

GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel
LISA MARIE KEHOE | AUDREY M. PERRY

MEMORANDUM REGARDING VARIANCE APPLICATION

624 United Street, Key West, FL 33040 (R.E. # 00036450-000000)

Title Block:

- a. Name of Owner: Kinglsey Girl, LLC
- b. Name of Applicant: Oropeza Stones & Cardenas, PLLC
- c. Property: 624 United Street
- d. Application Submission Date: April 10, 2026

Proposed Project: The proposed project is to shift the existing structure forward on the lot approximately 23 feet 8 inches. As it sits currently, the structure encroaches onto the side setbacks, which is a legal non-conformity. As part of the proposed project, the structure's width will be reduced by 1.5" on the West Side Setback and 2.5" on the Elizabeth Street Side Setback, thereby reducing the legal nonconformity of the side setbacks.

Requested Variance: It is the Applicant's position that a variance is not required pursuant to City of Key West Code of Ordinances Section 122-32, which states that a non-conforming building or structure may be continued and *altered* without the need for a variance if the alteration decreases the noncompliance. *Emphasis added.* The proposed project does just that – it proposes an alteration to the structure which decreases the nonconformance (the encroachment of the side setbacks is reduced by ¼ inch on both sides). By shifting forward the structure is brought more in line with historical context like what occurred at the neighboring property of 622 United Street.

However, after discussion with the Planning Department, the Applicant has been advised that it is the Planning Department's position that a variance is required, and as such, the Applicant has submitted the required application for variance. The Proposed Project entails moving the existing structure forward on the lot 23 feet 8 inches, and in so doing, reducing the structure's width by 1.5" on the west side and 2.5" on the Elizabeth Street side of the Property. This will allow for a reduction in the overall non-conformance to the benefit of the Owner, the City of Key West, and all neighboring property owners.

To clarify, the applicable setback data related to the structure and the Proposed Project are as follows:

SIDE SETBACKS			
	Existing	Proposed	Variance Requested
Elizabeth Street Side Setback	3' 1 ½"	VOID	Y



GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel
LISA MARIE KEHOE | AUDREY M. PERRY

**MEMORANDUM REGARDING AMENDMENT TO VARIANCE APPLICATION
RELATED TO 624 UNITED STREET, KEY WEST, FL 33040**

Title Block:

- a. Name of Owner: Kinglsey Girl, LLC
- b. Name of Applicant: Oropeza Stones & Cardenas, PLLC
- c. Property: 624 United Street
- d. Application Original Submission Date: April 10, 2026
- e. Application Amended Submission Date: June 23, 2026

Amendment to Application: Enclosed please find an amended set of site plans which modify the front and side setbacks as previously submitted. As you are aware, the proposed project entails moving the existing structure forward on the lot, and in so doing, reducing the structure's width which will result in the benefit of a reduction in the current legally non-conforming side setback encroachment. Moving the structure forward allows for an improvement in the side setback nonconformities by ¼" on the Elizabeth Street side setback and 3" on the West side setback to the benefit of the Owner, the City of Key West, and all neighboring property owners.

To clarify, the applicable setback data related to the structure and the proposed project are as follows:

FRONT & SIDE SETBACKS			
	Existing	Proposed	Variance Requested
Front Setback	33' 4 1/2"	5' 11"	N
Elizabeth Street Side Setback	3' 2"	3' 2 1/4"	Y
West Side Setback	2' 10 1/2"	3' 1 1/2"	Y

The complete Site Data Table as shown on the revised Plans is as follows:

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRO			
Flood Zone				
Size of Site	40' x 90' (MIN)			
Height	30' 0"	13' 11" +/-	15' 3" +/-	No
Front Setback	5'	33' 4 1/2"	5' 11"	No
Side Setback (Elizabeth Street)	5'	3' 2"	3' 2 1/4"	Yes
Side Setback (West)	5'	2' 10 1/2"	3' 1 1/2"	Yes
Street Side Setback	5'	-	-	-
Rear Setback	10'	12' 10"	24' 1 3/4"	No
F.A.R	1	1	No Change	No
Building Coverage	50%	30.3%	42.7%	No
Impervious Surface	60%	21.4%	17.5%	No
Parking	N/A	N/A	N/A	No
Handicap Parking	N/A	N/A	N/A	No
Bicycle Parking	N/A	N/A	N/A	No
Open Space/ Landscaping	35%	50%	40.4%	No
Number and type of units	1	1	No Change	No
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

Should you require additional information, please do not hesitate to contact my office to discuss further.

Yours sincerely,



Lisa M. Kehoe

Enclosures

West Side Setback	2' 10 1/2" 3' 0"	Y
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The full Site Data Table as submitted with the Variance Application is as follows:

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HRO			
Flood Zone				
Size of Site	40' x 90' (MIN)			
Height	30' 0"	13' 11" +/-	15' 3" +/-	No
Front Setback	5'	33' 4 1/2"	9' 6 1/2 "	No
Side Setback (Elizabeth Street)	5'	3' 1 1/2"	3' 3 3/4 "	Yes
Side Setback (West)	5'	2' 10 1/2"	3' 0"	Yes
Street Side Setback	5'	-	-	-
Rear Setback	10'	12' 10"	36' 5 1/2 "	No
F.A.R	1	1	No Change	No
Building Coverage	50%	30.3%	31%	No
Impervious Surface	60%	30.3%	4%	No
Parking	N/A	N/A	N/A	No
Handicap Parking	N/A	N/A	N/A	No
Bicycle Parking	N/A	N/A	N/A	No
Open Space/ Landscaping	35%	50%	58.5%	No
Number and type of units	1	1	No Change	No
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

As the non-conformance is reduced as a result of the Proposed Project, a variance is not required pursuant to Sec. 122-32. However, in an effort to comply with the Planning Department's determination that it is of the belief that a variance is required, the Applicant submits herewith an Application for Variance to allow for the reduction of the legally non-conforming side setbacks at 624 United Street, Key West, Florida 33040. Should you require additional information, please do not hesitate to contact my office to discuss further.

Yours sincerely,



Gregory S. Oropeza



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule	
Variance Application Fee	\$ 2,680.19
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 3,191.01

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 5,360.39
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 5,871.21

Please read the following carefully before filling out the application

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

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

Application Process

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

Please include the following with this application:

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

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

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

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

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



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

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Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 5,871.21

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: 624 United Street, Key West, Florida 33040

Zoning District: HRO

Real Estate (RE) #: 00036450-000000

Property located within the Historic District?

☒ Yes

☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Oropeza Stones & Cardenas PLLC

Mailing Address: 221 Simonton Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: 305-294-0252

Office: _____

Fax: _____

Email: greg@oropezastonescardenas.com; lisa@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: Kingsley Girl, LLC, a Florida Limited Liability Company

Mailing Address: 2860 Greenbriar Boulevard

City: Wellington

State: FL

Zip: 33414

Home/Mobile Phone: _____

Office: _____

Fax: _____

Email: ellen.kavanaugh@gmail.com

Description of Proposed Construction, Development, and Use: The Property is being moved forward 23' 8".

By moving the Property forward the Property's current position of being within the side setbacks will be improved as the

Property is being shifted inwards on both sides and therefore the encroachment of the side setbacks will be reduced by 1.5" on the Side

Setback West and 2.5" on the Side Setback Elizabeth Street, resulting in an improvement of the existing nonconformity.

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

Although the Property is currently legally non-conforming with regard to the side set-backs, and the non-conformance will be reduced as a result of the proposed project, the Planning Department has determined that a variance is required to allow the

proposed project to proceed which will, upon completion, reduce the non-conformity to the benefit of the City, the owner, and neighboring owners.

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	HRO			
Flood Zone				
Size of Site	40' x 90' (MIN)			
Height	30' 0"	13' 11" +/-	15' 3" +/-	No
Front Setback United Street	5'	33' 4 1/2"	9' 6 1/2"	No
Side Setback Elizabeth Street)	5'	3' 1 1/2"	3' 3 3/4"	Yes
Side Setback	5'	2' 10 1/2"	3' 0"	Yes
Street Side Setback	5'	-	-	-
Rear Setback	10'	12' 10"	36' 5 1/2"	No
F.A.R	1	1	No Change	No
Building Coverage	50%	30.3%	42.7%	No
Impervious Surface	60%	46.8%	No Change	No
Parking	N/A	N/A	N/A	No
Handicap Parking	N/A	N/A	N/A	No
Bicycle Parking	N/A	N/A	N/A	No
Open Space/ Landscaping	35%	50%	40.5%	No
Number and type of units	1	1	No Change	No
Consumption Area or Number of seats	N/A	N/A	N/A	No

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 existing non-conformity dates back to prior to the current owners obtaining title to the Property. Additionally, the Property, which is a contributing property, is currently legally non-conforming with regard to the structure's position within the side setbacks. The proposed project actually reduces the encroachment into the Elizabeth Street side setback by 2.5" and the West side setback by 1.5" . As such, in accordance with City of Key West Code of Ordinances, the non-conformity may continue as the proposed construction actually reduces the non-conformity without the need for a variance.

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

The encroachments date back to prior to the current owners obtaining title to the Property. Additionally, the Applicant is improving the non-conformity by reducing the structure's width by 1.5" and 2.5", thus reducing the encroachment of the side setbacks. Reducing the size of the legally non-conforming structure, which reduces the span of the non-conformance and, in accordance with Sec. 122-32, the non-conformity is permitted to continue.

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.

The variance amending the existing non-conformity reduces the existing structure's encroachment into the side setbacks, thus reducing the range of the existing non-conformance.

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.

Reducing the size of the existing legally non-conforming width of the structure is beneficial to the owner and to all neighboring property owners as well as the City as it reduces the span of the non-conformance.

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.

The requested variance is the minimum which will make the reasonable use of the land possible. Further, the requested variance results in a decrease in the legally non-conforming side setbacks by 1.5" and 2.5."

The proposed variance, which is not required pursuant to Sec. 122-32, will make possible the reasonable use of the Property as the proposed variance reduces the existing legal non-conforming structure, thereby reducing the non-conformance to the benefit of the City, the Property Owner, and to the neighboring property owners.

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.

The proposed variance reduces the existing non-conforming width of the structure, therefore it is advantageous to the City and to neighboring property owners to allow the structure's encroachment of the side setbacks to be reduced by 11.5" and 2.5" on the sides of the structure via the variance.

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 other non-conforming properties are proposed as the basis for this variance request.

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

Pre-Application Meeting Form

Pre-Application Meeting Notes

City of Key West, Florida • Planning Department • 1300 White Street •
Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Meeting Date: April 10, 2022 Zoning District: HRO

Address/Location: 624 United Street, Key West, FL

Request: Variance to move property forward on the lot

Type of Application: Variance Application

Attendees: Lisa Kehue (for Applicant), Ben Gagnon

Notes:

Planning's position is that a variance is required.

Discussed decrease in the existing non-conformity.

Okay to proceed with submitting application for Variance.

Verification Form



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

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) (print position; president, managing member)
of Oropeza, Stones & Cardenas, 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:

624 United Street, Key West, FL 33040

Street address of subject property

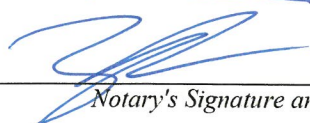
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein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

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


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 4/9/20 by
date
Gregory S. Oropeza
Name of Applicant

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Authorization Form

Copy of the Recorded Warranty Deed

Prepared by and return to:

David Van Loon
Attorney at Law
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, FL 33040
305-296-8851
File Number: 25-9-116
Will Call No.:

Parcel Identification No. 00036450-000000
\$865,000.00

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 26th day of June, 2025 between Regina E. Corcoran, a single woman and Douglas H. Miller, a single man whose post office address is 8588 SW 34th PL, Ocala, FL 34481 of the County of Marion, State of Florida, grantor*, and Kingsley Girl LLC, a Florida limited liability company whose post office address is 2860 Wellington Boulevard, Wellington, FL 33414 of the County of Palm Beach, State of Florida, grantee*,

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

Parcel A:

A PARCEL OF LAND BEING A PART OF LOT 2 OF D.T. SWEENEY'S DIAGRAM ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK O, PAGE 327 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID LOT 2 AND RUN THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 2 FOR A DISTANCE OF 67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES FOR A DISTANCE OF 31.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES FOR A DISTANCE OF 67.00 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 2 FOR A DISTANCE OF 31 FEET BACK TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND BEING A PART OF LOT 2 OF D.T. SWEENEY'S DIAGRAM ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK O, PAGE 327 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID LOT 2 AND RUN THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF THE SAID LOT 2 FOR A DISTANCE OF 67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY AT RIGHT ANGLES, A DISTANCE OF 10.98 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 86°41'47", A DISTANCE OF 0.95 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE OF 88°10'40", A DISTANCE OF 2.28 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 15.75 FEET; THENCE SOUTHEASTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 15.59 FEET; THENCE NORTHEASTERLY WITH AN INTERIOR ANGLE OF 91°28'19", A DISTANCE OF 13.91 FEET; THENCE NORTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 28.40 FEET THENCE NORTHWESTERLY WITH AN INTERIOR ANGLE OF 90°, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

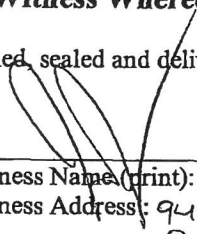
Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

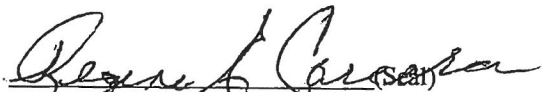
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

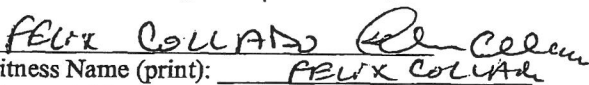
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

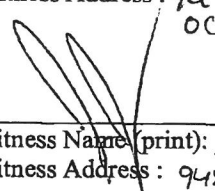
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

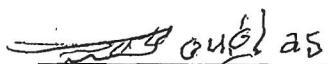
Signed, sealed and delivered in our presence:

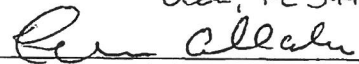

Witness Name (print): Jordan Jensen
Witness Address: 9488 SW 80th Ave
Ocala, FL 34481


Regina E. Corcoran (Seal)


Witness Name (print): FELIX COLLADO
Witness Address: 9488 SW 80th Ave
Ocala FL 34481


Witness Name (print): Jordan Jensen
Witness Address: 9488 SW 80th Ave
Ocala, FL 34481

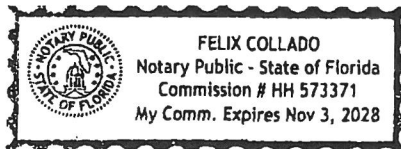

Douglas H. Miller (Seal)


Witness Name (print): FELIX COLLADO
Witness Address: 9488 SW 80th Ave
Ocala FL 34481

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of June, 2025 by Regina E. Corcoran, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Felix Collado
Notary Public

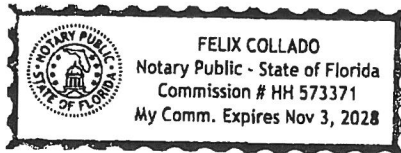
Printed Name: FELIX COLLADO

My Commission Expires: 11-03-2028

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of June, 2025 by Douglas H. Miller, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Felix Collado
Notary Public

Printed Name: FELIX COLLADO

My Commission Expires: 11-03-2028

Monroe County, FL Property Card

PROPERTY RECORD CARD

[Click to main content](#)

Disclaimer

Monroe County, FL 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 00036450-000000
 Account# 1037290
 Property ID 1037290
 Millage Group 10KW
 Location Address 624 UNITED St, KEY WEST
 Legal Description KW D T SWEENEY'S DIA O-327 PT LOT 2 SQR 5 TR 17 OR191-396 OR977-156 OR1122-1492 OR1730-584 OR3327-2463 OR3333-0727
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

KINGSLEY GIRL LLC
 2860 Greenbriar Blvd
 Wellington FL 33414

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$323,661	\$292,278	\$272,665	\$253,154
+ Market Misc Value	\$4,566	\$3,012	\$3,054	\$3,097
+ Market Land Value	\$569,481	\$569,481	\$594,241	\$448,157
= Just Market Value	\$897,708	\$864,771	\$869,960	\$704,408
= Total Assessed Value	\$573,692	\$521,538	\$474,125	\$431,023
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$897,708	\$864,771	\$869,960	\$704,408

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$569,481	\$292,278	\$3,012	\$864,771	\$521,538	\$0	\$864,771	\$0
2023	\$594,241	\$272,665	\$3,054	\$869,960	\$474,125	\$0	\$869,960	\$0
2022	\$448,157	\$253,154	\$3,097	\$704,408	\$431,023	\$0	\$704,408	\$0
2021	\$296,475	\$92,224	\$3,140	\$391,839	\$391,839	\$0	\$391,839	\$0
2020	\$325,024	\$72,051	\$1,110	\$398,185	\$398,185	\$0	\$398,185	\$0
2019	\$321,558	\$72,051	\$1,110	\$394,719	\$394,719	\$0	\$394,719	\$0
2018	\$314,593	\$74,110	\$1,110	\$389,813	\$389,813	\$0	\$389,813	\$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
RES SUPERIOR DRY (01SD)	2,691.31	Square Foot	31	67

Buildings

Building ID	2895	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1908
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	825	Roof Type	GABLE/HIP
Finished Sq Ft	575	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	NONE
Perimeter	96	Bedrooms	1
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	150	0	0
FLA	FLOOR LIV AREA	575	575	0
OPF	OP PRCH FIN LL	100	0	0
TOTAL		825	575	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1987	1988	6 x 24	1	144 SF	2
FENCES	1987	1988	4 x 121	1	484 SF	2
CONC PATIO	1987	1988	0 x 0	1	206 SF	2
BRICK PATIO	1999	2000	0 x 0	1	225 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/26/2025	\$865,000	Warranty Deed	2506364	3333	0727	37 - Unqualified	Improved		
5/19/2025	\$100	Quit Claim Deed	2502365	3327	2463	11 - Unqualified	Improved		
9/29/2001	\$215,000	Warranty Deed		1730	0584	Q - Qualified	Improved		
2/1/1990	\$15,000	Warranty Deed		1122	1492	U - Unqualified	Improved		

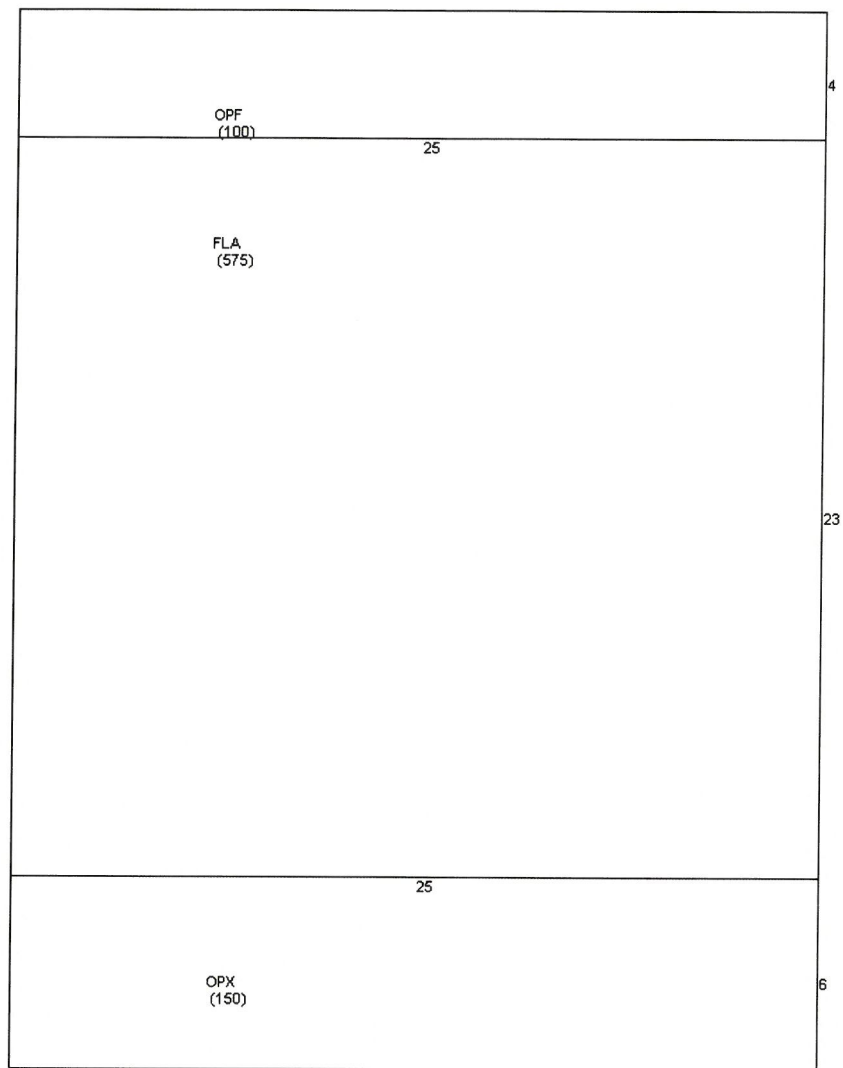
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
09-0261	02/20/2009	Completed	\$3,900		R & R 900sf OLD VCRIMP PANELS WITH CORRUGATED METAL PANELS INCLUDING REMOVAL OF HATCHES
05-4815	11/01/2005	Completed	\$2,000	Residential	HURRICANE DAMAGE - REPAIR EXISTING ROOF
02-0758	01/27/2005	Completed	\$400	Residential	PERMIT UPGRADE - PORCH WORK
02-0761	01/27/2005	Completed	\$900	Residential	PERMIT UPGRADE - PORCH FLOOR
02-1560	01/27/2005	Completed	\$1	Residential	PERMIT UPGRADE - PORCH ROOF
03-2381	07/24/2003	Completed	\$220	Residential	INSTALLED A/C UNIT
0201560	06/13/2002	Completed	\$500	Residential	REPAIRS TO ROOF
0201314	05/17/2002	Completed	\$300	Residential	PLUMBING
0200713	05/13/2002	Completed	\$1,109	Residential	UPGRADE SERVICE/WIRING
0201124	05/07/2002	Completed	\$2,500	Residential	ELECTRICAL ALTERATIONS
0200713	04/12/2002	Completed	\$9,000	Residential	REMODEL KITCHEN
0200758	04/08/2002	Completed	\$400	Residential	PORCH REPAIRS
0200761	04/08/2002	Completed	\$900	Residential	PORCH REPAIRS
0103918	12/11/2001	Completed	\$978	Residential	REPLACE SIDING
0103520	11/02/2001	Completed	\$986	Residential	REPLACE 3 WINDOWS
9903093	09/10/1999	Completed	\$807	Residential	REPAIR SIDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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

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[Last Data Upload: 2/3/2026, 2:03:26 AM](#)

[Contact Us](#)

Developed by
SCHNEIDER
GEOSPATIAL

Signed and Sealed Survey

Floor Plans

Signed and Sealed Site Plan

S I T E D A T A					624 UNITED STREET REV 00000000-000000	
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK		
DISTRICT	HRO	HRO	HRO	NO CHANGE		
SITE AREA	5,498.6 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE		
LOT SIZE	SEC SURVEY	40' X90' (MIN)	EXISTING	NO CHANGE		
IMPERVIOUS	576 SQ. FT. (10.45%)	1,413 SQ. FT. (25.85%)	576 SQ. FT. (10.45%)	CONFORMS		
OPEN SPACE	1,130 SQ. FT. (20.55%)	900 SQ. FT. (16.45%)	1,130 SQ. FT. (20.55%)	CONFORMS		
BUILDING COV.	816 SQ. FT. (14.85%)	1,344.3 SQ. FT. (24.47%)	1,149 SQ. FT. (20.9%)	CONFORMS		
LACERATORY STRUCTURE	NONE	Room 2000 (2000 sq. ft.)	NONE	CONFORMS		
REAR YARD COV.	148 SQ. FT. (2.7%)	911 sq. ft. (16.56% of 5498.6 sq. ft.)	35 SQ. FT. (0.64%)	CONFORMS		
SETBACKS						
REAR SETBACK	33'-4 1/2"	9'	9'-11"	CONFORMS		
REAR SETBACK	12'-10"	10'	24'-1.34"	CONFORMS		
SIDE SETBACK	3'-8"	9'	3'-9, 14"	IMPROVEMENT		
SIDE SETBACK	2'-10 1/2"	9'	3'-1 1/2"	IMPROVEMENT		
BUILDING HEIGHT	13'-11" 4"	30'-0"	13'-3" 4"	CONFORMS		

FEMA MAP FLOOD ZONE: SITE LOCATION MAP:
Flood Zone X



- GENERAL NOTES:**
- DO NOT SCALE ANY DRAWING.
 - PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT.
 - CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SHOWN OR SPECIFIED ON 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 THE ARCHITECT.
 - ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, RECOMMENDED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND SPECIFICATIONS.
 - ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS, AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO CONSTRUCTION.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL, AND STATE CODES, ORDINANCES, AND CONVENTIONAL PRACTICES.
 - ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REPAIRED OR REPLACED PRIOR TO THE COMPLETION OF THE PROJECT.
 - ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE PROJECT SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 - ALL UTILITIES AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 - ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
 - ANY REVISIONS MUST BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
 - ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR THE ARCHITECT'S AND ENGINEER'S USE ONLY. NO PART OF THIS DRAWING IS TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

SCOPE OF WORK:	
RENOVATION TO EXISTING ONE STORY PRINCIPAL STRUCTURE ALONG WITH ONE STORY ADDITION AT REAR. NEW POOL AND DECK IN THE REAR YARD.	
COMMENTS:	

PROJECT CONTACT LIST:

ARCHITECT	CIVIL ENGINEER & POOL
624 UNITED STREET	624 UNITED STREET
KEY WEST, FL 33040	KEY WEST, FL 33040
M 331-432-9047	M 305-517-5898
O 305-340-8887	O 305-768-1212

DRAWING SCHEDULE:

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.1	SURVEY
C-1	STORMWATER MANAGEMENT PLAN
EX1.1	EXISTING SITE & FLOOR PLAN + SITE CALC. DIAGRAMS
EX1.2	EXISTING FLOOR PLAN, ROOF PLAN, ELEVATIONS & SECTIONS
A1.1	PROPOSED SITE AND FLOOR PLANS & NOTES
A1.2	LANDSCAPE PLAN & NOTES
A3.1	PROPOSED EXTERIOR ELEVATIONS

DRAWINGS ARE FOR PLANNING & PRELIMINARY CONSTRUCTION ONLY NOT FOR CONSTRUCTION

624 UNITED STREET
KEY WEST, FL 33040

ABBREVIATION LEGEND:

ARCH.	ARCHITECTURAL
BO.	BOARD
C.J.	CONTROL JOINT
C.L.	CENTERLINE
CONC.	CONCRETE
C.O.R.	CROWN OF ROAD
DEM.	DIMENSION
DTL	DETAIL
DWG.	DRAWING
ELECT.	ELECTRICAL
E.P.	ELECTRICAL PANEL
EX.	EXISTING
F.F.	FINISH FLOOR ELEVATION
FRIZ.	FRIEZE
GYP. BD.	GYPSUM WALL BOARD
H.R.	HOUR
HRV.	HORIZONTAL
MECH.	MECHANICAL
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
N.O.	NOT ON JOINT
P.C.	PAINTED
P.F.	PAINTED FINISH
R.A.	REFRIGERATOR
REFR.	REFRIGERATOR
REQ.	REQUIRED
S.F.	SQUARE FOOT
STOR.	STORAGE
STR.	STRUCTURAL
SQ.	SQUARE
TYP.	TYPICAL
U.C.	UNDER COUNTER
VERT.	VERTICAL
W.F.	WATER HEATER
WD.	WOOD
W.H.	WATER HEATER

TIMOTHY SETH NEAL FLA. REGISTRATION # AB97505



T.S. NEAL
ARCHITECT INC.
28974 OVERSEAS HWY
CORONA, FL 33065
305-340-8887
281-422-9527

DRAWINGS ARE FOR PLANNING & PRELIMINARY CONSTRUCTION ONLY NOT FOR CONSTRUCTION

624 UNITED STREET
KEY WEST, FL 33040

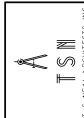
DRAWING TITLE:
PROJECT
TITLE & SITE DATA &
INFORMATION

DRAWN: TEN EDRA / JE
CHECKED: J. SETH
DATE: 06-18-2025

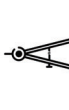
T1.1

REVISION # DATE

SHEET #



T.S. NEAL ARCHITECTS, INC.



T.S. NEAL

ARCHITECT INC.

28974 OVERSEAS HWY

DADE COUNTY, FL 33046

305-340-8857

281-422-9527

DRAWINGS ARE
FOR PLANNING &
CONSTRUCTION
ONLY NOT FOR
CONSTRUCTION

624 UNITED STREET

KEY WEST, FL 33040

DRAWING TITLE:
SURVEY & SITE DETAILS

DRAWN: TEN / EDRA / JE

CHECKED:
DATE: 06-18-2025

REVISION #

DATE

C1.1

SHEET #

A

TSM

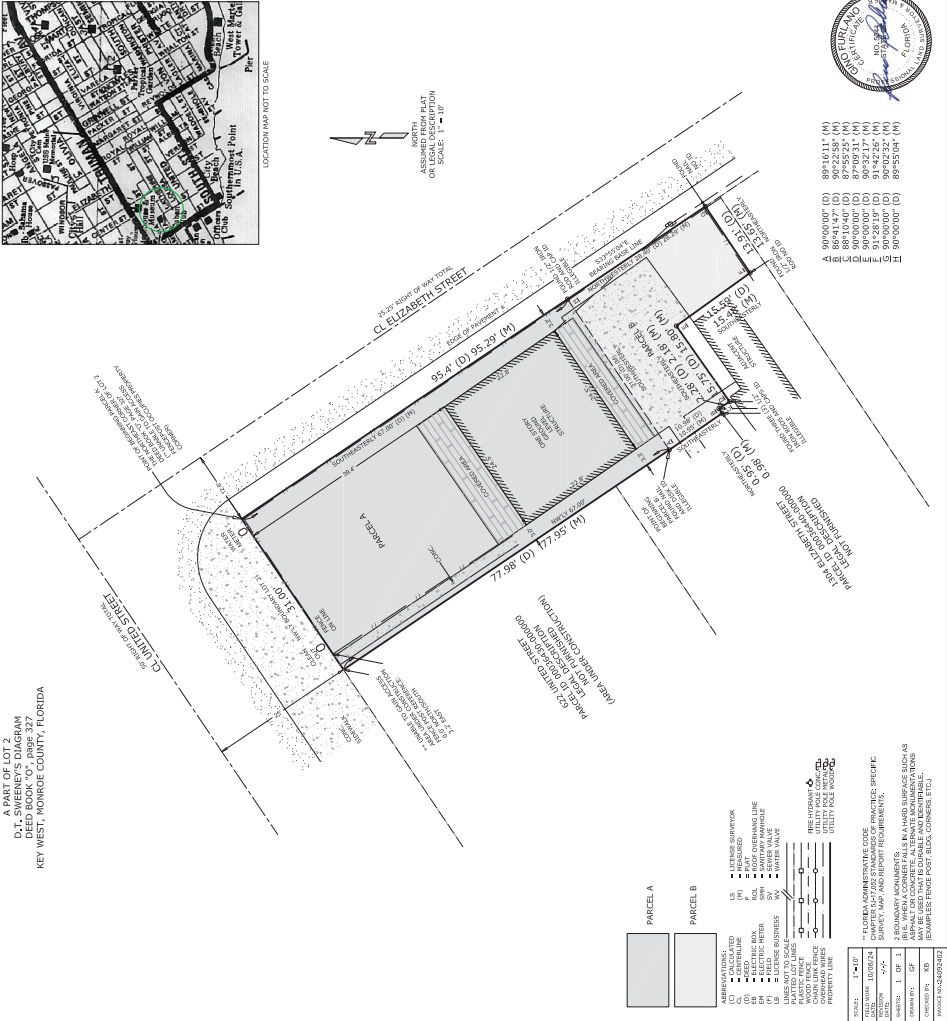
T. S. NEAL ARCHITECTS, INC.

MAP OF BOUNDARY SURVEY

D.T. SWEENEY'S DIAGRAM
DEED BOOK "O", DPM# 327
KEY WEST, MONROE COUNTY, FLORIDA



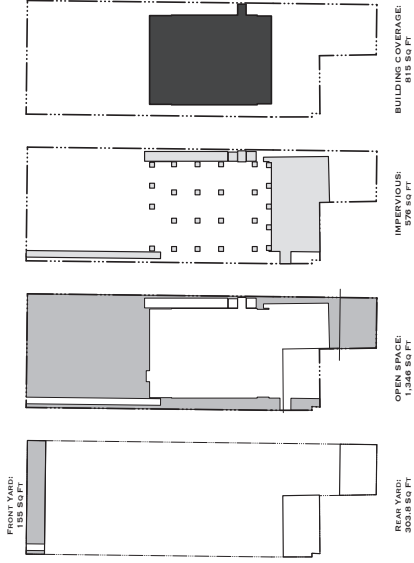
LOCATION MAP NOT TO SCALE



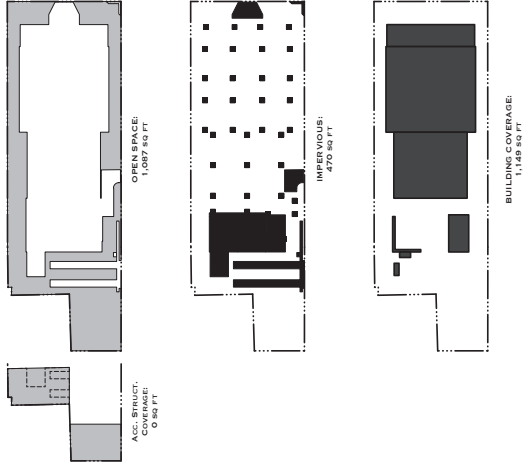
SURVEY PROVIDED BY OWNER FOR REF. ONLY.
NOT TO SCALE. REFERENCE ONLY

TIMOTHY SETH NEAL FLA. REGISTRATION # AB97505

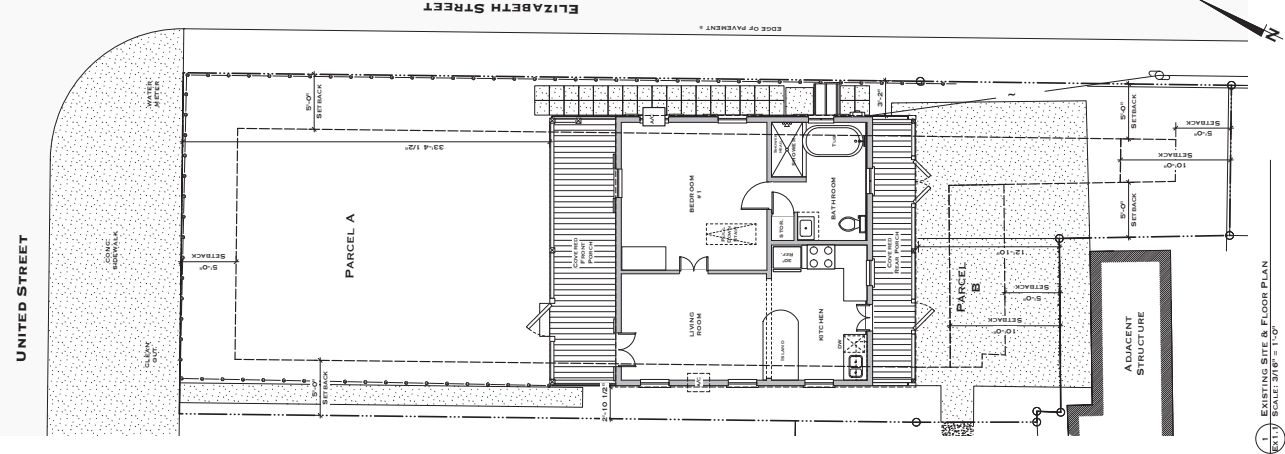
SITE DATA					624 UNITED STREET	RE# 0008450-00000
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK		
DISTRICT	HWO	HWO	HWO	NO CHANGE		
SITE AREA	2,488.6 SQ. FT.	4,000 SQ. FT.	EXISTING	NO CHANGE		
LOT SIZE	SEC. BULKY	40' X 80' (MIN)	EXISTING	NO CHANGE		
IMPERVIOUS	576 SQ. FT. (23.4%)	1,513 SQ. FT. (60% MAX)	420 SQ. FT. (17.3%)	CONFORMS		
OPEN SPACE	1,346 SQ. FT. (54.3%)	941 SQ. FT. (38% MAX)	1,097 SQ. FT. (44.5%)	CONFORMS		
BUILDING COV.	819 SQ. FT. (33.3%)	1,346 SQ. FT. (54.3% MAX)	1,099 SQ. FT. (44.7%)	CONFORMS		
ACCESSORY STRUCTURE	NONE	911 SQ. FT. MAX REAR	NONE	CONFORMS		
FRONT YARD GREEN SPACE COV.	148 SQ. FT. (6.0%)	148 SQ. FT. (6.0%)	35 SQ. FT. (1.4%)	CONFORMS		
GREEN SPACE COV.	148 SQ. FT. (6.0%)	148 SQ. FT. (6.0%)	35 SQ. FT. (1.4%)			
SETBACKS						
FRONT SETBACK	33'-4 1/2"	5'	5'-1 1/2"	CONFORMS		
REAR SETBACK	15'-10"	10'	24'-1 3/4"	CONFORMS		
SIDE SETBACK WEST	3'-2"	5'	3'-2 1/4"	IMPROVEMENT		
SIDE SETBACK EAST	2'-10 1/2"	5'	3'-1 1/2"	IMPROVEMENT		
BUILDING HEIGHT	13'-1 1/4"	30'-0"	15'-3 1/4"	CONFORMS		



2 EXISTING SITE CALC DIAGRAMS
SCALE: 1/16" = 1'-0"



3 PROPOSED SITE CALC DIAGRAMS
SCALE: 1/16" = 1'-0"



T.S. NEAL
ARCHITECT INC.
28974 OVERSEAS HWY
CORAL GABLES, FL 33134
305-340-8857
281-422-9527

DRAWINGS ARE
FOR PLANNING &
PERMITTING PURPOSES
ONLY NOT FOR
CONSTRUCTION

624 UNITED STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING SITE & FLOOR
PLAN + SITE CALCULATION
DIAGRAMS
DRAWN: TEN FEDRA / JE
CHECKED: TEN FEDRA / JE
DATE: 06-18-2025

REVISION #	DATE

Ex 1.1
SHEET #

T S N
T. S. NEAL ARCHITECTS, INC.



**DRAWINGS ARE
FOR PLANNING &
HARC PURPOSES
ONLY NOT FOR
CONSTRUCTION**

624 UNITED STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING FLOOR & ROOF
PLAN + ELEVATIONS &
SECTION

DRAWN: TSN / EDSA / JE
CHECKED: -
DATE: 06-18-2026

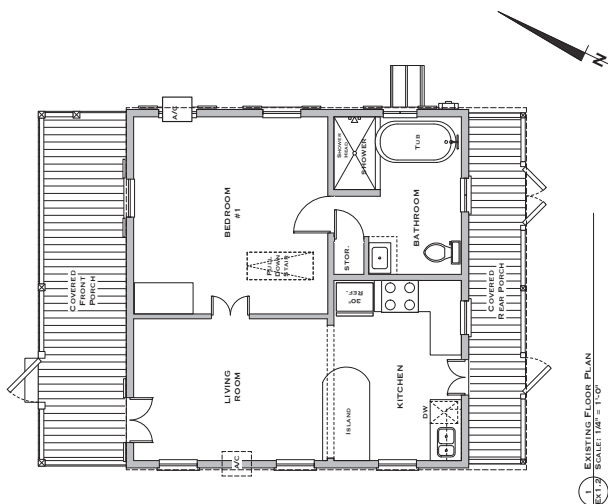
REVISION #	DATE

Ex1.2

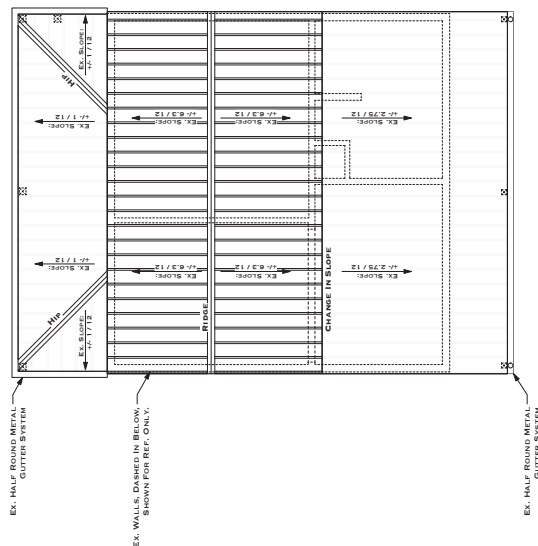
SHEET 4



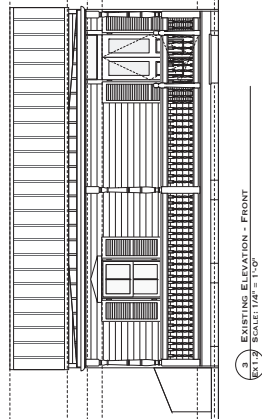
S. NEAL ARCHITECTS, INC.



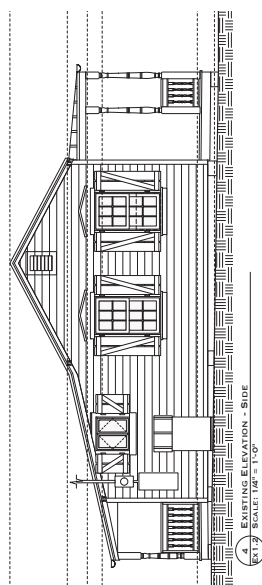
1 EXISTING FLOOR PLAN
EX 1.2 SCALE: 1/4" = 1'-0"



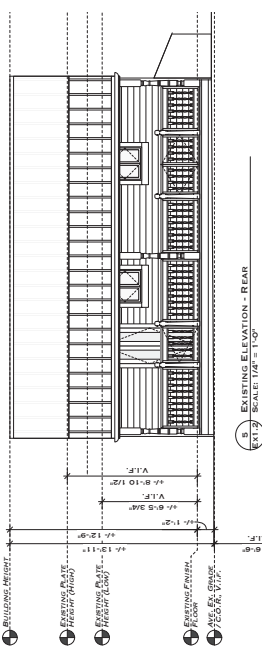
2 EXISTING ROOF PLAN
EX1.2 SCALE: 1/4" = 1'-0"



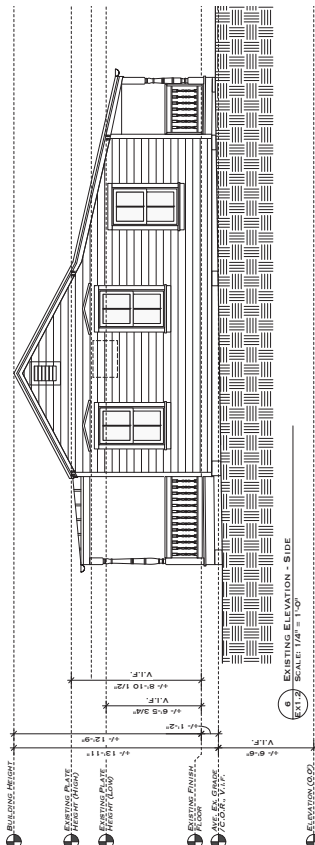
3 EXISTING ELEVATION - FRONT
EX1.2 SCALE: 1/4" = 1'-0"



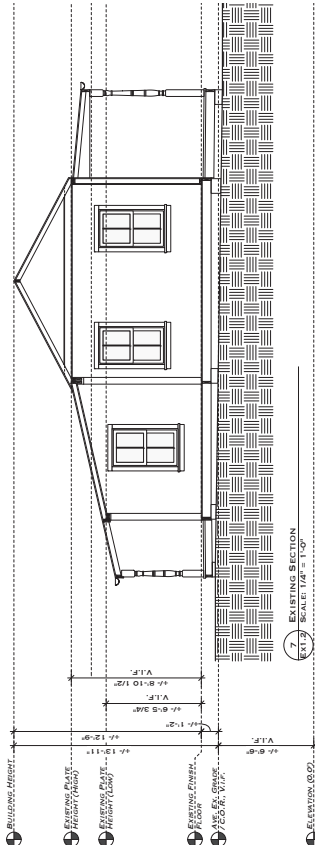
4 EXISTING ELEVATION - SIDE
EX 1.2 SCALE: 1/4" = 1'-0"



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

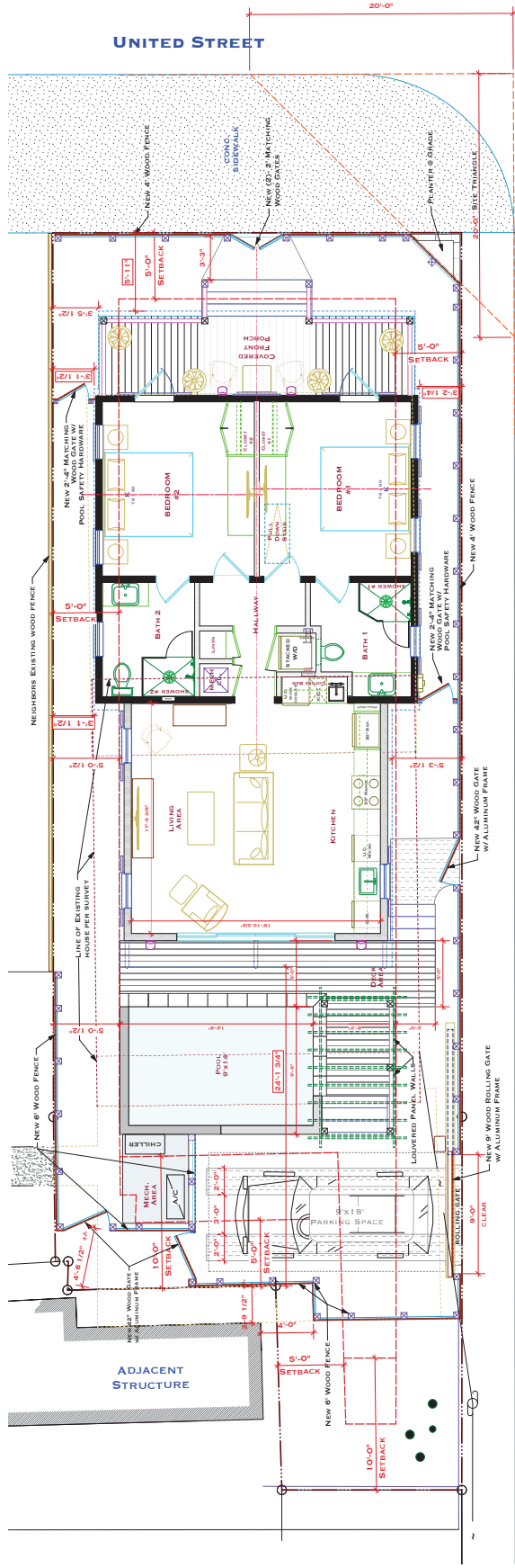


6 EXISTING ELEVATION - SIDE
EX1.2 SCALE: 1/4" = 1'-0"



7 EXISTING SECTION
 REV 1/2 SCALE: 1/4" = 1'-0"

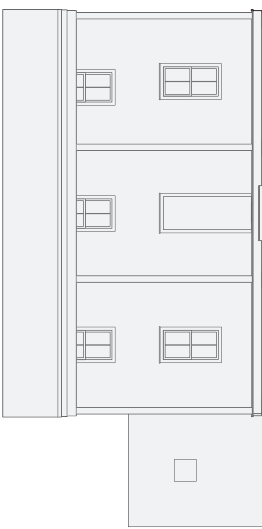
TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



SEC. 122-1406 (b)
-OBSTRUCTIONS TO VISIBILITY.

3 PROPOSED SITE & FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

EDGE OF PAVEMENT ±
ELIZABETH STREET



622 UNITED STREET

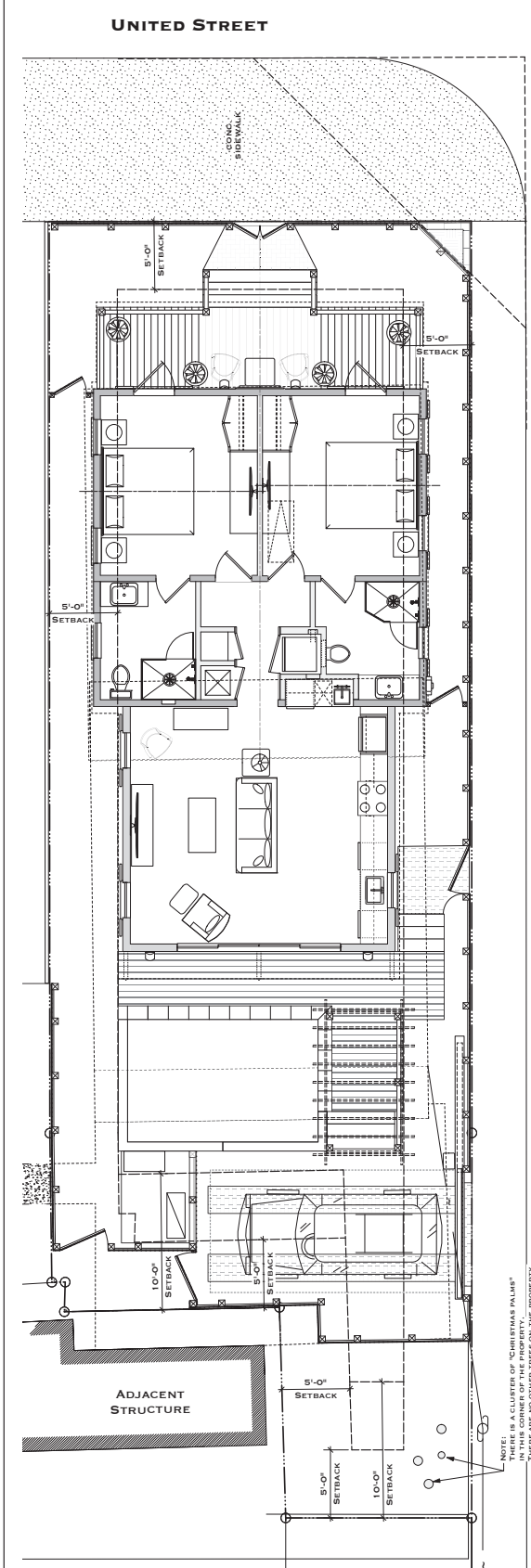
624 UNITED STREET

(SITE)

ELIZABETH STREET

1305 ELIZABETH STREET

2 HARC CONTEXT ELEVATION
A1.1 SCALE: 3/16" = 1'-0"



LANDSCAPE PLAN
SHEET 06 - 1 OF 1

ELIZABETH STREET

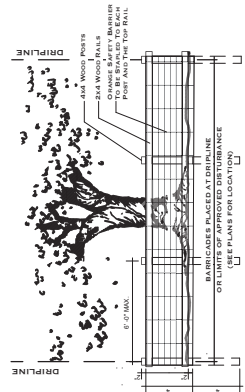
EDGE OF PAVEMENT

SIDE NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ENGINEER/PROFESSIONAL TO REVIEW AND APPROVE ALL REQUIRED ZONING, SETBACKS, THE BUILDING PERMITS, AND ANY OTHER REQUIRED PERMITS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITIES, AND SURVEY DATA PRIOR TO CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY SETBACKS & EASEMENTS. EXISTING UTILITIES REQUIRED FOR CONSTRUCTION & SITE WORK. THE EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SETBACKS & EASEMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SETBACKS & EASEMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SETBACKS & EASEMENTS.
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TREE PROTECTION AND PRESERVATION NOTES:

1. PROTECT EXISTING TREES TO REMAIN. CONSTRUCTION SHALL BE COMPLETED WITHIN THE PROTECTED ZONE. THE PROTECTED ZONE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE PROTECTED ZONE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE PROTECTED ZONE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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**DRAWINGS ARE
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ONLY NOT FOR
CONSTRUCTION**

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