

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

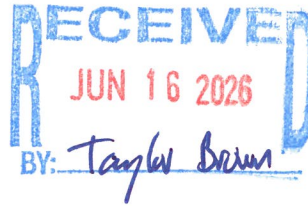
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
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OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)



June 16, 2026

Taylor Brown, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Variance Application 1317 Sunset Drive, Key West, Florida 33040
Property ID# 00067500-000000

Dear Mr. Brown,

My firm represents Christine DeJong (the “Applicant”). Please allow this letter and supporting documentation to serve as the Applicant’s formal application for a variance application at 1317 Sunset Drive, Key West, Florida 33040 (the “Property”) located in the Single Family (“SF”) zoning district. Pursuant to code Sec. 90-391, this variance request is made to allow for a front and rear setback along with a request for a variance to building coverage to rebuild a duplex that is intended to be involuntarily demolished due to fire damage. Specifically, the application is to request a variance to code Section 122-238(4)(a) for an increase in building coverage for the maximum allowed of 35% to 39%. Additional variances are requested to code Sec. 122-238 (6)(a)(1) for the front setback from the required 20’ to the proposed 10’ and 122-238(6)(a)(3) for the rear setback from the required 25’ to 5’.

The two-family cbs residence was originally constructed circa 1965 and damaged by fire in September 2025 resulting in it being 75% substantially damaged. This determination requires the rebuilding of the structure to be FEMA compliant. The most significant requirement is the lowest floor must be elevated to, or above, the Design Flood Elevation (DFE). The existing building is a ground level structure that sits below base flood level. The proposed new structure will be elevated with a first habitable floor at 15 feet above grade and designed to DFE. Parking will be improved and be brought into compliance with four parking spaces located below the units. The previous structure had a waterside setback of 0’-0” and the proposed structure will provide adequate space between the mean high-water line and new residence with a setback of 25’-0”. This current encroachment into the side setback along the water’s edge along with elevation requirements made it impossible to rebuild within the three-dimensional envelope as permitted by code for an involuntary demolition.

Site Data Table:

	Allowed	Existing	Proposed	Compliance
Zoning	Single Family			
Flood	AE7			
Min. Lot Size	6,000 sq. ft.	6,931 sq. ft.	No Change	Complies
Max. Height	25'-0"	≈ 12'-0"	28'-3.25"	Complies
Density	8 du/ac (1.27 du)	2	2	Complies
Open Space Minimum	30% (sq. ft.)	60% (4,145 sq. ft.)	49% (3,397 sq. ft.)	Complies
Impervious Surface Max	50% (3,465.5 sq. ft.)	40% (2,786 sq. ft.)	27% (1,906 sq. ft.)	Complies/Improvement
Building Coverage Max	35% (2,425.9 sq ft)	33% (2,263 sq ft)	39% (2,680 sq ft)	Variance Required
Front Setback	30 ft	20'-0"	10'-0"	Variance Required
Side Setback	5 ft	0'-0"	25'-0"	Complies
Street Side Setback	5 ft	25'-2"	10'-0"	Complies
Rear Setback	25 ft	9'-6"	5'-0"	Variance Required
Parking	2 sp/unit	1	4	Complies

Height allowance per code Sec. 122-1149:

	Elevation
Grade (Average)	3.0
Base Flood Elevation (BFE)	AE7
Crown Of Road	2'-4.8"
Finished First Floor Habitable Space	15'-4"
Top Of Roof	28'- 3 1/4"
Height permitted (from crown of road)	25.0' + 4' + 4' = 34'-0"

Distance from existing ground level to the required base flood level plus 4'-0".

Per code Sec. 122-1149 "A" + "B" = Total height exemption.

Base Flood Elevation: 7.0'

Average Grade: -3.0'

4.0' (A)

+ 4.0' (B)

= 8' Total height exemption.

Building height, with the 8' exemption and measured from crown of road falls below the 34'-0" maximum at 28'-3.25

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. This is a residence that was below flood and destroyed by fire. Orientation on the lot creates a difficulty in meeting front and rear setbacks, particularly for a two-family structure. If oriented with the front facing Harris Avenue as other homes along the same block, the rear setback would have been brought into compliance with the proposed new structure.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. The existing structure is an involuntary demolition due to fire. The previous structure was noncompliant in parking and had a nonconforming side setback which that left a 0'-0" distance from primary structure to the water's edge. The nonconformity and the second unit were created prior to current ownership.
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. Although the code does allow nonconforming structures involuntarily destroyed to be rebuilt in their three-dimensional envelope without the need for variances, that was not a superior design for this project due to elevating the structure above flood and providing a safe distance between the proposed structure and the salt pond located along the side. Again, if the front yard was oriented facing Harris Ave, rear setback would be in compliance.
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 orientation of the structure facing Sunset Drive does create a hardship the due to the inability to meet the required front and rear setbacks. Additional hardship results from the inability to rebuild within the three-dimension envelope due to FEMA requirements and the proximity to the salt pond.

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. Yes, if approved, the minimal variance would be granted.
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.
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 "R. McChesney", with a stylized flourish at the end.

Richard J. McChesney, Esq.

Enc.:
As stated

Application Form



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	\$ 2,680.19
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 3,191.01

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 5,360.39
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 5,871.21

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	\$ 5,871.21

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: 1317 Sunset Drive

Zoning District: Singe Family (SF)

Real Estate (RE) #: 00067500-000000

Property located within the Historic District?

☐ Yes

☒ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Richard McChesney/Spottswood Law Firm

Mailing Address: 500 Fleming Street

City: Key West

State: Florida

Zip: 33040

Home/Mobile Phone: 305-304-3884

Office: 305-294-9556

Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Christine Dejong

Mailing Address: 2400 Staples #1

City: Key West

State: Florida

Zip: 33040

Home/Mobile Phone: _____

Office: _____

Fax: _____

Email: ohmariemail@aol.com

Description of Proposed Construction, Development, and Use:

Rebuilding a two-family structure due to fire damage.

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

This application is to request a variance to code Section 122-238(4)a. for an increase in building coverage for the maximum allowed of 35% to 40%. Additional variances are requested to code Sec. 122-238 (6)a.1. for the front setback from the required 20' to the proposed 10' and 122-238(6)a.3 for the rear setback from the required 25' to 5'

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 Requireme nt	Existing	Proposed	Variance Request
Zoning		SEE ATTACHED COVER LETTER		
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
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 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> 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 and 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, marie Christine Dejong authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard McChesney - Spottswood + Sterling PLLC

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

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 May 13th, 2026
Date

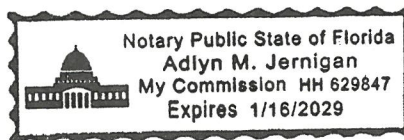
by marie christine Dejong
Name of Owner

He/She is personally known to me or has presented Driver's License as identification.

Adelyn Jernigan
Notary's Signature and Seal

Adlyn Jernigan

Name of Acknowledger typed, printed or stamped



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 Attorney
(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:

1317 Sunset Drive

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.

Richard J. McChesney
Signature of Applicant

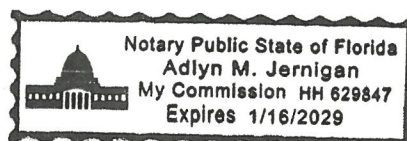
Subscribed and sworn to (or affirmed) before me on this June 15, 2026 by
Richard McChesney
Name of Applicant

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

Adlyn M. Jernigan
Notary's Signature and Seal

Adlyn Jernigan

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Warranty Deed

Return to: (enclose self-addressed
stamped envelope)
Albert L. Kelley, P.A.
Address: 926 Truman Ave.
Key West, FL 33040

This instrument Prepared by
Albert L. Kelley, P.A.
Address: 926 Truman Ave.
Key West, FL 33040

Property Appraisers Parcel Identification (Folio) Number(s):
00067500-000000

Alternate Key # 1071447

Space Above This Line for Processing Data

Space Above This Line for Recording

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF love and affection for the Remainder Beneficiary described below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mark Stephen DeJong, whose post office address is 2400 Staples Ave., Key West, FL 33040 (the "Grantor"), hereby remises, releases, and quitclaims unto Mark Stephen DeJong, whose post office address is 2400 Staples Ave., Key West, FL 33040 (the "Life Tenant"), for her life, without any liability for waste, and with full power and authority in such Life Tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the real property described below, in fee simple, with or without consideration, without joinder of the Remainder Beneficiary (as defined below), and with full power and authority to retain any and all proceeds generated thereby, and on the death of the Life Tenant, the remainder, if any, to Marie Christine deJong of 1317 Sunset Dr., Key West, FL 33040, or her lineal descendants (the "Remainder Beneficiary"), all of Grantor's right, title, interest, and claim in or to the real property located in Monroe County, Florida, described as follows (the "Property"):

Lot 1, Block 2, CORAL REEF Estates, according to the Plat thereof, recorded in
Plat Book 3, Page 36 of the Public Records of Monroe County, Florida

Parcel Identification Number: 00067500-000000

More commonly known as 1317 Sunset Dr., Key West, FL 33040

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Life Tenant for the natural life of the Life Tenant, with the remainder, if any, in Remainder Beneficiary and Remainder Beneficiary's successors and assigns, forever.

The Property is not the homestead of Grantor as defined by the Constitution of the State of Florida. The purpose of this Quitclaim Deed is to create a life estate in the Life Tenant with the

remainder in the Remainder Beneficiary for estate planning purposes. There is no new consideration for this Quitclaim Deed.

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Life Tenant, with the remainder, if any, to the Remainder Beneficiary. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it in any capacity deriving from her status as Grantor.

This Deed prepared without the benefit of a Title Search.

IN WITNESS WHEREOF, the Grantor, Mark Stephen DeJong, has signed and sealed these presents on July 11, 2022.

[Signature]
Witness Signature

[Signature]
Mark Stephen DeJong

TERRI LEITER GROSS
Witness Printed Name

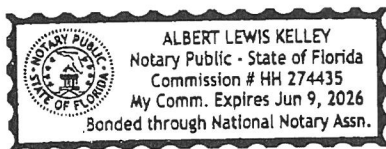
[Signature]
Witness Signature

JOE F. GROSS, JR.
Witness Printed Name

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Mark Stephen DeJong, known to me known and who executed the foregoing Quit-Claim Deed and that he acknowledged before me that he executed the same of his own will and deed.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of July, A.D. 2022.



[Signature]
Notary Signature

Albert L. Kelley
Notary Printed name

Comm. Expiration Date 6-9-26

Personally known ✓
Type of Identification Produced:
DID NOT take Oath ✓ OR

OR Produced Identification _____
DID take Oath _____

Prepared By and Return To: Monica Nanyak
Chicago Title of the Florida Keys, Inc.
801 Eisenhower Drive
Key West, Florida 33040

Doc# 1790128 05/19/2010 10:58AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

File No. 1498-411080106

\$360,000

Property Appraiser's Parcel I.D. (folio) Number(s)
00067500-000000

05/19/2010 10:58AM
DEED DOC STAMP CL: TRINA \$2,520.00

WARRANTY DEED

THIS WARRANTY DEED dated May 17, 2010, by Lenore Madeleine, a single woman, hereinafter called the grantor, to Mark S. De Jong, an unmarried man and Marie Christine De Jong, an unmarried woman, as joint tenants with rights of survivorship, whose post office address is 2400 Staples Avenue, Key West, FL 33040, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Monroe County, Florida, to wit:

Lot 1, Block 2, CORAL REEF ESTATES, according to the Plat thereof, recorded in Plat Book 3, Page 36 of the Public Records of Monroe County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Hannah Norton
(Witness Signature)

Hannah Norton
(Print Name of Witness)

Katishia Clement
(Witness Signature)

Katishia Clement
(Print Name of Witness)

Lenore Madeleine
Lenore Madeleine

Address:
15 Jarnaul Avenue
Asheville, NC 28804

Doc# 1790128
Bk# 2466 Pg# 1009

State of Florida
County of Buncombe

Sworn to and subscribed before me this 13 day of May, 2010 by Lenore Madeleine, who is personally known to me or who has produced NCID 30539900 as identification.

Freida C. Jones
Printed Name: FREIDA C. JONES
Notary Public
My commission expires: 7-21-2010

FREIDA C. JONES
NOTARY PUBLIC
Buncombe County, North Carolina

FREIDA C. JONES
NOTARY PUBLIC
Buncombe County, North Carolina
My Commission Expires July 21, 2010

MONROE COUNTY
OFFICIAL RECORDS

Property Record Card

Monroe County, FL

****PROPERTY RECORD CARD******Summary**

Parcel ID 00067500-000000
Account# 1071447
Property ID 1071447
Millage Group 10KW
Location 1317 SUNSET Dr, KEY
Address WEST
Legal BK 2 LT 1 CORAL
Description REEF ESTATES PB3 36
 OR81-177/178
 OR796 1212 OR988
 1369 OR1443-
 1203/04 OR2144-260
 OR2466 1009R/S
 OR3185-0189
 (Note: Not to be used
 on legal documents.)
Neighborhood 6185
Property Class MULTI FAMILY
 DUPLEX (0802)
Subdivision Coral Reef Estates
Sec/Twp/Rng 33/67/25
Affordable No
Housing

**Owner**

DEJONG MARIE CHRISTINE
 2400 Staples Ave
 # 1
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$249,196	\$247,750	\$241,646	\$245,308
+ Market Misc Value	\$9,543	\$7,811	\$7,811	\$7,811
+ Market Land Value	\$592,878	\$592,878	\$574,961	\$416,969
Just Market Value	\$851,617	\$848,439	\$824,418	\$670,088
Total Assessed Value	\$851,617	\$848,439	\$605,468	\$550,425
School Exempt Value	(\$25,000)	\$0	\$0	\$0
School Taxable Value	\$826,617	\$848,439	\$824,418	\$670,088

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$592,878	\$247,750	\$7,811	\$848,439	\$848,439	\$0	\$848,439	\$0
2023	\$574,961	\$241,646	\$7,811	\$824,418	\$605,468	\$0	\$824,418	\$0
2022	\$416,969	\$245,308	\$7,811	\$670,088	\$550,425	\$0	\$670,088	\$0
2021	\$281,780	\$210,795	\$7,811	\$500,386	\$500,386	\$0	\$500,386	\$0
2020	\$267,121	\$210,795	\$7,811	\$485,727	\$485,727	\$0	\$485,727	\$0
2019	\$260,606	\$213,894	\$7,811	\$482,311	\$482,311	\$0	\$482,311	\$0
2018	\$244,318	\$210,795	\$7,811	\$462,924	\$462,924	\$0	\$462,924	\$0

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
MULTI RES DRY (080D)	6,931.00	Square Foot	67	103

Buildings

Building ID	5519	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1965
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1995
Building Name		Foundation	CONCR FTR
Gross Sq Ft	2005	Roof Type	GABLE/HIP
Finished Sq Ft	1878	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC ABOVE GRD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	210	Bedrooms	5
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	500
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,878	1,878	256
OPF	OP PRCH FIN LL	64	0	40
SBF	UTIL FIN BLK	63	0	32
TOTAL		2,005	1,878	328

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TILE PATIO	1969	1970	0 x 0	1	45 SF	4
FENCES	1975	1976	4 x 342	1	1368 SF	4
WOOD DECK	1983	1984	6 x 15	1	90 SF	2
WALL AIR COND	1989	1990	0 x 0	1	2 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
7/11/2022	\$0	Quit Claim Deed	2384251	3185	0189
5/13/2010	\$360,000	Warranty Deed		2466	1009
8/15/2005	\$985,000	Warranty Deed		2144	260
2/1/1997	\$200,000	Warranty Deed		1443	1203
9/1/1986	\$113,000	Warranty Deed		988	1369
8/1/1979	\$75,000	Conversion Code		796	1212

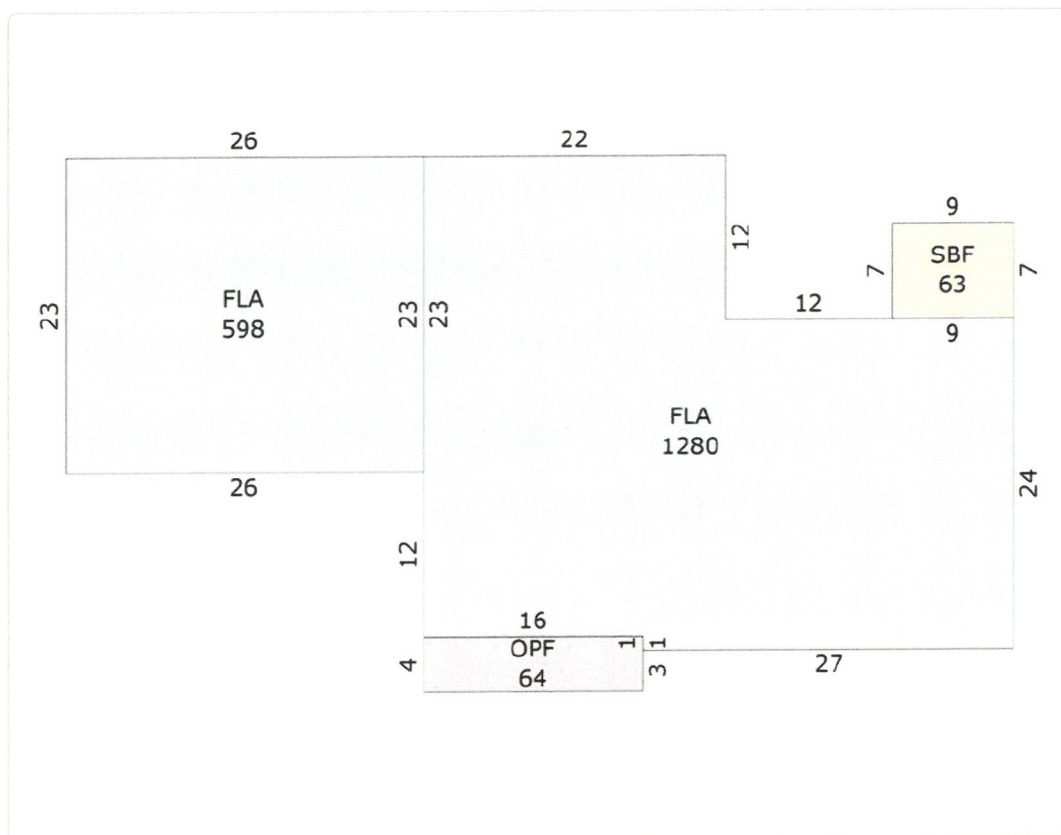
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
17-4593	11/21/2017	Completed	\$0	Residential	HURRICANE REPAIRS TO ELECTRICAL. REPLACE LIGHTS & 3 OUTLETS. (ORIGINAL PERMIT 17-7432).
17-4594	11/21/2017	Completed	\$0	Residential	HURRICANE REPAIRS TO BUILD REPAIR CARPORT & REMOVE INTERIOR DRYWALL. (ORIGINAL PERMIT 17-7431)
10-2816	08/20/2010	Completed	\$0	Residential	REPLACE BURNED OUT METER ONLY 200 AMP.
10-1719	05/24/2010	Completed	\$0	Residential	REPLACE/REPAIR FEEDERS FO R100 AMP SUB PANEL EXISITNG PANEL TO REMAIN.
10-1720	05/24/2010	Expired	\$0	Residential	FENCE 6 FT X 40 LOUVERED METAL GATE WITH LOUVERS.
03-1312	04/10/2003	Canceled	\$0	Residential	REPLACE KITCHEN CABINETS AND TWO DOORS. INSTALL 900 SF OF TILE, FIX HOLES ON THE WALLS & INTERIOR PAINT.

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice



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Last Data Upload: 5/8/2026, 11:11:54 PM

Substantial Damage Report

Substantial Damage Estimator

Subdivision

Subdivision	Coral Reef Estates	Elev. of Lowest Floor	
Parcel #	00067500-000000		3.00 ft.
Lot #	1	Datum	NGVD

Community

NFIP Community Name	Key West		
NFIP Community ID #	120168		
Latitude	24.561670	Longitude	-81.772140

Structure Address

Owner's Name	Dejong, Christine
Street Address	1317 Sunset Drive
City	Key West
County/Parish	Monroe
State	Florida
Zip	33040
Phone	(305) 809-3810

No Photo Available



Structure Information

Year of Construction	1965
Residence Type	Single Family Residence
Quality	Average

Damage Information

Date of Assessment	09/05/2025	Date of Damage	09/04/2025	Residence Information
Inspector Name	Troy Winterfield	Cause of Damage	Fire	
Inspector Phone	(305) 809-3943	Duration of Flood		
		Est. Depth of Flood Above Lowest Floor		

NFIP Information

Firm Panel #	Suffix	Date of FIRM Panel	Firm Zone	BFE	Regulatory Floodway
12087	C	05/05/2005	AE	7.00	No

Percent Damaged

Basis for Value of Structure	Percent Damaged	Basis for Cost of Repairs
\$239,152.03	75.6 %	\$180,783.79
Computed Actual Cash Value	Substantially Damaged	Computed Damages

Damage Summary

Replacement Cost	\$315,504.00	Computed Damages	\$180,783.79
Depreciation %	24.2 %	Percent of Existing Improvements and Repairs Pre-Disaster	0.0 %
Computed Actual Cash Value*	\$239,152.03	Repair/Reconstruction %	75.6 %
		Other Depreciation Explanation	

* Per FEMA Publication 213, Actual Cash Value may be used as Market Value.

Optional User Entered Data

Professional Market Appraisal	\$0.00	Contractor Estimate	
Tax Assessed Value	\$0.00		\$0.00
Factor Adjustment	0	Community Estimate	
Adjusted Tax Assessed Value	\$0.00		\$0.00

Authorized Local Official : _____
Signature

Authorized Local Official : _____
Printed Name



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3810

September 5, 2025

To: Christine Dejong
1317 Sunset Drive
Key West, FL 33040

RE: Notice of Substantial Damage Determination –1317 Sunset Drive, Key West, FL 33040

To Whom It May Concern,

This letter is in response to the structure fire on September 4th, 2025, associated with the single-family home on the property addressed 1317 Sunset Drive, Key West, FL 33040, RE #00067500-000000. By way of background, the subject property consists of a single-family home that was constructed in 1965 per the Monroe County Property Appraiser's Office. The City of Key West Building Department has analyzed the property and determined that the structure is a Pre-FIRM building located within a mapped Special Flood Hazard Area on the Flood Insurance Rate Map (FIRM), Panel 12087C1517 K, with an effective date of February 15, 2005, within an AE-7 flood zone. As required by local, state, and federal regulations, the damage to the single-family residence has been evaluated for substantial improvement.

Substantial improvement is based on a comparison of the cost estimate of the completed cost of repairs to the pre-damage market value of the structure (excluding land value). When the completed cost of repairs equal or exceed 50 percent of the pre-damaged market value of the structure, the improvements are considered to be a substantial improvement under the requirements of the National Flood Insurance Program (NFIP) and the City's Floodplain Management Ordinance dated May 17, 2016.

The City of Key West has determined that the completed cost of improvements on this structure compared to the market improvement value assessed in roll year 2024 will lead to substantial improvement of the existing structure. As a result of this determination, the existing building is required to come into compliance with the flood damage-resistant provisions of the Florida Building Code, as well as the City of Key West Code of Ordinances. There are several aspects that must be addressed to achieve compliance. The most significant requirement is that the lowest floor, as defined in 44 CFR 59.1, must be elevated to or above the Design Flood Elevation (DFE).

Any building permit applications submitted must include plans and specifications for either demolition or elevation of the existing, noncompliant structure. Construction activities that are undertaken without a proper permit are violations and may result in citations, fines, or other legal action. Failure to bring the subject property into compliance with local and federal floodplain regulations may result in a Section 1316 Declaration, resulting in the denial of flood insurance and federal disaster assistance. It may also significantly reduce the resale value of the property.

Please do not hesitate to contact this office with any questions. We would be pleased to meet with you.
Best Regards,

Brandy Lewis
Development Review Manager
Phone: (305) 809-3810
Email: brandy.lewis@cityofkeywest-fl.gov

Attachments: Substantial Damage Estimator

Substantial Damage Estimator

Subdivision

Subdivision Coral Reef Estates Elev. of Lowest Floor
Parcel # 00067500-000000 3.00 ft.
Lot # 1 Datum NGVD

Community

NFIP Community Name Key West
NFIP Community ID # 120168
Latitude 24.561670 Longitude -81.772140

Structure Address

Owner's Name Dejong, Christine
Street Address 1317 Sunset Drive
City Key West
County/Parish Monroe
State Florida
Zip 33040
Phone (305) 809-3810

No Photo Available



Structure Information

Year of Construction 1965
Residence Type Single Family Residence
Quality Average

Damage Information

Date of Assessment	09/05/2025	Date of Damage	09/04/2025	Residence Information
Inspector Name	Troy Winterfield	Cause of Damage	Fire	
Inspector Phone	(305) 809-3943	Duration of Flood		
		Est. Depth of Flood Above Lowest Floor		

NFIP Information

Firm Panel #	Suffix	Date of FIRM Panel	Firm Zone	BFE	Regulatory Floodway
12087	C	05/05/2005	AE	7.00	No

Percent Damaged

Basis for Value of Structure	Percent Damaged	Basis for Cost of Repairs
\$239,152.03	75.6 %	\$180,783.79
Computed Actual Cash Value	Substantially Damaged	Computed Damages

Damage Summary

Replacement Cost	\$315,504.00	Computed Damages	\$180,783.79
Depreciation %	24.2 %	Percent of Existing Improvements and Repairs Pre-Disaster	0.0 %
Computed Actual Cash Value*	\$239,152.03	Repair/Reconstruction %	75.6 %
		Other Depreciation Explanation	

* Per FEMA Publication 213, Actual Cash Value may be used as Market Value.

Optional User Entered Data

Professional Market Appraisal	\$0.00	Contractor Estimate
Tax Assessed Value	\$0.00	\$0.00
Factor Adjustment	0	Community Estimate
Adjusted Tax Assessed Value	\$0.00	\$0.00

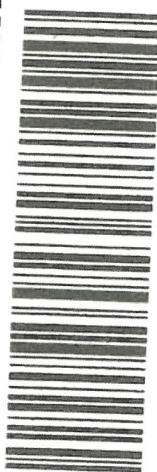
Authorized Local Official : Troy Winterfield
Signature

Authorized Local Official : Troy Winterfield
Printed Name



THE CITY OF KEY
BUILDING DEPARTMENT
Post Office Box 1409
Key West, FL 33041-1409

9589 0710 5270 2796 4786 26



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL®

Christine Dejong
1317 Sunset Dr.
Key West, FL 33040

SENDER: COMPLETE THIS SECTION

- ☐ Complete items 1, 2, and 3.
 - ☐ Print your name and address on the reverse so that we can return the card to you.
 - ☐ Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

Christine Dejong
1317 Sunset Dr.
Key West, FL 33040



9590 9402 9416 5002 5664 08

2. Article Number (Transfer from service label)

9589 0710 5270 2796 4786 26

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X
- B. Received by (Printed Name) ☐ Agent
☐ Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☒ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery | |

Fire Investigation Report



INCIDENT

Incident Number **KWFD202501461** Incident Date **09/04/2025** NFIRS Number **0001615** Incident Type **(111) - Building fire**

FDID **38012** Station **Fire Station 3** Shift **Red Shift** District **Station 3**

Initial Dispatch Code
STR - Fire Structure

Alarms **Yes** Working Fire? **No, COVID-19 was not a factor** COVID-19 was a factor **No** Critical Incident

Temporary Resident Involvement

Hazardous Materials Released

Action Taken 1
(11) - Extinguishment by fire service personnel

Action Taken 2
(12) - Salvage & overhaul

Action Taken 3
(84) - Refer to proper authority

AID

Aid Given/Received
(N) - None

LOCATION

Location Type
(1) - Street address

Address
1317 SUNSET Drive, Key West, Florida, 33040

Cross Street, USNG, or Directions Latitude **24.56169800** Longitude **-81.77209800** Census Tract

Detector Alerted Occupant
(U) - Unknown

Property Use **(000) - Property Use, other** Mixed Use **(40) - Residential use**

TIMES

PSAP Received **02:38:38, 09/04/2025** Dispatch Notified Time **02:38:38, 09/04/2025** Alarm Time **02:38:38, 09/04/2025**

TIMES

Arrival Time

02:46:10, 09/04/2025

Water on Fire Time

02:50:00, 09/04/2025

At Patient Time

Loss Stop Time

Controlled Time

03:47:00, 09/04/2025

Last Unit Cleared Time

06:23:00, 09/04/2025

Total On Scene Time

3 hrs 36 mins 50 sec

Total Incident Time

3 hrs 44 mins 22 sec

COUNTS

Counts Include Aid Received?

No

Suppression:

Apparatus

4

Personnel

14

EMS:

Apparatus

3

Personnel

4

Other:

Apparatus

2

Personnel

2

LOSS

Property:

Estimated Property Losses

\$851617

Estimated Property Value

\$851617

Content:

Estimated Content Losses

\$14000

Estimated Content Value

\$14000

PERSON/OWNER

Person:

Name

Business Name

Phone

Address

Name

Business Name

Phone

Address

Name

Business Name

Phone

Address

Name

Business Name

Phone

Address

Name

Business Name

Phone

Address

 PERSON/OWNER

Name

Business Name

Phone

Address

 AUTHORIZATION
Report Writer:

Name

Employee Number

Assignment

Authorization Date

WAGNER, KARL

3012

09/04/2025

Officer in Charge:

Name

Employee Number

Assignment

Authorization Date

SELLERS, MARK

1197

09/04/2025

Quality Control:

Name

Authorization Date

 INCIDENT NARRATIVE

E-3 was dispatched to 1317 Sunset Dr for a structure fire. Upon arrival there was heavy smoke coming out of all four sides eves. I performed a 360 and found heavy fire in the rear on the C side. We stretched a 1 3/4 cross lay around the D side to the C side in the rear. With help of ladder crew, D/E Perez attached two 100' sections of 3" supply line to the hydrant on the corner of Harris and Sunset. I advised E-1 to go to the Harris side of the house. Along with E-1 we knocked down the fire in the rear. The ladder crew then stretched another 1 3/4 line from our engine to the B side and extinguished an extension fire in the shed. I had a crew from E-2 enter the front of residence and make their way bay to the rear. They found no fire. We then overhauled and put out hot spots. After the fire was completely out, I turned over the scene to Fire Prevention. We then cleared and returned to the station.

Capt. K. Wagner

Created By

 Unit Reports
R4

Use

Responding From

Priority

(2) - EMS

Emergent

Response Delays

None/No Delay

Dispatch Time

03:01:00, 09/04/2025

Enroute Time

03:02:00, 09/04/2025

Arrival Time

03:18:47, 09/04/2025

At Patient Time

Clear Time

05:45:00, 09/04/2025

In District Time

Actions Taken:

Provide advanced life support (ALS), Transport person

Person 1: LAROSA, BRITTANY

Patient Contact?

Medical PPE Worn

Yes

Person 2: TEMPLE, SIERRA

Patient Contact?

Yes

Medical PPE Worn

Unit Narrative

R-4

EPCR# 202501461

ALS TRANSPORT

S. TEMPLE

Created By: RODRIGUEZ, KOREY

E1

Use

(1) - Suppression

Responding From

Zone 1

Priority

Emergent

Response Delays

None/No Delay

Dispatch Time

02:39:59, 09/04/2025

Enroute Time

02:41:27, 09/04/2025

Arrival Time

02:46:10, 09/04/2025

At Patient Time

Clear Time

05:20:00, 09/04/2025

In District Time

Actions Taken:

Extinguishment by fire service personnel, Salvage & overhaul**Person 1: CERVANTES , TYRONE****Person 2: JONES, TYLER**

Patient Contact?

Yes

Medical PPE Worn

Person 3: PARRA, DANIEL**Person 4: VARELA, FREDDY****Unit Narrative**

Engine 1 responded to a structure fire. On arrival we could see flames on the c side of the building. I advised my engineer and the hydrant man to secure a water supply from the hydrant. The 1 3/4 line was pulled from our truck. We advanced it to the rear of the property and began knocking the fire out. Once the fire was extinguished, we assisted with opening up the ceiling and hitting the hot spots. Engine 3,412 and 421 remained on scene. Engine 1 was cleared by 412 and return to the house.

Created By: CERVANTES , TYRONE

E3

Use

(1) - Suppression

Responding From

Zone 3

Priority

Emergent

Response Delays

None/No Delay

Dispatch Time

02:39:59, 09/04/2025

Enroute Time

02:42:00, 09/04/2025

Arrival Time

02:46:26, 09/04/2025

E3

At Patient Time

Clear Time

In District Time

05:45:00, 09/04/2025

Actions Taken:

Extinguishment by fire service personnel, Salvage & overhaul, Refer to proper authority, Operate apparatus or vehicle

Person 1: WAGNER, KARL

Fire Products Exposed To

Fire, Smoke, Heat

PPE Worn During Incident

Hood, SCBA, Structure Firefighting Helmet, Mask, Boots, Pant, Firefighting Gloves, Coat

PPE Malfunction?

No

Barrier Breach

No

Black Soot Around
Nose

No

Black Soot Around
Mouth

No

Decontamination Procedures Completed

Cleaned neck, face, arms, and exposed areas

Person 2: PEREZ, ANDREW

Fire Products Exposed To

None

PPE Worn During Incident

None

PPE Malfunction?

Barrier Breach

Black Soot Around
NoseBlack Soot Around
Mouth

Decontamination Procedures Completed

Person 3: BISHOP, BRENT

Fire Products Exposed To

Smoke, Heat, Fire

PPE Worn During Incident

Boots, Structure Firefighting Helmet, Coat, SCBA, Firefighting Gloves, Mask, Pant, Hood

PPE Malfunction?

No

Barrier Breach

No

Black Soot Around
Nose

No

Black Soot Around
Mouth

No

Decontamination Procedures Completed

Cleaned neck, face, arms, and exposed areas

Person 4: MILANESE, MICHAEL

Fire Products Exposed To

Smoke, Heat, Fire

PPE Worn During Incident

Coat, Mask, Boots, Hood, SCBA, Firefighting Gloves, Structure Firefighting Helmet, Pant

PPE Malfunction?

No

Barrier Breach

No

Black Soot Around
Nose

No

Black Soot Around
Mouth

No

Person 4: MILANESE, MICHAEL

Decontamination Procedures Completed

Cleaned neck, face, arms, and exposed areas**Unit Narrative**

E-3 was dispatched to 1317 Sunset Dr for a structure fire. Upon arrival there was heavy smoke coming out of all four sides eves. I performed a 360 and found heavy fire in the rear on the C side. We stretched a 1 3/4 cross lay around the D side to the C side in the rear. With help of ladder crew, D/E Perez attached two 100' sections of 3" supply line to the hydrant on the corner of Harris and Sunset. I advised E-1 to go to the Harris side of the house. Along with E-1 we knocked down the fire in the rear. The ladder crew then stretched another 1 3/4 line from our engine to the B side and extinguished an extension fire in the shed. I had a crew from E-2 enter the front of residence and make their way bay to the rear. They found no fire. We then overhauled and put out hot spots. After the fire was completely out, I turned over the scene to Fire Prevention. We then cleared and returned to the station.

Capt. K. Wagner

Created By: WAGNER, KARL

L1

Use (1) - Suppression	Responding From Zone 1	Priority Emergent
Response Delays None/No Delay		
Dispatch Time 02:39:59, 09/04/2025	Enroute Time 02:43:41, 09/04/2025	Arrival Time 02:53:22, 09/04/2025
At Patient Time	Clear Time 05:40:00, 09/04/2025	In District Time
Actions Taken: Extinguishment by fire service personnel, Provide manpower, Salvage & overhaul		

Person 1: WRIGHT, DENNIS

Fire Products Exposed To

Fire, Heat, Smoke

PPE Worn During Incident

Coat, Boots, SCBA, Structure Firefighting Helmet, Mask, Hood, Firefighting Gloves, Pant

PPE Malfunction? No	Barrier Breach No	Black Soot Around Nose No	Black Soot Around Mouth No
-------------------------------	-----------------------------	--	---

Decontamination Procedures Completed

Wet brush gear with soap, Gear bagged, placed outside of cab, Cleaned neck, face, arms, and exposed areas**Person 2: KOCIS, BRANDON**

Fire Products Exposed To

Heat, Smoke, Fire

PPE Worn During Incident

Firefighting Gloves, Boots, Hood, Coat, Pant, Structure Firefighting Helmet, SCBA, Mask

PPE Malfunction? No	Barrier Breach No	Black Soot Around Nose No	Black Soot Around Mouth No
-------------------------------	-----------------------------	--	---

Person 2: KOCIS, BRANDON

Decontamination Procedures Completed

Wet brush gear with soap, Gear bagged, placed outside of cab**Unit Narrative**

L-1 dispatched to structure fire with visible flames showing. Arrived on scene and assisted E-3 connecting to hydrant to supply water. Once water supply was established, L-1 crew assisted E-1 establishing a water supply from a secondary hydrant. L-1 crew then gained entry on the west side of building to extinguish visible flames throughout the structure. Fire was under control and overhaul began to look for hot spots. Once the scene was cleared from further hazards, L-1 crew began to break down and fill scba bottles. L-1 was then cleared by 412 and cleared from the scene.

D/E B.Kocis

Created By: KOCIS, BRANDON

E2

Use (1) - Suppression	Responding From Zone 2	Priority Emergent
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Response Delays

None/No Delay

Dispatch Time 03:03:31, 09/04/2025	Enroute Time 03:03:31, 09/04/2025	Arrival Time 03:11:00, 09/04/2025
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At Patient Time	Clear Time 04:50:00, 09/04/2025	In District Time
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Actions Taken:

Salvage & overhaul, Provide manpower**Person 1: WILLIAMS, KYLE**

Patient Contact? No	Medical PPE Worn
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Fire Products Exposed To

Smoke, Heat

PPE Worn During Incident

Coat, Pant, Boots, Hood, Mask, Firefighting Gloves, Structure Firefighting Helmet, SCBA, Work Gloves

PPE Malfunction? No	Barrier Breach No	Black Soot Around Nose No	Black Soot Around Mouth No
-------------------------------	-----------------------------	--	---

Decontamination Procedures Completed

Cleaned neck, face, arms, and exposed areas**Person 2: PELLICIER, SCOTT**

Fire Products Exposed To

None

PPE Worn During Incident

None

PPE Malfunction?	Barrier Breach	Black Soot Around Nose	Black Soot Around Mouth
------------------	----------------	---------------------------	----------------------------

Person 2: PELLICIER , SCOTT

Decontamination Procedures Completed

Person 3: NELLER, LOGAN

Fire Products Exposed To

Smoke, Heat

PPE Worn During Incident

Coat, Work Gloves, Hood, Pant, Boots, Firefighting Gloves, Structure Firefighting Helmet, SCBA, Mask

PPE Malfunction?

No

Barrier Breach

NoBlack Soot Around
Nose**No**Black Soot Around
Mouth**No**

Decontamination Procedures Completed

Cleaned neck, face, arms, and exposed areas**Person 4: SELLERS, MARK L.**

Fire Products Exposed To

Smoke, Heat

PPE Worn During Incident

Pant, Hood, Coat, Mask, SCBA, Firefighting Gloves, Structure Firefighting Helmet, Work Gloves, Boots

PPE Malfunction?

No

Barrier Breach

NoBlack Soot Around
Nose**No**Black Soot Around
Mouth**No**

Decontamination Procedures Completed

Cleaned neck, face, arms, and exposed areas**Unit Narrative**

Upon arrival E2 entered the structure and started looking for hot spots in the ceiling and started pulling sheetrock down. Once done with the air in our bottles we exited the structure to get new air bottles and rehab. Two of E2 firefighters entered the structure to continue to salvage and over hall. Once inside one of E2 firefighters started experiencing heat exhaustion and exited the structure at which point he was stripped of his SCBA and gear and received medical attention from R4. R4 then transported him to the hospital. E2 Loaded our gear back on to E2 and cleared the scene.

Created By: WILLIAMS, KYLE

R3

Use

(2) - EMS

Responding From

Priority

Emergent

Response Delays

Dispatch Time

02:38:38, 09/04/2025

Enroute Time

02:41:44, 09/04/2025

Arrival Time

02:47:06, 09/04/2025

At Patient Time

Clear Time

05:45:00, 09/04/2025

In District Time

Actions Taken:

Provide manpower

Person 1: RODRIGUEZ, KOREY

Patient Contact?

Yes

Medical PPE Worn

Person 2: MEANS, TODD

Patient Contact?

Yes

Medical PPE Worn

Unit Narrative

R-3 provided man power throughout the fire operations.

Created By: RODRIGUEZ, KOREY

R1

Use

(2) - EMS

Responding From

Zone 1

Priority

Emergent

Response Delays

None/No Delay

Dispatch Time

02:38:38, 09/04/2025

Enroute Time

02:39:55, 09/04/2025

Arrival Time

02:47:00, 09/04/2025

At Patient Time

Clear Time

04:40:22, 09/04/2025

In District Time

Actions Taken:

Provide manpower

Personnel Count

0**Unit Narrative**

R1

See EPCR # 2501461

Provided Manpower

Raul Rodriguez FF/EMT

Created By: Rodriguez-Levy, Raul

412

Use

(0) - Other

Responding From

Zone 1

Priority

Emergent

Response Delays

None/No Delay

Dispatch Time

02:38:50, 09/04/2025

Enroute Time

02:39:00, 09/04/2025

Arrival Time

02:46:47, 09/04/2025

At Patient Time

Clear Time

05:45:00, 09/04/2025

In District Time

412

Actions Taken:

Extinguishment by fire service personnel, Incident command

Person 1: SELLERS, MARK

Fire Products Exposed To

Smoke, Heat, Fire

PPE Worn During Incident

PPE Malfunction?

No

Barrier Breach

No

Black Soot Around
Nose

No

Black Soot Around
Mouth

No

Decontamination Procedures Completed

Cleaned neck, face, arms, and exposed areas

Unit Narrative

412 was dispatched to 1317 Sunset Dr. for a FC 2 Structural fire. On arrival flame were visible coming from the C side of Building with smoke under pressure coming from eaves in all side. Engine 3 had 1 3/4 hose stretched around the building from the A side to the C side for the initial attack. Engine 3 was using the hydrant at Sunset and Harris. Engine 1 and Ladder 1 arrived on scene using the Hydrant at Staples Ave and 10th Street. Engine 1 stretch a 1 3/4 hose to assist Engine 3 with extinguish the fire on the C side entrance of building. A second line from Engine 3 was used to enter the A side of structure for an interior attack. Engine 2 arrived on scene with additional man power to assist with overhaul. One FF was pulled for possible heat exhaustion and transport to hospital for evaluation and later released. Scene was turned over to Captain T. Anson from Fire Prevention for investigation.

Created By: SELLERS, MARK

421

Use

(0) - Other

Responding From

Priority

Non-Emergent

Response Delays

None/No Delay

Dispatch Time

03:44:00, 09/04/2025

Enroute Time

03:45:00, 09/04/2025

Arrival Time

03:54:00, 09/04/2025

At Patient Time

Clear Time

06:23:00, 09/04/2025

In District Time

Actions Taken:

Investigate

Personnel

TIM ANSON

Unit Narrative

On September 4th @ approximately 3:44am, I responded to 1317 Sunset Dr. Upon arrival, crews were still actively working hot spots as well as salvage and overhaul. I met with Capt. Karl Wagner from E-3 who stated in his report: "Upon arrival there was heavy smoke coming out of all four sides eaves. I performed a 360 and found heavy fire in the rear on the C side. We stretched a 1 ¾ cross lay around the D side to the C side in the rear. With help of ladder crew, D/E Perez attached two 100' sections of 3" supply line to the hydrant on the corner of Harris and Sunset. I advised E-1 to go to the Harris side of the house. Along with E-1 we knocked down the fire in the rear. The ladder crew then stretched another 1 ¾ line from our engine to the B side and extinguished an extension fire in the shed. I had a crew from E-2 enter the front of the residence and make their way back to the rear. They found no fire. We then overhauled and put out hot spots. After the fire was completely out, I turned over the scene to fire prevention. We then cleared and returned to the station."

Unit Narrative

I remained on the scene to investigate the fire. The tenants were displaced due to the fire, and the American Red Cross was contacted and dispatched for aid. Keys Energy shut off the power for safety. Key West Chief Building Official (Troy Winterfield) was contacted about the fire, and they posted a sign marking the building as unsafe. The property was taped off with fire line caution tape that says "do not cross" on it.

Weather: according to www.wunderground.com, the weather conditions for Key West, FL on 9/4/2025 were max temp 87, min temp 75, max wind 20, precipitation 0.37, visibility 10. Weather was not a factor to the cause of the fire. No injuries to occupants. One firefighter was transported; see EPCR 202501461.

Scene Description:

Multi-family residential duplex CBS structure with a total of 5 bedrooms and 2 bathrooms, according to the Monroe County property card.

Scene Investigation:

I documented the fire scene with digital photographs using my department-issued digital camera. A comprehensive scene examination was conducted in accordance with the recommended guidelines outlined in NFPA 921. A systematic approach was used; examination progressed from outside to inside and from areas suspected of having the least amount of damage to areas of greater damage with emphasis on recognition, identification, and analysis of fire, heat, and damage patterns. Close attention was paid to all relevant details. A fire debris sample was collected and kept in the KWFD evidence locker. The area of origin was determined through evaluation of fire, heat, and damage patterns. The area of origin was a camp-style grill located outside on the "Charlie" side of the home.

The estimated value and loss warrant a claims adjuster and/or qualified expert to accurately detail and inventory the value and loss. The estimates provided in this report are based on KWFD policies and procedures only.

Charles Strum (tenant) said he was cooking some rice on a Coleman outdoor camp-style grill. He went inside to pray and fell asleep. He woke up to smoke and flames. He ran outside to wake everyone else up.

Christopher Noron (tenant) said he heard pounding on the outside door. He opened his bedroom door and just saw a cloud of smoke. He felt his way to the kitchen. He saw red to the right and ran to the front door.

Charles Ruder (Tenant) said he woke up to a room full of smoke. He made it to the front door. Chris was behind Charles and pulled Josh's window out. He climbed out the window. Saw flames over the roof in the back of the house.

Joshua McRae (tenant) said he woke up out of a dead sleep to people banging on the walls and yelling his name and "fire!" He tried to open his door, but the smoke was so thick he couldn't go out the door. So, he broke the window and jumped out.

Jacob Rogers (tenant) said he woke up from a dead sleep to Charlie Strum yelling, "There is a fire, fire!" He opened his eyes and could not see his hands in front of him. He jumped up and ran out of the house, saw the flames and called 911, and tried to get the others out of the house.

Marie de Jong (homeowner) said her son, Jacob Rodgers, called her at 2:42am. She was awake watching tv. He told her that it was bad and that the house was on fire. She asked him if everyone was out and he said yes. She told him that she would be right there. She is currently staying at her father's house, which she and her son co-own. That property is 5 blocks away on Staples Ave. She arrived at 1317 Sunset in approx. 5 min.

I then turned the scene back over to the homeowner, and I cleared the scene.

Conclusion:

Based upon the fire scene examination, physical evidence found, witness statements, firefighter statements, and supporting conditions, this fire has been classified as accidental. At this time, it is recommended that this case be closed until such a time that new or additional information is obtained that would further advance this case.

The origin:

Location of origin was a camp-style grill located outdoors on the "Charlie" side of the home. At this location I also found cooking pans, along with a can of possible cooking fuel located nearby.

The cause:

After the investigation, the cause of the fire is deemed Accidental, due to unattended cooking from an outside camp-style grill.

Tim Anson

Unit Narrative

Captain/Inspector

Incident# 202501461

Created By: ANSON , TIM

 Fire Module **SITE INFO**

Alarms

Acres Burned

Resident Units In Bldg

Buildings Involved

Hydrant Identifier

Estimated Water Usage

 IGNITION

Area of Origin

(90) - Outside area, other

Heat Source

(60) - Heat from other open flame or smoking materials, other

Item First Ignited

(UU) - Undetermined

Fire Confined to Item?

Type of Material First Ignited

Cause of Ignition

(2) - Unintentional

Factors Contributing to Ignition 1

(UU) - Undetermined

Human Factors Contributing to Ignition

(1) - Asleep

Est. Age of Person Involved

Gender of Person Involved

 EQUIPMENT

Equipment Involved in Ignition

(643) - Grill, hibachi, barbecue

Equipment Power Source

(30) - Liquid fuel, other

Equipment Portability

(1) - Portable

Brand

Model

Serial Number

Year

 STRUCTURE

Structure Type

(1) - Enclosed building

Stories Above Grade

1

Stories Below Grade

0

Building Status

(2) - In normal use

STRUCTURE

Length _____ Width _____ Total Square Feet **1878 sq ft** Story of Fire Origin **1**

Fire Spread

(4) - Confined to building of origin

Item Contributing Most to Flame Spread _____

Type of Material _____

Number of Stories with Damage

Minor Damage _____

Significant Damage _____

Heavy Damage _____

Extreme Damage _____

Total Stories _____

PROTECTIVE SYSTEMS

Presence of Detector

(1) - Present

Detector Type

(U) - Undetermined

Power Supply

(U) - Undetermined

Detector Operations

(U) - Undetermined

Effectiveness (/Failure Reason) _____

Presence of Auto Extinguishing System

(N) - None Present

System Type _____

System Operation _____

of Sprinklers _____

Reason for System Failure _____

Investigation

AGENCY REFERRED TO

Agency _____

Phone Number _____

Case Number _____

ORI _____

FID _____

FDID _____

Address _____

CASE INFO

Case Status

(2) - Investigation closed

Avail. of Material First Ignited

(U) - Unknown

Property Ownership

(1) - Private

Lead Agency Investigator

ANSON, TIM

Other Agency Investigators _____

Laboratories Used _____

Initial Observations _____

i CASE INFO

Other Investigative Info

SCENE SECURITY

Scene Security

Secured

Secured By

Marie de Jong property owner

Scene Turned Over To

Marie de Jong

Fire Department Forced Entry?

No

Open Prior or After FD Arrival?

WEATHER

Weather Type

(15) - Drizzle or mist

Wind Direction

Wind Speed

Special Weather Conditions

INVESTIGATION INFO

Entry Method

(11) - Door - open or unlocked

Extent of Fire Involvement on Arrival

(2) - Smoke only showing

Incendiary Device Container

Incendiary Device Ignition Delay

Incendiary Device Fuel

INVESTIGATION REMARKS

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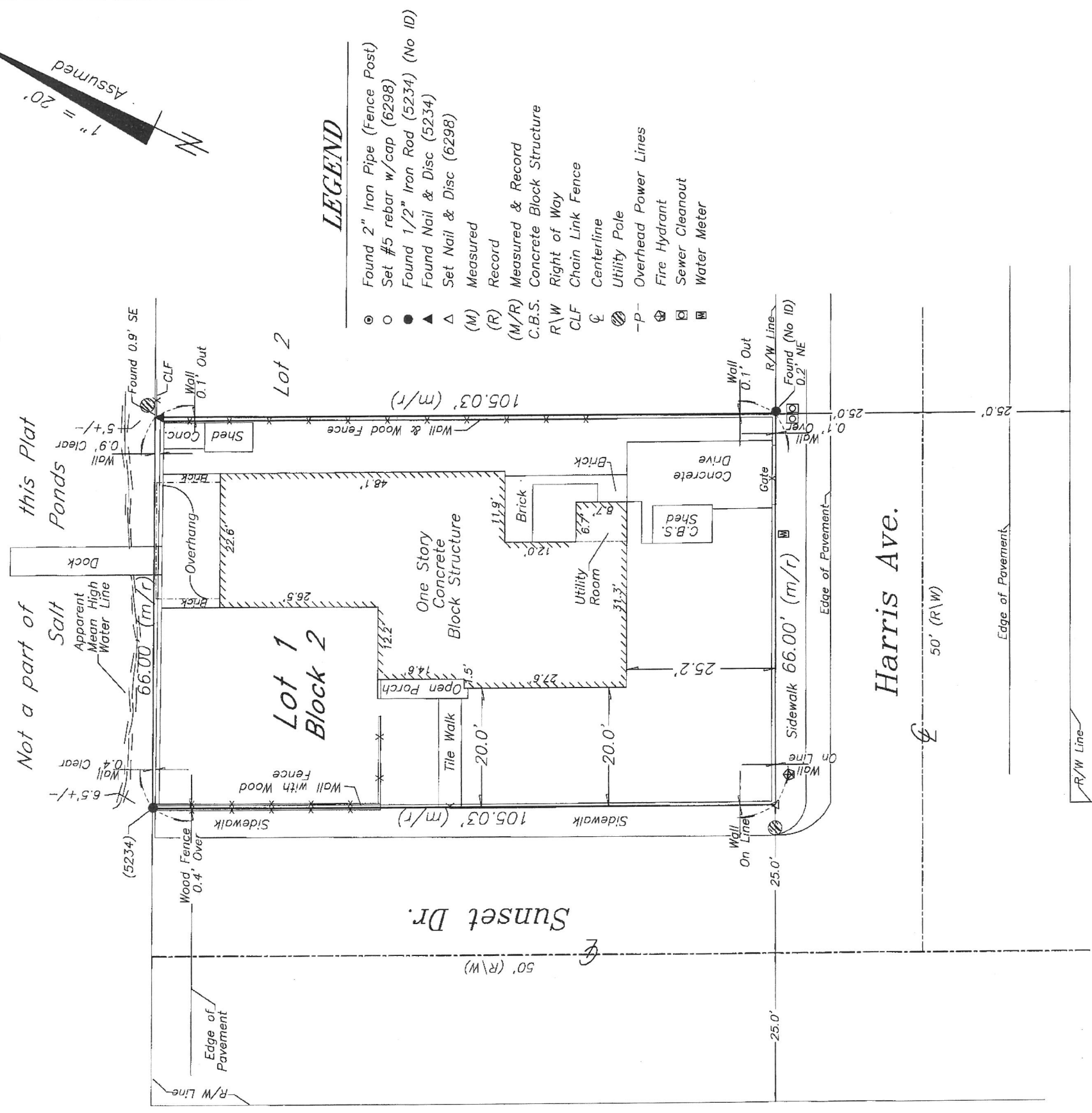
Tim Anson

Captain/Inspector

Incident# 202501461

Survey

Boundary Survey Map of Lot 1, Block 2,
CORAL REEF ESTATES, Island of Key West



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1317 Sunset Drive, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the plat.
8. All Concrete and Bricking is not shown.
9. Date of field work: November 14, 2017 and October 27, 2025
10. Ownership of fences is undeterminable, unless otherwise noted.
11. The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.

BOUNDARY SURVEY OF: Lot 1, Block 2, CORAL REEF ESTATES, recorded in Plat Book 3, Page 36, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Marie Christine DeJong;

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

J. LYNN O'FLYNN, INC.

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

November 15, 2017
Updated October 30, 2025

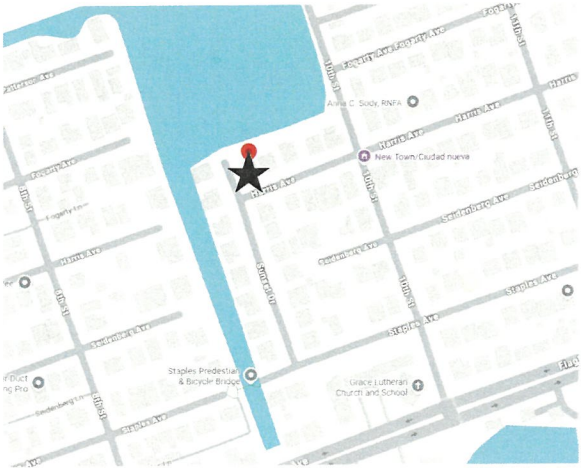
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Architectural Plans

LOCATION MAP



BUILDING DATA

1317 SUNSET DRIVE
KEY WEST, FL 33040

BUILDING SQUARE FOOTAGE:
1ST FLOOR - 2,679 SF

CONTRACTOR GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE CODES.
- WORKMANSHIP TO MEET OR EXCEED ACCEPTED STANDARDS OF RESPECTIVE TRADES.
- VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS BEFORE START OF CONSTRUCTION. NOTIFY ARCHITECT IF ANY CONFLICTS EXIST PRIOR TO COMMENCEMENT OF WORK.
- FOR ANY TYPE I OR TYPE II CONSTRUCTION PROJECTS FIRE RETARDANT TREATED WOOD (EXTERIOR OR INTERIOR GRADE) MUST BE USED IN ALL WOOD CONSTRUCTION MATERIALS.
- FOR ALL WALL SYSTEMS WITH EIFS USE EXTERIOR GRADE GLASS MATT SHEATHING OR CEMENTITIOUS BOARD ONLY.

FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR AS DIRECTED BY THE LOCAL FIRE DEPARTMENT.

WALL R-VALUE (CONTINUOUS) = 6
WALL R-VALUE (CAVITY) = 13
ROOF R-VALUE = 39

CONTRACTOR TO PROVIDE ESR REPORTS FOR CLOSED-CELL SPRAY FOAM SELECTED FOR REVIEW BY DESIGN PROFESSIONAL.

SITE DATA:
ZONING SF - SINGLE FAMILY

LEGAL DESCRIPTION:
BK 2 LT 1 CORAL REEF ESTATES

RE #: 00067500-000000

SUBDIVISION: CORAL REEF ESTATES

MAX BUILDING HEIGHT = 25 FEET PLUS AN ADDITIONAL FIVE FEET FOR NONHABITABLE PURPOSES IF THE STRUCTURE HAS A PITCHED ROOF

OCCUPANCY: R3
TYPE OF CONSTRUCTION: VB

FLOOD DESIGN CRITERIA: ASCE12-24

COMMUNITY NUMBER: 120138
MAP NUMBER: 12087C-1517K
MAP DATE: 02-18-2005
FLOOD ZONE: AE 7
DESIGN FLOOD ELEVATION: AE 8

SCOPE OF WORK:

NEW 2,679 SF SINGLE FAMILY RESIDENCE, 1-STORY W/ CONCRETE CONSTRUCTION. IMPACT RATED WINDOWS/DOORS, TRUSS ROOF.

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.
2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLAN, 2023 FLORIDA BUILDING CODE, 8TH EDITION, LOCAL CODES AND ORDINANCES, MANUFACTURING'S RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONDITIONS CONFLICT. HOWEVER THE ARCHITECT SHALL BE NOTIFIED OF ALL CONFLICTS.
6. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL SYSTEMS SHALL HAVE THE SEAL OF A REGISTERED FLORIDA ENGINEER AS REQUIRED BY BUILDING CODE AND SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER BY THE CONTRACTOR FOR REVIEW PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY THE ARCHITECT.
8. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.
9. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.
10. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF FLORIDA ENERGY CODE.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND FLORIDA BUILDING CODE.
12. PORTABLE REST ROOM FACILITIES SHALL BE PROVIDED AT SITE BY CONTRACTOR.
13. COMPLETE HOT AND COLD WATER SYSTEMS, VENTS, WASTE AND DRAIN SYSTEMS TO SEPTIC TO CODE. SHALL BE FURNISHED.
14. PROVIDE PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.
15. ALL BOLTS, CLIPS, HANGERS, ETC., SHALL BE GALVANIZED OR STAINLESS.
16. NO PIPES, CONDUITS OR JUNCTION BOXES ARE TO BE PLACED IN SLABS OR COLUMNS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.
17. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.
18. ALL ELEVATIONS ARE MEASURED FROM NGVD 1929.

CODE INFORMATION

BUILDING CODE
MECHANICAL CODE:
PLUMBING CODE
ELECTRICAL CODE:
FUEL GAS CODE
ENERGY CODE:
STANDARD LOAD DESIGN CRITERIA

2023 FLORIDA BUILDING CODE, 8TH EDITION
2023 FLORIDA MECHANICAL CODE
2023 FLORIDA PLUMBING CODE
2020 NATIONAL ELECTRIC CODE (NEC) NFPA
2023 FLORIDA FUEL GAS CODE
2023 FLORIDA ENERGY CONSERVATION CODE
ASCE 7-22

LOCAL BUILDING REQUIREMENTS:
FEMA REQUIREMENTS:
DESIGN FLOOD ELEVATION:
CURRENT ZONING
MAX BUILDING HEIGHT:
USE GROUP:

MONROE COUNTY CODES AND ORDINANCES
FLOOD ZONE: AE7 NGVD 1929
FLOOD ZONE: AE8 NGVD 1929
SF
30' FROM COR/LAG
RESIDENTIAL

ALL ELEVATIONS PROVIDED IN NGVD 1929.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
A/V	AUDIO VISUAL
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
D	DRYER
DIA	DIAMETER
DTLS	DETAILS
DW	DISHWASHER
E	ELECTRICAL METER
FBC	FLORIDA BUILDING CODE
FEC	FIRE EXTINGUISHER CABINET
GA	GAUGE
GAL	GALLON
GFI	GROUND FLOOR IMPACT
GWB	GYPSPUM WALL BOARD
HB	HOSE BIB
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
LHM	LOWEST HORIZONTAL MEMBER
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
RE	REFERENCE
REF	REFRIGERATOR
REQ'D	REQUIRED
RO	ROUGH OPENING
STL	STEEL
THK	THICK
TO	TOP OF
TOP	TOP OF PILE
TOW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTES
VTR	VENT TO ROOF
W	WASHER
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WP	WATERPROOF
WH	WATER HEATER

SYMBOLS

	ROOM IDENTIFICATION TAG	ROOM NAME ROOM NUMBER
	ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	DETAIL TAG	DETAIL NUMBER SHEET NUMBER
	INTERIOR ELEVATION TAG	ELEVATION NUMBER SHEET NUMBER
	SECTION TAG	SECTIONNUMBER SHEET NUMBER
	DOOR TAG. REFER TO DOOR SCHEDULE	
	WINDOW TAG. REFER TO WINDOW SCHEDULE	
	WALL TAG. REFER TO WALL TYPES.	
	BREAK LINE	
	GRAPHIC SCALE	
	NORTH ARROW	
	DRAWING TITLE	DETAIL NUMBER SHEET NUMBER
	SCALE: ?	TITLE SCALE

DRAWING INDEX

A 0	COVER SHEET
A 1	SITE PLAN
A 2	FLOOR PLANS
A 3	ELEVATIONS
A 4	ELEVATIONS

DATE: 2026.06.08
REV SET DESCRIPTION
VARIANCE APPLICATION SET

New Duplex
1317 Sunset Drive
Key West, FL 33040

SEAL

NOT FOR CONSTRUCTION

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY ERICA HELEN POOLE USING A DIGITAL
SIGNATURE

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SHA
AUTHENTICATION CODE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

ERICA HELEN POOLE - ARCHITECT
#A998525

SANDBAR
DESIGN STUDIO

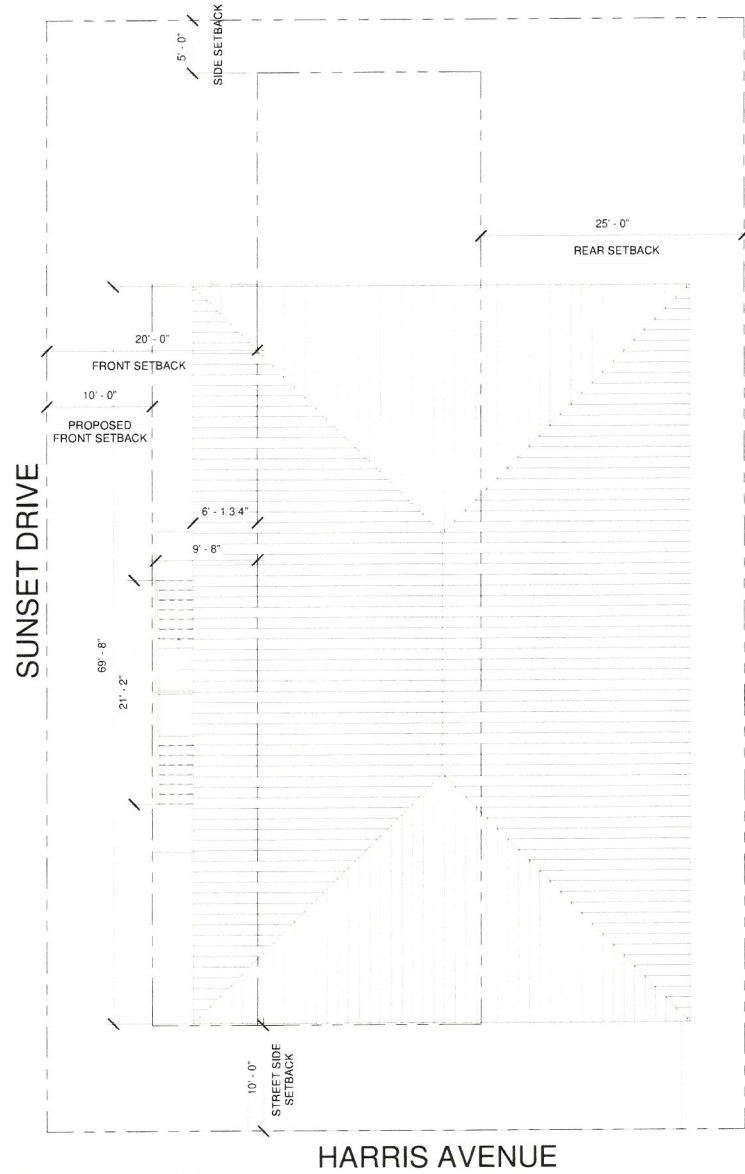
SANDBAR DESIGN STUDIO
2905 CAMELLIA LANE
BIO PINE KEY, FL 33043
WWW.SANDBARDESIGNSTUDIO.COM
347.303.5554

COVER SHEET

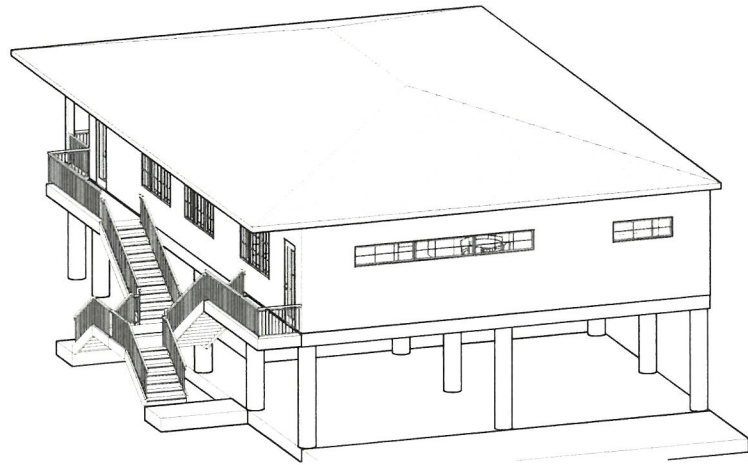
SHEET TITLE

A 0

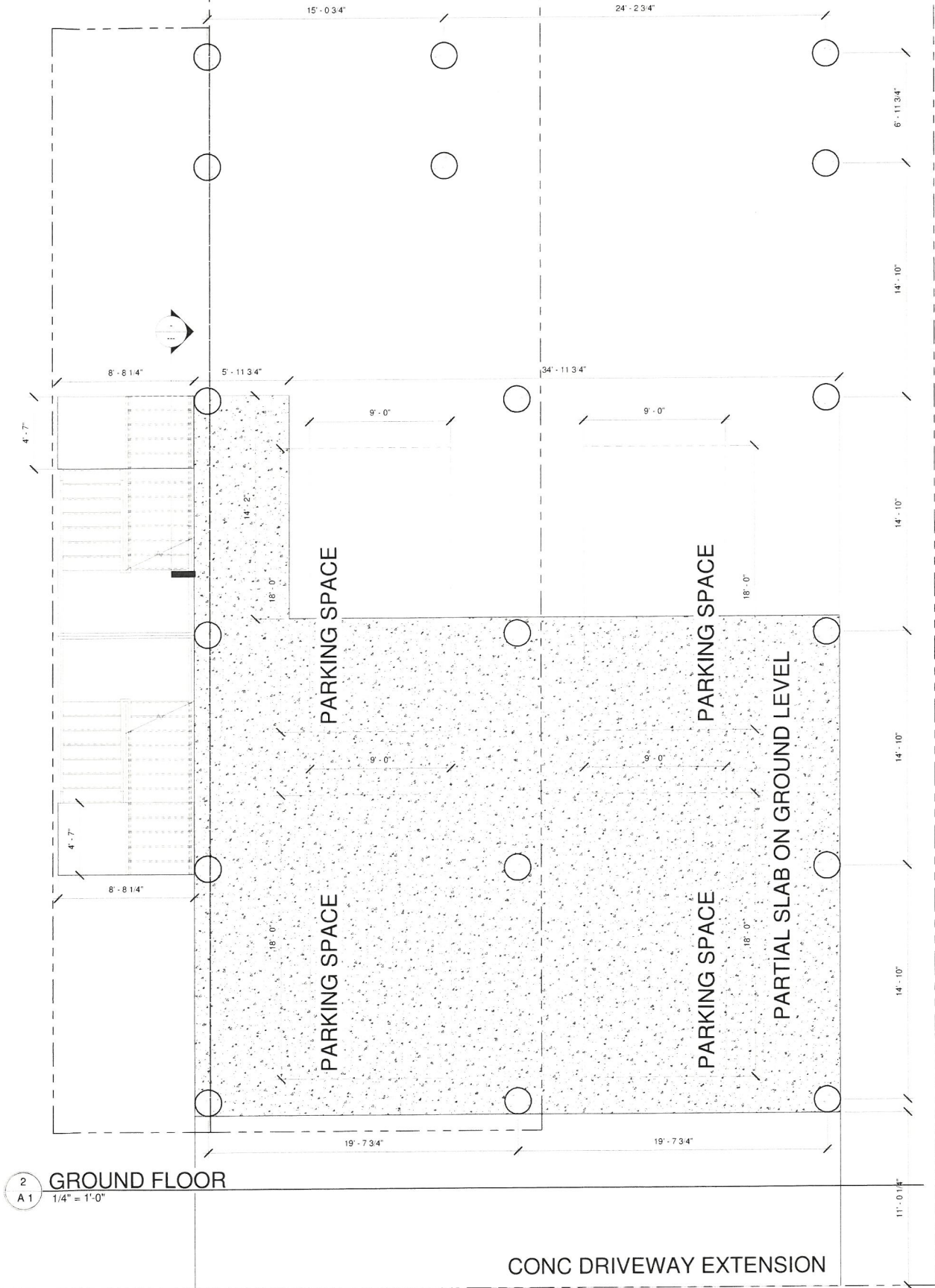
PROJECT NO: MDJ2025
DRAWN BY: Author
APPROVED BY: Checker



1 SITE PLAN
A 1 1/8" = 1'-0"



3 3DA
A 1



2 GROUND FLOOR
A 1 1/4" = 1'-0"

DATE: REV. SET DESCRIPTION
2026.05.08 VARIANCE APPLICATION SET

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1317 Sunset Drive
Key West, FL 33040

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ERICA HELEN POOLE - ARCHITECT
#AR98525

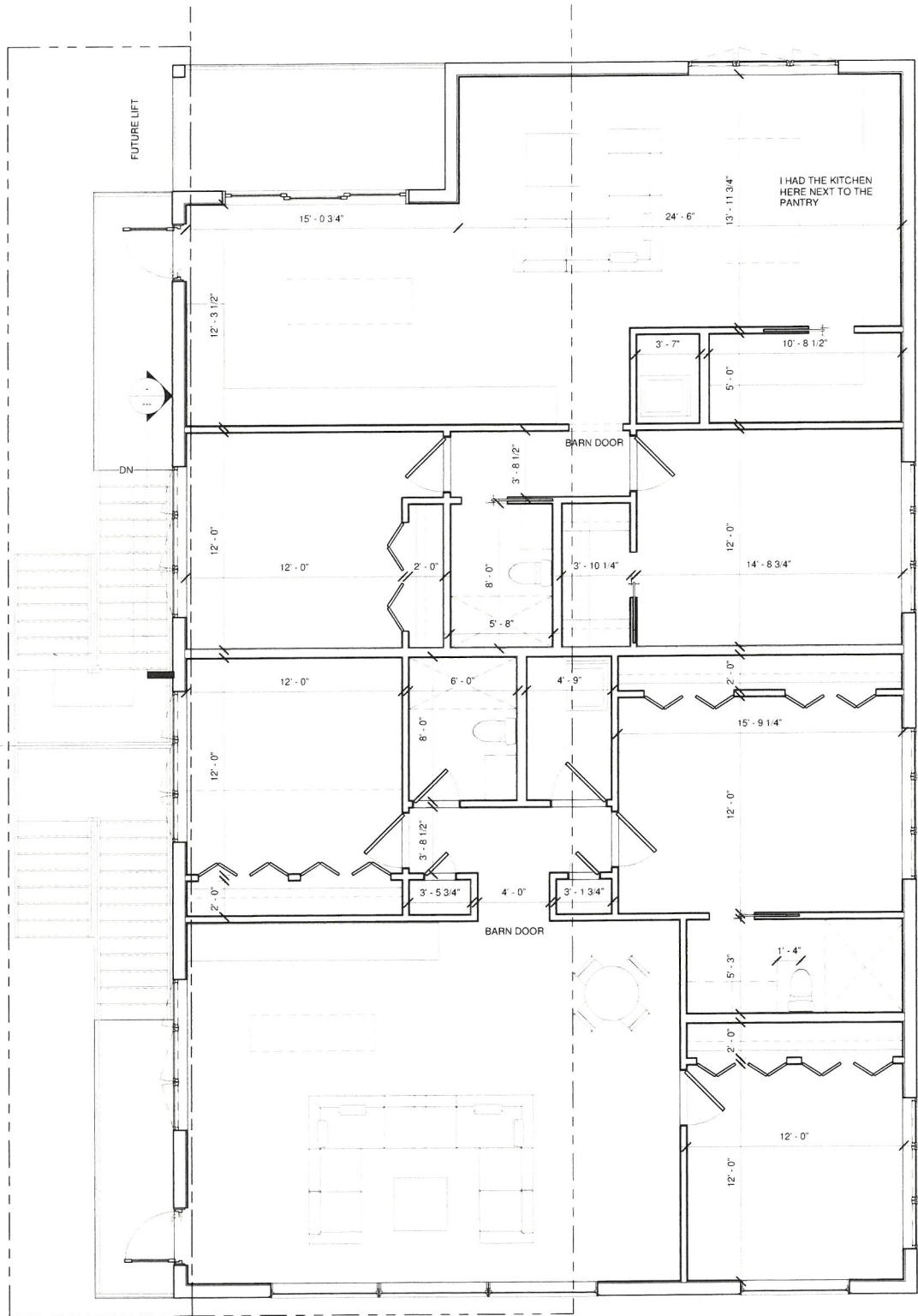
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SITE PLAN

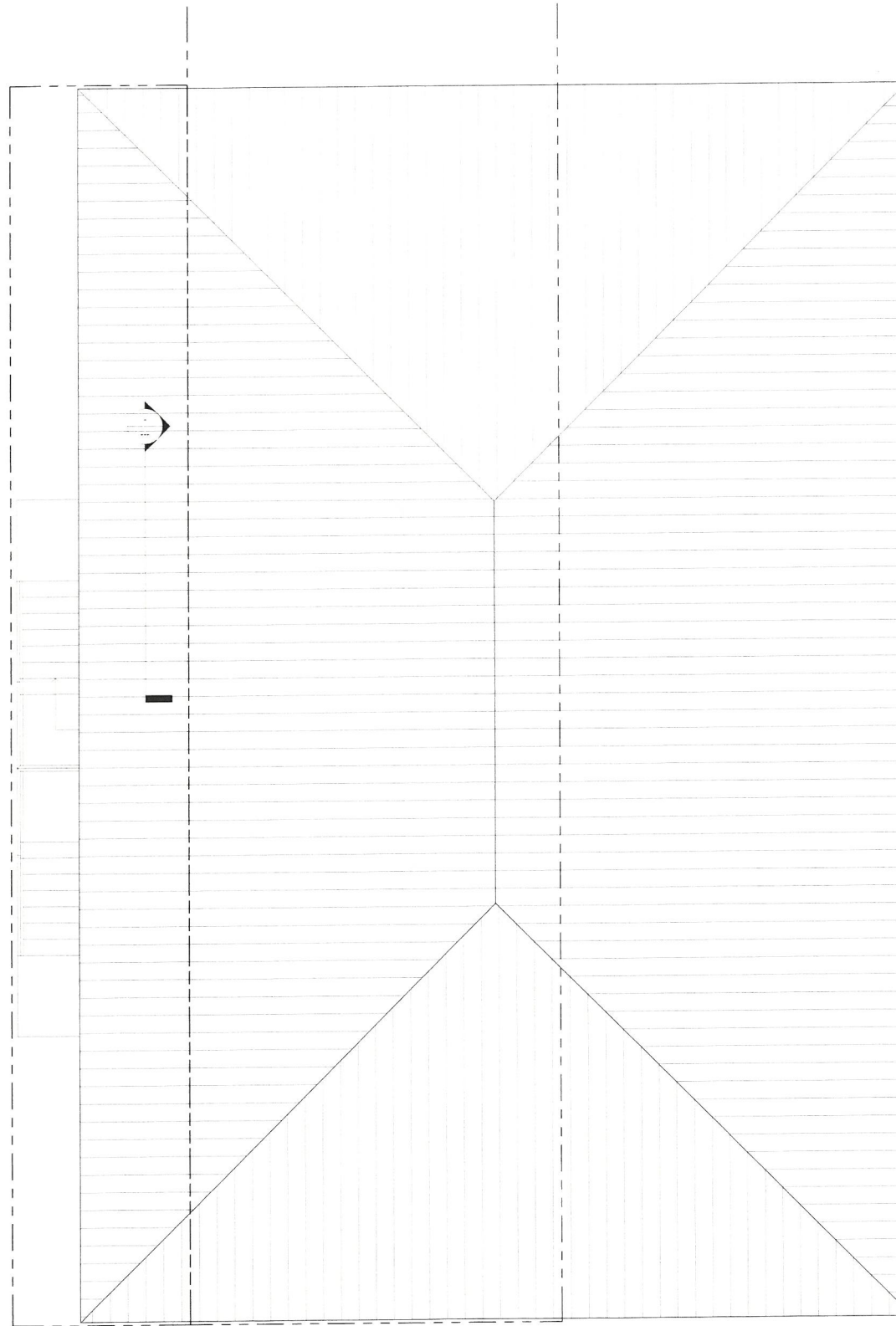
SHEET TITLE

A 1

PROJECT NO: MDJ2025
DRAWN BY: EHP
APPROVED BY: EHP



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



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

DATE: REV. SET/DESCRIPTION
2025.06.08 VARIANCE APPLICATION SET

New Duplex
1317 Sunset Drive
Key West, FL 33040

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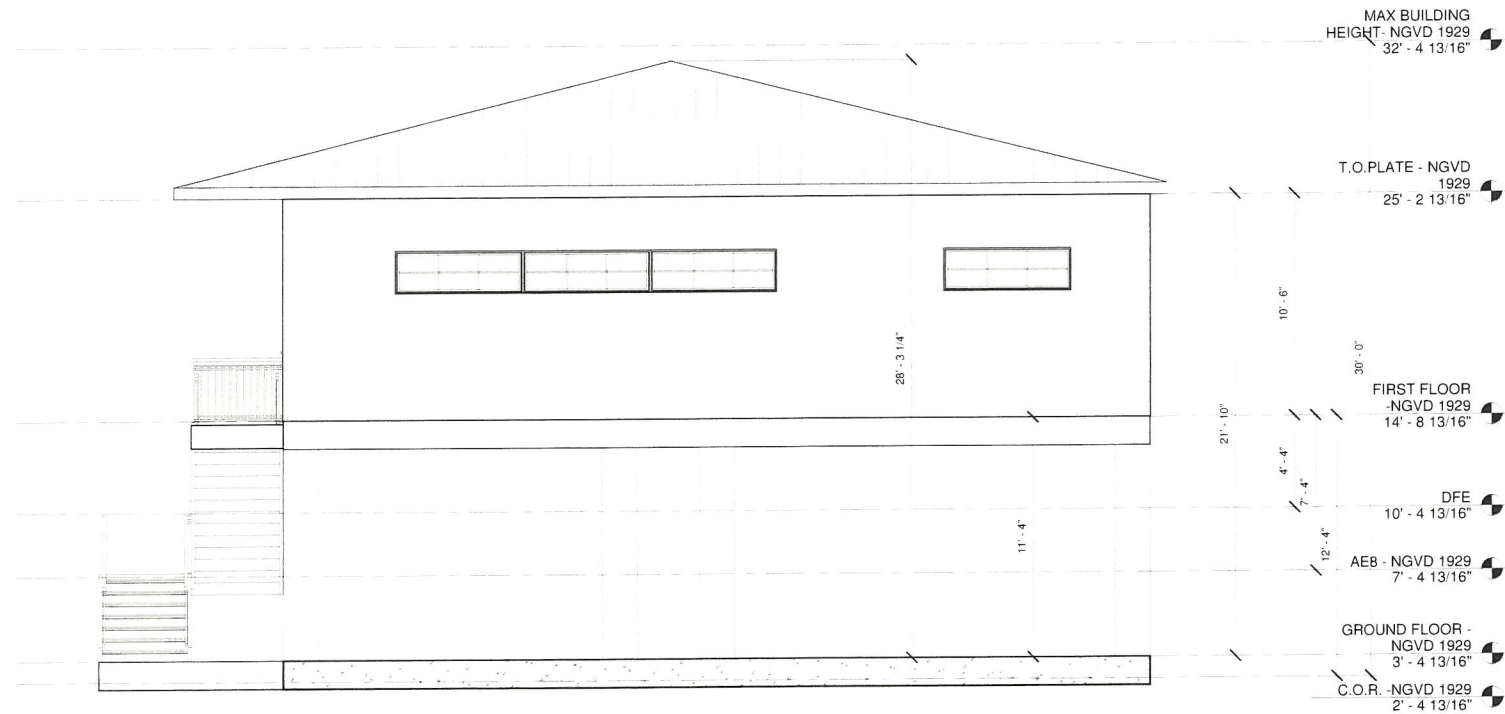
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FLOOR PLANS

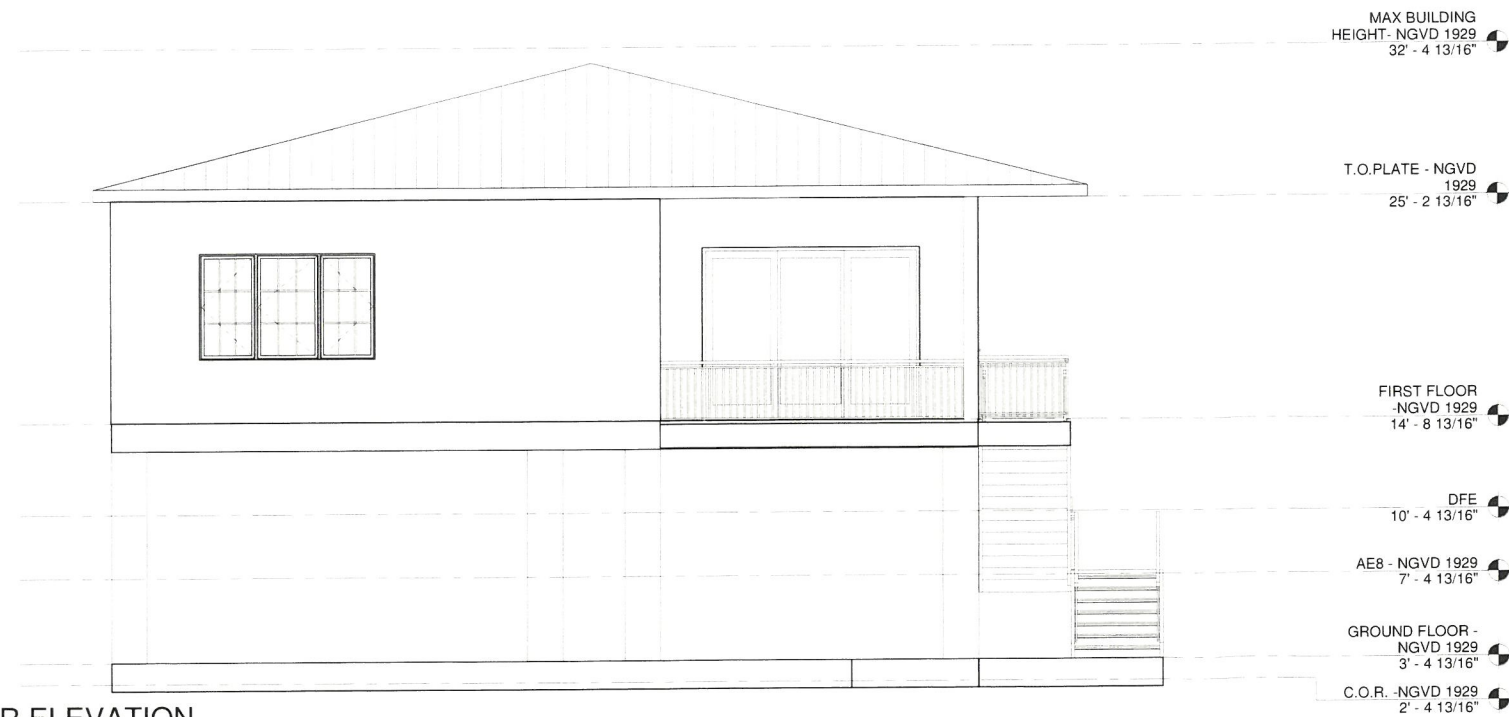
SHEET TITLE

A 2

PROJECT NO. MDJ2025 DRAWN BY EHP
APPROVED BY EHP



1 FRONT ELEVATION
A 3 1/4" = 1'-0"



2 REAR ELEVATION
A 3 1/4" = 1'-0"

DATE: 2026.06.08
REV. SET DESCRIPTION
VARIANCE APPLICATION SET

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1317 Sunset Drive
Key West, FL 33040

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ELEVATIONS

SHEET TITLE

A 3

PROJECT NO: MDJ2025
DRAWN BY: EHP
APPROVED BY: EHP

DATE: REV. SET DESCRIPTION
2028.06.08 VARIANCE APPLICATION SET

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1317 Sunset Drive
Key West, FL 33040

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847.903.5854

ELEVATIONS

SHEET TITLE

A 4

PROJECT NO: MDJ2025
DRAWN BY: Author
APPROVED BY: Checker

MAX BUILDING
HEIGHT- NGVD 1929
32' - 4 13/16"

T.O. PLATE - NGVD
1929
25' - 2 13/16"

FIRST FLOOR
-NGVD 1929
14' - 8 13/16"

DFE
10' - 4 13/16"

AE8 - NGVD 1929
7' - 4 13/16"

GROUND FLOOR -
NGVD 1929
3' - 4 13/16"

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

MAX BUILDING
HEIGHT- NGVD 1929
32' - 4 13/16"

T.O. PLATE - NGVD
1929
25' - 2 13/16"

FIRST FLOOR
-NGVD 1929
14' - 8 13/16"

DFE
10' - 4 13/16"

AE8 - NGVD 1929
7' - 4 13/16"

GROUND FLOOR -
NGVD 1929
3' - 4 13/16"

C.O.R. - NGVD 1929
2' - 4 13/16"

2
A 4
SIDE ELEVATION B
1/4" = 1'-0"