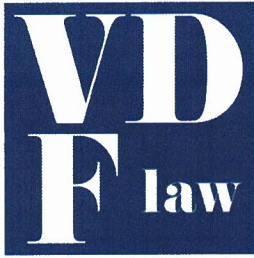


Application



Van D. Fischer, Esquire
626 Josephine Parker Drive
Suite 205
Key West, Florida 33040
305-849-3893
van@vdf-law.com

Via Hand Delivery and Email

June 16, 2022

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

Re: Request for Lot Split – 1617 White Street & Sirugo Avenue

Dear Ms. Halloran:

My firm represents the interests of Steel City Motors, LLC, which owns the real property located at 1617 White Street, Key West, Florida 33040, RE#00059580-000200 (“1617 White”) and the adjoining vacant Sirugo Avenue property to the rear of 1617 White, RE#00059580-000210 (“Sirugo Lot”). Pursuant to Section 118-3 and 118-169 of the City of Key West Land Development Regulations Steel City Motors, LLC, requests an adjustment to the existing lot lines, via a Lot Split,¹ of 1617 White and the Sirugo Lot.

This Lot Split request will remedy existing nonconformities at 1617 White and eliminate the need for variances. The requested Lot Split will not create any nonconformities or affect the existing density or number of lots. Also, Code Case CC2020-01335 will be resolved by this Lot Split.

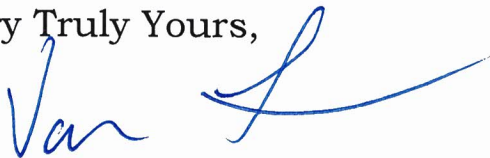
¹ Section 118-3 provides—*Lot splits* means any change in the lot lines or boundaries defining land configurations which does not increase the number of lots and requires no extension of off-site improvements.

Enclosed please find the following:

1. Authorization forms.
2. Deeds to both parcels.
3. Property record cards for both parcels.
4. An original survey by Reece & Associates dated 12/28/17.
5. Site data tables for the properties prepared by T.S. Neal Architect, Inc.
6. Survey showing proposed configuration of 1617 White.
7. Survey showing proposed configuration of Sirugo Lot.
8. Planning Director Email dated June 15, 2022.

If you should have any questions or require additional information, please do not hesitate to contact me.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Van D. Fischer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Van D. Fischer, Esq.

cc:

Client

Nathalia Mellies, Esq., Assistant City Attorney

Jordan Mannix-Lachner, City Planner

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, John Lindle as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Steel City Motors, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Van D. Fischer, Esq.
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 person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this 4-30-2021
Date

by John Lindle
Name of person with authority to execute documents on behalf of entity owner

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

Kristine Marshall

Notary's Signature and Seal

Kristine Marshall

Name of Acknowledger typed, printed or stamped



055385

Commission Number, if any

Verification Form



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

I, Van Fischer, in my capacity as Sole Member
(print name) (print position; president, managing member)
of VDF Law, 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:

1617 White Street and 1600 Sirugo Avenue
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.

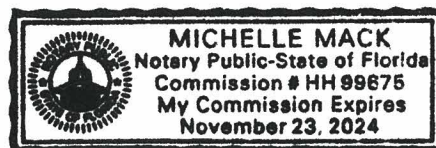
Van D. Fischer
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this June 20, 2022 by
Van D. Fischer
Name of Applicant

He/She is personally known to me or has presented _____ as identification.
[Signature]
Notary's Signature and Seal

Michelle Mack
Name of Acknowledger typed, printed or stamped

HH 99675
Commission Number, if any



Deed

Doc # 2263267 Bk# 3018 Pg# 650 Electronically Recorded 4/15/2020 at 3:54 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
Electronically REC: \$18.50 Deed Doc Stamp \$22,995.00

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: 20-209
Consideration: \$3,285,000.00

Parcel Identification No. 00059580-000200

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 6th day of April, 2020 between Robert H. Vannuccini, a married man whose post office address is 1617 White Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Steel City Motors LLC, a Texas limited liability company whose post office address is 9925 Jourdan Way, Dallas, TX 75230 of the County of Dallas, State of Texas, 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:

A parcel of land on the Island of Key West and known as a part of Tract 28, but now better described by metes and bounds as follows:

COMMENCE at the intersection of the Northwestern right of way line of Atlantic Boulevard with the Northeastly right of way line of White Street and run thence Northwesternly along the Northeastly right of way line of the said White Street for a distance of 544.50 feet to the Point of Beginning, said point being the Southerly corner of the lands described in Official Record Book 2756 at Page 1699 of the Public Records of Monroe County, Florida; thence continue Northwesternly along the Northeastly right of way line of the said White Street for a distance of 100.80 feet to the Westerly corner of the said lands; thence Northeastly with a deflection angle of 90°02'55" to the right and along the Northwesternly boundary line of said lands, for a distance of 123.24 feet to the Southwesterly boundary line of Lot 1, of SUNSHINE SUBDIVISION, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2, at Page 150 of the Public Records of the said Monroe County, Florida; thence Southeasterly with a deflection angle of 89°40'22" to the right and along the Southwesterly boundary line of Lots 1, 2 and 3, of said SUNSHINE SUBDIVISION, Plat No. 1, for a distance of 100.81 feet; thence Southwesterly with a deflection angle of 90°19'38" to the right and along the Southeasterly boundary line of the said lands described in Official Record Book 2756 at Page 1699, for a distance of 123.73 feet back to the Point of Beginning.

Subject to taxes for 2020 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.

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

DoubleTime®

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

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 Name: John W. Simon



Witness Name: Sean Flahart


Robert H. Vannuccini (Seal)

State of Texas

County of Denton

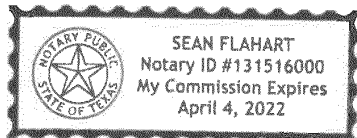
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of April, 2020 by Robert H. Vannuccini, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Sean Flahart

My Commission Expires: 4-4-22



Doc # 2346299 Bk# 3134 Pg# 1336 Recorded 10/28/2021 at 1:29 PM Pages 4
 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
 REC: \$35.50 Deed Doc Stamp \$0.00

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: 21-991
 Consideration: \$1,750,000.00

Doc # 2343973 Bk# 3131 Pg# 1202
 Recorded 10/13/2021 3:27 PM Page 1 of 3

Deed Doc Stamp \$12,250.00
 Filed and Recorded in Official Records of
 MONROE COUNTY KEVIN MADOK, CPA

Parcel Identification No. 00059580-000210

[Space Above This Line For Recording Data]

Corrective Warranty Deed

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

This Indenture made this 6th day of October, 2021 between William H. Fehr and Holly A. Fehr, husband and wife whose post office address is 29 Summit Ranch Way, Golden, CO 80401 of the County of Jefferson, State of Colorado, grantor*, and Steel City Motors, LLC, a Texas limited liability company whose post office address is 2561 Tarpley Road, Carrollton, TX 75006 of the County of Dallas, State of Texas, 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:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2021 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.

*Note to Clerk: This Warranty Deed is being re-recorded to include the signature page of the 2nd grantor. No doc stamps are due.

DoubleTime®

Doc. # 2346299 Page Number: 2 of 4

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 Name: _____

William H. Fehr

Witness Name: _____

Edward C. Sells
Witness Name: Edward C. Sells

Holly A. Fehr
Holly A. Fehr

Witness Name: KAREN FLEMING

State of Colorado
County of T Jefferson

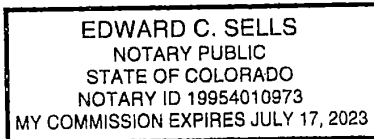
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of October, 2021 by Holly A. Fehr, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Edward C. Sells
Notary Public

Printed Name: Edward C. Sells

My Commission Expires: 7/17/2023



Doc. # 2346299 Page Number: 3 of 4

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:

Madeleine Hernandez
Witness Name: Madeleine Hernandez
Crissy E Rodriguez
Witness Name: Crissy E Rodriguez

William Fehr
William Fehr

Witness Name: _____

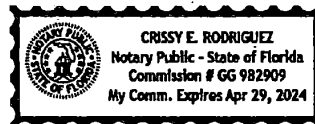
Holly A. Fehr

Witness Name: _____

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 4 day of October, 2021 by William Fehr, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Crissy E Rodriguez
Notary Public
Printed Name: Crissy E Rodriguez
My Commission Expires: 4/29/2024

Completed via Remote Online Notarization using 2 way Audio/Video technology.



Order No.: 9843173
21-991

EXHIBIT "A"

A parcel of land on the Island of Key West and known as a Part of Tract 28 and a part of Lots 1, 2 and 3, of SUNSHINE SUBDIVISION, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2 at Page 150 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NW'y right of way line of Atlantic Boulevard with the NE'y right of way line of White Street and run thence NW'y along the NE'y right of way line of the said White Street for a distance of 544.50 feet to the Point of Beginning; thence continue NW'y along the NE'y right of way line of the said White Street for a distance of 100.50 feet; thence NE'y and at right angles for a distance of 123.24 feet to the SW'y boundary line of the said Lot 2; thence NW'y with a deflection angle of 90°16'44" to the left and along the SW'y boundary line of the said Lots 1 and 2 for a distance of 7.71 feet, to a point that is 62.25 feet SE'y of the SE'y right of way line of Laird Street; thence NE'y and at right angles for a distance of 18.67 feet; thence SE'y and at right angles for a distance of 13.75 feet; thence NE'y and at right angles for a distance of 81.33 feet, to the SW'y right of way line of Sirugo Avenue; thence SE'y and at right angles along the SW'y right of way line of the said Sirugo Avenue for a distance of 116.50 feet; thence SW'y and at right angles for a distance of 100.00 feet, to the SW'y boundary line of the said Lot 3; thence NW'y and at right angles along the SW'y boundary line of the said Lot 3 for a distance of 22.04 feet; thence SW'y with the deflection angle of 89°43'16" to the left for a distance of 123.73 feet back to the Point of Beginning.

LESS AND EXCEPT the following portion thereof, as described in Warranty Deed recorded in Official Records Book 2961, Page 1528, of the Public Records of Monroe County, Florida:

A parcel of land on the Island of Key West and known as a part of Tract 28, but now better described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right of way line of Atlantic Boulevard with the Northeasterly right of way line of White Street and run thence Northwesterly along the Northeasterly right of way line of the said White Street for a distance of 544.50 feet to the Point of Beginning, said point being the Southerly corner of the lands described in Official Records Book 2756 at Page 1699, of the Public Records of Monroe County, Florida; thence continue Northwesterly along the Northeasterly right of way line of the said White Street for a distance of 100.80 feet to the Westerly corner of the said lands; thence Northeasterly with a deflection angle of 90°02'55" to the right and along the Northwesterly boundary line of said lands, for a distance of 123.24 feet to the Southwesterly boundary line of Lot 1, of SUNSHINE SUBDIVISION, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2, at Page 150 of the Public Records of the said Monroe County, Florida; thence Southeasterly with a deflection angle of 89°40'22" to the right and along the Southwesterly boundary line of Lots 1, 2 and 3, of said SUNSHINE SUBDIVISION, Plat No. 1, for a distance of 100.81 feet; thence Southwesterly with a deflection angle of 90°19'38" to the right and along the Southeasterly boundary line of the said lands described in Official Records Book 2756 at Page 1699, for a distance of 123.73 feet back to the Point of Beginning.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions
C165C09

ALTA Commitment (8/1/2016) (with FL Modifications)

6 of 6

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:
Original Date of Filing:
Formation Date:
Tax ID:
Duration:

802439512
April 11, 2016
N/A
32060225508
Perpetual

Entity Type:
Entity Status:
FEIN:

Domestic Limited Liability Company (LLC)
In existence

Name:
Address:

STEEL CITY MOTORS, LLC
1617 WHITE ST
KEY WEST, FL 33040-4837 USA

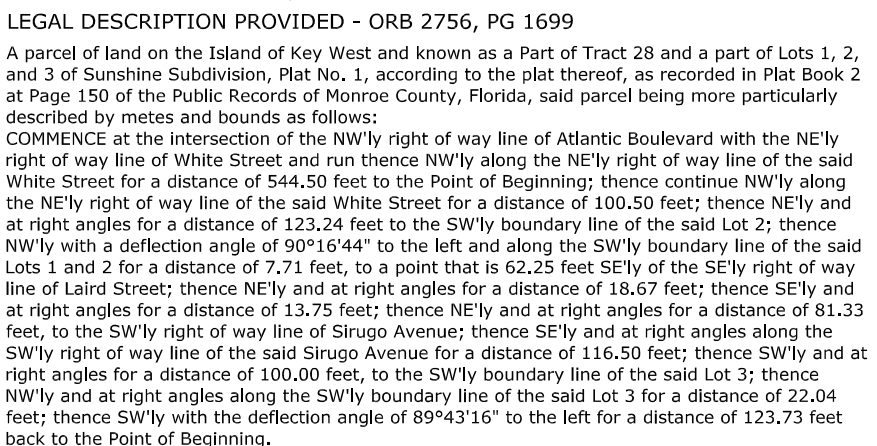
REGISTERED AGENT		FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update		Name		Title		Address	
March 24, 2022		JOHN LINDLE		PRESIDENT		1617 WHITE STREET KEY WEST, FL 33040 USA	

[Order](#) [Return to Search](#)

Instructions:
● To place an order for additional information about a filing press the 'Order' button.

Boundary Survey

Survey (Existing)



LATENT ABMIGUTIES EXIST IN THE ABOVE DESCRIPTION, THE BOUNDARY SHOWN HEREON REPRESENTS WHAT IS BELIEVED TO BE THE INTENT OF THE BOUNDARIES AS DESCRIBED ON THE DEED AND AGREES WITH THE SEASONED OCCUPATION OF WALLS AND FENCES ALONG THE PROPERTY LINES.

THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.

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.

ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM MONROE COUNTY.

MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.

LEGEND FOR ABBREVIATIONS

C = CALCULATED
CL = CENTERLINE
CONC = CONCRETE
D = DEED
EL = ELEVATION
ELEV = ELEVATED
EM = ELECTRIC METER
F = FINISHED FLOOR ELEVATION
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GI = GRATE INLET
GW = GUY WIRE
IP = IRON PIPE
IR = IRON ROD
LS = LANDSCAPING
M = MEASURED
MGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)
NHS = NOT TO SCALE
OW = OVER-HEAD WIRES
ORB = OFFICIAL RECORDS BOOK
PG = PAGE

POINT OF COMMENCEMENT
THE INTERSECTION OF NW'LY
R/W LINE OF ATLANTIC BLVD,
AND NE'LY R/W LINE OF
WHITE STREET,
NOT FOUND OR SET

SCALE:	1"=20'
ELD WORK DATE	12/28/17
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	KB
CHECKED BY:	RER
INVOICE #:	17120404

1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS
HAS NOT BEEN PROVIDED.

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

SIGNED _____
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

Survey (Proposed)

Proposed Survey 1617 White

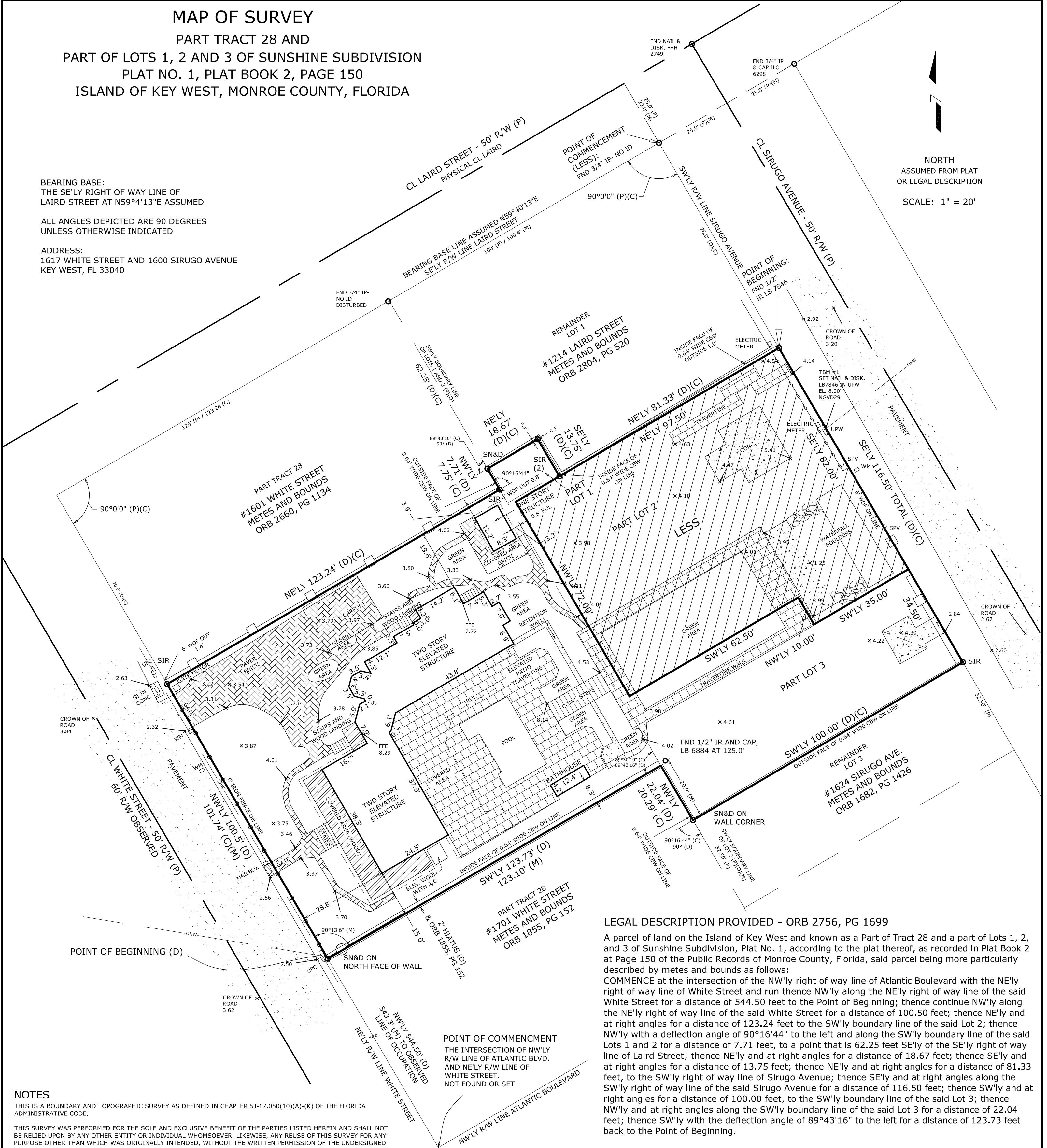
MAP OF SURVEY
PART TRACT 28 AND
PART OF LOTS 1, 2 AND 3 OF SUNSHINE SUBDIVISION
PLAT NO. 1, PLAT BOOK 2, PAGE 150
ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA

BEARING BASE:
THE SE'LY RIGHT OF WAY LINE OF
LAIRD STREET AT N59°4'13"E ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED

ADDRESS:
1617 WHITE STREET AND 1600 SIRUGO AVENUE
KEY WEST, FL 33040

NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'



NOTES

THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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.

THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT, DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.

ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM MONROE COUNTY.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.

SCALE:	1"=20'
FIELD WORK DATE	12/28/17
REVISION DATE	03/22/22
SHEET	1 OF 1
DRAWN BY:	KB/GF
CHECKED BY:	RER
INVOICE #:	22011004

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. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
31193 AVENUE A, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@RECESURVEYING.COM

LEGAL DESCRIPTION PROVIDED - ORB 2756, PG 1699

A parcel of land on the Island of Key West and known as a Part of Tract 28 and a part of Lots 1, 2, and 3 of Sunshine Subdivision, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2 at Page 150 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NW'ly right of way line of Atlantic Boulevard with the NE'ly right of way line of White Street and run thence NW'ly along the NE'ly right of way line of the said White Street for a distance of 544.50 feet to the Point of Beginning; thence continue NW'ly along the NE'ly right of way line of the said White Street for a distance of 100.50 feet; thence NE'ly and at right angles for a distance of 123.24 feet to the SW'ly boundary line of the said Lot 2; thence NW'ly with a deflection angle of 90°16'44" to the left and along the SW'ly boundary line of the said Lots 1 and 2 for a distance of 7.71 feet, to a point that is 62.25 feet SE'ly of the SE'ly right of way line of Laird Street; thence NE'ly and at right angles for a distance of 18.67 feet; thence SE'ly and at right angles for a distance of 13.75 feet; thence NE'ly and at right angles for a distance of 81.33 feet, to the SW'ly right of way line of Sirugo Avenue; thence SE'ly and at right angles along the SW'ly right of way line of the said Sirugo Avenue for a distance of 116.50 feet; thence SW'ly and at right angles for a distance of 100.00 feet, to the SW'ly boundary line of the said Lot 3; thence NW'ly and at right angles along the SW'ly boundary line of the said Lot 3 for a distance of 22.04 feet; thence SW'ly with the deflection angle of 89°43'16" to the left for a distance of 123.73 feet back to the Point of Beginning.

LESS (newly authored by the undersigned):

A parcel of land on the Island of Key West and known as a Part of Tract 28 and a part of Lots 1, 2, and 3 of Sunshine Subdivision, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2 at Page 150 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the southerly right of way line of Laird Street with the westerly right of way line of Sirugo Avenue; thence SE'ly along the westerly right of way line of Sirugo Street, 76.00 feet to the Point of Beginning; thence continue SE'ly along said westerly right of way line of Sirugo Street, 82.00 feet; thence SW'ly, 35.00 feet; thence NE'ly, 10.00 feet; thence SW'ly, 62.50 feet; thence NW'ly 72.00 feet; thence NE'ly 97.50 feet, back to the Point of Beginning.

LATENT AMBIGUITIES EXIST IN THE ABOVE DESCRIPTION. THE BOUNDARY SHOWN HEREON REPRESENTS WHAT IS BELIEVED TO BE THE INTENT OF THE BOUNDARIES AS DESCRIBED ON THE DEED AND AGREES WITH THE SEASONED OCCUPATION OF WALLS AND FENCES ALONG THE PROPERTY LINES.

REVISION: 03/22/22 ADD LESS OUT PORTION TO LEGAL DESCRIPTION

Proposed Survey Sirugo Lot

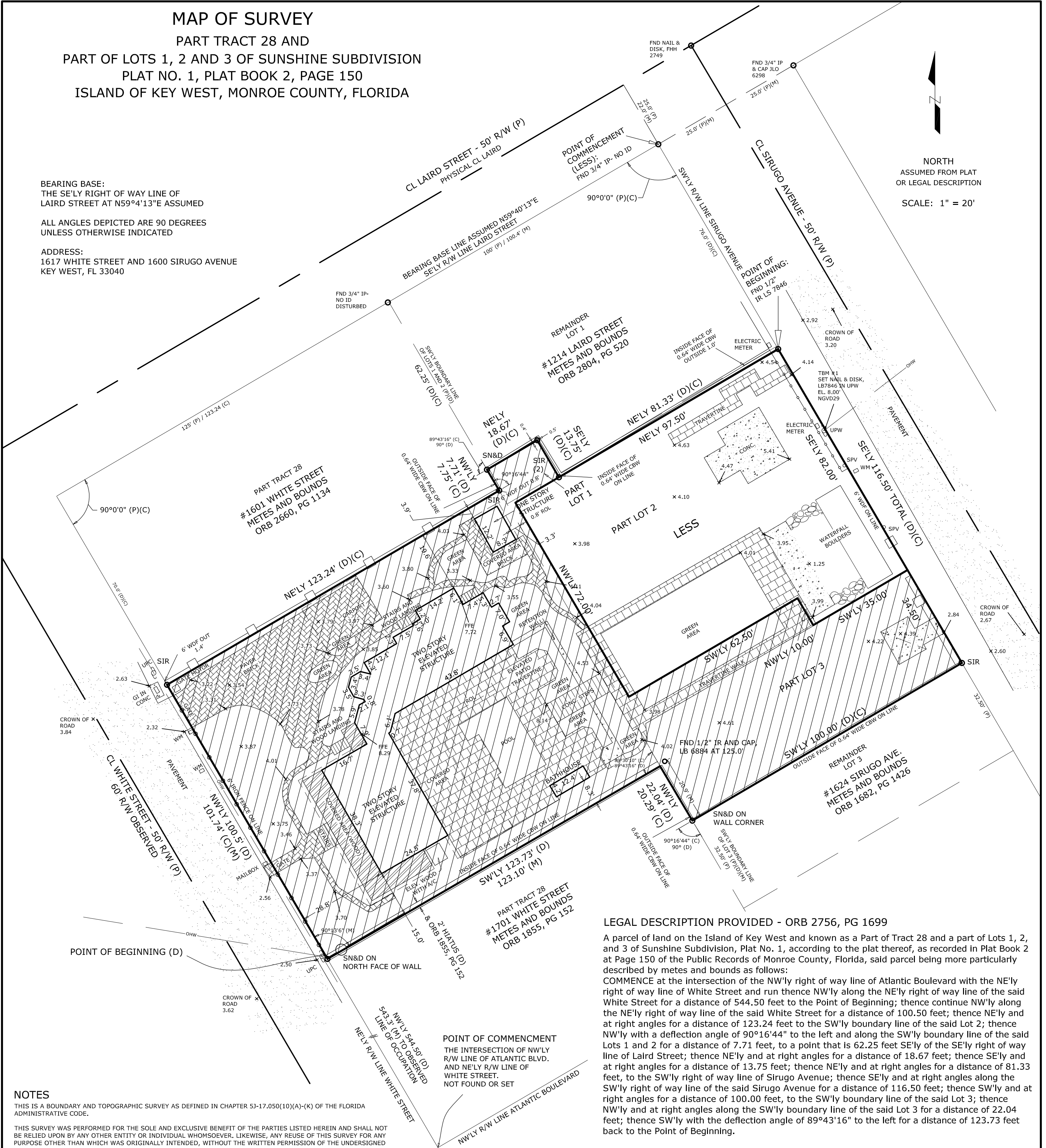
MAP OF SURVEY
PART TRACT 28 AND
PART OF LOTS 1, 2 AND 3 OF SUNSHINE SUBDIVISION
PLAT NO. 1, PLAT BOOK 2, PAGE 150
ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA

BEARING BASE:
THE SE'LY RIGHT OF WAY LINE OF
LAIRD STREET AT N59°4'13"E ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED

ADDRESS:
1617 WHITE STREET AND 1600 SIRUGO AVENUE
KEY WEST, FL 33040

NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'



NOTES

THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

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.

THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT, DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.

ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM MONROE COUNTY.

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ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.

SCALE:	1"=20'
FIELD WORK DATE	12/28/17
REVISION DATE	03/22/22
SHEET	1 OF 1
DRAWN BY:	KB/GF
CHECKED BY:	RER
INVOICE #:	22011004

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. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
31193 AVENUE A, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@RECEESURVEYING.COM

LEGAL DESCRIPTION PROVIDED - ORB 2756, PG 1699

A parcel of land on the Island of Key West and known as a Part of Tract 28 and a part of Lots 1, 2, and 3 of Sunshine Subdivision, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2 at Page 150 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

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LESS (newly authored by the undersigned):

A parcel of land on the Island of Key West and known as a Part of Tract 28 and a part of Lots 1, 2, and 3 of Sunshine Subdivision, Plat No. 1, according to the plat thereof, as recorded in Plat Book 2 at Page 150 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

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REVISION: 03/22/22 ADD LESS OUT PORTION TO LEGAL DESCRIPTION

Site Plan

SITE DATA1617 WHITE ST. NEW LARGER LOT

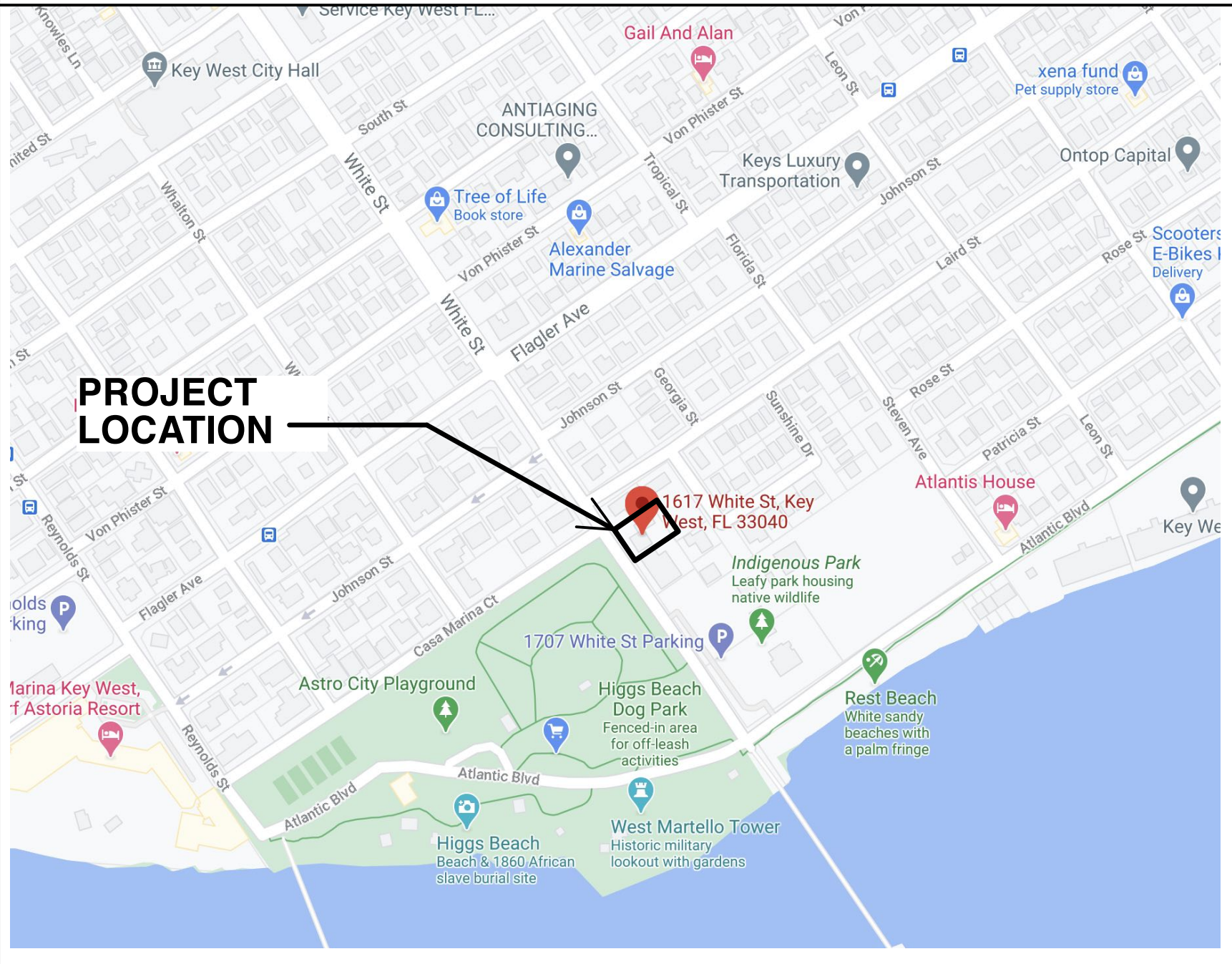
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	SF	SF	SF	NO CHANGE
SITE AREA	17,104 SQ. FT.	6,000 SQ FT	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	50' X 100' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	8,489 SQ. FT. (49.6%)	17,104 SQ. FT. (50% MAX) 8,552 SQ. FT.	8,520 SQ. FT. (49.8%)	COMPLIANT
OPEN SPACE	8,559 SQ. FT. (50%)	17,104 SQ. FT. (35% MIN) 5,986.4 SQ. FT.	8,518 SQ. FT. (49.8%)	COMPLIANT
BUILDING COV.	4,343 SQ. FT. (25.2%)	17,104 SQ. FT. (35% MAX) 5,986.4 SQ. FT.	4,490 SQ. FT. (26.3%)	COMPLIANT
ACCESSORY STRUCTURE REAR YARD COV.	307 SQ. FT. (10%)	3,051 SQ. FT. REAR YARD AREA (30% MAX COV.) 915 SQ. FT.	454 SQ. FT. (14.8%) NO CHANGE	COMPLIANT

ACCESSORY STRUCTURE SETBACKS				
FRONT SETBACK	EXISTING	30'	103'-2 1/2"	COMPLIANT
REAR SETBACK	EXISTING	5'	5'-2"	COMPLIANT
NORTH EAST SIDE SETBACK	EXISTING	5'	5'-1"	COMPLIANT
SOUTH WEST SIDE SETBACK	EXISTING	5'	78'-5"	COMPLIANT
BUILDING HEIGHT ACCESSORY STRUCTURE	EXISTING	25'-0" + 5'-0"	19'-8"	COMPLIANT

FEMA MAP FLOOD ZONE AE 7, 7'+1'=8' (NGVD 1929)



SITE LOCATION MAP



REVISION #3
04-05-2022

SITE DATA1617 WHITE ST. ORIGINAL LOT

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	SF	SF	SF	NO CHANGE
SITE AREA	12,440 SQ. FT.	6,000 SQ FT	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	50' X 100' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	7,709 SQ. FT. (61.9%)	6,220 SQ. FT. (50% MAX)	7,683 SQ. FT. (61.7%)	IMPROVED NON-COMPLIANT
OPEN SPACE	4,731 SQ. FT. (38%)	4,354 SQ. FT. (35% MIN)	4,757 SQ. FT. (38.2%)	COMPLIANT
BUILDING COV.	4,299 SQ. FT. (34.5%)	4,354 SQ. FT. (35% MAX)	4,349 SQ. FT. (34.9%)	COMPLIANT
ACCESSORY STRUCTURE REAR YARD COV.	281 SQ. FT. (11.2%)	(30% MAX COV.) 752.1 SQ. FT. REAR YARD AREA (2,507sf)	433 SQ. FT. (17.3%)	COMPLIANT

ACCESSORY STRUCTURE SETBACKS				
FRONT SETBACK	EXISTING	30'	100'-9 1/2"	COMPLIANT
REAR SETBACK	EXISTING	5'	5'-1"	COMPLIANT
NORTH EAST SIDE SETBACK	EXISTING	5'	5'-1"	COMPLIANT
SOUTH WEST SIDE SETBACK	EXISTING	5'	76'-11"	COMPLIANT
BUILDING HEIGHT ACCESSORY STRUCTURE	EXISTING	25'-0" + 5'-0"	19'-8"	COMPLIANT

JOHN LINDLE
1617 WHITE ST.
KEY WEST , FL 33040

DESIGN NOTES:

THE NEW STRUCTURE IS
DESIGNED TO MEET THE FOLLOWING:
FBC 2020 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
PER FBC 07/ASCE 07-10
EXPOSURE "D"
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.
SEE STRUCTURAL DRAWINGS, SHEET S-1
CONSTRUCTION TYPE VB

SCOPE OF WORK:

EXISTING ACCESSORY STRUCTURE TO BE BROUGHT INTO
CODE COMPLIANCE AND BUILT TO THE 2020 FBC.

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.

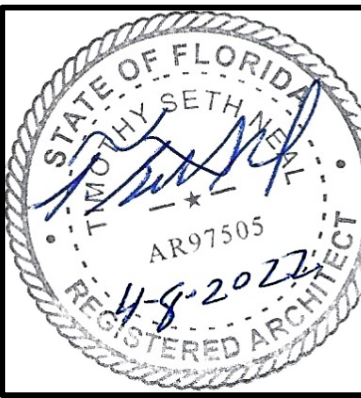
DRAWING SCHEDULE:

T1.1 EX1.1 A1.0 A1.1 A1.2	TITLE, SITE DATA & PROJECT INFO EXISTING FLOOR PLANS, SECTION & SURVEY PROPOSED ARCHITECTURAL SITE PLAN FLOOR PLAN, ELEVATIONS, SECTION & NOTES CARPORT FLOOR PLAN & ELEVATIONS
S-1 MEP	STRUCTURAL DRAWINGS MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS

ABBREVIATION LEGEND:

ADJ.	= ADJUSTABLE
A.F.F.	= ABOVE FINISH FLOOR
ALUM.	= ALUMINUM
ARCH.	= ARCHITECTURAL
BALC.	= BALCONY
BD.	= BOARD
C.I.P.	= CAST IN PLACE
C.J.	= CONTROL JOINT
CL	= CLOSET
CL	= CENTERLINE
CONC.	= CONCRETE
COORD.	= COORDINATE
C.O.R.	= CROWN OF ROAD
D	= DRYER
DIM.	= DIMENSION
DN.	= DOWN
DW	= DISHWASHER
DWG	= DRAWING
ELECT.	= ELECTRICAL
ELEV.	= ELEVATOR
E.P.	= ELECTRICAL PANEL
EQ.	= EQUAL
EX.	= EXISTING
E.J.	= EXPANSION JOINT
FREZ.	= FREEZER
GYP. BD.	= GYPSUM WALL BOARD
HORIZ.	= HORIZONTAL
HR.	= HOUR
MAX.	= MAXIMUM
MECH.	= MECHANICAL
MIC.	= MICROWAVE OVEN
MIN.	= MINIMUM
M.R.	= MOISTURE RESISTANT
N.A.	= NOT APPLICABLE
N.I.C.	= NOT IN CONTRACT
O.H.	= OPPOSITE HAND
PT.	= PAINTED
P.T.	= PRESSURE TREATED
R.A.	= RETURN AIR
REF.	= REFERENCE
REFR.	= REFRIGERATOR
REQ.	= REQUIRED
SCHED.	= SCHEDULE
S.F.	= SQUARE FOOT
SIM.	= SIMILAR
STOR.	= STORAGE
STRUCT.	= STRUCTURAL
SQ.	= SQUARE
TL	= TILE
TYP.	= TYPICAL
U.C.	= UNDER COUNTER
U.N.O.	= UNLESS NOTED OTHERWISE
VERT.	= VERTICAL
V.I.F.	= VERIFY IN FIELD
W	= WASHER
W	= WITH
WD.	= WOOD
W.H.	= WATER HEATER

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



JOHN LINDLE
1617 WHITE ST.
KEY WEST, FL 33040

DRAWING TITLE:
TITLE, SITE DATA & PROJECT
INFORMATION

DRAWN: TSN
CHECKED: TSN
DATE: 01-04-2022

REV. #3	04-05-2022
REVISION #	DATE

T1.1
SHEET #

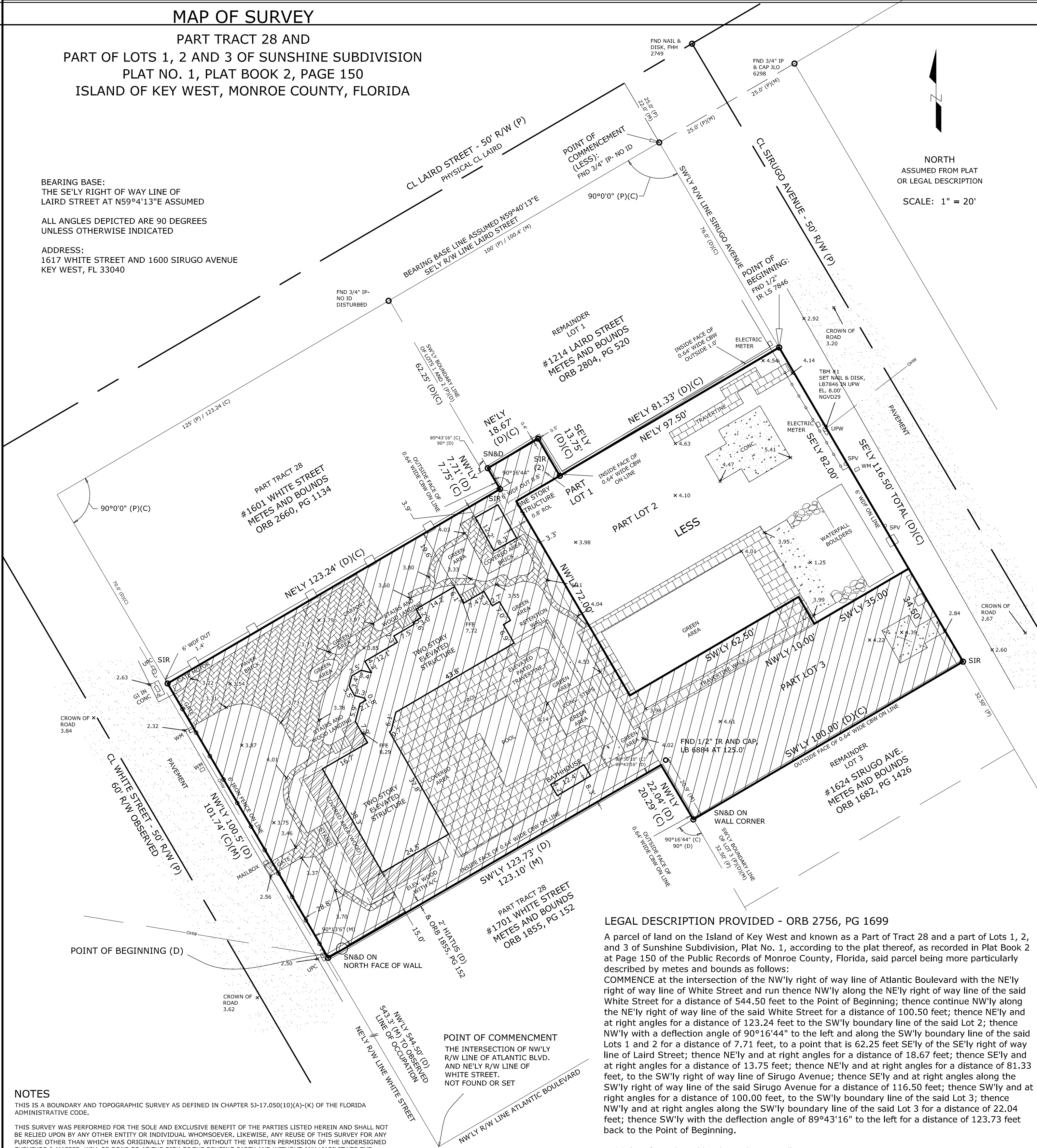
T.S. NEAL
ARCHITECTS, INC.

MAP OF SURVEY
PART TRACT 28 AND
PART OF LOTS 1, 2 AND 3 OF SUNSHINE SUBDIVISION
PLAT NO. 1, PLAT BOOK 2, PAGE 150
ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA

BEARING BASE:
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ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED

ADDRESS:
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KEY WEST, FL 33040



NOTES

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SCALE: 1"=20'
FIELD WORK DATE: 12/28/17
REVISION DATE: 03/22/22
SHEET 1 OF 1
DRAWN BY: KB/GF
CHECKED BY: RER
INVOICE #: 22011004

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 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)(3) (ENCROACHMENTS), & 1(B)(4) (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA SURVEYOR AND MAPPER
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

CERTIFIED TO -
Steel City Motors, LLC
John and Gretchen Lindle
T.S. Neal Architects, Inc.

REECE & ASSOCIATES

PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
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REVISION: 03/22/22 ADD LESS OUT PORTION TO LEGAL DESCRIPTION

SITE DATA 1600 SIRUGO AVENUE

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	SF	SF	SF	
SITE AREA	7,367 SQ. FT.	6,000 SQ. FT.	7,367 SQ. FT.	
LOT SIZE	SEE SURVEY	50' X 100' (MIN)	SEE SURVEY	
IMPERVIOUS	2,025 SQ. FT. (27%)	3,680 SQ. FT. (50% MAX)	-	
OPEN SPACE	5,342 SQ. FT. (72.5%)	2,578 SQ. FT. (35% MIN)	-	
BUILDING COV.	303 SQ. FT. (4%)	2,578 SQ. FT. (35% MAX)	-	
ACCESSORY STRUCTURE REAR YARD COV.	-	(30% MAX COV.) 504 SQ. FT. REAR YARD AREA (1,800sf)	-	

STRUCTURE SETBACKS

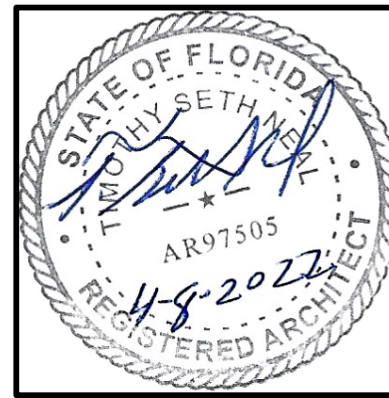
FRONT SETBACK	EXISTING	30'	-	
REAR SETBACK	EXISTING	25'	-	
NORTH EAST SIDE SETBACK	EXISTING	5'	-	
SOUTH WEST SIDE SETBACK	EXISTING	5'	-	
BUILDING HEIGHT ACCESSORY STRUCTURE	EXISTING	25'-0" + 5'-0"	-	



T.S. NEAL
ARCHITECT INC.

22974 OVERSEAS HWY
CUDDJOE KEY, FL
33042

305-340-8857
251-422-9547



JOHN LINDLE
1617 WHITE ST.
KEY WEST, FL 33040

DRAWING TITLE:
1600 SIRUGO PROPERTY AND
ORIGINAL 1617 WITE STREET
PROPERTY

DRAWN: TSN
CHECKED: TSN
DATE: 01-04-2022

REV. #3 04-05-2022

REVISION # DATE

T1.2

SHEET #



T.S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



Van Fischer <van@vdf-law.com>

RE: [EXTERNAL] 1617 White Street - Site Calculations

1 message

Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>

Wed, Jun 15, 2022 at 2:38 PM

To: Nathalia Mellies <nathalia.mellies@cityofkeywest-fl.gov>, Van Fischer <van@vdf-law.com>

Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>, Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov>, Seth Neal <sethneal@tsnarchitects.com>

Good afternoon,

I have just reviewed these images and the two proposed lots would address the variance issue. The depth of the proposed Sirugo lot appears to be 2.5' short of 100 feet- minimum depth, but I believe that is a nonsubstantive shortfall in depth and I can support the lot split. Your next step would be to submit the fee for a lot split along with required documents (as per Code, we don't have a specific application for this) and proceed to DRC. I know your clients would like to get a building permit as soon as possible so we will expedite as much as we can.

Please reach out to Jordan for fees/documents if you need assistance.

Thank you,

Katie

Property Record Card



Disclaimer

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Summary

Parcel ID 00059580-000200
Account# 8632959
Property ID 8632959
Millage Group 10KW
Location 1617 WHITE St, KEY WEST
Address
Legal KW PT TR 28 .24AC (100.5FT X 125FT) G31-455 G39-130 OR18-419 OR18-421 OR84-414 OR450-364 OR496-796 OR507-512 OR615-3 OR855-1060 OR855-1061 OR1050-1524 OR1372-2404 OR1460-853 OR1696-1272 OR2744-219 OR2756-1699 OR2961-1528 OR3018-0650
Description (Note: Not to be used on legal documents.)
Neighborhood 6131
Property SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

STEEL CITY MOTOTRS LLC
 9925 Jourdan Way
 Dallas TX 75230

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$1,837,738	\$1,766,936	\$1,692,481	\$1,649,863
+ Market Misc Value	\$68,449	\$70,065	\$71,785	\$109,563
+ Market Land Value	\$933,152	\$862,577	\$933,152	\$1,098,267
= Just Market Value	\$2,839,339	\$2,699,578	\$2,697,418	\$2,857,693
= Total Assessed Value	\$2,839,339	\$2,699,578	\$2,153,389	\$2,670,252
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$2,839,339	\$2,699,578	\$2,128,389	\$2,645,252

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	12,447.00	Square Foot	0	0

Buildings

Building ID 32691
Style 2 STORY ELEV FOUNDATION
Building Type S.F.R. - R1 / R1
Gross Sq Ft 6461
Finished Sq Ft 3252
Stories 2 Floor
Condition GOOD
Perimeter 489
Functional Obs 0
Economic Obs 0
Depreciation % 4
Interior Walls WALL BD/WD WAL

Exterior Walls CUSTOM
Year Built 1983
EffectiveYearBuilt 2016
Foundation WD CONC PADS
Roof Type IRR/CUSTOM
Roof Coverage METAL
Flooring Type SFT/HD WD
Heating Type FCD/AIR DUCTED
Bedrooms 4
Full Bathrooms 3
Half Bathrooms 1
Grade 650
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,040	0	264
DCF	F DET CARPORT	320	0	72
FLA	FLOOR LIV AREA	3,252	3,252	489
OPU	OP PR UNFIN LL	1,717	0	210
OUU	OP PR UNFIN UL	102	0	44
OPF	OP PRCH FIN LL	12	0	14
SBF	UTIL FIN BLK	18	0	18
TOTAL		6,461	3,252	1,111

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1987	1988	1	822 SF	2
BRICK PATIO	1995	1996	1	1585 SF	2
WROUGHT IRON	1997	1998	1	774 SF	1
TIKI	2002	2003	1	120 SF	5
CUSTOM PATIO	2002	2003	1	288 SF	4
FENCES	2002	2003	1	720 SF	2
CUSTOM POOL	2003	2002	1	375 SF	3
WATER FEATURE	2002	2003	1	1 UT	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/6/2020	\$3,285,000	Warranty Deed	2263267	3018	0650	01 - Qualified	Improved
4/29/2019	\$3,285,000	Warranty Deed	2217864	2961	1528	01 - Qualified	Improved
8/12/2015	\$0	Warranty Deed		2756	1699	11 - Unqualified	Improved
5/23/2015	\$3,005,300	Warranty Deed		2744	219	02 - Qualified	Improved
6/1/1997	\$1,050,000	Warranty Deed		1460	0853	Q - Qualified	Improved
10/1/1995	\$825,000	Warranty Deed		1372	2404	U - Unqualified	Improved
5/1/1982	\$50,000	Warranty Deed		855	1060	Q - Qualified	Vacant

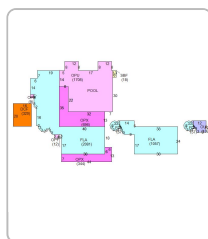
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-5062	12/18/2015	3/21/2016	\$36,000	Residential	INSTALL VIC METAL SHINGLES, FLAT, KINSTALL SECONDARY WATER BARRIER
15-3933	9/22/2015	3/21/2016	\$28,000	Residential	
15-3630	9/3/2015	3/21/2016	\$2,200	Residential	AFTER THE FACT*** ADD TRELLIS ROOF TO EXISTING GAZEBO IN REAR OF HOME.
15-3642	9/3/2015	3/21/2016	\$15,000	Residential	AFTER THE FACT* DECK REPLACEMENT TO BE COMPLETE IN REAR OF HOME AS PER PLANS., REPAIR ONE FRONT STAIR RISER. REPAIR TO EXISTING.
15-3255	8/31/2015	3/21/2016	\$27,000	Residential	KITCHEN CABINETS, TILE HALF BATH, MASTER BEDROOMS, 160 SF FLOORING FIRST FLOOR, 1850 SF BAE BOARD REPAIR/REPLACE 2300 LF.
15-3210	8/4/2015	3/21/2016	\$0	Residential	
15-3227	8/4/2015	3/21/2016	\$1,500	Residential	ATF INSTALL 1 WATER HEATER INSTALL 4 TOILETS, 6 HAND SINKS LAVS, & 2 SHOWERS
15-3231	8/4/2015	3/21/2016	\$7,500	Residential	REMODEL KITCHEN REPLACE SWITCHES RECEPS, REPLACE PANEL AT KITCHEN
15-2239	6/12/2015	3/16/2016	\$5,000	Residential	REMODEL OF KITCHEN 2-3 BATHROOMS, TILE AND HARD WOOD FLOOR. (NO FRAMING TO BE REMOVED) NOTE: DEMOLITION ONLY PER E.C.
13-2095	5/10/2013	12/13/2013	\$3,728	Residential	CHANGE OUT A 2 TON A/C SYSTEM USING EXISTING ELECTRICAL.
12-2149	6/8/2012	12/13/2013	\$2,100		RE INSTALL NEW DECKING 14x14 DUE TO WATER LEAK IN ROOF
08-4257	11/17/2008	12/13/2008	\$650	Residential	EMERGENCY 200 AMP METER CAN REPLACEMENT. METER CAN IS BURNT, DISCONNECT BY KEYS ENERGY.
04-3009	9/15/2004	12/15/2004	\$3,100	Residential	METAL ROOF
04-2252	7/7/2004	12/15/2004	\$500	Residential	relocate pool heater
00-2421	8/18/2000	12/12/2000	\$100	Residential	ELECTRICAL
9702286	7/28/1999	12/31/1998	\$150,000	Residential	RENOVATIONS/ADDITIONS
9703434	10/10/1997	12/31/1998	\$6,700	Residential	RETILE,REPLASTER POOL
9702735	8/14/1997	12/31/1998	\$3,000	Residential	CENTRAL AC
9702699	8/12/1997	12/31/1998	\$7,351	Residential	ROOFING
9702392	7/16/1997	12/31/1998	\$5,000	Residential	DEMO/RENOVATIONS
9600389	1/1/1996	8/1/1996	\$3,000	Residential	RENOVATIONS
B953627	10/1/1995	12/1/1995	\$1,500	Residential	INSULATE CEILING
E953561	10/1/1995	12/1/1995	\$2,113	Residential	ALARM SYSTEM
B940551	2/1/1994	12/1/1994	\$1,000	Residential	ADD BAY ADDITION

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Photos



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Summary

Parcel ID 00059580-000210
Account# 9104413
Property ID 9104413
Millage Group 10KW
Location VACANT SIRUGO Ave, KEY WEST
Address
Legal PT LOT 1 AND ALL LOT 2 AND NWLY 42.5FT LT 3 SUNSHINE SUB PLAT NO 1 PB2-150 G31-455 G39-130 OR18-419/420 OR18-421/22 OR84-414 OR450-364 OR496-796 OR507-512 OR615-3 OR855-1060 OR855-1061 OR1050-1524/25 OR1372-2404/05 OR1460-853/54 OR1696-1272 OR2744-219/21 OR2756-1699/702 OR3131-1202 OR3134-1336
Description (Note: Not to be used on legal documents.)
Neighborhood 6157
Property VACANT RES (0000)
Class
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

[STEEL CITY MOTORS LLC](#)
 2561 Tarpley Rd
 Carrollton TX 75006

Valuation

	2021	2020	2019
+ Market Improvement Value	\$0	\$0	\$0
+ Market Misc Value	\$21,812	\$22,041	\$22,673
+ Market Land Value	\$373,402	\$352,120	\$341,285
= Just Market Value	\$395,214	\$374,161	\$363,958
= Total Assessed Value	\$395,214	\$374,161	\$363,958
- School Exempt Value	\$0	\$0	\$0
= School Taxable Value	\$395,214	\$374,161	\$363,958

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	11,906.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TILE PATIO	2002	2003	1	789 SF	4
WATER FEATURE	2002	2003	1	1 UT	5
UTILITY BLDG	2002	2003	1	48 SF	2
FENCES	2002	2003	1	696 SF	5
FENCES	2002	2003	1	760 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/6/2021	\$0	Warranty Deed	2346299	3134	1336	11 - Unqualified	Improved
10/6/2021	\$1,750,000	Warranty Deed	2343973	3131	1202	37 - Unqualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-5062	12/18/2015	3/21/2016	\$36,000	Residential	
15-3933	9/22/2015	3/21/2016	\$28,000	Residential	
15-3630	9/3/2015	3/21/2016	\$2,200	Residential	
15-3642	9/3/2015	3/21/2016	\$15,000	Residential	

15-3255	8/31/2015	3/21/2016	\$27,000	Residential
15-3210	8/4/2015	3/21/2016	\$0	Residential
15-3227	8/4/2015	3/21/2016	\$1,500	Residential
15-3231	8/4/2015	3/21/2016	\$7,500	Residential
15-2239	6/12/2015	3/16/2016	\$5,000	Residential
13-2095	5/10/2013	12/13/2013	\$3,728	Residential
12-2149	6/8/2012	12/13/2013	\$2,100	
08-4257	11/17/2008	12/13/2008	\$650	Residential
04-3009	9/15/2004	12/15/2004	\$3,100	Residential
04-2252	7/7/2004	12/15/2004	\$500	Residential
00-2421	8/18/2000	12/12/2000	\$100	Residential
9702286	7/28/1999	12/31/1998	\$150,000	Residential
9703434	10/10/1997	12/31/1998	\$6,700	Residential
9702735	8/14/1997	12/31/1998	\$3,000	Residential
9702699	8/12/1997	12/31/1998	\$7,351	Residential
9702392	7/16/1997	12/31/1998	\$5,000	Residential
9600389	1/1/1996	8/1/1996	\$3,000	Residential
B953627	10/1/1995	12/1/1995	\$1,500	Residential
E953561	10/1/1995	12/1/1995	\$2,113	Residential
B940551	2/1/1994	12/1/1994	\$1,000	Residential

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Photos



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Zoning Map

Plat Map

Photographs