## 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. GEBAIDE

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

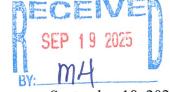
RE: Variance Application 1600 Bahama Drive, Key West, Florida 33040 Property ID# - 00070290-000000

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 culde-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	EXISTING PROPOSED		VARIANCE
	REQUIREMENT	EXISTING	I KOI OSED	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	2248 sq. ft.	1866 sq. ft.	2552 sq. ft.	Yes
Coverage	(30%)	(24.91%)	(34.1%)	165
M - I	3746 sq. ft.	4565 sq. ft.	4,719 sq. ft.	Yes
Max Impervious	(50%)	(60.93%)	(63%)	165
M' 0 0	2622 sq. ft.	2537 sq. ft.	2602 sq. ft.	Yes
Min. Open Space	(35%)	(33.86%)	(34.7%)	1 es

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



September 18, 2025

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,

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)	
	1600 Rohama Drivo			
	: 1600 Bahama Drive			
Request:				
Type of Application	on: Variance			
Attendees: Jame	es Singelyn, Richard McC	Chesney, Scott H	lutton, Matthew Stratton	
Notes:	viewed plans and discuss	sed variances ne	eeded	
				_
 				_
		Company of the second state power		
				_
				_
				_
				_

## **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 Boardof 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 preapplication 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

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Application ree schedule	
Variance Application Fee	\$ 2,552.56
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Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,039.06

After the Fact Application Fee Schedule

\$ 5,105.13
\$ 358.87
\$ 127.63
\$ 5,591.63

Please complete this application and attach all required documents. This will help staff process your request quicklyand 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	
Name: Spottswood, Spottswood & Sterling, PLLC		500 Fleming Street
City: Key West Sta	ate: FL	<sub>Zip:</sub> _33040
Home/Mobile Phone: 305-304-3884 Of	fice: 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 Sta	<sub>ate:</sub> FL	<sub>Zip:</sub> 33041
		<sub>Zip:</sub> 33041 Fax:
		<sub>Zip:</sub> _33041
Home/Mobile Phone:Of	Jse:	z <sub>ip:</sub> 33041 Fax:
Home/Mobile Phone:  Email: c/o Richard@spottswoodlaw.com  Description of Proposed Construction, Development, and U	Jse:	z <sub>ip:</sub> 33041 Fax:

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? fyes, provide date of landscape approval, and attach a copy of such approval.	□Yes	⊠No
s 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	Existing	Proposed	Variance Request
	Requirement			
Zoning				
Flood Zone				
Size of Site			_	
Height				
Front Setback				
Side Setback	SFF ATT	ACHED	COVER L	ETTER
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 <a href="http://www.municode.com/Library/FL/Key West">http://www.municode.com/Library/FL/Key West</a> under Subpart B.

<sup>\*</sup>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 termsof 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."

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

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application.

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.

Scott Hutton	, as Manage	er of 1600 Bahama LLC	authorize
Please Print	t Name(s) of Owner(s) as	appears on the deed	
Richard McChesney of Spottswood,	Spottswood, Spottsv	wood & Sterling, PLLC	
P	lease Print Name of Repr	esentative	
to be the representative for this applic	ation and act on my/ou	r behalf before the City of Key	West.
A. Colley			
Signature of Owner	Sigr	nature of Joint/Co-owner if applica	able
Subscribed and sworn to (or affirmed)	) before me on this	peptember 18	5,2025
by Scott Hute	<b>x</b>		·
	Name of Owner		
He/She is personally known to me or	has presented	as i	dentification.
Notary's Signature and Seal			
Name of Acknowledger typed, printed or HH 64498 8.18.29 Commission Number, if any	stamped	MONICA HORNYAI Commission # HH 6 Expires August 18,	666498



## 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, Sp	ottswood & Sterling, PLLC
(print name	of entity)
being duly sworn, depose and say that I am the Authorithe deed), for the following property identified as the second	
1600 Bahama Drive,	Key West, FL 33040
Street address of su	ıbject property
I, the undersigned, declare under penalty of perjury under Authorized Representative of the property involved in drawings and sketches attached hereto and all the statem true and correct.	this application; that the information on all plans,
In the event the City or the Planning Department relie untrue or incorrect, any action or approval based on sai	
Signature of Applicant	
Subscribed and sworn to (or affirmed) before me on this Name of Applicant	s September 15.2025 by date
He/She is personally known to me or has presented	as identification.  MONICA HORNYAK
Name of Acknowledger typed, printed or stamped  HH 646498  Commission Number, if any	Expires August 18, 2029

## **Warranty Deed**

Doc # 2494352 Bk# 3317 Pg# 952 Electronically Recorded 3/24/2025 at 11:01 AM Pages 2

Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK

Electronically REC: \$18.50 Deed Doc Stamp \$7,175.00

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]\_

## (STATUTORY FORM - SECTION 689.02, F.S.) Warranty Deed

day of March, 2025 between Maryalice McHugh, a single woman, whose post This Indenture made this 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; convents, 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.

In Witness Whereof, grantor has hereunto set grantor's	
Signed, sealed and delivered in our presence:	
	Maryalice Mc Hugh  Maryalice McHugh  3304
Witness Printed Name: Andrey Perry Address: 211 Simen fon St. Ly Westfc	Maryalice Michigan 3304
$\mathcal{O}$	
Witness Printed Name: Address: Gregory S. Oropeza 221 Simonton Street Key West, FL 33040	
State of Florida County of Monroe	
The foregoing instrument was acknowledged before me by day of March, 2025 by Maryalice McHugh license as identification.	means of physical presence or online notarization, this, who are personally known or have produced a driver's
[Notary Scal	Notary Public
OREGORY S. OROPEZA  Notary Public - State of Florida  Commission ≈ HH 278836	Printed Name:
My Comm. Expires 07/01/2026	My Commission Evnires:

My Commission Expires:

## 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

00070290-000000 Parcel ID Account# 1074128 1074128 Property ID 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	<b>Building Value</b>	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**

<b>Building ID</b>	5763			<b>Exterior Walls</b>	C.B.S.
Style	GROUND LEVEL			Year Built	1972
<b>Building Type</b>	S.F.R R1/R1			<b>EffectiveYearBuilt</b>	1990
<b>Building Name</b>				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
<b>Functional Obs</b>	0			Full Bathrooms	2
Economic Obs	0			Half Bathrooms	0
Depreciation %	37			Grade	500
Depreciation % Interior Walls	37 MASONRY/MIN			Grade Number of Fire Pl	500 0
Interior Walls		Sketch Area	Finished Area		
Interior Walls Code D	MASONRY/MIN	Sketch Area 1,196	Finished Area 1,196	Number of Fire Pl	
Interior Walls Code D FLA FI	MASONRY/MIN Description			Number of Fire Pl Perimeter	
Interior Walls Code D FLA FI GBF G	MASONRY/MIN Description LOOR LIV AREA	1,196	1,196	Number of Fire PI Perimeter	
Interior Walls Code D FLA FI GBF G OPU O	MASONRY/MIN Description LOOR LIV AREA GAR FIN BLOCK	1,196 180	1,196 0	Number of Fire PI Perimeter 0	
Interior Walls Code D FLA FI GBF G OPU O OPF O	MASONRY/MIN Description LOOR LIV AREA GAR FIN BLOCK DP PR UNFIN LL	1,196 180 50	1,196 0 0	Number of Fire PI Perimeter 0 0	

1,196

1,836

## Yard Items

TOTAL

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BOAT RAMP	1976	1977	0×0	1	72 SF	2
FENCES	1985	1986	0×0	1	180 SF	2
CONC PATIO	1998	1999	0×0	1	180 SF	2
SEAWALL	1976	1977	0×0	1	172 SF	2
CONCRETE DOCK	1976	1977	0×0	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

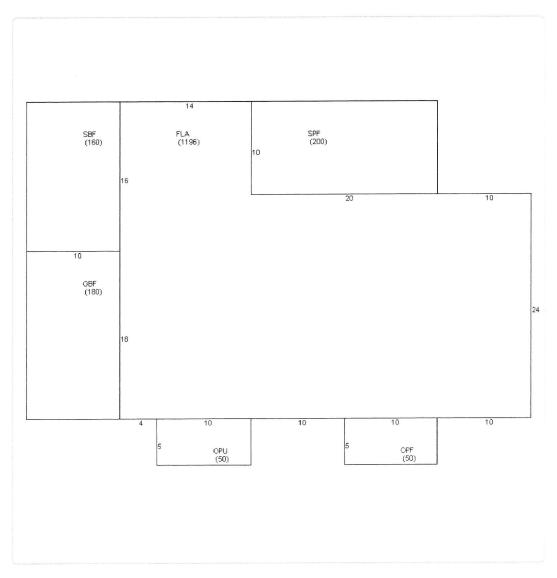
## **Permits**

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
R-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

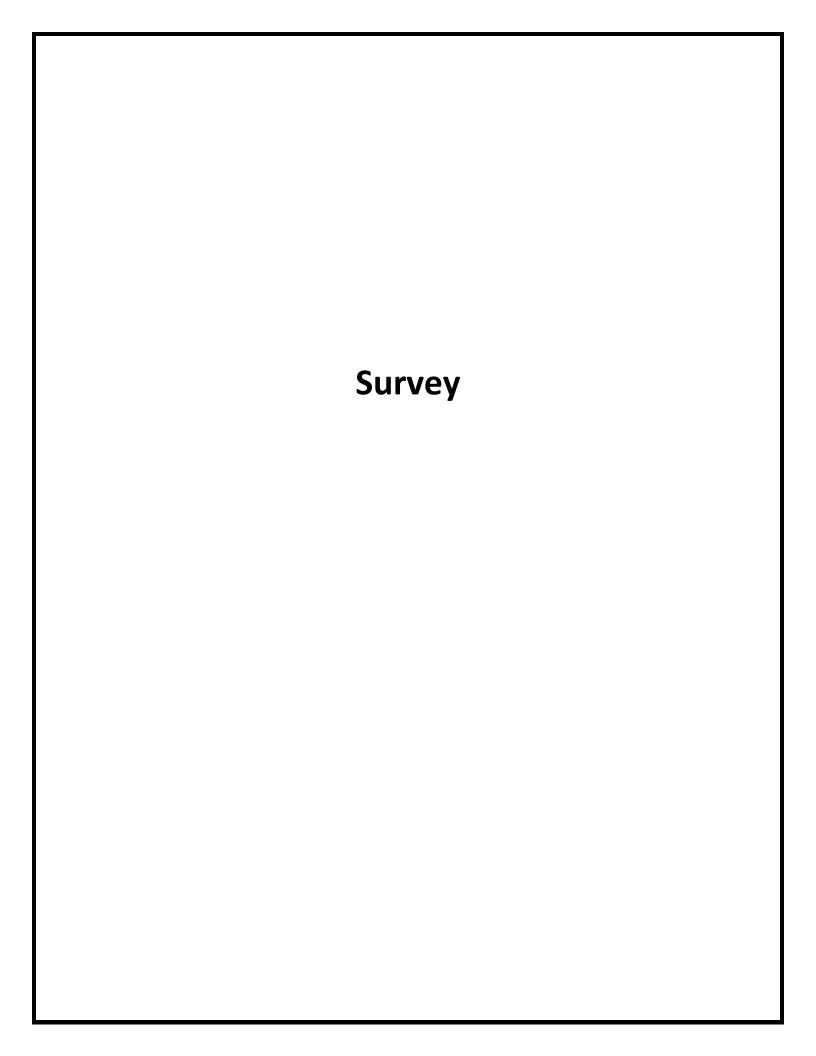


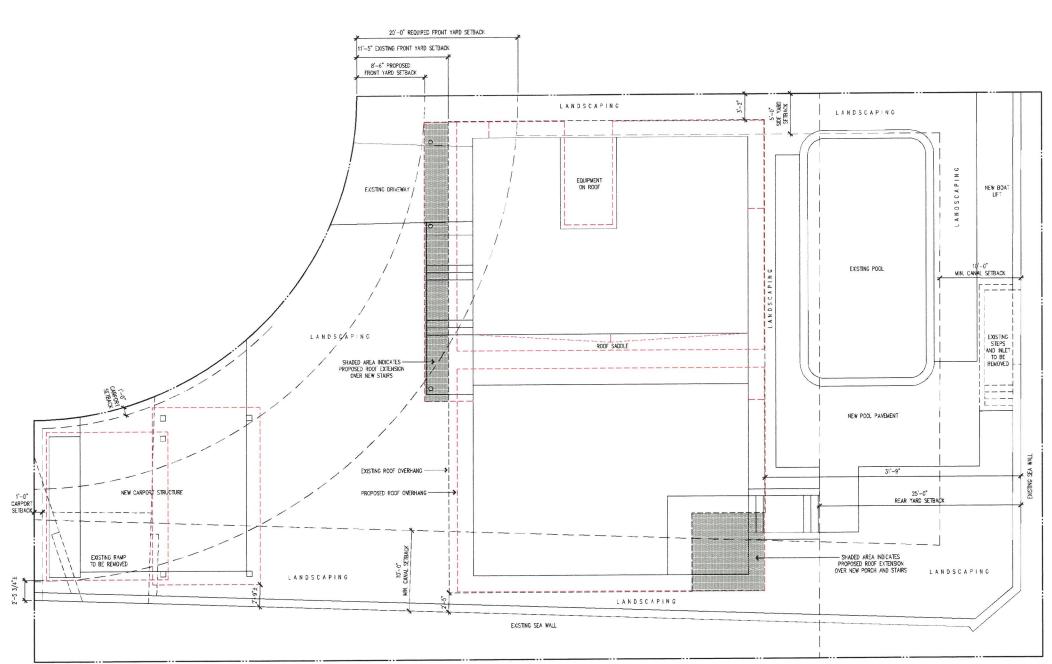


TRIM	Notice	



User Privacy Policy GDPR Privacy Notice Last Data Upload: 9/11/2025, 2:11:32 AM





SITE PLAN 3/16"=1'-0" PROJECT NORTH TRUE NORTH New Single Family Residence 1600 BAHAMA DRIVE Key West, Florida 33040

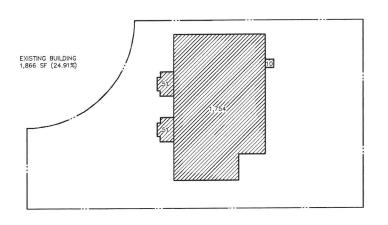
ture.com

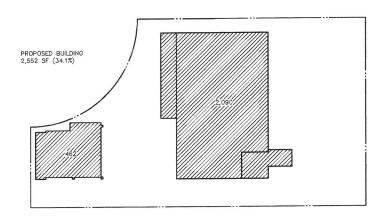
M. Stratton Architecture
3801 Flagler Ave.
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305.923.9670
Matthew@MStrattonArchitectur

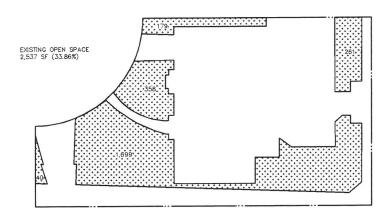
W. Stratton

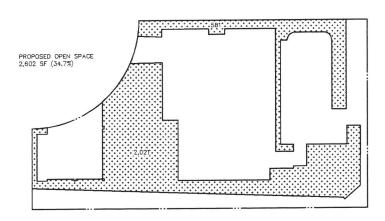
Date 9.9.25

Project #











882

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 (34.77 (+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

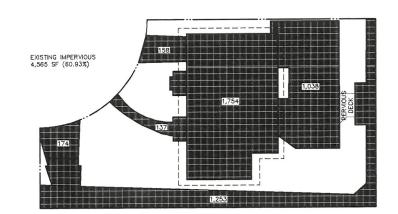
M. Stratton Architecture 3801 Flagler Ave. Key West, Florida 33040 305.923.9670 Matthew@MStrattonArchitecture.co

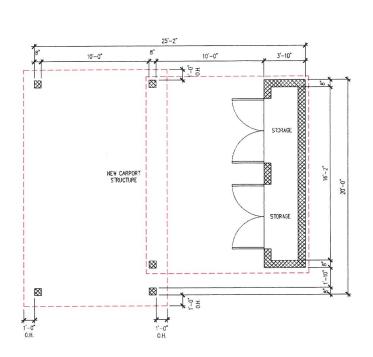


Date 9.9.25

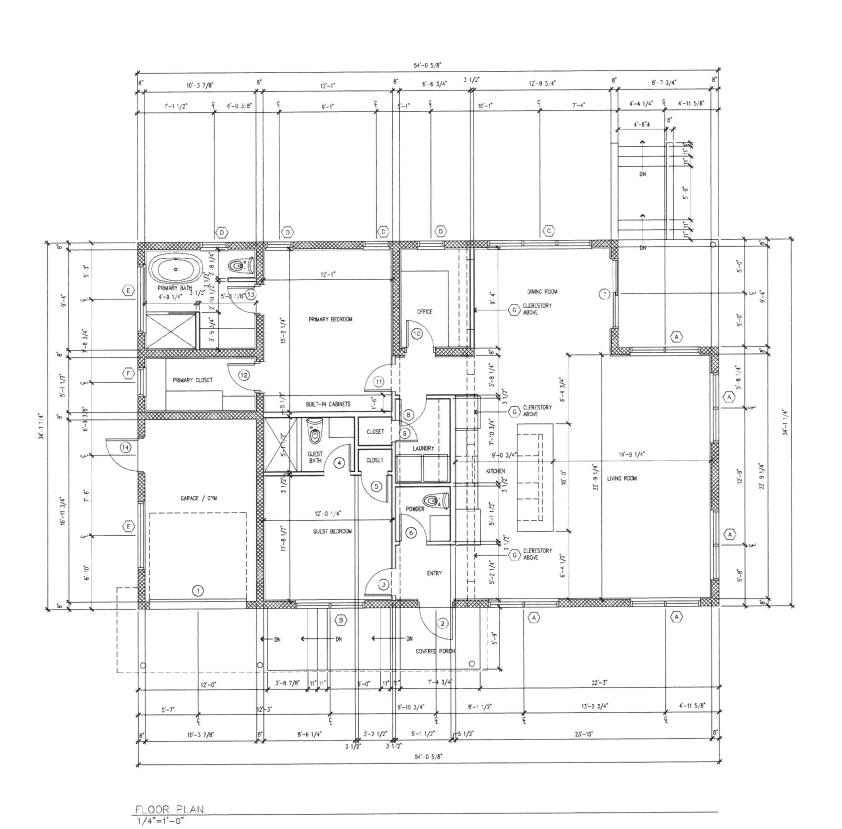
Project #

4-2





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



New Single Family Residence 1600 BAHAMA DRIVE Key West, Florida 33040 M. Stratton Architecture 3801 Flagler Ave. Key West, Florida 33040 305.923.9670 Matthew@MStrattonArchitectu

Date

Project#

A-3

9.9.25

6" HALF-ROUND ALUMINUM GUTTER AT LOW ROOF (UNDER) (LOW ROOF UNDER) **₹**3:12 3:12 SADDLE 1/4" PER FT. HALF-ROUND ALUMINUM GUTTERS AT HIGH ROOF AND LOW ROOF **₹**3:12

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Key West, Florida 33040 305.923.9670 Matthew@MStrattonArchitectu

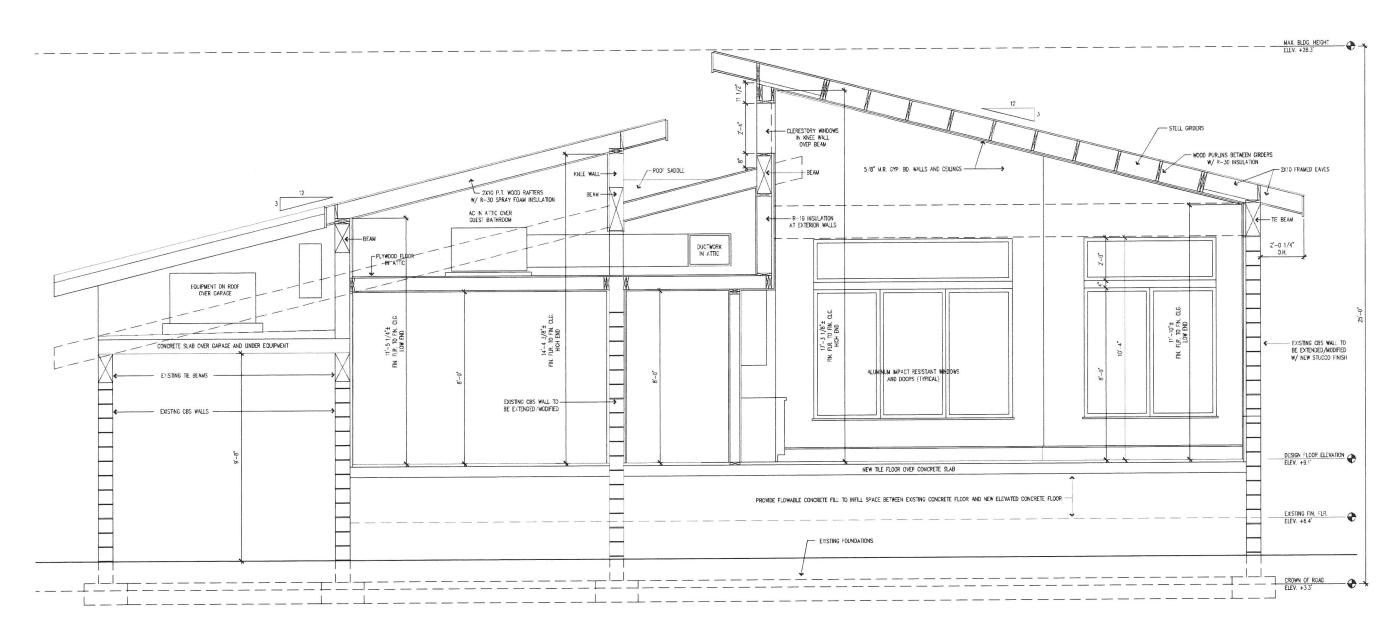
M. Strallow ARCHITECTURE

Date 9.9.25

Project#

A-4

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



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

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

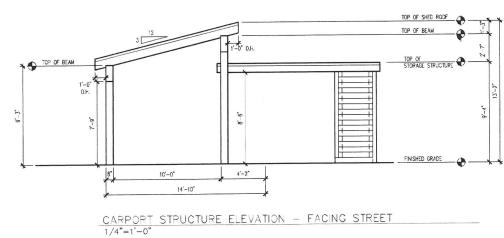


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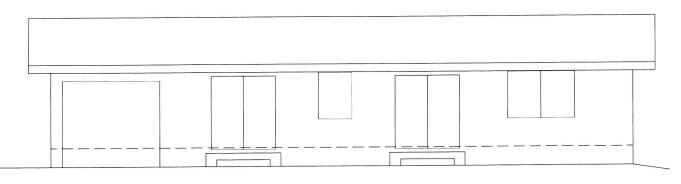
9.9.25 Date

Project#





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



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

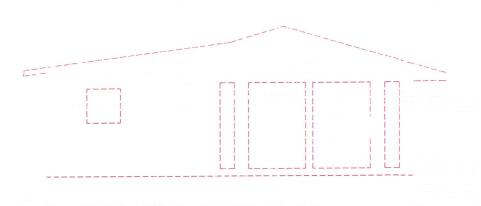
New Single Family Residence 1600 BAHAMA DRIVE Key West, Florida 33040

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

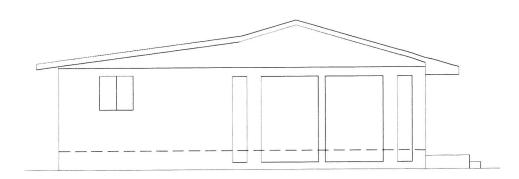
9.9.25 Date

Project#

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



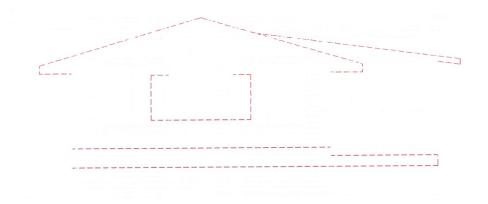
OVERLAY OF EXISTING HOUSE ELEVATED TO BFE 1/4"=1"-0"



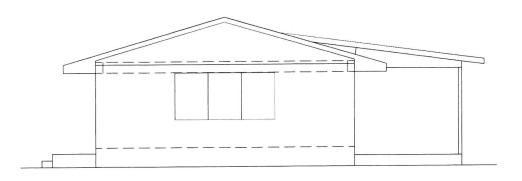
EXISTING SOUTH SIDE ELEVATION 1/4"=1'-0"



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



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



EXISTING CANAL SIDE ELEVATION (NORTH)

1/4"=1'-0"

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

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Matthew@MStrattonArchitecture.com

na Stratton

Date 9.9.25

Project#

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

Ma: Strallon ARCHII ECTURE

Date 9.9.25

Project #

SITE PLAN 3/16 =1 -0 SHOED WEA INDICATES— PROPOSED ROOF EXTENSION ONER NEW STARS COUPMENT ON ROOF LANDSCAFING PROPICED HEA INDICATES
PROPICED PLOF EXTENSION
ONER NEW PLOCH AND STARS LANDSCAPING DISTRICE STEPS AND INLET

Date
Project #

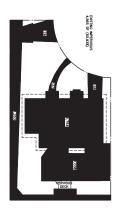
Mr. Stratton

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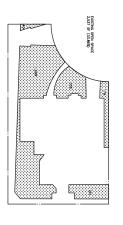
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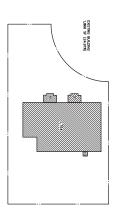


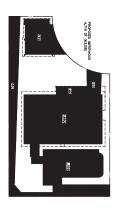
New Single Family Residence 1600 BAHAMA DRIVE Key West, Florida 33040

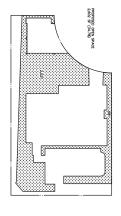


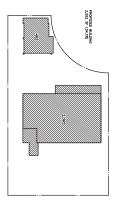
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SITE DATA	A CALCULATIONS	LATION	S
ZONE SF (SPECIAL) 7,492 SF LOT	ALLOWED	EXISTING	PROPOSED
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FRONT YARD SETBACK	20"	11'-5"	8'-6"
SIDE YARD SETBACK	9.	3'-2"	DISTING
CANAL SETBACK	10"	2'-5"	DISTING
REAR YARD SETBACK	25"	31'-9"	DISTING



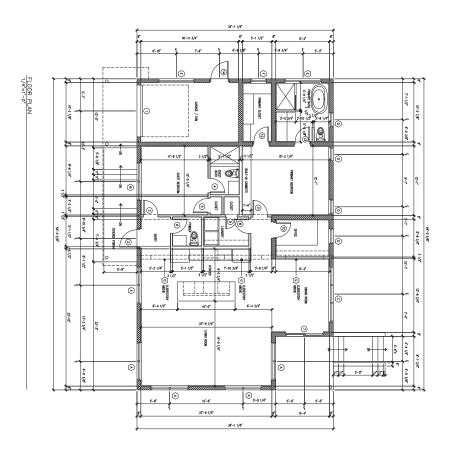
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New Single Family Residence 1600 BAHAMA DRIVE Key West, Florida 33040

SS-2

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A-3

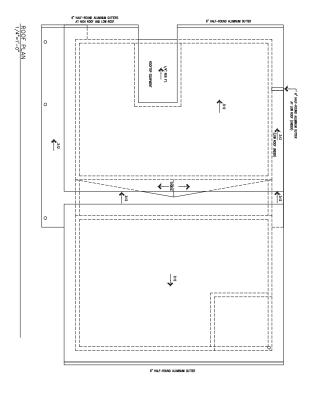
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m. stratton

M. Stratton Architecture 3801 Flagler Ave. Key West, Florida 33040 305.923.9670

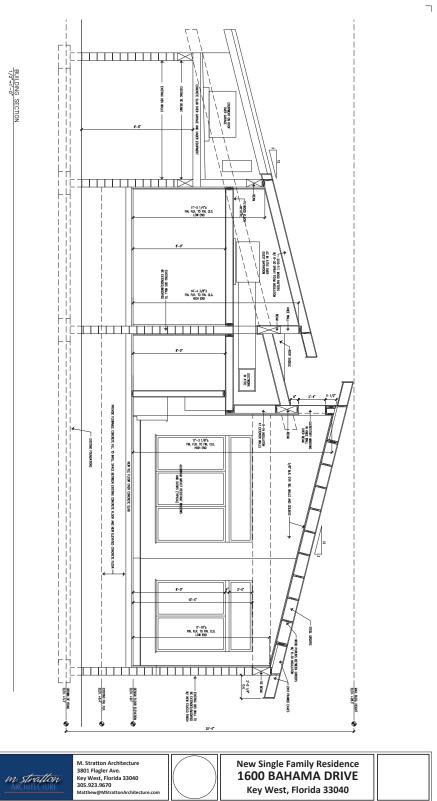


New Single Family Residence 1600 BAHAMA DRIVE Key West, Florida 33040



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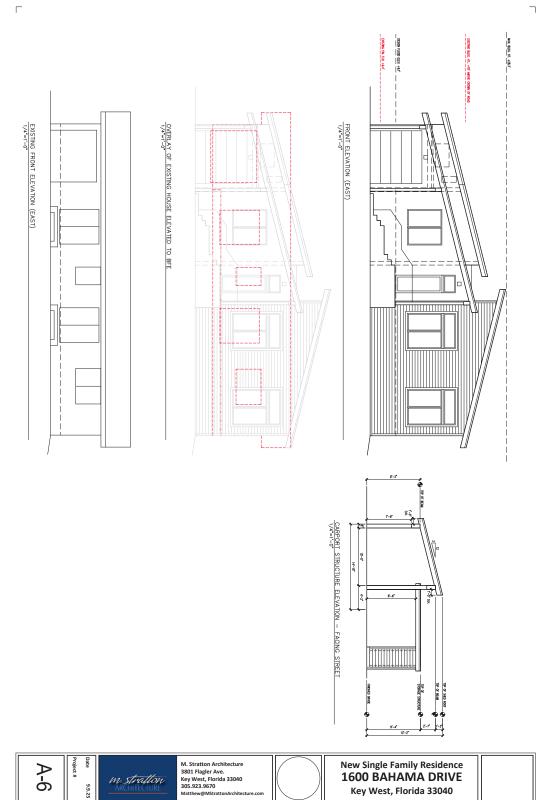
M. Stratton Architecture
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Matthew@MStrattonArchitecture.com



A-5

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EXISTING REAR ELEVATION (WEST) OVERLAY OF EXISTING HOUSE ELEVATED TO BFE 1/4"=1"-0" REAR ELEVATION (WEST) New Single Family Residence 1600 BAHAMA DRIVE Key West, Florida 33040 M. Stratton Architecture 3801 Flagler Ave. Key West, Florida 33040 305.923.9670 A-8 m. stratton

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