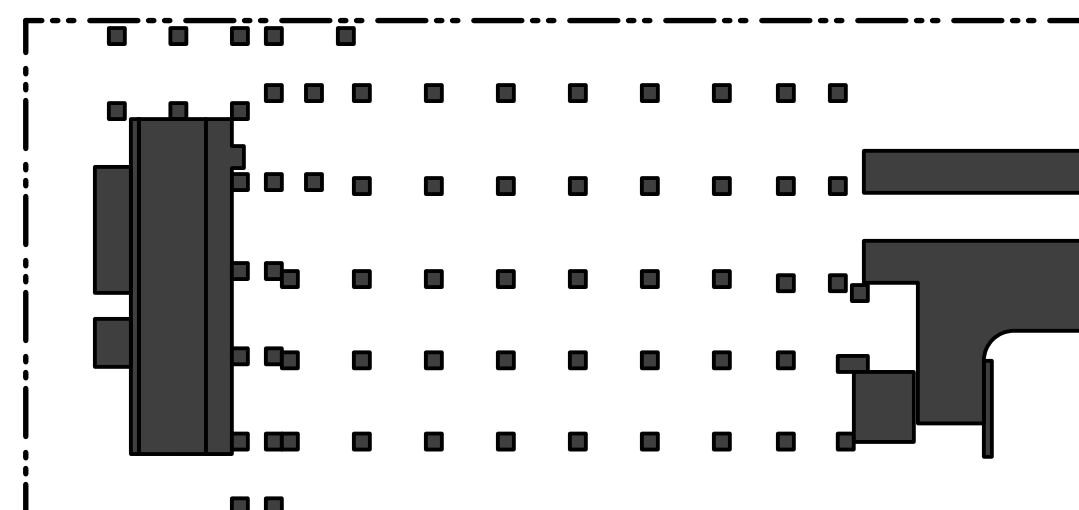
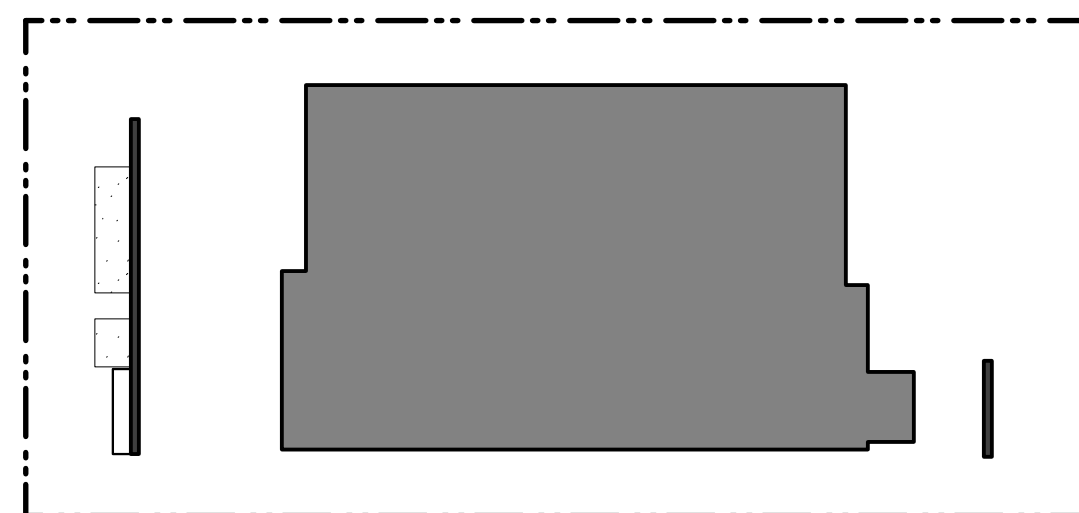
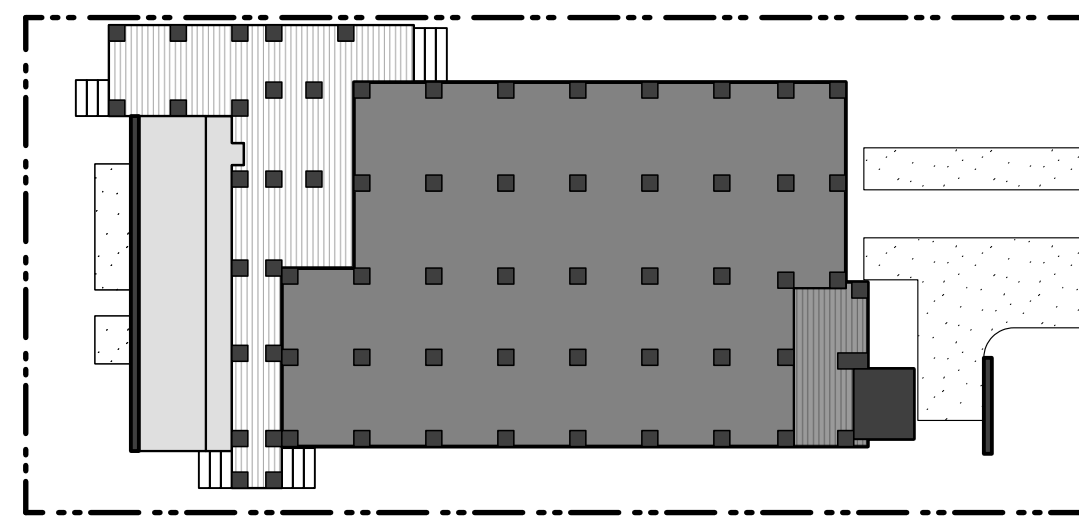
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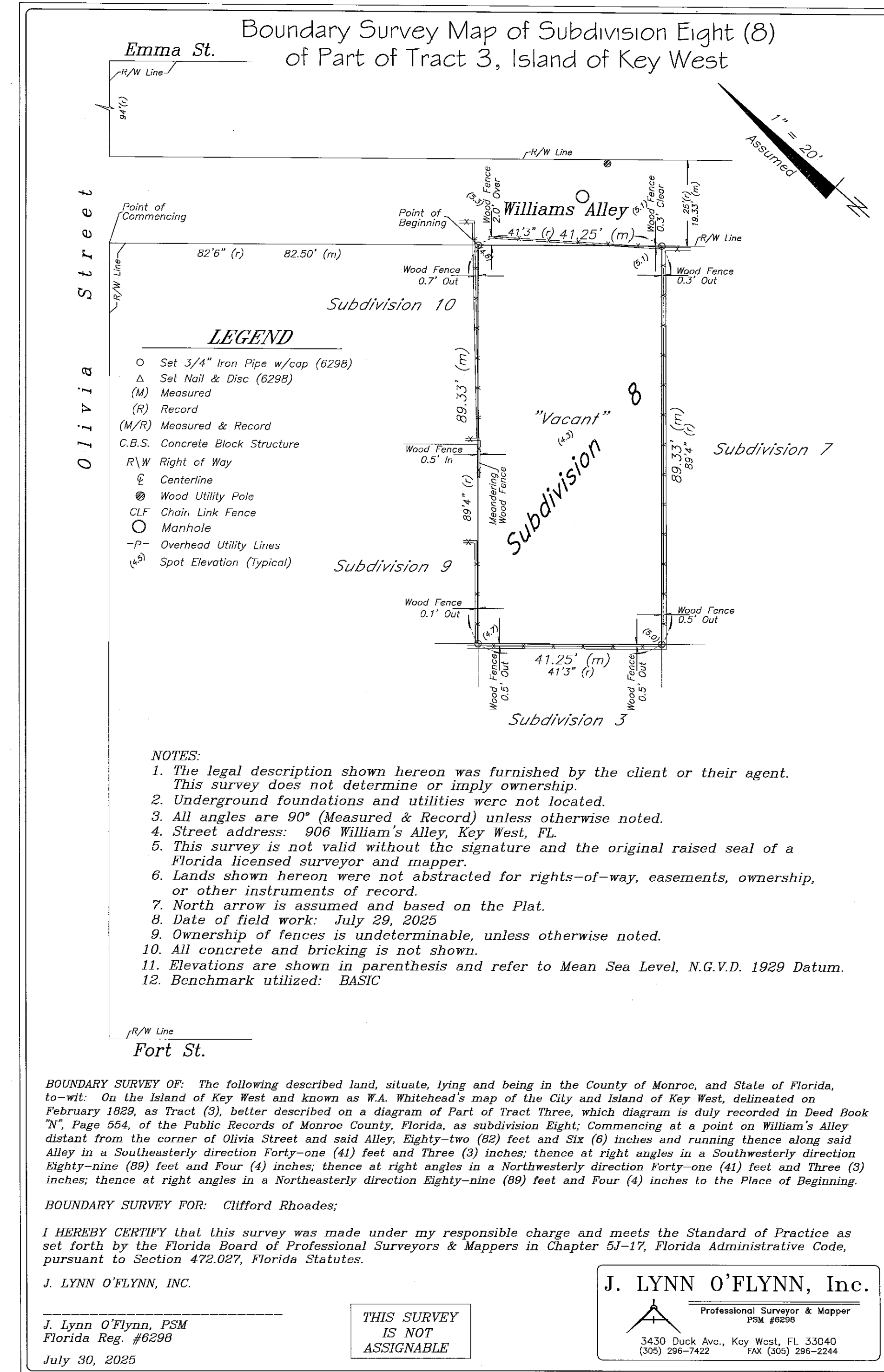
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T.S. NEAL ARCHITECTS, INC.



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305-340-8857
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FOR OWNER REVIEW & COMMENT ONLY

A NEW RESIDENCE AT
906 WILLIAMS ALLEY
KEY WEST, FL 33040

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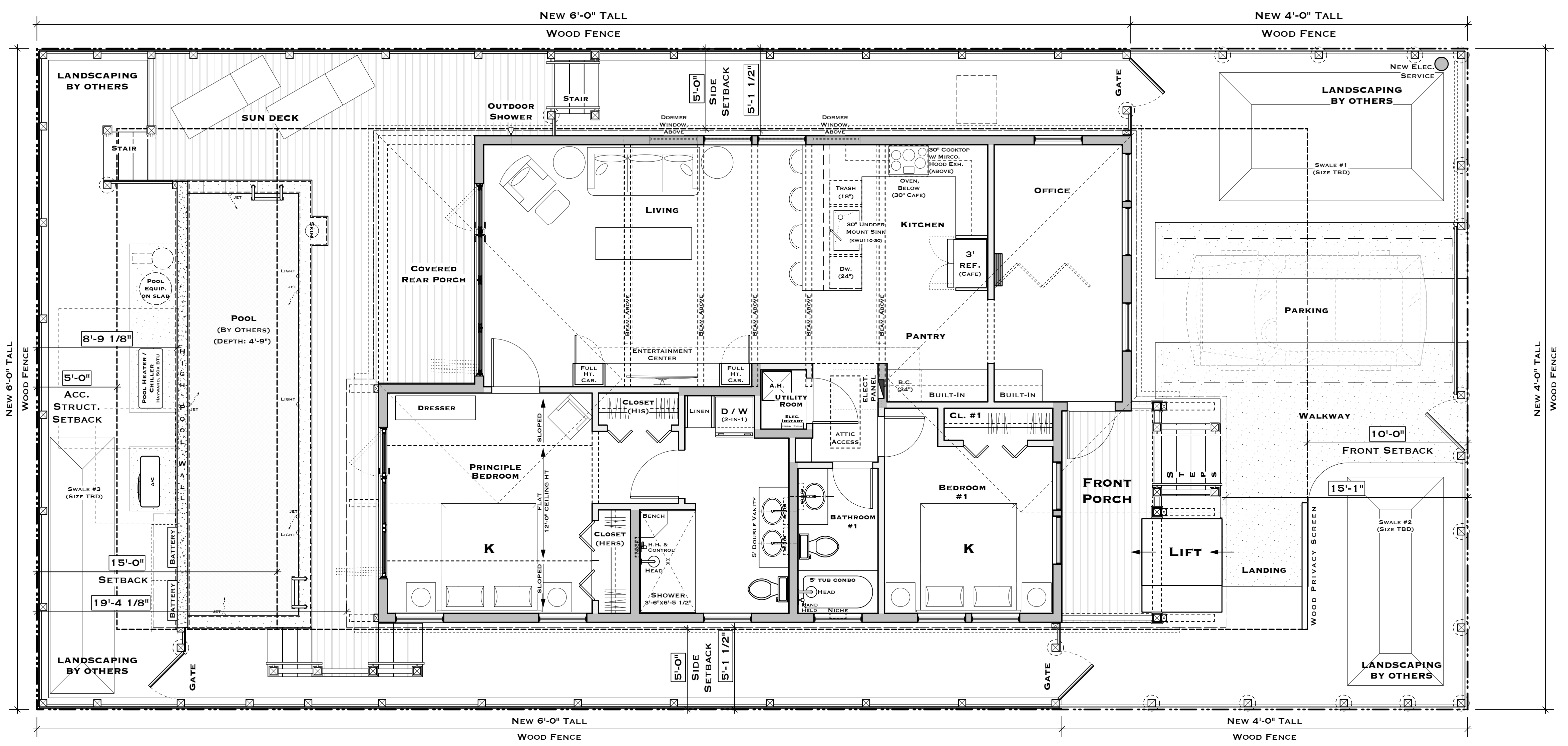
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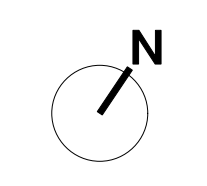
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**A NEW RESIDENCE AT
 906 WILLIAMS ALLEY
 KEY WEST, FL 33040**



1 SITE / FLOOR PLAN
 A1.1 SCALE: 1/4" = 1'-0"



GRAPHIC LEGEND

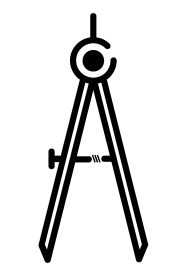
- | | | | |
|--|-------------------------------------|--|---|
| | EXTENT OF DECKING | | 2X4 WOOD FRAMED WALL |
| | EXTENT OF CONC. | | 2X6 WOOD FRAMED WALL |
| | EXTENT OF GRAVEL WALK | | CONTINUOUS STUD FRAMED WOOD WALL, NO SPLICES, SEE STRUCT. |
| | EXTENT OF ROOFING | | OVERHEAD POWER LINE |
| | EXTENT OF GRASSED / LANDSCAPED AREA | | PROPERTY LINE |
| | | | PROPERTY SETBACK LINE |

**DRAWING TITLE:
 SITE / FLOOR PLAN**

DRAWN: EDSA
 CHECKED:
 DATE: 10-06-2025

REVISION # DATE

A1.1
 SHEET #



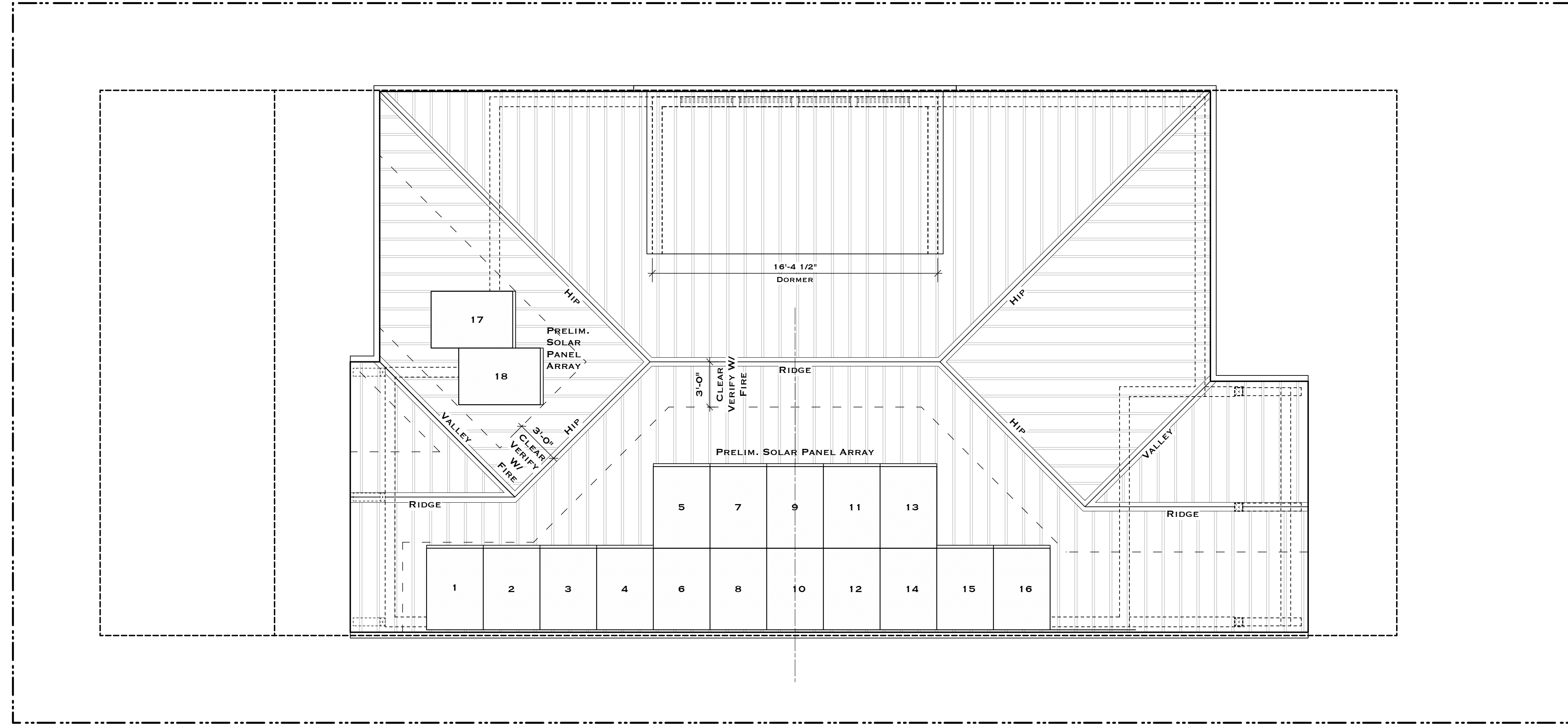
T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

NOT FOR
CONSTRUCTION,
FOR OWNER
REVIEW & COMMENT
ONLY

A NEW RESIDENCE AT
906 WILLIAMS ALLEY
KEY WEST, FL 33040



2 ROOF PLAN
A1.2 SCALE: 1/4" = 1'-0"

ROOFING NOTES:

ROOF TYPE 1:
PROVIDE METAL ROOFING SYSTEM & ALL REQUIRED COMPONENTS
SIMILAR OR EQUAL TO BERRIDGE DOUBLE RIB, 24-GAUGE STEEL
SV-CRIMP, SEE NOA FOR MORE INFORMATION.

INSTALL NEW PEEL & STICK MEMBRANE UNDERLAYMENT.

VERIFY COMPATIBILITY OF ROOFING AND UNDERLAYMENT WITH
MANUFACTURER.

ROOFING MANUFACTURER SHALL CONFIRM THAT METAL ROOFING
MEETS ALL GOVERNING CODES REGARDING UPLIFT & WIND
CRITERIA AND ANY OTHER DESIGN OR SPECIFIC CRITERIA
AFFECTING THE ROOFING. PROVIDE NOA OR FLORIDA APPROVAL
FOR ROOFING PRODUCT AND INSTALLATION. MANUFACTURERS
INSTALLATION INSTRUCTIONS & RECOMMENDATION SHALL BE
STRICTLY ADHERED TO.

ROOFING MANUFACTURER SHALL SUPPLY ALL PRODUCTS &
COMPONENTS INCLUDING BUT NOT LIMITED TO FLASHING, TRIM,
MITERED CORNERS, FASTENERS, SEALANT, ETC. COMPATIBLE WITH
ROOFING SYSTEM FOR A COMPLETE AND WEATHERTIGHT ROOFING
SYSTEM INSTALLED IN A FIRST-CLASS WORKMAN-LIKE MANNER.
PROVIDE FLASHING AND TRIM AS PER MANUFACTURERS
RECOMMENDATIONS AND SMACNA'S REFERENCE MANUAL DETAILS.

PROVIDE 20 YEAR MINIMUM FINISH WEATHERTIGHTNESS &
CORROSION WARRANTY.

GUTTER NOTES:

PROVIDE CONC. SPLASHBLOCKS @ ALL DOWNSPOUT DISCHARGES,
DIRECT FLOW AWAY FROM THE HOUSE & TO SWALES.

DOWNSPOUTS TO BE INSTALLED IN THE LEAST VISIBLE MANNER,
CONFIRM FINAL LAYOUT WITH ARCHITECT ON SITE.

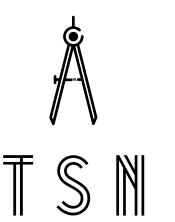
ALL GUTTERS & DOWNSPOUTS TO BE PREFINISHED METAL, COLOR &
STYLE AS SELECTED BY OWNER.

DRAWING TITLE:
ROOF PLAN

DRAWN: EDSA
CHECKED:
DATE: 10-06-2025

REVISION # DATE

A1.2
SHEET #



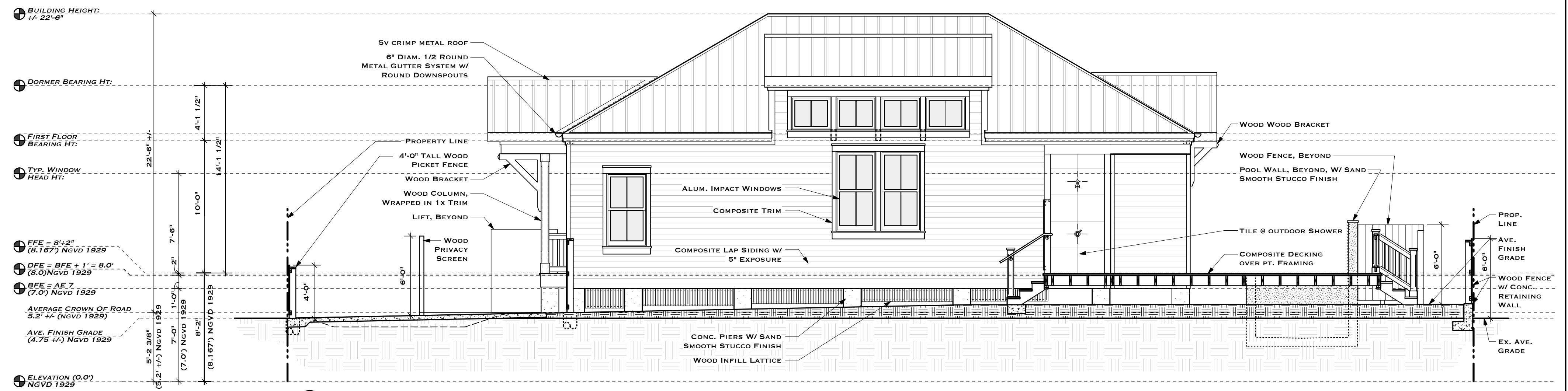
T. S. NEAL ARCHITECTS, INC.

NOT FOR CONSTRUCTION,
 FOR OWNER REVIEW & COMMENT ONLY

A NEW RESIDENCE AT
 906 WILLIAMS ALLEY
 KEY WEST, FL 33040



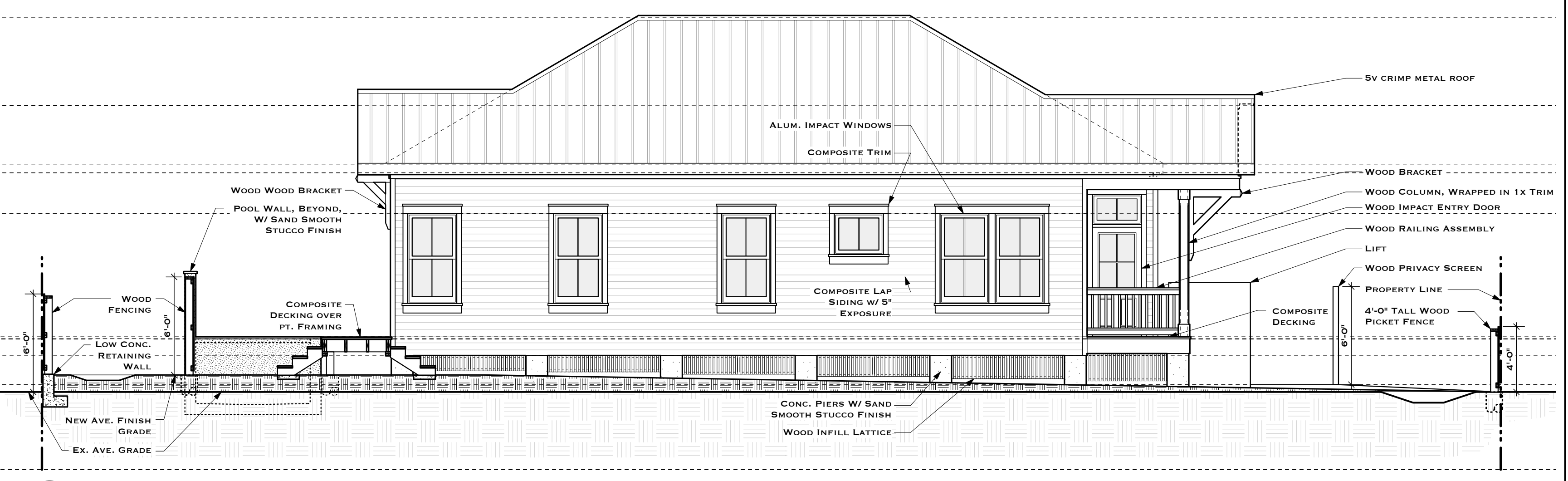
1 ELEVATION - FRONT (WILLIAMS ALLEY)
 A3.1 SCALE: 3/16" = 1'-0"



2 ELEVATION - SIDE (NORTH)
 A3.1 SCALE: 3/16" = 1'-0"



3 ELEVATION - REAR
 A3.1 SCALE: 3/16" = 1'-0"



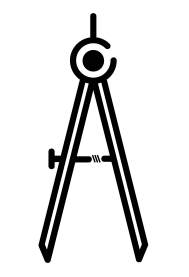
4 ELEVATION - SIDE (SOUTH)
 A3.1 SCALE: 3/16" = 1'-0"

DRAWING TITLE:
ELEVATIONS

DRAWN: EDSA
 CHECKED:
 DATE: 10-06-2025

REVISION # DATE

A3.1
 SHEET #



T.S. NEAL ARCHITECT INC.

22974 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

NOT FOR
CONSTRUCTION,
FOR OWNER
REVIEW & COMMENT
ONLY

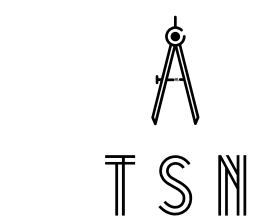
A NEW RESIDENCE AT
906 WILLIAMS ALLEY
KEY WEST, FL 33040

DRAWING TITLE:
STREETSCAPE & HARC CONTEXT

DRAWN: EDSA
CHECKED:
DATE: 10-06-2025

REVISION # DATE

A3.2 SHEET #

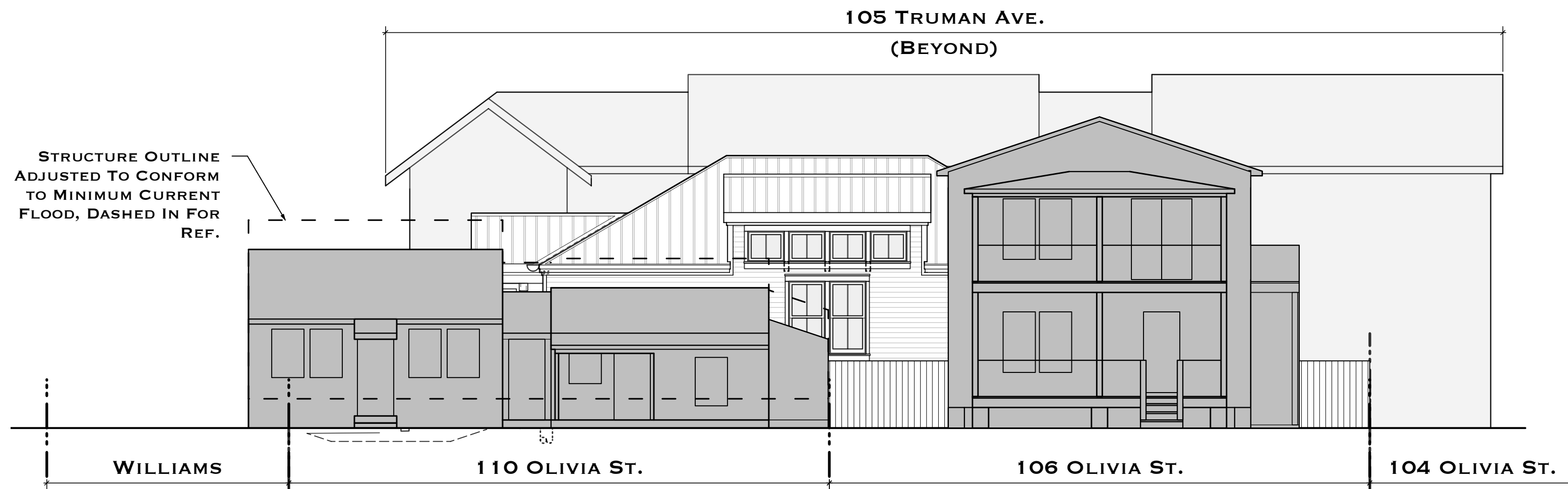


T. S. NEAL ARCHITECTS, INC.

OLIVIA STREET



1 HARC STREETSCAPE PLAN DIAGRAM
SCALE: 1/16" = 1'-0"



3 STREETSCAPE - OLIVIA STREET
SCALE: 1/8" = 1'-0"



4 STREETSCAPE - WILLIAMS ALLEY
SCALE: 1/8" = 1'-0"



2 AERIAL PHOTO REFERENCE - SITE & CONTEXT
SCALE: 1/16" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., November 18, 2025, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW ONE-STORY WOOD FRAME RESIDENCE ON VACANT LOT AND NEW POOL AT REAR. ADDITION OF SOLAR PANELS ON ROOF.

#906 WILLIAMS ALLEY

Applicant – T.S. Neal Architect, Seth Neal Application #C2025-0091

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared *J. Smith*, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 906 WILLIAMS ALLEY on the 10 day of NOV., 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on NOV 18th, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is #C2025-0091.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

J. Smith
Date: 11-10-2025
Address: 22974 OCEAN SEAS HWY
City: CAVOTAS FL
State, Zip: FL 33042

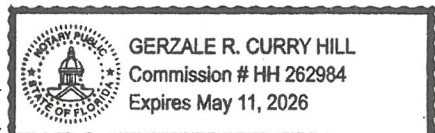
The forgoing instrument was acknowledged before me on this 10 day of November, 2025.

By (Print name of Affiant) Seth Neal who is personally known to me or has produced identification and who did take an oath.

NOTARY PUBLIC

Sign Name: *Gerzale R. Curry Hill*
Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)
My Commission Expires: _____



NO
PARKING
ANY
TIME
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DGSI
40 III
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3 98
FPL

ONE
3

Public
Meeting
Notice

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Public Meeting Notice

Public Meeting Notice

NEW ONE-STORY WOODFRAME RESIDENCE ON VACANT
LOT AND NEW FLOOR AT REAR ADDITION OF 100-AR
PANTAGON BOYS

100-AR PANTAGON BOYS

Application No. 100-AR-2018-0001

Public Meeting Date: 10/15/2018

Time: 6:00 PM

Location: 100-AR PANTAGON BOYS

100-AR PANTAGON BOYS

100-AR PANTAGON BOYS

100-AR PANTAGON BOYS

100-AR PANTAGON BOYS

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100-AR PANTAGON BOYS

100-AR PANTAGON BOYS

PROPERTY APPRAISER INFORMATION

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 00015430-000000
Account# 1015806
Property ID 1015806
Millage Group 11KW
Location 906 WILLIAMS Alley, KEY WEST
Address WEST
Legal KW SUB 8 OF LOT 11 OF TR 3 (N-554) A5-565 OR3327-2032 OR3324-0634 OR3343-1039
Description (Note: Not to be used on legal documents.)
Neighborhood 6021
Property Class VACANT RES (0000)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

[RHOADES JR CLIFFORD E](#)
 13 McCoy Cir
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$316,523	\$316,523	\$316,523	\$191,878
= Just Market Value	\$316,523	\$316,523	\$316,523	\$191,878
= Total Assessed Value	\$316,523	\$213,160	\$193,782	\$176,165
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$316,523	\$316,523	\$316,523	\$191,878

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$316,523	\$0	\$0	\$316,523	\$213,160	\$0	\$316,523	\$0
2023	\$316,523	\$0	\$0	\$316,523	\$193,782	\$0	\$316,523	\$0
2022	\$191,878	\$0	\$0	\$191,878	\$176,165	\$0	\$191,878	\$0
2021	\$160,150	\$0	\$0	\$160,150	\$160,150	\$0	\$160,150	\$0
2020	\$158,639	\$0	\$0	\$158,639	\$158,639	\$0	\$158,639	\$0
2019	\$161,661	\$0	\$0	\$161,661	\$161,661	\$0	\$161,661	\$0
2018	\$161,661	\$0	\$0	\$161,661	\$161,661	\$0	\$161,661	\$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 UNPERMITTED (01DM)	3,685.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/3/2025	\$450,000	Warranty Deed	2514120	3343	1039	01 - Qualified	Vacant		
5/22/2025	\$0	Final Judgment	2502199	3327	2032	19 - Unqualified	Improved		
8/19/2024	\$100	Quit Claim Deed	2499363	3324	0634	11 - Unqualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

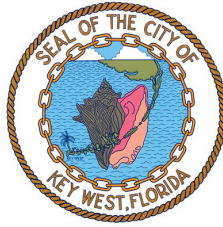
The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its 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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 11/12/2025, 1:26:17 AM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEO SPATIAL

ADDITIONAL DOCUMENTATION



THE CITY OF KEY WEST

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

August 21, 2025

VIA ELECTRONIC MAIL

Richard L. McChesney
500 Flemming St
Key West, Florida 33040

RE: Beneficial Use Determination for 906 Williams Alley (RE#: 00015430-000000)

Dear Mr. McChesney,

This letter is in response to a request for one (1) beneficial use dwelling unit allocation received by the Planning Department on August 7, 2025, for the property located at 906 Williams Alley, identified by RE#:00015430-000000.

The subject parcel is located within the Historic Medium Density Residential (HMDR) zoning district, which permits a maximum density of 16 dwelling units per acre (du/acre) and requires a minimum lot size of 4,000 square feet. The area of the subject parcel is 3,685 square feet according to Monroe County Property Appraiser records. The lot size accommodates a maximum density of one (1) dwelling unit. While the square footage does not meet the minimum lot size, code section Sec. 122-31(a) and 122-1079 provide further explanation.

Sec. 122-31. - Noncomplying lots or building sites of record.

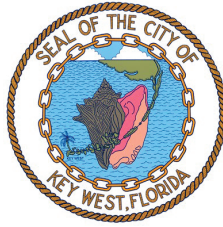
(a) In any district in which single-family dwellings are allowed, a single-family dwelling and customary accessory buildings may be erected on any legal nonconforming single lot that is in existence on January 1, 1994, and that is in different ownership from the adjoining property. This subsection shall apply even though such lot fails to meet the requirements for area, depth or width, provided that all other zoning requirements shall apply.

Section 122-1079. - Lots of record less than minimum size.

The provision shall not be construed to permit more than one dwelling unit on a lot with less area per family than required for the district in which the lot is located.

According to property records, the subject property is a vacant lot. Through staff research and applicant submittals there was a single-family residential unit existed on the property from 1962-1998. The property was in existence prior to 1994 and under different ownership.

Pursuant to the below code section staff has determined that units not in physical existence at the time of April 2010 must obtain a unit through the Building Permit Allocation System, Beneficial Use, or Lawful Unit Determination. Beneficial Use is the most feasible route as the property is



THE CITY OF KEY WEST

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

located within the Single Family (SF) zoning district and without a unit there is no viable or reasonable use of the land.

Sec. 108-991. - Development not affected by article.

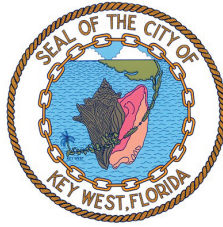
Development consistent with the following shall not be affected by the terms of this article, but such development shall comply with all applicable sections of the city's land development regulations:

- (1) Any use, development, project, structure, building, fence, sign or activity which does not result in a net addition to the number of residential dwelling unit stock.*
- (2) Redevelopment or rehabilitation which replaces but which does not increase the number of dwelling units above that existing on the site prior to redevelopment or rehabilitation.*
- (3) Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:*

Pursuant with Section 108-999, neither provisions of the Comprehensive Plan nor the Land Development Regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of adoption of the Comprehensive Plan in August of 1993. The City defines all reasonable economic use as the minimum use of the property necessary to avoid taking within a reasonable period as established by land use case law.

Pursuant to Section 108-999(b), the relief to which an owner shall be entitled may be provided through the use of one or a combination of the following:

- (1) Granting of a permit for development which shall be deducted from the pre-existing reserve units/beneficial use pool reserved to address outstanding beneficial use claims. All units that are recaptured by the city through a waiver and release of building permit allocation for residential units lawfully existing prior to May 2, 2013 shall be recorded and dedicated for beneficial use only. Beneficial use allocations shall be valid until such time that the owner chooses to obtain building permits, so long that no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the beneficial use allocation is granted as described in subsection (a) above.
- (2) Granting the use of transfer of development rights (TDRs) consistent with the comprehensive plan.



THE CITY OF KEY WEST

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

- (3) Purchasing by the city of all or a portion of the lots or parcels upon which all beneficial use is prohibited.
- (4) Such other relief as the city may deem appropriate and adequate.

The relief granted shall be the minimum necessary to avoid a taking of property under existing state and federal law.

The subject lot was a legal lot of record in August of 1993. In accordance with the City of Key West Land Development Regulations Section 108-999, the Planning Department has determined that 906 Williams Alley is eligible for a beneficial use allocation.

The one (1) beneficial use allocation granted to 906 Williams Alley shall be deducted from the City's pre-existing reserve units/beneficial use pool. Beneficial use allocations shall be valid until such time that the owner chooses to obtain building permits, so long as no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the beneficial use allocation is granted.

The City Planner's decision shall be rendered to the Department of Commerce for a determination of consistency with the principals for guiding development. Please do not hesitate to contact the Planning Department with further questions.

Best Regards,

Benjamin Gagnon

Benjamin Gagnon
Planner II

Attachments:

- A. Application and Additional Submittals
- B. Monroe County Property Appraiser Cards
- C. Boundary Survey
- D. Warranty Deed
- E. *Chapter 122 – Zoning, Division 3 – Residential Districts, Subdivision III – Single Family Residential (SF)*
- F. Section 108-999 – Procedures for ensuring beneficial use of private property

APPLICATION



BENEFICIAL USE DETERMINATION 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

Beneficial Use Determination Application Fee:

\$638.20

Ordinance 13-19, Sec 108-999, Effective March 1, 2014

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

PROPERTY DESCRIPTION:

Site Address: 906 Williams Alley

Real Estate (RE) #: 00015430-000000

Zoning District: _____ Total Land Area (sq ft): _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Spottswood, Spottswood, Spottswood & Sterling, PLLC/Richard McChesney

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: 906 WILLIAMS ALLEY LAND TRUST 08/09/2024 C/O ESTATECO LLC TRUSTEE

Mailing Address: 1330 Palmetto Ave, Ste B

City: Winter Park State: FL Zip: 32789

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

Email: c/o Bascom@BascomGrooms.com

- (1) Was the parcel of real property, a lot or parcel of record (recognized by the Monroe County Property Appraiser as a separate lot or parcel) as of the date of adoption of the Comprehensive Plan (August 10, 1993)? Please submit documentation to substantiate. Yes No
- (2) If the lot does not meet the minimum lot size requirements required in the zoning district, please indicate if it is under the same ownership as adjoining properties? Yes No
- (3) Were there any dwelling units located on any part of the property on or around 2010? Yes No
If the answer is yes, your property may be eligible for a Lawful Unit Determination, which may result in the right to construct a residential unit without a determination of beneficial use.
- (4) Please describe how the property has been used since August 10, 1993:

A single-family home existed on the Property through 1998, since that time the lot has remained vacant.

- (a) It is the policy of the city that neither provisions of the comprehensive plan nor the land development regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan (**August 10, 1993**) or lots of record which have been reconfigured such that the number of minimum sized lots are not increased. An owner of real property may apply for relief from the literal application of applicable land use regulations or of this plan when such application would have the effect of denying all economically reasonable or viable use of that property unless such deprivation is known to be necessary to prevent a nuisance under state law or in the exercise of the city's police power to protect the health, safety, and welfare of its citizens. All reasonable economic use shall mean the minimum use of the property necessary to avoid a taking within a reasonable period of time as established by land use case law.
- (b) The relief to which an owner shall be entitled may be provided through the use of one or a combination of the following:
 - (1) Granting of a permit for development which shall be deducted from the Pre-existing Reserve Units/Beneficial Use pool reserved to address outstanding beneficial use claims. All units that are recaptured by the City through a Waiver and Release of Building Permit Allocation for residential units lawfully existing prior to May 2, 2013 shall be recorded and dedicated for beneficial use only. Beneficial Use allocations shall be valid until such time that the owner chooses to obtain building permits, so long that no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the Beneficial Use allocation is granted as described in subsection (a) above.
 - (2) Granting the use of transfer of development rights (TDRs) consistent with the comprehensive plan.
 - (3) Purchasing by the city of all or a portion of the lots or parcels upon which all beneficial use is prohibited.
 - (4) Such other relief as the city may deem appropriate and adequate.

The relief granted shall be the minimum necessary to avoid a taking of the property under existing state and federal law.

- (c) Development approved pursuant to a beneficial use determination shall be consistent with all other objectives and policies of the comprehensive plan and land development regulations unless specifically exempted from such requirements in the final beneficial use determination.

The property may be configured, arranged, or platted to the extent which the Code allows as follows:

Legal nonconforming lots are defined in Chapter 86 of the Land Development Regulations as meaning a lot, area, dimensions, or location of which that was lawful prior to the adoption, revision, or amendment of the Land Development Regulations, but which fails because of such adoption, revision, or amendment to conform to the present Land Development Regulations. Pursuant to Section 122-31, noncomplying lots or building sites of record are subject to the following regulations:

- (1) In any district in which single-family dwellings are allowed, a single-family dwelling and customary accessory buildings may be erected on any legal nonconforming single lot that is in existence on January 1, 1994, and that is in different ownership from the adjoining property. This subsection shall apply even though such lot fails to meet the requirements for area, depth or width, provided that all other zoning requirements shall apply. (Note: the critical date for beneficial use allocations is actually August 10, 1993, per 108-999 of the Land Development Regulations).

- (2) If two or more adjoining lots or portions of lots in single ownership on January 1, 1994, do not meet the requirements for building site width, depth and area as established by this article, the land involved shall be considered to be an undivided parcel, and no portion of the parcel shall be used or sold that does not meet building site width, depth and area requirements, nor shall any division of the parcel be made that leaves remaining any lot with substandard width, depth, area, parking, open space or stormwater retention. Notwithstanding anything to the contrary in this subsection, two or more adjoining lots or building sites shall not be considered to be an undivided parcel and may be sold or used for single-family dwellings, if allowed by applicable district regulations, so long as each lot or building site is at least 75 percent of the minimum lot size of the applicable district regulations and is not otherwise required to provide required parking for the adjacent parcel.

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 along with one (1) electronic copy of materials on a flash drive.

- Application fee. Please make checks payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Survey (Survey must be within 10 years from submittal of application)

ATTACHMENT A

ATTACHMENT B

ATTACHMENT B

PARCEL/NAME : 00015430-000000 KNOWLES CATHERINE

M 1

O A S I S - MONROE COUNTY

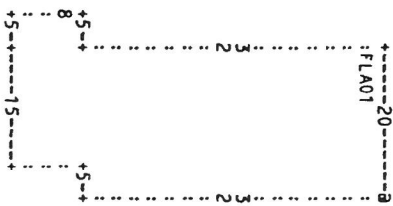
P R O P E R T Y R E C O R D C A R D 10/22/92

KNOWLES CATHERINE
2 HOWARD B. NEWMAN
17590 N. W. 52ND AVE
CAROL CITY FL 33055
PARCEL 00015430-000000 01 01 01
ALTERNATE KEY 1015806 MILL GROUP 10KW
0048

LAND DATA 01*****
LINE USE FRONT DEPTH ZONE NOTES NBR UNITS TYP RATE DEPTH% LOC% SHP% PHY% JUS VAL
01 01LN 0 0 3685.00 SF 10.00 100 100 100 100 36850
NEIGHBORHOOD 6021 PARCELS LYING W'L Y OF THOMAS TOTAL LAND CLASSIFIED 0
1.100 TOTAL LAND JUST VALUE 36,850

LEGAL DESCRIPTION *****
KW SUB 8 LOT 11 OF TR 3 A5-565

BUILDING SKETCH *****
BUILDING 01 OF 01



BUILDING 01 OF 01
BUILDING CHARACTERISTICS FLA01=L20D32L5D8R5D1R1SUNRSU3Z.

BUILDING 01 OF 01 APPRAISED BY EAH ERVIN A HIGGS ON
EFF. AGE GROUP 6 SIX NEXT REVIEW 00/00
CONDITION A GAP YEAR BUILT 1918 FUNCTIONAL OBSOLESCENCE 0
QUALITY GRADE 400 GRADE 8 SPEC. ARC. CODE S LOCATIONAL OBSOLESCENCE 0
IMPROVE. TYPE R1 S.F.R. PERIMETER 132.0

SECTION ID EXTERIOR WALL TYPE NDR ROLL ATTIC BASEMENT% FINISHED FLOOR AREA
TYPE ID STORIES YR FINISH BASEMENT% BASEMENT%
FLA 01 12 ABOVE AVERAGE WOOD 1.0 18 N 0 0 815.0 SF

BUILDING REFINEMENTS

BUILDING 01 OF 01 BEDROOMS 2 FIREPLACES 0 BUILT-IN KITCHEN N
ROOF TYPE 02 GABLE/HIP

BUILDING REFINEMENTS
BUILDING 01 OF 01
PROF TYPE 02 GABLE/HIP
BEDROOMS 2 FIREPLACES 0 BUILT-IN KITCHEN N

ATTACHMENT B

PARCEL/NAME: 00015430-00000 KNOWLES CATHERINE *** 1**

PROF COVER 07 MIN/PAINT CONC
FOUNDATION 00
INT.FINISH 02 SFT/HD W 03 DRYWALL
SRC: HEAT 04 NONE
TYPE HEAT 01 NONE
2FXBATH 0 DISHWASHER N AIR-CONDITIONING N
3FIXBATH 1 VACUUM N GARBAGE DISPOSAL N
4FIXBATH 0 INTERCOM N COMPACTOR N
FXFIXTURE 3 SECURITY N

APPRAISER NOTES
OG=200

COST/MARKET METHOD

BLDG REPLACEMENT COST 40,235
ADJUSTED REPLACEMENT COST 19,032
BLDG. VALUES 19,032 03/06/91
M.I. VALUES 0 03/06/91
LAND VALUES 36,850 06/30/88
PROP VALUES 55,882

VALUE SELECTED
SPECIFIED BY ERVIN A HIGGS ON 01/01/88 VALUE METHOD 1 COST/MARKET METHOD

HISTORY OF TAXABLE VALUES

TAX YEAR	LAND VALUE	BUILDING VALUE	MISC. IMPRV/ EQUIP VALUE	ASSESSED VALUE	EXEMPTION VALUE	TAXABLE VALUE
1982	8,794	6,538	0	15,332	0	15,332
1983	9,013	8,349	0	17,362	0	17,362
1984	9,013	8,349	0	17,362	0	17,362
1985	9,013	8,951	0	17,964	0	17,964
1986	11,055	9,241	0	20,296	0	20,296
1987	11,976	9,189	0	21,165	0	21,165
1988	23,953	9,308	0	33,261	0	33,261
1989	28,559	10,643	0	39,202	0	39,202
1990	29,480	12,879	0	42,359	0	42,359
1991	36,850	19,032	0	55,882	0	55,882
1992	36,850	19,032	0	55,882	0	55,882

EQUIPMENT LINES
TYPE DESCRIPTION # UNITS UN RATE YEAR IN/PUT DEPR VALUE

TOTAL VALUES
TOTAL 55,882
TOT-EXPT-VAL 0
T-VALUE 55,882
PREV-TX-VAL 55,882
PREV-JUST 55,882
NEW-CON-VAL 0

ATTACHMENT C

PARCEL/NAME: 00015430-000000 KNOWLES CATHERINE

PROPERTY RECORD ATTACHMENT C 07/03/93

PAI

KNOWLES CATHERINE
17590 N W 52ND AVE
CAROL CITY FL 33055

PARCEL 00015430-000000 01 01 01
ALTERNATE KEY 1015806 MILL GROUP 10KW
0048

FLA OUF

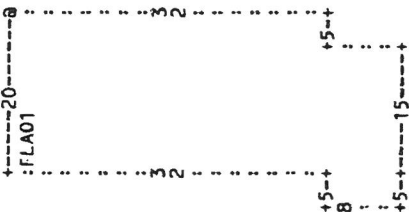
LAND DATA 01
LINE USE FRONT DEPTH ZONE NOTES NBR UNITS TYP RATE DEPTH% LOC% SHP% PHY% JUS VAL
01 01LN 0 0 3685.00 SF 10.00 100 100 100 100 36850

NEIGHBORHOOD 6021 PARCELS LYING W'LY OF THOMAS TOTAL LAND CLASSIFIED 0
1.100 TOTAL LAND JUST VALUE 36,850

BUILI
BUILI
ROOF
ROOF
FOUN
INT. I
SRC.
TYPE

LEGAL DESCRIPTION *****
KW SUB 8 LOT 11 OF TR 3 A5-565
BUILDING SKETCH *****
BUILDING 01 OF 01 *****

BUILI



BUILDING 01 OF 01
BUILDING CHARACTERISTICS
FLA01=L20D32L5D8R5D1R15U9R5U32.

BUILI

BUILDING 01 OF 01
EFF. AGE GROUP 6 SIX
CONDITION A GAP
QUALITY GRADE 400 GRADE 8
IMPROVE. TYPE R1 S.F.R. PERIMETER 132.0

APPRaised BY EAH ERVIN A HIGGS ON
NEXT REVIEW 00/00
YEAR BUILT 1918 FUNCTIONAL OBSOLESCENCE 0
SPEC. ARC CODE S LOCATIONAL OBSOLESCENCE 0

BUILI
BUILI
EFF.
COND
QUAL
IMPRI
SEC
TYPE
FLA
OUF

SECTION EXTERIOR WALL TYPE NBR ROLL ATTIC BASEMENT% FINISHED FLOOR AREA
TYPE ID STORIES YR FINISH BASEMENT%
FLA 01 12 ABOVE AVERAGE WOOD 1.0 18 N 0 0 815.0 SF

BUILDING REFINEMENTS
BUILDING 01 OF 01
ROOF TYPE 02 GABLE/HIP BEDROOMS 2 FIREPLACES 0 BUILT-IN KITCHEN N

BUILI
BUILI
ROOF
FOUN
INT.

BUILDING 01 OF 01
 ROOF TYPE 02 GABLE/HIP

BEDROOMS 2 FIREPLACES 0 BUILT-IN KITCHEN N

PARCEL/NAME: 00015430-000000 KNOWLES CATHERINE **L 6**

ROOF COVER 07 MIN/PAINT CONC
 FOUNDATION 00
 INT.FINISH 02 SFT/HD W 03 DRYWALL
 SRC. HEAT 04 NONE 00
 TYPE HEAT 01 NONE 00

2FIXBATH 0 DISHWASHER N
 3FIXBATH 0 MACHINERY N
 4FIXBATH 0 INTERCOM N
 XFIXTURE 3 SECURITY N
 ATRACTOR N
 GARAGE DOOR N
 COMPACTOR N

APPRaiser NOTES *****
 QG=200

COST/MARKET METHOD *****
 BLDG REPLACEMENT ADJUSTED BLDG. VALUES 19,032 03/06/91
 COST 40,235 REPLACEMENT COST M.I. VALUES 0 03/06/91
 01 19,032 LAND VALUES 36,850 06/30/88
 PROP VALUES 55,882

VALUE SELECTED *****
 SPECIFIED BY ERVIN A HIGGS ON 01/01/88 VALUE METHOD 1 COST/MARKET METHOD
 VALUE 55,882

TAX YEAR	LAND VALUE	BUILDING VALUE	MISC. IMPR/ EQUIP VALUE	ASSESSED VALUE	EXEMPTION VALUE	TAXABLE VALUE
1982	8,794	6,538	0	15,332	0	15,332
1983	9,013	8,349	0	17,362	0	17,362
1984	9,013	8,349	0	17,362	0	17,362
1985	9,013	8,951	0	17,964	0	17,964
1986	11,055	9,241	0	20,296	0	20,296
1987	11,976	9,189	0	21,165	0	21,165
1988	23,953	9,308	0	33,261	0	33,261
1989	28,559	10,643	0	39,202	0	39,202
1990	29,480	12,879	0	42,359	0	42,359
1991	36,850	19,032	0	55,882	0	55,882
1992	36,850	19,032	0	55,882	0	55,882

EQUIPMENT LINES *****
 TYPE DESCRIPTION # UNITS UN RATE YEAR IN/PWT DEPR VALUE

TOTAL VALUES *****
 TOTAL-J-VAL TOT-EXPT-VAL 0 T-VALUE PREV-TX-VAL 55,882
 PREV-JUST NEW-CON-VAL 0

FOUND INT. J

PA

SRC TYPE

APPR

COST

BLDG

01 02

VALU

SPEC

HIST TAX YEAR

1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992

SALE O.R. BOOK

1151

EQUI

TOTA TOTA

ATTACHMENT D

PARCEL/NAME: 00015440-000000 BAILLOU SUSAN

O A S I S - MONROE COUNTY ATTACHMENT D 07/03/93

PROPERTY RECORD CARD

***M 6**

BAILLOU SUSAN
C/O STEVE RODRIQUEZ
728 EMMA ST
KEY WEST FL 33040

PARCEL 00015440-000000 01 01 01
ALTERNATE KEY 1015814 MILL GROUP 10KW
0048

LAND DATA 00*****
LINE USE FRONT DEPTH ZONE NOTES NBR.UNITS TYP RATE DEPTH% LOC% SHP% PHY% JUS VAL
01 010D 0 0 3685.00 SF 10.00 100 100 100 100 36850

NEIGHBORHOOD 6021 PARCELS LYING W'LY OF THOMAS TOTAL LAND CLASSIFIED
1.100 36,850

1993: 106 Olivia Street
under different ownership

LEGAL DESCRIPTION *****
KW SUB 9 LOT 11 OF TR 3 00-137

COST/MARKET METHOD*****
BLDG REPLACEMENT COST ADJUSTED REPLACEMENT COST BLDG. VALUES 0 00/00/00
M.I. VALUES 0 00/00/00
LAND VALUES 36,850 06/30/88

VALUE SELECTED *****
SPECIFIED BY ERVIN A HIGGS ON 01/01/88 VALUE METHOD 1 COST/MARKET METHOD
VALUE 36,850

TAX YEAR	LAND VALUE	BUILDING VALUE	MISC. IMPR/ EQUIPVALUE	ASSESSED VALUE	EXEMPTION VALUE	TAXABLE VALUE
1982	9,001	0	0	9,001	0	9,001
1983	11,541	0	0	11,541	0	11,541
1984	11,541	0	0	11,541	0	11,541
1985	11,541	0	0	11,541	0	11,541
1986	11,055	0	0	11,055	0	11,055
1987	11,976	0	0	11,976	0	11,976
1988	21,189	0	0	21,189	0	21,189
1989	28,559	0	0	28,559	0	28,559
1990	29,480	0	0	29,480	0	29,480
1991	36,850	0	0	36,850	0	36,850
1992	36,850	0	0	36,850	0	36,850

EQUIPMENT LINES *****
TYPE DESCRIPTION # UNITS UN RATE YEAR IN/PWT DEPR VALUE

TOTAL VALUES *****
TOTAL -J-VAL 36,850
TOTAL -EXPT-VAL 0
T-VALUE 36,850
PREV-TX-VAL 36,850
PREV-TX-VAL 36,850
PREV-CON-VAL 0
PREV-JUST 36,850
NEW-CON-VAL 0

ATTACHMENT E

PARCEL/NAME: 00015450-000000 MCKENDRY BRIAN
 O A S I S - MONROE COUNTY ATTACHMENT E
 PROPERTY RECORD CARD 07/03/93

N 6

MCKENDRY BRIAN
 110 OLIVIA ST
 KEY WEST FL 33040
 PARCEL 00015450-000000 01 01 01
 ALTERNATE KEY 1015822 MILL GROUP 10KW
 0048

LAND DATA 08*****
 LINE USE FRONT DEPTH ZONE NOTES NBR_UNITS TYP RATE DEPTH% LOC% SHP% PHY% JUS VAL
 01 010D 0 0 3685.00 SF 10.00 100 100 100 36850
 NEIGHBORHOOD 6021 PARCELS LYING W'LY OF THOMAS TOTAL LAND CLASSIFIED 0
 1.100 TOTAL LAND JUST VALUE 36,850

LEGAL DESCRIPTION *****
 KW SUB 10 LOT 11 OF TR3 OR421-302/303
 SEE MARRIAGE CERTIFICATE OR1002-519(LG)
 BUILDING SKETCH *****
 BUILDING 01 OF 02 *****

```

+6--+
: 3---12---+
: SBU03
: 1
: 4
: 1
: 1
: 1
: 18-----+
: FLA02
: 2
: 1
: 2
: 3
: 5
: 80PF01
: +-8---4--10---+
    
```

BUILDING 01 OF 02

OPF01=R8D4L8U4, FLA02=R8D4R10U25L18D21.U2
 1SBU03=R18U11L12U3L6D14.

BUILDING CHARACTERISTICS

SECTION TYPE ID	EXTERIOR WALL TYPE	NBR STORIES	ROLL FINISH	ATTIC BASEMENT%	FINISHED BASEMENT%	FLOOR AREA
OPF 01	12 ABOVE AVERAGE WOOD	1.0	90	N	0	32.0 SF
FLA 02	12 ABOVE AVERAGE WOOD	1.0	90	N	0	418.0 SF
SBU 03	12 ABOVE AVERAGE WOOD	1.0	90	N	0	216.0 SF

APPRAISED BY 021 ERVIN A. HIGGS ON
 NEXT REVIEW 00/00
 YEAR BUILT 1908 FUNCTIONAL OBSOLESCENCE 0
 QUALITY GRADE 450 GRADE 9 SPEC.ARC.CODE S LOCALATIONAL OBSOLESCENCE 0
 IMPROVE. TYPE R1 S.F.R. PERIMETER 86.0

PAF
 ROOF FOUND INT.F SRC. TYPE BUILD
 BUILD
 BUILD EFF. CONDI QUALI IMPRO SECT TYPE
 FLA DUF BUILD
 BUILD ROOF FOUND INT.F SRC. TYPE MISCE TYPE FN2 F APPRI

BUILD
 BUILD
 BUILD EFF. CONDI QUALI IMPRO SECT TYPE
 FLA DUF BUILD
 BUILD ROOF FOUND INT.F SRC. TYPE MISCE TYPE FN2 F APPRI

ATTACHMENT F

ATTACHMENT F

Monroe County Property Record Card (185)

Alternate Key: 1015806 Roll Year 2010
 Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 09:39 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2010F	C	132,112	0	0	0	132,112	132,112	0	N	132,112
2009F	C	210,178	0	0	0	210,178	210,178	0	N	210,178
2008F	C	315,501	0	0	0	315,501	315,501	0	N	315,501
2007F	C	350,075	0	0	0	350,075	350,075	0	N	350,075
2006F	C	313,225	0	0	0	313,225	313,225	0	N	313,225
2005F	C	261,635	0	0	0	261,635	261,635	0	N	261,635
2004F	C	250,580	0	0	0	250,580	250,580	0	N	250,580
2003F	C	88,440	0	0	0	88,440	88,440	0		88,440
2002F	C	58,960	0	0	0	58,960	58,960	0		58,960
2001F	C	55,275	0	0	0	55,275	55,275	0		55,275
2000F	C	44,220	0	0	0	44,220	44,220	0		44,220
1999F	C	44,220	0	0	0	44,220	44,220	0		44,220
1998F	C	44,220	0	24,141	0	68,361	68,361	0		68,361
1997F	C	36,850	0	21,727	0	58,577	58,577	0		58,577
1996F	C	36,850	0	19,796	0	56,646	56,646	0		56,646
1995F	C	36,850	0	19,796	0	56,646	56,646	0		56,646
1994F	C	36,850	0	17,703	0	54,553	54,553	0		54,553
1993F	C	36,850	0	19,032	0	55,882	55,882	0		55,882
1992F	C	36,850	0	19,032	0	55,882	55,882	0		55,882
1991F	C	36,850	0	19,032	0	55,882	55,882	0		55,882
1990F	C	29,480	0	12,879	0	42,359	42,359	0		42,359
1989F	C	28,559	0	10,643	0	39,202	39,202	0		39,202
1988F	C	23,953	0	9,308	0	33,261	33,261	0		33,261
1987F	C	11,976	0	9,189	0	21,165	21,165	0		21,165
1986F	C	11,055	0	9,241	0	20,296	20,296	0		20,296
1985F	C	9,013	0	8,951	0	17,964	17,964	0		17,964
1984F	C	9,013	0	8,349	0	17,362	17,362	0		17,362
1983F	C	9,013	0	8,349	0	17,362	17,362	0		17,362
1982F	C	8,794	0	6,538	0	15,332	15,332	0		15,332

ATTACHMENT G

ATTACHMENT G

Keys Energy Records - 106 Olivia St. rear/AKA 906 Williams Alley
Installation of Service 1964

METER INSTALLATION RECORD CARD

METER NO. 6367 READING 3392

NAME _____

ADDRESS 106 Olivia (rear)

ACCOUNT NO. 4-1000 ORDER NO. 677

REASON FOR INSTALLATION 2-1/2-3 wire

INSTALLED BY [Signature] DATE 12/1/64

METER HISTORY CARD BY [Signature] DATE 12/2/64

REMARKS: _____

ATTACHMENT H

FCAA Account:

ATTACHMENT H

RE: 906 Williams Alley 00015430-000000 003534



Olivia Reyes <oreyes@fcaa.com>
To: Lori Thompson



12:25 PM

i You replied to this message on 7/30/2025 12:27 PM.

Start your reply all with:

Ok, thanks.

Okay, thank you!

Ok, thanks for letting me know.

I have that. This is super old account.

003534	106 OLIVIA ST REAR KEY WEST FL 33040
123000353417	
RESIDENTIAL	Zone AREA 1
505329 - MALVISE GIBSON - 10/8/1985	
106 OLIVIA ST REAR KEY WEST FL USA 33040-7350	(000) 000-0000 Ext. 0000

AUTHORIZATION

&

VERIFICATION



**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, Michael Kara as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of 906 WILLIAMS ALLEY LAND TRUST 08/09/2024
C/O ESTATECO LLC TRUSTEE
Name of Office (President, Managing Member) *Name of owner from deed*

authorize 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.

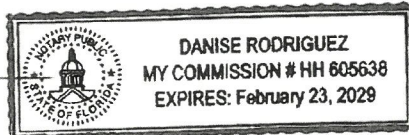
[Signature]
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 8/4/2025
Date

by Michael Kara
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal



Danise Rodriguez
Name of Acknowledger typed, printed or stamped

HH 605638
Commission Number, if any



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

I, Richard J. McChesney, in my capacity as Member
(print name) *(print position; president, managing member)*

of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

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

906 Willams Alley

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 July 31, 2025 by
date

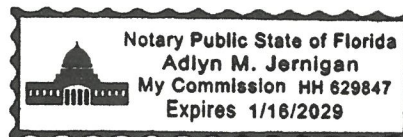
Richard McChesney.
Name of Applicant

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

Notary's Signature and Seal

Adlyn Jernigan

Name of Acknowledger typed, printed or stamped



Commission Number, if any

WARRANTY DEED

Doc # 2499363 Bk# 3324 Pg# 634 Electronically Recorded 5/2/2025 at 3:18 PM Pages 2
 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
 Electronically REC: \$18.50 Deed Doc Stamp \$0.70

Prepared By and Return To:

Michael Kara, EstateCo LLC
 1330 Palmetto Ave, Ste B
 Winter Park, FL 32789
 Parcel: 00015430-000000

QUIT CLAIM DEED

THIS QUITCLAIM DEED, dated as of the date of the last of the grantors to sign their respective portion of this deed, between **Heather Staples**, a Married person, whose mailing address is 189 Copeland Hill Rd Holden ME 04429, (hereinafter "**GRANTOR**") and **EstateCo, LLC**, a Florida Limited Liability Company, as Trustee of the **906 Williams Alley Land Trust dated August 9 2024**, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described, whose address is 1330 Palmetto Ave Suite B, Winter Park, FL 32789 (hereinafter collectively "**GRANTEE**").

(Whenever used herein, the term "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 the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, remise, release, and quit-claim unto the said Grantee forever, all the right, title, interest, claim, and demand which the said Grantor has in and to the following described lot, piece, or parcel land, situate, lying, and being in the County of Monroe, State of Florida, to-wit:

The following described land, situate, lying and being in the County of Monroe, and State of Florida, to-wit: On the Island of Key West and known as W.A. Whitehead's map of the City and Island of Key West, delineated on February 1829, as Tract (3), better described on a diagram of Part of Tract Three, which diagram is duly recorded in Deed Book "N", Page 554, of the Public Records of Monroe County, Florida, as subdivision Eight; Commencing at a point on William's Alley distant from the corner of Olivia Street and said Alley, Eight-two (82) feet and six (6) inches and running thence along said Alley in a Southeasterly direction Forty-one (41) feet and three (3) inches; thence at right angles in a Southwesterly direction Eighty-nine (89) feet and four (4) inches; thence at right angles in a Northwesterly direction Forty-one (41) feet and three (3) inches; thence at right angles in a Northeasterly direction Eighty-nine (89) feet and four (4) inches to the place of beginning. More commonly known as: 906 Williams Alley Key West FL 33040;

The property herein conveyed is not, and never has been, the homestead, or contiguous to the homestead, of any grantor or any grantor's spouse. It was inherited through an estate.

SUBJECT TO all taxes due and unpaid for the year of conveyance and prior years and all subsequent years; all easements, zoning restrictions, covenants, prohibitions, limitations and matters of public record and other requirements imposed by Governmental authority; and all mortgages of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity to the only proper use, benefit, and profit of the trust and for the purposes set forth in this Deed and in the **906 Williams Alley Land Trust (Trust Agreement)**.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This deed is given and accepted in accordance with Section 689. 073, Florida Statutes. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property, which the Trustee holds under the trust agreement referred to above.

This instrument prepared without benefit of title examination and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or conditions of the title. Signatures to follow on following pages.

IN WITNESS WHEREOF, the Grantors, having signed in counterparts, have intentionally caused this instrument to be executed on the date the last of the grantors signed this deed.

Signed, sealed, and delivered in our presence:

[Signature]
Heather Staples, Grantor

Witness 1 Signature: [Signature]
Witness 1 Printed Name: Joseph Pickering
Witness 1 Address: 27 Pleasant St
Hampden ME 04444

Witness 2 Signature: [Signature]
Witness 2 Printed Name: Whitney Bonard
Witness 2 Address: 94 4th Street, Apt 3
Bangor, ME 04401

STATE OF Maine
COUNTY OF Pendscot

THE FOREGOING INSTRUMENT was acknowledged before me in my physical presence or via online notarization on August 19 2024, by Heather Staples, who is personally known to me or has produced _____ as valid identification.

[Signature]
Signature of Notary Public

Tracy L Hogan
Printed Name of Notary
My Commission Expires: 9-2-2024

Tracy L. Hogan
Notary Public, State of Maine
My Commission Expires Sept. 2, 2024

This space intentionally left blank.

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

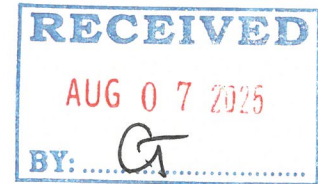
JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

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

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

Aug. 7, 2025



Katie Halloran
Planning Director
Key West Planning Department
1300 White Street
Key West, FL 33040

RE: Request for Beneficial Use Determination
906 Williams Alley – Parcel # 00015430-000000

Dear Ms. Halloran:

Please accept this letter and attached application along with required supplemental materials as a request for a Beneficial Use determination for the vacant lot located at 906 Williams Alley, Key West, FL 33040 (the "Property"). On behalf of our client, 906 WILLIAMS ALLEY LAND TRUST 08/09/2024 C/O ESTATECO LLC TRUSTEE, (the "Applicant"), we are requesting a market rate unit be allocated from the beneficial use pool to rebuild one residential unit. This lot qualifies for a Beneficial Use unit pursuant to code Sec. 108-999, as being a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan, August 10, 1993.

By way of background, a single-family home existed on the Property as documented from c. 1962 (Sanborn map) to 1998. The Property is within the Historic Medium Density Residential (HMDR) zoning district. The previous residential unit is documented on the historic property record card (PRC) for 1966 and 1974 under the address of 106 Olivia Street, rear¹. Additionally, we have included documentation that the parcel (Lot 8) was a lot of record in 1993. Two of the adjacent parcels, Lots 9 and 10, are and have been privately owned. The lots on the opposite side and rear of Lot 8 are owned by the Key West Housing Authority.

Monroe County property records for 1992² and 1993³ are included to clarify that the subject Property was a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan, August 10, 1993. We have provided the 1993 PRCs for the property at 106 Olivia⁴ and 110 Olivia Street⁵ to show the subject Property was not in shared ownership at the time, nor is it today. We have also included a page from



¹ Attachment A
² Attachment B
³ Attachment C
⁴ Attachment D
⁵ Attachment E

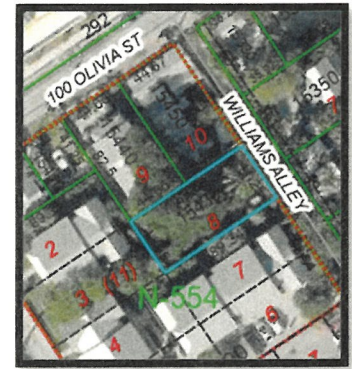
the 2010⁶ PRC that indicates the residential unit existed until 1999 as indicated under the building value column of “Value History”.

Documents referenced above are attached as follows:

ATTACHMENT	DATE	PARCEL RE # /ADDRESS	DOCUMENT TITLE
ATTACHMENT A	1966 and 1974	00015430-000000	Monroe County Historic Property Record Card
ATTACHMENT B	1992	00015430-000000	Monroe County Property Record Card
ATTACHMENT C	1993	00015430-000000	Monroe County Property Record Card
ATTACHMENT D	1993	00015440-000000 106 Olivia St.	Monroe County Property Record Card
ATTACHMENT E	1993	00015450-000000 110 Olivia St.	Monroe County Property Record Card
ATTACHMENT F	2010	00015430-000000	Monroe County Property Record Card
ATTACHMENT G	1964	106 Olivia St. Rear	Keys Energy Connect Order
ATTACHMENT H	1985	106 Olivia St. Rear	FKAA record

The Property has available electric and water service. Keys Energy⁷ confirms the Property had electric service connected in the 1960s under the previous address of 106 Olivia Street (rear). Florida Keys Aqueduct Authority⁸ also confirms that this Property had water service dated 1985.

In compliance with Code Section 108-999, Procedures for ensuring beneficial use of private property, of the Land Development Regulations, we are requesting the city determine that the Property meets the requirements under this code section and, therefore, is eligible for a beneficial use allocation as being a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan, August 10, 1993. As such, a residential unit can be allocated under the following:



Code Sec. 108-999 (b) the relief to which an owner shall be entitled may be provided through the use of one or a combination of the following:

- (1) Granting a permit for development which shall be deducted from the pre-existing reserve units beneficial use pool reserved to address outstanding beneficial use claims. All units that are recaptured by the city through a waiver and release of building permit allocation for residential units lawfully existing prior to May 2, 2013, shall be recorded and dedicated for beneficial use only. Beneficial use allocations shall be valid until such time that the owner chooses to obtain building permits, so long that no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the beneficial use allocation is granted as described in subsection (a) above.*

The following are applicable HMDR dimensional requirements and Property information.

Dimensional Requirements	Code Requirement	Subject Property
Lot Size	4,000 sf	3,685 sf
Width & Depth	40' x 90'	41.25' x 89.34'
Density	16 du/acre	1.35 units

⁶ Attachment F

⁷ Attachment G

⁸ Attachment H

Thank you for your consideration and we look forward to working with you for a successful completion to this project.

Sincerely,

Richard J. McChesney

A handwritten signature in blue ink, appearing to read "Richard McChesney", with a long, sweeping underline.

Enclosures as stated

Monroe County, FL

** PROPERTY RECORD CARD **

Summary

Parcel ID 00015430-000000
Account# 1015806
Property ID 1015806
Millage Group 11KW
Location 906 WILLIAMS Alley, KEY
Address WEST
Legal KW SUB 8 OF LOT 11 OF
Description TR 3 (N-554) A5-565
 OR3327-2032 OR3324-0634
 (Note: Not to be used on legal documents.)
Neighborhood 6021
Property Class VACANT RES (0000)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable Housing No



Owner

906 WILLIAMS ALLEY LAND TRUST 08/09/2024
 C/O ESTATECO LLC TRUSTEE
 1330 Palmetto Ave, Ste B
 Ste B
 Winter Park FL 32789

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$316,523	\$316,523	\$316,523	\$191,878
= Just Market Value	\$316,523	\$316,523	\$316,523	\$191,878
= Total Assessed Value	\$316,523	\$213,160	\$193,782	\$176,165
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$316,523	\$316,523	\$316,523	\$191,878

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$316,523	\$0	\$0	\$316,523	\$213,160	\$0	\$316,523	\$0
2023	\$316,523	\$0	\$0	\$316,523	\$193,782	\$0	\$316,523	\$0
2022	\$191,878	\$0	\$0	\$191,878	\$176,165	\$0	\$191,878	\$0
2021	\$160,150	\$0	\$0	\$160,150	\$160,150	\$0	\$160,150	\$0
2020	\$158,639	\$0	\$0	\$158,639	\$158,639	\$0	\$158,639	\$0
2019	\$161,661	\$0	\$0	\$161,661	\$161,661	\$0	\$161,661	\$0
2018	\$161,661	\$0	\$0	\$161,661	\$161,661	\$0	\$161,661	\$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 UNPERMITTED (01DM)	3,685.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/22/2025	\$0	Final Judgment	2502199	3327	2032	19 - Unqualified	Improved		
8/19/2024	\$100	Quit Claim Deed	2499363	3324	0634	11 - Unqualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Photos



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Permits, Sketches (click to enlarge).

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 8/21/2025, 2:14:21 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
 GEOSPATIAL

Sec. 108-999. Procedures for ensuring beneficial use of private property.

- (a) It is the policy of the city that neither provisions of the comprehensive plan nor the land development regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of adoption of the comprehensive plan (August 10, 1993) or lots of record which have been reconfigured such that the number of minimum sized lots are not increased. An owner of real property may apply for relief from the literal application of applicable land use regulations or of this plan when such application would have the effect of denying all economically reasonable or viable use of that property unless such deprivation is known to be necessary to prevent a nuisance under state law or in the exercise of the city's police power to protect the health, safety, and welfare of its citizens. All reasonable economic use shall mean the minimum use of the property necessary to avoid a taking within a reasonable period of time as established by land use case law.
- (b) The relief to which an owner shall be entitled may be provided through the use of one or a combination of the following:
- (1) Granting of a permit for development which shall be deducted from the pre-existing reserve units/beneficial use pool reserved to address outstanding beneficial use claims. All units that are recaptured by the city through a waiver and release of building permit allocation for residential units lawfully existing prior to May 2, 2013 shall be recorded and dedicated for beneficial use only. Beneficial use allocations shall be valid until such time that the owner chooses to obtain building permits, so long that no changes are made to the configuration or size of the lot or parcel that affect the conditions in which the beneficial use allocation is granted as described in subsection (a) above.
 - (2) Granting the use of transfer of development rights (TDRs) consistent with the comprehensive plan.
 - (3) Purchasing by the city of all or a portion of the lots or parcels upon which all beneficial use is prohibited.
 - (4) Such other relief as the city may deem appropriate and adequate.
- The relief granted shall be the minimum necessary to avoid a taking of the property under existing state and federal law.
- (c) Development approved pursuant to a beneficial use determination shall be consistent with all other objectives and policies of the comprehensive plan and land development regulations unless specifically exempted from such requirements in the final beneficial use determination.

(Ord. No. 13-19, § 2, 11-6-2013)

Subdivision III. Single-Family Residential District (SF)

Sec. 122-231. Intent.

- (a) The single-family residential district (SF) is established to implement comprehensive plan policies for areas designated "SF" on the comprehensive plan future land use map, especially comprehensive plan policy 1-2.1.3. The SF district is designed to accommodate single-family permanent residential development and may also include one accessory attached or detached unit per principal dwelling unit.
- (b) The SF district shall not include transient accommodations. Supportive community facilities and accessory land uses may be located within areas designated for single-family residential uses.
- (c) The single-family residential (SF) designation is established to:
 - (1) Protect the quality and character of existing single-family neighborhoods;
 - (2) Preserve open space;
 - (3) Encourage densities which are compatible with existing and anticipated future developments;
 - (4) Promote compatibility with natural features of the land; and
 - (5) Minimize the burden on supportive public services and facilities within the area.

(Ord. No. 97-10, § 1(2-5.2.2(A)), 7-3-1997)

Sec. 122-232. Accessory units.

The single-family residential district (SF) shall accommodate one accessory attached or detached unit per principal dwelling unit so long as the accessory unit is duly approved pursuant to the building permit allocation system, as provided in article IV of chapter 54, and meets the criteria cited in this subdivision. The building permit allocation methodology includes a permit formula in which one accessory unit equals 0.78 dwelling unit. Accessory units shall meet size and dimension requirements as provided herein and shall not be excluded from impact fee provisions.

(Ord. No. 97-10, § 1(2-5.2.2(A)(1)), 7-3-1997; Ord. No. 22-20, § 1, 7-6-2022; Ord. No. 24-10, § 1, 3-14-2024)

Sec. 122-233. Special criteria applicable to accessory units.

- (a) Accessory units proposed within the single-family residential district (SF) shall meet the following criteria:
 - (1) The monthly rent for a rented accessory unit, not including utilities, shall not exceed 25 percent of that amount which represents 100 percent of the monthly median household income (adjusted for family size) for Monroe County. This affordability criteria shall be duly recorded as a deed restriction in perpetuity. Occupants of an accessory unit shall meet the income limits associated with the City's Workforce Housing Ordinance for Affordable Housing (Middle Income) pursuant to Sec. 86-9.
 - (2) Accessory units shall be restricted to occupancy by permanent residents.

-
- (3) Accessory units shall not be sold separately as a condominium.
 - (4) Accessory units shall be exempt from lot coverage requirements.
 - (5) Accessory units shall be exempt from impervious surface regulation within the SF district provided that all stormwater shall be contained on site as certified by a licensed engineer. Parking surfaces shall not be counted as open space.
 - (6) Accessory units shall be exempt from applicable landscaping requirements.
 - (7) Accessory units shall be exempt from the maximum threshold for lot coverage by impervious surfaces.
 - (8) There shall be no additional parking requirement for the Accessory unit.
 - (9) Density shall be calculated based only upon the number of principal units on a site.
 - (10) Accessory units shall not exceed 600 square feet and the minimum size shall be 300 square feet.
 - (11) Accessory units shall maintain a minimum setback of five (5) feet from any rear or side yard. The front yard setback for an accessory unit may be reduced to the existing setback for the principal structure on site or the average depth of front yards on developed lots within 100 feet on each side, whichever is less.
- (b) Any application for accessory units shall include deed restrictions which shall be filed with the city and the clerk of the circuit court. The deed restrictions shall incorporate mandatory compliance with the criteria cited in subsection (a) of this section.

(Ord. No. 97-10, § 1(2-5.2.2(A)(2)), 7-3-1997; Ord. No. 22-20, § 1, 7-6-2022; Ord. No. 24-10, § 1, 3-14-2024)

Sec. 122-234. Potential increase in accessory unit threshold size.

No accessory unit in the single-family residential district (SF) shall have more than one bedroom unless an additional bedroom is approved as a variance by the planning board. If such variance is approved, the total square footage shall not exceed 600 square feet. The permit allocation system shall be coordinated with the county's analysis of evacuation clearance times in order to maintain or decrease the standard time for such clearance.

(Ord. No. 97-10, § 1(2-5.2.2(A)(3)), 7-3-1997; Ord. No. 08-04, § 27, 5-20-2008)

Sec. 122-235. Uses permitted.

Uses permitted in the single-family residential district (SF) are as follows:

- (1) Single-family residential dwellings and accessory residential units.
- (2) Group homes with less than or equal to six residents as provided in section 122-1246.

(Ord. No. 97-10, § 1(2-5.2.2(B)), 7-3-1997)

Sec. 122-236. Conditional uses.

Conditional uses in the single-family residential district (SF) are as follows:

- (1) Two-family residential dwellings (duplexes). Note: Duplexes shall not be located within the following portions of the SF district:
 - a. The Venetian Subdivision located south of the Riviera Canal; and

-
- b. The area bounded on the north by Flagler Drive, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street.

- (2) Educational institutions and day care.
- (3) Parks and recreation, active or passive.
- (4) Places of worship.
- (5) Protective services.
- (6) Public and private utilities.

(Ord. No. 97-10, § 1(2-5.2.2(C)), 7-3-1997)

Sec. 122-237. Prohibited uses.

In the single-family residential district (SF), all uses not specifically or provisionally provided for in this subdivision are prohibited.

(Ord. No. 97-10, § 1(2-5.2.2(D)), 7-3-1997)

Sec. 122-238. Dimensional requirements.

The dimensional requirements in the single-family residential district (SF) are as follows:

- (1) Maximum density: eight dwelling units per acre (8 du/acre).
- (2) Maximum floor area ratio: not applicable.
- (3) Maximum height: 25 feet plus an additional five feet for nonhabitable purposes if the structure has a pitched roof.
- (4) Maximum lot coverage:
 - a. Maximum building coverage: 35 percent, except that in the following areas the maximum building coverage shall be 30 percent:
 - 1. The Venetian Subdivision located south of the Riviera Canal; and
 - 2. The area bounded on the north by Flagler Drive, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street.
 - b. Maximum impervious surface ratio:
 - 1. Single-family: 50 percent.
 - 2. Community facilities: 60 percent.
- (5) Minimum lot size:
 - a. Single-family and two-family units: 6,000 square feet, except that in the following areas the minimum lot area shall be 8,000 square feet:
 - 1. The Venetian Subdivision located south of the Riviera Canal; and
 - 2. The area bounded on the north by Flagler Drive, on the south by Casa Marina Court, on the east by White Street and on the west by Reynolds Street.
 - b. Two-family dwelling units (duplexes) are permitted as a conditional use in all portions of the SF district, excepting the area defined below, but only if the land area comprised a minimum area of

10,890 square feet in order to satisfy minimum density requirements. Two-family dwellings shall not be allowed within the areas described in subsections (5)a.1 and (5)a.2 of this section.

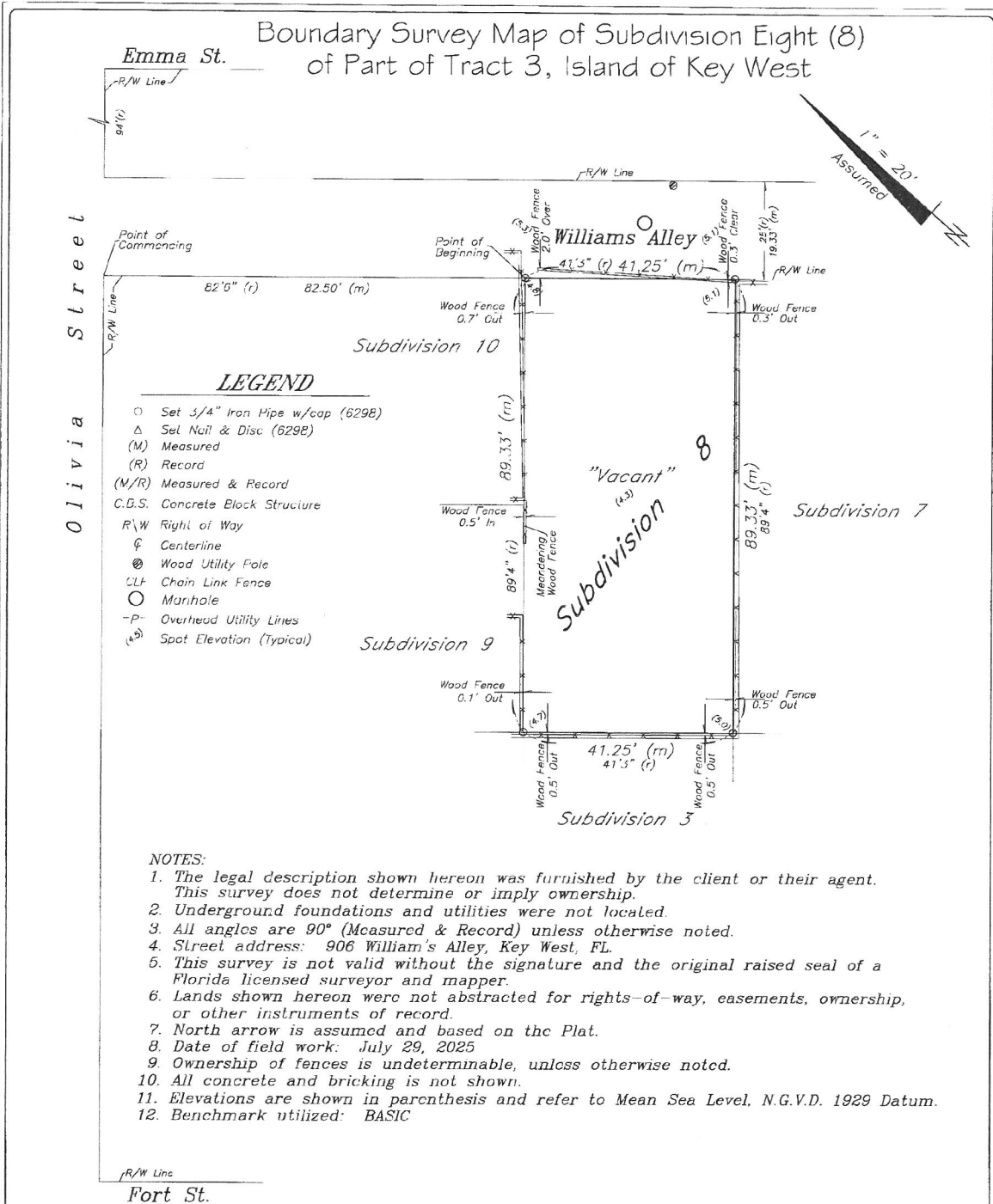
- c. The minimum lot size for educational institutions and community facilities, including places of worship areas, follows:
 - 1. Community facilities including places of worship: one-half acre; and
 - 2. Educational institutions: 1 acre.
 - d. Minimum width: 50 feet.
 - e. Minimum depth: 100 feet.
 - f. Minimum width: 100 feet.
 - g. Minimum depth: 100 feet.
- (6) Minimum setbacks:
- a. Single-family:
 - 1. Front: 30 feet or the average depth of front yards on developed lots within 100 feet each side, but not less than 20 feet.
 - 2. Side: 5 feet.
 - 3. Rear: 25 feet or 20 feet when abutting an alley.
 - 4. Street side: 10 feet.
 - b. Community facilities:
 - 1. Front: 30 feet.
 - 2. Side: 15 feet.
 - 3. Rear: 25 feet.
 - 4. Street side: 20 feet.

(Ord. No. 97-10, § 1(2-5.2.2(E)), 7-3-1997; Ord. No. 09-06, § 2, 4-7-2009)

Secs. 122-239—122-265. Reserved.

SURVEY

Boundary Survey Map of Subdivision Eight (8) of Part of Tract 3, Island of Key West



BOUNDARY SURVEY OF: The following described land, situate, lying and being in the County of Monroe, and State of Florida, to-wit: On the Island of Key West and known as W.A. Whitehead's map of the City and Island of Key West, delineated on February 1829, as Tract (3), better described on a diagram of Part of Tract Three, which diagram is duly recorded in Deed Book "N", Page 554, of the Public Records of Monroe County, Florida, as subdivision Eight; Commencing at a point on William's Alley distant from the corner of Olivia Street and said Alley, Eighty-two (82) feet and Six (6) inches and running thence along said Alley in a Southeasterly direction Forty-one (41) feet and Three (3) inches; thence at right angles in a Southwesterly direction Eighty-nine (89) feet and Four (4) inches; thence at right angles in a Northwesterly direction Forty-one (41) feet and Three (3) inches; thence at right angles in a Northeasterly direction Eighty-nine (89) feet and Four (4) inches to the Place of Beginning.

BOUNDARY SURVEY FOR: Clifford Rhoades;

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

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
July 30, 2025

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PARCEL/NAME: 00015430-000000 KNOWLES CATHERINE

M 1

O A S I S - MONROE COUNTY
PROPERTY RECORD CARD 10/22/92

KNOWLES CATHERINE
% HOWARD B NEWMAN
17590 N W 52ND AVE
CAROL CITY FL

33055

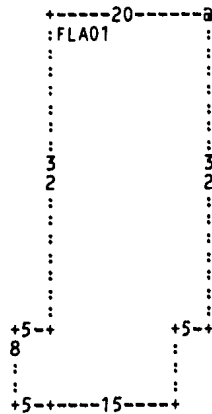
PARCEL 00015430-000000 01 01 01
ALTERNATE KEY 1015806 MILL GROUP 10KW
0048

LAND DATA 01*****
LINE USE FRONT DEPTH ZONE NOTES NBR. UNITS TYP RATE DEPTH% LOC% SHP% PHY% JUS VAL
01 01LN 0 0 3685.00 SF 10.00 100 100 100 100 36850
NEIGHBORHOOD 6021 PARCELS LYING W'LY OF THOMAS TOTAL LAND CLASSIFIED 0
1.100 TOTAL LAND JUST VALUE 36,850

LEGAL DESCRIPTION *****

KW SUB 8 LOT 11 OF TR 3 A5-565

BUILDING SKETCH *****
BUILDING 01 OF 01



BUILDING 01 OF 01

FLA01=L20D32L5D8R5D1R15U9R5U32.

BUILDING CHARACTERISTICS

BUILDING 01 OF 01 APPRAISED BY EAH ERVIN A HIGGS ON
EFF. AGE GROUP 6 SIX NEXT REVIEW 00/00
CONDITION A GAP YEAR BUILT 1918 FUNCTIONAL OBSOLESCENCE 0
QUALITY GRADE 400 GRADE 8 SPEC.ARC.CODE S LOCATIONAL OBSOLESCENCE 0
IMPROVE. TYPE R1 S.F.R. PERIMETER 132.0

SECTION TYPE	EXTERIOR WALL TYPE	NDR	ROLL STORIES	ATTIC FINISH	BASEMENT%	FINISHED BASEMENT%	FLOOR AREA
FLA 01	12 ABOVE AVERAGE WOOD	1.0	18	N	0	0	815.0 SF

BUILDING REFINEMENTS

BUILDING 01 OF 01
ROOF TYPE 02 GABLE/HIP BEDROOMS 2 FIREPLACES 0 BUILT-IN KITCHEN N

8-132 X 64 10-

BUILDING REFINEMENTS

BUILDING 01 OF 01
ROOF TYPE 02 GABLE/HIP

BEDROOMS 2 FIREPLACES 0 BUILT-IN KITCHEN N

PARCEL/NAME: 00015430-000000 KNOWLES CATHERINE

N 1

ROOF COVER 07 MIN/PAINT CONC 2FIXBATH 0 DISHWASHER N AIR-CONDITIONING N
FOUNDATION 00 3FIXBATH 1 VACUUM N GARBAGE DISPOSAL N
INT.FINISH 02 SFT/HD W 03 DRYWALL 4FIXBATH 0 INTERCOM N COMPACTOR N
SRC. HEAT 04 NONE 00 XFIXTURE 3 SECURITY N
TYPE HEAT 01 NONE 00

APPRAISER NOTES *****
QG=200 QG=200

COST/MARKET METHOD*****

BLDG REPLACEMENT ADJUSTED BLDG. VALUES 19,032 03/06/91
COST REPLACEMENT COST M.I. VALUES 0 03/06/91
01 40,235 19,032 LAND VALUES 36,850 06/30/88
PROP VALUES 55,882

VALUE SELECTED *****

SPECIFIED BY ERVIN A HIGGS ON 01/01/88 VALUE METHOD 1 COST/MARKET METHOD
VALUE 55,882

HISTORY OF TAXABLE VALUES *****

TAX YEAR	LAND VALUE	BUILDING VALUE	MISC. IMPR/ EQUIPVALUE	ASSESSED VALUE	EXEMPTION VALUE	TAXABLE VALUE
1982	8,794	6,538	0	15,332	0	15,332
1983	9,013	8,349	0	17,362	0	17,362
1984	9,013	8,349	0	17,362	0	17,362
1985	9,013	8,951	0	17,964	0	17,964
1986	11,055	9,241	0	20,296	0	20,296
1987	11,976	9,189	0	21,165	0	21,165
1988	23,953	9,308	0	33,261	0	33,261
1989	28,559	10,643	0	39,202	0	39,202
1990	29,480	12,879	0	42,359	0	42,359
1991	36,850	19,032	0	55,882	0	55,882
1992	36,850	19,032	0	55,882	0	55,882

EQUIPMENT LINES *****

TYPE DESCRIPTION # UNITS UN RATE YEAR IN/PWT DEPR VALUE

TOTAL VALUES *****

TOTAL-J-VAL TOT-EXPT-VAL T-VALUE PREV-IX-VAL PREV-JUST NEW-CON-VAL
55,882 0 55,882 55,882 55,882 0

8-132 X 64 10-6

PARCEL/NAME: 00015440-000000 BATHOU SUEAN

0 1

PARCEL/NAME: 00015430-000000 KNOWLES CATHERINE

L 6

ROOF COVER 07 MIN/PAINT CONC 2FIXBATH 0 DISHWASHER N AIR-CONDITIONING N
FOUNDATION 00 3FIXBATH 1 VACUUM N GARBAGE DISPOSAL N
INT.FINISH 02 SFT/HD W 03 DRYWALL 4FIXBATH 0 INTERCOM N COMPACTOR N
SRC. HEAT 04 NONE 00 XFIXTURE 3 SECURITY N
TYPE HEAT 01 NONE 00

APPRAISER NOTES *****
QG=200 QG=200

COST/MARKET METHOD*****

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COST REPLACEMENT COST M.I. VALUES 0 03/06/91
01 40,235 19,032 LAND VALUES 36,850 06/30/88
PROP VALUES 55,882

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1984	9,013	8,349	0	17,362	0	17,362
1985	9,013	8,951	0	17,964	0	17,964
1986	11,055	9,241	0	20,296	0	20,296
1987	11,976	9,189	0	21,165	0	21,165
1988	23,953	9,308	0	33,261	0	33,261
1989	28,559	10,643	0	39,202	0	39,202
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1992	36,850	19,032	0	55,882	0	55,882

EQUIPMENT LINES *****

TYPE DESCRIPTION # UNITS UN RATE YEAR IN/PWT DEPR VALUE

TOTAL VALUES *****
TOTAL-J-VAL TOT-EXPT-VAL T-VALUE PREV-TX-VAL PREV-JUST NEW-CON-VAL
55,882 0 55,882 55,882 55,882 0

PA

SRC. TYPE

APPR

COST

BLDG

01
02

VALU

SPEC

HIST
TAX
YEAR

1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992

SALE
O.R.
BOOK

1151

EQUI

TOTA
TOTA

PARCEL/NAME: 00015420-00000 GOLDSMITH IVA MAE

B 16

APPRAISER NOTES *****
100/102 OLIVIA STREET

COST/MARKET METHOD*****

	BRC	ABC	BLDG. VALUES	60,452	01/01/96
01	33,079		M.I. VALUES	496	01/01/96
02	35,729	28,134	LAND VALUES	22,820	05/23/96
		32,318	PROP VALUES	83,768	

VALUE SELECTED *****

SPECIFIED BY ERVIN A. HIGGS ON 01/01/97 VALUE METHOD 1 COST/MARKET00
VALUE 83,768 SOH VALUE 55,601

HISTORY OF TAXABLE VALUES *****

TAX YEAR	LAND VALUE	BUILDING VALUE	MISC. IMPR/ EQUIP VALUE	ASSESSED VALUE	SOH BENEFIT	EXEMPTION VALUE	TAXABLE VALUE
1982	5,435	26,624	0	32,059	0	25,500	6,559
1983	6,968	26,117	0	33,085	0	25,500	7,585
1984	6,968	26,117	0	33,085	0	25,500	7,585
1985	6,968	27,935	0	34,903	0	25,500	9,403
1986	6,846	28,819	0	35,665	0	25,500	10,165
1987	7,417	28,659	0	36,076	0	25,500	10,576
1988	13,122	29,027	0	42,149	0	25,500	16,649
1989	17,686	33,147	0	50,833	0	25,500	25,333
1990	18,256	40,109	0	58,365	0	25,500	32,865
1991	22,820	49,358	0	72,178	0	25,500	46,678
1992	22,820	49,358	0	72,178	0	25,500	46,678
1993	22,820	49,358	0	72,178	0	25,500	46,678
1994	22,820	49,257	453	72,530	0	25,500	47,030
1995	22,820	55,078	491	78,389	2,029	25,500	50,869
1996	22,820	55,078	470	78,368	1,050	25,500	51,818

EQUIPMENT LINES *****

TYPE DESCRIPTION # UNITS UN RATE YEAR IN/PWT DEPR VALUE

TOTAL

TOTAL VALUES *****
TOTAL-J-VAL TOT-EXPT-VAL T-VALUE PREV-TX-VAL PREV-JUST NEW-CON-VAL
83,768 25,500 58,268 51,818 78,368 0
***** SAVE OUR HOMES INFORMATION *****

CD VALUE YR CD VALUE YR CD VALUE YR CD VALUE YR
39 25,000 2 500

BASE YEAR 1994 OWNERSHIP % = 52%
PREV ASSD = 40,751 52% CURR JUST = 43,559
SOH BASE CHANGE ADDITIONS PCT CHG PCT MAX SOH DIFF SOH LIMIT
39,701 3,858 0 9.70 3.00 2,667 1,191
SOH JUST EXEMPTIONS SOH TAXABLE
81,101 25,500 55,601

PARCEL/NAME: 00015430-00000 KNOWLES CATHERINE ESTATE

C 16

O A S I S - MONROE COUNTY

PROPERTY RECORD CARD 07/18/97

KNOWLES CATHERINE ESTATE PARCEL 00015430-00000 01 01 01
%BRYAN K POLLARD ESQ & ALTERNATE KEY 1015806 MILL GROUP 11KW
DR TERRECITA PINDER WATKIS WILLIAMS ALLEY
26 ST REGIS PL-HEMPSTEAD NY 11550 OFF OLIVIA BETW FORT & EMMA

LEGAL DESCRIPTION *****

KW SUB 8 LOT 11 OF TR 3 A5-565

PARCEL/NAME: 00015430-00000 KNOWLES CATHERINE ESTATE **C 16**

O A S I S - MONROE COUNTY

PROPERTY RECORD CARD

07/18/97

KNOWLES CATHERINE ESTATE PARCEL 00015430-000000 01 01 01
%BRYAN K POLLARD ESQ & ALTERNATE KEY 1015806 MILL GROUP 11KW
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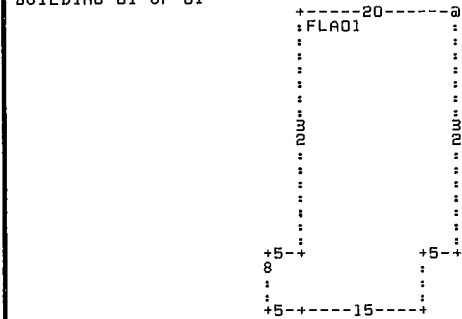
LEGAL DESCRIPTION *****

KW SUB 8 LOT 11 OF TR 3 A5-565

LAND DATA 01*****
LN USE FRONT DEPTH ZONE NOTES NBR.UNITS TYP RATE DEPTH% LOC% SHP% PHY% JUSVAL
01 OILN 0 OHMDR 3685.00SF 10.00100 100 100 100 36850

NEIGHBORHOOD6021 PARCELS LYING W/ly OF THOMAS TOTAL LAND CLASSIFIED 0
1.350 MARKET CODE KW01 TOTAL LAND JUST VALUE 36,850

BUILDING SKETCH *****



BUILDING 01 OF 01

FLA01=L20D32L5D8R5D1R15U9R5U32.

BUILDING CHARACTERISTICS

BUILDING 01 OF 01 APPRAISED BY 015 ERVIN A. HIGGS ON
EFF. AGE GROUP 6 SIX NEXT REVIEW 00/00
CONDITION P GAP YEAR BUILT 1918 FUNCTIONAL OBSOLESCENCE 0
QUALITY GRADE 400 GRADE 8 SPEC. ARC. CODE S LOCATIONAL OBSOLESCENCE 0
IMPROVE. TYPE R1 S.F.R. PERIMETER 132.0

SECTION TYPE	ID	EXTERIOR WALL	TYPE	NBR STORIES	ROLL YR	ATTIC FINISH	BASEMENT% BASEMENT%	FLOOR FINISH	FLOOR BASEMENT%	
FLA	01	12	ABOVE AVERAGE	WOOD	1.0	18	N	0	0	815.0 SF

BUILDING REFINEMENTS

BUILDING 01 OF 01
ROOF TYPE 02 GABLE/HIP BEDROOMS 2 FIREPLACES 0 BUILT-IN KITCHEN 0

PARCEL/NAME: 00015430-00000 KNOWLES CATHERINE ESTATE **D 16**

ROOF COVER 02 METAL 2FIXBATH 0 DISHWASHER N AIR-CONDITIONING N
FOUNDATION 02 WD CONC PADS 3FIXBATH 1 VACUUM N GARBAGE DISPOSAL N
INT. FINISH 02 SFT/HD W 03 DRYWALL 4FIXBATH 0 INTERCOM N COMPACTOR N
SRC. HEAT 04 NONE 00 XFIXTURE 3 SECURITY N
TYPE HEAT 01 NONE 00

APPRAISER NOTES *****
2ND HOUSE ON WILLIAMS ALLEY RIGHT SIDE GOING IN

COST/MARKET METHOD *****

Monroe County Property Record Card (185)

Alternate Key: 1015806

Roll Year 2010

Effective Date: 10/21/2010 11:59:59 PM Run: 05/04/2017 09:39 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2010F	C	132,112	0	0	0	132,112	132,112	0	N	132,112
2009F	C	210,178	0	0	0	210,178	210,178	0	N	210,178
2008F	C	315,501	0	0	0	315,501	315,501	0	N	315,501
2007F	C	350,075	0	0	0	350,075	350,075	0	N	350,075
2006F	C	313,225	0	0	0	313,225	313,225	0	N	313,225
2005F	C	261,635	0	0	0	261,635	261,635	0	N	261,635
2004F	C	250,580		0	0	250,580	250,580	0	N	250,580
2003F	C	88,440		0	0	88,440	88,440	0		88,440
2002F	C	58,960		0	0	58,960	58,960	0		58,960
2001F	C	55,275		0	0	55,275	55,275	0		55,275
2000F	C	44,220		0	0	44,220	44,220	0		44,220
1999F	C	44,220		0	0	44,220	44,220	0		44,220
1998F	C	44,220		24,141	0	68,361	68,361	0		68,361
1997F	C	36,850		21,727	0	58,577	58,577	0		58,577
1996F	C	36,850		19,796	0	56,646	56,646	0		56,646
1995F	C	36,850		19,796	0	56,646	56,646	0		56,646
1994F	C	36,850		17,703	0	54,553	54,553	0		54,553
1993F	C	36,850		19,032	0	55,882	55,882	0		55,882
1992F	C	36,850		19,032	0	55,882	55,882	0		55,882
1991F	C	36,850		19,032	0	55,882	55,882	0		55,882
1990F	C	29,480		12,879	0	42,359	42,359	0		42,359
1989F	C	28,559		10,643	0	39,202	39,202	0		39,202
1988F	C	23,953		9,308	0	33,261	33,261	0		33,261
1987F	C	11,976		9,189	0	21,165	21,165	0		21,165
1986F	C	11,055		9,241	0	20,296	20,296	0		20,296
1985F	C	9,013		8,951	0	17,964	17,964	0		17,964
1984F	C	9,013		8,349	0	17,362	17,362	0		17,362
1983F	C	9,013		8,349	0	17,362	17,362	0		17,362
1982F	C	8,794		6,538	0	15,332	15,332	0		15,332