

APPLICATION

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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

JOHN M. SPOTTSWOOD, JR.
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ROBERT H. GEBALDE

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OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

REVISED February 26, 2025

December 20, 2024

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

RE: After the Fact Variance Application 620 Dey Street, Key West, Florida 33040
Property ID# - 00000880-000000

Dear Ms. Halloran,

Please allow this letter and supporting documentation to serve as my client's, Kurt and Linda Gehring, ("Applicant"), application for after the fact variances at 620 Dey Street, Key West, Florida 33040 (the "Property") located in the Historic Medium Density Residential ("HMDR") zoning district. Pursuant to code Sec. 90-391, this variance request is made in order to accommodate the after-the-fact reconstruction of an accessory structure located at the rear of the Property. Specifically, this application requests variances to code Sec. 122-1181 with regard to the required five (5'-0") setback for accessory structures. As the attached site plan and surveys will show, the new structure has been reconstructed with an improved side setback from 0'-10" to 1'-3". The placement of the reconstructed accessory structure's rear wall is an improvement from the original eaveless structure. The exterior wall has improved from 2'-9" from the rear property line to 3'-1". However, with an eave attached, the rear setback is reduced from 2'-9" to 2'-1".

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

1. Existence of special conditions or circumstances. Special-- conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.
 - a. Special conditions exist. The new structure has been built with improved setbacks for the side and rear exterior wall. No expansion of the nonconformity has occurred with the exception of the overhanging eave at the rear of the property.

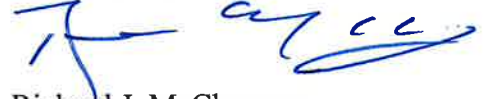
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. The previous accessory structure was situated at the same location for many years prior to the current owners. That previous structure was toxic with black mold and had to be removed. Neither of these are the result of the current owner.
3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.
 - a. Special privileges are not conferred. The LDRs provide for the replacement of a nonconforming accessory structure with variance approval.
4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
 - a. The hardship for this request was the need for the voluntary demolition of the previous structure. The LDRs do provide for the continuation of nonconforming accessory structures through the variance process. Photos of the mold infested structure that prompted the emergent demo are provided with this application.
5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - a. The variance request is to match the previous historic structure that was there. No expansion of the existing nonconformity with the exception of a rear eave which can be removed if required. However, the new structure will be fire-sprinkled and raised for FEMA purposes. .
6. Not injurious to the public welfare. That granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.
 - a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest. The variance will allow the owner to submit building permits to ensure the new construction satisfies current building, life safety and FEMA requirements. It is not injurious to the public welfare as the previous structure had been legally in existence for many years.
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses of neighboring lands, structures, or buildings in the same district and

that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

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

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

Sincerely,



Richard J. McChesney

Enc.



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

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

After the Fact Application Fee Schedule

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

Please read the following carefully before filling out the application

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

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

Application Process

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

Please include the following with this application:

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

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

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

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

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



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Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 620 Dey Street

Zoning District: HMDR

Real Estate (RE) #: 00000880-000000

Property located within the Historic District?

☒ Yes

☐ No

APPLICANT:

☐ Owner

☐ Authorized Representative

Name: Richard McChesney/Spottswood Law Firm

Mailing Address: 500 Fleming Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: _____

Office: _____

Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Kurt and Linda Gehring

Mailing Address: 620 Dey Street

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: _____

Office: _____

Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use:

The variance will allow the reconstruction of an accessory structure in the rear of the Property.

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

Variance to code Sec. 122-1181 to allow the reconstruction of an accessory structure within the required 5' foot side and rear setback.

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? ☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

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

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

Site Data Table

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

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

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

Standards for Considering Variances

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

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

SEE ATTACHED COVER LETTER

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

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

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

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

PROPERTY CARD

PROPERTY RECORD CARD

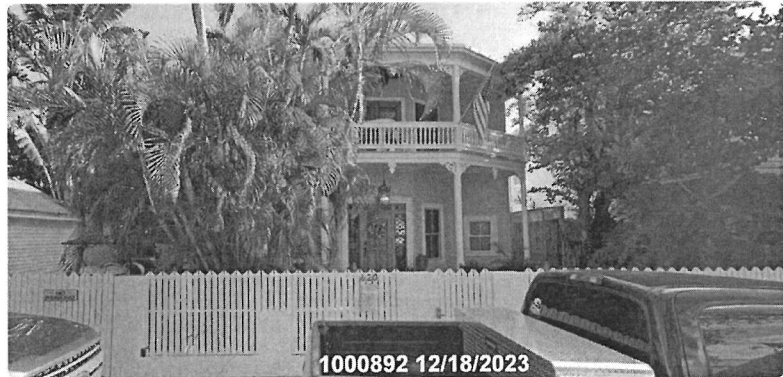
Disclaimer

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

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

Summary

Parcel ID 00000880-000000
 Account# 1000892
 Property ID 1000892
 Millage Group 12KW
 Location 620 DEY St, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 12 G26-347 OR620-237
 Description OR876-2277 OR876-2280/81 OR997-1510/11
 OR1554-45 OR1554-46/47 OR1619-1513/14
 OR1662-1501 OR2572-590/93 OR2946-1142
 OR3090-2018
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

GEHRING KURT
 620 Dey St
 Key West FL 33040

GEHRING LINDA
 620 Dey St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$697,325	\$666,349	\$673,219	\$1,121,300
+ Market Misc Value	\$43,996	\$29,676	\$30,136	\$26,499
+ Market Land Value	\$1,509,600	\$1,265,400	\$980,500	\$725,200
= Just Market Value	\$2,250,921	\$1,961,425	\$1,683,855	\$1,872,999
= Total Assessed Value	\$2,037,465	\$1,852,241	\$1,683,855	\$1,554,828
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,250,921	\$1,961,425	\$1,683,855	\$1,872,999

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,509,600	\$697,325	\$43,996	\$2,250,921	\$2,037,465	\$0	\$2,250,921	\$0
2023	\$1,265,400	\$666,349	\$29,676	\$1,961,425	\$1,852,241	\$0	\$1,961,425	\$0
2022	\$980,500	\$673,219	\$30,136	\$1,683,855	\$1,683,855	\$0	\$1,683,855	\$0
2021	\$725,200	\$1,121,300	\$26,499	\$1,872,999	\$1,554,828	\$0	\$1,872,999	\$0
2020	\$719,650	\$1,122,291	\$26,860	\$1,868,801	\$1,413,480	\$0	\$1,868,801	\$0
2019	\$758,500	\$1,133,981	\$27,221	\$1,919,702	\$1,284,982	\$0	\$1,919,702	\$0
2018	\$507,617	\$751,829	\$27,581	\$1,287,027	\$1,168,165	\$0	\$1,287,027	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,625.00	Square Foot	0	0

Buildings

Building ID	12	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	1925	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2018	
Building Name		Foundation	CONCR FTR	
Gross Sq Ft	3157	Roof Type	GABLE/HIP	
Finished Sq Ft	2428	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	SFT/HD WD	
Condition	GOOD	Heating Type	FCD/AIR DUCTED	
Perimeter	352	Bedrooms	4	
Functional Obs	0	Full Bathrooms	3	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	5	Grade	700	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	504	0	160
FLA	FLOOR LIV AREA	2,428	2,428	342
OPU	OP PR UNFIN LL	180	0	58
OPF	OP PRCH FIN LL	45	0	36
TOTAL		3,157	2,428	596

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1982	1983	5 x 52	1	260 SF	5
WALL AIR COND	1983	1984	0 x 0	1	1 UT	1
CUSTOM PATIO	2012	2013	0 x 0	1	1900 SF	2
RES POOL	1982	1983	0 x 0	1	220 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/19/2021	\$1,950,000	Warranty Deed	2314990	3090	2018	01 - Qualified	Improved		
1/28/2019	\$100	Quit Claim Deed	2203472	2946	1142	30 - Unqualified	Improved		
5/29/2012	\$1,000,000	Warranty Deed		2572	590	02 - Qualified	Improved		
2/17/2000	\$650,000	Warranty Deed		1619	1513	Q - Qualified	Improved		
12/31/1998	\$394,000	Warranty Deed		1554	0046	Q - Qualified	Improved		
3/1/1983	\$145,000	Warranty Deed		876	2280	Q - Qualified	Improved		
2/1/1975	\$55,000	Conversion Code		620	237	Q - Qualified	Improved		

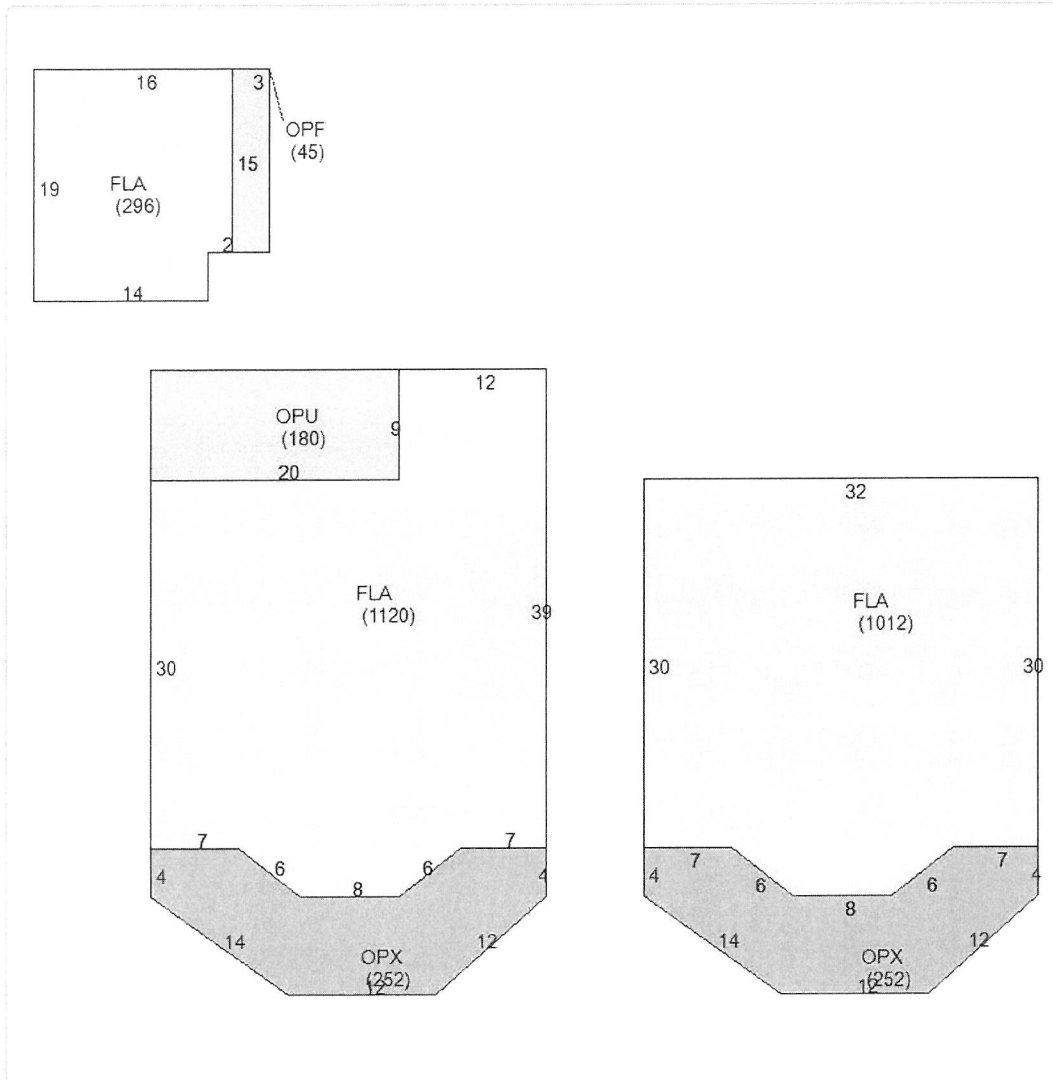
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-0452	02/20/2024	Completed	\$10,400	Residential	POOL RESURFACING
22-3474	02/06/2023	Completed	\$15,000	Residential	REPAIR AND REPLACE ROTTEN BOARDS AND PAINT ALL EXTERIOR HOUSE AND COTTAGE
18-280	03/13/2018	Completed	\$12,605		COTTAGE WINDOWS WILL BE REPLACE WITH ALUMINUM IMPACT WINDOWS . 3 ON THE WEST SIDE 4 ON NORTH SIDE
18-281	03/13/2018	Completed	\$97,898		CHANGE PROJECT REPLACIEING A PORTION OF WINDWOS WITH WOOD INIMPACT WINDOWS LEAVING 10 ORIGINAL HIST WINDOWS. ON FIRST FLR NORTH SIDE 2 WOOD IMPACT INSTALL . ALONG WITH 3 WOOD IMPACT WINDOWS ON WEST SIDE OF HOUSE. NO WOOD IMPACTT WINDOWS WILL BE INSTALL ON 2ND FLR .INSTALLING WOOD IMPACT DOORS ON FIRST FLR FRONT DOOR WITH SIDCE LIFTHS AND TRANSOM NORTH SIDE . ON SECOND FLR NORTH SIDE FRONT OF HOUSE PORCH DOORS ALUMINIM IMPACT WINDOWS WILL BE INSTALLED ON FRIST FLOOR BACK OF HOUSE 3 ON SW SIDE 3 MORE SW SIDE 1 SE SIDE SECOND FLR 1 WINDWOS SOUTH SIDE
12-2660	07/24/2012	Completed	\$18,000		REPLACE EXISTING BRICK & CONCRETE WITH NEW MATERIAL
12-2336	06/29/2012	Completed	\$4,800		INSTALL NEW TRIZONE MINI SPLIT AC SYSTEM
05-3333	08/08/2005	Completed	\$2,400		UPGRADE ELECTRICAL SERVICE
05-1170	04/12/2005	Completed	\$2,400	Residential	REROOF 4SQS V-CRIMP ELEVATED ROOF
02-0336	02/11/2002	Completed	\$9,077		ROOFING
0102229	06/11/2001	Completed	\$1,000	Residential	DEMO GARAGE
M951692	05/01/1995	Completed	\$4,500		REPLACE 3 TON AC
B943446	10/01/1994	Completed	\$6,000	Residential	RENOVATION
B943468	10/01/1994	Completed	\$3,500		INSTALL SATEL.ANTENNA

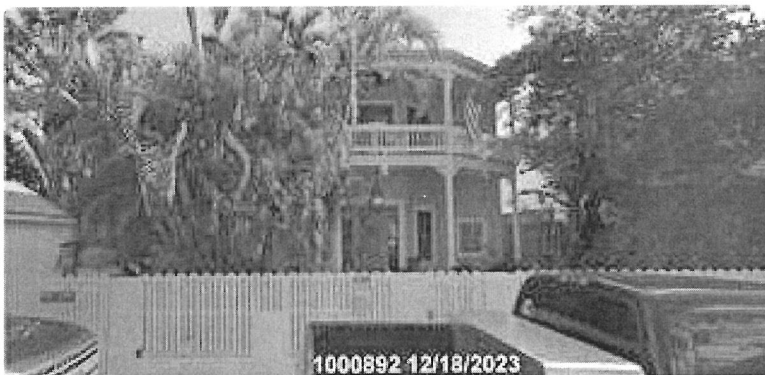
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 11/13/2024, 5:39:41 AM

AUTHORIZATION FORM



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, Kurt and Linda Gehring authorize
Please Print Name(s) of Owner(s) as appears on the deed

Spottswood, Spottswood, Spottswood & Sterling, PLLC/Richard J. McChesney
Please Print Name of Representative

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

Kurt Gehring
Signature of Owner

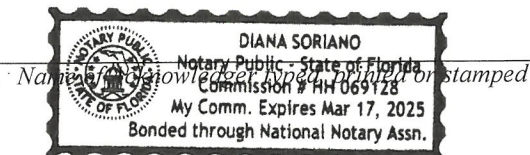
Linda S Gehring
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 11.7.2024
Date

by Kurt and Linda Gehring
Name of Owner

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

Diana Soriano
Notary's Signature and Seal



Commission Number, if any

**VERIFICATION
FORM**



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

I, Richard J. McChesney, in my capacity as Member
(print name) *(print position; president, managing member)*
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

620 Dey Street

Street address of subject property

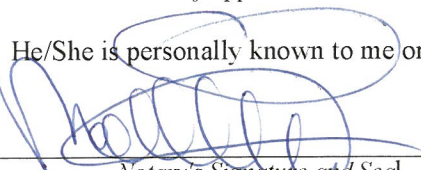
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein 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 November 12, 2024 by
date
Richard McChesney
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



DEED

Doc # 2314990 Bk# 3090 Pg# 2018 Recorded 4/20/2021 at 10:34 AM Pages 3
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
REC: \$27.00 Deed Doc Stamp \$13,650.00

Prepared by and return to:

Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 21-325
Consideration: \$1,950,000.00

Parcel Identification No. 00000880-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 19th day of April, 2021 between Michael E. Rollins and Carolyn L. Rollins as Co-Trustees of the Michael E. Rollins and Carolyn L. Rollins Revocable Trust dated December 12, 2018 whose post office address is 3566 Old Mill Road, Springfield, OH 45502 of the County of Clark, State of Ohio, grantor*, and Kurt Gehring and Linda Gehring, husband and wife whose post office address is 620 Dey Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February 1829, as a Part of Lot 1, in Square 12.

COMMENCING at a point on the Southeast side of Dey Street 100 feet and 6 inches from the corner of Elizabeth and Dey Streets, and running thence along Dey Street in a Southwesterly direction 50 feet and 3 inches; thence at right angles in a Southeasterly direction 93 feet; thence at right angles in a Northeasterly direction 50 feet and 3 inches; thence at right angles in a Northwesterly direction 93 feet to the place of beginning.

LESS that certain parcel of real property as conveyed by a Quit Claim Deed from Harry J. Kammel and Irene H. Kammel, his wife, to Bertha L. Von Harten, said Quit Claim Deed dated 5/10/73 and recorded on 5/25/73 in Official Records Book 540 at Pages 561-562 in the Office of the Clerk of the Circuit Court, Monroe County, Florida, said Quit Claim Deed conveying that certain parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

Part of Lot 1, in Square 12 on the Island of Key West, Florida, according to Wm. A. Whitehead's diagram of said Island and more particularly described as follows:

COMMENCING at the intersection of the Southwesterly property line of Elizabeth Street and the Southeasterly property line of Dey Street, run Southwesterly along the Southeasterly property line of Dey Street for a distance of 145.25 feet to the point of beginning of the parcel of land hereinafter described; from said point of beginning run at right angles and Southeasterly along an old fence line for a distance of 88 feet to a point; thence at right angles and Southwesterly along an old fence line for a distance of 51.05 feet to a point; thence with a deflected angle to the right of 89 degrees 28 minutes 45 seconds and Northwesterly for a distance of 88 feet along an old fence line to a point; thence with a deflected angle to the right of 90 degrees 31 minutes, 15 seconds and Northeasterly along the Southeasterly property line of Dey Street for a distance of 51.85 feet back to the point of beginning.

DoubleTime®

AND ALSO

A parcel of land on the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February, A.D. 1829 as a part of Lot 1, in Square 12, said parcel being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Southeasterly right of way line of Dey Street with the Southwesterly right of way line of Elizabeth Street and run thence Southwesterly along the Southeasterly right of way line of the said Dey Street for a distance of 92.57 feet to the Point of Beginning; thence continue Southwesterly and along said Dey Street for a distance of 2.43 feet; thence Southeasterly and at right angles for a distance of 40.0 feet; thence Southwesterly and at right angles for a distance of 5.0 feet; thence Southeasterly and at right angles for a distance of 50.0 feet; thence Northeasterly and at right angles for a distance of 7.33 feet to the Southwesterly face of an existing concrete block wall; thence Northwesterly and along said Southwesterly face of wall for a distance of 90.0 feet back to the Point of Beginning.

AND ALSO

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COMMENCE at the intersection of the SE'ly right of way line of Dey Street with the SW'ly right of way line of Elizabeth Street and run thence SW'ly along the SE'ly right of way line of the said Dey Street for a distance of 95.0 feet to the Point of Beginning; thence continue SW'ly along the SE'ly right of way line of the said Dey Street for a distance of 5.5 feet; thence SE'ly and at right angles for a distance of 90.0 feet; thence NE'ly and at right angles for a distance of 0.5 feet; thence NW'ly and at right angles for a distance of 50.0 feet; thence NE'ly and at right angles for a distance of 5.0 feet; thence NW'ly and at right angles for a distance of 40.0 feet back to the Point of Beginning.

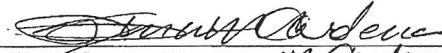
Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


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.


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

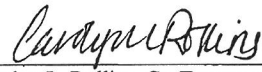
Signed, sealed and delivered in our presence:

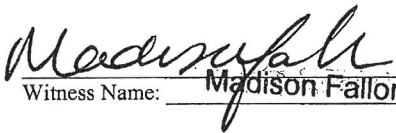

Witness Name: Susan M. Cardenas


Michael E. Rollins, Co-Trustee of the Michael E. Rollins and
Carolyn L. Rollins Revocable Trust dated December 12,
2018


Witness Name: Madison Fallon

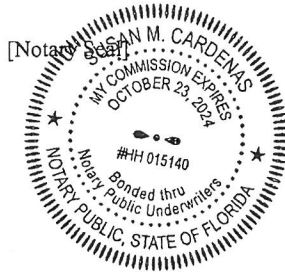

Witness Name: Susan M. Cardenas

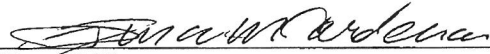

Carolyn L. Rollins, Co-Trustee of the Michael E. Rollins and
Carolyn L. Rollins Revocable Trust dated December 12,
2018


Witness Name: Madison Fallon

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of April, 2021 by Michael E. Rollins, Co-Trustee and Carolyn L. Rollins, Co-Trustee, who ☐ are personally known or ☒ have produced driver's licenses as identification.



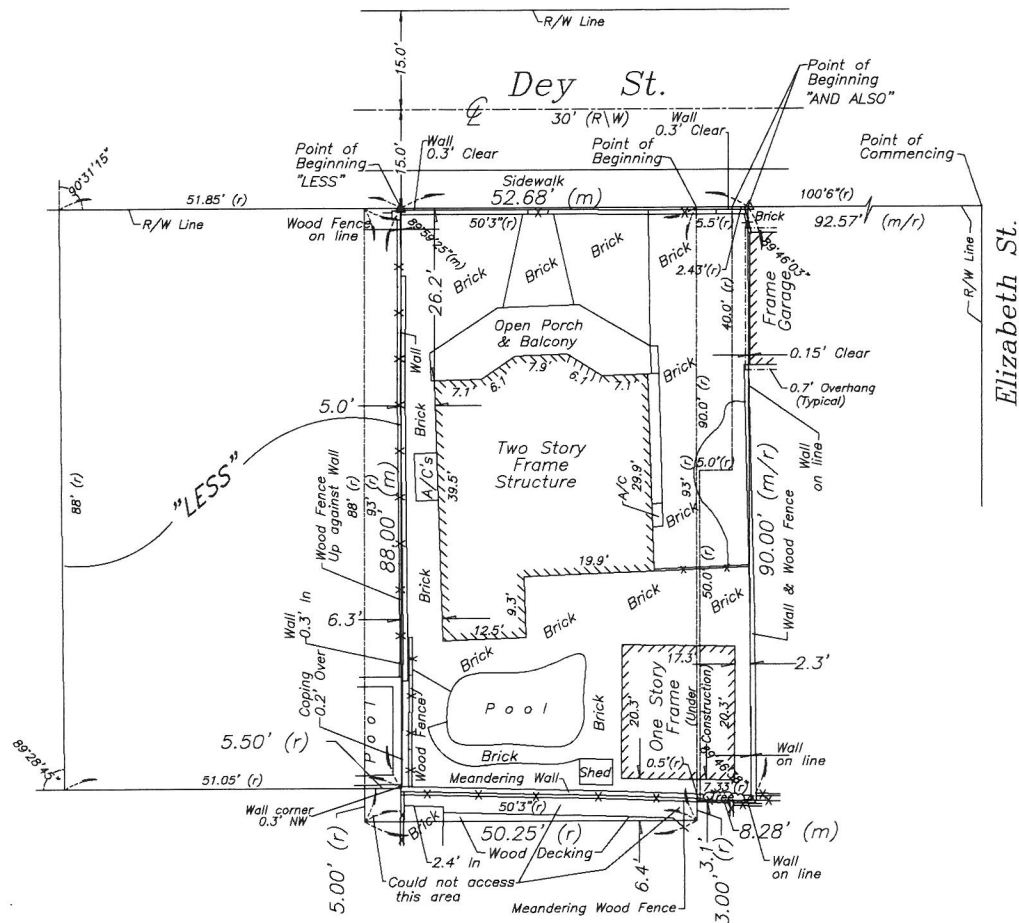
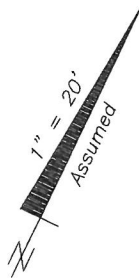

Notary Public

Printed Name: Susan M. Cardenas

My Commission Expires: 10.23.2024

SURVEY

Boundary Survey Map of part of Lot 1, Square 12 Island of Key West, FL



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



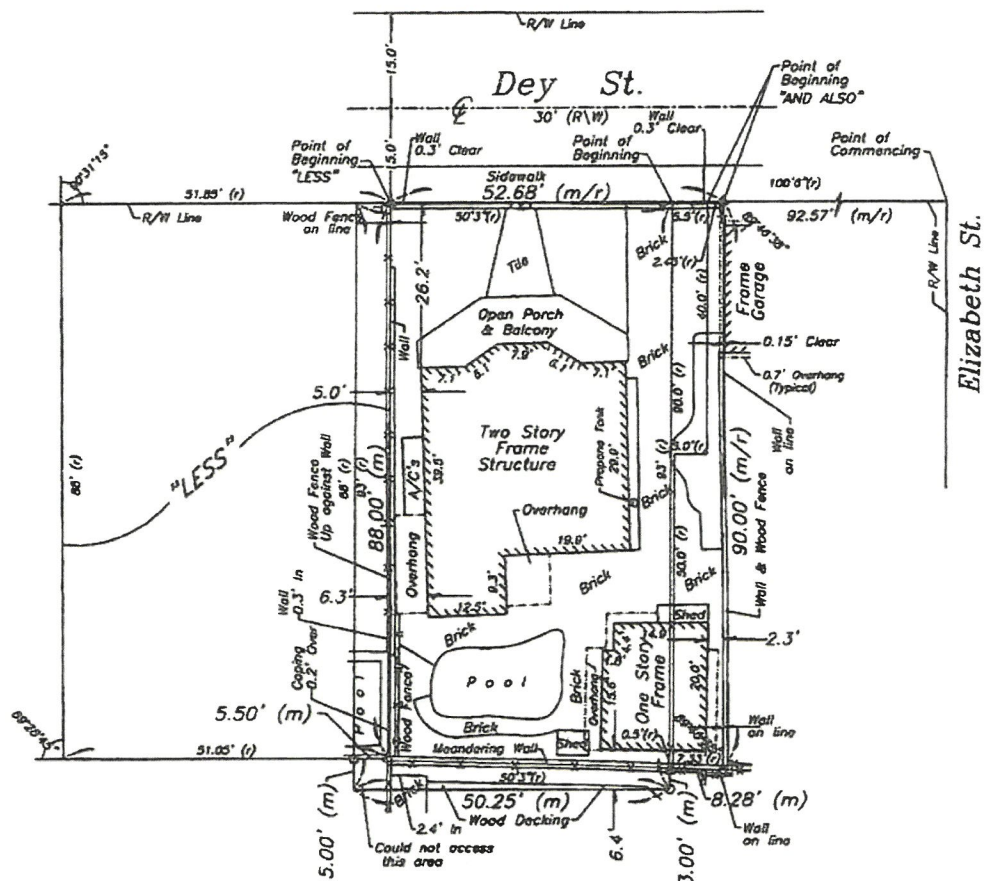
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Dey St.

Boundary Survey Map of part of Lot 1, Square 12 Island of Key West, FL

2012 Survey with previous accessory structure



LEGEND

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- ⊙ Found 1/2" Iron Rod (2863)
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Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PAID 60280

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

Boundary Survey Map of part of Lot 1, Square 12
Island of Key West, FL

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 820 Dey Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: May 22, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February 1929, as a Part of Lot 1 in Square 12. COMMENCING at a point on the southeast side of Dey Street 100 feet and 6 inches from the corner of Elizabeth and Dey Streets, and running thence along Dey Street in a Southwesterly direction 50 feet and 3 inches; thence at right angles in a Southeasterly direction 93 feet; thence at right angles in a Northeasterly direction 50 feet and 3 inches; thence at right angles in a Northwesterly direction 93 feet to the Place of Beginning. LESS that certain parcel of real property as conveyed by a Quit Claim Deed from Harry J. Kammell and Irene H. Kammell, his wife, to Bertha L. Von Horton, said Quit Claim Deed dated 6/10/73 and recorded on 6/25/73 in Official Records Book 540 at pages 561-562 in the Office of the Clerk of the Circuit Court, Monroe County, Florida, said Quit Claim Deed conveying that certain parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit: Part of Lot 1, Square 12 on the Island of Key West, Florida, according to Wm. A. Whitehead's diagram of said Island and more particularly described as follows: COMMENCING at the intersection of the southwesterly property line of Elizabeth Street and the Southeasterly property line of Dey Street, run Southwesterly along the southeasterly property line of Dey Street for a distance of 145.25 feet to the point of beginning of the parcel of land hereinafter described; from said point of beginning run at right angles and southeasterly along an old fence line for a distance of 88 feet to a point; thence at right angles and southwesterly along an old fence line for a distance of 51.05 feet to a point; thence with a deflected angle to the right of 89 degrees 28 minutes 45 seconds and Northwesterly for a distance of 88 feet along an old fence line to a point; thence with a deflected angle to the right of 90 degrees 31 minutes, 15 seconds and Northeasterly along the Southeasterly property line of Dey Street for a distance of 51.85 feet back to the Point of Beginning.

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BOUNDARY SURVEY FOR: Michael E. Rollins & Carolyn L. Rollins;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
May 24, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

SITE PLAN

620 DEY ST. - ACCESSORY STRUCTURE

SCOPE OF WORK:
REPLACEMENT OF ACCESSORY STRUCTURE

PROJECT LOCATION:
620 DEY ST.
KEY WEST, FL 33040

LEGAL DESCRIPTION:
KW PT LOT 1 SQR 12 G26-347 OR620-237

SEC/TWP/RANGE:
06/68/25

FLOOD CRITERIA:
FLOOD ZONE - AE-7 (CURRENT)/A-8 (PROPOSED)
BASED UPON N.G.V.D. 1929

SHEET LIST:
CS-1 COVER SHEET & PROPOSED SITE PLAN
A-1 OLD SURVEY
A-2 UPDATED SURVEY
A-3 ELEVATIONS
A-4 PROPOSED FLOOR PLAN

GENERAL NOTES:
CONTRACTOR TO NOTIFY ENGINEER OF ANY
FIELD CHANGES OR UNFORSEEN CONDITIONS.
ALL WORK TO BE PERFORMED IN ACCORDANCE
WITH APPLICABLE CODES.

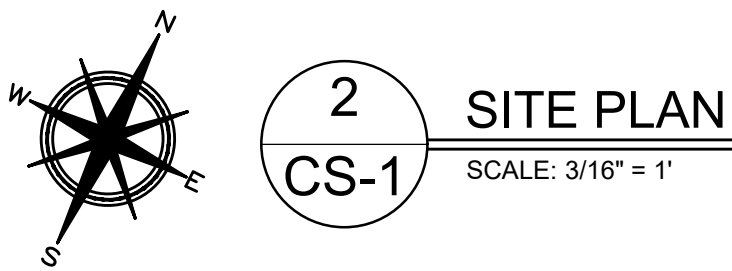
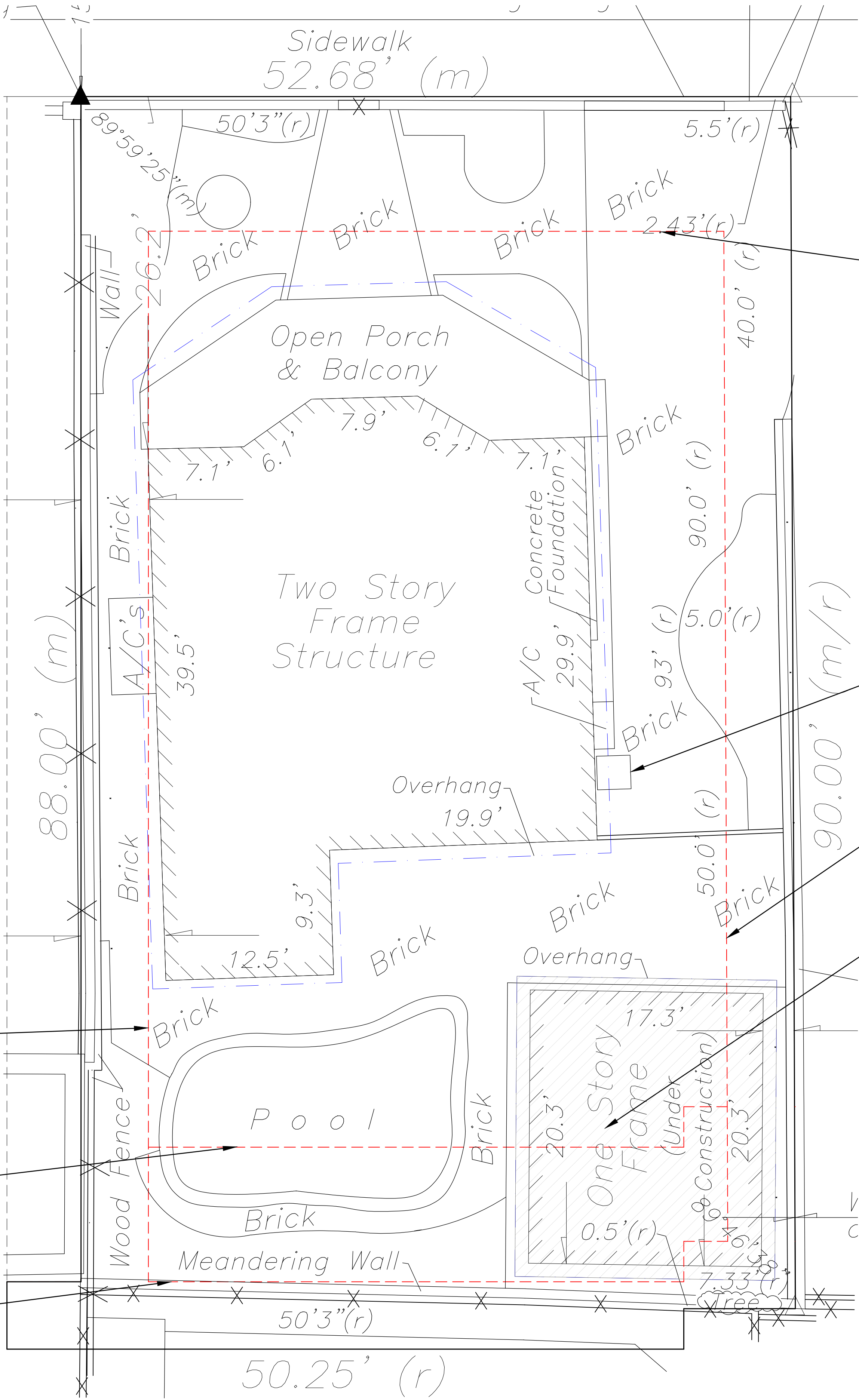


SITE DATA TABLE				
ZONING	CODE REQUIREMENT	EXISTING SITE	PROPOSED	NOTES
FLOOD ZONE		HMDR		N/A
SIZE OF SITE		AE-6		N/A
		4,922		N/A
FRONT ACCESSORY SETBACK	10'-0"	14'-8"	14'-8"	N/A
SIDE ACCESSORY SETBACK A	5'-0"	4'-4"	4'-4"	N/A
SIDE ACCESSORY SETBACK B	5'-0"	0'-10"	1'-3"	5" IMPROVEMENT
REAR ACCESSORY SETBACK	5'-0"	2'-9"	2'-1"	8" REDUCTION
BUILDING COVERAGE	40%	39.5%	39.4%	.1% IMPROVEMENT
IMPERVIOUS SURFACE	60%	56.9%	56.1%	.1% IMPROVEMENT
OPEN SPACE/LANDSCAPING	35%	20.0%	20.9%	.1% IMPROVEMENT

5' SIDE SETBACK (A)

15' REAR SETBACK

5' ACCESSORY SETBACK



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ROBERT HULEC, P.E.
LIC # 96937



LAKWOOD ENGINEERING
1211 WATSON ST.
KEY WEST, FL 33040
305-890-6284

DATE: 02/26/25

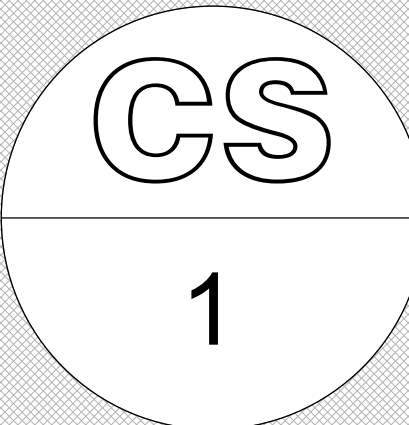
REV SET DESCRIPTION

1 ISSUED PLANNING SET

SITE PLAN - VARIANCE APP

620 DEY ST.
KEY WEST, FL 33040

SHEET
TITLE COVER & SITE PLAN



DRAWN BY: SW APPROVED BY: BH

PROPOSED ACCESSORY
STRUCTURE



1
A-4
PROPOSED NORTH (FRONT) ELEVATION
SCALE: 3/16" = 1'

PROPOSED ACCESSORY
STRUCTURE



2
A-4
PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'



3
A-4
PROPOSED SOUTH (REAR) ELEVATION
SCALE: 3/16" = 1'



4
A-4
PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'

SCALE 3/16" = 1'

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ROBERT HULEC, P.E.
LIC # 96937

LAKEWOOD ENGINEERING
DESIGN & CONSTRUCTION SERVICES

LAKEWOOD ENGINEERING
1211 WATSON ST.
KEY WEST, FL 33040
305-890-6284

DATE: 02/26/25

REV SET DESCRIPTION

1

ISSUED PLANNING SET

SITE PLAN - VARIANCE APP

620 DEY ST.
KEY WEST, FL 33040

SHEET
TITLE ELEVATIONS

A
3

DRAWN BY: SW APPROVED BY: BH

SEAL:

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LAKEWOOD ENGINEERING
1271 WATSON ST.
KEY WEST, FL 33040
305-890-6284

DATE: 02/26/25

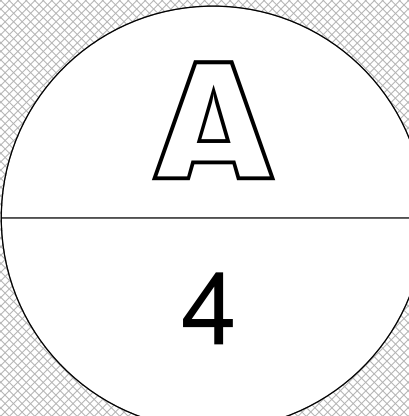
REV SET 1

DESCRIPTION ISSUED PLANNING SET

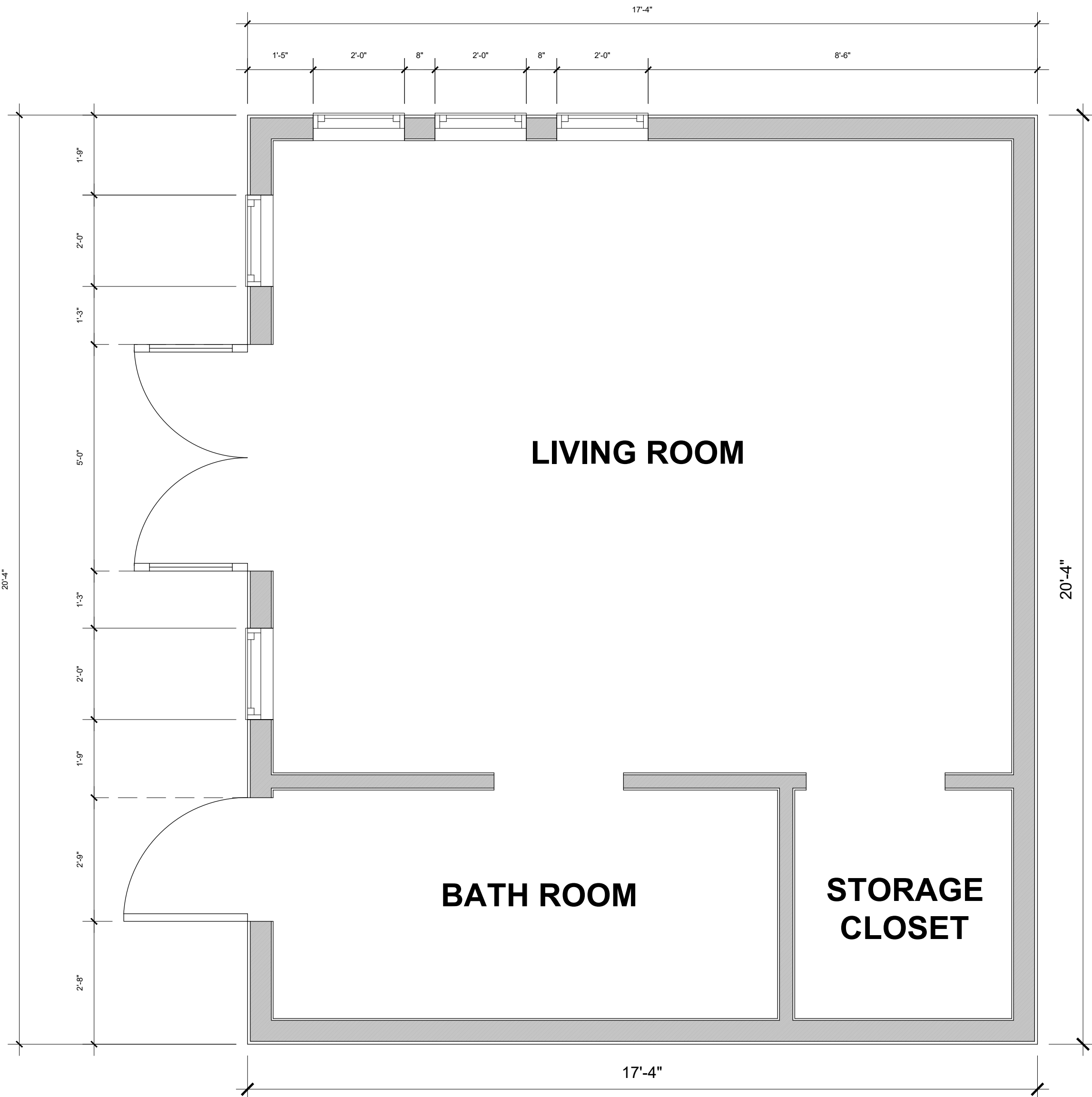
SITE PLAN - VARIANCE APP

620 DEY ST.
KEY WEST, FL 33040

SHEET
TITLE FLOOR PLAN



DRAWN BY: SW APPROVED BY: BH



1
A-4 PROPOSED ACCESSORY FLOOR PLAN
SCALE: 1/2" = 1'

SCALE 1/2" = 1'

