

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. MCCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

November 25, 2025

James Singelyn, Acting Planning Director
City of Key West Planning Department
1300 White Street
Key West, FL 33040

RE: Easement Application
1341 Tropical Street, Key West

Mr. Singelyn:

Please find enclosed an application for an easement along with the corresponding submittal packet, on behalf of Pabian Properties, LLC, ("Applicant"), for a carport and portion of the front yard located at 1341 Tropical Street, Key West, FL 33040 (the "Property") located within the Single Family (SF) zoning district.

As always, we appreciate your assistance and guidance with this project. If you or staff have any questions, please feel free to reach out to me.

Sincerely,



Richard J. McChesney, Esq.

Enclosures:
As stated

Application



EASEMENT 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

Easement Application Fee	\$ 3,200.00
Advertising and Noticing Fee	\$ 395.65
Fire Department Review Fee	\$ 140.71
Total Application Fee	\$ 3,736.36

For each additional easement on the same parcel there is an additional fee of \$703.55

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: 1341 Tropical Street

Zoning District: Single Family (SF)

Real Estate (RE) #: 00040900-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Spottswood, Spottswood, Spottswood & Sterling, PLLC/ Richard J. McChesney Mailing

Address: 500 Fleming Street Key West City:

State: FL Zip: 33040 Home/Mobile Phone: 305-304-3884 Office:

Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Pabian Properties, LLC Mailing

Address: 1315 United St., Key West City:

State: FL Zip: 33040 Home/Mobile Phone: c/o 305-294-9556 Office:

Fax: _____

Email: c/o richard@spottswoodlaw.com

Description of requested easement and use:

Easement request for existing carport and portion of the front yard that extends into the ROW.

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

If yes, please describe and attach relevant documents: _____

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 along with one (1) electronic copy of materials on a flash drive.*

- ☒ Correct application fee. Check may be payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the 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 Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.
- ☒ Photographs showing the proposed area
- ☒ Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.

Authorization & Verification



**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

I, Richard J. McChesney, 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:

1341 Tropical Street

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.

A handwritten signature in blue ink, appearing to read "Richard J. McChesney".

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this October 27, 2025 by

Richard McChesney

date

Name of Authorized Representative

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

A handwritten signature in blue ink, appearing to read "Monica Hornyak", written over a circular notary seal.

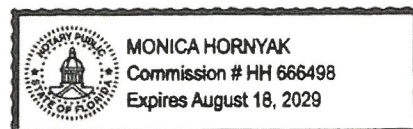
Notary's Signature and Seal

Monica Hornyak

Name of Acknowledger typed, printed or stamped

8.18. 2029

Commission Number, if any



**Proof of
Ownership
(Warranty Deed
And Property Card)**

Prepared by and return to:

Richard J. McChesney
Attorney at Law
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 310-24.0294 RM
Will Call No.:

\$1,500,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of July, 2024 between Emilio Alea, Jr., a married man, and David Alea, a married man whose post office address is 109 Harmony Crossing, Suite 1-2, Eatonton, GA 31024, grantor, and Pabian Properties, LLC, a Florida limited liability company whose post office address is P. O. Box 420236, Summerland Key, FL 33042, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 Tract 19 but more particularly described as a part of Lots 1 and 2, Square 3. Tract 19, according to a plat of the TROPICAL BUILDING AND INVESTMENT COMPANY'S SUBDIVISION OF TRACT NINETEEN (19) as recorded in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida; COMMENCING at the Northerly intersection of Tropical and Von Phister Streets, thence in a Northeasterly direction along the Northwesterly line of Von Phister Street a distance of Seventy (70) feet; thence at right angles in a Northwesterly direction a distance of Ninety-three (93) feet, Six (6) inches; thence at right angles in a Southwesterly direction a distance of Seventy (70) feet to Tropical Street; thence along the line of Tropical Street in a Southeasterly direction a distance of Ninety-three (93) feet, Six (6) inches, back to the POINT OF BEGINNING. Said parcel of land being the Southwesterly Seventy (70) feet of Lots 1 and 2, Square 3 of Tract 19.

Parcel Identification Number: 00040900-000000

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

DoubleTime®

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:

Sandra W. Bourley
Witness Name: Sandra W. Bourley
Witness Address: 1321 Clearwater Lane
White Plains GA 30678

Emilio Alea Jr. (Seal)
Emilio Alea, Jr.

Mashonda Henson
Witness Name: Mashonda Henson
Witness Address: 109 Cellar Ct
Athens, Ga. 30607

David Alea (Seal)
David Alea

Monica Hornyak
Witness Name: Monica Hornyak
Witness Address: 500 Fleming St.
Key West, FL 33040

Richard McChesney
Witness Name: Richard McChesney
Witness Address: 500 Fleming St.
Key West, FL 33040

State of GA
County of Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of July, 2024 by Emilio Alea, Jr., who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Mashonda Henson
NOTARY PUBLIC
Clarke County, Georgia
My Commission Expires
April 27, 2028

Mashonda Henson
Notary Public

Printed Name: Mashonda Henson

My Commission Expires: 04/27/2028

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of July, 2024 by David Alea, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Monica Hornyak
Notary Public

Printed Name: _____

My Commission Expires: _____

Liability Insurance

ENDORSEMENT #1

This endorsement, issued by **Mount Vernon Fire Insurance Company**
to **ROBERT & KRISTINE PABIAN** forms a part of
Policy Number **CPL2692441** effective on **2/26/2025** (MO. DAY YR.) at 12:01 A.M.

Add/Remove/Amend Personal Lines Additional Insured Endorsement

In consideration of no change in premium it is hereby agreed that the following form(s)
is(are) added to the Policy:

CPL118 01/05 - Additional Insured

All other terms and conditions of this Policy remain unchanged.

**UNITED STATES LIABILITY INSURANCE GROUP
WAYNE, PENNSYLVANIA**

This endorsement modifies insurance provided under the following:

COMPREHENSIVE PERSONAL LIABILITY

ADDITIONAL INSURED

Name and Address of Person or Organization: *

Effective Date: 02/26/2025 12:01 AM

CITY OF KEY WEST

1300 WHITE STREET

KEY WEST, FL 33040

INTEREST: ADDITIONAL INSURED

The definition of "insured" in this policy includes the person or organization named above with respect to:

Coverage L - Personal Liability and Coverage M - Medical Payments to Others but only with respect to the insured location" shown below.

Location

1341 TROPICAL ST

KEY WEST, FL 33040

The coverage does not apply to "bodily injury" to any employee arising out of or in the course of the employee's employment by the person or organization.

If we decide to cancel or not to renew this policy, the party named above will be notified in writing.

* Entries may be left blank if shown elsewhere in this policy for this coverage.

All other terms and conditions of this **Policy** remain unchanged. This endorsement is a part of your **Policy** and takes effect on the effective date of your **Policy** unless another effective date is shown.

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00040900-000000
Account# 1041581
Property ID 1041581
Millage Group 10KW
Location 1341 TROPICAL St, KEY WEST
Address
Legal KW TROPICAL BLDG AND INVESTMENT CO SUB THE SW LY 70 FT OF LOTS 1-2
Description SQR 3 TR 19 PB1-34 OR348-441 OR805-948 OR1730-1949 OR1730-1951 OR2120-1919 OR3251-1068 OR3262-1124 OR3288-0090
(Note: Not to be used on legal documents.)
Neighborhood 6157
Property Class SINGLE FAMILY RESID (0100)
Subdivision Tropical Building and Investment Co
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

PABIAN PROPERTIES LLC
 1315 United St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$200,584	\$287,204	\$273,414	\$273,414
+ Market Misc Value	\$14,361	\$7,847	\$7,504	\$7,504
+ Market Land Value	\$862,107	\$978,608	\$892,689	\$634,930
= Just Market Value	\$1,077,052	\$1,273,659	\$1,173,607	\$915,848
= Total Assessed Value	\$1,077,052	\$1,273,659	\$418,680	\$406,486
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,077,052	\$1,273,659	\$393,680	\$381,486

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$978,608	\$287,204	\$7,847	\$1,273,659	\$1,273,659	\$0	\$1,273,659	\$0
2023	\$892,689	\$273,414	\$7,504	\$1,173,607	\$418,680	\$25,000	\$393,680	\$500,000
2022	\$634,930	\$273,414	\$7,504	\$915,848	\$406,486	\$25,000	\$381,486	\$500,000
2021	\$419,404	\$243,451	\$7,504	\$670,359	\$394,647	\$25,000	\$369,647	\$275,712
2020	\$396,103	\$229,926	\$7,504	\$633,533	\$389,199	\$25,000	\$364,199	\$244,334
2019	\$453,110	\$233,308	\$7,618	\$694,036	\$380,449	\$25,000	\$355,449	\$313,587
2018	\$464,073	\$236,689	\$7,611	\$708,373	\$373,356	\$25,000	\$348,356	\$335,017

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)	6,545.00	Square Foot	70	94

Buildings

Building ID	3199	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1967
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2000
Building Name		Foundation	CONCR FTR
Gross Sq Ft	3233	Roof Type	GABLE/HIP
Finished Sq Ft	1931	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	204	Bedrooms	3
Functional Obs	30	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	32	Grade	550
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	360	0	76
FLA	FLOOR LIV AREA	1,931	1,931	272
OPF	OP PRCH FIN LL	942	0	206
TOTAL		3,233	1,931	554

Yard Items

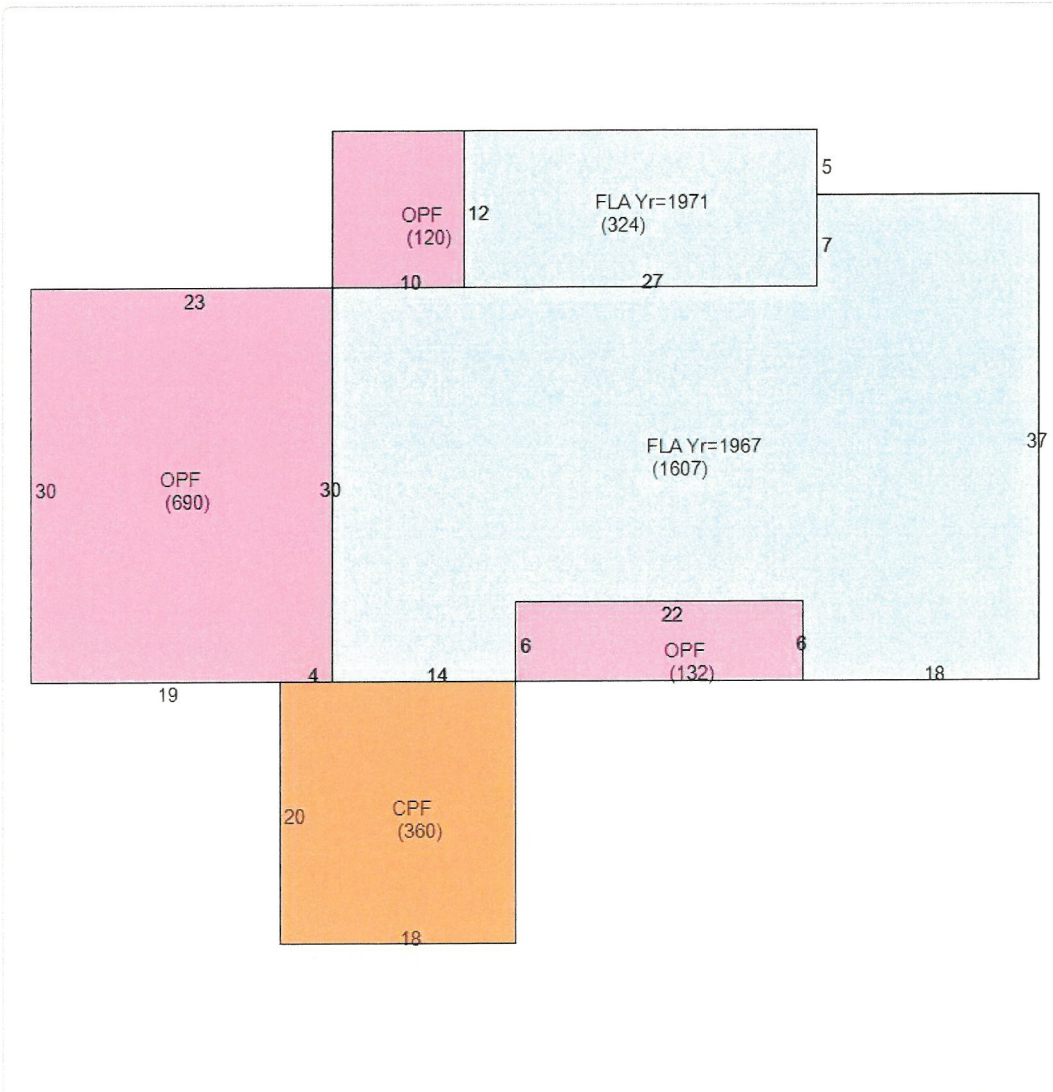
Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1978	1979	0 x 0	1	880 SF	5
WALL AIR COND	1994	1995	0 x 0	1	1 UT	1
WOOD DECK	1996	1997	6 x 46	1	276 SF	2
LC UTIL BLDG	1978	1979	0 x 0	1	300 SF	3
BRICK PATIO	2012	2025	0 x 0	1	708 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/31/2024	\$1,500,000	Warranty Deed	2470992	3288	0090
2/1/2024	\$100	Warranty Deed	2451128	3262	1124
1/1/1980	\$40,000	Conversion Code		805	948

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-3128	01/09/2025	Active	\$60,000	Residential	Concrete pool w heater Private Provider for inspections, pls provide credit. Concrete pool w heater
24-3014	11/22/2024	Active	\$4,800	Residential	run new conduit and main feeders for new 100amps 12 circuit outdoor pool panel wire 2 pool pump one heater and one pool light, bond pool steel per NEC .2)#3 THHN 1)#4 THHN 1)#6,1" 1/4 PVC
24-2518	11/19/2024	Active	\$5,500	Residential	Replacement receptacles to comply with NEC 406.4 And upgrade smoke detectors as per FBC-install 20 new 4" LED lights, change all existing outlets and GFI'S in the house. change 4 ceilings fans and 4 vanity lights. Disconnet existing patio lights and existing circuits feeding landscaping lights. *revision #1* Change existing 200 amps 30 circuit indoor main panel. Install new 200 amps 40 circuit panel indoor run power to new water eater 15' away from existing electrical panel Additional cost \$3100
24-2749	10/24/2024	Active	\$130,000	Residential	Interior framing as per plans Infill window and door openings as per plans (all windows being installed will be done by Home Depot and they will be pulling their own permit. Liz Carpentry LLC will not be installing any windows). Hang and finish approx. 800 sq. ft. drywall. Install approx. 1400 sq. ft. of flooring. Install approx. 450 sq. ft. of tile. Install new kitchen & bathroom cabinets and countertops. New interior doors, trim and base boards. Paint interior and exterior of house. Addition of one full and one half bathroom
24-2734	10/22/2024	Active	\$0	Residential	R / R (2) Doors (11) Windows To Impact size for size
24-2689	10/15/2024	Active	\$20,000	Residential	Remodel all House Plumbing Rough and Set 6-Bathroom sink,4-Toilet,3-Shower,1-WH,1-Kitchen Sink,1-Washer. Tie into existing Sewer and Water
24-2520	10/07/2024	Active	\$4,800	Residential	Take down existing 150amps meter can and riser, install new 200 amps meter can combo and new 200amps riser.run new conduit and main feeders for existing 200amps 30circuit main panel.
24-2421	09/13/2024	Active	\$2,500	Residential	Exploratory demo of misc. areas of interior walls and ceiling finishes for planning purposes. *
06-2823	05/05/2006	Completed	\$20,000	Residential	INSTALL 30 SQS OF V-CRIMP ROOFING
02-1462	06/25/2002	Completed	\$2,500	Residential	INSTALL STORM SHUTTERS
97-1766	06/01/1997	Completed	\$900	Residential	ELECTRICAL
97-0985	04/01/1997	Completed	\$15,000	Residential	DECK WITH ROOF
	04/22/1970	Completed	\$1,000	Residential	FLORIDA ROOM ADDITION 11X26

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: 10/28/2025, 1:23:16 AM

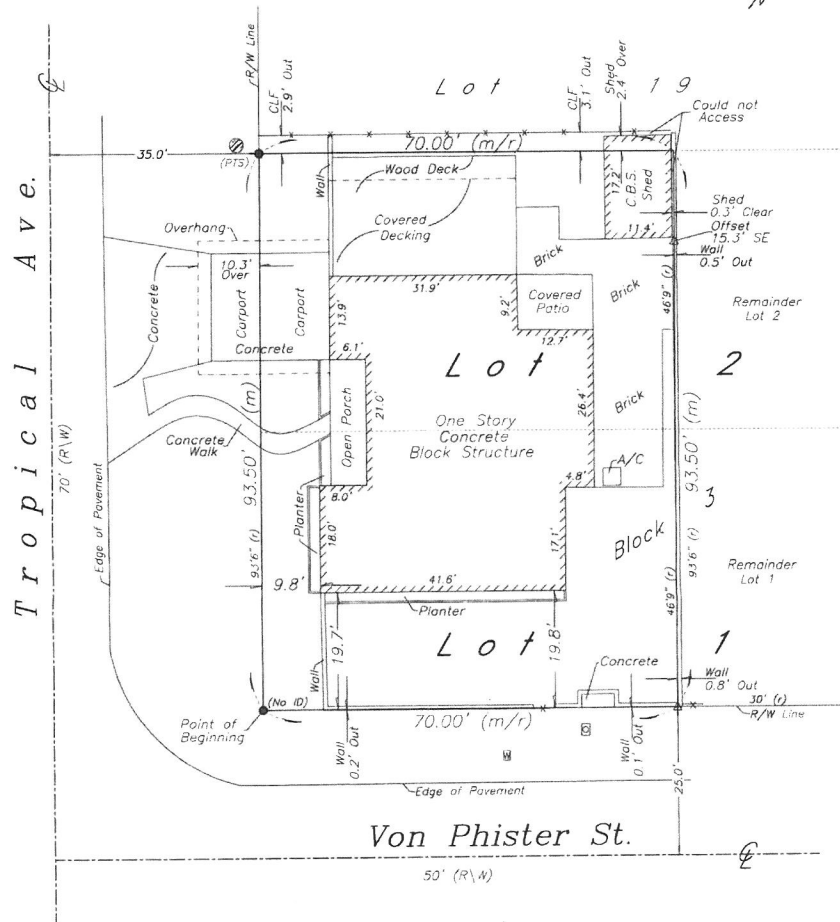
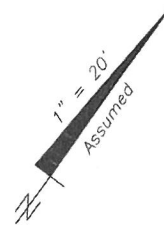
Photos

1341 Tropical Street
Easement Application



Survey

Boundary Survey Map of part Lots 1 & 2, Square 3, TROPICAL BUILDING & INVESTMENT COMPANY'S SUBDIVISION



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (As Noted)
- ▲ Found Nail & Disc (PTS)
- △ 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
- ⊕ Utility Pole
- P- Overhead Utility Lines
- ⊕ Sewer Cleanout
- ⊕ Water Meter

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

Boundary Survey Report of part Lots 1 & 2, Square 3,
TROPICAL BUILDING & INVESTMENT COMPANY'S SUBDIVISION

NOTES:

1. The legal description shown hereon was 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: 1341 Tropical Avenue, 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. All concrete and bricking is not shown.
9. Date of field work: June 25, 2024
10. Ownership of fences is undeterminable, unless otherwise noted.
11. This 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, 1829, as a part of Tract 19 but more particularly described as a part of Lots 1 and 2, Square 3, Tract 19, according to a plat of the TROPICAL BUILDING AND INVESTMENT COMPANY'S SUBDIVISION of Tract Nineteen (19) as recorded in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida, commencing at the Northerly intersection of Tropical and Von Phister Streets, thence in a Northeasterly direction along the Northwesternly line of Von Phister Street a distance of Seventy (70) feet; thence at right angles in a Northwesternly direction a distance of Ninety-three (93) feet, Six (6) inches; thence at right angles in a Southwesterly direction a distance of Seventy (70) feet to Tropical Street; thence along the line of Tropical Street in Southeasterly direction a distance of Ninety-three (93) feet, Six (6) inches, back to the Point of Beginning. Said parcel of land being the Southwesterly Seventy (70) feet of Lots 1 and 2, Square 3 of Tract 19.

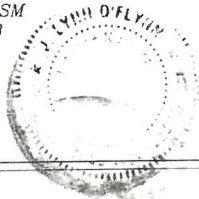
BOUNDARY SURVEY FOR: Pabian Properties, LLC;
Spottswood, Spottswood & Sterling, PLLC;
Stewart Title Guaranty Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

June 26, 2024



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) 295-7422 FAX (305) 295-2244