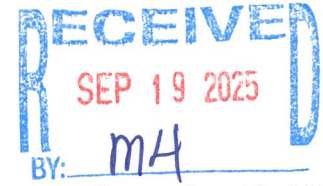


SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

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



September 18, 2025

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

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

RE: Variance Application 1600 Bahama Drive, Key West, Florida 33040
Property ID# - 00070290-000000

Dear Mr. Singelyn,

My firm represents 1600 Bahama LLC, a Florida limited liability company (the “Applicant”). Please allow this letter and supporting documentation to serve as my client’s application for variances at 1600 Bahama Drive, Key West, Florida 33040 (the “Property”) located in the Single Family Residential (“SF”) zoning district and part of the Venetian subdivision. Pursuant to code Sec. 90-391, this variance request is made in order to accommodate the elevation and reconstruction of an existing residential structure and the addition of a new carport. Specifically, this application requests a variance to the dimensional requirements as listed in code Section 122-630 with regard to the required building coverage, impervious surface, open space and front setbacks for primary structures. The property is located at the end of the cul-de-sac and is irregularly shaped as a result. Additionally, 882 square feet of the property is made up of the canal. Dimensional requirements for properties within the Venetian Subdivision are more restrictive in lot size and building coverage compared to the rest of the SF zoning District. All of this combined creates the hardship faced by the Applicant. The new design improves the existing non-conforming open space by 65 sq. ft., but it falls short of conformance by about 20 sq. ft.

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUIRED
Lot Size	8,000 sq. ft.	7,492 sq. ft.	7,492 sq. ft.	Existing noncompliance
Lot Width	50	83/70	83/70	No
Lot Depth	100	125/85	125/85	No
Max height	25 ft.	NA	25 ft.	No
Max Building Coverage	2248 sq. ft. (30%)	1866 sq. ft. (24.91%)	2552 sq. ft. (34.1%)	Yes
Max Impervious	3746 sq. ft. (50%)	4565 sq. ft. (60.93%)	4,719 sq. ft. (63%)	Yes
Min. Open Space	2622 sq. ft. (35%)	2537 sq. ft. (33.86%)	2602 sq. ft. (34.7%)	Yes

Setbacks:				
Front	20'	11'-5"	8'-6"	Yes
Rear	25'	31'-9"	31'-9"	No
Side	5'	3'-2"	3'-2"	No
Canal Side	10'	2'-5"	2'-5"	No

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 Property is located within the Venetian Subdivision which provides for higher restrictions compared to other properties within the single-family zoning district. This lot is irregularly shaped and less than the required lot size and a material portion of the lot is made up of the canal. With this property being located at the end of a cul-de-sac, it is one of the very few properties that are affected by the irregular lot shape.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. Conditions such as the noncomplying lot size along and its irregular shape were not created by the applicant.
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 variance process is established in the LDRs to address modifications to a nonconforming lot with city approval. Especially for properties and situations such as this that do not conform to the LDRs beyond the control of any owner.
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 comes in the challenge of designing a new residence on a noncompliant lot that is required to conform to special and more restrictive LDRs. Additionally, the lot shape caused by the cul-de-sac creates a scenario where the front face of this structure, although set back further than other homes on the same side of the block, requires a front yard setback to exist in its current location.

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 current owner is proposing to maintain the exterior walls of the existing structure and elevate the residence to combat potential future flooding. The proposal is a modest home with minor amenities to meet the needs of a small family, and the requested variances are very small from a percentage and square footage perspective.
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 is not injurious to the area involved or detrimental to the public interest. The variance will allow the rebuilding and improvement of a single-family home to safeguard it from future flooding as well as meet the needs of its residents.
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,

A handwritten signature in blue ink, appearing to read 'Richard J. McChesney', with a stylized flourish at the end.

Richard J. McChesney, Esq.

Enc.:
As stated

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: Sept 11, 2025 Zoning District: Single Family (SF)

Address/Location: 1600 Bahama Drive

Request: _____

Type of Application: Variance

Attendees: James Singelyn, Richard McChesney, Scott Hutton, Matthew Stratton

Notes: Reviewed plans and discussed variances needed

[illegible]

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

Application Fee Schedule

Variance Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee Type text here	\$ 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.



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

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Total Application Fee	\$ 5,591.63

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: 1600 Bahama Drive

Zoning District: Single Family (SF)

Real Estate (RE) #: 00070290-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Spottswood, Spottswood, Spottswood & Sterling, PLLC Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-304-3884

Office: 305-294-9556

Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: 1600 Bahama LLC Mailing Address: PO Box 222

City: Key West State: FL Zip: 33041

Home/Mobile Phone: _____

Office: _____

Fax: _____

Email: c/o Richard@spottswoodlaw.com

Description of Proposed Construction, Development, and Use:

The proposal is to demolish the existing single-family residence and rebuild an elevated structure

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

A variance to the dimensional requirements as listed in code Sec. 122-630 with regard to the required building coverage, impervious surface, open space and front and side setbacks for primary structures.

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	SEE ATTACHED COVER LETTER			
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
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

Authorization & Verification



**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, Scott Hutton, as Manager of 1600 Bahama LLC authorize
Please Print Name(s) of Owner(s) as appears on the deed

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

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


Signature of Owner

Signature of Joint/Co-owner if applicable

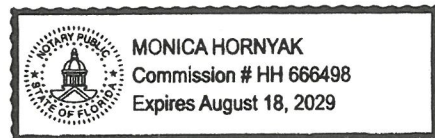
Subscribed and sworn to (or affirmed) before me on this September 15, 2025
Date

by Scott Hutton
Name of Owner

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


Notary's Signature and Seal

Monica Hornyak
Name of Acknowledger typed, printed or stamped
#HH 666498
8.18.29
Commission Number, if any





**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)

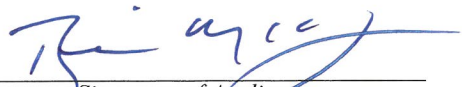
being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1600 Bahama Drive, Key West, FL 33040

Street address of subject property

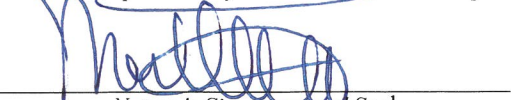
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein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

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


Signature of Applicant

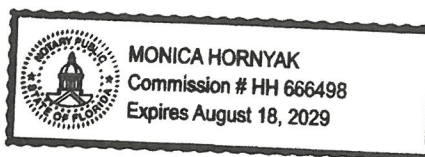
Subscribed and sworn to (or affirmed) before me on this September 15, 2025 by
Richard McChesney
Name of Applicant

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


Notary's Signature and Seal

Monica Hornyak
Name of Acknowledger typed, printed or stamped

HH 666498
Commission Number, if any



Warranty Deed

Prepared by and return to:

Gregory S. Oropeza

Attorney

Oropeza Stones & Cardenas, PLLC

221 Simonton Street

Key West, FL 33040

(305) 294-0252

File Number: 25-148

Consideration: \$1,025,000.00

Parcel Identification No.: 00070290-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 21st day of **March, 2025** between **Maryalice McHugh, a single woman**, whose post office address is **4000 Miners Candle Dr, Castle Rock, CO 80109** of the County of **Douglas, State of Colorado**, grantor*, and **1600 Bahama LLC, a Florida limited liability company** whose post office address is **P.O. Box 222, Key West, FL 33041** 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:

Lot 17, AMENDED PLAT OF RIVIERA SHORES, FIRST ADDITION, according to the plat thereof as recorded in Plat Book 5, Page 88, Public Records of Monroe County, Florida.

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

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. THE GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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.

Property Record Card

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 00070290-000000
 Account# 1074128
 Property ID 1074128
 Millage Group 10KW
 Location 1600 BAHAMA Dr, KEY WEST
 Address
 Legal Description LT 17 AMENDED PLAT OF RIVIERA SHORES-FIRST ADDN PB5-88 OR449-306 OR563-996 OR567-687 OR567-689 OR2247-725 OR3310-2280 OR3314-632 OR3317-948 OR3317-0950 OR3317-0952
 (Note: Not to be used on legal documents.)
 Neighborhood 6249
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Amended Plat of Riviera Shores First Addn
 Sec/Twp/Rng 04/68/25
 Affordable No
 Housing

**Owner**

1600 BAHAMA LLC
 PO Box 222
 Key West FL 33041

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$172,242	\$183,126	\$173,482	\$172,474
+ Market Misc Value	\$39,418	\$40,082	\$26,100	\$26,136
+ Market Land Value	\$971,610	\$859,733	\$631,564	\$421,059
= Just Market Value	\$1,183,270	\$1,082,941	\$831,146	\$619,669
= Total Assessed Value	\$1,183,270	\$247,735	\$240,520	\$233,515
- School Exempt Value	\$0	(\$30,000)	(\$30,000)	(\$25,500)
= School Taxable Value	\$1,183,270	\$217,735	\$210,520	\$208,015

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$859,733	\$183,126	\$40,082	\$1,082,941	\$247,735	\$30,000	\$217,735	\$500,000
2023	\$631,564	\$173,482	\$26,100	\$831,146	\$240,520	\$30,000	\$210,520	\$500,000
2022	\$421,059	\$172,474	\$26,136	\$619,669	\$233,515	\$25,500	\$208,015	\$386,154
2021	\$375,425	\$151,870	\$25,911	\$553,206	\$226,714	\$25,500	\$201,214	\$326,492
2020	\$368,065	\$153,979	\$26,846	\$548,890	\$223,584	\$25,500	\$198,084	\$325,306
2019	\$350,400	\$145,542	\$27,781	\$523,723	\$218,558	\$25,500	\$193,058	\$305,165
2018	\$355,825	\$147,651	\$27,633	\$531,109	\$214,483	\$25,500	\$188,983	\$316,626

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES CORN CANAL (01CC)	6,616.00	Square Foot	125	70
ENVIRONMENTALLY SENS (000X)	1.00	Lot	0	0

Buildings

Building ID	5763	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1972
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1990
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1836	Roof Type	GABLE/HIP
Finished Sq Ft	1196	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	156	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	37	Grade	500
Interior Walls	MASONRY/MIN	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,196	1,196	0
GBF	GAR FIN BLOCK	180	0	0
OPU	OP PR UNFIN LL	50	0	0
OPF	OP PRCH FIN LL	50	0	0
SPF	SC PRCH FIN LL	200	0	0
SBF	UTIL FIN BLK	160	0	0
TOTAL		1,836	1,196	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BOAT RAMP	1976	1977	0 x 0	1	72 SF	2
FENCES	1985	1986	0 x 0	1	180 SF	2
CONC PATIO	1998	1999	0 x 0	1	180 SF	2
SEAWALL	1976	1977	0 x 0	1	172 SF	2
CONCRETE DOCK	1976	1977	0 x 0	1	60 SF	4
RES POOL	1991	2003	16 x 32	1	512 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
3/21/2025	\$1,025,000	Warranty Deed	2494352	3317	0952
3/21/2025	\$100		2494351	3317	0950
3/2/2025	\$0	Order (to be used for Order Det. Heirs, Probate in	2491859	3314	632
2/1/1974	\$45,000	Conversion Code		567	689

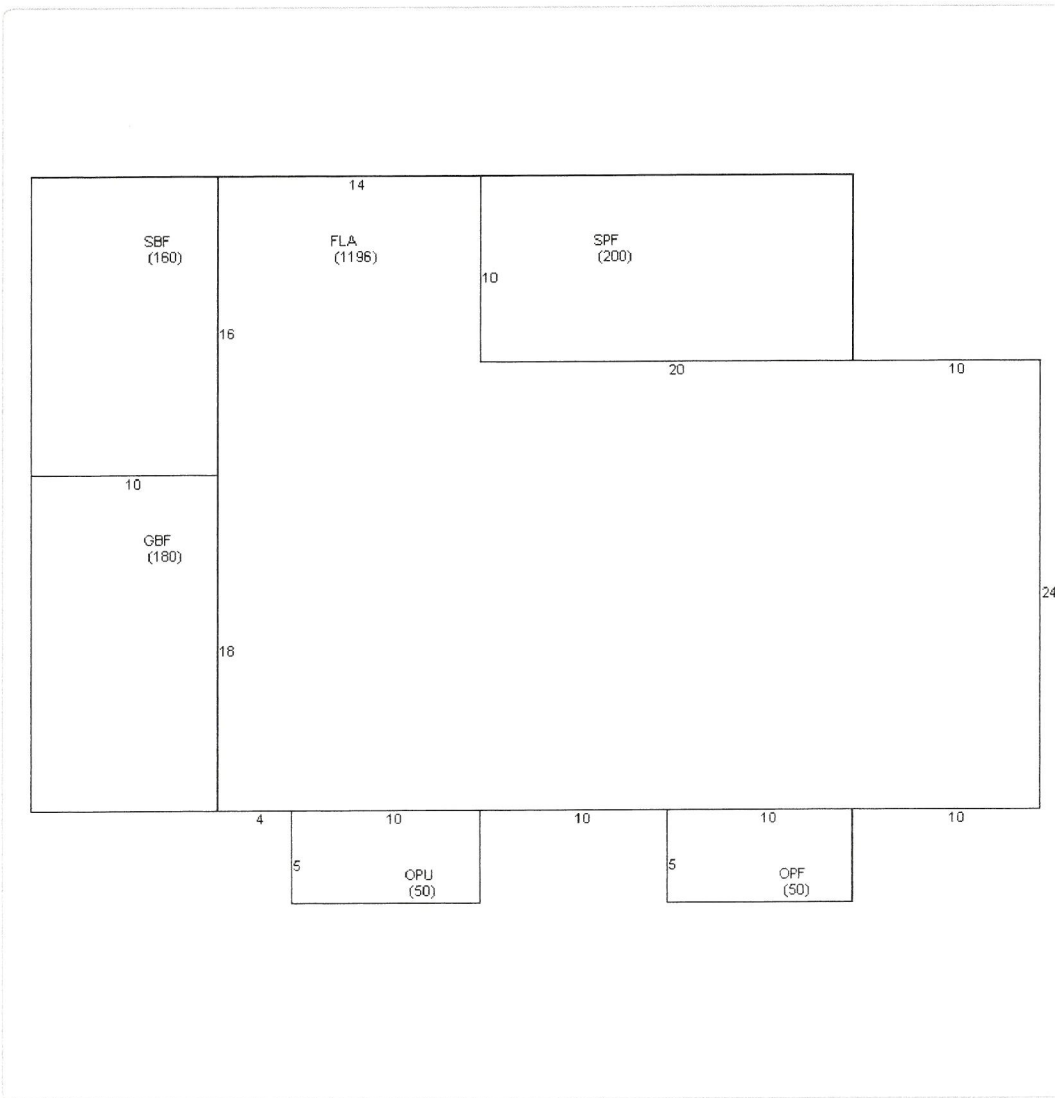
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-1614	06/25/2025	Active	\$4,000	Residential	Interior Demo
05-3851	09/07/2005	Completed	\$9,955	Residential	RUBBER ROOFING
05-0695	03/17/2005	Completed	\$23,837	Residential	REPLACE WINDOWS & DOORS
03-4039	11/26/2003	Completed	\$2,300	Residential	REPLASTER POOL
02-3171	11/25/2002	Completed	\$3,600	Residential	ROOFING
0001117	05/01/2000	Completed	\$4,700	Residential	RENOVATE 2 BATHROOMS
9803803	12/18/1998	Completed	\$8,000	Residential	REPAIR SEAWALL/STORM DAMA
B-3781	02/16/1970	Completed	\$17,000	Residential	SFR-1,584 SF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





TRIM Notice

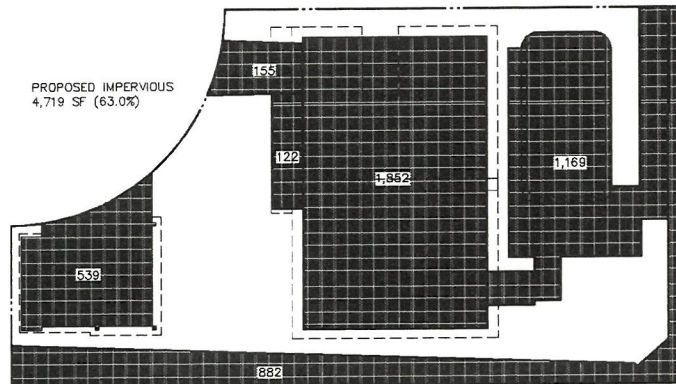
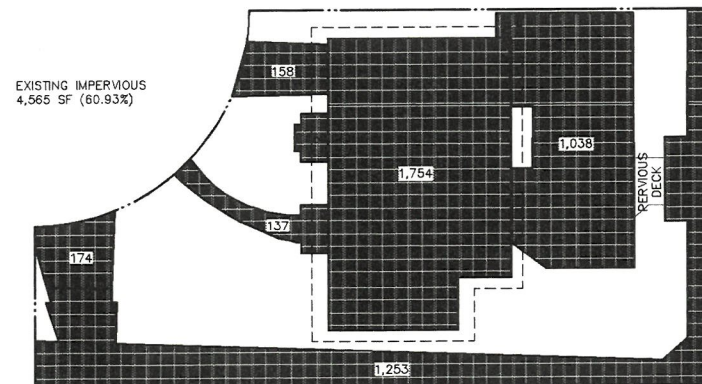
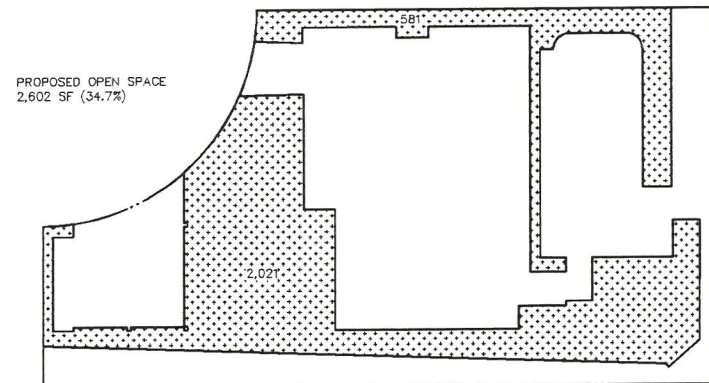
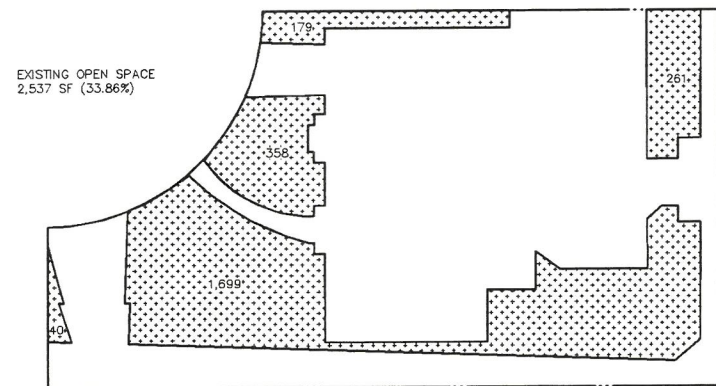
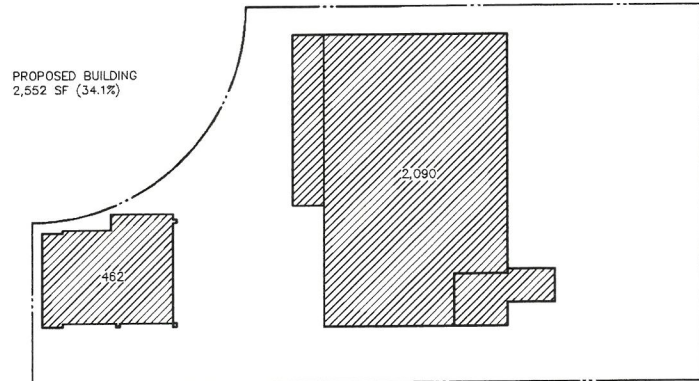
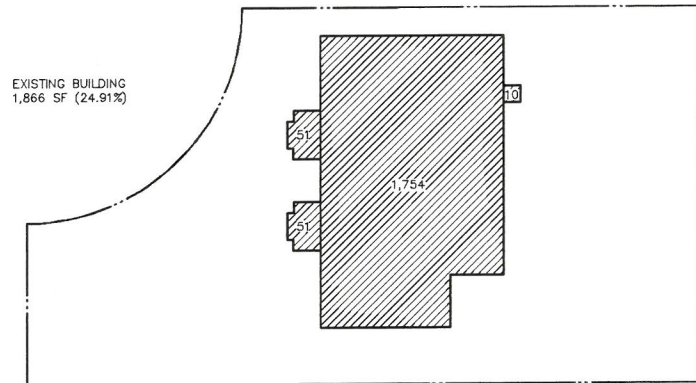


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[Last Data Upload: 9/11/2025, 2:11:32 AM](#)

Survey



A-1



SITE DATA CALCULATIONS

ZONE SF (SPECIAL) 7,492 SF LOT	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	2,248 SF (30%)	1,866 SF (24.91%)	2,552 SF (34.1%) (+686 SF)
IMPERVIOUS SURFACE	3,746 SF (50%)	4,565 SF (60.93%)	4,719 SF (63.0%) (+154 SF)
OPEN SPACE	2,622 SF (35%)	2,537 SF (33.86%)	2,602 SF (34.7%) (+65 SF)
FRONT YARD SETBACK	20'	11'-5"	8'-6"
SIDE YARD SETBACK	5'	3'-2"	EXISTING
CANAL SETBACK	10'	2'-5"	EXISTING
REAR YARD SETBACK	25'	31'-9"	EXISTING
BUILDING HEIGHT	25' + 5' NON-HABITABLE	18'-0"±	24'-10"

New Single Family Residence
1600 BAHAMA DRIVE
Key West, Florida 33040

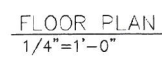
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Matthew@MStrattonArchitecture.com

m. stratton
ARCHITECTURE

Date 9.9.25

Project #

A-2



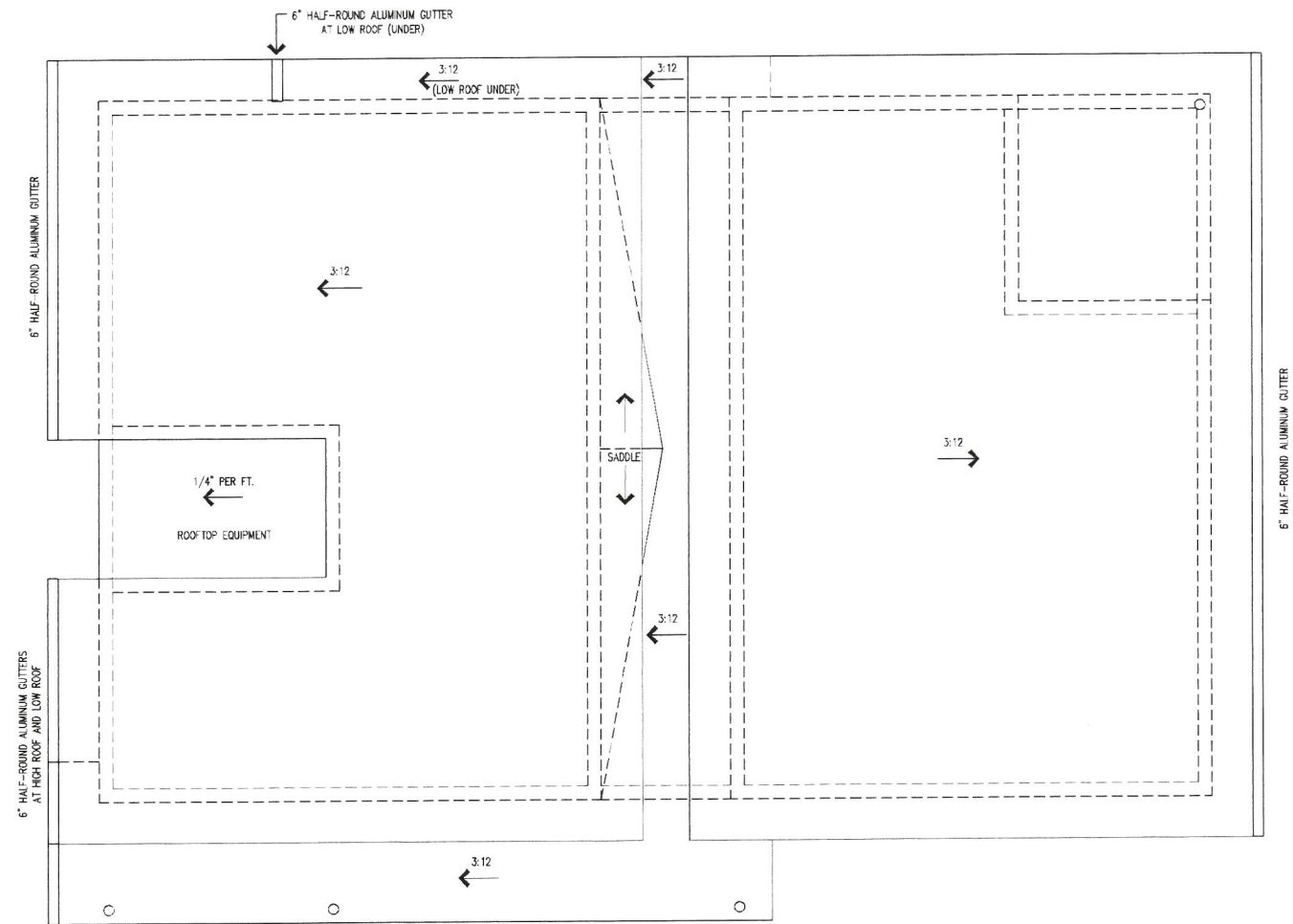
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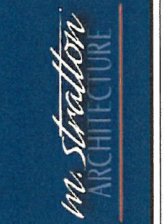
A-3



ROOF PLAN
1/4"=1'-0"

New Single Family Residence
1600 BAHAMA DRIVE
Key West, Florida 33040

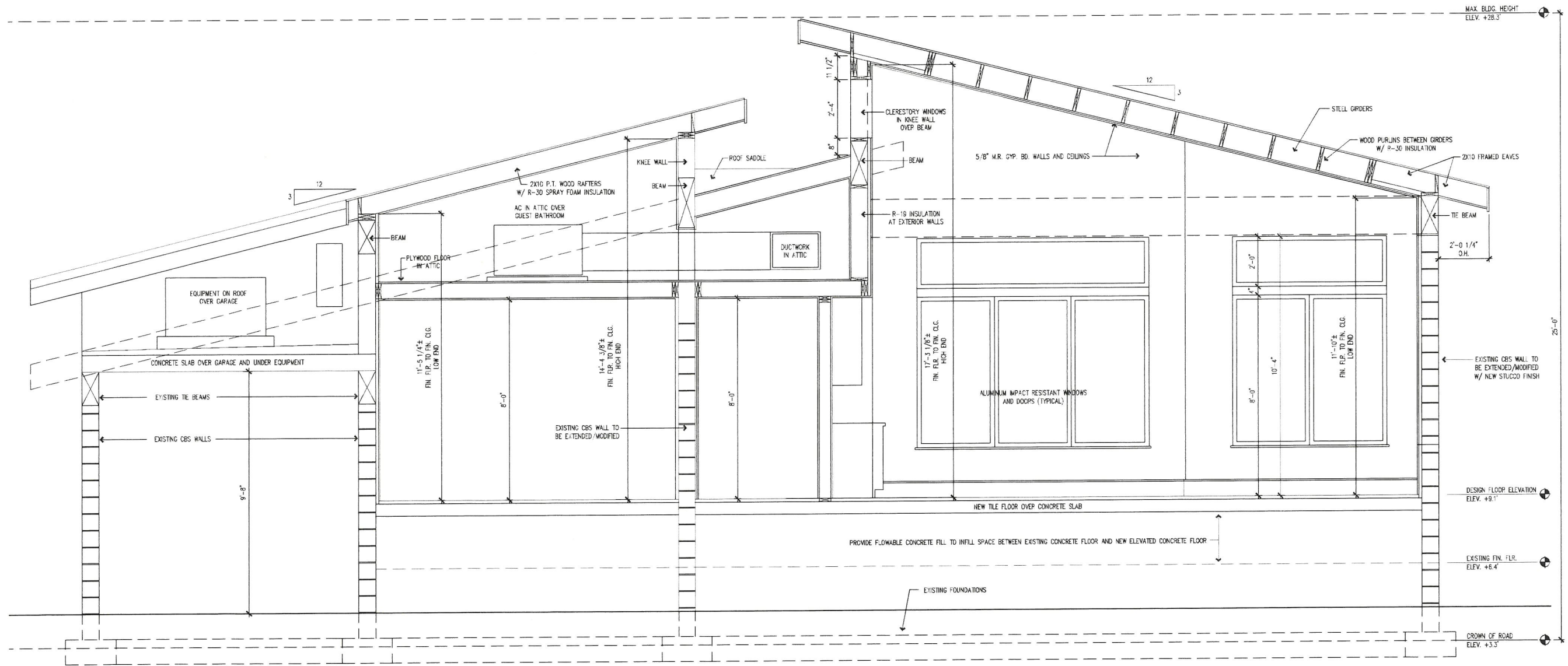
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A-4



BUILDING SECTION
1/2"=1'-0"

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A-5

MAX. BLDG. HT. +28.3'

EXISTING BLDG. HT., +18' ABOVE CROWN OF ROAD

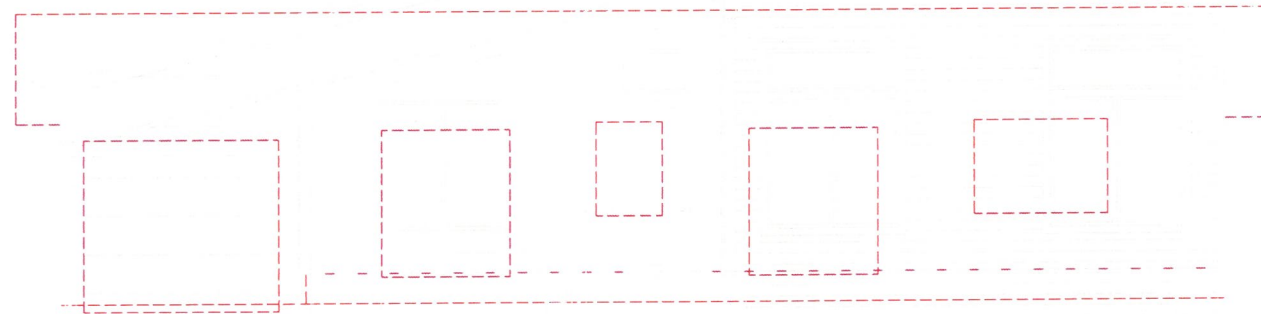
DESIGN FLOOD ELEV. +9.1'

EXISTING FIN. FLR. +6.4'



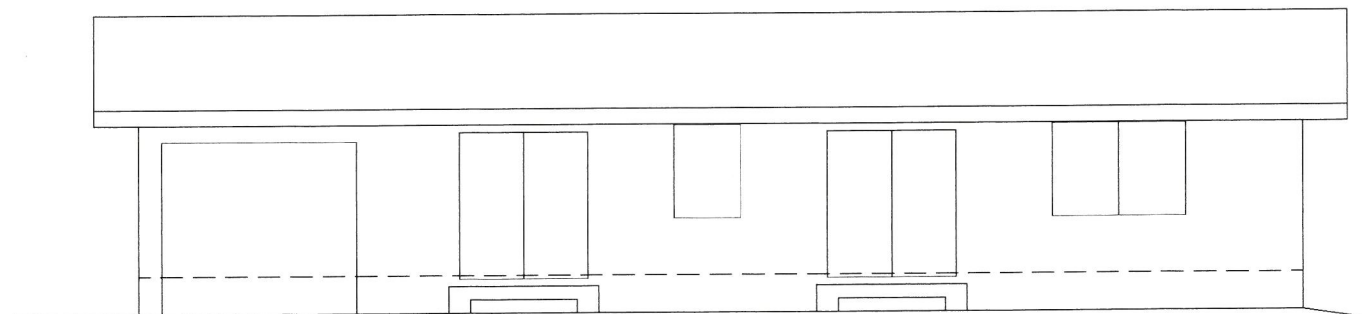
FRONT ELEVATION (EAST)

1/4"=1'-0"



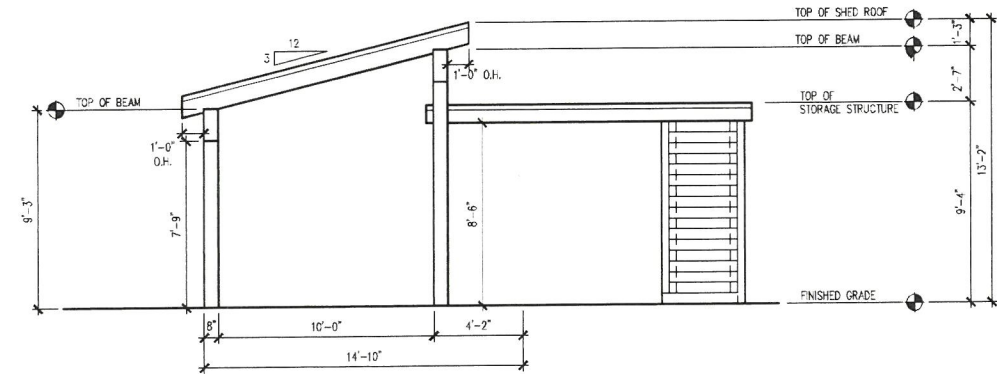
OVERLAY OF EXISTING HOUSE ELEVATED TO BFE

1/4"=1'-0"



EXISTING FRONT ELEVATION (EAST)

1/4"=1'-0"



CARPORT STRUCTURE ELEVATION - FACING STREET

1/4"=1'-0"

New Single Family Residence
1600 BAHAMA DRIVE
Key West, Florida 33040

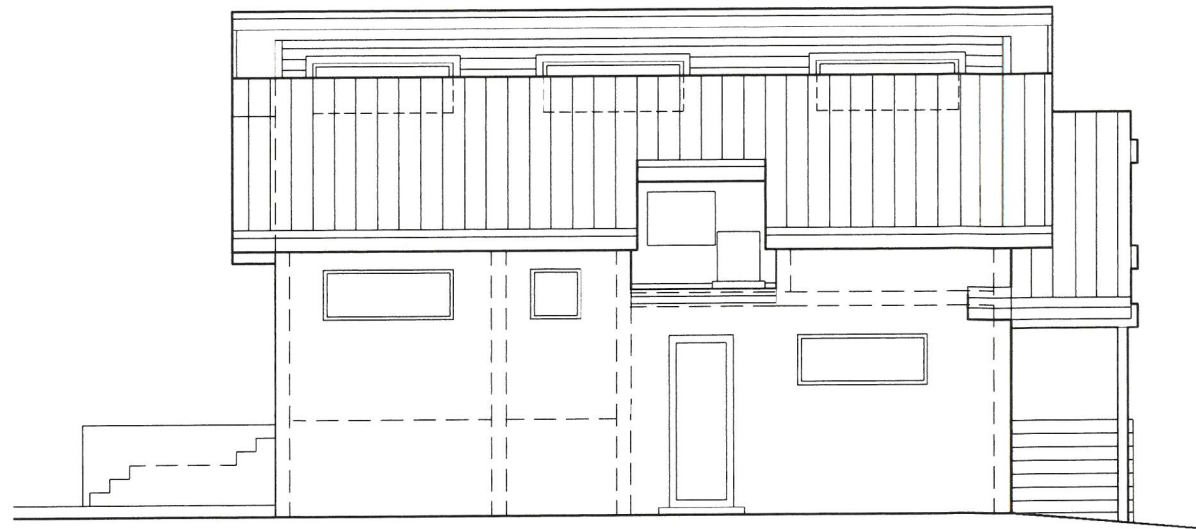
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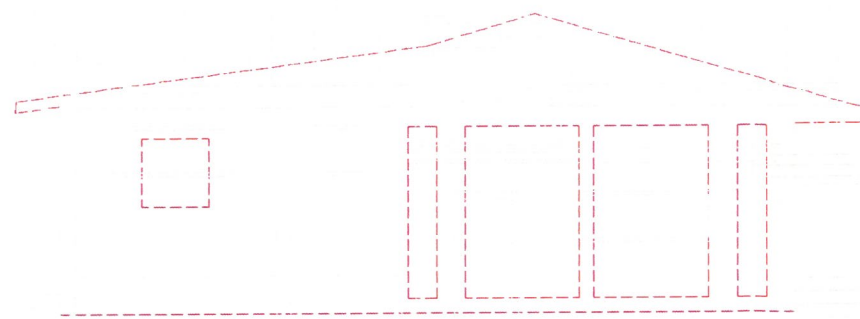
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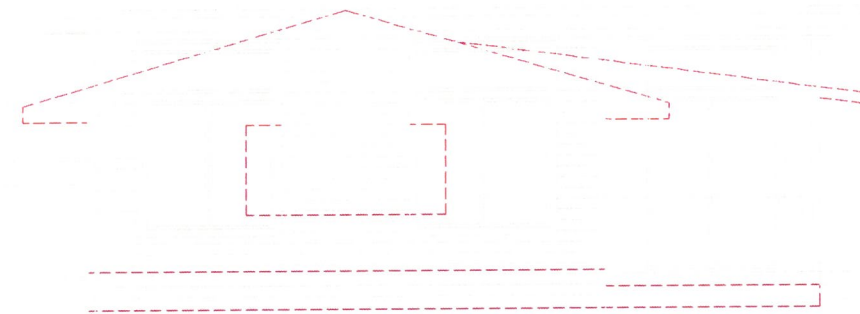
SOUTH SIDE ELEVATION
1/4"=1'-0"



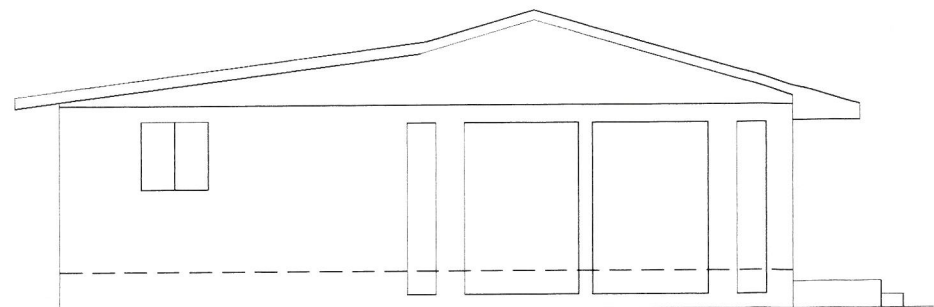
CANAL SIDE ELEVATION (NORTH)
1/4"=1'-0"



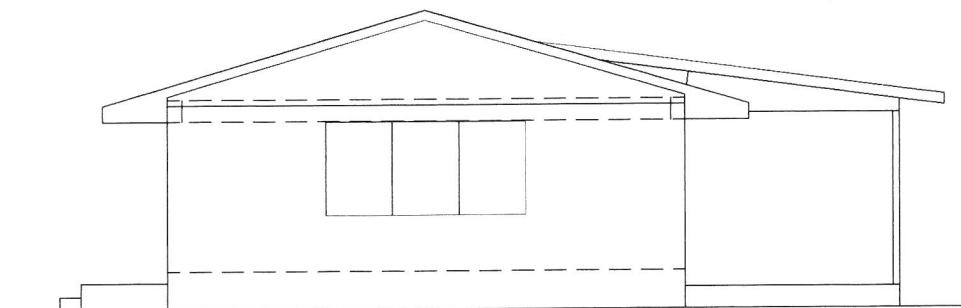
OVERLAY OF EXISTING HOUSE ELEVATED TO BFE
1/4"=1'-0"



OVERLAY OF EXISTING HOUSE ELEVATED TO BFE
1/4"=1'-0"



EXISTING SOUTH SIDE ELEVATION
1/4"=1'-0"



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

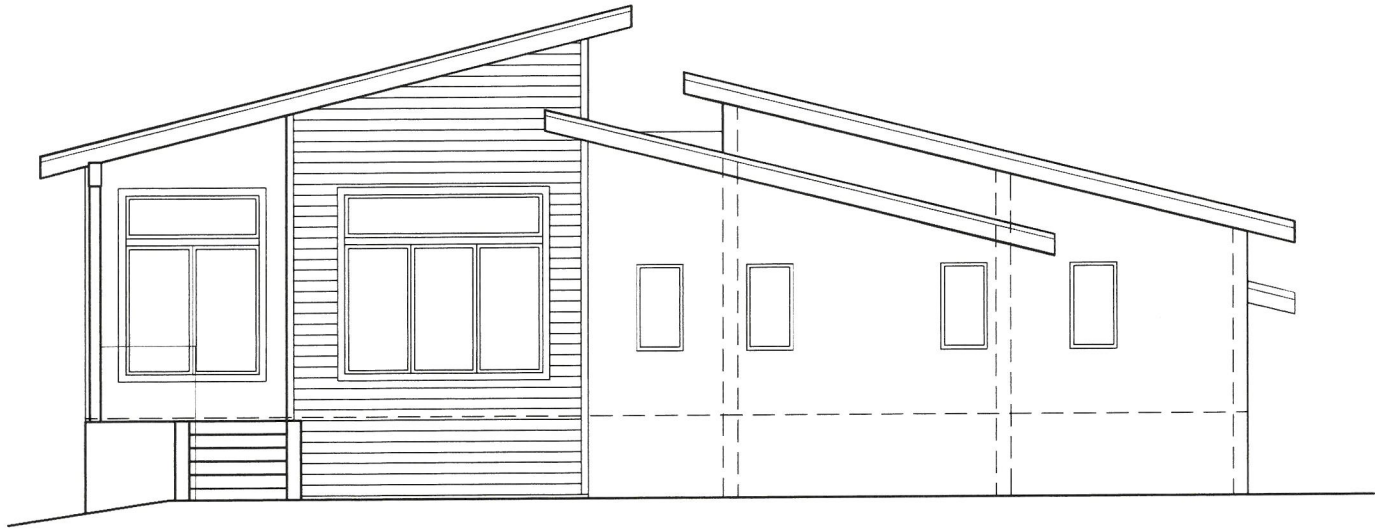
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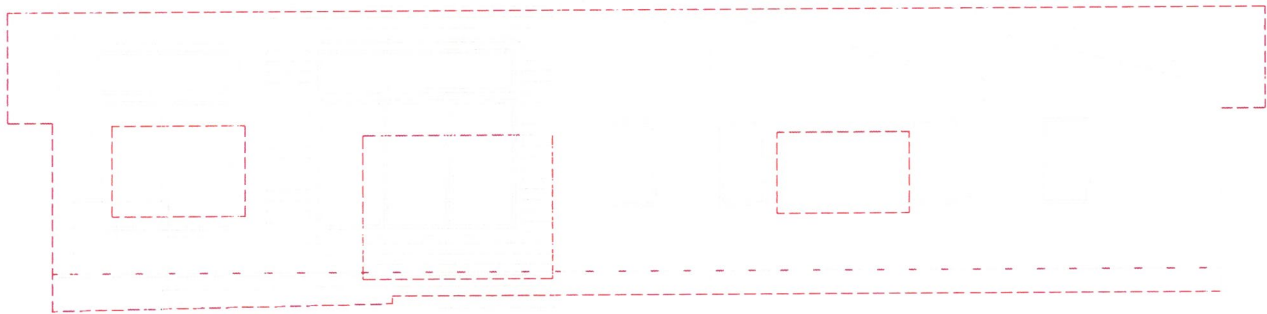
m. stratton
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Date 9.9.25
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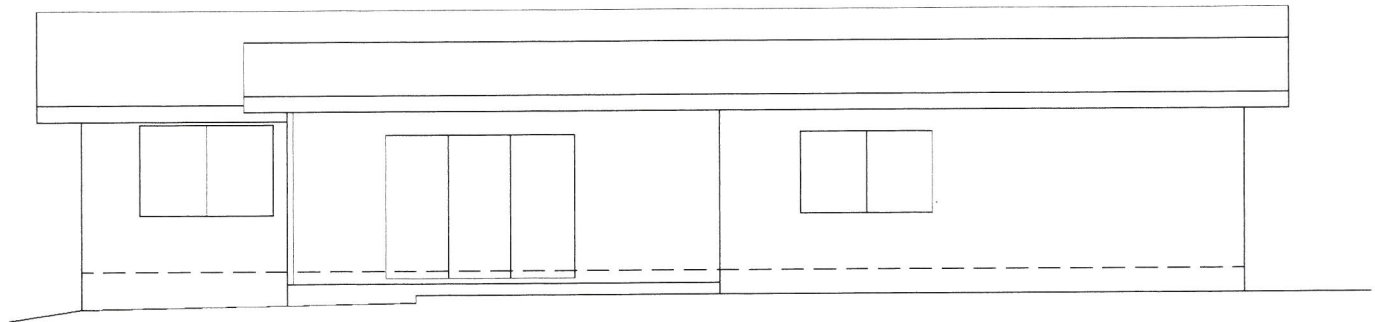
A-7



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



OVERLAY OF EXISTING HOUSE ELEVATED TO BFE
1/4"=1'-0"



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

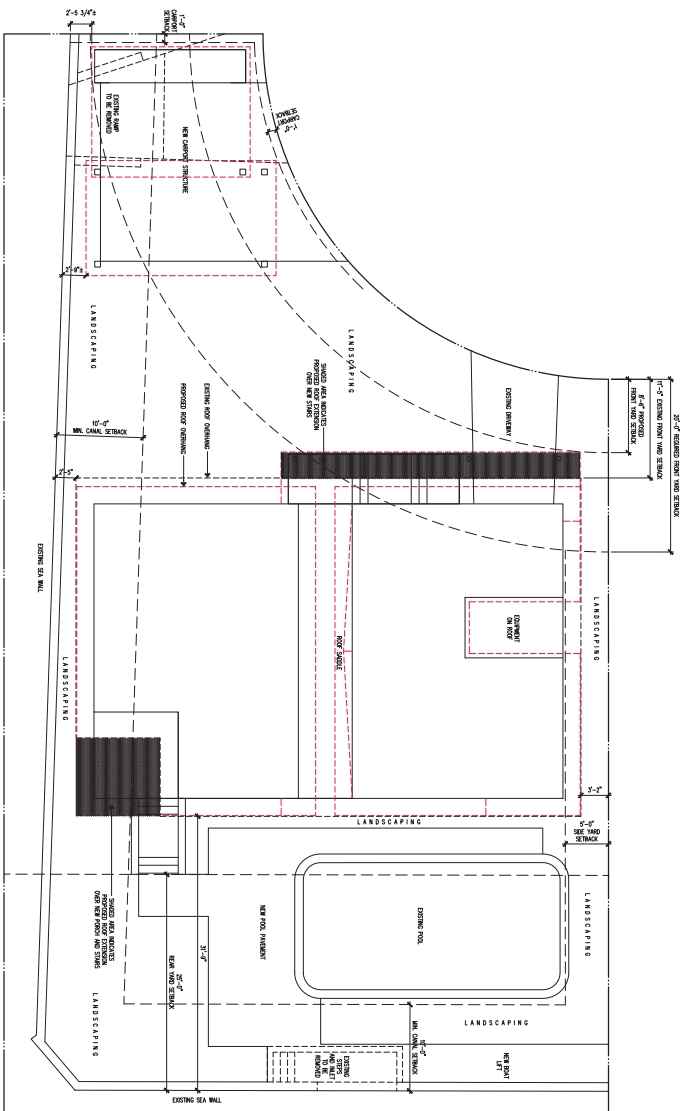
New Single Family Residence
1600 BAHAMA DRIVE
Key West, Florida 33040

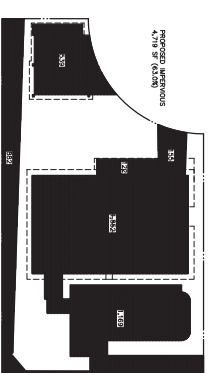
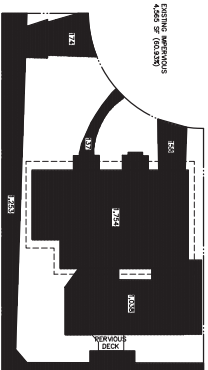
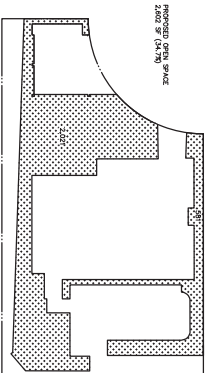
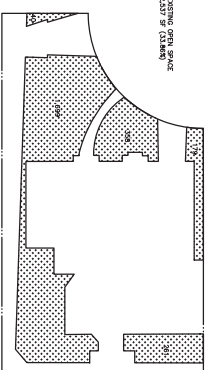
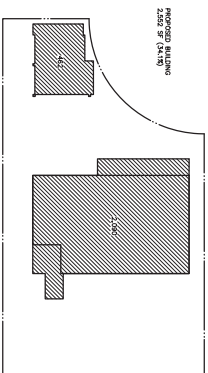
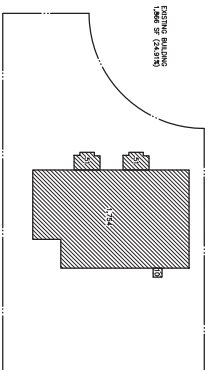
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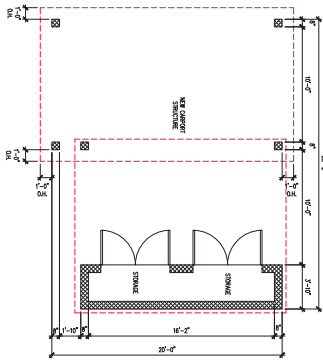
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A-8

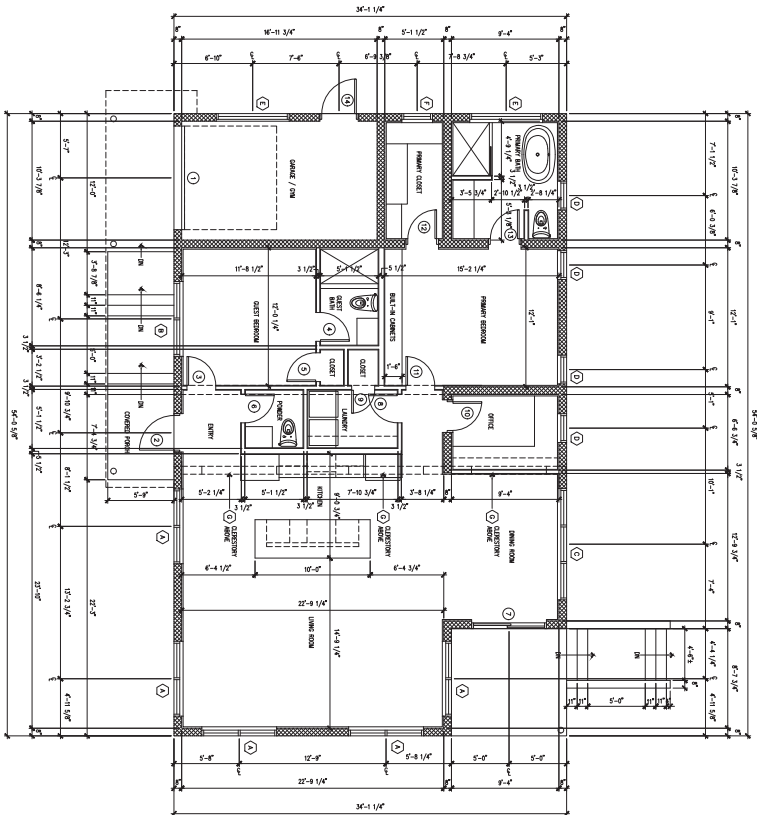


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CARPORT STRUCTURE FLOOR PLAN
1/4"=1'-0"



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



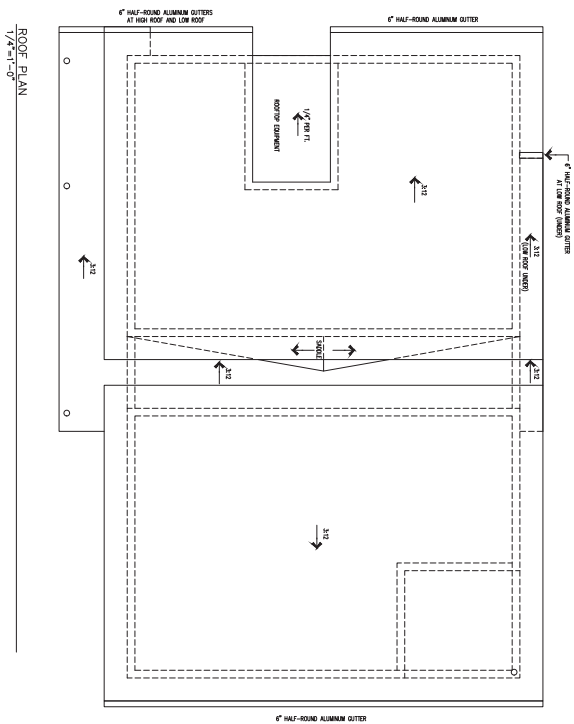
A-3

Project #
Date 9.9.25

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New Single Family Residence
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Key West, Florida 33040



ROOF PLAN
1/4"=1'-0"

A-4

Date 9.9.25
Project #

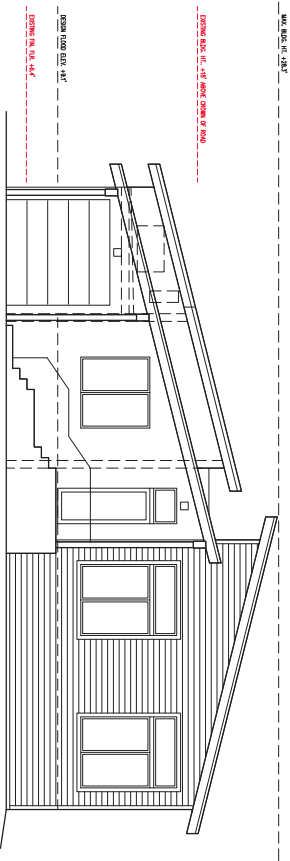


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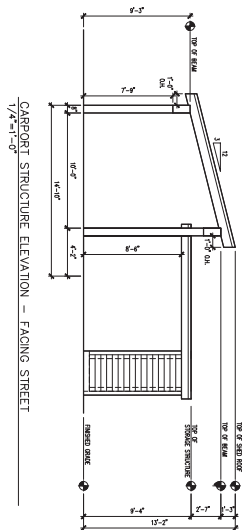


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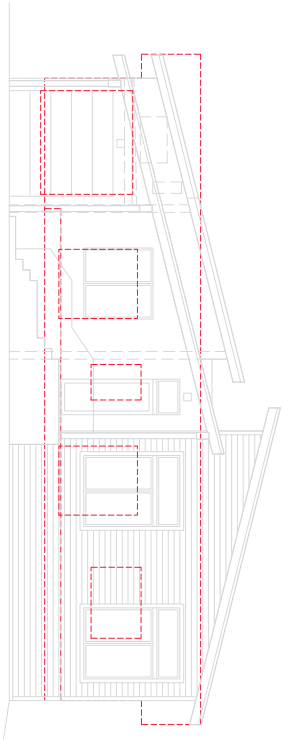
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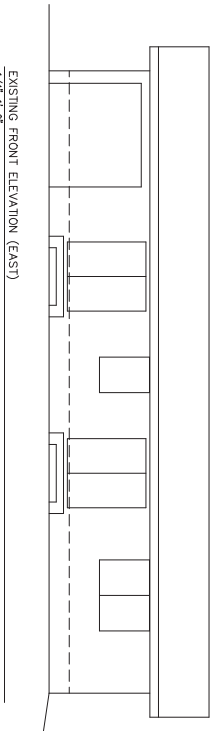
FRONT ELEVATION (EAST)
1/4"=1'-0"



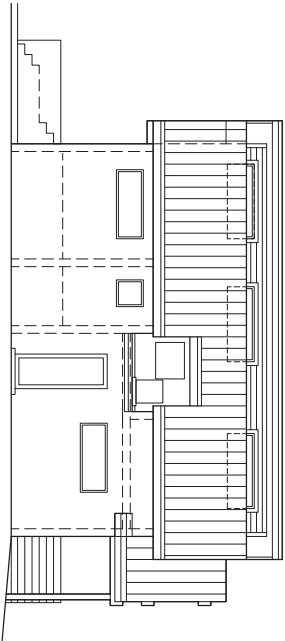
CARPORT STRUCTURE ELEVATION - FACING STREET
1/4"=1'-0"



OVERLAY OF EXISTING HOUSE ELEVATED TO RFT
1/4"=1'-0"



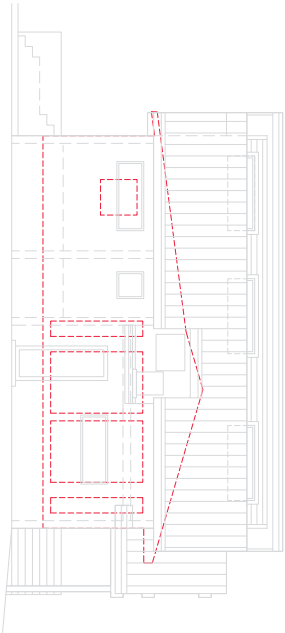
EXISTING FRONT ELEVATION (EAST)
1/4"=1'-0"



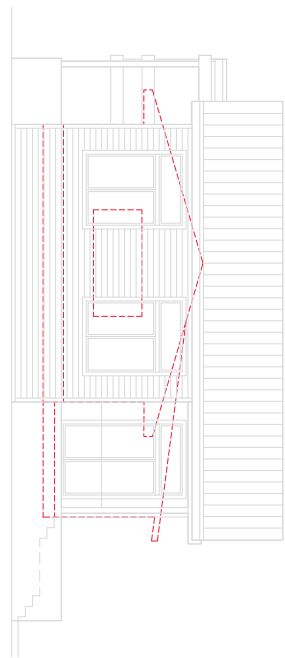
SOUTH SIDE ELEVATION
1/4"=1'-0"



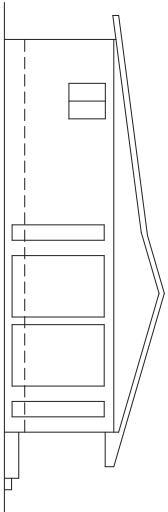
CANAL SIDE ELEVATION (NORTH)
1/4"=1'-0"



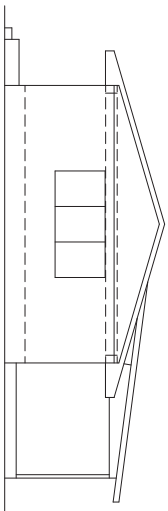
OVERLAY OF EXISTING HOUSE ELEVATED TO BFE
1/4"=1'-0"



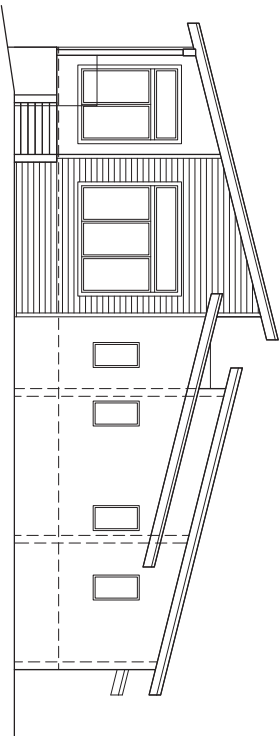
OVERLAY OF EXISTING HOUSE ELEVATED TO BFE
1/4"=1'-0"



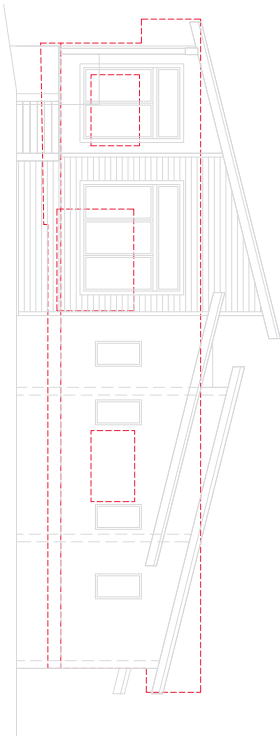
EXISTING SOUTH SIDE ELEVATION
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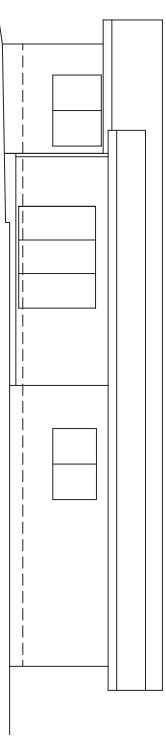
EXISTING CANAL SIDE ELEVATION (NORTH)
1/4"=1'-0"



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



OVERLAY OF EXISTING HOUSE ELEVATED TO BFE
1/4"=1'-0"



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

A-8

Date 9.9.25
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