

APPLICATION



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

RECEIVED
 JUN 16 2023
 Dwp

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: 709 Whitmarsh Lane

Zoning District: HHDR

Real Estate (RE) #: 00015540-000000

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: 305-304-3884 Office: 305-294-9556 Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: REEL DEVELOPERS III, LLC Mailing Address: P.O. Box 371859

City: Key Largo State: FL Zip: 33037

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

Email: KesslerH@me.com

Description of Proposed Construction, Development, and Use: This property consists of two principle structures; a one-story residence and a two-story apartment building. This application is for the renovation of the residence only. The existing non-contributing structure is legally non-complying in impervious surface, open space, building coverage and setbacks. Renovations include the removal of the addition to the front improving the front setback encroachment, improving side setback, impervious surface and building coverage. Two parking spaces will replace the enclosed carport and new construction will take place at the rear.

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

Variance to the dimensional requirements per code section 122-630(6) b. and c.
 Side setback from the required 9' to 3'-11" (2'-11" existing) and rear setback from the required 20' to the proposed 5'-1 1/2" (14'-11" existing)

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	See attached site data sheet			
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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

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

709-713 Whitmarsh Lane

S I T E D A T A				HHDR
ITEM	EXISTING NEED TO UPDATE TO NEW LDR, FOR REF ONLY	REQ. PER LDR	PROPOSED	REMARK
SITE AREA	4,986 SQ. FT.	4,000 SQ. FT.	I	I
LOT SIZE	54.83' X 90'-11"	40' X 90' (MIN)	I	I
IMPERVIOUS	4,199 SQ. FT. 84.2%	2,991.6 (60% MAX)	3,601 SQ. FT. (72%)	IMPROVED NON-CONFORMING
OPEN SPACE	787 SQ. FT. 15.7%	1,745 (35% MIN)	1,385 SQ. FT. (27%)	IMPROVED NON-CONFORMING
BUILDING COV.	HOUSE 1,448 SF APT. BLD. 1,280 SF SHED BLD. 131 SF TOTAL 2,859 SF 57% BLD. COV.	2,493 (50% MAX)	HOUSE 1,450 SF APT. BLD. (NO CHANGE) TOTAL 2,730 SF 54.7% BLD. COV.	IMPROVED NON-CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	131 SQ. FT.	1,818.6 (30% MAX COV.) 545.6 SQ. FT. REAR YARD AREA	POOL 95 SQ. FT. (5%)	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	114 SF, 13%	909 SF AREA (50% MAX. COV.) 454.5 SF FRONT	360 SQ. FT. (39%)	IMPROVED NON-CONFORMING
SETBACKS				
FRONT SETBACK	HOUSE: 2'-11" APT. BLD: NO CHANGE	10'	HOUSE: 3'-11" APT. BLD: NO CHANGE	IMPROVED NON-CONFORMING
REAR SETBACK	APT. BLD: 2'-6 1/2"	20'	HOUSE: 5'-1 1/2" IMPROVED APT. BLD: NO CHANGE	IMPROVED NON-CONFORMING
NORTH WEST SIDE SETBACK	HOUSE: 2'-9 1/2" APT. BLD: NO CHANGE	9'	HOUSE: 3'-1/2" IMPROVED APT. BLD: NO CHANGE	IMPROVED NON-CONFORMING
SOUTH EAST SIDE SETBACK	4'-4 1/2"	9'	HOUSE: 40'-4 1/2" IMPROVED APT. BLD: NO CHANGE	EXISTING NON-CONFORMING
BUILDING HEIGHT	APT: 19'-0" +/- HOUSE: 16'-6" +/-	30'	EXISTING	CONFORMS
FEMA FLOOD ZONE X				

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

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)
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

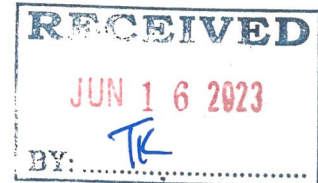
RE: Variance – 709 - 713 Whitmarsh Lane, Key West, Florida 33040
RE# 00015540-000000

Dear Ms. Halloran,

Please allow this letter and supporting documentation to serve as my client's, Reel Developers II ("Applicant"), application for variances at 709 Whitmarsh Lane, Key West, Florida 33040 (the "Property") located in the Historic High Density Residential ("HHDR") zoning district. This variance request is made pursuant to Code Sec. 90-392 and regarding side and rear setback requirements pursuant to Code Sec. 122-630(6) b and c. This application requests this variance to accommodate the renovation of a single-family residence.

This site includes two primary structures which have existed on the same parcel since at least the 1960s. One is a single-family home located at 709 Whitmarsh and the subject of the variance request. The second structure is a two-story apartment building addressed as 713 Whitmarsh. Records indicate that both structures were constructed sometime in the late 1940s or early 50s.

The proposal is to remove a shed in the rear yard and the enclosed carport, both of which were used as rental units by the previous owner and return that space to on-site parking and improving the encroachment into the front setback. The enclosed carport is of poor construction and design that detracts from the historic fabric of the primary home. The reconfiguration of the floor plan will vastly improve the aesthetics of the remaining single-family home. The displaced building coverage from that demolition will be added to the rear of the structure while still decreasing overall building coverage. Life safety



Received
not
Reviewed

improvements include sprinkling the residence and maintaining 5' clearance between the residence and apartment building.

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

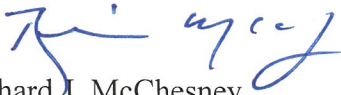
Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

- a. The Property is located within the historic district. The current structures do not meet current front, side or rear setbacks. Special conditions exist that prevent any improvements to the site without conflicting with current land development regulations. There are two conditions that are special to this property. The existence of two principal structures on a single parcel and the orientation of the lot where the width is greater than the depth creating an oblong parcel.
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 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, such as addition of new parking and life safety.
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 granting of the variance requested will not confer any special privileges upon the Applicant. The reconfiguration will remove an unsightly addition and return the structure to a more representative design for its' time period as well as being sensitive to the surrounding historic fabric.
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 faced by the Applicant is that the existing orientation of the lot and the existence of two principal structures that do not meet current LDR requirements in terms of front and rear setbacks, building coverage and impervious surface. These non-conforming elements coupled with the size and shape of the lot make it impossible to improve the property or bring it into full compliance with the current LDRs.

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 variance requested is the minimum variance that will make possible the continued use of the land, building, or structure. The proposed variance will not increase existing setbacks currently established on the lot while improving building coverage, impervious surface and open/green space.
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 does not appear to be injurious to the area involved or detrimental to the public interest. Conversely, the improvements site data listed above will benefit the public welfare. The proposed renovation will also be HARC approved and designed to be more sympathetic and compatible to the surrounding historic neighborhood.
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.

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 00015540-000000
 Account# 1015911
 Property ID 1015911
 Millage Group 10KW
 Location 709 WHITMARSH Ln, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 1 TR 4 G12-306/07 OR773-374/76 OR1197-1270
 Description OR1540-1177 OR2185-1541/42 OR2403-2028 OR2931-535 OR2960-184
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class MULTI-FAMILY 6 UNITS (0806)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

REEL DEVELOPERS III LLC
 PO Box 371859
 Key Largo FL 33037

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$555,315	\$469,974	\$437,857	\$400,827
+ Market Misc Value	\$713	\$749	\$784	\$819
+ Market Land Value	\$775,273	\$572,355	\$557,796	\$541,417
= Just Market Value	\$1,331,301	\$1,043,078	\$996,437	\$943,063
= Total Assessed Value	\$1,147,386	\$1,043,078	\$996,437	\$910,876
- School Exempt Value	\$0	\$0	\$0	(\$25,000)
= School Taxable Value	\$1,331,301	\$1,043,078	\$996,437	\$885,876

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$572,355	\$469,974	\$749	\$1,043,078	\$1,043,078	\$0	\$1,043,078	\$0
2020	\$557,796	\$437,857	\$784	\$996,437	\$996,437	\$0	\$996,437	\$0
2019	\$541,417	\$400,827	\$819	\$943,063	\$910,876	\$25,000	\$885,876	\$32,187
2018	\$605,620	\$454,639	\$855	\$1,061,114	\$972,238	\$25,000	\$990,692	\$45,422

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
MULTI RES DRY (080D)	4,986.00	Square Foot	91.33	55

Buildings

Building ID	1144	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1943
Building Type	M.F. - R2 / R2	Effective Year Built	2007
Gross Sq Ft	1680	Foundation	WD CONC PADS
Finished Sq Ft	1399	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	212	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	2

Depreciation %	18	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
DUF	FIN DET UTILIT	140	0	48
FLA	FLOOR LIV AREA	1,399	1,399	260
OPF	OP PRCH FIN LL	141	0	76
TOTAL		1,680	1,399	384

Building ID	1145	Exterior Walls	WD FR STUCCO
Style	2 STORY ON GRADE	Year Built	1948
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1995
Gross Sq Ft	2630	Foundation	WD CONC PADS
Finished Sq Ft	2494	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	300	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	4
Depreciation %	34	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,494	2,494	288
OPU	OP PR UNFIN LL	116	0	66
OUF	OP PRCH FIN UL	20	0	18
TOTAL		2,630	2,494	372

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2006	2007	6 x 40	1	240 SF	2
CONC PATIO	1943	2007	2 x 36	1	72 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/15/2019	\$1,180,000	Warranty Deed	2216426	2960	184	01 - Qualified	Improved		
2/8/2006	\$31,800	Quit Claim Deed		2185	1541	J - Unqualified	Improved		

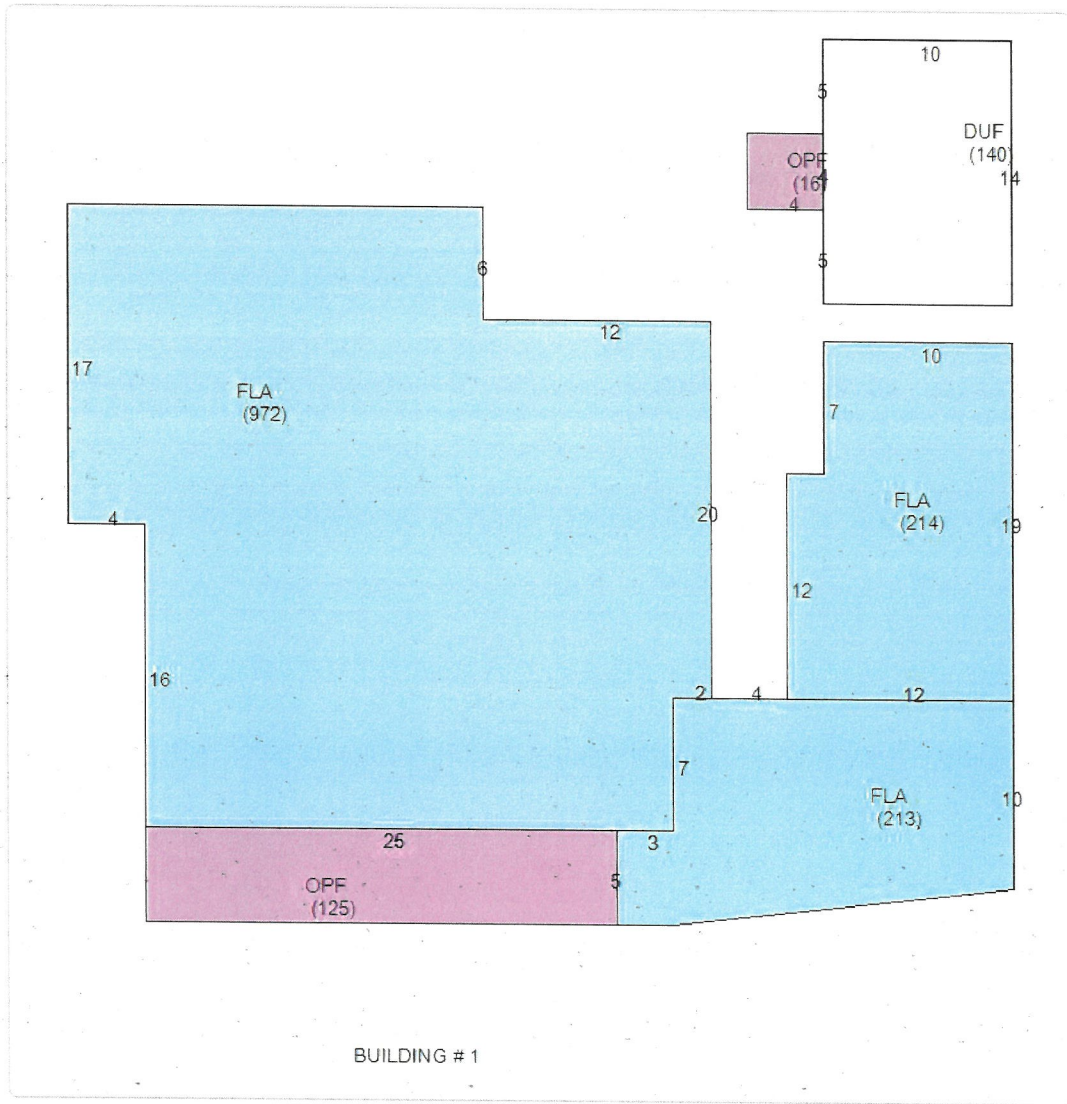
Permits

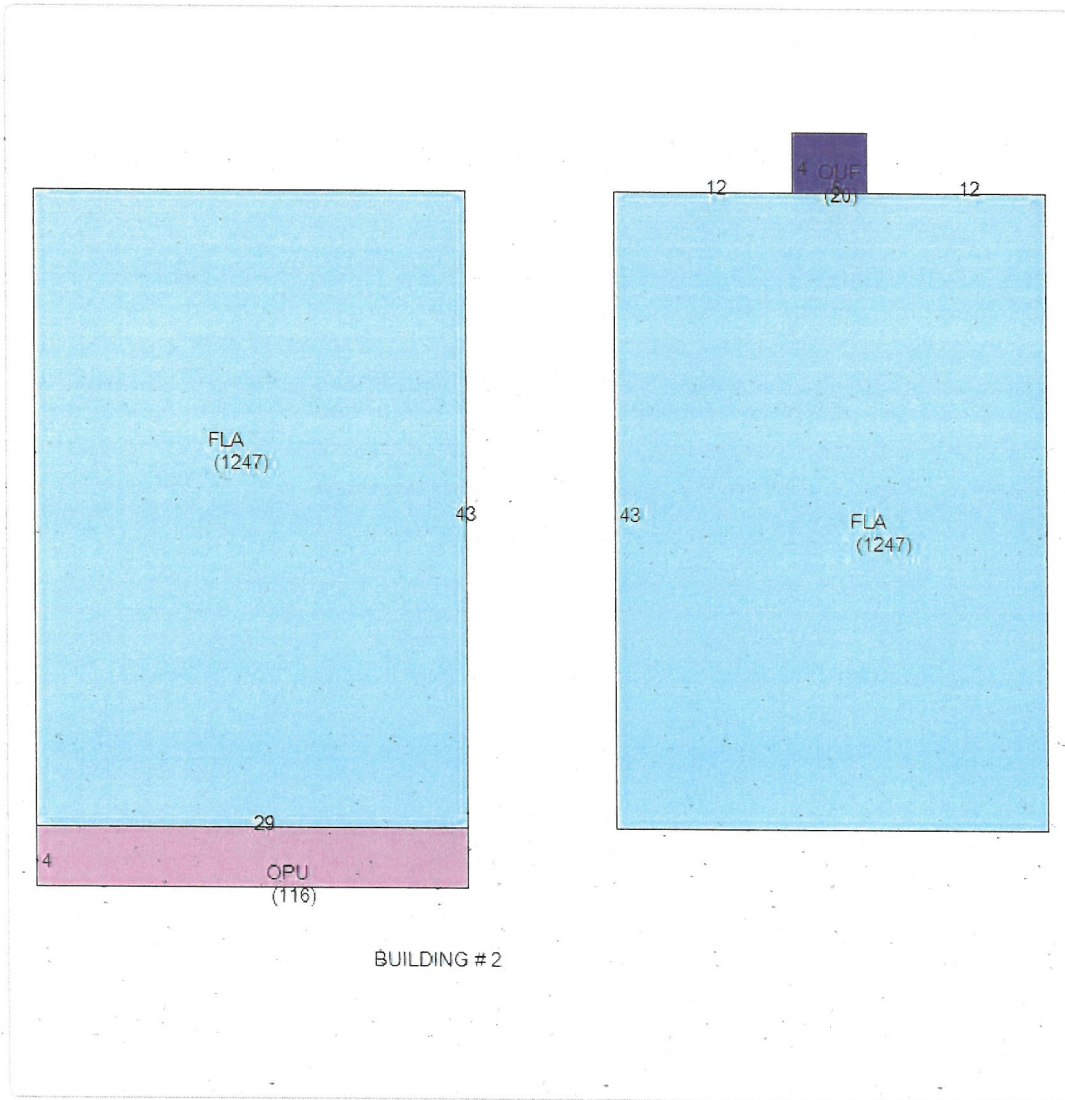
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-2591	12/2/2021	12/2/2021	\$6,200	Residential	Replace 6SQ existing flat roofing with new 3/4" sheathing & HydroStop Rubber Membrane roofing.
20-2192	10/1/2020	8/14/2020	\$0	Residential	Spalling repairs to multiple areas on exterior of structure. replace 1 corner, replace section of east wall.
20-0950	5/8/2020	3/26/2020	\$7,000	Residential	AFTER-THE-FACT - Note: We did not do the original work, we are pulling permits to bring up to code. To bring plumbing up to code in unit #1 as follows: 1 toilet, 1 lavatory, 1 shower and 1 kitchen. **NOC exempt**
20-0951	5/8/2020	3/25/2020	\$2,000	Residential	AFTER-THE-FACT - Note: We did not do the original work, we are pulling permits to bring up to code. To bring plumbing up to code in unit #1 as follows: 1 toilet, 1 lavatory, 1 shower and 1 kitchen. **NOC exempt**
20-0952	5/8/2020	9/9/2020	\$5,000	Residential	To rough out 1 toilet, 1 lavatory, 1 shower and 1 kitchen. **NOC required**
20-0954	5/8/2020	9/9/2020	\$5,000	Residential	To rough out 1 toilet, 1 lavatory, 1 shower and 1 kitchen. **NOC required**
19-4401	3/11/2020	9/9/2020	\$0	Residential	ATF - UNIT-1 INSTALL NEW SHOWER VASE WITH WALLS NEW LAVATORY SINK + NEW TOILET UNIT-2 INSTALL NEW SHOWER WITH WALLS NEW LAVATORY SINK + NEW TOILET NOTE: RED TAG CODE
20-0326	3/11/2020	1/30/2020	\$0	Residential	
20-0327	3/11/2020	1/30/2020	\$11,500	Residential	AFTER-THE-FACT - Repair drywall, new kitchen cabinets, baseboards trim, Hardie backer board
20-0646	3/11/2020	9/9/2020	\$5,500	Residential	Remove and replace 6' kitchen cabinets, bathroom vanity, drywall, patching crown molding, 2 interior doors
20-0647	3/11/2020	7/22/2020	\$0	Residential	Remove and replace 6' kitchen cabinets, bathroom vanity and drywall. Replace approximately 60sf of crown molding and 2 interior doors. **NOC required**
09-3736	10/29/2009	3/4/2011	\$12,800	Residential	GO OVER ROOF WITH INSULATION, HOT MOP FELT, HOT MOP FIBERGLASS FELT, MOD BITUMEN RUBBER FELT
05-1246	4/19/2005	9/27/2006	\$700	Residential	INSTALL 40 LF SIDING & PAINT.
0103641	11/9/2001	12/26/2001	\$7,500	Residential	NEW EP MEMBRANE ROOF

View Tax Info

[View Taxes for this Parcel](#)

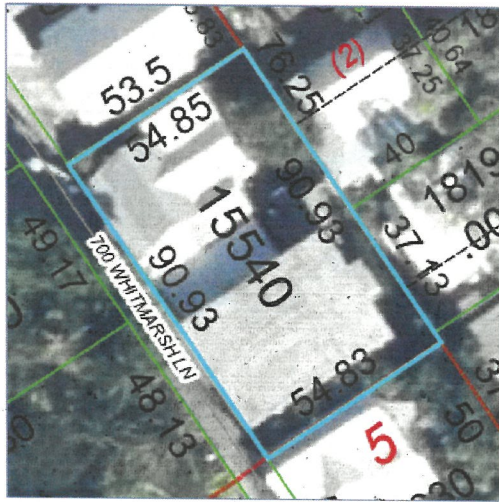
Sketches (click to enlarge)





Photos





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[Last Data Upload: 6/5/2023, 2:00:13 AM](#)



**AUTHORIZATION
FORM**



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, Harold Kessler as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of REEL DEVELOPERS III, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Richard 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.

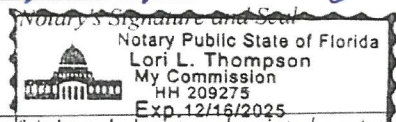
Harold Kessler
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 6/12/23
Date

by HAROLD KESSLER
Name of person with authority to execute documents on behalf of entity owner

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

Lori L. Thompson



Name of Acknowledge typed, printed or stamped

12/16/25

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:

709-713 Whitmarsh Lane - RE# 00015540-000000

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.

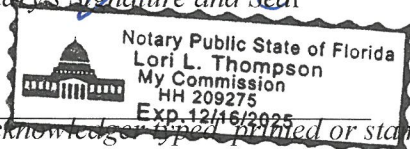

Signature of Authorized Representative

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# 2216426 04/22/2019 8:55AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/22/2019 8:55AM
DEED DOC STAMP CL: Brit \$8,260.00

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 18-343
Consideration: \$1,180,000.00

Doc# 2216426
Bk# 2960 Pg# 184

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15 day of April, 2019 between Melissa N. Wallace, a single woman and Kecna B. Allen, a single woman and Kenneth L. Allen, a married man whose post office address is 9-6th Avenue, Key West, FL 33040 and Alonzo J. Allen, a married man whose post office address is 541 South Street, Ashdown, AK 71822 and Marsha Allen-Granger, a married woman whose post office address is 74 Beulah Road, Midway, GA 31320 and Jeffrey E. Allen as Personal Representative of the Estate of Elizabeth Rolle, deceased whose post office address is 9-6th Avenue, Key West, FL 33040, grantor, and Reel Developers III, LLC, a Florida limited liability company whose post office address is PO Box 371859, Key Largo, FL 33037, 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:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND BEING PART OF LOT 1 IN SQUARE 1, TRACT 4, OF SIMONTON AND WALL'S ADDITION CONVEYED TO THE KEY WEST INVESTMENT CO. BY DEED OF JAMES A. WADDELL DATED DECEMBER 19, 1890, RECORDED IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, MARCH 30, 1891, IN DEED BOOK R, PAGE 1, BEING A PARCEL APPROXIMATELY 90 FEET FRONT ON THE NORTHEASTERLY SIDE OF WHITMARSH STREET WITH A DEPTH OF 50 FEET, ABOUT 98 FEET 6 INCHES SOUTHEAST OF ANGELA STREET, BE THE SAID SEVERAL DIMENSIONS MORE OR LESS, LYING AND BEING IN MONROE COUNTY, FLORIDA

Parcel Identification Number: 00015540-000000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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.

DoubleTime®

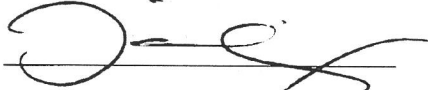
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

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

**Doc# 2216426
Bk# 2960 Pg# 185**

SIGNATURE PAGES TO FOLLOW

Signed, sealed and delivered in our presence:



Witness Name: Tania Ortiz



Witness Name: Gregory Oropeza



Jeffrey E. Allen, Personal Representative

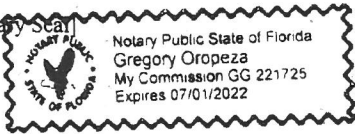
Doc# 2216426
Bk# 2960 Pg# 186

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me this 14 day of November, 2018 by Jeffrey E. Allen, as Personal Representative of the Estate of Elizabeth Rolle, deceased who is personally known or has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: _____

My Commission Expires: _____

Signed, sealed and delivered in our presence:

Renee Davenport
Renee Davenport
Nacetta Hayes
 Witness Name: *Nacetta Hayes*

Marsha Allen-Granger
Marsha Allen-Granger

Doc# 2216426
BK# 2960 Pg# 187

State of *Georgia*
 County of *Liberty*

The foregoing instrument was acknowledged before me this *19th* day of *November*, 2018 by Marsha Allen-Granger, who is personally known or has produced a driver's license as identification.



Lynette G. Cook-Osborne
 Notary Public

Printed Name: *Lynette G. Cook-Osborne*

My Commission Expires: *11/22/2020*

Signed, sealed and delivered in our presence:

Beth Provence

Alonzo Allen

Witness Name: Beth Provence

Alonzo J. Allen

Lorie Thrash

Witness Name: Lorie Thrash

Doc# 2216426
Bk# 2960 Pg# 188

State of Arkansas

County of Little River

The foregoing instrument was acknowledged before me this 13th day of November, 2018 by Alonzo J. Allen, who is personally known or [] has produced a driver's license as identification.

Annie Turner

[Notary Seal]

Annie Turner
Notary Public
Little River County, Arkansas
My Commission Ex: 9/14/21
Commission# 12384364

Notary Public

Printed Name: Annie Turner

My Commission Expires: 9-14-2021

Doc# 2216426
Bk# 2960 Pg# 189

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Yvette Toledo Baste

[Signature]
Melissa N. Wallace

[Signature]
Witness Name: Gregory Oropeza

Melissa N. Wallace

[Signature]
Witness Name: Yvette Toledo Baste

[Signature]
Keena B. Allen

[Signature]
Witness Name: Gregory Oropeza

Keena B. Allen

[Signature]
Witness Name: Yvette Toledo Baste

[Signature]
Kenneth L. Allen

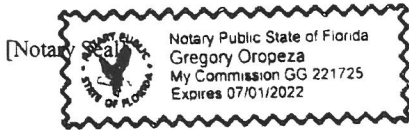
[Signature]
Witness Name: Gregory Oropeza

Kenneth L. Allen

State of FL

County of MONROE

The foregoing instrument was acknowledged before me this 14 day of November, 2018 by Melissa N. Wallace, Keena B. Allen and Kenneth L. Allen, who is personally known or has produced a driver's license as identification.



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

DoubleTime®

SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S33°38'27"E ASSUMED
ALONG THE CENTERLINE OF
WHITMARSH LANE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

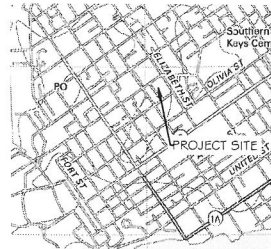
ADDRESS:
709-713 WHITMARSH LANE,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X
BASE ELEVATION: N/A

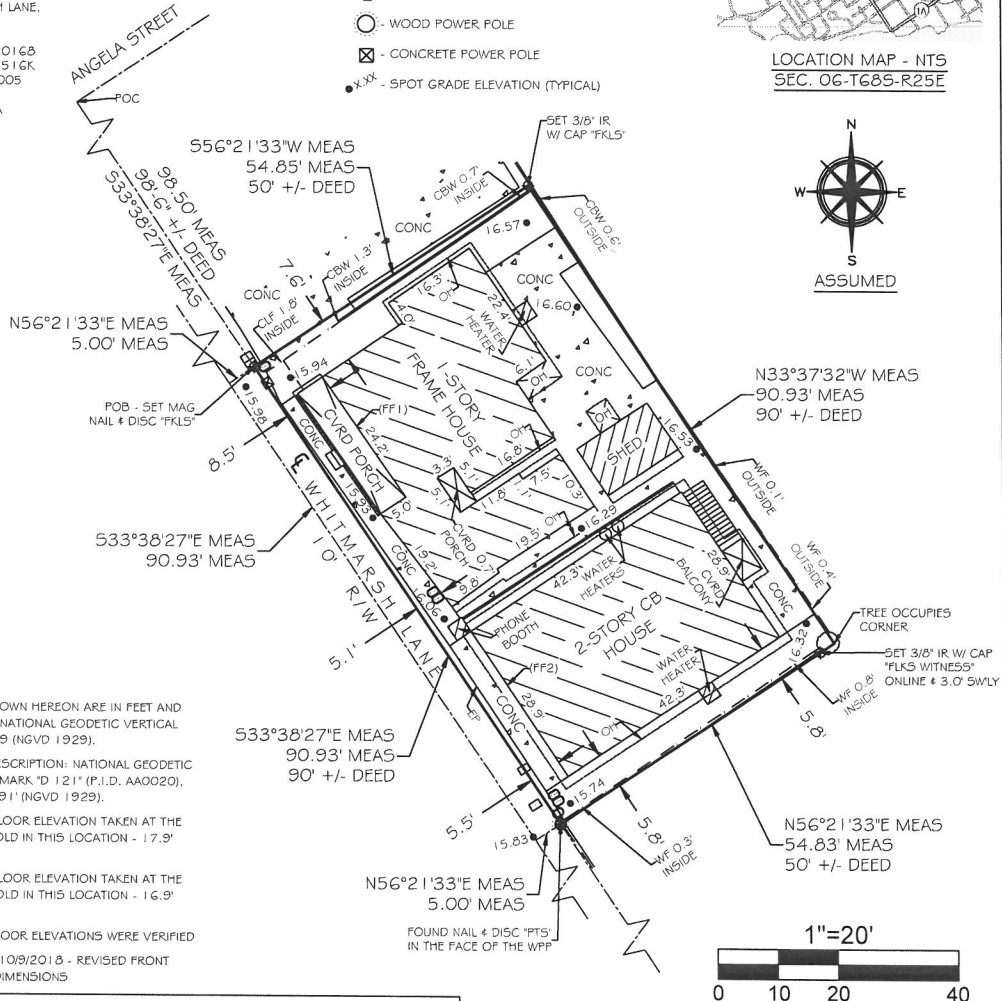
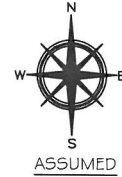
MAP OF BOUNDARY SURVEY

LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- - SPOT GRADE ELEVATION (TYPICAL)



LOCATION MAP - NTS
SEC. 06-T685-R25E



- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 'D 121' (P.I.D. AAO020), ELEVATION = 3.91' (NGVD 1929).
- (FF1) = FINISH FLOOR ELEVATION TAKEN AT THE DOOR THRESHOLD IN THIS LOCATION - 17.9' (NGVD 1929).
- (FF2) = FINISH FLOOR ELEVATION TAKEN AT THE DOOR THRESHOLD IN THIS LOCATION - 16.9' (NGVD 1929).
- NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED
- REVISION (1) - 10/9/2018 - REVISED FRONT CVRD PORCH DIMENSIONS

LEGAL DESCRIPTION -

All that certain piece or parcel of land being part of Lot 1 in Square 1, Tract 4, of Simonton & Wall's Addition, conveyed to the Key West Investment Co. by deed of James A. Waddell dated December 19, 1890, recorded in the Public Records of Monroe County, Florida, March 30, 1891, in Book R, Pages 1-13, inclusive, being a parcel approximately 90 feet front on the northeasterly side of Whitmarsh Street with a depth of 50 feet, about 98 feet 6 inches southeast of Angela Street, be the said several dimensions more or less, and known as 709 and 715 Whitmarsh Street in the City of Key West.

CERTIFIED TO -

Harold Kessler;

TOTAL AREA = 4,986.13 SQFT ±

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.


THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|-----------------------------------|--|--------------------------------------|
| BFF = BACK-FLOW PREVENTER | GVF = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C 4 G = 4" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | RW = RIGHT OF WAY LINE |
| CL = CENTERLINE | LS = LANDSCAPING | SCSD = SANITARY SEWER CLEAN-OUT |
| CLF = CHAINLINK FENCE | MEAS = MEASURED | SM = SIDE WALK |
| CM = CONCRETE MONUMENT | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CONC = CONCRETE | MPWL = MEAN HIGH WATER LINE | TOB = TOP OF BANK |
| CPF = CONCRETE POWER POLE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOP OF SLOPE |
| CVRD = COVERED | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DELTA = CENTRAL ANGLE | OH = ROOF OVERHANG | TRF = TYPICAL |
| DEASE = DRAINAGE EASEMENT | OW = OVERHEAD WIRES | US = UNRECOVERABLE |
| EL = ELEVATION | PC = POINT OF CURVE | UE = UTILITY EASEMENT |
| ENCL = ENCLOSURE | PGC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| EP = EDGE OF PAVEMENT | PK = PARKER KALON NAIL | WL = WOOD LANDING |
| FF = FINISHED FLOOR ELEVATION | POB = POINT OF BEGINNING | WM = WATER METER |
| FD = FOUND | PI = POINT OF INTERSECTION | WPP = WOOD POWER POLE |
| FI = FENCE INSIDE | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FND = FOUND | | WV = WATER VALVE |
| FOL = FENCE ON LINE | | |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/her REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1" = 20'
FIELD WORK DATE:	08/22/2018
MAP DATE:	09/17/2018
REVISION DATE:	10/09/2018
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	18-343

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED: 
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, L#7 7847



**FLORIDA KEYS
LAND SURVEYING**

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@gmail.com

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SITE PLAN

SITE DATA

HHDR

ITEM	EXISTING <small>NEED TO UPDATE TO NEW LDR, FOR REF ONLY</small>	REQ. PER LDR	PROPOSED	REMARK
SITE AREA	4,986 SQ. FT.	4,000 SQ. FT.	I	I
LOT SIZE	54.83' X 90'-11"	40' X 90' (MIN)	I	I
IMPERVIOUS	4,199 SQ. FT. 84.2%	2,991.6 (60% MAX)	3,601 SQ. FT. (72%)	IMPROVED NON-CONFORMING
OPEN SPACE	787 SQ. FT. 15.7%	1,745 (35% MIN)	1,385 SQ. FT. (27%)	IMPROVED NON-CONFORMING
BUILDING COV.	2,859 SF 57%	2,493 (50% MAX)	2,730 SF 54.7%	IMPROVED NON-CONFORMING
ACCESSORY STRUCTURE REAR YARD COV.	131 SQ. FT.	1,818.6 (30% MAX COV.) 545.6 SQ. FT. REAR YARD AREA	NA	CONFORMS
FRONT YARD 50% GREEN SPACE COV.	114 SF, 13%	909 SF AREA (50% MAX. COV.) 454.5 SF FRONT	360 SQ. FT. (39%)	IMPROVED NON-CONFORMING

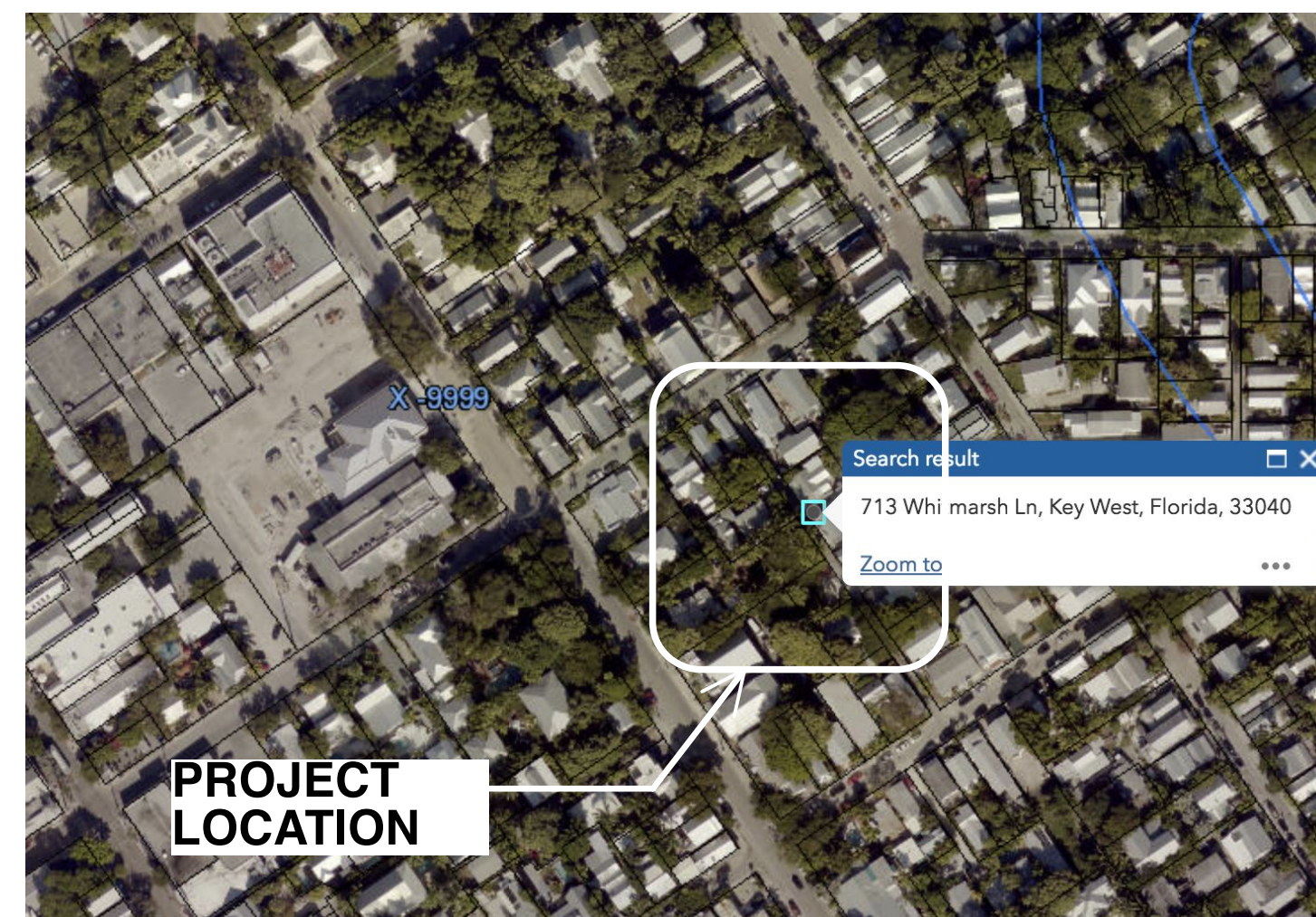
SETBACKS, OVERALL SITE

FRONT SETBACK	2'-11"	10'	3'-11"	IMPROVED NON-CONFORMING
REAR SETBACK	2'-6 1/2"	20'	NO CHANGE	IMPROVED NON-CONFORMING
NORTH WEST SIDE SETBACK	2'-9 1/2"	9'	3'-1/2"	IMPROVED NON-CONFORMING
SOUTH EAST SIDE SETBACK	4'-4 1/2"	9'	4'-4 1/2"	EXISTING NON-CONFORMING
BUILDING HEIGHT	19'-0" +/-	30'	NO CHANGE	CONFORMS

SETBACKS, RESIDENCE

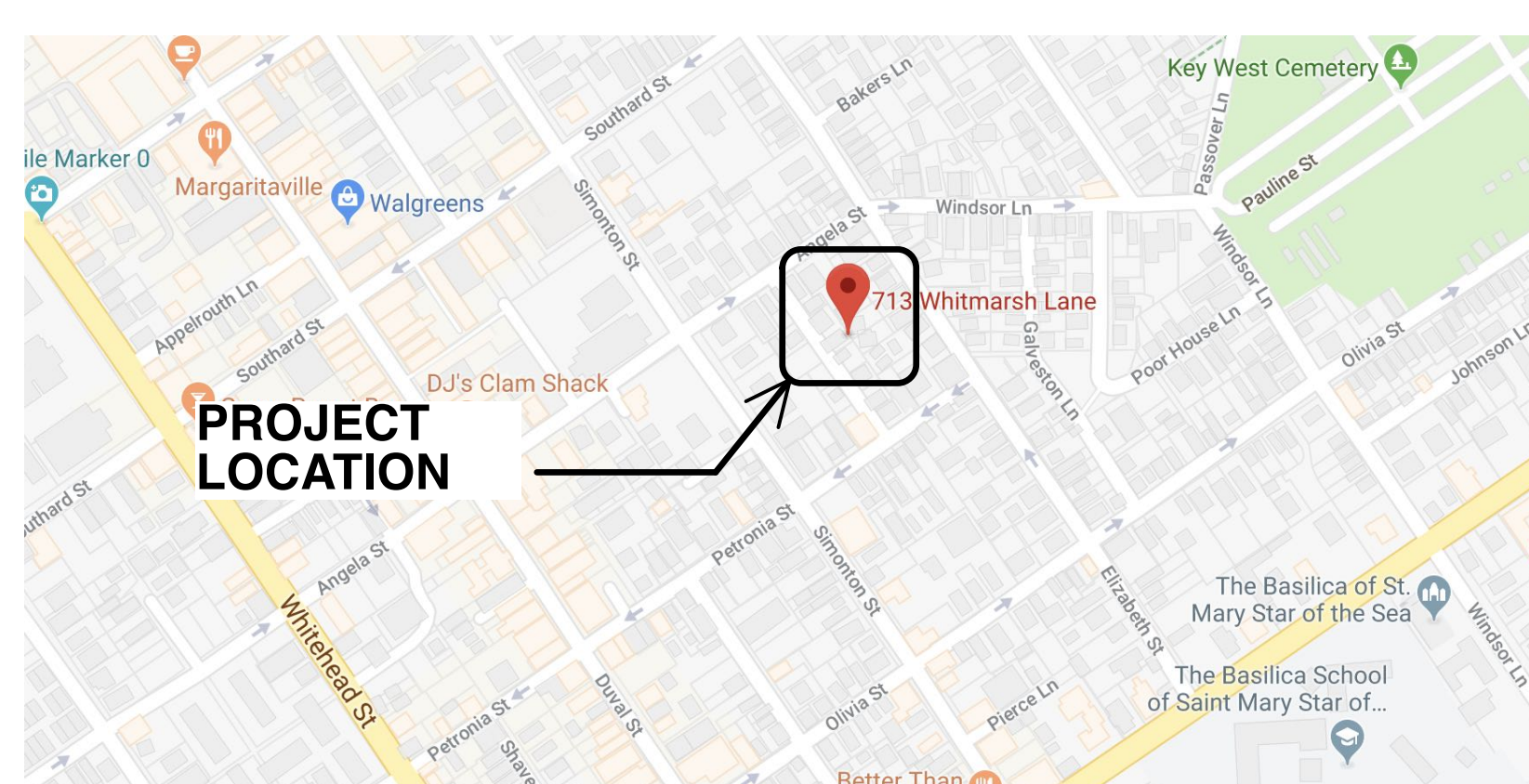
FRONT SETBACK	2'-11"	10'	3'-11"	IMPROVED NON-CONFORMING
REAR SETBACK	2'-6 1/2"	20'	5'-1 1/2"	IMPROVED NON-CONFORMING
NORTH WEST SIDE SETBACK	2'-9 1/2"	9'	3'-1/2"	IMPROVED NON-CONFORMING
SOUTH EAST SIDE SETBACK	NA	NA	NA	
BUILDING HEIGHT	16'-6" +/-	30'	NO CHANGE	CONFORMS

FEMA FLOOD ZONE X



A RENOVATION FOR HAROLD. KESSLER 709-713 WHITMARSH LANE KEY WEST, FL 33040

SITE LOCATION MAP



DESIGN NOTES:

THE RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
 FBC 2020 - RESIDENTIAL (FBC-R)
 A.S.C.E. 24-14 REGULATIONS
 PER FBC 07/ASCE 07-10
 EXPOSURE "D"
 CONSTRUCTION TYPE VB
 LIVE LOAD 40 PSF
 WIND LOAD 180 M.P.H.
 SEE STRUCTURAL DRAWINGS, SHEET -

GENERAL NOTES:

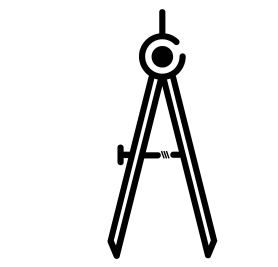
- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER 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 INFORMATION
C1.0	SURVEY
C1.1	EXISTING SITE PLAN
EX1.1	EXISTING FLOOR & ELEVATIONS (HOUSE)
EX1.2	EXISTING FLOOR PLAN & ELEVATIONS (HOUSE & APT. BLD.)
A1.0	PROPOSED ARCHITECTURAL SITE PLAN
A1.1	PROPOSED FLOOR PLANS & ELEVATIONS
A2.1	PROPOSED ELEVATIONS

SCOPE OF WORK:

RENOVATION & ADDITION TO THE EXISTING SINGLE FAMILY RESIDENCE & NO WORK THE EXISTING APARTMENT BUILDING.



T.S. NEAL
ARCHITECTS INC.

22972 OVERSEAS HWY
CUDJOE KEY, FL
33042

305-340-8857
251-422-9547

FOR CLIENT
REVIEW ONLY.
NOT FOR
CONSTRUCTION

A RENOVATION FOR
HAROLD KESSLER
709-713 WHITMARSH LANE
KEY WEST, FL 33040

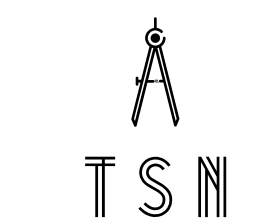
DRAWING TITLE:
TITLE & PROJECT
INFORMATION

DRAWN: TSN / EDSA
CHECKED: -
DATE: 06-15-2023

REV.#1 08-02-2023

REVISION DATE

T1.1
SHEET #



T.S. NEAL ARCHITECTS, INC.

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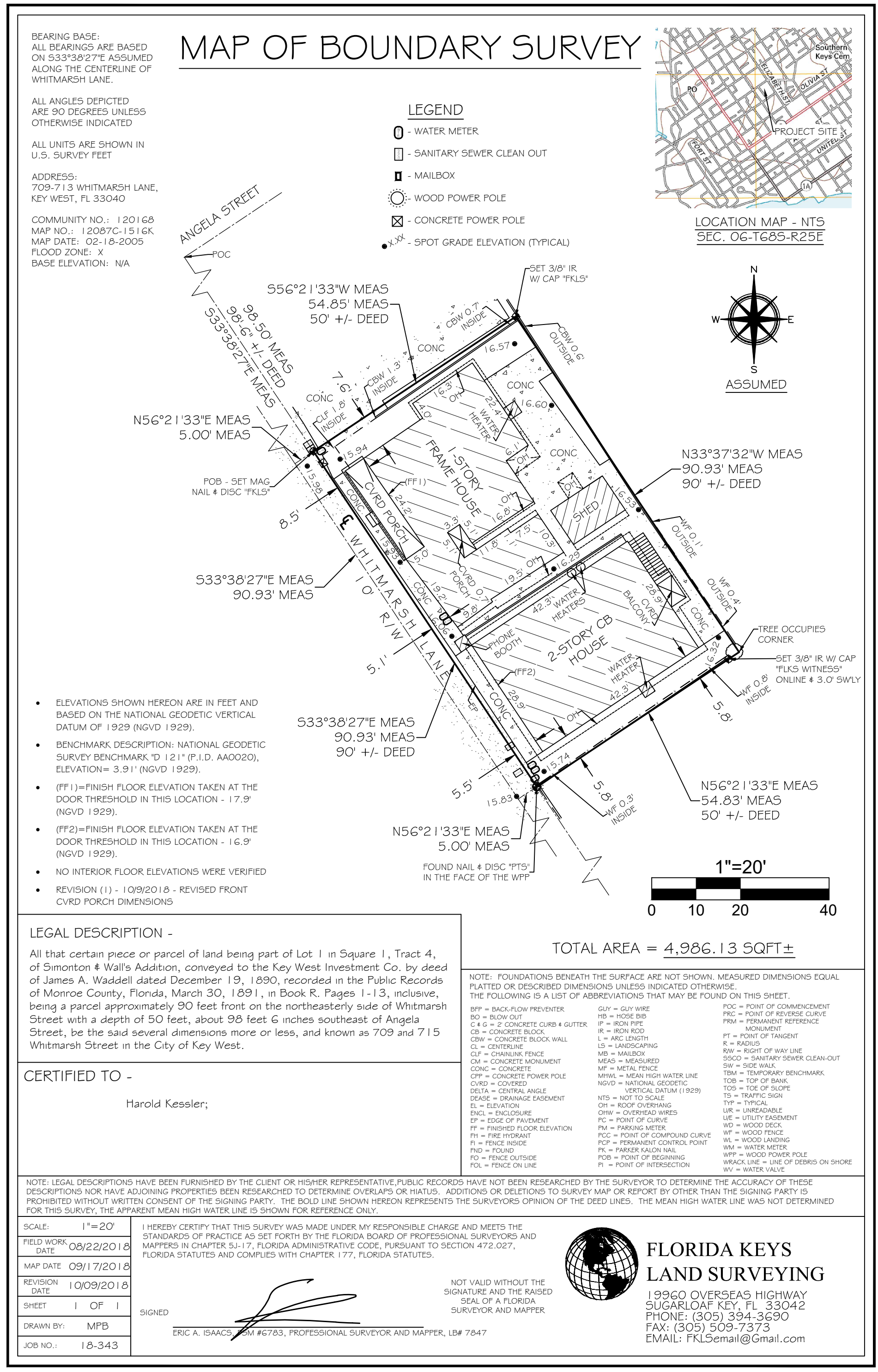
A RENOVATION FOR HAROLD KESSLER 709-713 WHITMARSH LANE KEY WEST, FL 33040

DRAWING TITLE: SURVEY
 DRAWN: TSN / EDSA
 CHECKED: -
 DATE: 06-15-2023

REV.#1	08-02-2023

REVISION	DATE
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C1.0 SHEET #



FOR CLIENT REVIEW ONLY. NOT FOR CONSTRUCTION

A RENOVATION FOR HAROLD KESSLER 709-713 WHITMARSH LANE KEY WEST, FL 33040

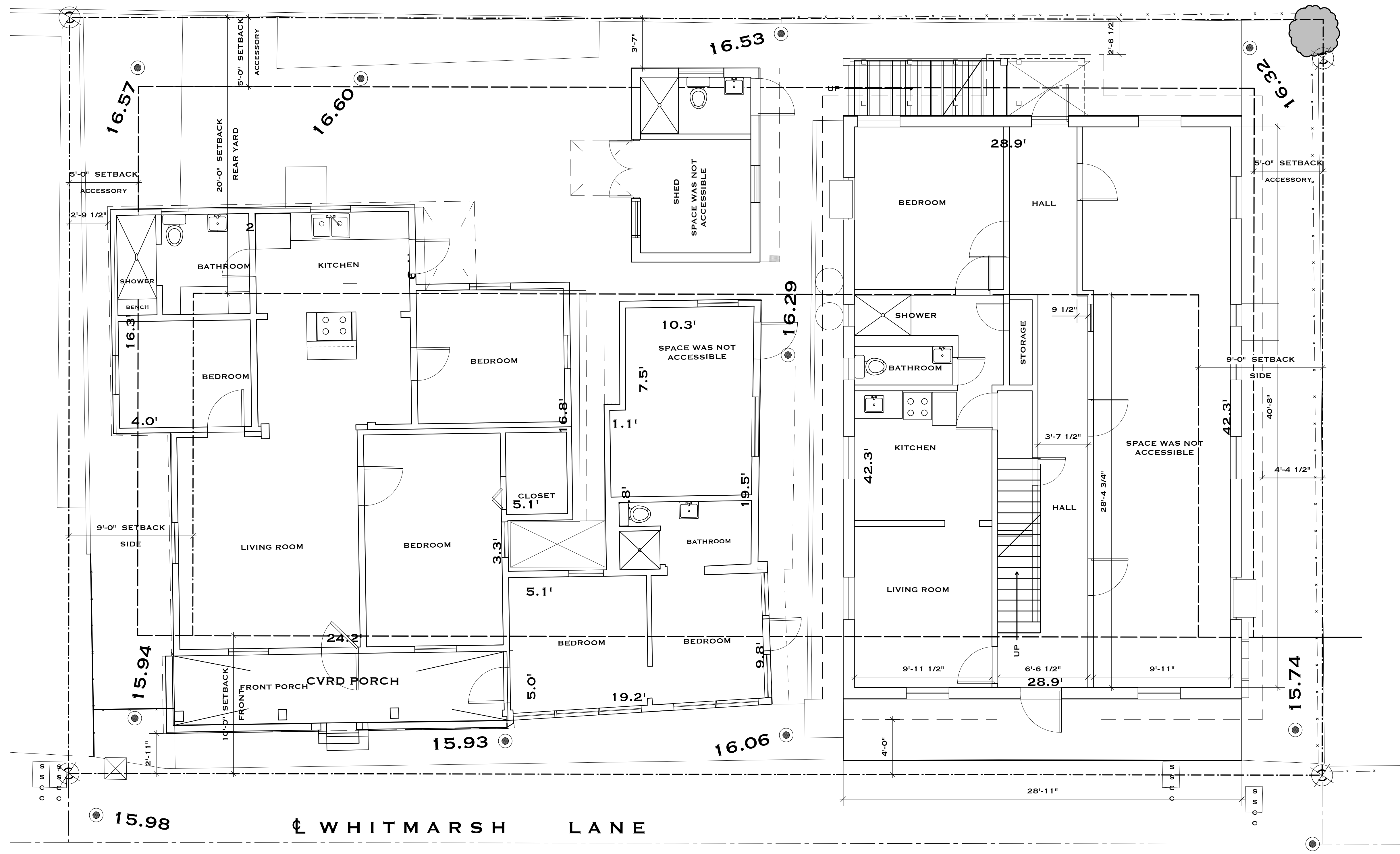
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DRAWN: TSN / EDSA
 CHECKED: -
 DATE: 06-15-2023

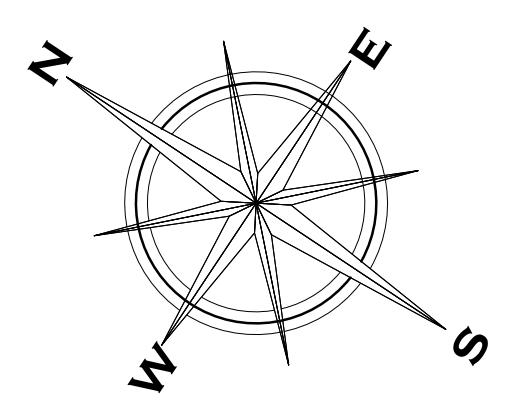
REV.#1 08-02-2023

REVISION DATE

C1.1
SHEET #



1 EXISTING SITE PLAN
 C1.1 SCALE: 1/4" = 1'-0"



**FOR CLIENT
 REVIEW ONLY.
 NOT FOR
 CONSTRUCTION**

**A RENOVATION FOR
 HAROLD KESSLER
 709-713 WHITMARSH LANE
 KEY WEST, FL 33040**



1 EXISTING FIRST FLOOR PLAN
 EX1.1 SCALE: 1/4" = 1'-0"



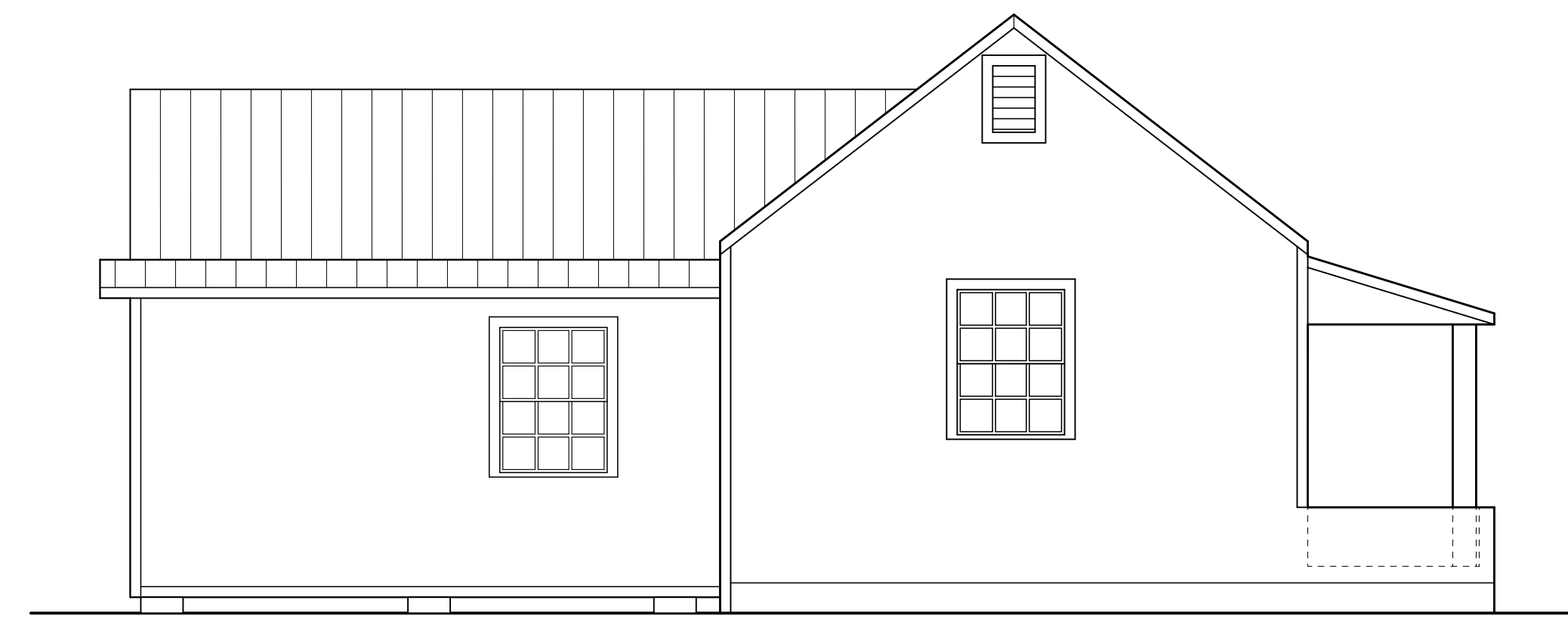
2 EXISTING ELEVATION 1
 EX1.1 SCALE: 1/4" = 1'-0"



3 EXISTING ELEVATION 2
 EX1.1 SCALE: 1/4" = 1'-0"



3 EXISTING ELEVATION 3
 EX1.1 SCALE: 1/4" = 1'-0"



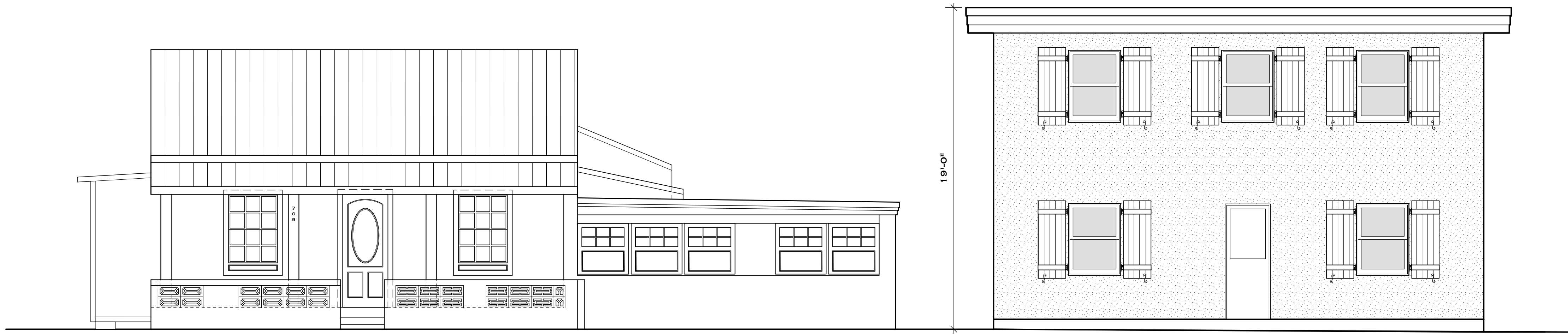
5 EXISTING ELEVATION 4
 EX1.1 SCALE: 1/4" = 1'-0"

**DRAWING TITLE:
 EXISTING FLOOR PLAN
 & ELEVATIONS - HOUSE**
 DRAWN: TSN / EDSA
 CHECKED: -
 DATE: 06-15-2023

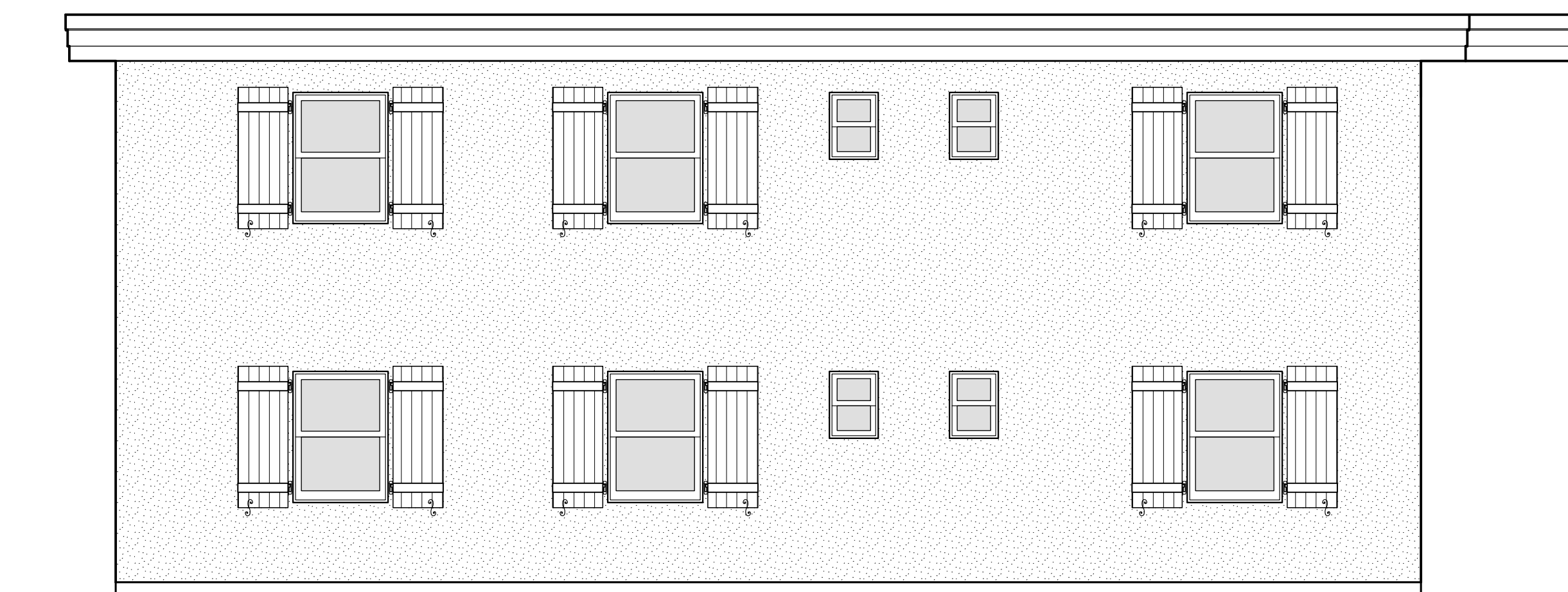
REV.#1	08-02-2023

REVISION	DATE

EX1.1
 SHEET #



2 EXISTING ELEVATION 1
EX1.3 SCALE: 1/4" = 1'-0"



2 EXISTING SIDE ELEVATION
EX1.2 SCALE: 1/4" = 1'-0"

T.S. NEAL
ARCHITECTS INC.
22972 OVERSEAS HWY
CUDJOE KEY, FL
33042
305-340-8857
251-422-9547

**FOR CLIENT
REVIEW ONLY.
NOT FOR
CONSTRUCTION**

**A RENOVATION FOR
HAROLD KESSLER
709-713 WHITMARSH LANE
KEY WEST, FL 33040**

**DRAWING TITLE:
EXISTING ELEVATIONS
& SECTION - APT.**

DRAWN: TSN / EDSA
CHECKED: -
DATE: 06-15-2023

REV.#1	06-02-2023
REVISION	DATE

EX1.2
SHEET #

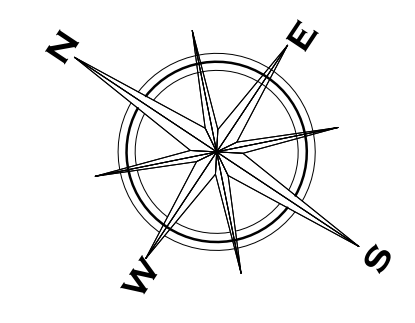
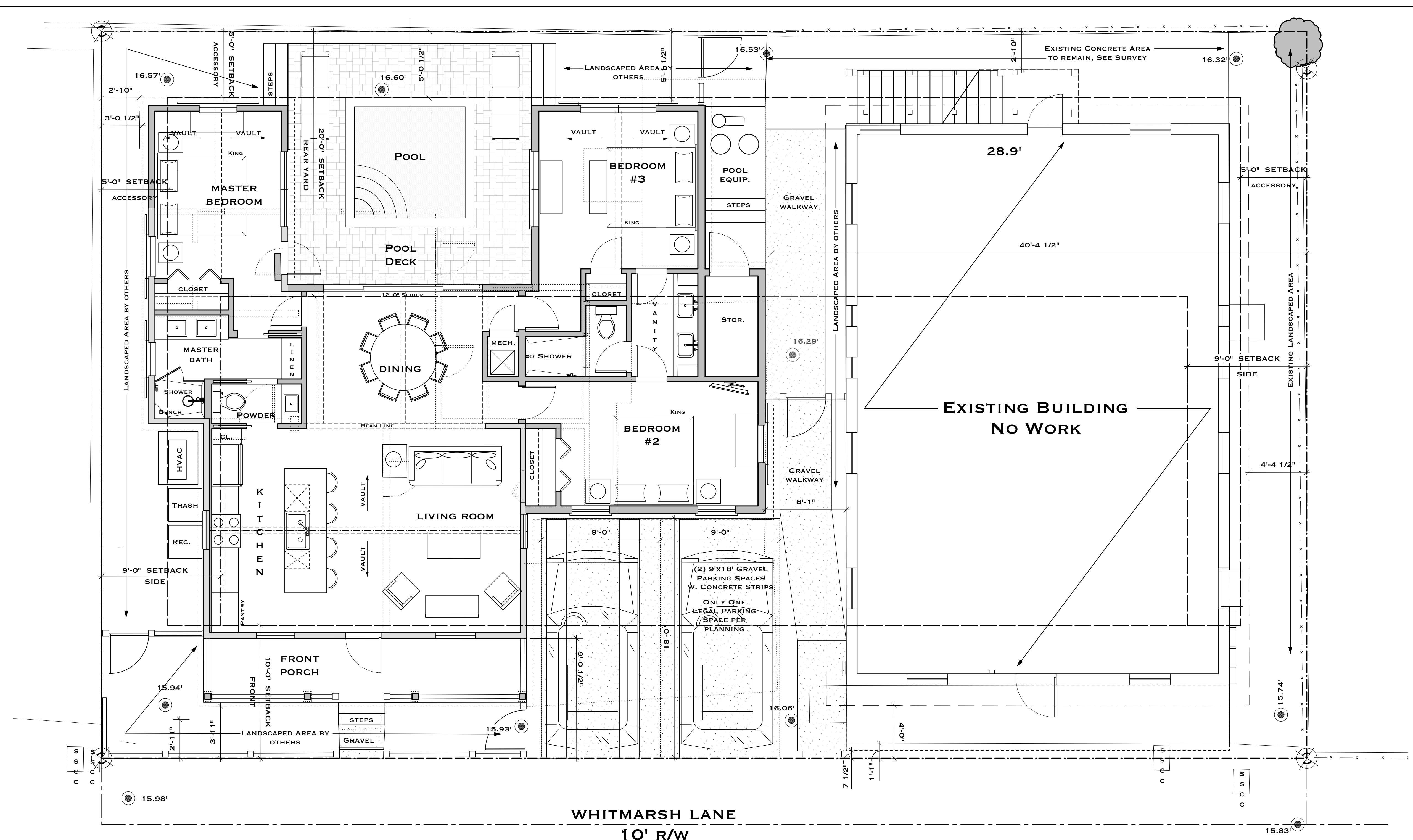
TSN
T. S. NEAL ARCHITECTS, INC.

FOR CLIENT REVIEW ONLY. NOT FOR CONSTRUCTION

A RENOVATION FOR HAROLD KESSLER 709-713 WHITMARSH LANE
 KEY WEST, FL 33040

DRAWING TITLE: PROPOSED ARCHITECTURAL SITE & FLOOR PLAN
 DRAWN: TSN / EDSA
 CHECKED: -
 DATE: 06-15-2023

REV.#1 08-02-2023
 REVISION DATE
A1.0
 SHEET #



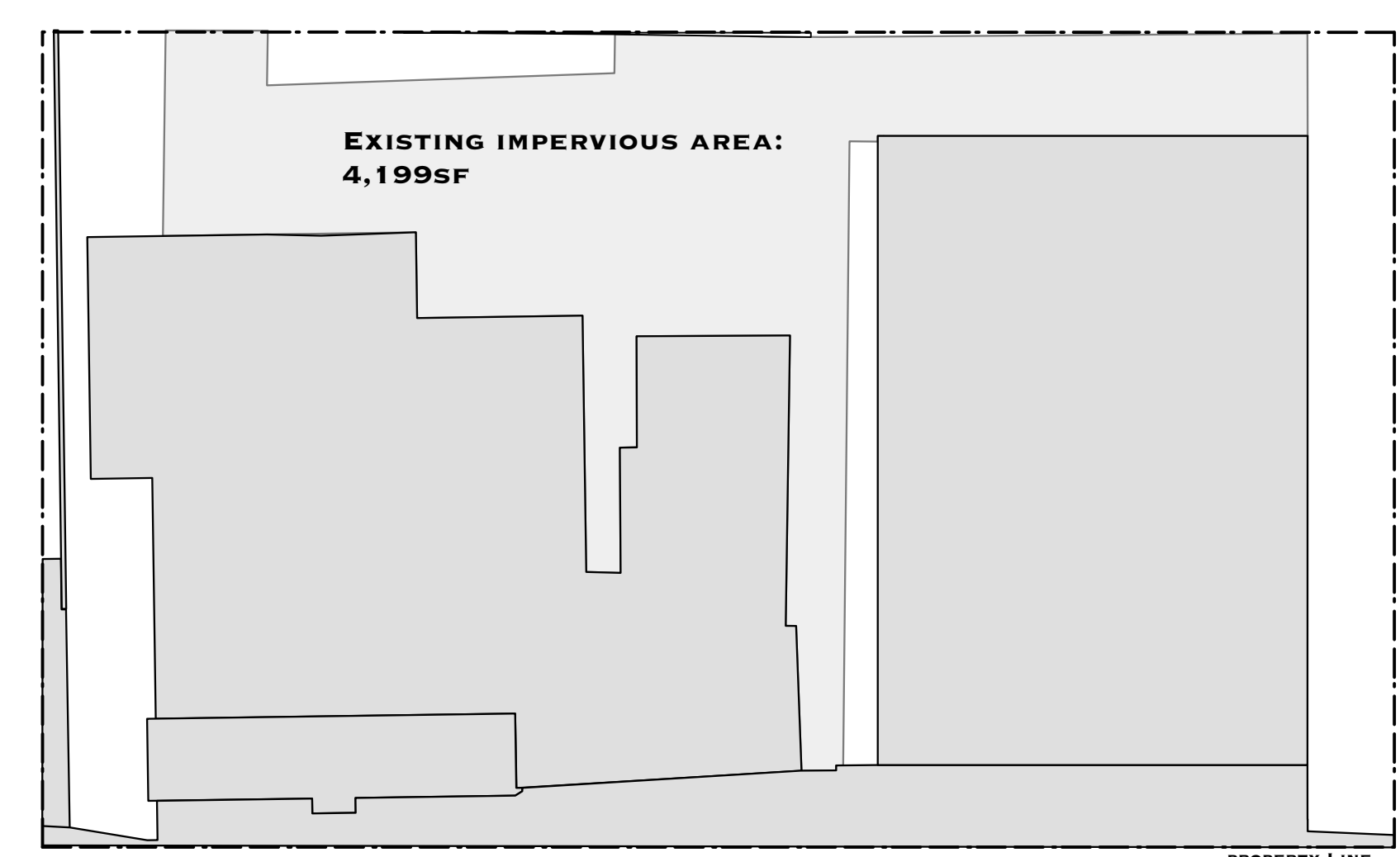
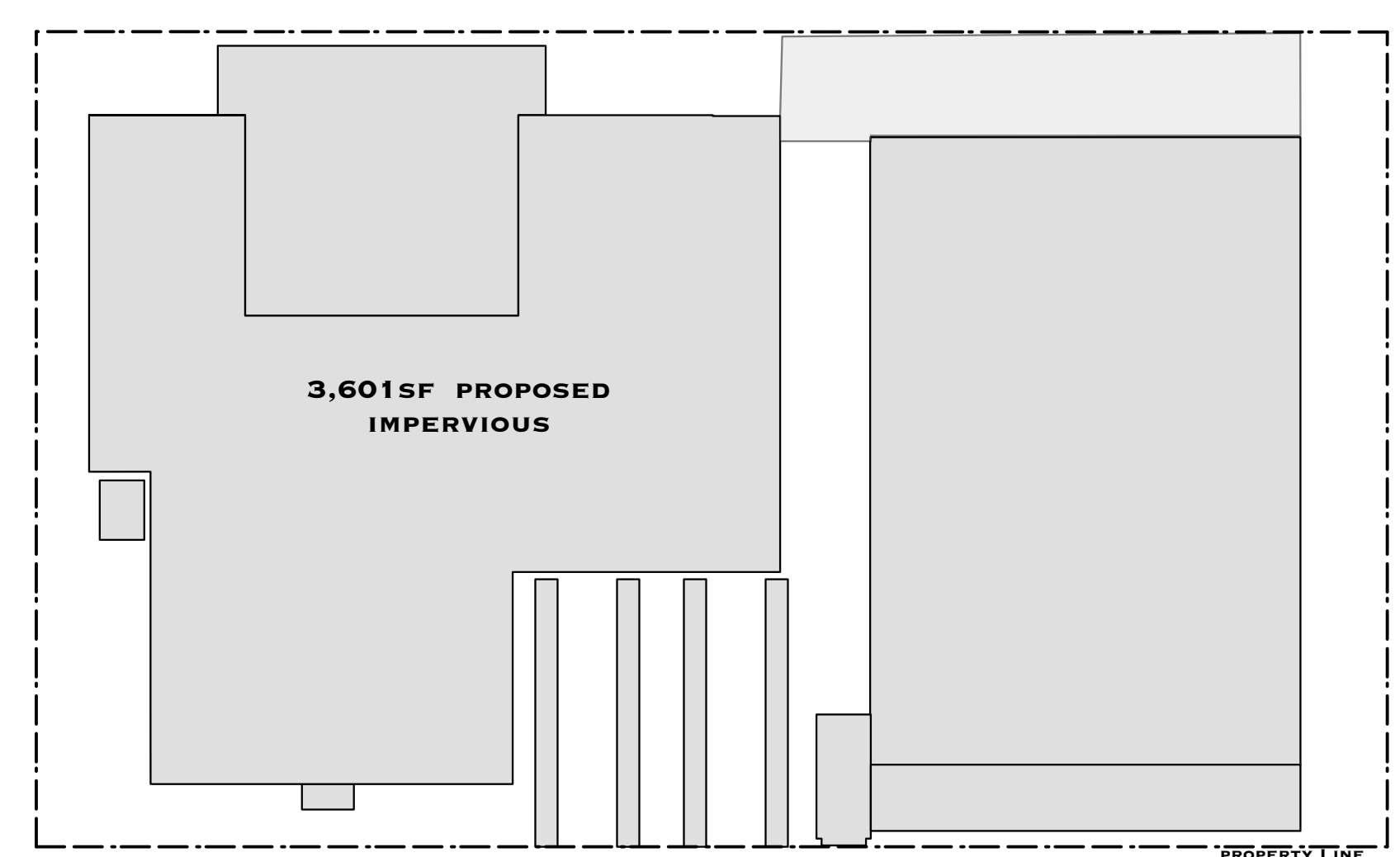
1 PROPOSED ARCHITECTURAL SITE PLAN
 A1.0 SCALE: 1/4" = 1'-0"



WALL LEGEND:
 [Symbol] EXISTING WALL
 [Symbol] NEW WALL

SQUARE FOOT TOTALS:

	CONDITIONED	PORCH	DECK & POOL
EXISTING HOUSE	1,312 SF	127 SF	
PROPOSED HOUSE	1,328 SF	127 SF	334 SF
APARTMENT BLD.	EXISTING	-	-



FOR CLIENT REVIEW ONLY. NOT FOR CONSTRUCTION

**A RENOVATION FOR HAROLD KESSLER
 709-713 WHITMARSH LANE
 KEY WEST, FL 33040**

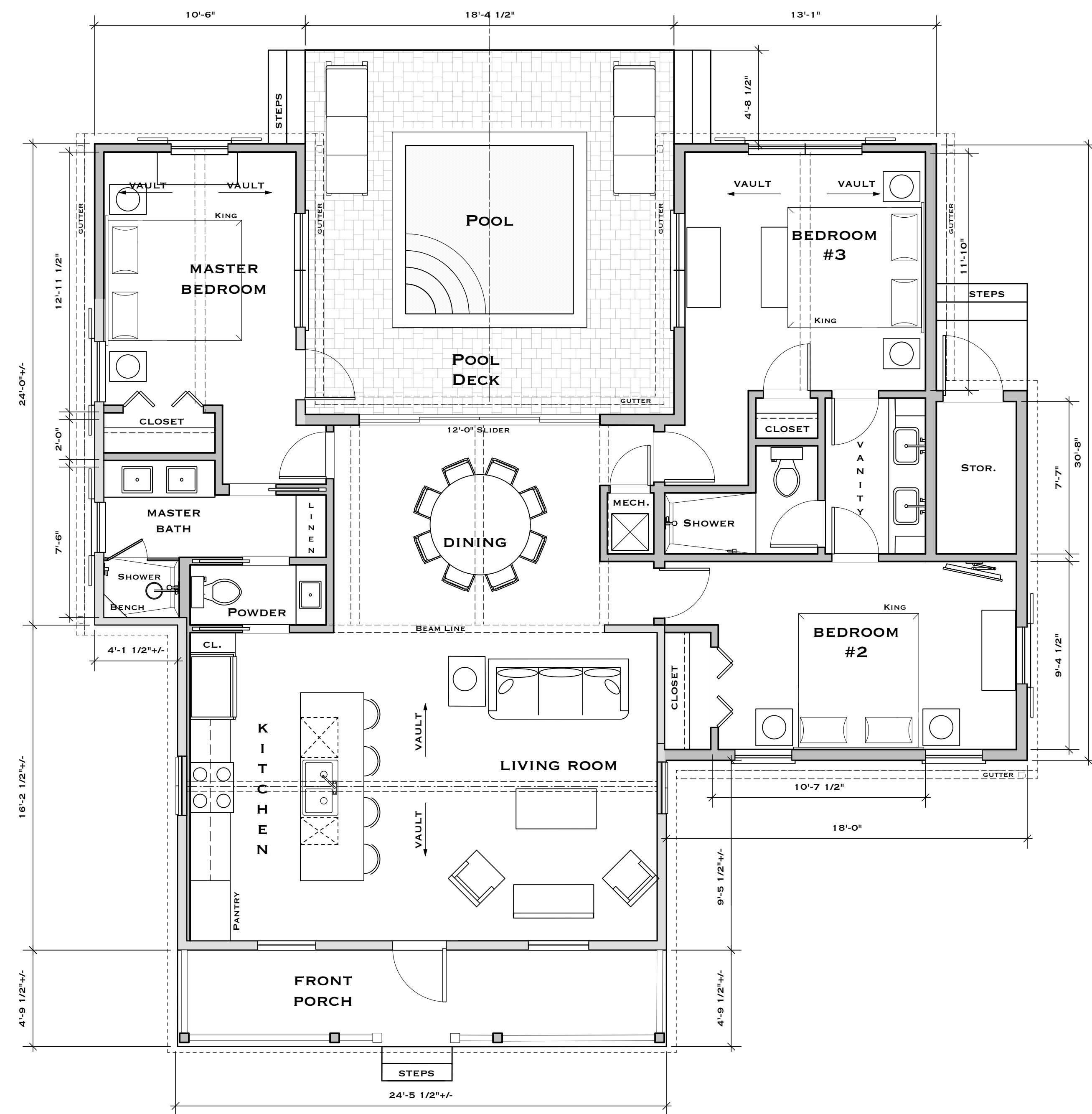
**DRAWING TITLE:
 PROPOSED FLOOR & ROOF PLAN - HOUSE**

DRAWN: TSN / EDSA
 CHECKED: -
 DATE: 06-15-2023

REV.#1 08-02-2023

REVISION DATE

A1.1
 SHEET #



1 PROPOSED FLOOR PLAN - HOUSE
 SCALE: 1/4" = 1'-0"

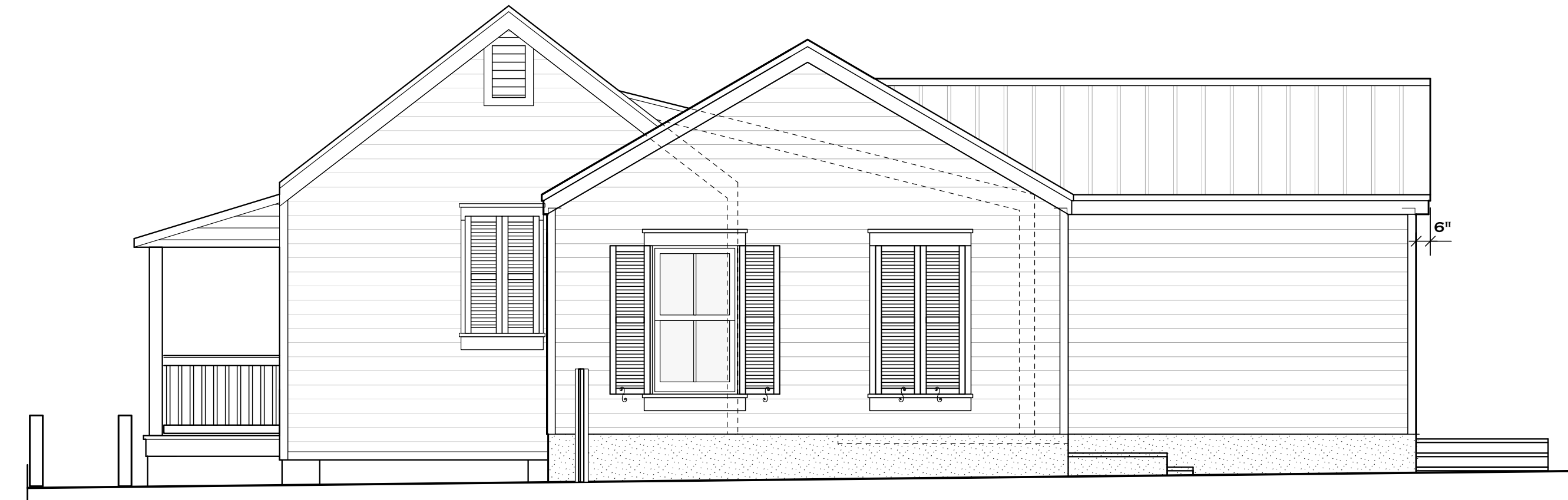
WALL LEGEND:

- EXISTING WALL
- NEW WALL

SQUARE FOOT TOTALS:			
	CONDITIONED	PORCH	DECK & POOL
EXISTING HOUSE	1,312 SF	127 SF	
PROPOSED HOUSE	1,328 SF	127 SF	334 SF
APARTMENT BLD.	EXISTING	-	-



2 ELEVATION - FRONT, WHITMARSH LANE
 SCALE: 1/4" = 1'-0"



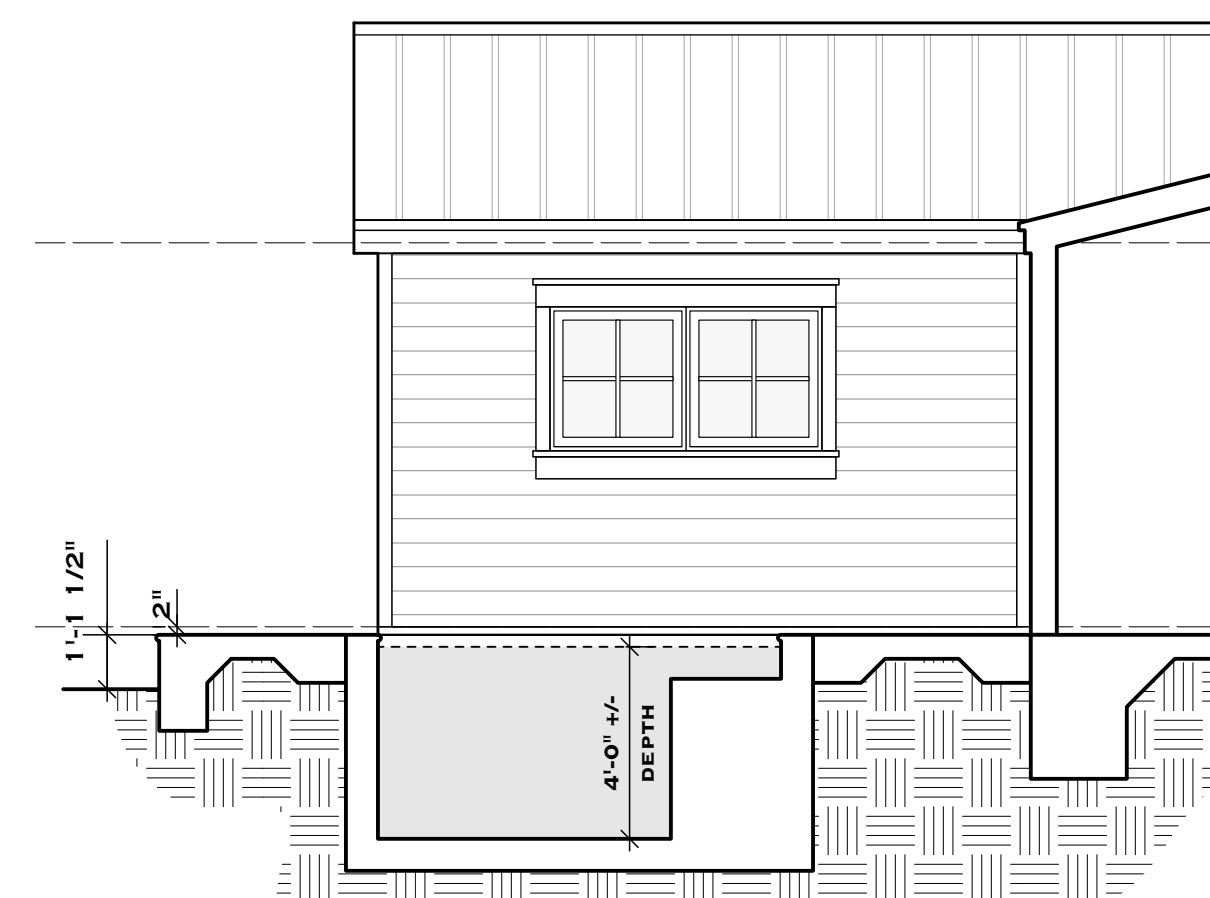
3 ELEVATION - SIDE
 SCALE: 1/4" = 1'-0"



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



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



6 ELEVATION - PARTIAL POOL DECK (FACING BEDROOM#3)
 SCALE: 1/4" = 1'-0"



6 ELEVATION - PARTIAL POOL DECK (FACING MASTER BEDROOM)
 SCALE: 1/4" = 1'-0"



1
A2.1 ELEVATION - FRONT, WHITMARSH LANE
SCALE: 1/4" = 1'-0"



2
A2.1 ELEVATION - FRONT, WHITMARSH LANE
SCALE: 1/4" = 1'-0"

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33042
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**FOR CLIENT
REVIEW ONLY.
NOT FOR
CONSTRUCTION**

**A RENOVATION FOR
HAROLD KESSLER
709-713 WHITMARSH LANE
KEY WEST, FL 33040**

**DRAWING TITLE:
PROPOSED BUILDING
ELEVATIONS**

DRAWN: TSN / EDSA
CHECKED: -
DATE: 06-15-2023

REVISION	DATE

A2.1
SHEET #

TSN
T. S. NEAL ARCHITECTS, INC.