

APPLICATION



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule	
Variance Application Fee	\$ 2,315.25
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$2,756.51

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,630.50
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$5,071.76

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: 11 Hutchinson Lane

Zoning District: HMDR

Real Estate (RE) #: 00015150-000400

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Richard McChesney/Spottswood Law Firm/ Mailing Address: 500 Fleming Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: _____ Office: 305-294-9556 Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Kenton & Kathy Nice Mailing Address: 411 Walnut Street

City: Green Cove Springs State: Florida Zip: 32043

Home/Mobile Phone: 732-267-0434 Office: _____ Fax: _____

Email: Kenton@TheNices.net

Description of Proposed Construction, Development, and Use: _____

Single-family home comprised of two separate structures. Requesting a variance to add a bathroom to the structure with a bedroom but no bath.

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

Variance to the maximum building coverage of 40% per Sec. 122-600(4)a. to 41.5% (35 square feet) and a

Variance to the minimum required open space of 35% per Sec. 108-346(b) to 28.3% (195 square feet)

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

If yes, please describe and attach relevant documents: This residence is one of four units in a HOA.

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

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	AE6			
Size of Site	2,896 SF			
Height				
Front Setback	10'	5'-6"	No Change	
Side Setback	5'	1'-6"	No Change	
Side Setback	5'	2"-9"	No Change	
Street Side Setback	NA			
Rear Setback	15"	2'-1"	No Change	
F.A.R	NA			
Building Coverage	1,158 SF (40%)	1,166 SF (40.2%)	1,201 SF (41.5%)	Variance requested
Impervious Surface	1,738 SF (60%)	1,263 SF (43.6%)	1,294 SF (44.7%)	
Parking	NA			
Handicap Parking	NA			
Bicycle Parking	NA			
Open Space/ Landscaping	1,014 SF (35% min)	850 SF (29.4%)	819 SF (28.3%)	Variance requested
Number and type of units	1 Residential			
Consumption Area or Number of seats	NA			

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

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

Standards for Considering Variances

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

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

- 5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

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

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

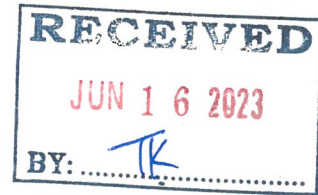
- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
-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

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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

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

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



Received
not
Reviewed

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD of Counsel
WILLIAM B. SPOTTSWOOD, JR. of Counsel

June 16, 2023

VIA HAND DELIVERY AND
ELECTRONIC MAIL

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Variance – 11 Hutchinson Lane, Key West, Florida 33040
RE# 00015150-000400

Dear Ms. Halloran,

Please allow this letter and supporting documentation to serve as my client's, Kenton and Kathleen Nice ("Applicant"), application for variances at 11 Hutchinson Lane, Key West, Florida 33040 (the "Property") located in the Historic Medium Density Residential ("HMDR") zoning district. This variance request is made pursuant to Code Sec. 90-392 in regard to dimensional requirements of the HMDR zoning district. Specifically, this application requests variances to requirements set forth in Code Sec. 122-600(4)a for building coverage and Sec. 108-346(b) for open space to accommodate the addition of a small bathroom in a single-family residence.

This property is one of four units or "cottages" that make up the "Hutchinson Lane Compound" formed in 1987, at the foot of Hutchinson Lane. Entering from Olivia Street, this compound is an interior lot located between the 900 block of Thomas and Emma streets and the 200 block of Olivia and Truman streets. The Property is made up of two structures that function as one single-family unit. One structure currently houses the kitchen and one bedroom but has no bathroom. Therefore, the proposal is for a small 5' x 7' addition to accommodate bathroom facilities. The variances requested are the minimum necessary to provide an adequate bathroom facility.

Pursuant to code Sec. 90-395, the following standards, findings shall be considered before variances may be granted.

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

a. The Property is located within the historic district. Special conditions exist in the layout of the two buildings that function as one single-family unit.

Building 1: 496 sf and consists of a kitchen/living room combination and one small bedroom. No bathroom.

Building 2: 670 sf and consists of a master bedroom, shared bathroom (with adjacent structure) and living area.

1. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. The Applicant is not the original owner, and therefore did not create the existing layout of the Property. The Applicant is mindful of the historic context of the surrounding area and making improvements where possible.
2. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.
 - a. Special privileges are not conferred. The granting of the variance in order to meet the sanitary needs of the occupants will not confer upon the applicant any special privilege.
3. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
 - a. The hardship faced by the Applicant is the current inability of the occupant of the one bedroom to use bathroom facilities without traveling outside in order to enter the second location where the facilities are currently located.
4. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

- a. The variance requested is the minimum variance requested for a 5'-7' bathroom to accompany an existing bedroom. The proposed variance is an increase of 1.3% building coverage and 1.1% impervious surface. This does not take into account the open space as provided by the common areas of the association.
5. Not injurious to the public welfare. That granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.
 - a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest. The proposed renovation will also be HARC approved and designed to be more sympathetic and compatible to the surrounding historic neighborhood.
 6. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses of neighboring lands, structures, or buildings in the same district and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
 - a. The Applicant did not consider other nonconforming uses of other property in developing this application.

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

Sincerely,



Richard J. McChesney

Enc.

PROPERTY 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 00015150-000400
Account# 8704755
Property ID 8704755
Millage Group 11KW
Location 11 HUTCHINSON Ln, KEY WEST
Address
Legal KW PT SUB 4 PT LOT 4 SQR 4 TR 3 A/K/A UNIT 4 HUTCHINSON LANE COMPOUND
Description OR997-782/87 OR1003-2169/70 OR1006-1518/19 OR1084-1615 OR1112-437
 OR1155-489/91 OR1441-431/32 OR2981-1450 OR3217-4420 OR3217-423
 OR3217-428 OR3217-434 OR3217-443
 (Note: Not to be used on legal documents.)
Neighborhood 6110
Property Class COMPOUNDS (0700)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

NICE KENTON
 411 Walnut St
 # 16838
 Green Cove Springs FL 32043

NICE KATHY
 411 Walnut St
 # 16838
 Green Cove Springs FL 32043

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$298,340	\$262,071	\$264,801	\$133,819
+ Market Misc Value	\$7,271	\$7,478	\$7,686	\$7,894
+ Market Land Value	\$627,422	\$475,180	\$472,874	\$456,727
= Just Market Value	\$933,033	\$744,729	\$745,361	\$598,440
= Total Assessed Value	\$594,195	\$576,889	\$568,925	\$253,400
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$569,195	\$551,889	\$543,925	\$228,400

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$475,180	\$262,071	\$7,478	\$744,729	\$576,889	\$25,000	\$551,889	\$167,840
2020	\$472,874	\$264,801	\$7,686	\$745,361	\$568,925	\$25,000	\$543,925	\$176,436
2019	\$456,727	\$133,819	\$7,894	\$598,440	\$253,400	\$25,000	\$228,400	\$345,040
2018	\$472,874	\$137,341	\$8,102	\$618,317	\$248,676	\$25,000	\$223,676	\$369,641

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,896.00	Square Foot	0	0

Buildings

Building ID	33401	Exterior Walls	CUSTOM
Style	1 STORY ELEV FOUNDATION	Year Built	1913
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2017
Gross Sq Ft	1810	Foundation	WD CONC PADS
Finished Sq Ft	1123	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CERM/CLAY TILE
Perimeter	234	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	4	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	600
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,123	1,123	234
OPU	OP PR UNFIN LL	687	0	150
TOTAL		1,810	1,123	384

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BRICK PATIO	2006	2007	10 x 9	1	90 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/23/2023	\$1,235,000	Warranty Deed	2411329	3217	0443	99 - Unqualified	Improved		
3/22/2023	\$0	Warranty Deed	2411325	3217	428	11 - Unqualified	Improved		
3/21/2023	\$0	Warranty Deed	2411327	3217	434	11 - Unqualified	Improved		
3/21/2023	\$100	Warranty Deed	2411323	3217	423	11 - Unqualified	Improved		
3/21/2023	\$100	Quit Claim Deed	2411322	3217	420	11 - Unqualified	Improved		
8/23/2019	\$905,000	Warranty Deed	2234068	2981	1450	01 - Qualified	Improved		
12/1/1996	\$159,300	Warranty Deed		1441	0431	Q - Qualified	Improved		
11/1/1990	\$155,000	Warranty Deed		1155	489	Q - Qualified	Improved		

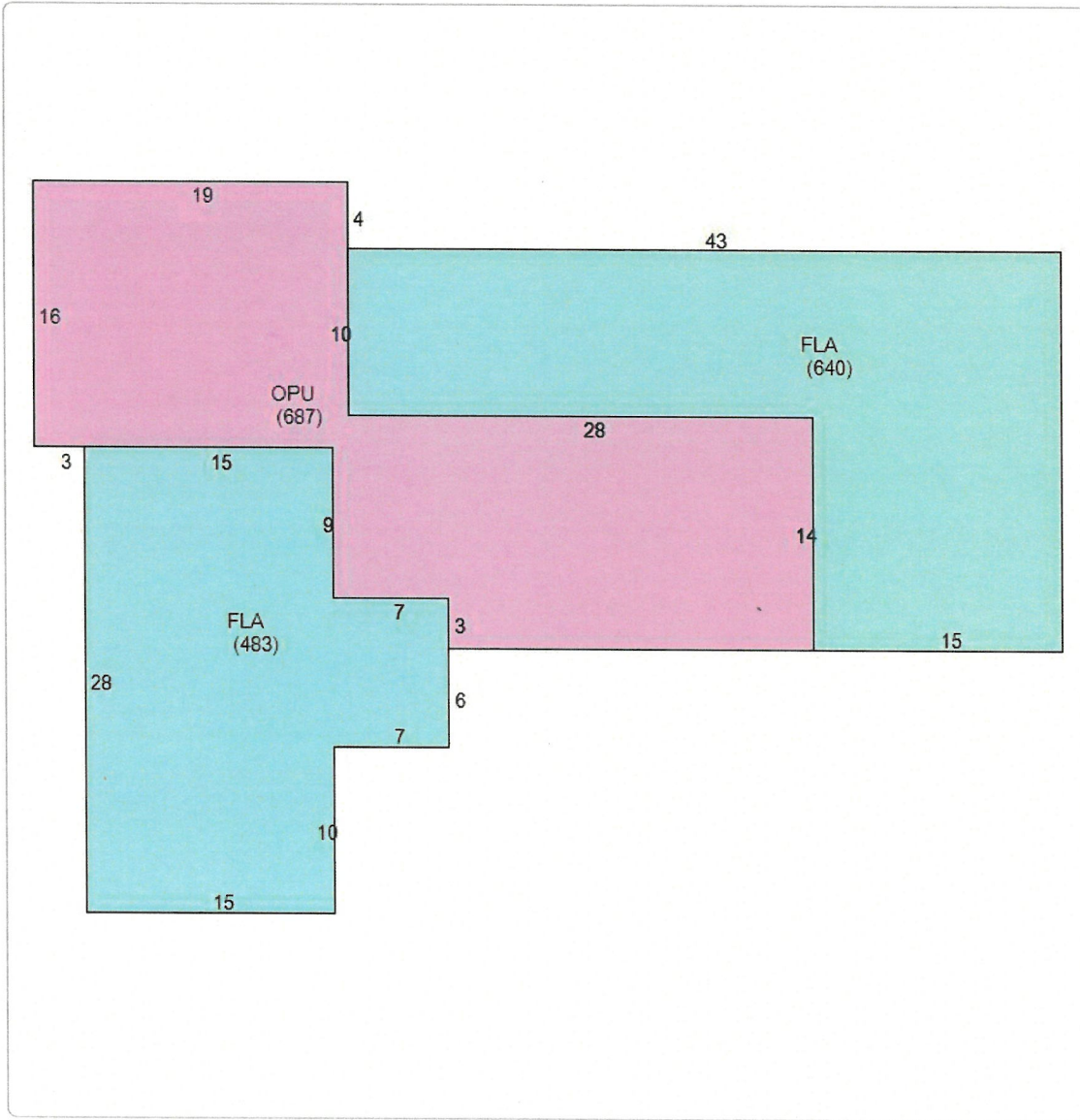
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-2755	8/2/2011	1/24/2012	\$12,237		INSTALL 1100sf OF 11 SQRS OF VCRIMP METAL ROOFING
06-4407	7/25/2006	12/11/2006	\$5,000		BRICK PAVER POOL DECK 1095SF APPROX
02-3060	11/8/2002	12/4/2003	\$2,000		REPLACE SEWER LINE
9903960	2/4/2000	12/31/2000	\$60,000		RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

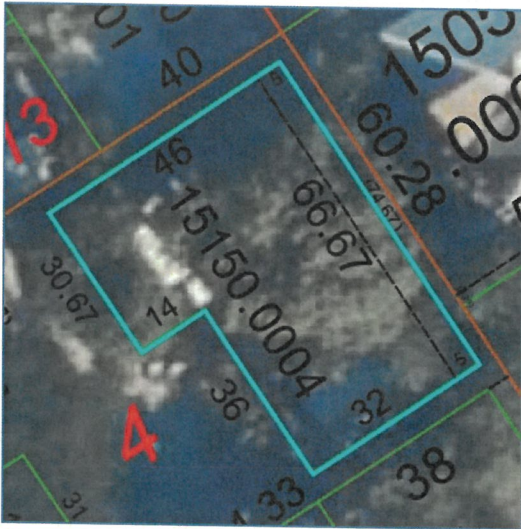
Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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](#) and [GDPR Privacy Notice](#)



Last Data Upload: 6/16/2023, 2:12:04 AM

Version 3.1.14

**AUTHORIZATION
FORM**

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Kenton + Kathleen Nice authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard J. McChesney / Spottswood Law Firm
Please Print Name of Representative

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

[Signature]
Signature of Owner

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

Subscribed and sworn to (or affirmed) before me on this 6/5/23
Date

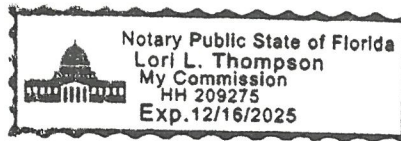
by KENTON & KATHLEEN NICE
Name of Owner

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

[Signature]
Notary's Signature and Seal

Lori Thompson

Name of Acknowledger typed, printed or stamped



Commission Number, if any

**VERIFICATION
FORM**



**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

I, Richard J. McChesney, 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:

11 Hutchinson Lane

Street address of subject property

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

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

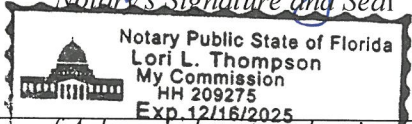
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 6/13/23 by _____
date

Richard J. McChesney
Name of Authorized Representative

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

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

12/16/25
Commission Number, if any

DEED

Doc # 2411329 Bk# 3217 Pg# 443 Recorded 3/27/2023 at 11:18 AM Pages 7
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$61.00 Deed Doc Stamp \$8,645.00

Prepared by and return to:

Richard J. McChesney
Attorney at Law
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 1800-23.0043 RM
Will Call No.:

\$1,235.000⁰⁰

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of March, 2023 between Joyce Libby Hamlin, Individually and as Trustee of the Joyce Libby Hamlin Revocable Trust dated July 11, 2013, grantor, and Kenton Nice and Kathy Nice, husband and wife whose post office address is 411 Walnut Avenue, #16838, Green Cove Springs, FL 32043, grantee:

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

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

Parcel 1A:

A portion of Lot 3 of PORTER DIAGRAM, and a portion of Lot 4 of a diagram of a survey recorded in Plat Book 1 at Page 32, of Monroe County, Florida, both lying in the City of Key West, and being more particularly described as follows:

COMMENCING at the Southeasterly right of way line of Olivia Street and the Southwesterly right of way line of Hutchinson Lane; thence S 45°00'00" E along the said Southwesterly right of way line of Hutchinson Lane for 186.00 feet; thence N 45°00'00" E for 68.25 feet; thence S 45°00'00" E for 3.00 feet to the Point of Beginning; thence N 45°00'00" E for 46.00 feet; thence S 45°00'00" E for 66.67 feet; thence S 45°00'00" W for 32.00 feet; thence N 45°00'00" W for 36.00 feet; thence S 45°00'00" W for 14.00 feet; thence N 45°00'00" W 30.67 feet back to the Point of Beginning.

AND

Parcel 1B:

A portion of Lot 4 of PORTER DIAGRAM, a diagram of a survey recorded in Plat Book 1 at Page 32, of Monroe County, Florida, lying in the City of Key West, and being more particularly described as follows:

COMMENCING at the Southeasterly right of way line of Olivia Street and the Southwesterly right of way line of Hutchinson Lane; thence S45°00'00"E along the said Southwesterly right of way line of Hutchinson Lane for a distance of 186.00 feet; thence N45°00'00"E for a distance of 68.25 feet; thence S45°00'00"E for a distance of 3.00 feet; thence N45°00'00"E for a distance of 46.00 feet to the Northernmost Corner of the lands described as "Parcel 1", as recorded in Official Records Book 2981, Page 1450, of the Public Records of Monroe County, Florida, and the Point of Beginning; thence continue N45°00'00"E for a distance of 5.00 feet; thence S45°00'00"E for a distance of 66.67

DoubleTime®

feet; thence S45°00'00"W for a distance of 5.00 feet to the Easternmost Corner of said described lands; thence N45°00'00"W for a distance of 66.67 feet back to the Point of Beginning.

Parcels 1A and 1B, collectively also known as Unit 4, of HUTCHINSON LANE COMPOUND, Unrecorded.

Parcel 2:

An undivided 3/10 interest in and to the following described property:

A portion of Lot 3 of PORTER DIAGRAM, and a portion of Lot 4 of a diagram of a survey recorded in Plat Book 1 at Page 32, of Monroe County, Florida, both lying in the City of Key West, and being more particularly described as follows:

COMMENCING at the Southeasterly Right-of-Way line of Olivia Street and the Southwesterly Right-of-Way line of Hutchinson Lane; thence S 45°00'00" E along the said Southwesterly Right-of-Way line of Hutchinson Lane for 186.00 feet to the Point of Beginning; thence S 45°00'00" W for 45.00 feet; thence S 38°28'08" E for 8.47 feet; thence N 50°34'53" E for 37.15 feet; thence S 37°42'20" E for 28.20 feet; thence S 45°00'00" W for 6.08 feet; thence S 43°40'00" E for 31.68 feet; thence S 45°00'00" W for 42.30 feet; thence N 43°40'00" W for 31.68 feet; thence N 38°56'00" W for 34.70 feet; thence N 51°46'54" E for 4.66 feet; thence N 38°48'40" W for 6.08 feet; thence S 45°00'00" W for 14.00 feet; thence S 45°00'00" E for 74.67 feet; thence N 45°00'00" E for 69.66 feet; thence N 45°00'00" W for 5.00 feet; thence N 45°00'00" E for 10.76 feet; thence N 45°00'00" W for 31.87 feet; thence N 45°00'00" E for 24.58 feet; thence S 45°00'00" E for 31.87 feet; thence S 45°00'00" W for 10.67 feet; thence S 45°00'00" E for 5.00 feet; thence N 45°00'00" E for 94.33 feet; thence N 45°00'00" W for 74.67 feet; thence S 45°00'00" W for 122.67 feet back to the Point of Beginning.

LESS:

COMMENCE at the Point of Beginning of the above description; thence N 45°00'00" E for 68.25 feet; thence S 45°00'00" E for 3.00 feet to the Point of Beginning; thence N 45°00'00" E for 46.00 feet; thence S 45°00'00" E for 66.67 feet; thence S 45°00'00" W for 32.00 feet; thence N 45°00'00" W for 36.00 feet; thence S 45°00'00" W for 14.00 feet; thence N 45°00'00" W for 30.67 feet to the Point of Beginning.

ALSO LESS:

A portion of Lot 4 of PORTER DIAGRAM, a diagram of a survey recorded in Plat Book 1 at Page 32, of Monroe County, Florida, lying in the City of Key West, and being more particularly described as follows:

COMMENCING at the Southeasterly right of way line of Olivia Street and the Southwesterly right of way line of Hutchinson Lane; thence S45°00'00"E along the said Southwesterly right of way line of Hutchinson Lane for a distance of 186.00 feet; thence N45°00'00"E for a distance of 68.25 feet; thence S45°00'00"E for a distance of 3.00 feet; thence N45°00'00"E for a distance of 46.00 feet to the Northernmost Corner of the lands described as "Parcel 1", as recorded in Official Records Book 2981, Page 1450, of the Public Records of Monroe County, Florida, and the Point of Beginning; thence continue N45°00'00"E for a distance of 5.00 feet; thence S45°00'00"E for a distance of 66.67 feet; thence S45°00'00"W for a distance of 5.00 feet to the Easternmost Corner of said described lands; thence N45°00'00"W for a distance of 66.67 feet back to the Point of Beginning.

Parcel Identification Number: 00015150-000400

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in our presence:

Richard McChesney
Witness Name: Richard McChesney

Joyce Libby Hamlin
Joyce Libby Hamlin, Individually and as Trustee

Monica Hornyak
Witness Name: Monica Hornyak

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of March, 2023 by Joyce Libby Hamlin, Individually and as Trustee of the Joyce Libby Hamlin Revocable Trust dated July 11, 2013, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Monica Hornyak
Notary Public

Printed Name: _____

My Commission Expires: _____

Waiver and Release of Right of First Refusal and Approval

Hutchinson Lane Compound Homeowner's Association

Known all men by these presents, that the Hutchinson Lane Compound Declaration of Covenants, Conditions, and Restrictions, the **Hutchinson Lane Compound Homeowner's Association, Inc.**, a Florida not for profit corporation, the holder of the First Right of Refusal, hereby waives and releases its right to exercise the First Right of Refusal pursuant to that certain "AS IS" Residential Contract for Sale and Purchase dated 1/15/23, by Joyce Libby Hamlin, Trustee of the Joyce Libby Hamlin Revocable Trust dated July 11, 2013, and Kenton Nice and Kathy Nice.

Hutchinson Lane Compound Homeowner's Association, a Florida not for profit corporation, as set forth in the Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 0097 Page 0782 as amended in in Official Records Book 2516 Page 443 of the Public Records of Monroe County, Florida, ("Declaration") hereby approves and agrees to the proposed sale of the following described property:

SEE EXHIBIT "A"

The undersigned, President of Hutchinson Lane Compound Homeowner's Association, a Florida not for profit corporation, hereby certifies that the Board of Directors has released its right to exercise the First Right of Refusal for the purchase price of \$1,235,000.00.

Witness my hand and seal this 21st day of March, 2023

HUTCHINSON LANE COMPOUND HOMEOWNER'S
ASSOCIATION INC., a FL not for profit corporation

James Van Anda
James Van Anda, President

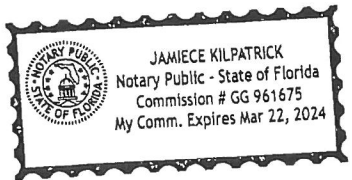
Mary C. Van Anda
Witness Mary C. Van Anda

Jamiece Kilpatrick
Witness Jamiece Kilpatrick

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of March, 2023 by James Van Anda, President of HUTCHINSON LANE COMPOUND HOMEOWNERS ASSOCIATION INC., a FL not for profit corporation, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Jamiece Kilpatrick
Notary Public
Printed Name: Jamiece Kilpatrick
My Commission Expires: 3/22/2024

Exhibit A

Parcel 1A:

A portion of Lot 3 of PORTER DIAGRAM, and a portion of Lot 4 of a diagram of a survey recorded in Plat Book 1 at Page 32, of Monroe County, Florida, both lying in the City of Key West, and being more particularly described as follows:

COMMENCING at the Southeasterly right of way line of Olivia Street and the Southwesterly right of way line of Hutchinson Lane; thence S 45°00'00" E along the said Southwesterly right of way line of Hutchinson Lane for 186.00 feet; thence N 45°00'00" E for 68.25 feet; thence S 45°00'00" E for 3.00 feet to the Point of Beginning; thence N 45°00'00" E for 46.00 feet; thence S 45°00'00" E for 66.67 feet; thence S 45°00'00" W for 32.00 feet; thence N 45°00'00" W for 36.00 feet; thence S 45°00'00" W for 14.00 feet; thence N 45°00'00" W 30.67 feet back to the Point of Beginning.

AND

Parcel 1B:

A portion of Lot 4 of PORTER DIAGRAM, a diagram of a survey recorded in Plat Book 1 at Page 32, of Monroe County, Florida, lying in the City of Key West, and being more particularly described as follows:

COMMENCING at the Southeasterly right of way line of Olivia Street and the Southwesterly right of way line of Hutchinson Lane; thence S45°00'00"E along the said Southwesterly right of way line of Hutchinson Lane for a distance of 186.00 feet; thence N45°00'00"E for a distance of 68.25 feet; thence S45°00'00"E for a distance of 3.00 feet; thence N45°00'00"E for a distance of 46.00 feet to the Northernmost Corner of the lands described as "Parcel 1", as recorded in Official Records Book 2981, Page 1450, of the Public Records of Monroe County, Florida, and the Point of Beginning; thence continue N45°00'00"E for a distance of 5.00 feet; thence S45°00'00"E for a distance of 66.67 feet; thence S45°00'00"W for a distance of 5.00 feet to the Easternmost Corner of said described lands; thence N45°00'00"W for a distance of 66.67 feet back to the Point of Beginning.

Parcels 1A and 1B, collectively also known as Unit 4, of HUTCHINSON LANE COMPOUND, Unrecorded.

Parcel 2:

An undivided 3/10 interest in and to the following described property:

A portion of Lot 3 of PORTER DIAGRAM, and a portion of Lot 4 of a diagram of a survey recorded in Plat Book 1 at Page 32, of Monroe County, Florida, both lying in the City of Key West, and being more particularly described as follows:

COMMENCING at the Southeasterly Right-of-Way line of Olivia Street and the Southwesterly Right-of-Way line of Hutchinson Lane; thence S 45°00'00" E along the said Southwesterly Right-of-Way line of Hutchinson Lane for 186.00 feet to the Point of Beginning; thence S 45°00'00" W for 45.00 feet; thence S 38°28'08" E for 8.47 feet; thence N 50°34'53" E for 37.15 feet; thence S 37°42'20" E for 28.20 feet; thence S 45°00'00" W for 6.08 feet; thence S 43°40'00" E for 31.68 feet; thence S 45°00'00" W for 42.30 feet; thence N 43°40'00" W for 31.68 feet; thence N 38°56'00" W for 34.70 feet; thence N 51°46'54" E for 4.66 feet; thence N 38°48'40" W for 6.08 feet; thence S 45°00'00" W for 14.00 feet; thence S 45°00'00" E for 74.67 feet; thence N 45°00'00" E for 69.66 feet; thence N 45°00'00" W for 5.00 feet; thence N 45°00'00" E for 10.76 feet; thence N 45°00'00" W for 31.87 feet; thence N 45°00'00" E for 24.58 feet; thence S 45°00'00" E for 31.87 feet; thence S 45°00'00" W for 10.67 feet; thence S 45°00'00" E for 5.00 feet; thence N 45°00'00" E for 94.33 feet; thence N 45°00'00" W for 74.67 feet; thence S 45°00'00" W for 122.67 feet back to the Point of Beginning.

LESS:

Exhibit A

(Continued)

COMMENCE at the Point of Beginning of the above description; thence N 45°00'00" E for 68.25 feet; thence S 45°00'00" E for 3.00 feet to the Point of Beginning; thence N 45°00'00" E for 46.00 feet; thence S 45°00'00" E for 66.67 feet; thence S 45°00'00" W for 32.00 feet; thence N 45°00'00" W for 36.00 feet; thence S 45°00'00" W for 14.00 feet; thence N 45°00'00" W for 30.67 feet to the Point of Beginning.

ALSO LESS:

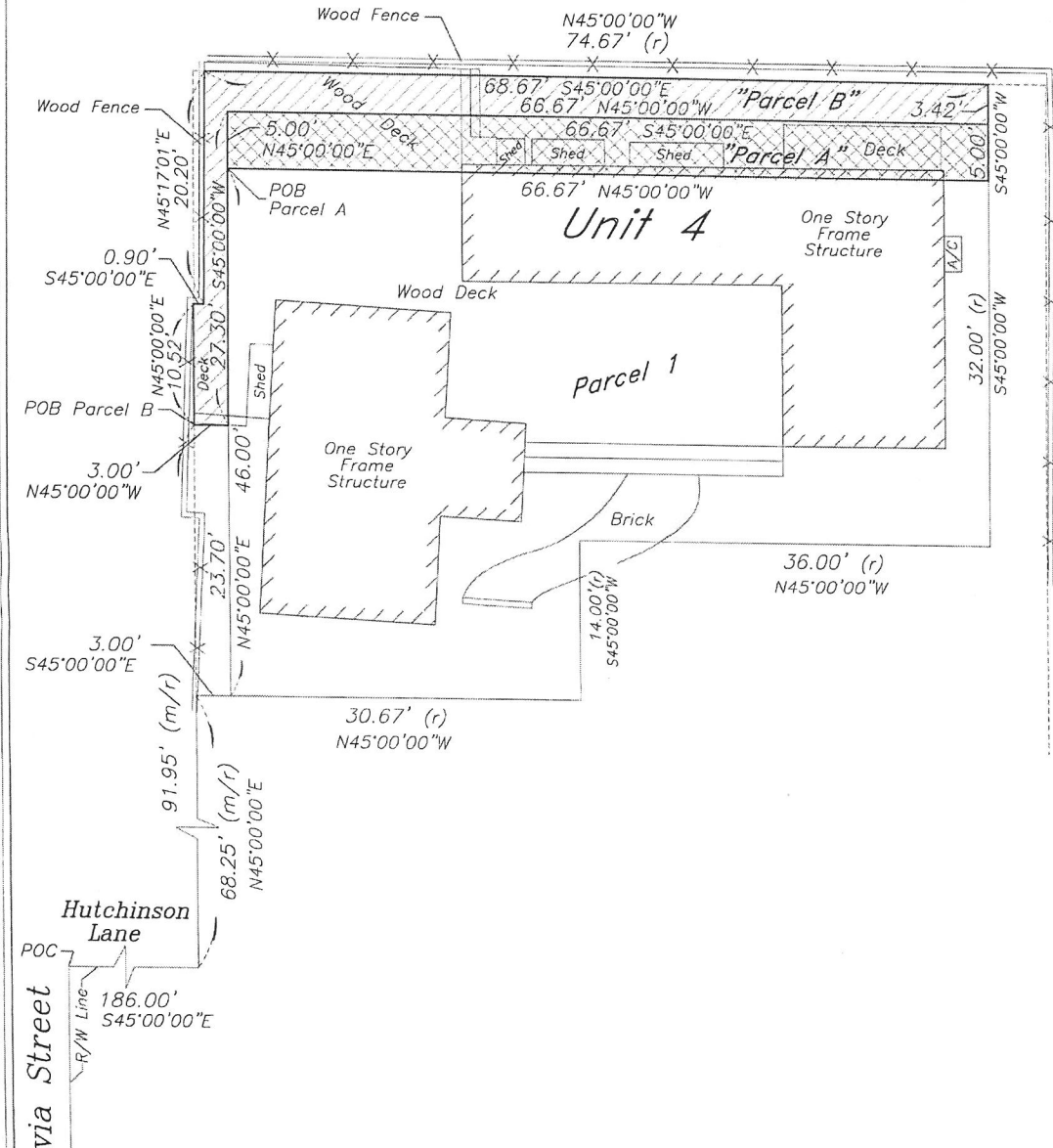
A portion of Lot 4 of PORTER DIAGRAM, a diagram of a survey recorded in Plat Book 1 at Page 32, of Monroe County, Florida, lying in the City of Key West, and being more particularly described as follows:

COMMENCING at the Southeasterly right of way line of Olivia Street and the Southwesterly right of way line of Hutchinson Lane; thence S45°00'00"E along the said Southwesterly right of way line of Hutchinson Lane for a distance of 186.00 feet; thence N45°00'00"E for a distance of 68.25 feet; thence S45°00'00"E for a distance of 3.00 feet; thence N45°00'00"E for a distance of 46.00 feet to the Northernmost Corner of the lands described as "Parcel 1", as recorded in Official Records Book 2981, Page 1450, of the Public Records of Monroe County, Florida, and the Point of Beginning; thence continue N45°00'00"E for a distance of 5.00 feet; thence S45°00'00"E for a distance of 66.67 feet; thence S45°00'00"W for a distance of 5.00 feet to the Easternmost Corner of said described lands; thence N45°00'00"W for a distance of 66.67 feet back to the Point of Beginning.

Parcel Identification Number:

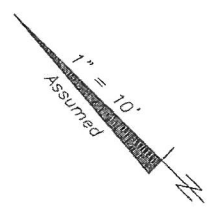
SURVEY

Specific Purpose Survey Map to illustrate a legal description of
 Part of Lot 4, PORTER DIAGRAM, Island of Key West
 prepared by the undersigned



Hutchinson Lane
 POC
 R/W Line
 186.00'
 S45°00'00"E

Olivia Street



LEGEND

- R/W Right of Way
- ⊕ Centerline
- POC Point of Commencing
- POB Point of Beginning

NOTE:
 This Survey Map is not
 full and complete without
 the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 298-7422 FAX (305) 298-2244

Specific Purpose Survey Report to illustrate a legal description of
Part of Lot 4, PORTER DIAGRAM, Island of Key West
prepared by the undersigned

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 11 Hutchinson Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.
10. This Survey Report is not full and complete without the attached Survey Map.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

Parcel A:

A portion of Lot 4 of PORTER DIAGRAM, a diagram of a survey recorded in Plat Book 1 at Page 32, of Monroe County, Florida, lying in the City of Key West, and being more particularly described as follows:

COMMENCING at the Southeasterly right of way line of Olivia Street and the Southwesterly right of way line of Hutchinson Lane; thence S45°00'00"E along the said Southwesterly right of way line of Hutchinson Lane for a distance of 186.00 feet; thence N45°00'00"E for a distance of 68.25 feet; thence S45°00'00"E for a distance of 3.00 feet; thence N45°00'00"E for a distance of 46.00 feet to the Northernmost Corner of the lands described as "Parcel 1", as recorded in Official Records Book 2981, Page 1450, of the Public Records of Monroe County, Florida, and the Point of Beginning; thence continue N45°00'00"E for a distance of 5.00 feet; thence S45°00'00"E for a distance of 66.67 feet; thence S45°00'00"W for a distance of 5.00 feet to the Easternmost Corner of said described lands; thence N45°00'00"W for a distance of 66.67 feet back to the Point of Beginning. Said parcel containing 333 square feet, more or less.

Parcel B:

A portion of Lot 4 of PORTER DIAGRAM, a diagram of a survey recorded in Plat Book 1 at Page 32, of Monroe County, Florida, lying in the City of Key West, and being more particularly described as follows:

COMMENCING at the Southeasterly right of way line of Olivia Street and the Southwesterly right of way line of Hutchinson Lane; thence S45°00'00"E along the said Southwesterly right of way line of Hutchinson Lane for a distance of 186.00 feet; thence N45°00'00"E for a distance of 91.95 feet to the Point of Beginning; thence continue N45°00'00"E for a distance of 10.52 feet; thence S45°00'00"E for a distance of 0.90 feet; thence N45°17'01"E for a distance of 20.20 feet to the Northeasterly boundary line of the lands described as "Parcel 2", as recorded in Official Records Book 2981, Page 1450, of the Public Records of Monroe County, Florida; thence S45°00'00"E and along the Northeasterly line of said lands for a distance of 68.67 feet; thence S45°00'00"W for a distance of 3.42 feet; thence N45°00'00"W for a distance of 66.67 feet; thence S45°00'00"W for a distance of 27.30 feet; thence N45°00'00"W for a distance of 3.00 feet back to the Point of Beginning. Said parcel containing 301 square feet, more or less.

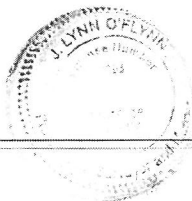
SPECIFIC PURPOSE SURVEY FOR: Kenton & Kathy Nice;

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

March 14, 2023



THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

SITE PLAN

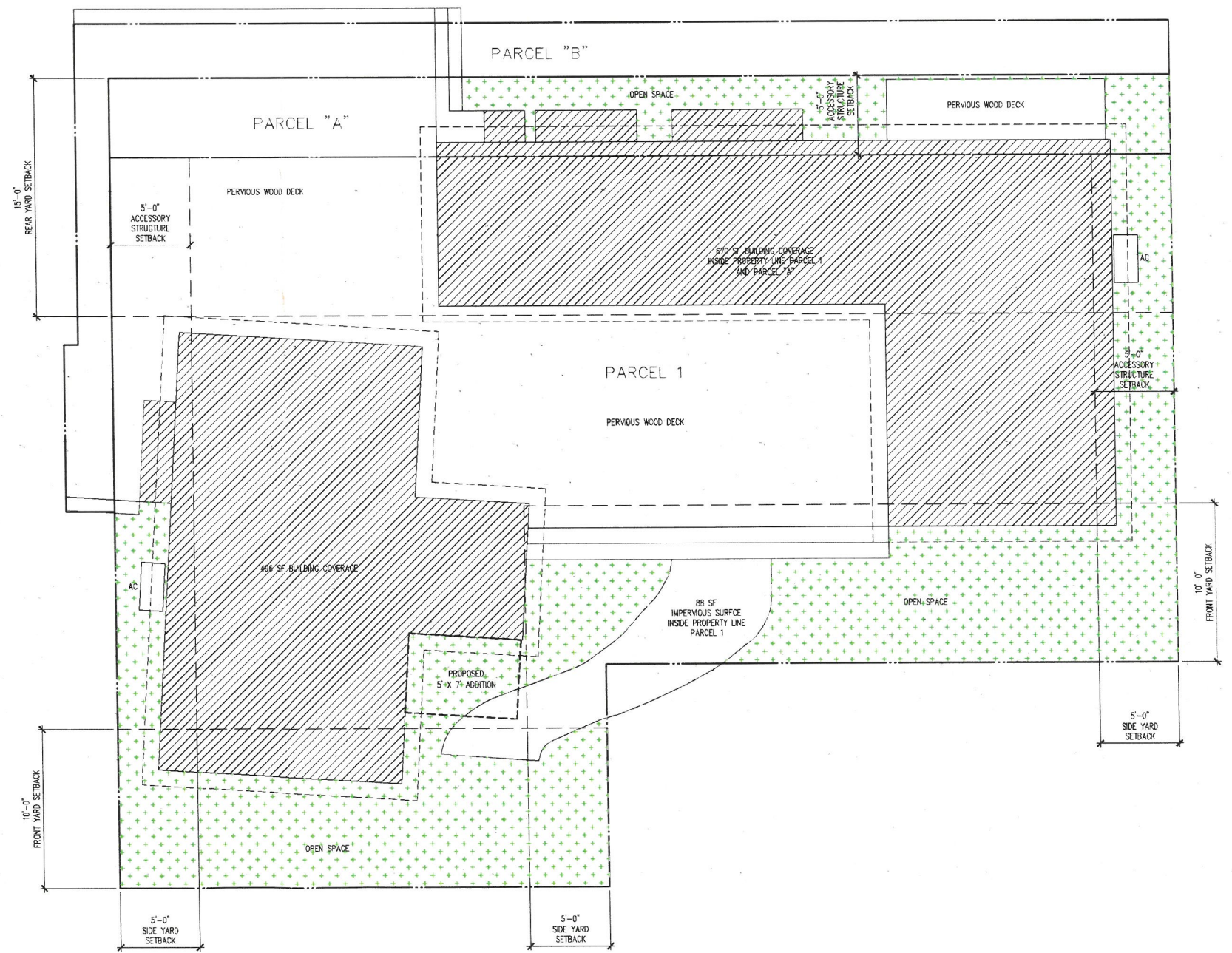
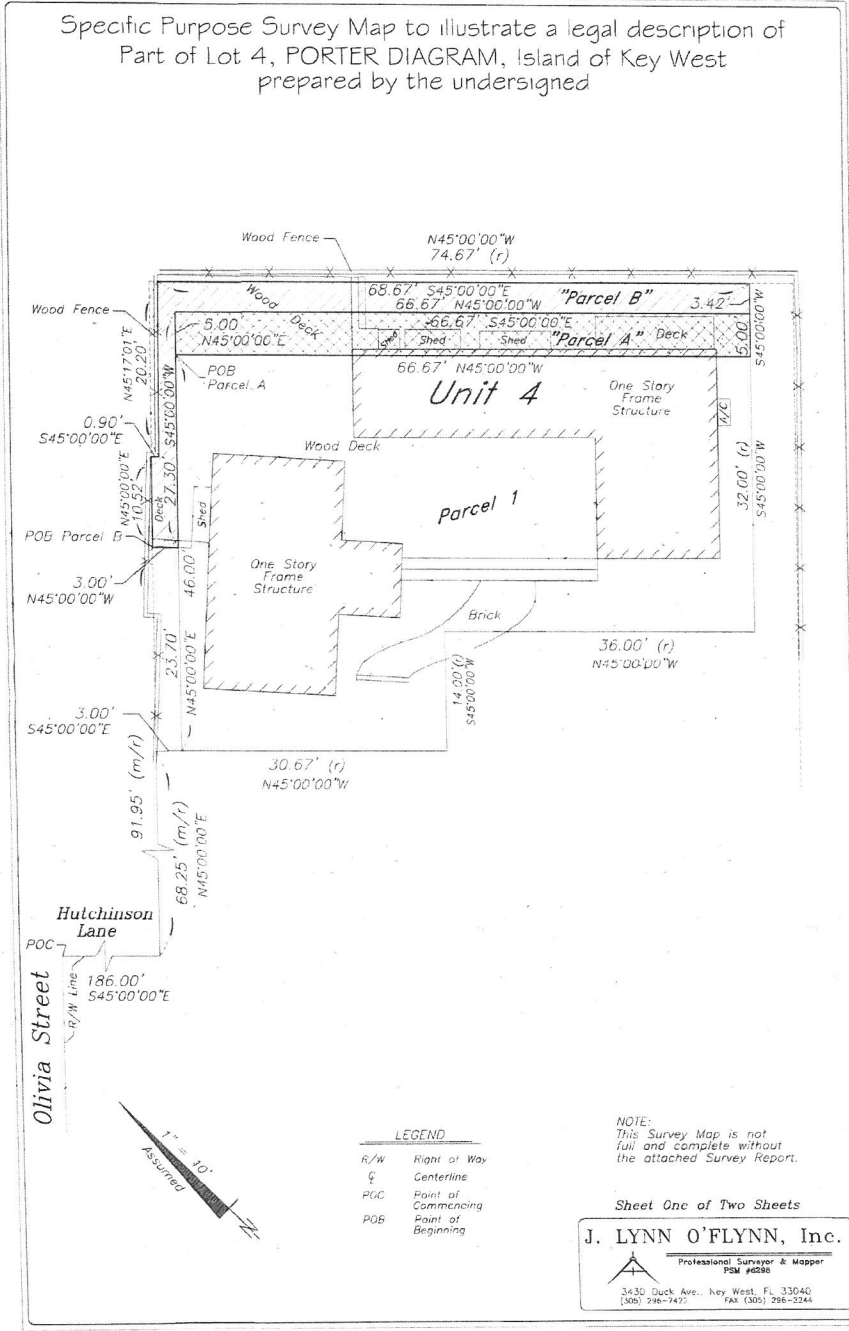
SITE DATA CALCULATIONS			
2,896 SF LOT - HMDR	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	1,158 SF (40%) MAX.	1,166 SF (40.2%)	1,201 SF (41.5%)
IMPERVIOUS SURFACE	1,738 SF (60%) MAX.	1,263 SF (43.6%)	1,294 SF (44.7%)
OPEN SPACE	1,014 SF (35%) MIN.	850 SF (29.4%)	819 SF (28.3%)
FRONT YARD SETBACK	10'	5'-6"	UNCHANGED
SIDE YARD SETBACK	5'	1'-6" / 2'-9"	UNCHANGED
REAR YARD SETBACK	15'	2'-1"	UNCHANGED
REAR YARD COVERAGE	1,000 SF REAR YARD X 30% MAX. COVERAGE = 300 SF	479 SF (47.9%)	UNCHANGED
BUILDING HEIGHT	30'	15' ±	UNCHANGED

Improvements to
11 HUTCHINSON LANE
 Key West, FL 33040

3801 Flagler Ave.
 Key West, Florida 33040
 305.923.9670
 mstrattonarchitect@gmail.com



Date 5.26.23
 Project #

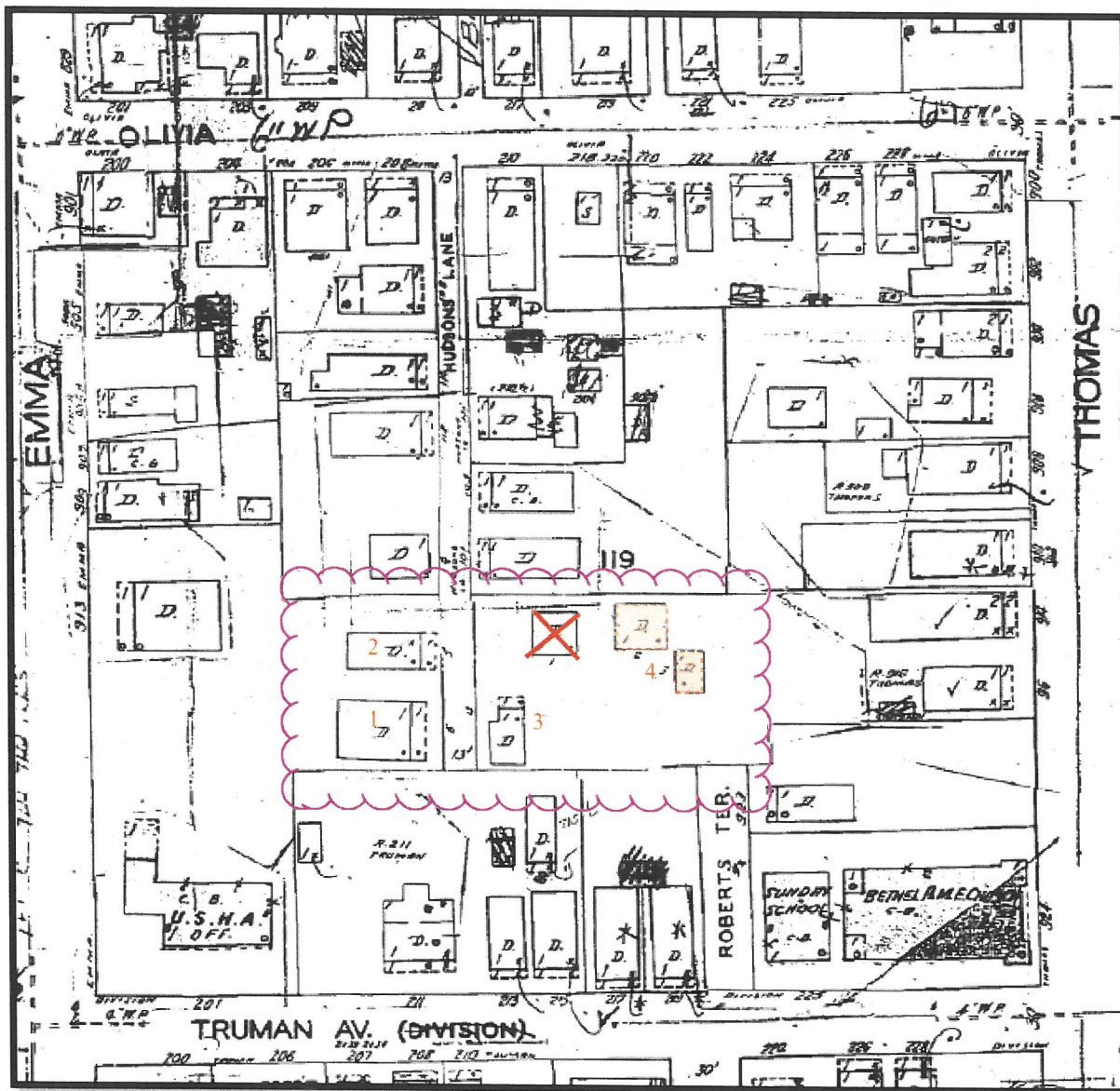


SITE PLAN
 1/4" = 1'-0"

PHOTOS

1962 Sanborn

Hutchinson Lane Compound



ROBERTS THOMAS L TRUST
 285 SHREWSBURY ST
 BOYLSTON, MA 01505

700

RV
 SUB 3
 PT LOT 4 SQR 4 TR 3
 68-300

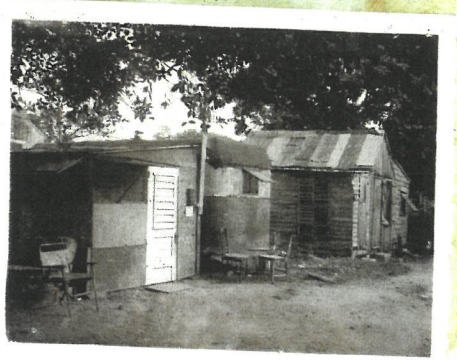
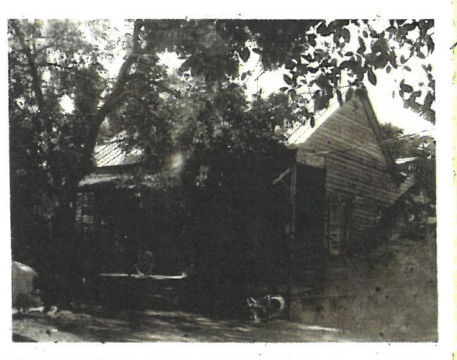
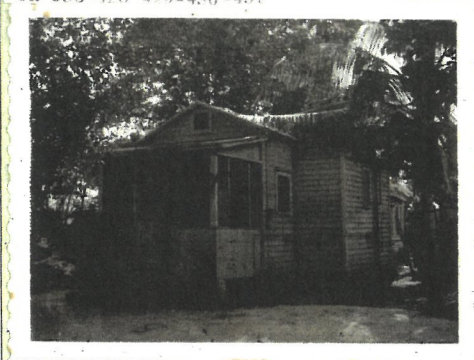
ORL 59-685-686

OR 635-428 429-430-431

LAND COMPUTATIONS						
QUAN-TYPE-DESC	SIZE-AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	73194	30	98		29.40	2150
	73694	37.50	98		37.75	2754
					TOTAL	3104

1515
 REAL PROPERTY RECORD CARD
 MONROE COUNTY, FLORIDA

VALUATION TOTALS		
1966	LAND	2150
	IMPROVEMENTS	1750
	TOTAL	3900
1974	LAND	2154
	IMPROVEMENTS	10051
	TOTAL	12800
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	



— NOTES —
 3-12-97 DELETED PARCEL
 NOW PART OF 4 UNIT
 "HUTCHINSON LANE
 COMPOUND" RE 1515-00100
 THRU RE 1515-000400.
 L.G.

This 2.500 sq ft. belongs here

19

Robert James Joe
321 Catherine St.
City

1700

24
603
24 5/8
62800 5-712

LAND COMPUTATIONS

QUAN.	TYPE-DESC.	SIZE-AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
						TOTAL	

RE-1516
REAL PROPERTY RECORD CARD
 01501
 MONROE COUNTY, FLORIDA
 00055-00000



VALUATION TOTALS

1966	LAND	
	IMPROVEMENTS	
	TOTAL	
19	LAND	
	IMPROVEMENTS	
	TOTAL	
19	LAND	
	IMPROVEMENTS	
	TOTAL	
19	LAND	
	IMPROVEMENTS	
	TOTAL	
19	LAND	
	IMPROVEMENTS	
	TOTAL	
19	LAND	
	IMPROVEMENTS	
	TOTAL	
19	LAND	
	IMPROVEMENTS	
	TOTAL	

- NOTES -

RE 1516 5-624

PHOTO
IMP 3

PHOTO
IMP 4

Rwy 4-
9-21-70 CR B. & sec 3241

* * * * *

DPT
11

		CONSTRUCTION DATA							
		IMPROVEMENT				INTERIOR FINISH			
TYPE OF STRUCTURE	YEAR BUILT	1	2	3	4	1	2	3	4
Unfinished									
Wd. or Cell Bds								10	
Wallboard								30	30 1/2
Plaster, No Furring									
Plaster, Furring									
Drywall									
Wood Panel									
ROOMS					FLOORS				
Total Rooms			3	4					
Eff. Spots									
— Rm. Apts							7	7	5
— Rm. Apts									
No. of Baths			1	1					
No. of Heat Rms.									
— Flat R. Rms.									
— Flat R. Rms.									
Total Fixtures									
FOUNDATION					PLUMBING				
Continuous Wall									
Piers									
Piling									
ADJUSTMENTS					HEATING				
Frame									
Height									
Front & Interior									
Apt. Equip.									
Partitions							3	3	5
Special Use									
EXTERIOR WALLS					ELECTRICITY				
Wallboard									
Corr. Metal									
Corr. Asbestos									
Wd. Fr. Stucco									
Wd. Fr. Asbestos									
C.B. Platin									
C.B. Stucco									
Wd. Fr. Siding		30							
Tile Stucco									
Brick									
Reinf. Conc.									
Panel. Glass, Mtl.				30					
ROOF TYPE					CLASS & SCALE				
Flat, Shed			7						
Hip, Gable									
Bow Joint									
Wood Truss			9	8					
Prestressed									
Steel Truss									
ROOF MATERIAL					ELECTRICITY				
Sh. Mtl. Roll		2	2	2					
T. & G. B.U.									
Shing., Wd., Etc.									
Shing., Asbestos									
Tile, Cement									
Tile, Clay									
Bermuda									
Slate									
Gypsum									
						TOTAL UNITS			
						CLASS & SCALE			
						CONST UNITS			
						ELECTRICITY			
						None			
						Poor			
						Average			
						Good			
						1 3 2 3 4 3			
						CLASS & SCALE			
						H/E- H/E- H/E- H/E-			
						CONST UNITS			
						196 86 90 74			
						CLASS UNITS			
						126 16 16 16			
						TOTAL UNITS			
						30 70 69 58			
						BASE RATE			
						1250 1250 1160 1620			
						ADJ. RATE			
						3.75 4.15 7.42 9.40			
						AREA			
						144 70 737 737			
						E.F.			
						E.F.			
						REP COST NEW			
						570 4,400 5468 6928			
						CONDITION			
						10 45 55 55			
						DEP. REP. VALUE			
						220 2,020 3,000 3810			
						DEPRECIATION ADJUSTMENT			
						NO. PNY. ADJUSTMENT % COND.			
						1			
						2			
						3			
						4			

CARD /	SCALE 1" =	LAND USE CODE
PLOTTED	FLOWK BY	DATE
RANDOM	CLASSED BY	DATE