

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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

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ROBERT H. GEBALDE

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

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

May 16, 2025

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

RE: Variance Application 612 Petronia Street, 2, Key West, Florida 33040
Property ID# - 00016370-00000

Dear Ms. Halloran,

Please allow this letter and supporting documentation to serve as my client's, Dr. Benjamin and Anna Sorensen ("Applicant"), application for variances at 612 Petronia Street, 2, Key West, Florida 33040 (the "Property") located in the Historic High Density Residential ("HHDR") zoning district. Pursuant to code Sec. 90-391, this variance request is made in order to accommodate the reconstruction of a residential structure. Specifically, this application requests variances to code Sec. 122-630(6) with regard to the required front, rear and side setbacks for primary structures. As the attached site plan and surveys will show, the proposed new structure will be reconstructed with improved setbacks.

Variances requested:

SETBACK	REQUIRED	EXISTING	PROPOSED
Front	10'	3'-7"	5'-0" (Improvement)
Rear	20'	8'-8"	12'-8 ½" (Improvement)
Side	5'	1'-8"	2'-0" (Improvement)
Side	5'	4'-2"	4'-11" (Improvement)

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

1. Existence of special conditions or circumstances. Special-- conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.
 - a. Special conditions exist. The existing lot is below the minimal lot size creating a hardship for the current owners to rebuild a home with a reasonable amount of livable space.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. The existing structure is currently noncompliant in setbacks. The new structure, which is in disrepair, will improve existing conditions.
3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.
 - a. Special privileges are not conferred. The LDRs provide a process for the replacement of a nonconforming structure with variance approval.
4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
 - a. The hardship for this request is the small lot size which challenges the ability to create adequate living space for a family.
5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - a. The current owners are proposing to build a modest-sized residence on an undersized lot while improving existing conditions. The variance requested is the minimum necessary to provide reasonable use of the property.
6. Not injurious to the public welfare. That granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.
 - a. The granting of the variance is not injurious to the area involved or detrimental to the public interest. The variance will provide for improved side and rear setbacks which increases space between adjacent properties.

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

- a. The Applicant did not consider other nonconforming uses of other property in developing this application.

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

Sincerely,



Richard J. McChesney

Enc.:

As stated

Application



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

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

After the Fact Application Fee Schedule

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

Please read the following carefully before filling out the application

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

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

Application Process

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

Please include the following with this application:

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

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

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

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

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



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

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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: 612 Petronia St. #2

Site Address: _____

Zoning District: HHDR

Real Estate (RE) #: 00016370-000000

Property located within the Historic

☒ Yes ☐ No

☐ Owner

☒ Authorized Representative

Name: Richard J. McChesney Mailing Address: 500 Fleming Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305-304-3884 Office: 305-294-9556 Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Benjamin Sorensen Mailing Address: 924 SE 5th Ct

City: Ft. Lauderdale State: Florida Zip: 33301

Home/Mobile Phone: 954-802-3311 Office: _____ Fax: _____

Email: ben@bensorensenconsulting.com

Description of Proposed Construction, Development, and Use: _____

Demo existing residential structure and rebuild with improved setbacks

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

Variance request to code Sec. 122-630(6) to the dimensional requires as listed in the HHDR zoning

Specifically for front, rear and side setbacks which are being improved but do not meet the minimum requirements.

Variance to front setback from 10' requirement to 5'; rear setback from required 20' to 12'-8 1/2"; side setbacks from the required 5' to 2' and 4'-11".

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

If yes, please describe and attach relevant documents: _____

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

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

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

Site Data Table

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

SEE ATTACHED

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.**

612 Petronia Street, Rear

SITE DATA		612 PETRONIA STREET		
		RE# 00016370-000000		
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR	HHDR	HHDR	NO CHANGE
SITE AREA	1,450 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	25' X 55' SEE SURVEY	40' X 90' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	553 SQ. FT. (38.1%)	570 SQ. FT. (50% MAX)	775 SQ. FT. (53.4%)	CONFORMS
OPEN SPACE	673 SQ. FT. (46.4%)	507.5 SQ. FT. (35% MIN)	674 SQ. FT. (46.5%)	CONFORMS
BUILDING COV.	705 SQ. FT. (48.5%)	725 SQ. FT. (50% MAX)	691 SQ. FT. (47.7%)	CONFORMS
ACCESSORY STRUCTURE REAR YARD COV.	NONE	REAR YARD AREA: 500 SQ. FT. (30% OF 500)- 150 SQ FT MAX REAR YARD COV.	13 SQ. FT. (5.8%) WATERFEATURE WALL & POOL EQUIP.	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	59 SQ. FT. (35.6%)	FRONT YARD AREA: 250 SQ. FT. (50% OF 250)- 125 SQ FT GREEN SPACE (MIN)	215 SQ. FT. (57%)	CONFORMS
SETBACKS				
FRONT SETBACK	3'-7"	10'	5'-0"	IMPROVEMENT
REAR SETBACK	8'-5"	20'	12'-5 1/2"	IMPROVEMENT
SIDE SETBACK EAST	1'-5"	5'	2'-0"	IMPROVEMENT
SIDE SETBACK WEST	4'-2"	5'	4'-11"	IMPROVEMENT
BUILDING HEIGHT	12'-5" +/-	30'-0"	22'-4"	CONFORMS

Variance requested

Variance requested

Vairance requested

Variance requested

Standards for Considering Variances

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

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

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

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

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

Authorization & Verification



**City of Key West
Planning Department
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:

612 Petronia Street, 2

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]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this May 15, 2021 by
date

Richard McChesney
Name of Applicant

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Property Record Card

Monroe County, FL

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

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

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

Summary

Parcel ID 00016370-000000
 Account# 1016764
 Property ID 1016764
 Millage Group 10KW
 Location Address 612 PETRONIA St 2, KEY WEST
 Legal Description KW PT LOT 1 SQR 4 TR 4 OR42-486 OR399-741 OR730-532 OR3178-2114 OR3293-1867
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable Housing No

Owner

SORENSEN BENJAMIN S
 924 SE 5th Ct
 Fort Lauderdale FL 33301

SORENSEN ANNA F
 924 SE 5th Ct
 Fort Lauderdale FL 33301

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$102,875	\$95,183	\$88,663	\$74,644
+ Market Misc Value	\$501	\$501	\$501	\$501
+ Market Land Value	\$650,325	\$625,313	\$400,200	\$262,214
= Just Market Value	\$753,701	\$720,997	\$489,364	\$337,359
= Total Assessed Value	\$753,701	\$94,123	\$91,382	\$88,721
- School Exempt Value	\$0	(\$30,000)	(\$25,500)	(\$25,500)
= School Taxable Value	\$753,701	\$64,123	\$65,882	\$63,221

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$650,325	\$102,875	\$501	\$753,701	\$753,701	\$0	\$753,701	\$0
2023	\$625,313	\$95,183	\$501	\$720,997	\$94,123	\$30,000	\$64,123	\$500,000
2022	\$400,200	\$88,663	\$501	\$489,364	\$91,382	\$25,500	\$65,882	\$397,982
2021	\$262,214	\$74,644	\$501	\$337,359	\$88,721	\$25,500	\$63,221	\$248,638
2020	\$238,453	\$75,742	\$501	\$314,696	\$87,497	\$25,500	\$61,997	\$227,199
2019	\$225,113	\$66,960	\$501	\$292,574	\$85,530	\$25,500	\$60,030	\$207,044
2018	\$206,770	\$68,058	\$501	\$275,329	\$83,936	\$25,500	\$58,436	\$191,393

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,450.00	Square Foot	25	58

Buildings

Building ID 1196
Style GROUND LEVEL
Building Type S.F.R. - R1 / R1
Building Name
Gross Sq Ft 726
Finished Sq Ft 666
Stories 1 Floor
Condition POOR
Perimeter 110
Functional Obs 20
Economic Obs 0
Depreciation % 35
Interior Walls WALL BD/WD WAL

Exterior Walls C.B.S. with 47% WD FRAME
Year Built 1938
EffectiveYearBuilt 1995
Foundation CONCR FTR
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type CONC S/B GRND
Heating Type NONE with 0% NONE
Bedrooms 1
Full Bathrooms 1
Half Bathrooms 0
Grade 450
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	60	0	32
FLA	FLOOR LIV AREA	666	666	146
TOTAL		726	666	178

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1959	1960	4 x 141	1	564 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
9/20/2024	\$500,000	Warranty Deed	2475517	3293	1867
6/10/2022	\$100	Warranty Deed	2379355	3178	2114

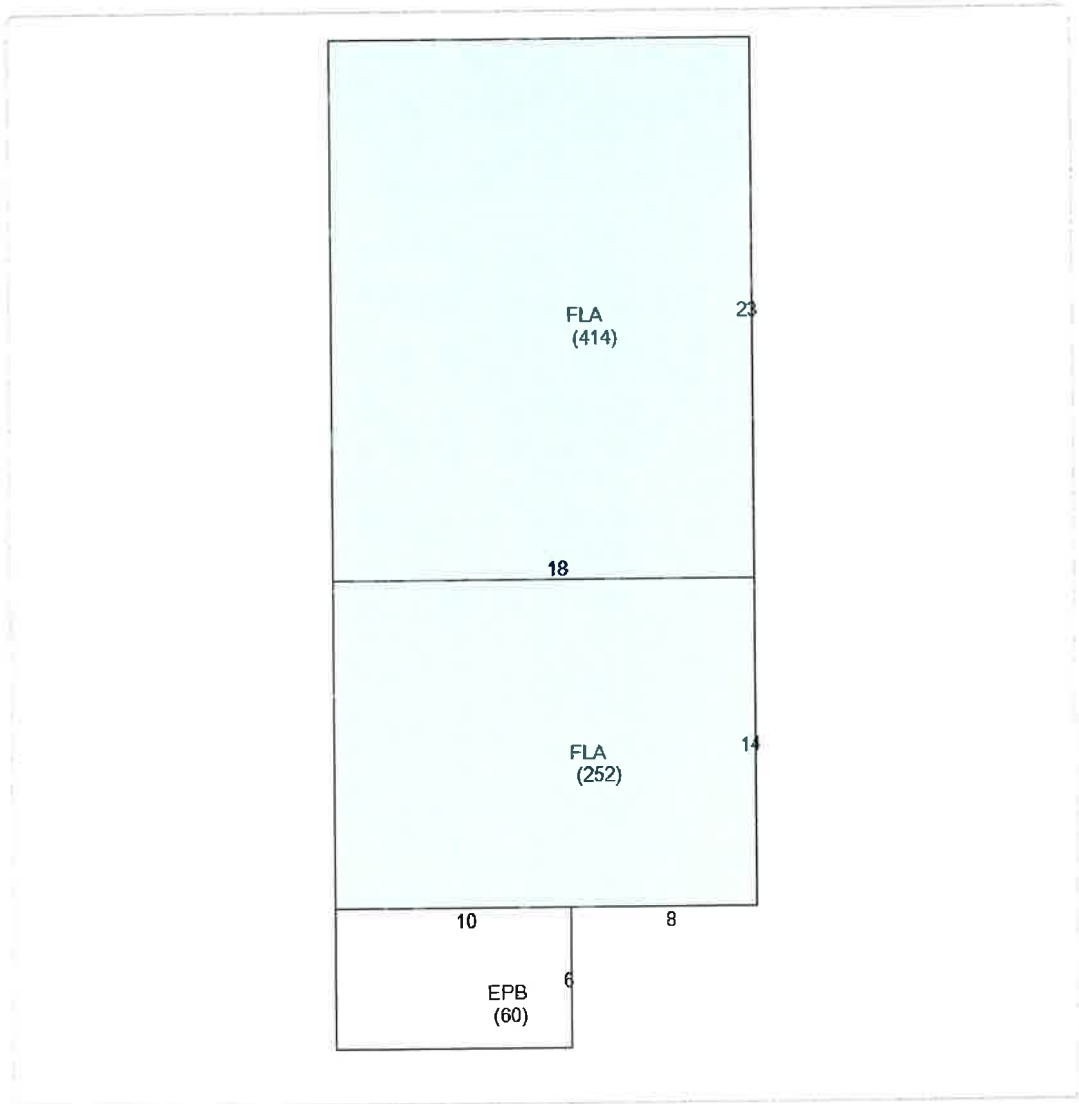
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
06-4024	07/05/2006	Completed	\$3,500	Residential	REPLACE 1,000 SF SHINGLE ROOF W/ V-CRIMP.

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Map



TRIM Notice

Warranty Deed

Doc # 2475517 Bk# 3293 Pg# 1867 Electronically Recorded 9/23/2024 at 3:31 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
Electronically REC: \$18.50 Deed Doc Stamp \$3,500.00

Prepared by and return to:

Gregory S. Oropeza
Attorney
Oropeza Stones & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
(305) 294-0252
File Number: 24-369
Consideration: \$500,000.00

Parcel Identification No.: 00016370-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 20th day of September, 2024 between Dolores Marrero, a married woman and joined by her husband, Paul Marrero, Sr., whose post office address is 3312 W Kathleen St, Tampa, FL 33607 of the County of Hillsborough, State of Florida, grantor*, and Benjamin S. Sorensen and Anna F. Sorensen, as husband and wife, whose post office address is 924 SE 5th Ct, Fort Lauderdale, FL 33301 of the County of Broward, State of Florida, grantee*,

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

On the Island of Key West, Monroe County, Florida, and is part of Lot 1, Square 4, Tract 4, more particularly described as follows:

Start at a point on the Southeasterly side of Petronia Street distant 141 feet Northeasterly from the corner of Simonton and Petronia Streets and run thence at right angles in a Southeasterly direction a distance of 58 feet for a Point of Beginning; thence at right angles in a Northeasterly direction a distance of 25 feet; thence at right angles in a Southeasterly direction a distance of 58 feet; thence at right angles in a Southwesterly direction a distance of 25 feet; thence at right angles in a Northwesterly direction a distance of 58 feet to the Point of Beginning.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.


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

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


Doc. # 2475517 Page Number: 2 of 2

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

Signed, sealed and delivered in our presence:


Witness
Printed Name: Cheryl Bailey
Address: 10341 Goldenbrook Way
Tampa, FL 33647


Dolores Marrero


Witness
Printed Name: Maria Lugo
Address: 10341 Goldenbrook Way
Tampa, FL 33647

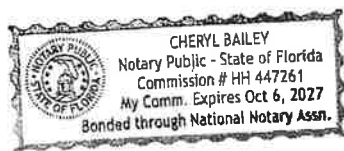

Paul Marrero, Sr.

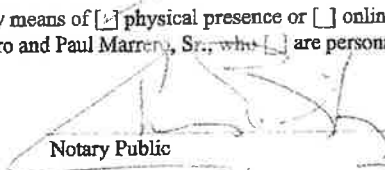
State of FL

County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of September, 2024 by Dolores Marrero and Paul Marrero, Sr., who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

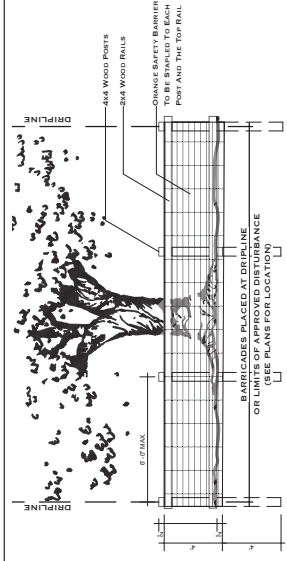



Notary Public

Printed Name: Cheryl Bailey

My Commission Expires: Oct 6, 2027

Plans and Survey



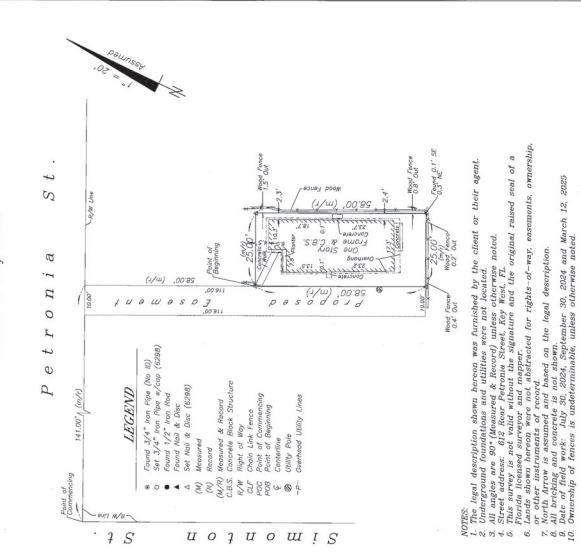
TREE PROTECTION AND PRESERVATION NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/ARBORIST CERTIFICATE STATE OUT OF THE GROUND LOCATION OF ALL TREES TO BE REMOVED OR MAINTAINED. THE LOCATION SHALL BE IDENTIFIED BY A SURVEYOR, AND THE LOCATION SHALL BE IDENTIFIED BY A SURVEYOR. THE LOCATION SHALL BE IDENTIFIED BY A SURVEYOR. THE LOCATION SHALL BE IDENTIFIED BY A SURVEYOR.
2. PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. THE BARRICADES SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. THE BARRICADES SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. THE BARRICADES SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.
3. FOR ALL TREES TO BE PRESERVED, SEE TREE PROTECTION AND BARRICADE ELEVATION DETAIL.
4. NO GRASS CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRICADE ZONES WITHOUT PRIOR APPROVAL.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION OF TREES DAMAGED BEYOND REPAIR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION OF TREES DAMAGED BEYOND REPAIR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION OF TREES DAMAGED BEYOND REPAIR.
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8. NO ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ARBORIST UNLESS IT IS NECESSARY TO PREVENT DAMAGE TO THE TREE OR TO THE STRUCTURE. NO ROOT PRUNING SHALL BE DONE BY OR UNDER SUPERVISION OF AN ARBORIST UNLESS IT IS NECESSARY TO PREVENT DAMAGE TO THE TREE OR TO THE STRUCTURE.
9. NO MORE THAN 30% OF THE TREE'S ROOTS MAY BE PRUNED.
10. A PRUNING TRENCH SHALL BE CLEARED IN A WAY THAT EXPOSES THE ROOTS WHILE LEAVING THEM INTACT. USE HAND TOOLS ON AN AIR RITE. LIMITS OF TRENCH TO BE DETERMINED BY THE ARBORIST.
11. ALL ROOTS OUTSIDE OF THE PROTECTIVE BARRICADE TO BE REMOVED DURING THE DEVELOPMENT SHALL BE SERVED CLEAN USING LAYERS OR MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT WITHIN ONE HOUR OF DAMAGE OR 12 HOURS OF PRUNING. THE ROOTS SHALL BE COVERED AND KEPT MOIST. FILL PRUNING TRENCH WITH TOPSOIL AND WATER DAILY FOR A PERIOD DETERMINED BY THE ARBORIST.

SITE NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/ARBORIST CERTIFICATE STATE OUT OF THE GROUND LOCATION OF ALL TREES TO BE REMOVED OR MAINTAINED. THE LOCATION SHALL BE IDENTIFIED BY A SURVEYOR, AND THE LOCATION SHALL BE IDENTIFIED BY A SURVEYOR. THE LOCATION SHALL BE IDENTIFIED BY A SURVEYOR.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE AND DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR THE DEVELOPMENT. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE AND DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR THE DEVELOPMENT. THE GENERAL CONTRACTOR SHALL OBTAIN A LINE LOCATION SERVICE AND DISCONNECT ANY EXISTING UTILITIES REQUIRED FOR THE DEVELOPMENT.
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4. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND DRIVEWAYS. POSITIVE DRAINAGE AWAY FROM THE BUILDING AND DRIVEWAYS. POSITIVE DRAINAGE AWAY FROM THE BUILDING AND DRIVEWAYS.
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7. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE IDENTIFIED BY A SURVEYOR. THE LOCATION OF ANY EXISTING AND PROPOSED SITE UTILITIES AND SERVICE ENTRANCES & ROUTES SHALL BE IDENTIFIED BY A SURVEYOR.
8. CONSTRUCTION ACCESS WITHIN BOLL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.
9. PERMANENT SITE UTILIZATION, SOIL, OR DRAINAGE, SHALL BE IN PLACE PRIOR TO ISSUANCE OF C.O.D. FOR PROJECT.
10. THE GENERAL CONTRACTOR SHALL MAINTAIN ON SITE DRAINAGE AWAY FROM FOOTING TRENCHES AND SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND DRIVEWAYS. POSITIVE DRAINAGE AWAY FROM THE BUILDING AND DRIVEWAYS. POSITIVE DRAINAGE AWAY FROM THE BUILDING AND DRIVEWAYS.
11. CONSTRUCTION ACCESS WITHIN BOLL TRACKING DEVICES TO KEEP ALL MATERIALS ON SITE DURING CONSTRUCTION.

Boundary Survey Map of Part of Lot 1, Square 4, Tract 4
Island of Key West



NOTES:
1. The legal description shows herein was furnished by the client or their agent.
2. All angles are 90° (measured & located) unless otherwise noted.
3. This survey is not valid without the signature and the original record seal of a Professional Engineer.
4. Land shown herein was not abstracted for right-of-way, easements, ownership, or other interests.
5. No other instruments of record are shown.
6. All bridging and concrete is not shown.
7. The survey was made under my responsible charge and meets the Standard of Professional Practice as set forth in the Florida Statutes, Chapter 472.07, Florida Statutes.
8. Ownership of land is not shown.
9. The survey was made under my responsible charge and meets the Standard of Professional Practice as set forth in the Florida Statutes, Chapter 472.07, Florida Statutes.
10. Ownership of land is not shown.

BOUNDARY SURVEY FOR: Sorenson;
J. LYNN O'FLYNN, INC.
August 6, 2024
Updated March 15, 2025

J. LYNN O'FLYNN, INC.
Professional Engineer & Surveyor
August 6, 2024
Updated March 15, 2025

SURVEY PROVIDED BY OWNER FOR REF. ONLY.
NOT TO SCALE. REFERENCE ONLY

T.S. NEAL
ARCHITECT INC.
28974 OVERSEAS HWY
CORAL GABLES, FL 33134
305-340-8857
251-422-9527

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ARCHITECTURAL
ONLY NOT FOR
CONSTRUCTION

A NEW RESIDENCE AT
BEN & ANNA SORESEN
612 PETRONIA STREET #2
KEY WEST, FL 33040

DRAWING TITLE:
SURVEY & SITE DETAILS
DRAWN: TSN / EDBA
CHECKED: TSN / EDBA
DATE: 03-20-2025

REVISION #	DATE
1	03-20-2025

T.S. NEAL
ARCHITECTS, INC.
TIMOTHY SETH NEAL FLA. REGISTRATION # AB97505



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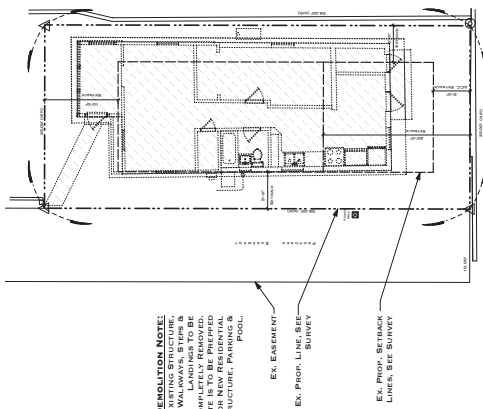
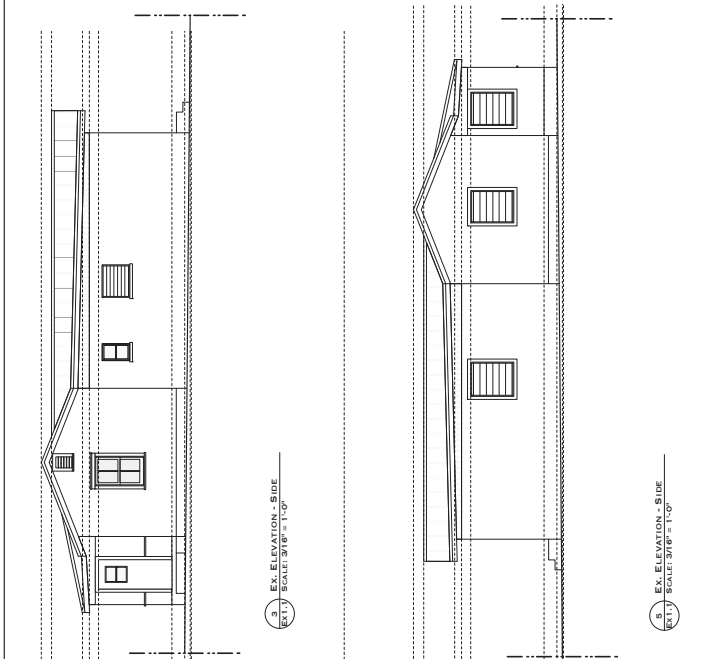
A NEW RESIDENCE AT
BEN & ANNA SORENSEN
612 PETRONIA STREET #2
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING FLOOR PLANS
& ELEVATIONS &
DEMOLITION PLAN

*	*
*	*

Ex1.1

SHEET #



SITE DATA				612 PETRONIA STREET REM. 000118730-000000	
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK	
DISTRICT	HUBB		HUBB	NO CHANGE	
SITE AREA	1,480 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE	
LOT AREA	2P 5.86P 535.00 SQ. FT. (32.1% L.A.)	400' X30' (MIN)	EXISTING	NO CHANGE	
IMPROVISED	770 SQ. FT. (52.0% L.A.)	970 SQ. FT. (65% L.A.)	770 SQ. FT. (52.0% L.A.)	CONFORMS	
OPEN SPACE	708 SQ. FT. (47.9% L.A.)	570 SQ. FT. (37.9% L.A.)	770 SQ. FT. (52.0% L.A.)	CONFORMS	
BUILDING COV.	708 SQ. FT. (47.9% L.A.)	725 SQ. FT. (48.9% L.A.)	691 SQ. FT. (46.7% L.A.)	CONFORMS	
ACCESSORY STRUCTURE	NONE	160 SQ. FT. OF ATTACHED GARAGE	173 SQ. FT. (11.6% L.A.)	CONFORMS	
REAR YARD COV.	89 SQ. FT. (6.0% L.A.)	160 SQ. FT. OF ATTACHED GARAGE	173 SQ. FT. (11.6% L.A.)	CONFORMS	
MOBILE HOME SPACE COV.	0 SQ. FT.	160 SQ. FT. OF ATTACHED GARAGE	173 SQ. FT. (11.6% L.A.)	CONFORMS	
SETBACKS					
FRONT SETBACK	3'-2"	10'	9'-0"	IMPROVEMENT	
REAR SETBACK	8'-8"	20'	12'-6 1/2"	IMPROVEMENT	
SIDE SETBACK	1'-8"	5'	2'-0"	IMPROVEMENT	
WEST	4'-2"	5'	4'-1 1/2"	IMPROVEMENT	
BUILDING HEIGHT	15'-0" H ₁	30'-0"	22'-0"	CONFORMS	

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612 PETRONIA STREET #2
KEY WEST, FL 33040

DRAWING TITLE:
FLOOR PLANS & ROOF PLAN

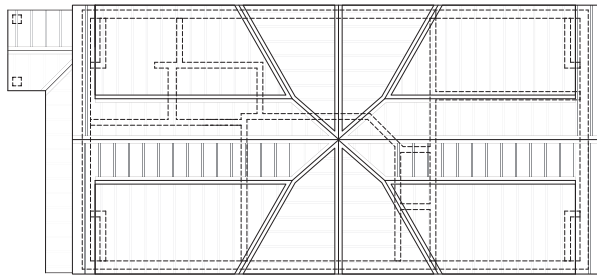
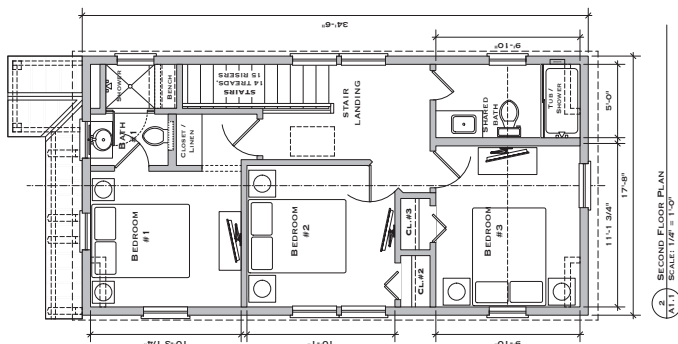
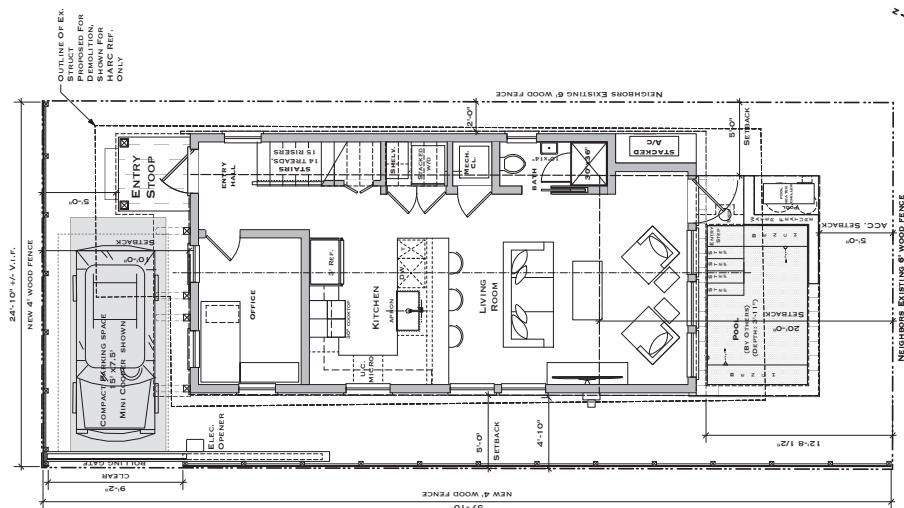
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DATE: 03-20-2025

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*	*
REVISION #	DATE

A1.1

SHEET #

A1.1



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

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

1 1ST FLOOR PLAN - LARGE LIVING ROOM
A1.1 SCALE: 1/4" = 1'-0"

[illegible]

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DRAWING TITLE:
ELEVATIONS

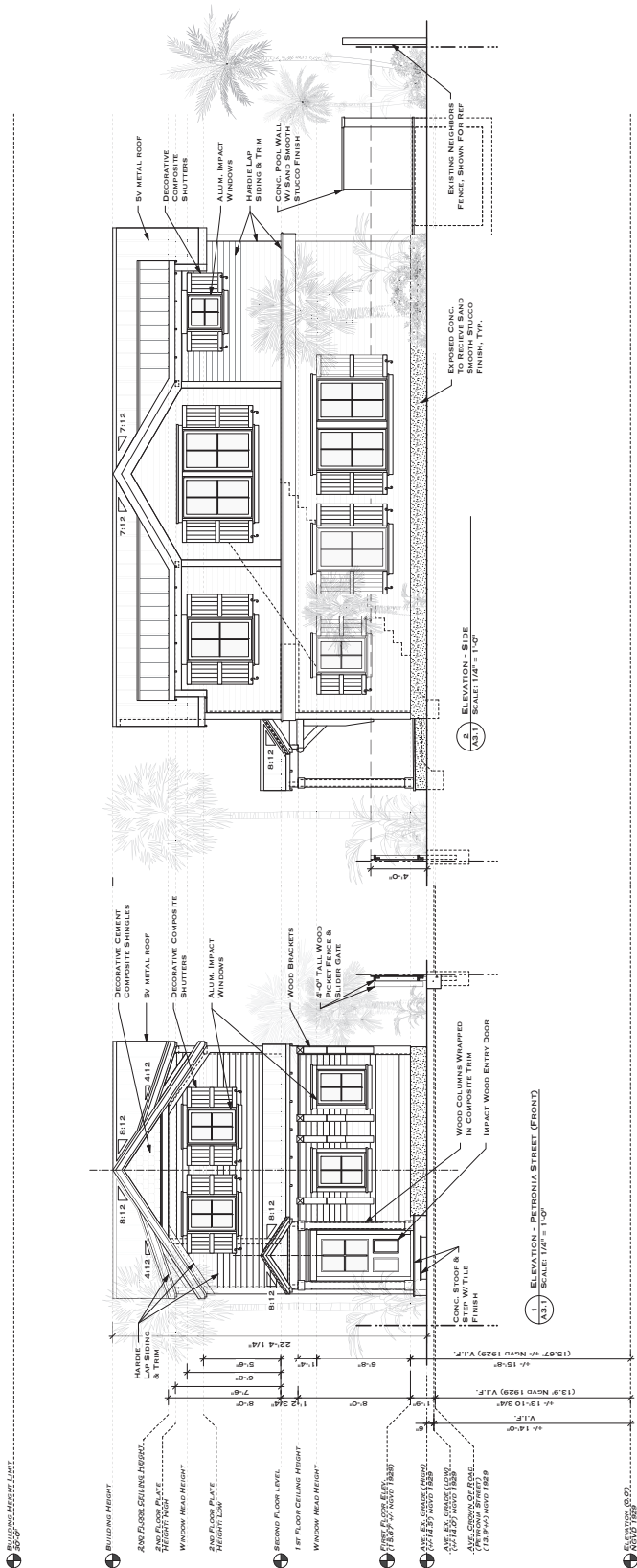
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DATE: 03-20-2025

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A3.1
SHEET #



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612 PETRONIA STREET #2
KEY WEST, FL 33040

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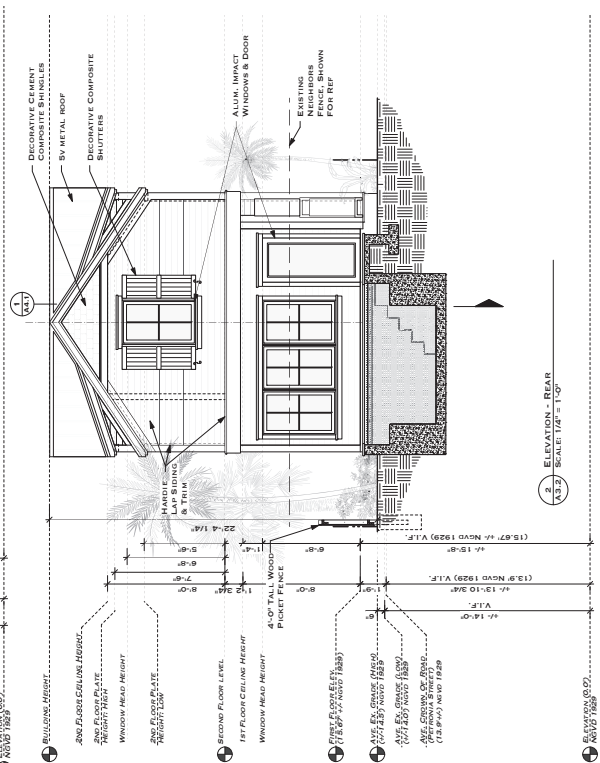
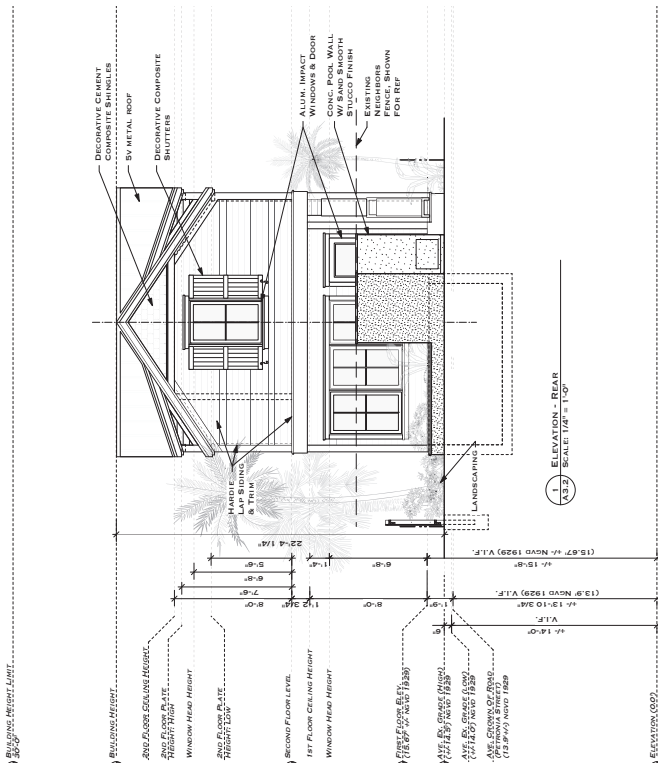
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DATE: 03-20-2025

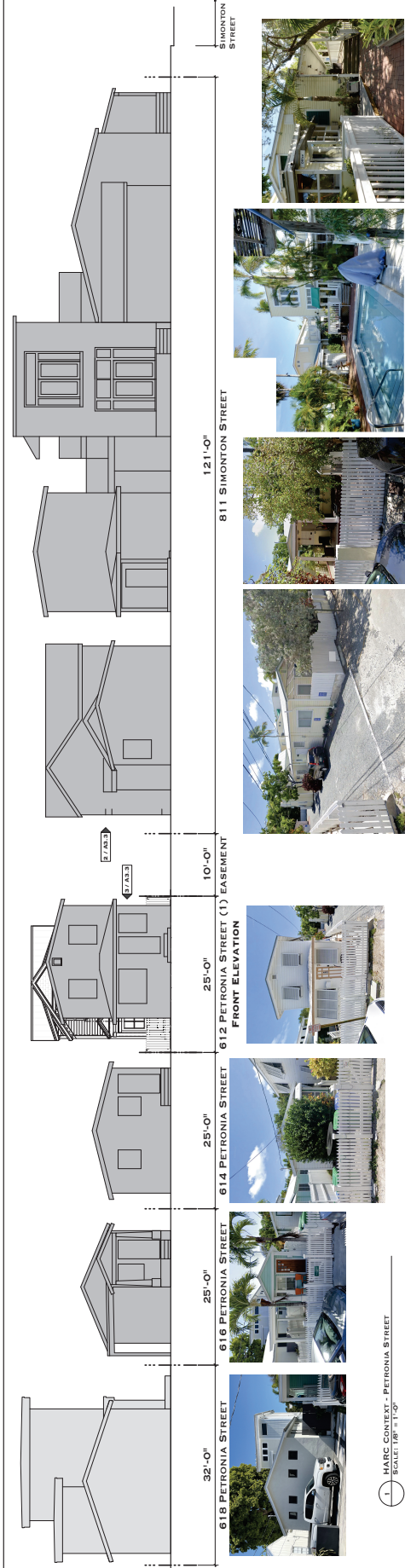
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A3.2

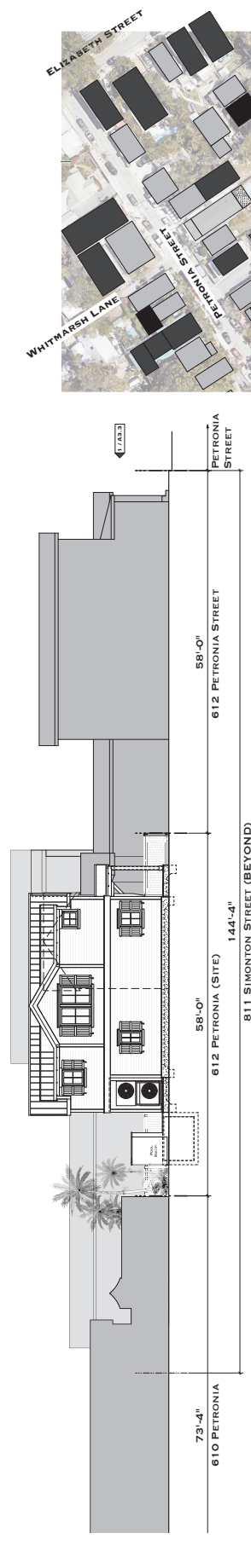


TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

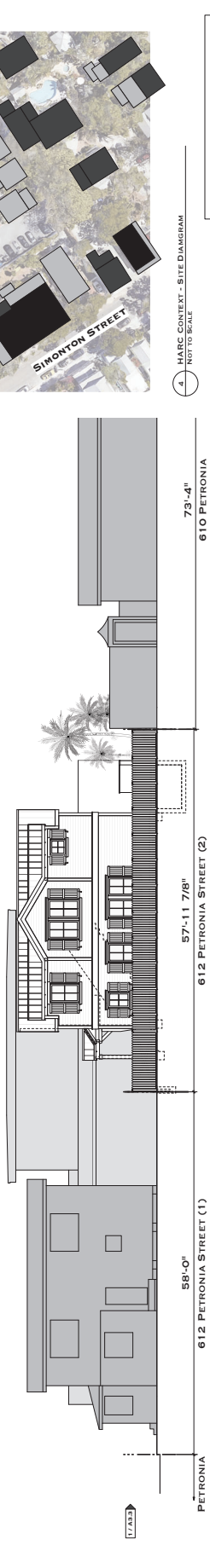




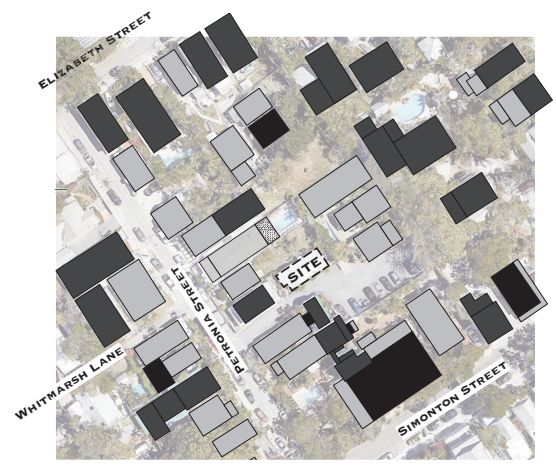
1 HARC CONTEXT - PETRONIA STREET
SCALE: 1/8" = 1'-0"



2 HARC CONTEXT - 10' EASEMENT
A3.3 SCALE: 1/8" = 1'-0"



3 HARC CONTEXT - 10' EASEMENT
A3.3 SCALE: 1/8" = 1'-0"



4 HARC CONTEXT - SITE DIAGRAM
NOT TO SCALE

