

Application

Application for Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 fire review fee)

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.

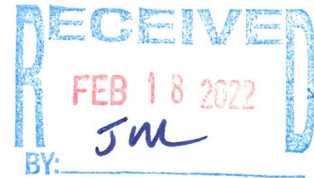
PROPERTY DESCRIPTION:

Site Address: 819 GEORGIA ST.

Zoning District: HMDR

Real Estate (RE) #: 00025350 - 000000

Property located within the Historic District? Yes No



APPLICANT: Owner Authorized Representative

Name: MATTHEW STRATTON Mailing Address: 3801 FLAGLER AVE.

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: (305) 923-9670 Office: _____ Fax: _____

Email: MATTHEW@MSTRATTONARCHITECTURE.COM

PROPERTY OWNER: (if different than above)

Name: BARBARA K. SHEFFLER Mailing Address: c/o KEYBANK NATIONAL ASSOC. TRUSTEE

City: CLEVELAND State: OH Zip: 44113

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use:

The proposal is to restore access into the historic structure, improve accessibility onto the property with a new driveway and ramp, replace and update air-conditioning and pool equipment within the required setbacks, and restore a functional pool deck around the existing swimming pool.

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

1. Building Coverage 385 SF 9.8% (net reduction of 7.5%)
2. Impervious Surface - 241 SF 6.2% (net reduction of 13.1%)
3. Open Space - 128 SF 3.3% (net increase of 11.0%)
4. Street Side Yard Setback - 3'-4" encroachment for front porch replacement

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

Yes No

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	HMDR			
Flood Zone	X			
Size of Site	3,908			
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback	7'-6"	3'-8"	3'-8"	3'-10"
Rear Setback				
F.A.R				
Building Coverage	1,563 40%	2,239 57.3%	1,948 49.8%	385 9.8%
Impervious Surface	2,345 60%	3,098 79.3%	2,586 66.2%	241 6.2%
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	1,367 35%	810 20.7%	1,239 31.7%	128 3.3%
Number and type of units				
Consumption Area or Number 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](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.

All conditions triggering this variance are existing. The corner property is elevated above the sidewalk with retaining walls along the entire length of Georgia and Pine Streets, which require steps to access the property. The historic roofline encroaches on the Street Side Yard Setback by 6'-4", and the front door is located 2' into the required setback.

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

The noncompliant street side setback, building coverage, impervious surface and open space issues have existed for decades. This renovation project was originally approved by HARC in February 2020, demo permits were issued in April 2020, and construction permits were issued in June 2020. The former General Contractor caused this situation by not obtaining the proper permits, and the long-standing policy of the Planning Department toward existing noncompliance has changed since the origination of this project.

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.

All variances requested are for noncompliant elements that have existed for decades. No existing noncompliance is being enhanced, and no new noncompliance is being created.

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.

The variances requested are to replace the existing noncompliant elements that are necessary for the homeowner to have access into the home and maintain the existing features and function of this historic property.

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

The proposed design improves the existing noncompliant conditions that exist, including Impervious Surface ratio, Open Space, and Setbacks. No new noncompliant issues are being created.

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

The granting of these variances will allow the property to continue operating in the same capacity, while making the property easier to access, safer and more user friendly.

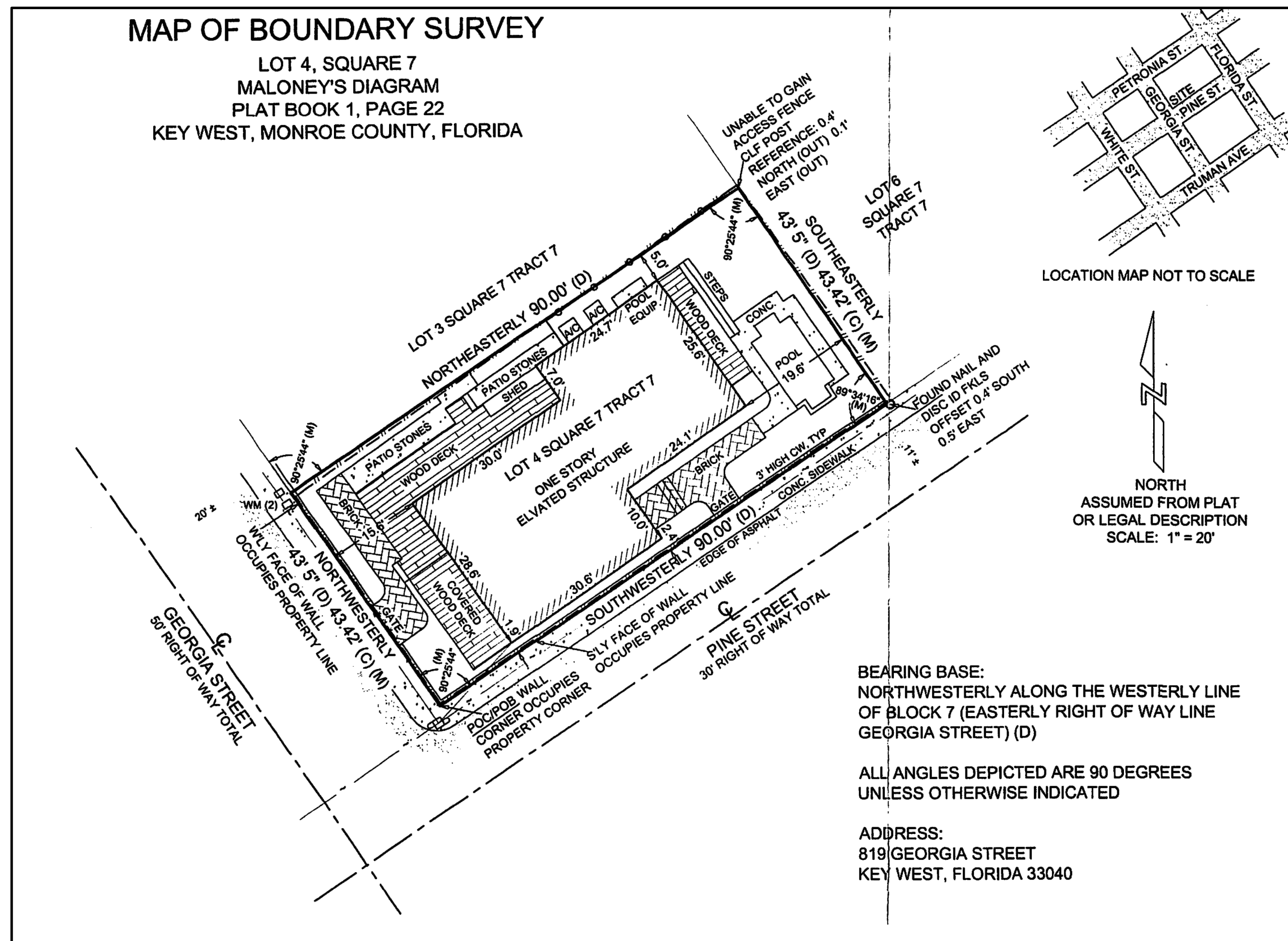
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered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

None are being cited.

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."

Ukg' Rnc p



819 Georgia Street

SHEET INDEX	
COVER	HISTORIC PHOTO, SURVEY, SHEET INDEX
A-1	SITE DATA CALCULATIONS, SITE DEMOLITION PLAN, STORMWATER MANAGEMENT PLAN
A-2	SITE PLAN, SITE DATA CALCULATIONS
A-3	FIRST FLOOR PLAN, SECOND FLOOR PLAN
A-4	EXTERIOR ELEVATIONS

Site Improvements
819 Georgia Street
 Key West, Florida 33040

M. Stratton Architecture
 3801 Flagler Ave.
 Key West, Florida 33040
 305.923.9670
 Matthew@MStrattonArchitecture.com



Date 2.17.22
 Project #

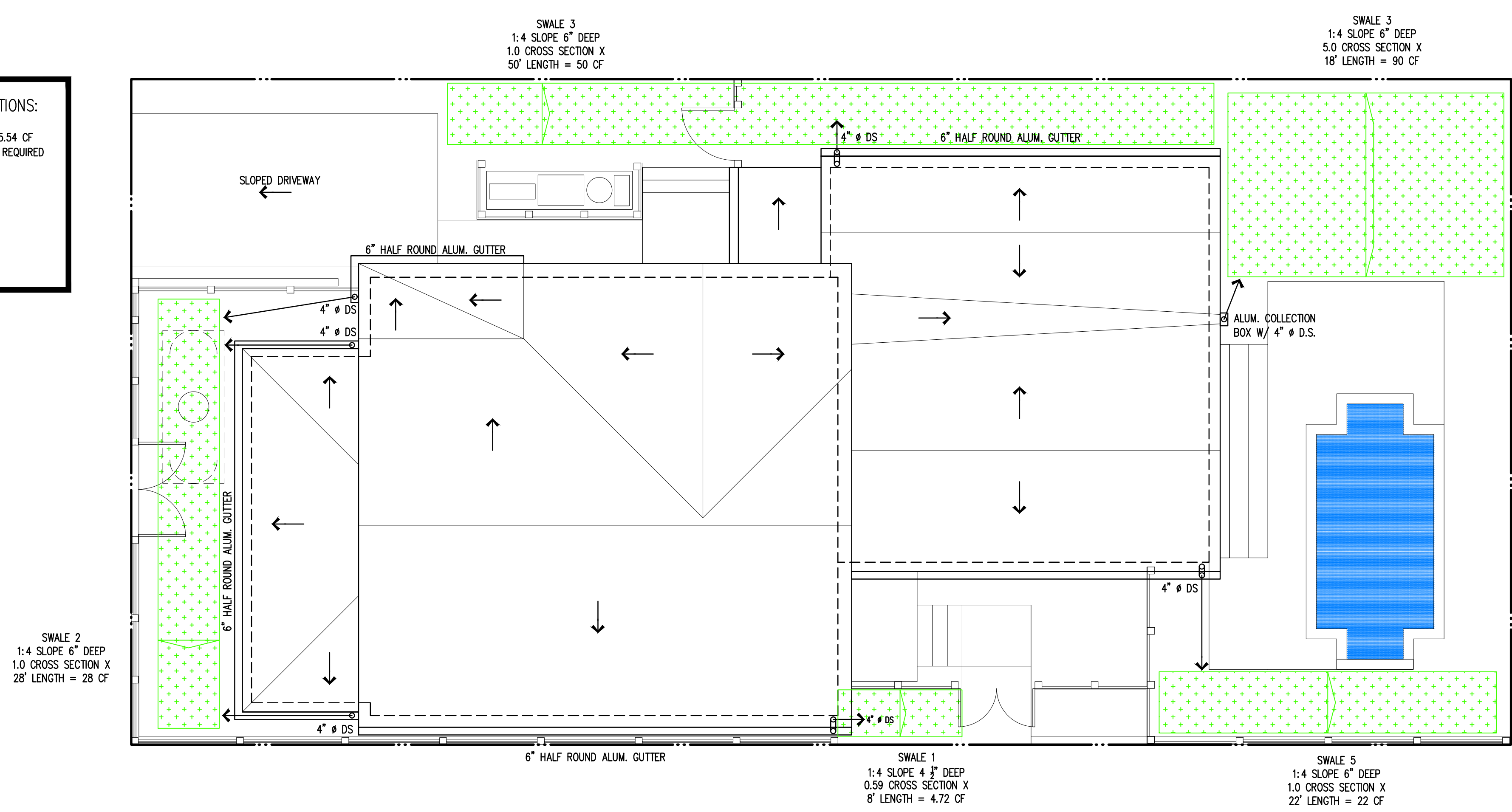
COVER

STORM WATER RETENTION CALCULATIONS:

SITE AREA = 3,908 SF X .0833 (1" RUNOFF) = 325.54 CF
 50% CREDIT FOR DRY SWALE = 162.77 CF RETENTION REQUIRED

194.72 CF PROPOSED

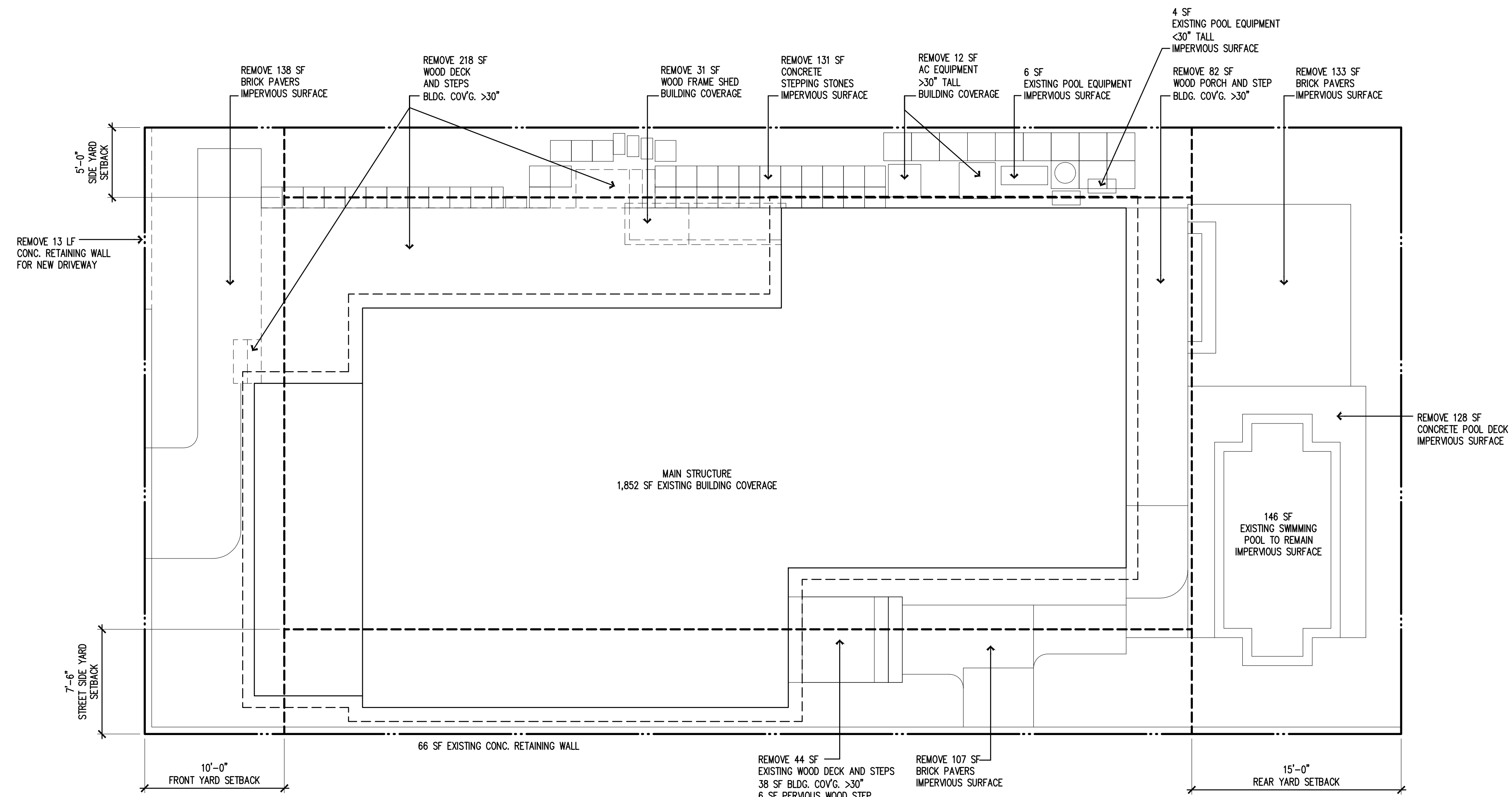
SWALE 1 =	4.72 CF
SWALE 2 =	28.0 CF
SWALE 3 =	50.0 CF
SWALE 4 =	90.0 CF
SWALE 5 =	22.0 CF



STORMWATER RETENTION PLAN
 3/16"=1'-0"

SITE DATA
 ZONE HMDR
 FEMA FLOOD ZONE "X"
 3,908 SF LOT

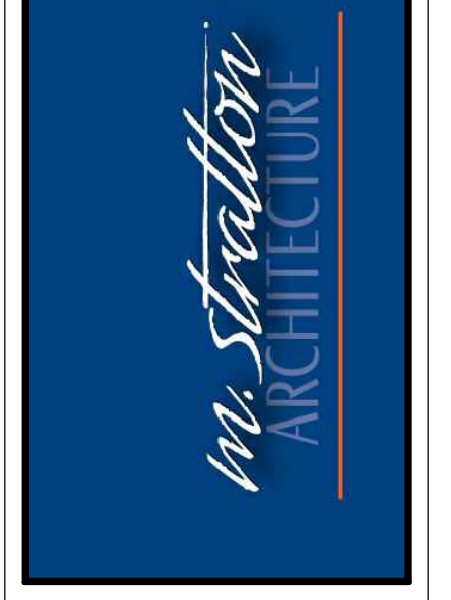
	ALLOWED	EXISTING	PROPOSED	
BUILDING COVERAGE	1,563 SF (40%)	2,239 SF (57.3%)	1,948 SF (49.8%)	NET DECREASE 291 SF (-7.5%)
IMPERVIOUS SURFACE	2,345 SF (60%)	3,098 (79.3%)	2,586 SF (66.2%)	NET DECREASE 512 SF (-13.1%)
OPEN SPACE	1,367 SF (35%)	810 SF (20.7%)	1,239 SF (31.7%)	NET INCREASE 429 SF (+11.0%)



SITE DEMOLITION PLAN (CORRECTED FROM 6/20/20 PERMIT SET)
 3/16"=1'-0"

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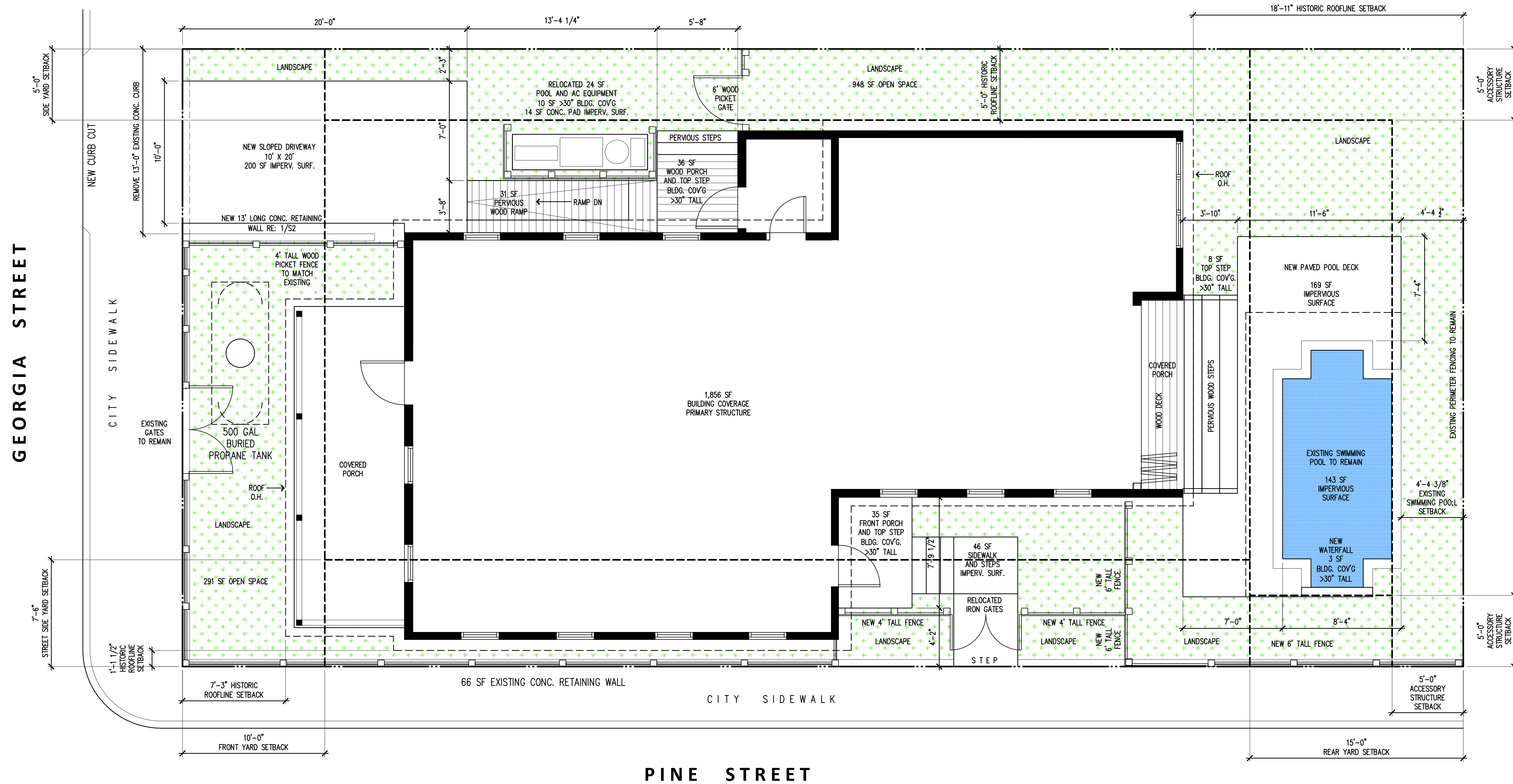
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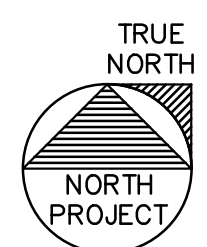
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A-1

SITE DATA			
ZONE HMDR			
FEMA FLOOD ZONE "X"			
3,908 SF LOT			
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	1,563 SF (40%)	2,239 SF (57.3%)	1,948 SF (49.8%) NET DECREASE 291 SF (-7.5%)
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SITE PLAN
1/4" = 1'-0"

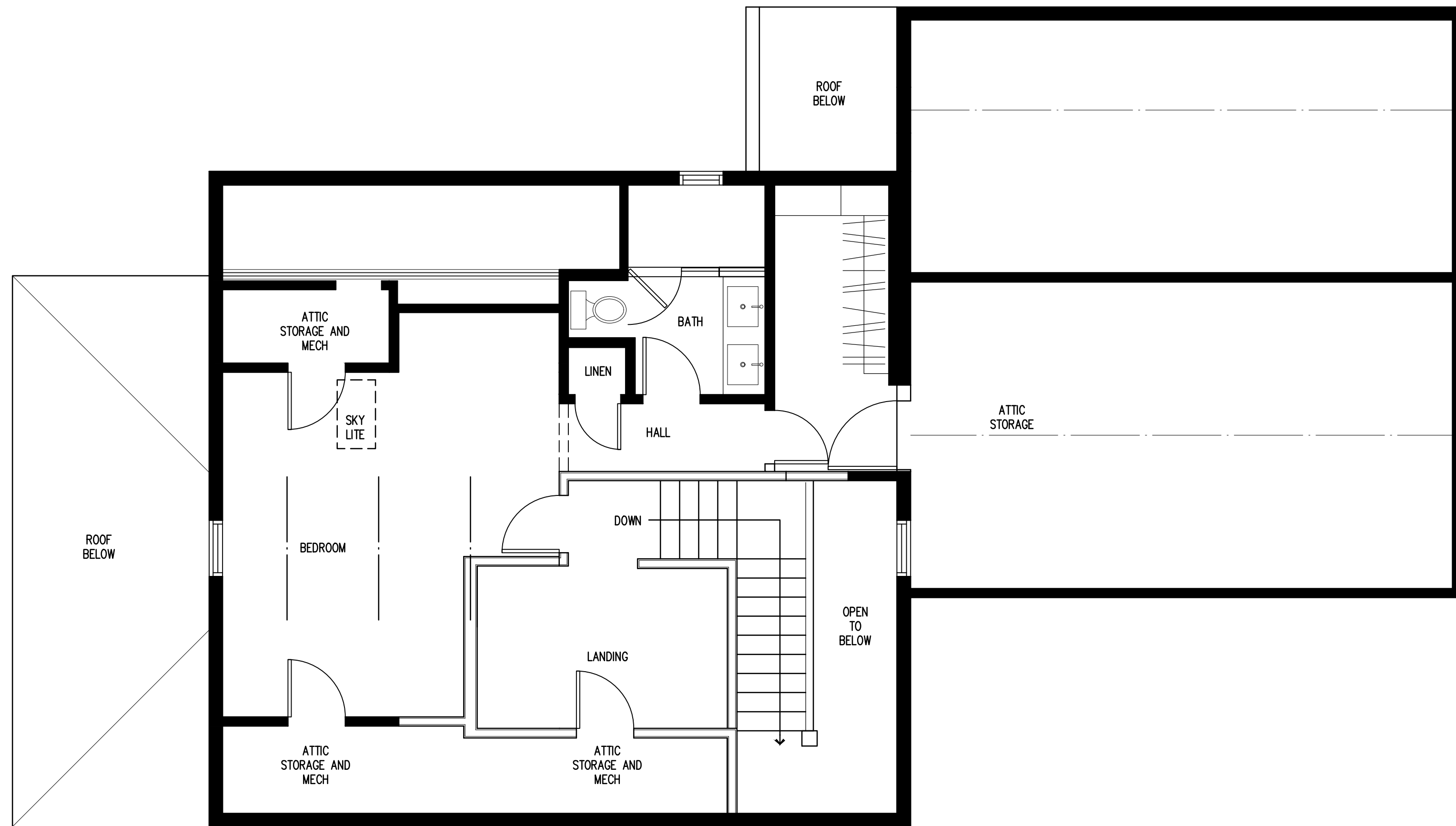


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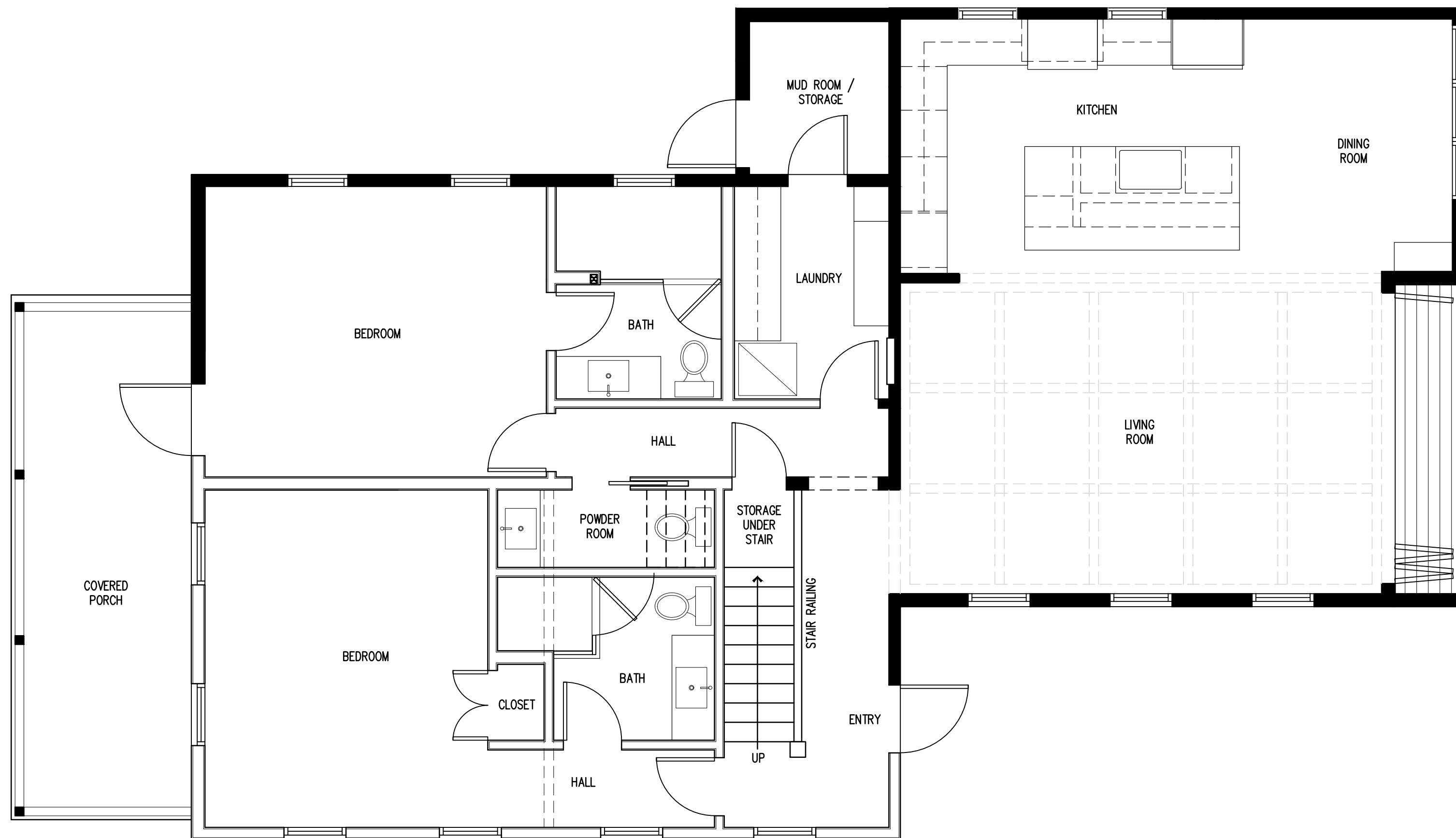
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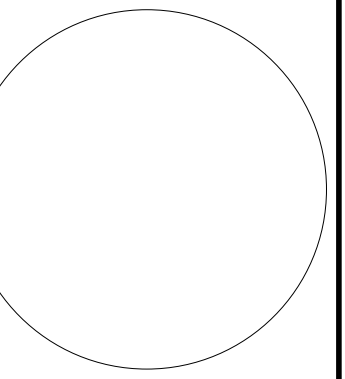


SECOND FLOOR PLAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/4"=1'-0"

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Project #

A-3



REAR ELEVATION (EAST)
1/4"=1'-0"

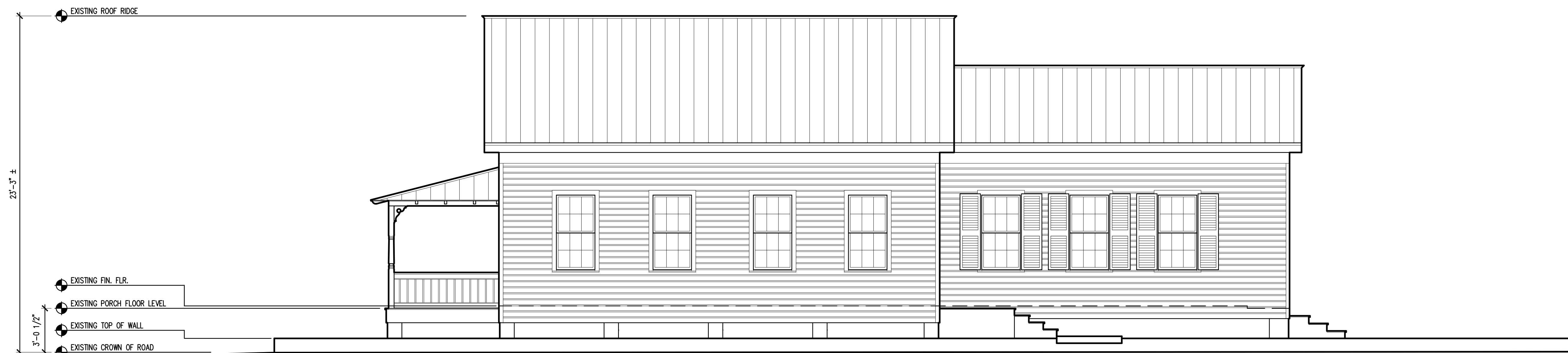


FRONT ELEVATION FACING GEORGIA STREET (WEST)
1/4"=1'-0"

NOTE:
ALL WORK TO HISTORIC
STRUCTURE PERMITTED
VARIANCE IS FOR EXTERIOR
WORK ONLY

- EXISTING FIN. FLR.
- EXISTING PORCH FLOOR LEVEL
- EXISTING TOP OF WALL
- EXISTING CROWN OF ROAD

EXISTING ROOF RIDGE
23'-3" ±
20'-0 1/2" ±
3'-0 1/2"
2'-1" ±
11 1/2"



SIDE ELEVATION FACING PINE STREET (SOUTH)
1/4"=1'-0"

EXISTING ROOF RIDGE
23'-3" ±
3'-0 1/2"
EXISTING FIN. FLR.
EXISTING PORCH FLOOR LEVEL
EXISTING TOP OF WALL
EXISTING CROWN OF ROAD

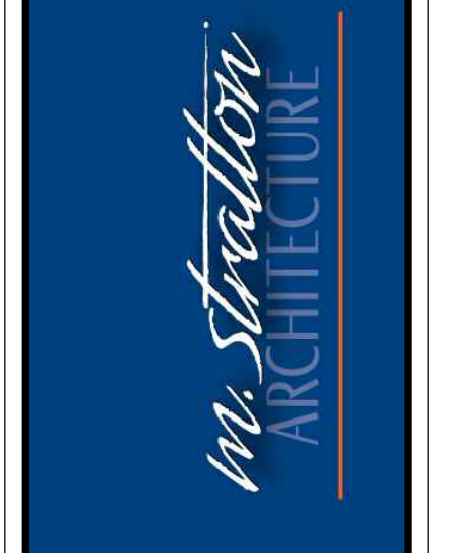


SIDE ELEVATION (NORTH)
1/4"=1'-0"

- RELOCATED POOL AND A/C EQUIPMENT
- 2:12 WOOD RAMP AND ALUM. HANDRAIL
- 1:20 PAVED DRIVEWAY
- NEW CONC. CURB TO MATCH EXISTING
- CITY SIDEWALK

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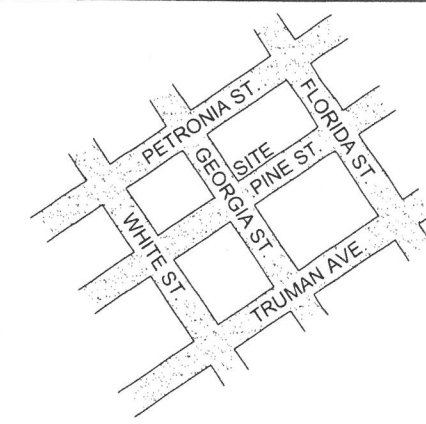
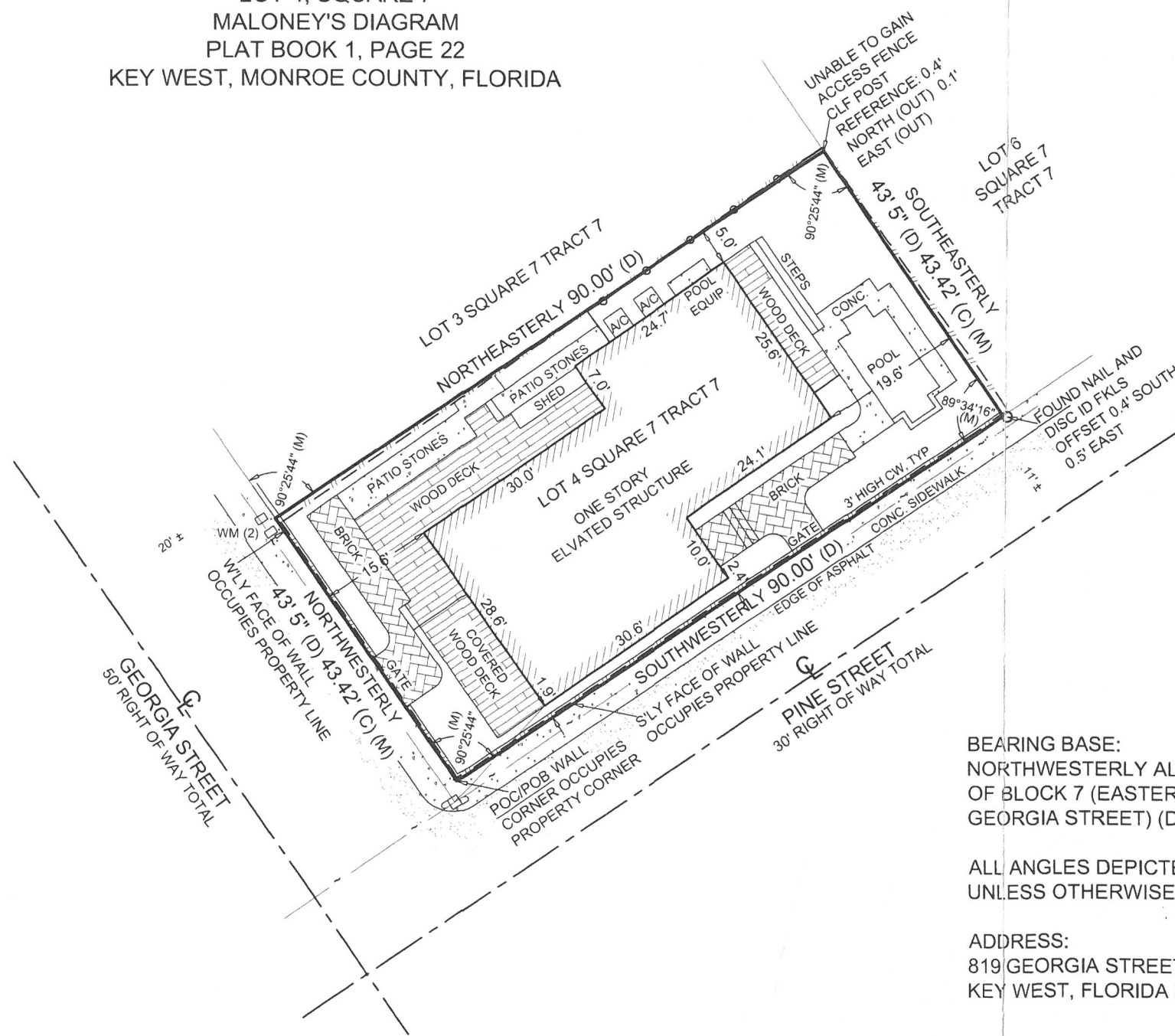
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A-4

Boundary Survey

MAP OF BOUNDARY SURVEY

LOT 4, SQUARE 7
MALONEY'S DIAGRAM
PLAT BOOK 1, PAGE 22
KEY WEST, MONROE COUNTY, FLORIDA



LOCATION MAP NOT TO SCALE



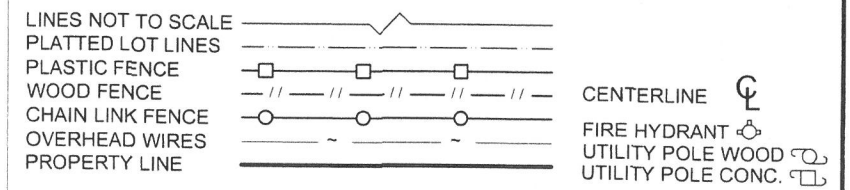
NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'

BEARING BASE:
NORTHWESTERLY ALONG THE WESTERLY LINE
OF BLOCK 7 (EASTERLY RIGHT OF WAY LINE
GEORGIA STREET) (D)

ALL ANGLES DEPICTED ARE 90 DEGREES
UNLESS OTHERWISE INDICATED

ADDRESS:
819 GEORGIA STREET
KEY WEST, FLORIDA 33040

- ABBREVIATIONS:
- | | |
|--------------------------------|--|
| BFP = BACK-FLOW PREVENTER | LP = LIGHT POLE |
| BO = BLOW OUT | LS = LANDSCAPE |
| C = CALCULATED | M = MEASURED |
| CA = CENTRAL ANGLE | MHWL = MEAN HIGH WATER LINE |
| CL = CENTERLINE | NAVD = NORTH AMERICAN VERTICAL DATUM 1988 |
| CLF = CHAINLINK FENCE | NGS = NATIONAL GEODETIC SURVEY DATUM (1929) |
| CW = CONCRETE WALL | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) |
| D = DEED | P = PLAT |
| EB = ELECTRIC BOX | PID = PERMANENT IDENTIFIER |
| EM = ELECTRIC METER | POB = POINT OF BEGINNING |
| (F) = FIELD | POC = POINT OF COMMENCEMENT |
| FFE = FINISHED FLOOR ELEVATION | R = RADIUS |
| FH = FIRE HYDRANT | ROL = ROOF OVERHANG LINE |
| FI = FENCE INSIDE | SCO = SANITARY CLEAN-OUT |
| FO = FENCE OUTSIDE | SMH = SANITARY MANHOLE |
| FOL = FENCE ON LINE | SV = SEWER VALVE |
| GI = GRATE INLET | UPM = UTILITY POLE METAL |
| GL = GROUND LEVEL | WDF = WOOD FENCE |
| GW = GUY WIRE | WM = WATER METER |
| L = ARC LENGTH | WV = WATER VALVE |
| LE = LOWER ENCLOSURE | |
| LP = LIGHT POLE | |



- GENERAL NOTES
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
 - LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
 - THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
 - ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
 - MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

REECE & ASSOCIATES

PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: info@reecesurveying.com

SCALE:	1"=20'
FIELD WORK DATE:	12/04/19
REVISION DATE:	-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	19111808

LEGAL DESCRIPTION:
On the Island of Key West and known as Lot 4, Square 7, Tract 7, MALONEY'S DIAGRAM according to the Plat thereof recorded in Plat Book 1, Page 22, of the Public Records of Monroe County, Florida; COMMENCING at the corner of Pine and Georgia Streets and running thence along Georgia Street in a Northwesterly direction 43 feet and 5 inches; thence at right angles in a Northeasterly direction 90 feet; thence at right angles in a Southeasterly direction 43 feet and 5 inches; thence at right angles in a Southwesterly direction along Pine Street 90 feet to the Place of Beginning.

CERTIFIED TO:
BARBARA K. SHEFFLER TRUST 01/10/2006

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5632

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

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 00025350-000000
 Account# 1026131
 Property ID 1026131
 Millage Group 10KW
 Location 819 GEORGIA St, KEY WEST
 Address
 Legal KW W C MALONEY DIAGRAM PB1-22 LOT 4 SQR 7 TR 7 E2-221 OR519-1078 OR645-
 Description 319 OR682-679 OR1093-2030 OR1093-203 OR1522-2434/36 OR2549-1044
 OR2951-0999
 (Note: Not to be used on legal documents.)
 Neighborhood 6284
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

SHEFFLER BARBARA K TRUST 01/10/2006
 C/O KEYBANK NATIONAL ASSOCIATION, TRUSTEE
 100 Public SQUARE STE 600
 Cleveland OH 44113

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$232,528	\$240,783	\$246,134	\$203,328
+ Market Misc Value	\$13,143	\$13,469	\$13,795	\$14,165
+ Market Land Value	\$542,040	\$542,040	\$655,274	\$631,142
= Just Market Value	\$787,711	\$796,292	\$915,203	\$848,635
= Total Assessed Value	\$787,711	\$796,292	\$827,950	\$752,682
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$787,711	\$796,292	\$915,203	\$848,635

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,908.00	Square Foot	43	90

Buildings

Building ID	1972	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2009
Gross Sq Ft	3164	Foundation	WD CONC PADS
Finished Sq Ft	1530	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	182	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	13	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	192	0	64
FAT	FINISHED ATTIC	868	0	118
FLA	FLOOR LIV AREA	1,530	1,530	182
OPU	OP PR UNFIN LL	160	0	56
PTO	PATIO	414	0	140

TOTAL 3,164 1,530 560

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	200 SF	1
FENCES	1979	1980	1	306 SF	5
BRICK PATIO	1979	1980	1	75 SF	2
LC UTIL BLDG	1981	1982	1	90 SF	1
FENCES	1992	1993	1	258 SF	2
WROUGHT IRON	1992	1993	1	48 SF	3
RES POOL	2000	2001	1	112 SF	5
BRICK PATIO	2000	2001	1	78 SF	2
FENCES	2001	2002	1	540 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/12/2019	\$100	Quit Claim Deed	2208971	2951	0999	30 - Unqualified	Improved
5/1/1998	\$425,000	Warranty Deed		1522	2434	Q - Qualified	Improved
5/1/1989	\$165,000	Warranty Deed		1093	2031	Q - Qualified	Improved
2/1/1976	\$35,000	Conversion Code		682	679	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-2793	11/30/2021		\$32,000	Residential	
21-3097	11/30/2021		\$0	Residential	Remove 22.55Q existing Metal Shingle roofing and replace with new of the same. *
21-2024	9/2/2021		\$385,000	Residential	
21-0850	5/10/2021		\$35,000	Residential	THE ROUGH AND SET OF 3 TOILETS 3 SHOWERS 6 LAVATORIES 1-CLOTHES WASHER, 1 KITCHEN, 1 WATER HEATER 4 HOSE BIBBS. TIE INTO EXISTING PLUMBING. N.O.C. REQUIRED. GH
21-0852	5/10/2021		\$34,000	Residential	ATF reframe interior wall layout and stairs to second floor
21-0912	5/10/2021		\$35,000	Residential	Install lights outlets and switches per plans. Service to remain in same location. N.O.C. REQUIRED. GH Rework electric for complete remodel. Meter and riser to remain in current location.
20-2688	11/18/2020		\$110,000	Residential	Replace (11) windows, (4) doors, and (600lf) matching siding. ****Paint siding to match. ET****
20-0775	5/7/2020		\$43,500	Residential	Interior only. Replace kitchen cabinets, new counter tops, re-tile 3 bathrooms, 450 sqft wall tile, refinish floors, and paint throughout
14-5739	12/29/2014	2/9/2016	\$6,500		R & R 250 SF SIDING TO MATCH EXSISTING, 300 SF TRIM AND SOFFIT AS NEEDED REPAIR TRELIS INSTALL 4 BAHAMA SHUTTERS ON PINE STREET
05-1458	5/25/2005	11/2/2005	\$2,350		INSTALL REMOVABLE STORM SHUTTERS (21)
05-3849	12/27/2004	12/31/2005	\$2,100		REPAIR REPLACE SIDING/TRIM BOARDS
01-3791	11/28/2001	8/30/2002	\$1,200		UPGRADE ELECTRICAL
00-4307	12/15/2000	10/18/2001	\$4,000		FENCE
0001488	6/1/2000	7/20/2000	\$1,200		ELECTRICAL
9903773	11/12/1999	7/20/2000	\$1		NEW A/C
9901777	8/6/1999	7/20/2000	\$15,000		POOL
9901717	5/19/1999	7/20/2000	\$10,280		ROOF
9803234	2/3/1999	7/20/2000	\$65,000		ADD A FAT & BATH

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

No data available for the following modules: Exemptions.

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: 2/17/2022, 9:33:09 AM

Version 2.3.177

Developed by
 Schneider
GEO SPATIAL

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, KeyBank National Association, Trustee of the Barbara K. Sheffler Trust authorize
Please Print Name(s) of Owner(s) as appears on the deed

Matthew Stratton
Please Print Name of Representative

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

KeyBank National Association, Trustee

By:

James A. Liggett *Signature of Owner* James A. Liggett *Signature of Joint/Co-owner if applicable*
Vice President

Subscribed and sworn to (or affirmed) before me on this 15th day of February, 2022
Date

by James A. Liggett as Vice President of KeyBank National Association, Trustee
Name of Owner

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

Jamie Rusyniak
Notary's Signature and Seal

Jamie Rusyniak
Name of Acknowledger typed, printed or stamped



Jamie Rusyniak

Notary Public, State of Ohio

My Commission Expires

April 18, 2024

Commission Number, if any



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

(Where Authorized Representative is an individual)

I, MATTHEW STRATTON 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:

819 GEORGIA ST.

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.

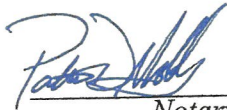
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

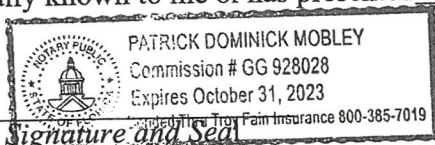

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2/17/2022 by
date

MATTHEW STRATTON
Name of Authorized Representative

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





Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

Doc# 2208971 03/01/2019 9:32AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

PREPARED BY:

KRISTINA PAULTER, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

03/01/2019 9:32AM
DEED DOC STAMP CL: Brit \$0.70

WHEN RECORDED MAIL TO:

KIMBERLY J. BARANOVICH
THE O'BRIEN LAW FIRM, LLC
38027 EUCLID AVENUE
WILLOUGHBY, OH 44094

Doc# 2208971
Bk# 2951 Pg# 999

PARCEL ID NO.: 00025350-000000

PURCHASE PRICE PAID: \$0.00

OTHER CONSIDERATION: \$0.00

DOCUMENTARY STAMP TAX: \$0.70

Quitclaim Deed

THIS QUITCLAIM DEED is made on FEBRUARY 12, 2019, by BARBARA K. SHEFFLER, a widow, whose address is 2501 Chagrin River Road, Hunting Valley, OH 44022 (herein, "Grantor"), to KEYBANK NATIONAL ASSOCIATION, TRUSTEE, or any successors in trust, under the BARBARA K. SHEFFLER TRUST dated January 10, 2006 and any amendments thereto, whose address is c/o Brenda Cox – Trust Real Estate, 100 Public Square – Suite 600 (OH-01-10-0930), Cleveland, OH 44113 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Monroe, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 819 Georgia Street, Key West, FL 33040

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Full power and authority is granted by this deed to the Trustee(s) and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party. Grantor does hereby warrant that Grantor was continuously married to the spouse with whom Grantor acquired title to the property from the time such property was acquired until the time of such spouse's death.

**EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS
DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

EXHIBIT A

On the Island of Key West and known as Lot 4, Square 7, Tract 7, MALONEY'S DIAGRAM according to the Plat thereof recorded in Plat Book 1, Page 22, of the Public Records of Monroe County, Florida; COMMENCING at the corner of Pine and Georgia Streets and running thence along Georgia Street in a Northwesterly direction 43 feet and 5 inches; thence at right angles in a Northeasterly direction 90 feet; thence at right angles in a Southeasterly direction 43 feet and 5 inches; thence at right angles in a Southwesterly direction along Pine Street 90 feet to the Place of Beginning.

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

KEYBANK NATIONAL ASSOCIATION, TRUSTEE
c/o Brenda Cox – Trust Real Estate
100 Public Square – Suite 600 (OH-01-10-0930)
Cleveland, OH 44113

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

IN WITNESS WHEREOF, Grantor signed and sealed this Quitclaim Deed on the date first above written.

Witnesses:

[Signature]
Witness #1 signature
MICHAEL J O'BRIEN
Printed name of witness #1

Grantor:

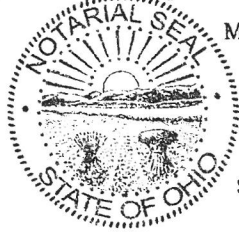
[Signature]
Barbara K. Sheffler

[Signature]
Witness #2 signature
DAWN KERN O'BRIEN
Printed name of witness #2

STATE OF Ohio
COUNTY OF WYATT

This instrument was acknowledged before me on FEBRUARY 12 2019, by Barbara K. Sheffler,
 who is personally known to me or who has produced _____
as identification.

[Affix Notary Seal]



MICHAEL J. O'BRIEN
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____