

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

RECEIVED

AUG 14 2024

BY: CW

Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 2,894.34

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

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: 704 Catherine Street, #8, Key West FL 33040

Zoning District: HMDR

Real Estate (RE) #: 00030900-000108

Property located within the Historic District? ☐ Yes ☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: A2O Architecture, LLC

Mailing Address: 3706 N. Roosevelt Blvd, #202

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone:

Office: 305-741-7676

Fax:

Email: office@a2oarchitecture.com

PROPERTY OWNER: (if different than above)

Name: Anthony P. Antich

Mailing Address: 704 Catherine Street, #8

City: Key West

State: Florida

Zip: 33040

Home/Mobile Phone: 305-699-7148

Office:

Fax:

Email: anthonyantich@gmail.com

Description of Proposed Construction, Development, and Use:

The project scope proposes to renovate the attic level of a non-historic, non-contributing, 2 1/2 story residence into habitable space. Work includes modifications to the rear roof line, new skylights and a pergola over an existing second floor deck, and new site fencing.

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

Both side yards and the rear yard setbacks are well within the building footprint, which triggers a variance for the 3D envelope of the building. All work is over existing building footprint. No new building cover is proposed.

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

If yes, please describe and attach relevant documents: _____

The property is part of the Gato Village Community. The property lines for this parcel are +/- 3' away from the structure, and a 3' x 22.5' plus 7.5' x 11.5' section of land was removed from the parcel for common area community access during the community's development.

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 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.**

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.

The property is part of the Gato Village Community. The property lines for this parcel are +/- 3' away from the structure. Any work done to the property will essentially trigger a variance request. A 3' x 22.5' plus 7.5' x 11.5' section of land was removed from the parcel for common area community access during the community's development. The left over space for offstreet parking does not meet current codes

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

These conditions were not made by the Applicant, or owner, nor are they due to any negligence.

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.

No special privileges would be conferred if variance request is approved. Converting the attic level of 1/2 stories is common place. The variance is only required because to the 3D envelope. Similar structures with similar land uses, and in this same complex, have similar roof lines as proposed.

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.

LDR's allow for 1/2 story habitable space, so long as the area is <50% of the floor below. The proposed work meets this criteria, and the setback issue for 3D envelope causes undue hardship on the owner.

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.

No new building cover, or reduction to setbacks or building height is being proposed. Additionally, the Owner want to reduce as much impervious site work on what little land their property has, and increase vegetation. This is the minimum possible variance request.

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.

This is in harmony with the LDR guidelines.

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.

No.

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."

Plans

PARCEL: 00030900-000108

SCOPE OF WORK

- RENOVATION TO NON-HISTORIC, NON-CONTRIBUTING STRUCTURE TO CONVERT ATTIC INTO HABITABLE FLOOR AREA, INCLUDES MODIFICATIONS TO REAR ROOF LINES, NEW SKYLIGHTS & PERGOLA.
- NO CHANGE TO BUILDING COVER PROPOSED.
- NO CHANGE TO PROPERTY SETBACK ARE PROPOSED.

APPLICABLE CODES
FLORIDA BUILDING CODE 7TH EDITION 2023; WITH ALL AMENDMENTS.
CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
ASCE 7-16 WIND LOADS
NGVD 1929 ELEVATION DATUM
FLOOD ZONE X

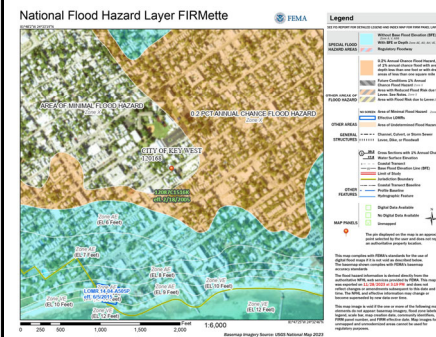
USE AND OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

GENERAL
G1.0 COVER, SCOPE OF WORK, COPY OF SURVEY

ARCHITECTURAL	
A1.0	NEIGHBORHOOD MASSING STUDY- SITE
A1.1	EXISTING PROPOSED SITE PLANS W/ SITE DATA TABLE
A2.1	EXISTING FIRST AND SECOND FLOOR PLANS
A2.2	PROPOSED FIRST AND SECOND FLOOR PLANS
A2.3	PROPOSED THIRD FLOOR PLAN
A3.0	NEIGHBORHOOD MASSING ELEVATIONS
A3.1	NEIGHBORHOOD MASSING ELEVATIONS
A3.2	NEIGHBORHOOD MASSING ELEVATIONS
A3.3	NEIGHBORHOOD MASSING ELEVATIONS
A3.4	EXISTING EXTERIOR ELEVATIONS
A3.5	PROPOSED EXTERIOR ELEVATIONS
A4.1	STAIRCASE HEADROOM AND DETAILS

DISCIPLINE
SERIES NUMBER
SHEET NUMBER IN SERIES

X1.0
Monroe County, FL



SCALE: NOT TO SCALE

SCALE: NOT TO SCALE

[illegible]

2 COPY OF SURVEY
SCALE: NOT TO SCALE

A²O
ARCHITECTURE

ARCHITECT:
NOT VALID FOR CONSTRUCTION WITHOUT
ORIGINAL SIGN AND SEAL

Digitally signed by Aileen A Osborn
Date: 2024.08.14 12:25:06 -04'00'

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CONSULTANTS:
SEE PROJECT TEAM ON GLO

PARCEL ID: 00030900-000108

VARIANCE

704 CATHERINE ST #8
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

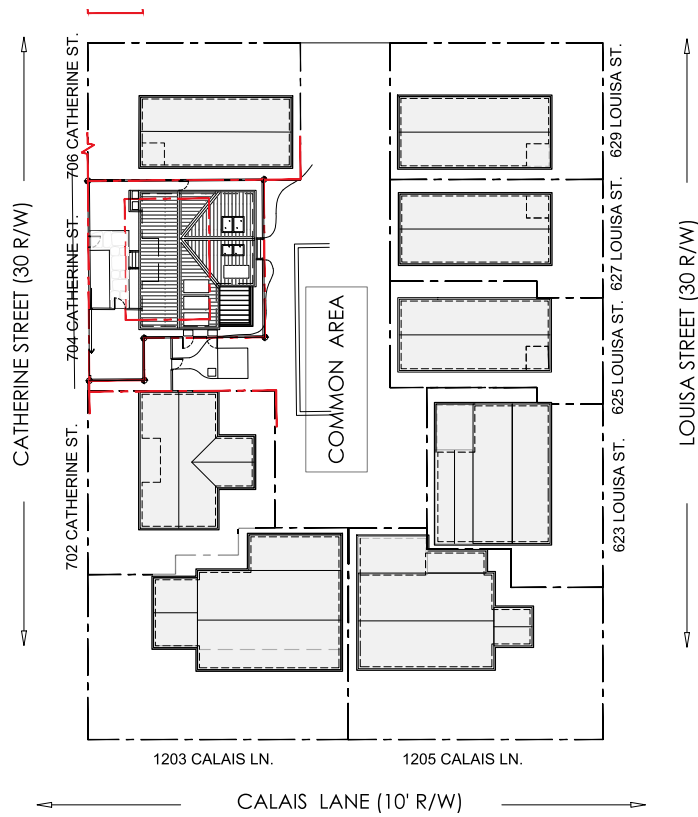
**COVER,
SCOPE OF
WORK**

PROJECT #:	23.46
SHEET:	

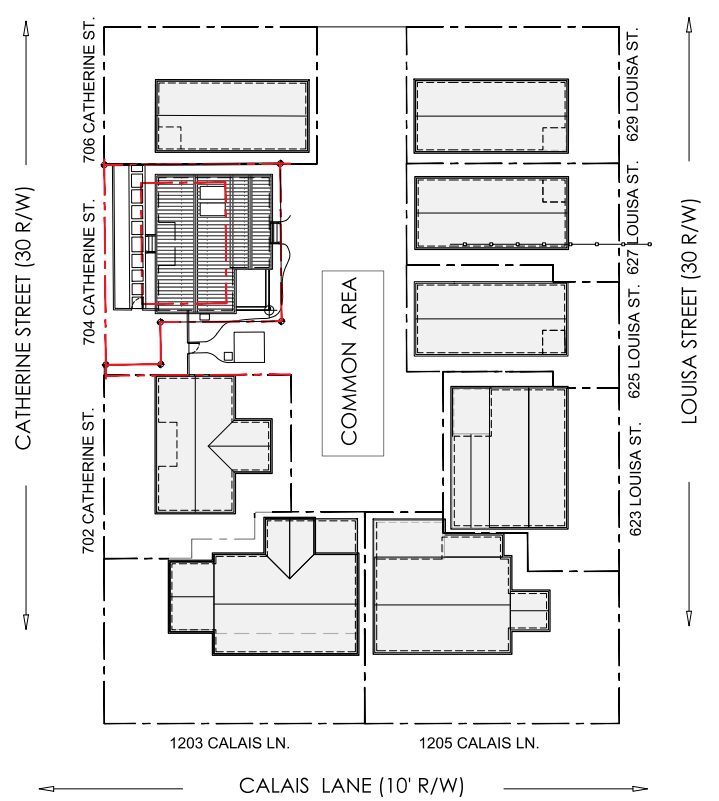
G7.0

AUGUST 14, 2024

AUGUST 14, 2024



2 PROPOSED SITE MASSING PLAN
SCALE: 1/16"=1'-0" [ROTATED] GRAPHIC SCALE: 1/16"=1'-0"



1 EXISTING SITE MASSING PLAN
SCALE: 1/16"=1'-0" [ROTATED] GRAPHIC SCALE: 1/16"=1'-0"

A2O
ARCHITECTURE

11.25.14.7475
P.O. BOX 1475
KEY WEST, FL 33040
TEL: 305.241.7475
WWW.A2OARCHITECTURE.COM

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STAMP, SEAL AND SIGNATURE

Aileen A Osborn

Digitally signed
by Aileen A Osborn
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12:25:33 -0400

AILEEN A. OSBORN, P.A.
REGISTERED ARCHITECT
FLORIDA ARCHITECTURAL BOARD

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NO PROJECT NAME PROVIDED

PARCEL ID: 00030900-000108
VARIANCE
704 CATHERINE ST #8
KEY WEST, FLORIDA 33040

SUBMISSIONS:

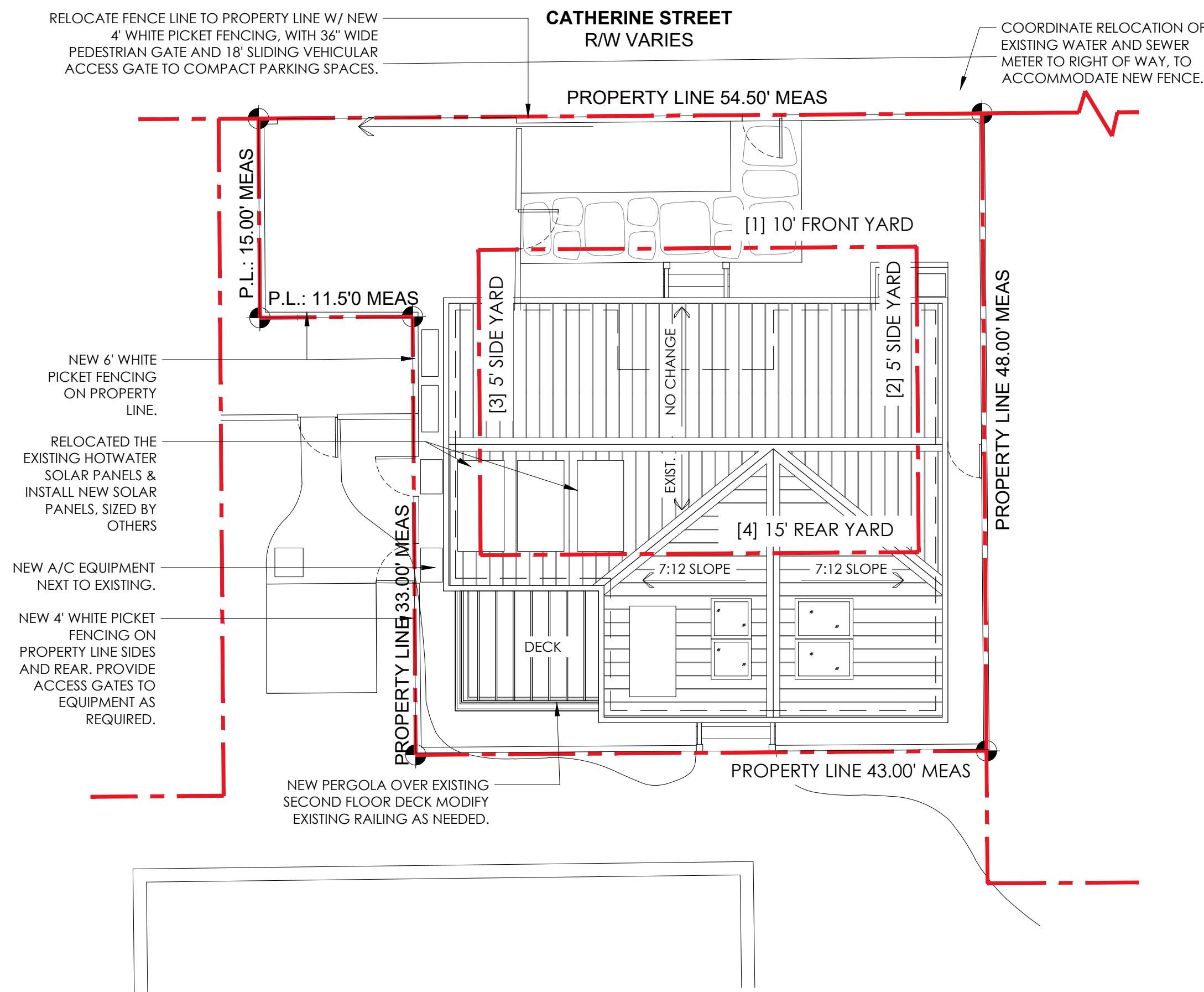
APPROVALS:

TITLE:
NEIGHBORHOOD
MASSING
STUDY -
SITE

PROJECT #: 23-46
SHEET:

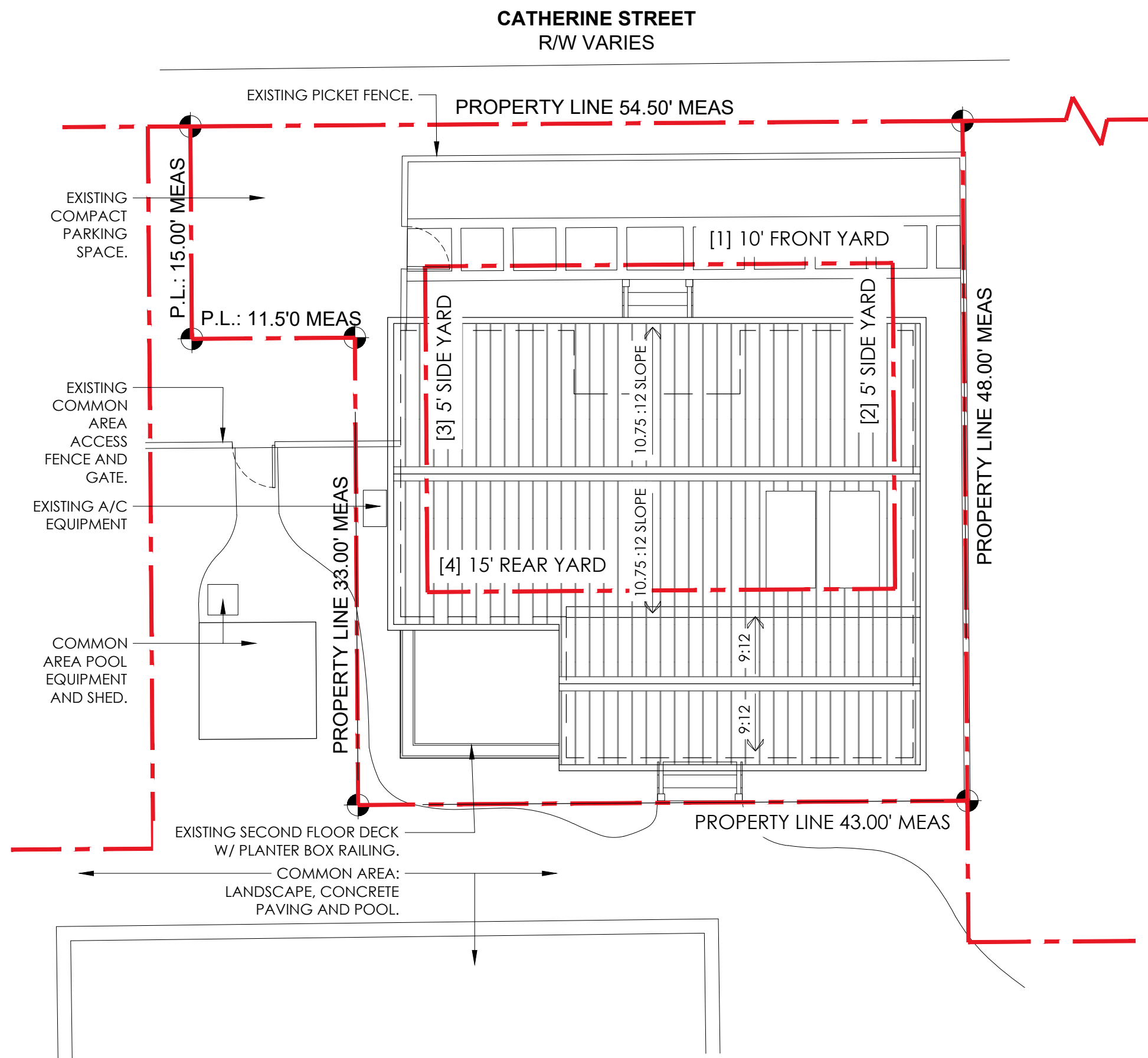
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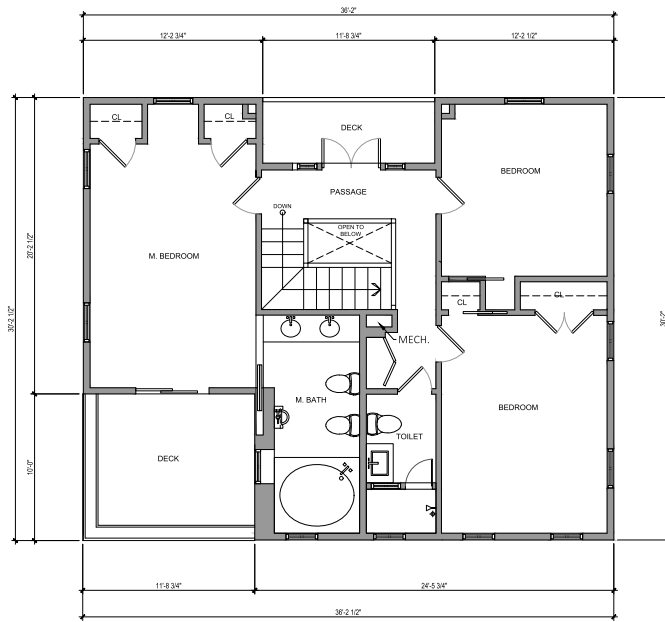


2 PROPOSED SITE PLAN
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

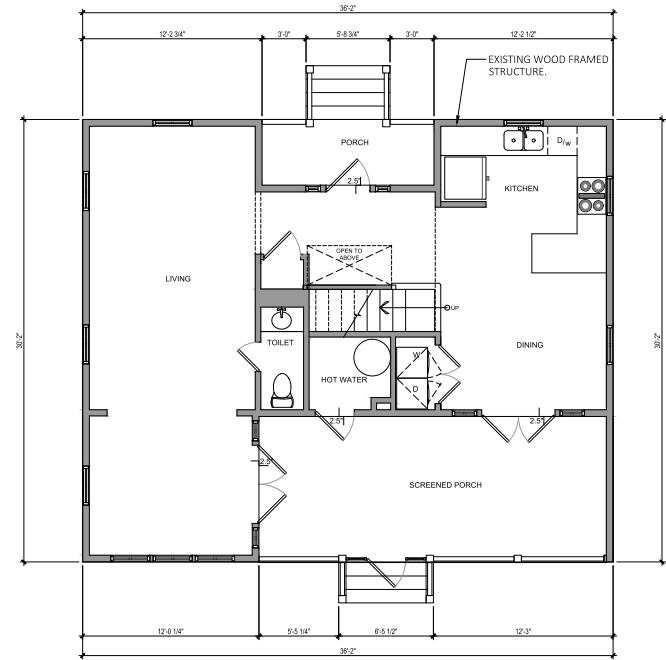
PROJECT SITE DATA				
704 CATHERINE STREET #8, KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00030900-000108				
ZONING DISTRICT	HMDR DISTRICT			
FLOOD ZONE	X [0.2 % ANNUAL CHANCE]			
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	2236.50 SF	2236.50 SF	NO CHANGE
HEIGHT	30'-0"	29'-4"	29'-4"	COMPLIES
SETBACKS				
[1] FRONT YARD	10'-0"	14'-9 ⁵ / ₈ "	NO CHANGE	EXISTING
[2] SIDE YARD 1	5'-0"	3'-1"	NO CHANGE	EXISTING
[3] SIDE YARD 2	5'-0"	3'-7"	NO CHANGE	EXISTING
[4] REAR YARD	15'-0"	3'-1"	NO CHANGE	EXISTING
SITE COVER				
BUILDING COVERAGE	50% MAX [1,118.25 SF]	48.78% [1091.027 SF]	48.78% [1091.027 SF]	COMPLIES
IMPERVIOUS COVERAGE	60% MAX [1,341.9 SF]	59.4% [1329.11 SF]	59.8% [1339.04 SF]	COMPLIES
OPEN SPACE	35% MIN [782.775 SF]	40.57% [907.39 SF]	40% [897.46 SF]	COMPLIES



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



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
GRAPHIC SCALE: 1/4"=1'-0"



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

A2O
ARCHITECTURE

N. 203.141.7415
P.O. BOX 1000000
KEY WEST, FL 33040

ARCHITECT:
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SEAL AND SIGNATURE

Aileen A Osborn
Digitally signed
by Aileen A Osborn
Date: 2024.08.14 12:29:56 -0400

AILEEN A. OSBORN, P.E.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 122956

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CONSULTANTS:
NO PROJECT NAME PROVIDED

PARCEL ID: 00030900-000108
VARIANCE
704 CATHERINE ST #8
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

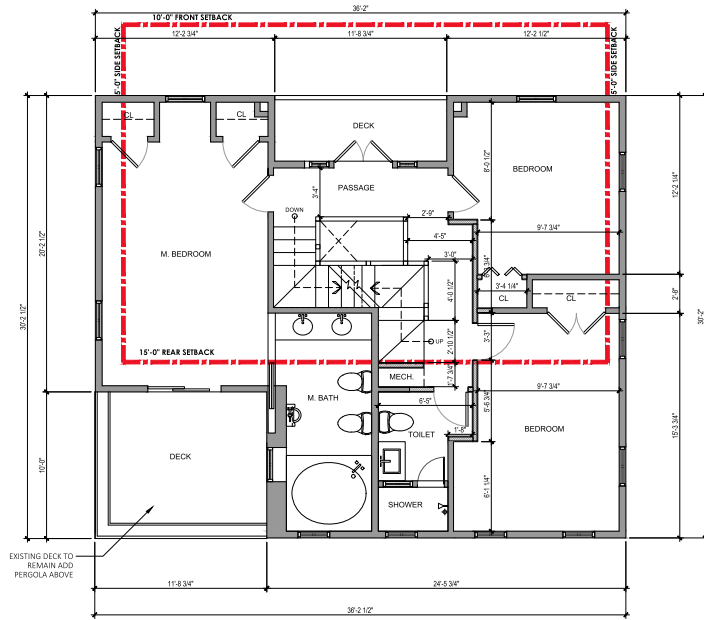
TITLE:
**EXISTING
FIRST &
SECOND
FLOOR
PLANS**

PROJECT #: 23-46

SHEET:

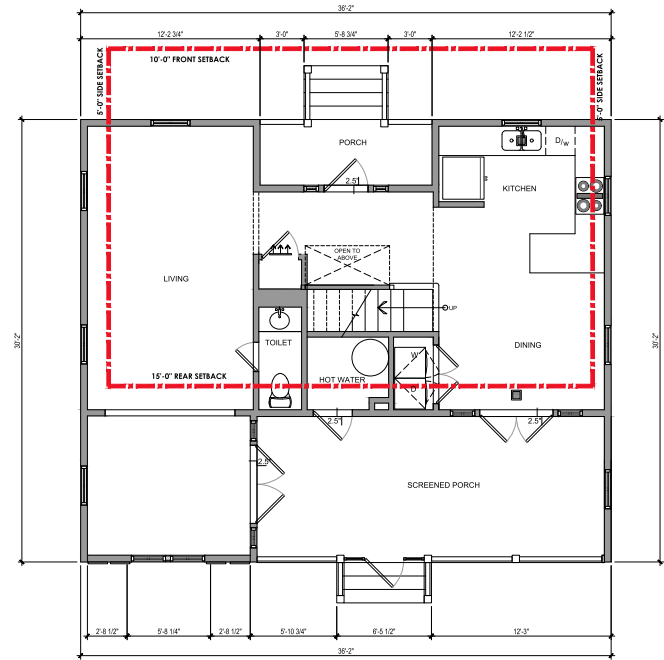
A2.7

AUGUST 14, 2024
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2 PROPOSED SECOND FLOOR PLAN

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



1 PROPOSED FIRST FLOOR PLAN

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



A2O
ARCHITECTURE

11.25.14 7475
P.O. BOX 1000 ARCHITECTURE.COM
1000 ARCHITECTURE.COM
1000 ARCHITECTURE.COM
KEY WEST, FL 33040

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Aileen A. Osborn Digitally signed
by Aileen A. Osborn
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PARCEL ID: 00030900-000108
VARIANCE
704 CATHERINE ST #8
KEY WEST, FLORIDA 33040

SUBMISSIONS:

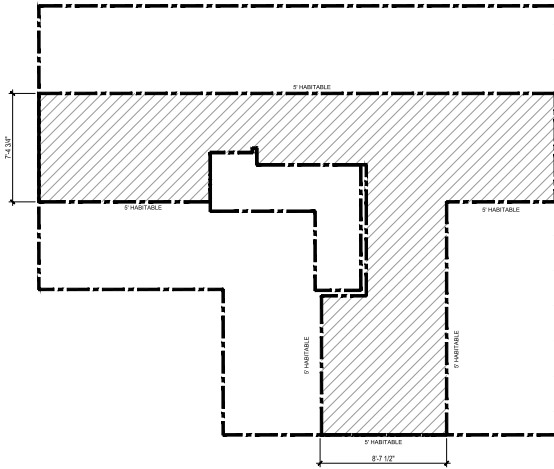
APPROVALS:

TITLE:
**PROPOSED
FIRST &
SECOND
FLOOR
PLANS**

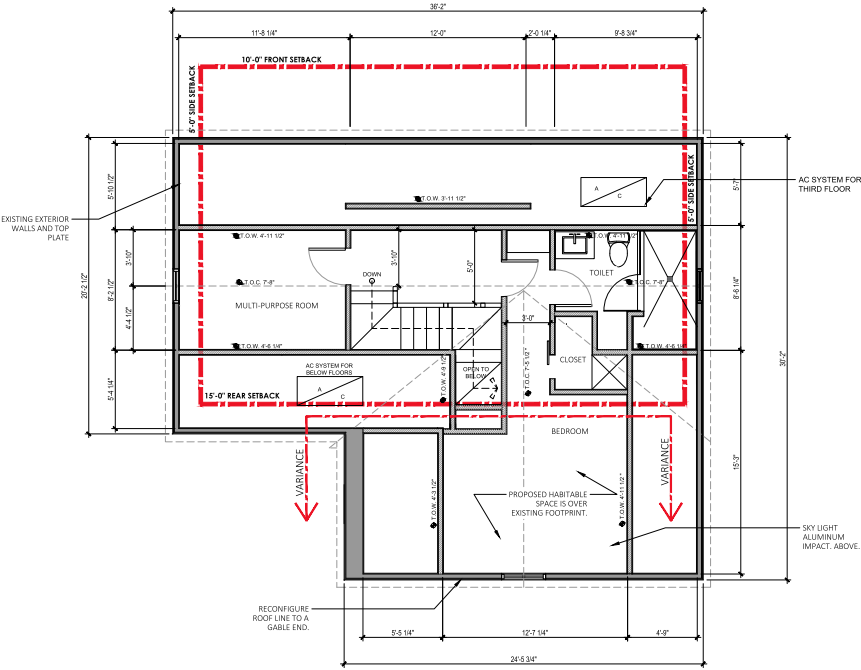
PROJECT #: 23-46

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A2.2
AUGUST 14, 2024
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PROPOSED HALF STORY = 40.60% OF THE FLOOR AREA BELOW.



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

A2O

ARCHITECTURE

N. 205.141.7415
P.O. BOX 141.7415
1000 N. 205.141.7415
1000 N. 205.141.7415
1000 N. 205.141.7415

ARCHITECT:

Aileen A. Osborn, R.A.
2024.06.14
1231.00-04107

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CONSULTANTS:

ARCHITECT: AILEEN A. OSBORN, R.A.
2024.06.14
1231.00-04107

PARCEL ID: 00030900-000108

VARIANCE

704 CATHERINE ST #8
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:

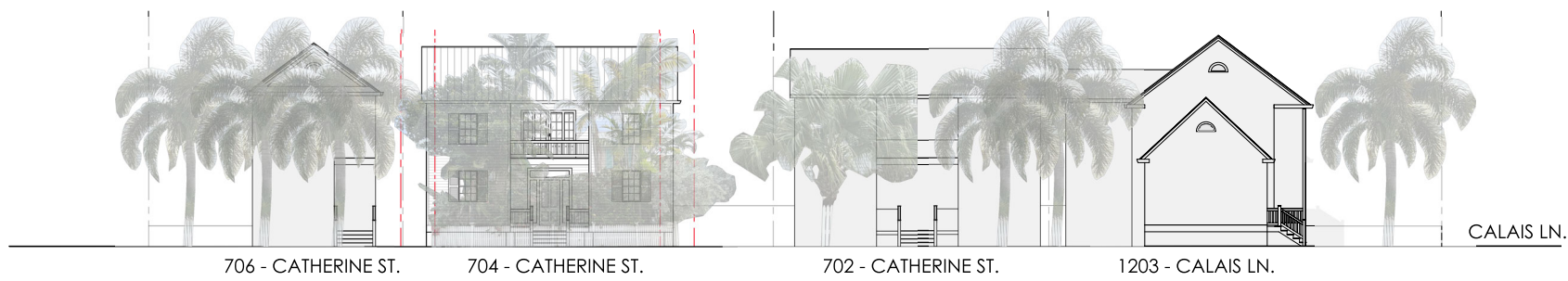
PROPOSED
THIRD FLOOR
PLAN

PROJECT #: 23-46

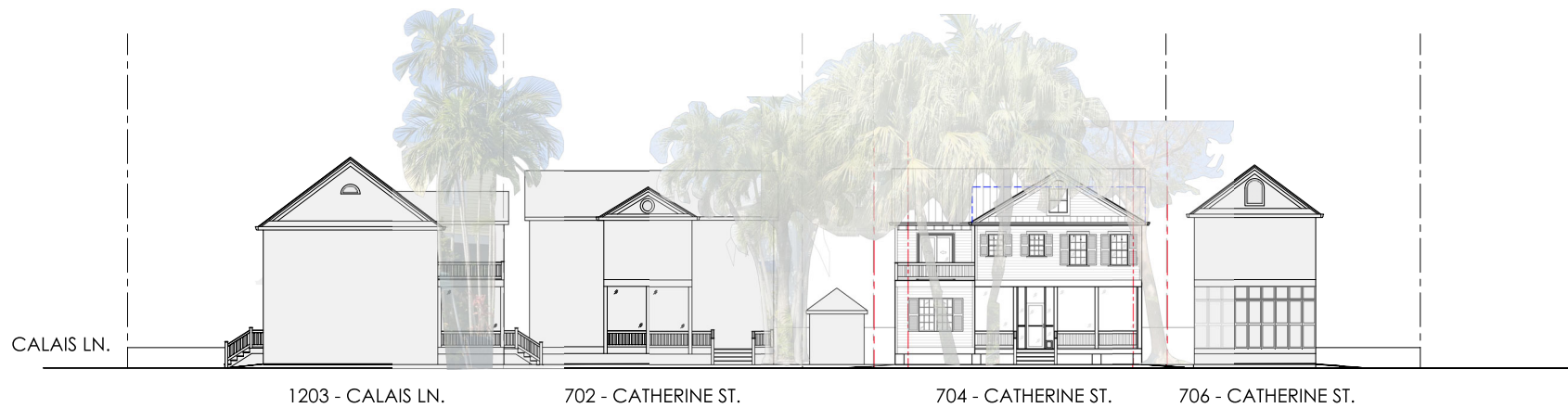
SHEET:

A2.3

AUGUST 14, 2024



① PROPOSED NEIGHBORHOOD MASSING- CATHERINE STREET
SCALE: 1/8"=1'-0" GRAPHIC SCALE: 1/8" = 1'-0"



② PROPOSED NEIGHBORHOOD MASSING INTERNAL - INTERNAL COMMON AREAS
SCALE: 1/8"=1'-0" GRAPHIC SCALE: 1/8" = 1'-0"

A2O
ARCHITECTURE

11.25.14 7475
P.O. BOX 140000 ARCHITECTURE.COM
RED: A2OARCHITECTURE.COM
1000 N. WILSON AVENUE SUITE 200
KEY WEST, FL 33040

ARCHITECT:
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Aileen Osborn
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by Aileen A
Osborn
Date:
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CONSULTANTS:
NO PROJECT NAME PROVIDED

PARCEL ID: 00030900-000108
VARIANCE
704 CATHERINE ST #8
KEY WEST, FLORIDA 33040

SUBMISSIONS:

APPROVALS:

TITLE:
NEIGHBORHOOD
MASSING
ELEVATIONS

PROJECT #: 23-46

SHEET:

A3.1

AUGUST 14, 2024



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, ANTHONY POLLOCK ANTICH authorize
Please Print Name(s) of Owner(s) as appears on the deed

A2O Architecture

Please Print Name of Representative

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

Signature of Owner

Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 7/29/24
Date

by ANTHONY POLLOCK ANTICH
Name of Owner

He/She is personally known to me or has presented FL DRIVERS LICENSE as identification.

Notary's Signature and Seal

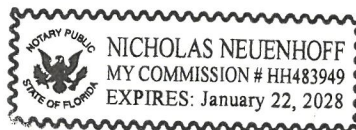
Notary's Signature and Seal

NICHOLAS NEUENHOFF
Name of Acknowledger typed, printed or stamped

Name of Acknowledger typed, printed or stamped

44 483949

Commission Number, if any



**VERIFICATION
FORM**



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

I, Aileen Osborn, in my capacity as President
(print name) (print position; president, managing member)
of A20 Architecture
(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:

704 Catherine
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.

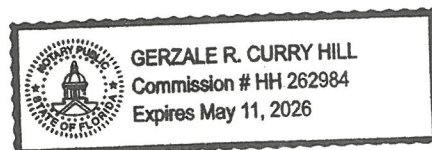
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Aileen Osborn
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this August 15, 2024 by
date
Aileen Osborn
Name of Applicant

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

Gerzale R. Curry Hill
Notary's Signature and Seal
Gerzale R. Curry Hill
Name of Acknowledger typed, printed or stamped



May 11, 2026
Commission Number, if any

PROPERTY 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 00030900-000108
 Account# 8761694
 Property ID 8761694
 Millage Group 10KW
 Location 704 CATHERINE St 8, KEY WEST
 Address
 Legal KW PT LOTS 17 & 19 JERGUSON'S SUB PB1-78 PT TR 12 A/K/A UNIT 8
 Description GATO VILLAGE G6-573 G11-155 OR694-263 OR1116-1653 OR1264-232
 OR2900-1596 OR3063-1135 OR3188-758 OR3188-777 OR3223-1806
 OR3233-2046
 (Note: Not to be used on legal documents.)
 Neighborhood 6110
 Property Class COMPOUNDS (0700)
 Subdivision Jerguson Sub
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

ANTICH ANTHONY POLLOCK
 704 Catherine St
 # 8
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$373,079	\$377,367	\$332,836	\$310,647
+ Market Misc Value	\$2,426	\$2,426	\$2,426	\$2,426
+ Market Land Value	\$596,028	\$596,028	\$451,404	\$449,212
= Just Market Value	\$971,533	\$975,821	\$786,666	\$762,285
= Total Assessed Value	\$951,866	\$865,333	\$786,666	\$762,285
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$971,533	\$975,821	\$786,666	\$762,285

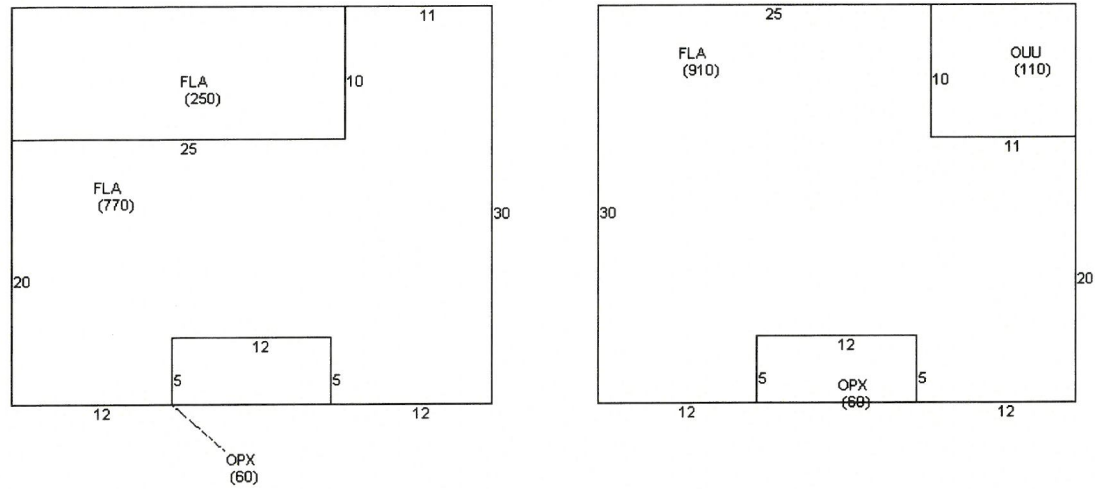
Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$596,028	\$377,367	\$2,426	\$975,821	\$865,333	\$0	\$975,821	\$0
2021	\$451,404	\$332,836	\$2,426	\$786,666	\$786,666	\$0	\$786,666	\$0
2020	\$449,212	\$310,647	\$2,426	\$762,285	\$762,285	\$0	\$762,285	\$0
2019	\$433,873	\$288,458	\$2,426	\$724,757	\$724,757	\$0	\$724,757	\$0
2018	\$449,212	\$303,251	\$2,296	\$754,759	\$754,759	\$0	\$754,759	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,236.00	Square Foot	0	0



Photos



DEED

Prepared by and when recorded return to:

Samantha J. Fitzgerald, Esq.
SJF Law Group, P.A.
300 South Pine Island Road, Suite 109
Plantation, FL 33324

(Space above this line reserved for recording office use only)

TRUSTEE'S DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Anthony Pollock Antich, Successor Trustee of the
Patricia Pollock Antich Trust dated October 21, 2015, as
Amended
704 Catherine Street
Key West, Florida 33040-3226

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Anthony Pollock Antich, individually
704 Catherine Street
Key West, Florida 33040-3226

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

50% undivided tenant in common interest in:

Commence at the intersection of the Northeasterly Right of Way line of Simonton Street and the Southeasterly Right of Way line of Catherine Street, thence in a Northeasterly direction along the said Southeasterly Right of Way line Catherine Street for 356.17 feet to the Point of Beginning; thence continue in a Northerly direction along the said Southerly Right of Way line of Catherine Street 54.50 feet; thence at a right angle in a Southeasterly direction for 48.00 feet; thence at a right angle and in a Northwesterly direction of 43.00 feet; thence at a right angle and in a Northwesterly direction for 33.00 feet; thence at a right angle and in a Southerwestly direction for 11.50 feet; thence at a right angle and in a Northwesterly direction for 15.00 feet to the said Southeasterly Right of Way line of Catherine Street and the Point of Beginning, Containing 2,236.50 Square feet.

The Property Appraiser's Parcel Identification Number is 00030900-000108.

The Property Address is 704 Catherine Street, Key West, Florida 33040.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. EXCEPTIONS

This conveyance is subject to taxes for year 2022 and subsequent years.

8. REPRESENTATION OF TRUSTEE


I represent to you that:

(a) I am duly appointed and qualified to act as Trustee under the Trust identified in Paragraph 1;

(b) in all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met; and

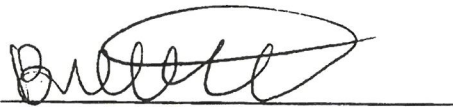
(c) I have the power and authority to execute this Deed.

Executed on the 05 day of JULY, 2023.



Anthony Pollock Antich, Successor Trustee of
the Patricia Pollock Antich Trust dated October
21, 2015, as Amended.

Signed in the presence of:



Witness

Isabella Warner
(Printed Name)



Witness

D Gutierrez
(Printed Name)

STATE OF New Mexico

COUNTY OF Santa Fe

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐]
online notarization, this 5th day of July, 2023, by Anthony Pollock Antich, who
is personally known to me or has produced Drivers License identification.

ESTEVAN GUTIERREZ
Notary Public - State of New Mexico
Commission # 1129402
My Comm. Expires August 27, 2024


Notary Public



STATE OF FLORIDA
COUNTY OF MONROE
This copy is a True Copy of the
Original on File in this Office. Witness
My hand and Official Seal
And that same is in full force and effect
This 29 day of JULY
A.D., 2024
KEVIN MADOK, CPA
Clerk Circuit Court
By: E.G.
Deputy Clerk