

# **Application**



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)



Application Fee Schedule	
Variance Application Fee	\$ 2,315.25
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$2,756.51

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,630.50
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$5,071.76

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

### PROPERTY DESCRIPTION:

Site Address: 1617 Bahama Dr, Key West, FL 33040

Zoning District: SF

Real Estate (RE) #: 00070240-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Joshua Baeten Mailing Address: 1617 Bahama Dr

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 630-484-5384 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: jpbaiten@gmail.com

### PROPERTY OWNER: (if different than above)

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Description of Proposed Construction, Development, and Use: \_\_\_\_\_

Pool house elevated above flood and wood frame pool deck to accomodate access to pool house

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

Right Setback. Req. 5ft; Ex 1.7ft; Prop. 3.0ft to a/c unit

Max. Building Coverage Req. 35%; Ex. 36.57%; Prop. 39.55%

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	SF			
Flood Zone	AE8			
Size of Site	5,600.00 SF			
Height	25+5 FT	+/- 12FT	+/-17.5FT	NO
Front Setback	20 FT	+/-20'-3"	NO CHANGES	NO
Side Setback	5 FT	+/-5'-9"	NO CHANGES	NO
Side Setback	5 FT	+/-1'-7"	+/-3'-0"	YES
Street Side Setback	N/A	N/A	N/A	NO
Rear Setback	25 FT/ 5 FT	34'-11"/4'-0"	34'-11"/5'-0"	NO
F.A.R	N/A	N/A	N/A	NO
Building Coverage	35%	36.57%	39.55%	YES
Impervious Surface	50%	52.63%	50.57%	NO
Parking	2	2	2	NO
Handicap Parking	N/A	N/A	N/A	NO
Bicycle Parking	N/A	N/A	N/A	NO
Open Space/ Landscaping	35%	47.37%	44.11%	NO
Number and type of units	1	1	1	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](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.

Special circumstances exist. The existing pool house and existing single family residence are located below flood level on marginally elevated ground level. Both structures are subejected to the impact of flooding. In case of major flooding the proposed pool elevated on stilts pool house with bathroom and wet bar can sereve as a temporary housing for the homeowner while the principle structure is being elevated or reconstructed.

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

The variances triggered are not created by the applicant. The existing buildings where present on the site prior the purchase of the house in 2020 and are not result from the action or negligence of the applicant.

- 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.

Special privileges not conferred. Granting the variances requested will not confer upon the applicant any special priveleges - similar conditions exist with the same zoning district.

- 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.

Hardship conditions exist. In case of significant flood event both building will become uninhabitable and the home owner will loose the ability to live and work in Key West for a prolonged period of time with the flood insurance covering only small part of expenses related to existing house elevating or reconstruction.

- 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.

Only minimum variances are requested that will make the reasonable use of the land.



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.

Proposed work improves several setback conditions together with a reduction of total impervious area. No injury to the public welfare.

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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.

Existing nonconforming uses of other properties are not considered as the basis of this approval.

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**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 Notes

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

Meeting Date: 10/28/2022 Zoning District: SF

Address/Location: 1617 Bahama Drive

Request: Variance to ISR, building coverage, side setback to construct accessory structure

Type of Application: Variance

Attendees: Zoe Porter, Serge Mashtakov, Joshua Baeten

## Notes:

- Existing accessory structure will be demolished and replaced with new accessory structure with a wet bar
- Minisplit on accessory structure will encroach required side setback, may be overhang from accessory structure
- Improvement to ISR
- Accessory structure may not be rented out, property does not have a BPAS

# **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 00070240-000000  
 Account# 1074071  
 Property ID 1074071  
 Millage Group 10KW  
 Location 1617 BAHAMA Dr, KEY WEST  
 Address  
 Legal LT 12 AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN. PB5-88 OR572-848  
 Description OR773-1906 OR834-2470D/C OR905-1816 OR949-551 OR1040-283 OR1321-2111/12 OR2068-1566 OR2713-1345/48 OR2759-1423/25 OR3022-0266  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6249  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision Amended Plat of Riviera Shores First Addn  
 Sec/Twp/Rng 04/68/25  
 Affordable No  
 Housing



1074071 1617 BAHAMA DR 7/1/2020

**Owner**

BAETEN JOSHUA  
 1617 Bahama Dr  
 Key West FL 33040

BAETEN CHRISTINA  
 1617 Bahama Dr  
 Key West FL 33040

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$284,849	\$247,496	\$237,430	\$176,712
+ Market Misc Value	\$42,326	\$11,335	\$4,290	\$4,290
+ Market Land Value	\$330,400	\$295,400	\$289,800	\$256,200
= Just Market Value	\$657,575	\$554,231	\$531,520	\$437,202
= Total Assessed Value	\$602,010	\$554,231	\$447,257	\$437,202
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$577,010	\$529,231	\$422,257	\$412,202

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,600.00	Square Foot	56	100

**Buildings**

Building ID	5758	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1972
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Gross Sq Ft	1972	Foundation	CONCR FTR
Finished Sq Ft	1587	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CERM/CLAY TILE
Perimeter	216	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	10	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	315	0	72
FLA	FLOOR LIV AREA	1,587	1,587	174
OPF	OP PRCH FIN LL	70	0	38
TOTAL		1,972	1,587	284



**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1979	1980	1	100 SF	1
WALL AIR COND	1983	1984	1	1 UT	1
WALL AIR COND	1983	1984	1	1 UT	3
HOT TUB	1984	1985	1	1 UT	2
FENCES	1986	1987	1	264 SF	2
BRICK PATIO	2017	2021	1	322 SF	3
UTILITY BLDG	2012	2013	1	168 SF	3
RES POOL	2021	2022	1	180 SF	5
CONC PATIO	2021	2022	1	260 SF	5

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
5/11/2020	\$690,000	Warranty Deed	2265834	3022	0266
7/24/2015	\$461,000	Warranty Deed		2759	1423
11/24/2014	\$100	Certificate of Title		2713	1345
12/17/2004	\$692,500	Warranty Deed		2068	1566
8/1/1994	\$155,500	Warranty Deed		1321	2111
1/1/1988	\$133,000	Warranty Deed		1040	283
10/1/1978	\$58,700	Conversion Code		773	1906

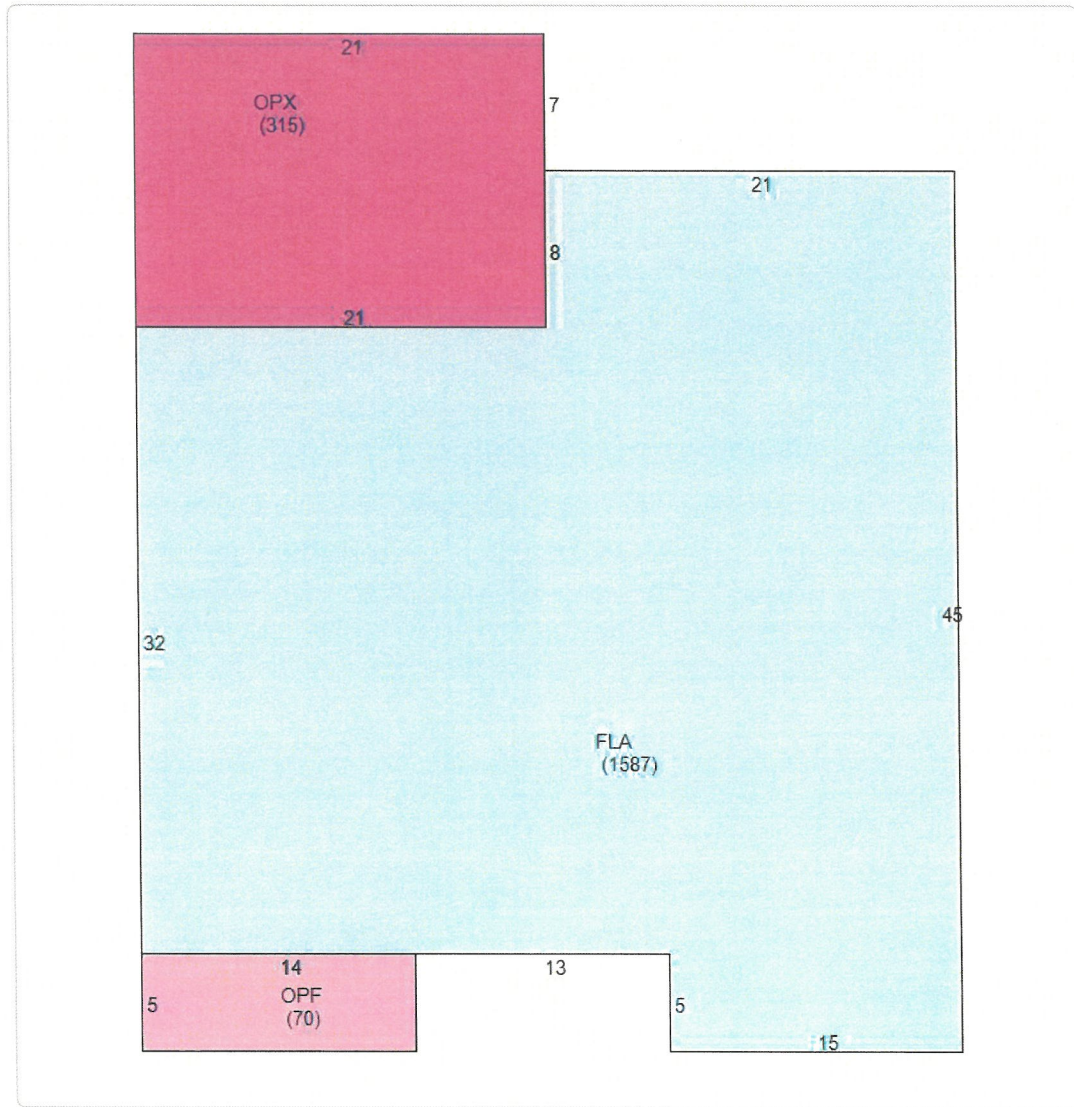
**Permits**

Number ⇅	Date Issued ⇅	Date Completed ⇅	Amount ⇅	Permit Type ⇅
2020-2270	9/28/2020	1/26/2021	\$39,000	Residential
19-0221	1/31/2019	3/15/2019	\$0	Residential
18-1043	11/2/2018	1/9/2019	\$0	Residential
17-1624	5/1/2018	10/10/2018	\$0	Residential
05-0702	3/17/2005	10/6/2005	\$35,037	Residential
B-7275	1/26/1978	1/1/1979	\$1,000	Residential
B-4728	4/20/1972	1/1/1973	\$16,700	Residential

**View Tax Info**

[View Taxes for this Parcel](#)

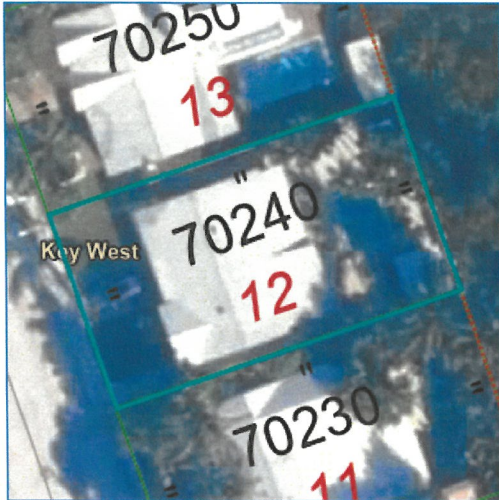
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 11/25/2022, 4:17:03 AM

Version 2.3.232

Developed by  
 Schneider  
GEOSPATIAL

**Ukg' Rnc p**

# VARIANCE APPLICATION PLANS FOR ACCESSORY STRUCTURE

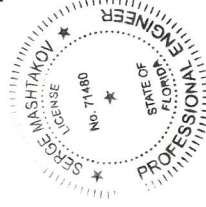


SITE LOCATION

PROJECT LOCATION:  
1617 BAHAMA DR,  
KEY WEST, FL 33040

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

Digitally signed by  
Serge Mashtakov,  
PE 71480 State of  
Florida  
Date: 2022.11.26  
12:15:49 -05'00'



DATE: SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
LICENSE NO. 71480

REV: DESCRIPTION: REV: DATE:

STATUS: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING  
ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
SUITE 200  
DUBLIN, CA 94568  
(925) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: JOHNSA BAETEN

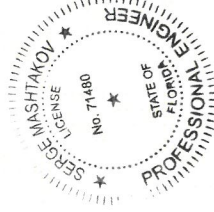
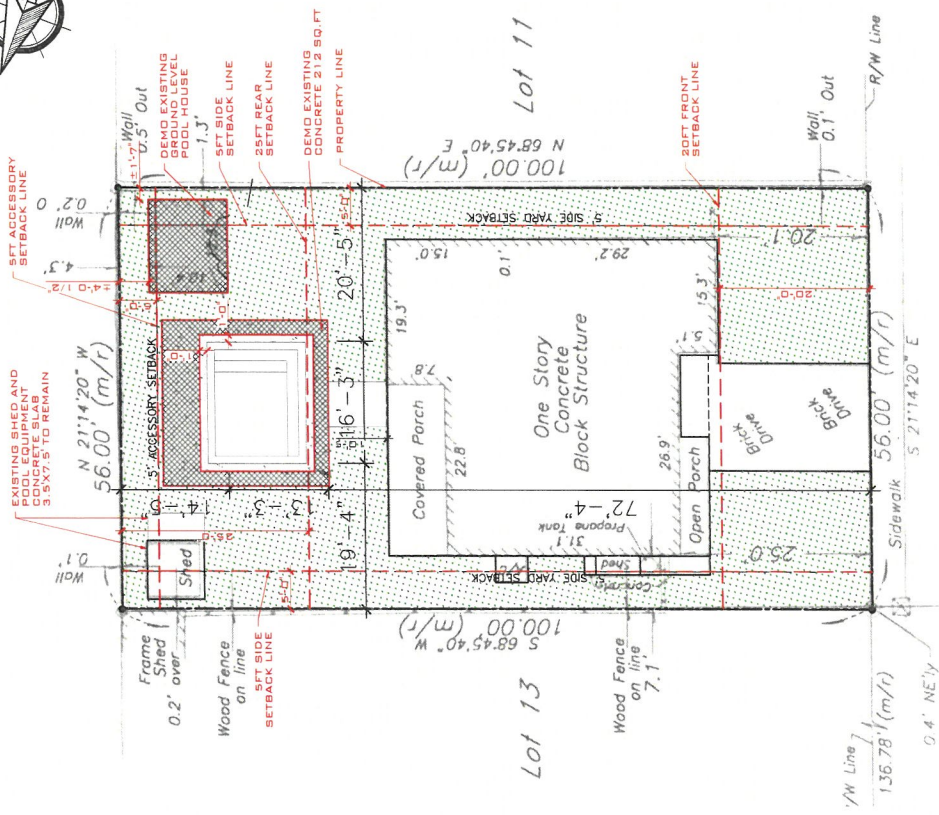
PROJECT: ACCESSORY STRUCTURE

SITE: 1617 BAHAMA DR  
KEY WEST, FL 33040

TITLE: COVER

PROJECT NO:	22110-07	DATE:	11/26/22	SCALE:	AS SHOWN
PROJECT NO:	22110-07	DATE:	11/26/22	SCALE:	AS SHOWN
PROJECT NO:	22110-07	DATE:	11/26/22	SCALE:	AS SHOWN
PROJECT NO:	22110-07	DATE:	11/26/22	SCALE:	AS SHOWN





THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

**Digitally signed by**  
**Serge Mashtakov,**  
**PE 71480 State of**  
**Florida**  
**Date: 2022.11.26**  
**12:46:05 -05'00'**

DATE: 2022.11.26  
 BY: SERGE MASHTAKOV  
 STATE OF FLORIDA  
 LICENSE NO. 71480

REV: DESCRIPTION: BY: DATE:  
 STATUS: FINAL

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING

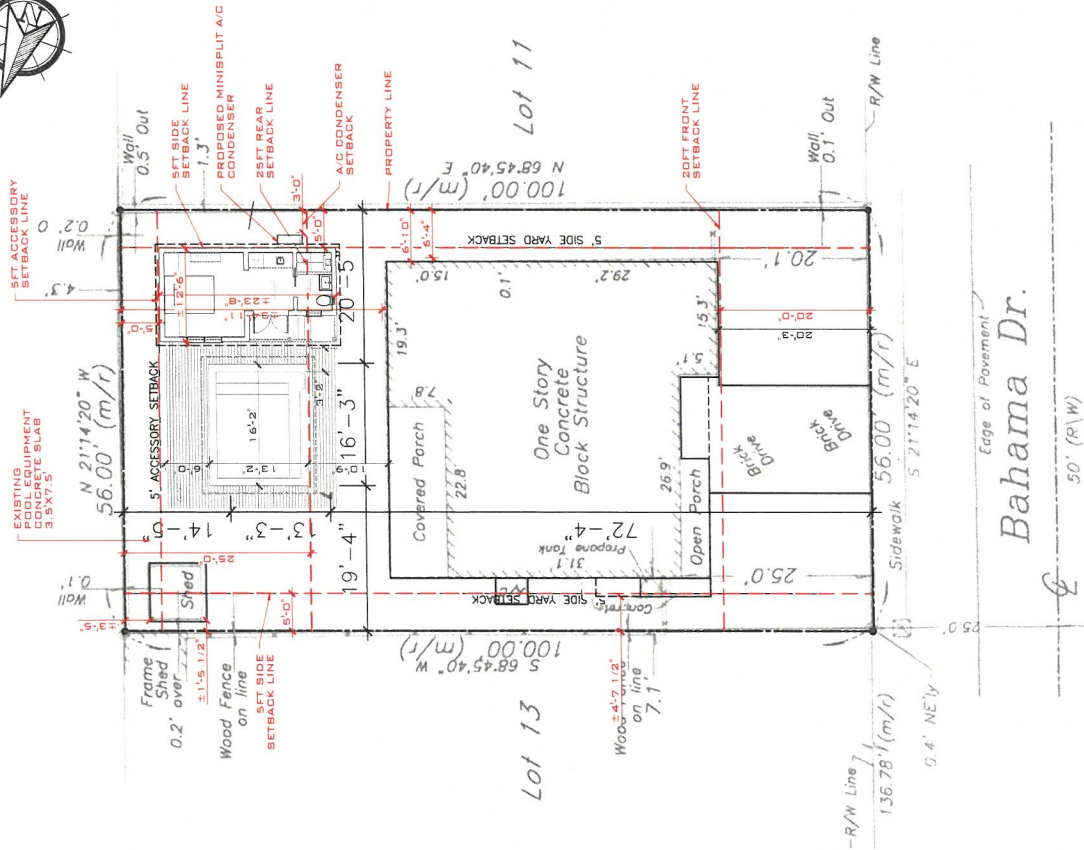
ARTIBUS DESIGN  
 3710 N. ROOSEVELT BLVD  
 SUITE 200  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CUSTOMER: JOSHUA BAETEN

PROJECT: ACCESSORY STRUCTURE

SITE: 1617 BAHAMA DR KEY WEST, FL 33040	
TITLE: EXISTING SITE PLAN	
SCALE: 1" = 20'	DATE: 11/26/22
PROJECT NO: 2210-07	DRAWING NO: C-101
REVISION:	REVISION:
1	1

Edge of Pavement  
**Bahama Dr.**  
 50' (R/W)  
 SCALE: 1" = 20'



**SITE DATA:**  
 TOTAL SITE AREA: ±5,600.0 SQ.FT.  
 SF TO BE USED: AEB  
 FLOOD ZONE: AEB

**SETBACKS:**  
 FRONT: 20 FT. NO CHANGES  
 EXISTING ±20'-3"  
 PROPOSED NO CHANGES  
 LEFT SIDE: 5 FT. NO CHANGES  
 EXISTING ±5'-9"  
 PROPOSED NO CHANGES  
 PRINCIPLE RIGHT SIDE: 5 FT. NO CHANGES  
 EXISTING ±6'-10"  
 PROPOSED NO CHANGES  
 ACCESSORY RIGHT SIDE: 5 FT. NO CHANGES  
 EXISTING ±1'-7"  
 PROPOSED ±3'-0" (TO MINISPLIT)  
 IMPROVEMENT. VARIANCE REQUIRED

**PRINCIPLE REAR:** 25 FT. NO CHANGES  
 EXISTING ±34'-11"  
 PROPOSED NO CHANGES  
 ACCESSORY REAR: 5 FT. IMPROVEMENT  
 EXISTING ±4'-0"  
 PROPOSED 5'-0"

**MAXIMUM IMPERVIOUS SURFACE RATIO:**  
 REQUIRED: 50% (2,800.0 SQ.FT.)  
 EXISTING: 20.57% (1,082.0 SQ.FT.)  
 PROPOSED: 30.57% (1,732.0 SQ.FT.)  
 IMPROVEMENT  
 (NOTE: AREA UNDER NEW ELEVATED ON PIERS POOL COVERED BY IMPERVIOUS IS USED AS PERVIOUS ADDITIONAL PERVIOUS AREA IS ADDED TO THE TOTAL 2,538 SQ.FT. = 45.28%)

**MAXIMUM BUILDING COVERAGE:**  
 REQUIRED: 25% (1,400.0 SQ.FT.)  
 EXISTING: 36.57% (2,048.0 SQ.FT.)  
 PROPOSED: 39.55% (2,215.0 SQ.FT.)  
 VARIANCE REQUIRED

**OPEN SPACE MINIMUM:**  
 REQUIRED: 35% (1,960.0 SQ.FT.)  
 EXISTING: 47.37% (2,653.0 SQ.FT.)  
 PROPOSED: 44.11% (2,470.0 SQ.FT.)

**MAXIMUM HEIGHT: NO CHANGES**

**REAR YARD COVERAGE:**  
 TOTAL AREA: 1,400.0 SQ.FT.  
 COVERED BY POOL HOUSE AND SHED: 954 SQ.FT. = 25.3% < 30%

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Digitally signed  
 by Serge Mashtakov, PE  
 71480 State of Florida  
 Date: 2022.11.26 12:16:22 -0500

SEAL: SERGE MASHTAKOV, PE, LICENSE NO. 71480, STATE OF FLORIDA

PROJECT DESCRIPTION:	FINAL
DATE:	DATE:
BY:	BY:
ARTIBUS DESIGN ENGINEERING AND PLANNING	
ARTIBUS DESIGN 3710 N. ROBBEVILLE BLVD (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835	
CLIENT:	JOSHUA BAETEN
PROJECT:	ACCESSORY STRUCTURE
SITE:	1617 BAHAMA DR KEY WEST, FL 33040
TITLE:	PROPOSED SITE PLAN
SCALE:	1" = 20'
PROJECT NO.:	2210-07
DATE:	11/26/22
DESIGNER:	AM
CHECKER:	AM
DATE:	11/26/22
PROJECT NO.:	2210-07
SCALE:	C-102
DATE:	1

PROPOSED SITE PLAN  
 SCALE: 1" = 20'

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

Digitally signed  
by Serge  
Mashtakov, PE  
71480 State of  
Florida  
Date: 2022.11.26  
12:16:37 -0500'



BY: JAA, JURE: [Signature]  
DATE: 2022.11.26

STATUS: FINAL

ARTIBUS DESIGN  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
SUITE 300  
WEST PALM BEACH, FL 33411  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

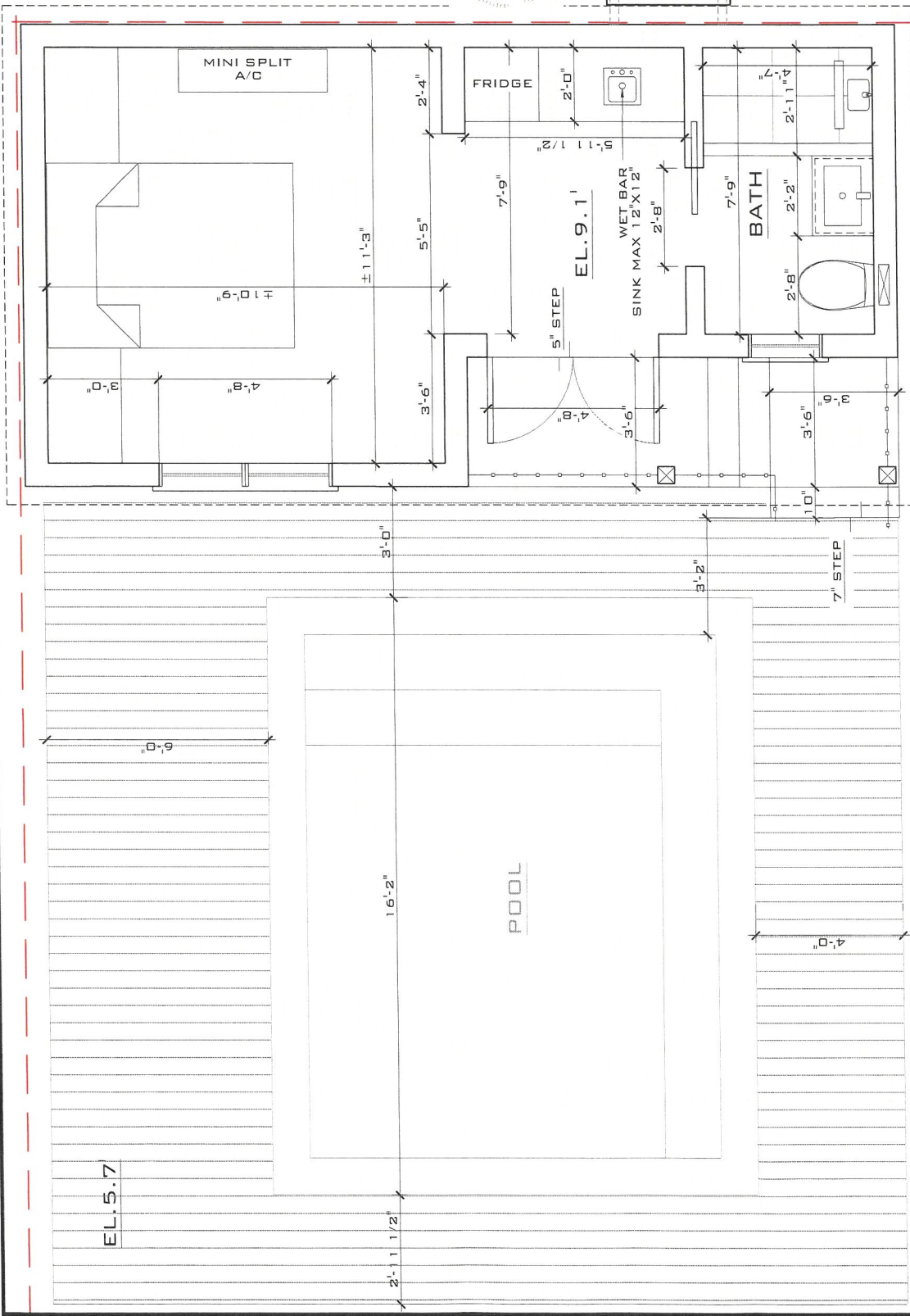
CLIENT: JOSHUA BAETEN

PROJECT: ACCESSORY STRUCTURE

SITE: 1617 BAHAMA DR  
KEY WEST, FL 33040

PROPOSED FLOOR PLAN

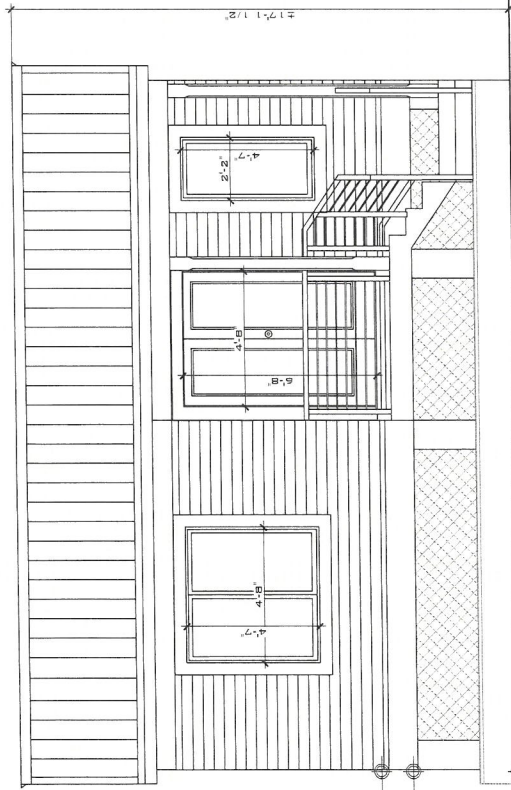
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REV: 1	DATE: 11/26/22	BY: JAA



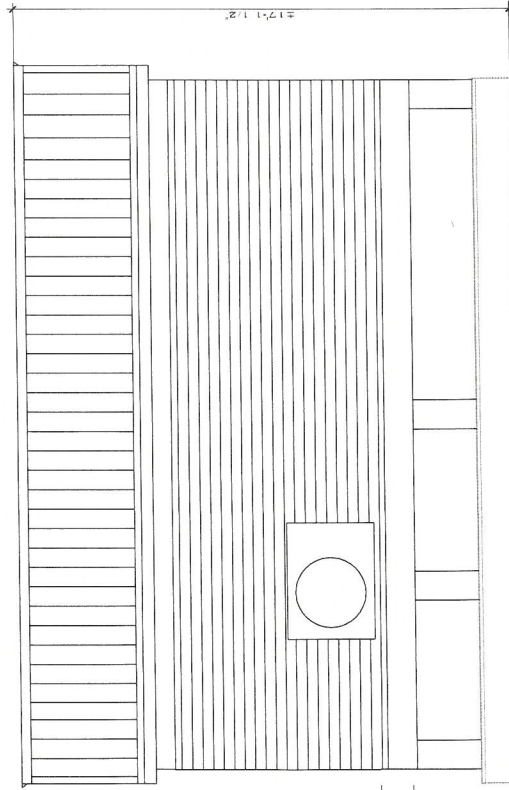
PROPOSED FLOOR PLAN  
ACCESSORY STRUCTURE

SCALE: 3/8" = 1'-0"

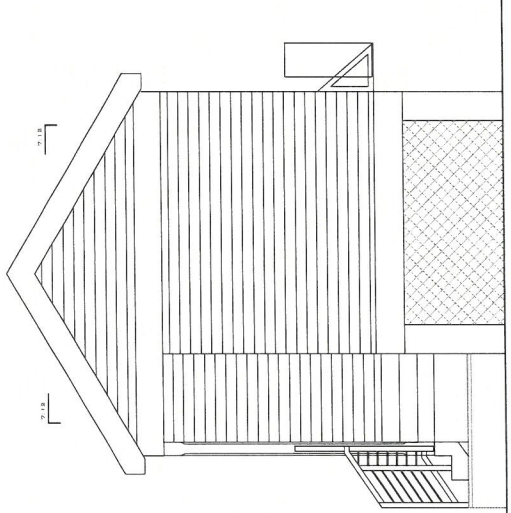




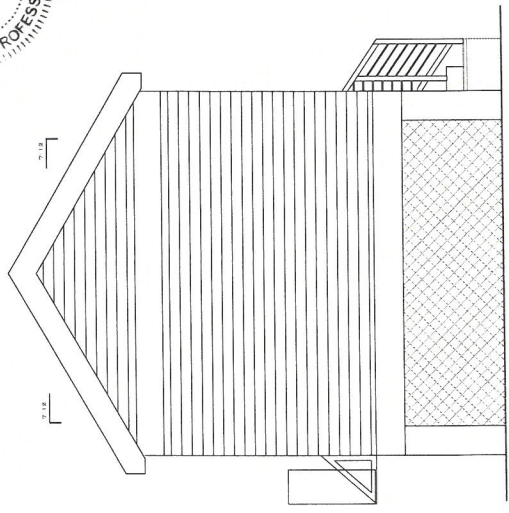
**POOL SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

Digitally signed  
by Serge  
Mashtakov, PE  
71480 State of  
Florida  
Date: 2022.11.26  
12:16:53 -05'00'



DATE: 2022.11.26  
Serge Mashtakov  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 11480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROBBEVILLE BLVD  
SUITE 100  
COSTA MESA, CA 92626  
(309) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30935

CLIENT: JOBHUA BAETEN

PROJECT: ACCESSORY STRUCTURE

TITLE: 1617 BAHAMA DR  
KEY WEST, FL 33040  
ELEVATIONS

NO.	DATE	BY	CHKD	REVISED
1	11/26/22	SM		

PROJECT NO: 2210-07  
DATE: 11/26/22  
SCALE: A102  
SHEET NO: 1

# **Boundary Survey**



BEARING BASE:  
ALL BEARINGS ARE BASED ON THE  
RECORDED PLAT BEARING OF  
S21°14'20"E ALONG THE CENTERLINE  
OF BAHAMA DRIVE.

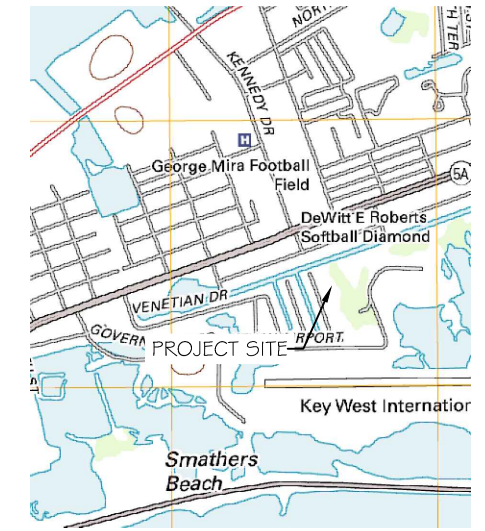
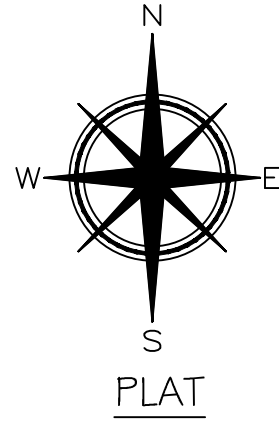
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

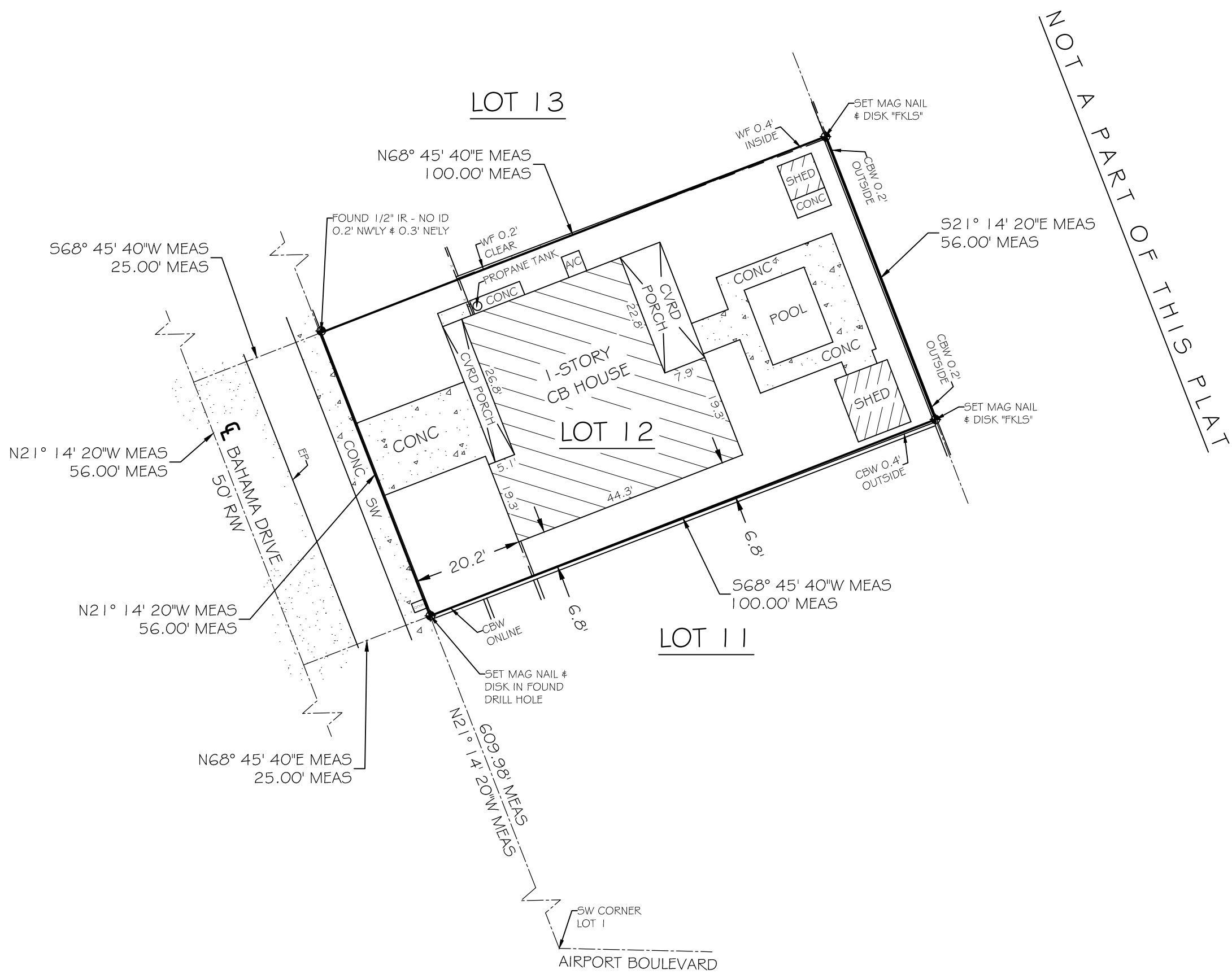
ADDRESS:  
1617 BAHAMA DRIVE  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1517K  
MAP DATE: 02-18-2005  
FLOOD ZONE: AE  
BASE ELEVATION: 8

# MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS  
SEC. 04-T685-R25E



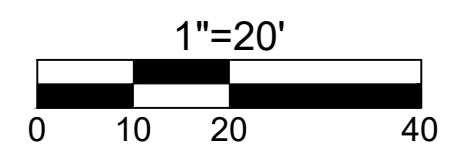
CERTIFIED TO -  
JOSH AND CHRISTINA BAETEN;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- |                                   |  |                                      |
|-----------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER         | GLY = GUY WIRE                                 | PCC = POINT OF COMMENCEMENT          |
| BO = BLOW OUT                     | HS = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE         |
| C 4 G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT   |
| CB = CONCRETE BLOCK               | IR = IRON ROD                                  | PT = POINT OF TANGENT                |
| CBW = CONCRETE BLOCK WALL         | L = ARC LENGTH                                 | R = RADIUS                           |
| CL = CENTERLINE                   | LS = LANDSCAPING                               | RW = RIGHT OF WAY LINE               |
| CLP = CHAINLINK FENCE             | MB = MAILBOX                                   | SSCO = SANITARY SEWER CLEAN-OUT      |
| CM = CONCRETE MONUMENT            | MEAS = MEASURED                                | SW = SIDE WALK                       |
| CONC = CONCRETE                   | MF = METAL FENCE                               | TBM = TEMPORARY BENCHMARK            |
| CPP = CONCRETE POWER POLE         | MHWL = MEAN HIGH WATER LINE                    | TOB = TOP OF BANK                    |
| CVRD = COVERED                    | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TOS = TOE OF SLOPE                   |
| DEASE = DRAINAGE EASEMENT         | NTS = NOT TO SCALE                             | TS = TRAFFIC SIGNAL                  |
| EL = ELEVATION                    | OH = ROOF OVERHANG                             | TYP = TYPICAL                        |
| ENCL = ENCLOSURE                  | OHV = OVERHEAD WIRES                           | UE = UTILITY EASEMENT                |
| EP = EDGE OF PAVEMENT             | PC = POINT OF CURVE                            | WD = WOOD DECK                       |
| FF = FINISHED FLOOR ELEVATION     | PM = PARKING METER                             | WF = WOOD FENCE                      |
| PH = FIRE HYDRANT                 | PCC = POINT OF COMPOUND CURVE                  | WL = WOOD LANDING                    |
| FI = FENCE INSIDE                 | PCF = PERMANENT CONTROL POINT                  | WM = WATER METER                     |
| FND = FOUND                       | PK = PARKER KALON NAIL                         | WFP = WOOD POWER POLE                |
| FO = FENCE OUTSIDE                | POB = POINT OF BEGINNING                       | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE               | PI = POINT OF INTERSECTION                     | WV = WATER VALVE                     |

### LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- - 8" WOOD PYLON




TOTAL AREA = 5,600.00 SQFT ±

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'  
FIELD WORK DATE: 02/08/2023  
MAP DATE: 02/15/2023  
REVISION DATE: XXXXXXXX  
SHEET: 1 OF 1  
DRAWN BY: IDG  
JOB NO.: 23-017

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 CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

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

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



**FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKL5email@gmail.com

### LEGAL DESCRIPTION -

Lot 12 AMENDED PLAT OF RIVIERA SHORES, FIRST ADDITION, a subdivision according to the Plat thereof, as recorded in Plat Book 5, Page 88, of the Public Records of Monroe County, Florida.

# **Verification Form**



**City of Key West  
Planning Department**

**Verification Form**  
*(Where Owner is the applicant)*

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

1617 Bahama Dr, 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 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.

JLB  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this 2<sup>nd</sup> day Dec 22 by  
Joshua Barten  
*Name of Owner*

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

Tina Masters  
*Notary's Signature and Seal*

*Name of Acknowledger typed, printed or stamped*

*Commission Number, if any*



**City of Key West  
Planning Department**

**Verification Form**  
*(Where Owner is the applicant)*

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

1617 Bahama Dr., 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 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.

*Christina Baeten*  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this 2<sup>nd</sup> day Dec. 22 by  
Christina Baeten  
*Name of Owner*

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

*Tina Masters*  
*Notary's Signature and Seal*

*Name of Acknowledger typed, printed or stamped*



*Commission Number, if any*

**Deed**



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: 20-218  
Consideration: \$690,000.00

Parcel Identification No. 00070240-000000

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 11th day of May, 2020 between Jana Ruzickova and Maria Sofia Artola, a married couple whose post office address is 1617 Bahama Drive, Key West, FL 33040 of the County of Monroe, State of Florida, grantor\*, and Joshua Baeten and Christina Baeten, husband and wife whose post office address is 4205 Bloomfield Avenue, Drexel Hill, PA 19026 of the County of Delaware, State of Pennsylvania, 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:

**Lot 12, of AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN., according to the map or plat thereof, as recorded in Plat Book 5, Page 88, of the Public Records of Monroe County, Florida.**

**Subject to taxes for 2020 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:

J O  
Witness Name: Gregory Oropeza

M. H.  
Witness Name: Monon Hana

Jana Ruzickova (Seal)  
Jana Ruzickova

J O  
Witness Name: Gregory Oropeza

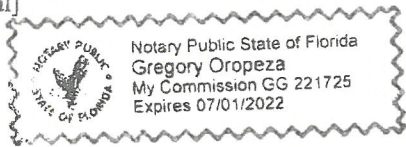
M. H.  
Witness Name: Monon Hana

Maria Sofia Artola (Seal)  
Maria Sofia Artola

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11th day of May, 2020 by Jana Ruzickova and Maria Sofia Artola, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



J O  
Notary Public  
Printed Name: Gregory Oropeza  
My Commission Expires: 7/1/22