


MEMORANDUM

Date: 4/17/26
To: Mr. Taylor Brown, City Planner
From: Owen Trepanier, Agent for George Beys 
Re: **1707 Bertha Street – Variance Application**



Thank you for taking the time to review this variance with me and discuss the building coverage calculation matter. As we reviewed, the recently revised definition of *building coverage* has introduced some unintended ambiguity regarding the proper method of calculation. At present, the code does not clearly define how building coverage should be computed in situations where roof overhangs or eaves are present.

Pursuant to Sections 86-9 and 122-1145(b)e, *building coverage* specifically excludes overhangs and/or eaves. However, neither term is defined within the Key West Code, nor directly in the Florida Building Code. State-sponsored technical references associated with the FBC define an *overhang* as "an unenclosed continuation of the roof surface," and recognize that in Florida, such features may extend six feet or more.

In this case, the extent to which the rear-roofed area may qualify as an exempt overhang remains unclear. If the only the edges of this area are excluded, the as-built building coverage ratio is approximately 41%. If all of the area is excluded, the ratio would be about 36%.

Given this uncertainty, the precise variance requirement for the property cannot be confidently determined at this time. I would appreciate your guidance, or that of the Planning Board, on how best to interpret and apply the current language.

Thank you for your attention and for your continued assistance.



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

RECEIVED
APR 17 2026
BY: MH

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 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: 1707 Bertha Street

Zoning District: MDR-C

Real Estate (RE) #: 00062550-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative
 Name: Trepanier & Associates, Inc. Mailing Address: 1902 Staples Lane
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: _____ Office: 305-293-8983 Fax: _____
 Email: Owen @OwenTrepanier.com

PROPERTY OWNER: (if different than above)
 Name: George Beys & Ihona Gonzales Mailing Address: 1707 Bertha Street
 City: Key West State: FL Zip: 33040
 Home/Mobile Phone: _____ Office: _____ Fax: _____
 Email: George@GeorgesPlumbingKW.com

Description of Proposed Construction, Development, and Use: _____
SFR addition

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

1. Variance to Sec. 122-238(6)a.3. Rear Setback of 11.5ft from the 25ft required to the 16.5ft proposed
2. Variance to Sec. 122-238(4)a. Building Coverage of 2%-7% from the 35% allowed to the 37%-42% proposed (please see cover letter for explanation)

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

If yes, please describe and attach relevant documents: None known

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
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				

Please see site data table on the site plan

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.

The subject property is a legal nonconforming lot of record that is approx 77% of the minimum lot size required in the SF zoning district. Because lot size and depth is the basis for calculating maximum building coverage, impervious surface, and buildable area and that setbacks are static rather than percentage-based, setbacks occupy a larger percentage of smaller lots, thus the buildable area of this lot is approx 70% of that enjoyed by conforming lots in the same district. This significantly constrains the owner's ability to reasonably use the land building and structure of the residential parcel to accommodate needed family living space compared to other conforming properties, and is a physical condition peculiar to this parcel that does not apply to the majority of properties within the SF zoning district.

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

The undersized nature of the lot, and the resulting reduction in allowable building coverage and buildable area, are long-standing conditions that predate the current owners and were not created by them. The property is a legal nonconforming lot of record that was established prior to the adoption of current minimum lot size standards, and the owners had no ability to enlarge the lot or replat to conform when they purchased the property. The hardship arises from the lot's historic configuration and the modern code's minimum standards, not from any voluntary act taken by the applicant.

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

Granting the requested variance would not confer any special privilege that is denied to other conforming properties in the zoning district. Instead, it would narrow the gap between the development potential of this 77%-sized lot and that of standard-sized lots by allowing a modest increase in building area for needed family living space. Conforming properties already enjoy the practical equivalent of this building area by right through their larger lot size, and the requested relief simply allows the applicant to approach, but not exceed, a comparable level of functional residential use.

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.

Literal enforcement of the current lot coverage and buildable area limitations deprives the applicant of residential rights commonly enjoyed by owners of conforming lots in this zoning district. In Key West's housing market, it is economically prohibitive for many families to "trade up" by selling their existing home and purchasing a larger one when their family composition changes, because purchase prices, closing costs, and carrying costs have escalated far beyond local household income growth. In this case, the owners' adult son was diagnosed with cancer and, due to... - CONTINUED ON ATTACHED PAGE

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

The variance requested is the minimum necessary to make reasonable residential use of this constrained lot and to provide adequate space for the owners' son to live safely and comfortably with his parents during and after cancer treatment. The addition is limited in size and location so as to fit within the existing development pattern, avoid encroachment into required yards beyond the requested relief, and maintain compatibility with neighboring homes. No excess floor area, accessory uses, or intensification of use beyond a modest bedroom and/or living area are proposed, and alternative configurations were explored and found infeasible given the undersized lot and existing building footprint.

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

The requested variance will be in harmony with the general intent and purpose of the land development regulations, which include promoting stable residential neighborhoods, supporting families, and encouraging reinvestment in existing housing stock. The resulting home will remain consistent in scale and character with nearby residences and will not produce measurable adverse impacts on light, air, privacy, traffic, or stormwater conditions beyond those already associated with typical single-family use in this zoning district. Allowing this modest expansion to address a documented... - CONTINUED ON ATTACHED PAGE

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.

The variance request is not based on the existence of any nonconforming uses or structures on neighboring properties, nor on what may be allowed in other zoning districts. Instead, it is grounded solely in the unique, legally established substandard lot size of the subject property, the resulting discrepancy in allowable building area compared to conforming lots, and the specific family medical and economic circumstances described above.

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."

Standards for Considering Variances – CONTINUED

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.

Literal enforcement of the current lot coverage and buildable area limits deprives the applicant of residential rights commonly enjoyed by owners of conforming lots in this zoning district. In Key West's housing market, it is economically prohibitive for many families to "trade up" by selling their existing home and purchasing a larger one when their family composition changes, because purchase prices, closing costs, and carrying costs have escalated far beyond local household income growth. In this case, the owners' adult son was diagnosed with cancer and, due to his medical condition and financial limitations, needed to move back into his parents' home for care and support, creating an urgent need for additional living space and privacy within the existing homestead. Without reasonable expansion on this already constrained nonconforming lot, the family cannot accommodate this medically driven housing need on site, which constitutes an unnecessary and undue hardship that is unique in both its physical and economic dimensions.

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

The requested variance will be in harmony with the general intent and purpose of the land development regulations, which include promoting stable residential neighborhoods, supporting families, and encouraging reinvestment in existing housing stock. The resulting home will remain consistent in scale and character with nearby residences and will not produce measurable adverse impacts on light, air, privacy, traffic, or stormwater conditions beyond those already associated with typical single-family use in this zoning district. Allowing this modest expansion to address a documented family medical hardship will not be injurious to the area involved or detrimental to the public interest, and arguably supports the broader community interest in keeping local families housed together in a high-cost market.

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.

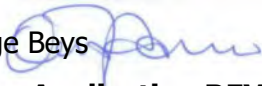
- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- 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

MEMORANDUM

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: 5/18/26
To: Mr. Taylor Brown, City Planner
From: Owen Trepanier, Agent for George Beys 
Re: **1707 Bertha Street – Variance Application REVISION**

Thank you for your team's diligence. Jim Singelyn identified an error in our application. We identified the property as MDR-C zoning but analyzed it under the SF zoning dimensional regulations.

Attached are the plans with revised site data and a revised variance request.

Thank you for your, and your team's, attention to detail and exceptional customer service.



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

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Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

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Name: Trepanier & Associates, Inc. Mailing Address: 1902 Staples Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983 Fax: _____

Email: Owen @OwenTrepanier.com

PROPERTY OWNER: (if different than above)

Name: George Beys & Ihona Gonzales Mailing Address: 1707 Bertha Street

City: Key West State: FL Zip: 33040

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

Email: George@GeorgesPlumbingKW.com

Description of Proposed Construction, Development, and Use: _____

SFR addition

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

- Variance to Sec. 122-300(6)a.3. Rear Setback of 3.5ft from the 20ft required to the 16.5ft proposed
- A determination is needed as to whether the rear porch overhang constitutes Building Coverage pursuant to Sec. 86-9. If the overhang is building coverage then a variance of 1% would be needed for Sec. 122-300(4)a; if the overhang is not Building Coverage then no variance is be required.

1707 BERTHA. - VARIANCE

SCOPE OF VARIANCE:
 BUILDING COVERAGE & REAR YARD SETBACK

PROJECT LOCATION:
 1707 BERTHA ST
 KEY WEST, FL 33040

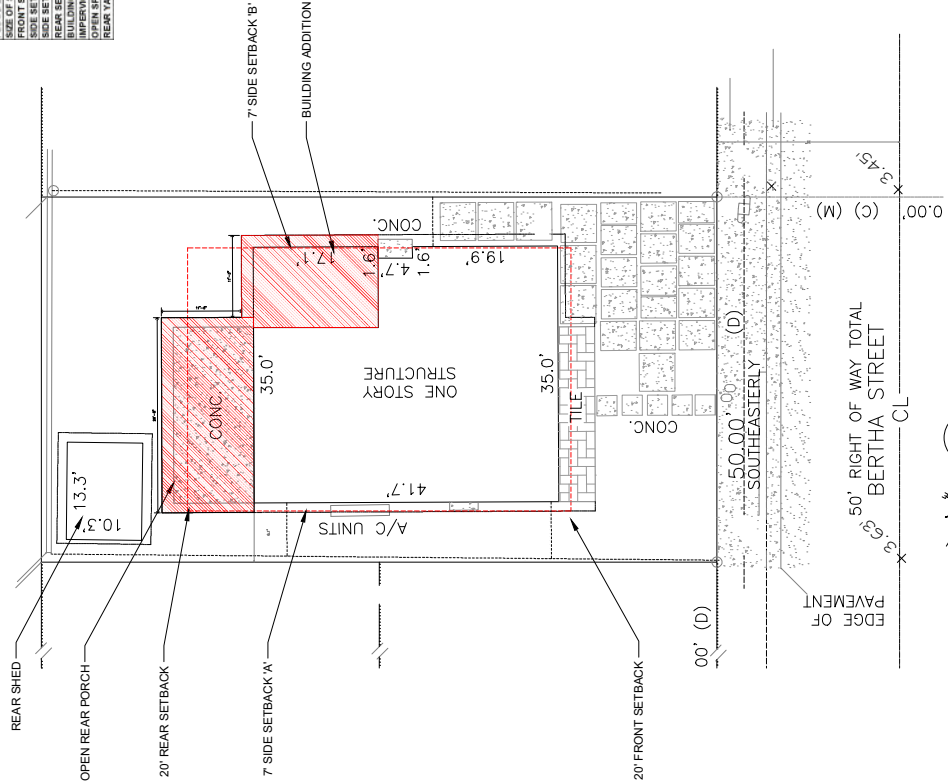
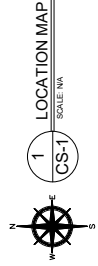
LEGAL DESCRIPTION:
 W DIAG PB1-13 PT OF LOTS 9 & 10 SQR 2 TR 30 C2-297
 ORK329-133

SECT/TWP/RANGE:
 046825

FLOOD CRITERIA:
 FLOOD ZONE - AE-4
 BASED UPON N.G.V.D. 1929

SHEET LIST:
 CS-1 SITE PLAN & DATA TABLE
 A-1 CURRENT SURVEY
 A-2 2021 SURVEY

GENERAL NOTES:
 CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD
 WORK THAT HAS BEEN IDENTIFIED AS A
 VIOLATION TO BE PERFORMED IN ACCORDANCE WITH
 APPLICABLE CODES.



SITE DATA TABLE			
CODE REQUIREMENT	EXISTING SITE	PROPOSED	DIFFERENCE
ZONING	AE-4	AE-4	
FLOOD ZONE	AE-4	AE-4	
FRONT SETBACK	20'	20'	N/A
SIDE SETBACK 'A'	7'	7'	N/A
SIDE SETBACK 'B'	7'	7'	N/A
REAR SETBACK	20'	20'	N/A
BUILDING COVERAGE	40%	33%	-7%
IMPERVIOUS SURFACE	50%	54%	4% IMPROVEMENT
OPEN SPACE	35%	41%	6% IMPROVEMENT
REAR YARD ACCESSORY CVD	30%	11%	-19%

* IF OPEN REAR PORCH IS INCLUDED, THEN PROPOSED BUILDING COVERAGE RATIO IS 41% (1% OVER)
 IF OPEN PORCH IS EXEMPTED, THEN PROPOSED BUILDING COVERAGE RATIO IS 36% (COMPLIANT)

BUILDING COVERAGE			
EXISTING	PROPOSED	DIFFERENCE	
1,334 SF HOUSE	1,334 SF HOUSE	0 SF	
0 SF REAR OPEN PORCH-ADDITION	241 SF REAR OPEN PORCH-ADDITION	241 SF	
0 SF SIDE ADDITION	198 SF SIDE ADDITION	198 SF	
136 SF REAR SHED	136 SF REAR SHED	0 SF	
85 SF SPA/A/C UNITS	120 SF SPA/A/C UNITS	35 SF	
32%	41%	9%	1% OVER

IMPERVIOUS SURFACE COVERAGE			
EXISTING	PROPOSED	DIFFERENCE	
1,360 SF HOUSE	1,360 SF HOUSE	0 SF	
0 SF REAR OPEN PORCH-ADDITION	241 SF REAR OPEN PORCH-ADDITION	241 SF	
0 SF SIDE ADDITION	198 SF SIDE ADDITION	198 SF	
136 SF REAR SHED	136 SF REAR SHED	0 SF	
85 SF SPA/A/C UNITS	120 SF SPA/A/C UNITS	35 SF	
100% SF TILE PORCH	120 SF TILE PORCH	20 SF	
100% SF CONCRETE DRIVE PADS & MISC CONC	531 SF CONCRETE DRIVE PADS & MISC CONC	431 SF	
38%	54%	16%	4% IMPROVEMENT

OPEN SPACE			
EXISTING	PROPOSED	DIFFERENCE	
1,360 SF HOUSE	1,360 SF HOUSE	0 SF	
0 SF REAR OPEN PORCH-ADDITION	241 SF REAR OPEN PORCH-ADDITION	241 SF	
0 SF SIDE ADDITION	198 SF SIDE ADDITION	198 SF	
136 SF REAR SHED	136 SF REAR SHED	0 SF	
120 SF SPA/A/C UNITS	120 SF SPA/A/C UNITS	0 SF	
100% SF CONCRETE DRIVE PADS & MISC CONC	531 SF CONCRETE DRIVE PADS & MISC CONC	431 SF	
53 SF NEW SPA/DECK	0 SF NEW SPA/DECK	-53 SF	
41%	46%	5%	5% IMPROVEMENT

REAR YARD ACCESSORY COVERAGE			
EXISTING	PROPOSED	DIFFERENCE	
136 SF SHED	136 SF SHED	0 SF	
3 SF SPA	0 SF SPA	-3 SF	
1,360 SF REAR YARD ACCESSORY USE	1,360 SF REAR YARD ACCESSORY USE	0 SF	
11%	11%	0%	NO CHANGE

SCALE 1/8" = 1'

SCALE

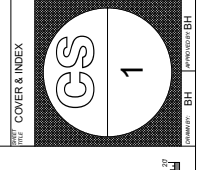
NOTED TO THE CONTRACTOR: THE REAR PORCH IS TO BE CONSTRUCTED WITH A CONCRETE DRIVE PAD TO BE SLOPED ON ALL SIDES TO DRAIN TO THE STREET.

ROBERT HULEC, P.E.
 LIC #69607



REV	DESCRIPTION	DATE
1	UPDATED VARIANCE SET	5/14/26

VARIANCE
 107 BERTHA ST.
 KEY WEST, FL 33040





**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

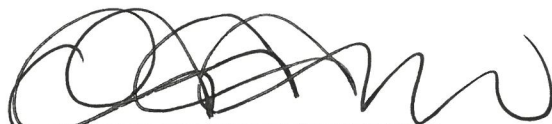
I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier & Associates, Inc.
(print name of entity)

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:

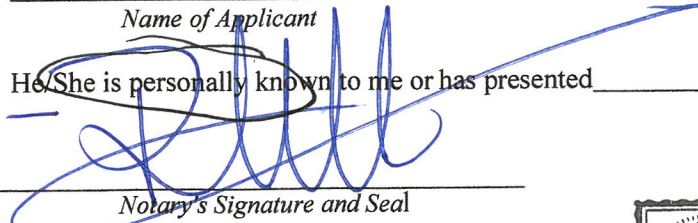
1707 Bertha Street
Street address of subject property

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

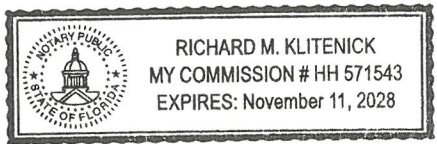
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 17 April, 2026 by
date
Owen Trepanier
Name of Applicant

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

Notary's Signature and Seal

RICHARD M. KLITENICK
Name of Acknowledger typed, printed or stamped



HH571543
Commission Number, if any



**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.

We, George Anthony Beys and Gonzalez Ihona authorize _____
Please Print Name(s) of Owner(s) as appears on the deed

Please Print Name of Representative
Trepanier & Associates

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

[Signature]
Signature of Owner

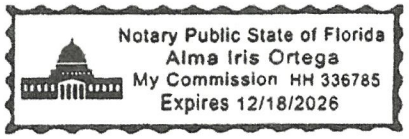
[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 2/4/26
Date

by George Anthony Beys and Gonzalez Ihona
Name of Owner

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

Alma Iris Ortega
Notary's Signature and Seal



Alma Iris Ortega
Name of Acknowledger typed, printed or stamped

HH336785
Commission Number, if any

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 21-974
Consideration: \$650,000.00

Parcel Identification No. 00062550-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 8 day of **October, 2021** between **Denis Barrett and Elaine Barrett, husband and wife** whose post office address is **3704 Pearlman Court, Key West, FL 33040** of the County of **Monroe, State of Florida**, grantor*, and **George Anthony Beys, a single man and Ihona Gonzalez, a single woman**, as joint tentants with right of survivorship whose post office address is **12 Shore Terrace, Key West, FL 33040** 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:

Part of Lots 9 and 10, Block 2, Tract 30, according to Diagram of Tract 30 as recorded in Plat Book 1, Page 13, Public Records of Monroe County, Florida, and more particularly described as follows: Commencing at the Southeasterly corner of Bertha and Blanche Streets and Running thence in a Southeasterly direction along the Northeasterly line of Bertha Street for a distance of 50 feet to Point of Beginning; thence continue in a Southeasterly direction along the Northeasterly line of Bertha Street a distance of 50 feet; thence at right angles in a Northeasterly direction 92 feet, 6 inches; thence at right angles in a Northwesterly direction 50 feet; thence at right angles in a Southwesterly direction 92 feet, 6 inches back to the Point of Beginning.

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

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 hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Elizabeth Kehoe
Witness Name: SK

Denis Barrett
Denis Barrett

SK
Witness Name: Gregory Oropeza

SK
Witness Name: Elizabeth Kehoe

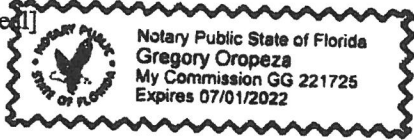
Elaine Barrett
Elaine Barrett

SK
Witness Name: Gregory Oropeza

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of October, 2021 by Denis Barrett and Elaine Barrett, who are personally known or have produced a driver's license as identification.

[Notary Seal]



SK
Notary Public

Printed Name: _____

My Commission Expires: _____

Monroe County, FL

PROPERTY RECORD CARD

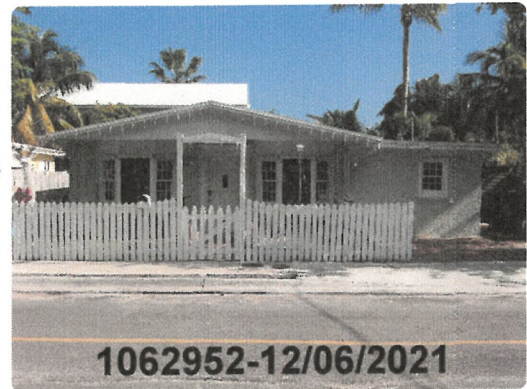
Disclaimer

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

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

Summary

Parcel ID 00062550-000000
Account# 1062952
Property ID 1062952
Millage Group 10KW
Location 1707 BERTHA St, KEY WEST
Address
Legal KW DIAG PB1-13 PT OF LOTS 9 & 10 SQR 2 TR 30 C2-297 OR329-133/134 OR386-8/9 OR730-685 OR845-1230 OR845-1231 OR867-1787 OR915-1742 OR915-1743 OR1633-1946/47 OR1644-2255/2256 OR3131-1625
Description
 (Note: Not to be used on legal documents.)
Neighborhood 6239
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 04/68/25
Affordable No
Housing



Owner

BEYS GEORGE ANTHONY
 1707 Bertha St
 Key West FL 33040
GONZALEZ IHONA
 12 Shore Ter
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$224,781	\$222,416	\$187,496	\$189,729
+ Market Misc Value	\$13,233	\$9,620	\$5,965	\$6,033
+ Market Land Value	\$407,333	\$420,413	\$308,303	\$298,960
= Just Market Value	\$645,347	\$652,449	\$501,764	\$494,722
= Total Assessed Value	\$611,586	\$555,987	\$501,764	\$494,722
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$645,347	\$652,449	\$501,764	\$494,722

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$420,413	\$222,416	\$9,620	\$652,449	\$555,987	\$0	\$652,449	\$0
2023	\$308,303	\$187,496	\$5,965	\$501,764	\$501,764	\$0	\$501,764	\$0
2022	\$298,960	\$189,729	\$6,033	\$494,722	\$494,722	\$0	\$494,722	\$0
2021	\$232,628	\$124,223	\$6,621	\$363,472	\$363,472	\$0	\$363,472	\$0
2020	\$226,089	\$124,223	\$6,999	\$357,311	\$357,311	\$0	\$357,311	\$0
2019	\$209,272	\$126,135	\$7,378	\$342,785	\$342,785	\$0	\$342,785	\$0
2018	\$213,943	\$126,135	\$7,717	\$347,795	\$347,795	\$0	\$347,795	\$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
RESIDENTIAL DRY (010D)	4,625.00	Square Foot	50	92.5

Buildings

Building ID	5197	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1965
Building Type	S.FR. - R1 / R1	EffectiveYearBuilt	2014
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1505	Roof Type	GABLE/HIP
Finished Sq Ft	1193	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC ABOVE GRD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	152	Bedrooms	3
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	12	Grade	500
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,193	1,193	192
OPU	OP PR UNFIN LL	240	0	68
OPF	OP PRCH FIN LL	18	0	18
SBF	UTIL FIN BLK	54	0	30
TOTAL		1,505	1,193	308

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2003	2004	6 x 203	1	1218 SF	2
FENCES	2003	2004	4 x 82	1	328 SF	4
UTILITY BLDG	2023	2024	10 x 12	1	120 SF	3
CONC PATIO	2022	2024	0 x 0	1	400 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/8/2021	\$650,000	Warranty Deed	2344079	3131	1625	01 - Qualified	Improved		
7/19/2000	\$212,000	Warranty Deed		1644	2255	Q - Qualified	Improved		
5/15/2000	\$185,000	Warranty Deed		1633	1946	Q - Qualified	Improved		
9/1/1984	\$70,000	Warranty Deed		915	1743	Q - Qualified	Improved		
11/1/1982	\$1	Quit Claim Deed		867	1787	U - Unqualified	Improved		
12/1/1981	\$45	Quit Claim Deed		845	1230	U - Unqualified	Improved		

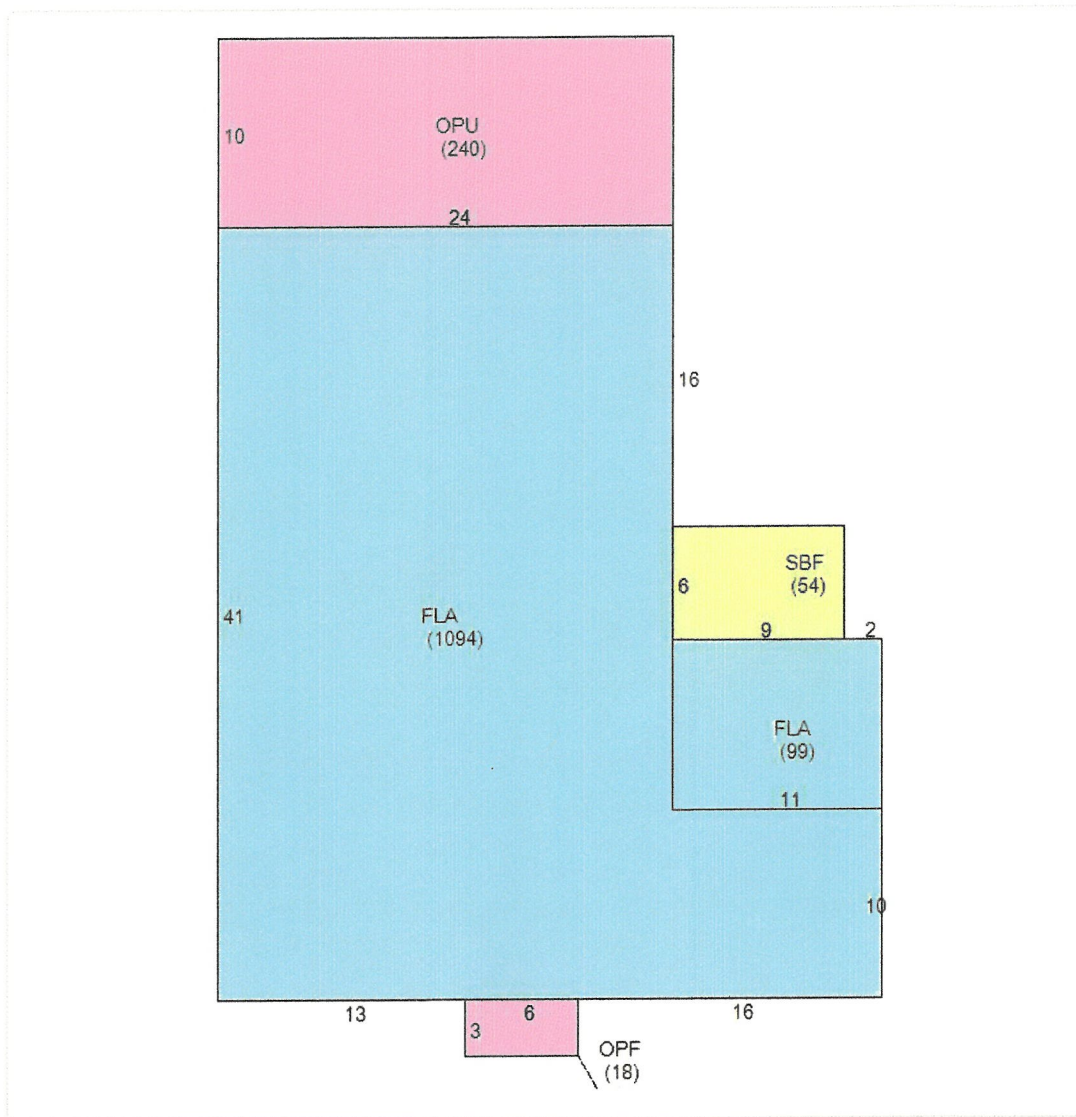
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-0958	04/09/2024	Active	\$8,000	Residential	ADD BATHROOM TO EXISTING STRUCTURE
23-0142	01/19/2023	Completed	\$10,000	Residential	EMERGENCY: REMOVE 105Q EXISTING ROOFING AND INSTALL NEW STANDING SEAM METAL ROOFING SYSTEM
22-3316	12/08/2022	Completed	\$0	Residential	REPLACE ALL PLUMBING FIXTURES TWO BATHS AND KIT. (HURRICANE) IAN
22-3284	11/15/2022	Completed	\$6,500	Residential	Replace all outlets & wiring below 4', add 3x smoke detector. Replace all outlets & wiring below 4', add 3x smoke detectors, (all the following items are existing: 150A panel, AC and water heater).
22-1197	05/02/2022	Completed	\$0	Residential	INSTALL FRONT 2 WINDOWS AAND TWO SIDE WINDOWS FOR LIVING ROOM AND DINING ROOM
22-1017	04/21/2022	Completed	\$0	Residential	RPLACE BRICK PORCH WITH CONCRETE FORM SLAB AND ADD CONCRETE
08-0221	01/29/2008	Completed	\$7,200	Residential	RE-ROOFING 1700SF
03-4166	12/11/2003	Completed	\$1,000	Residential	DRIVEWAY PAVERS
03-2601	07/25/2003	Completed	\$2,000	Residential	SEWER LATERAL
03-1799	05/22/2003	Completed	\$2,000	Residential	FENCE
00-2204	08/23/2000	Completed	\$10,000	Residential	INTERIOR RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

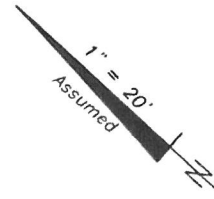
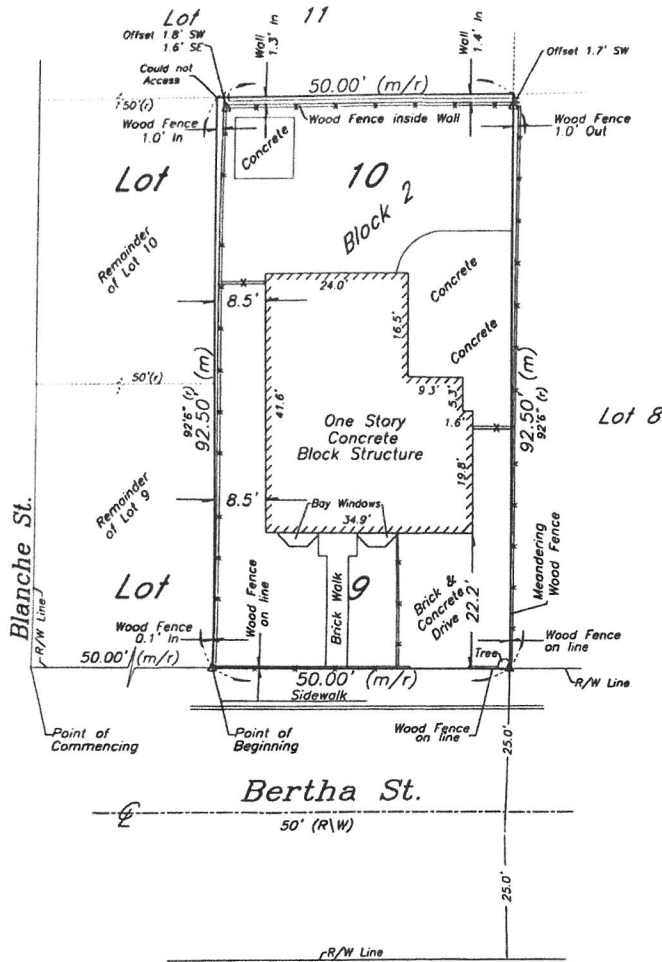
The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 2/5/2026, 2:03:33 AM

[Contact Us](#)



Boundary Survey Map of part of Lots 9 & 10, Block 2,
W.D. CASH'S Diagram, Key West, FL



LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1707 Bertha Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: September 24, 2021
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Part of Lots 9 and 10, Block 2, Tract 30, according to W.D. Cash's Diagram of Tract 30, as recorded in Plat Book 1, Page 13 of the Public Records of Monroe County, Florida, and more particularly described as follows:

COMMENCING at the Southeasterly corner of Bertha and Blanche Streets and running thence in a Southeasterly direction along the Northeasterly line of Bertha Street for a distance of 50 feet to a point or place of beginning; thence continue in a Southeasterly direction along the Northeasterly line of Bertha Street a distance of 50 feet; thence at right angles in a Northeasterly direction 92 feet 6 inches; thence at right angles in a Northwesterly direction 50 feet; thence at right angles in a Southwesterly direction 92 feet, 6 inches back to the Point or Place of Beginning.

BOUNDARY SURVEY FOR: George Anthony Beys; Ibona Gonzalez;
First State Bank of the Florida Keys;
Oropeza Stones Cardenas, PLLC;
Old Republic National Title Insurance Company;

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

J. LYNN O'FLYNN, INC.

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

October 3, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

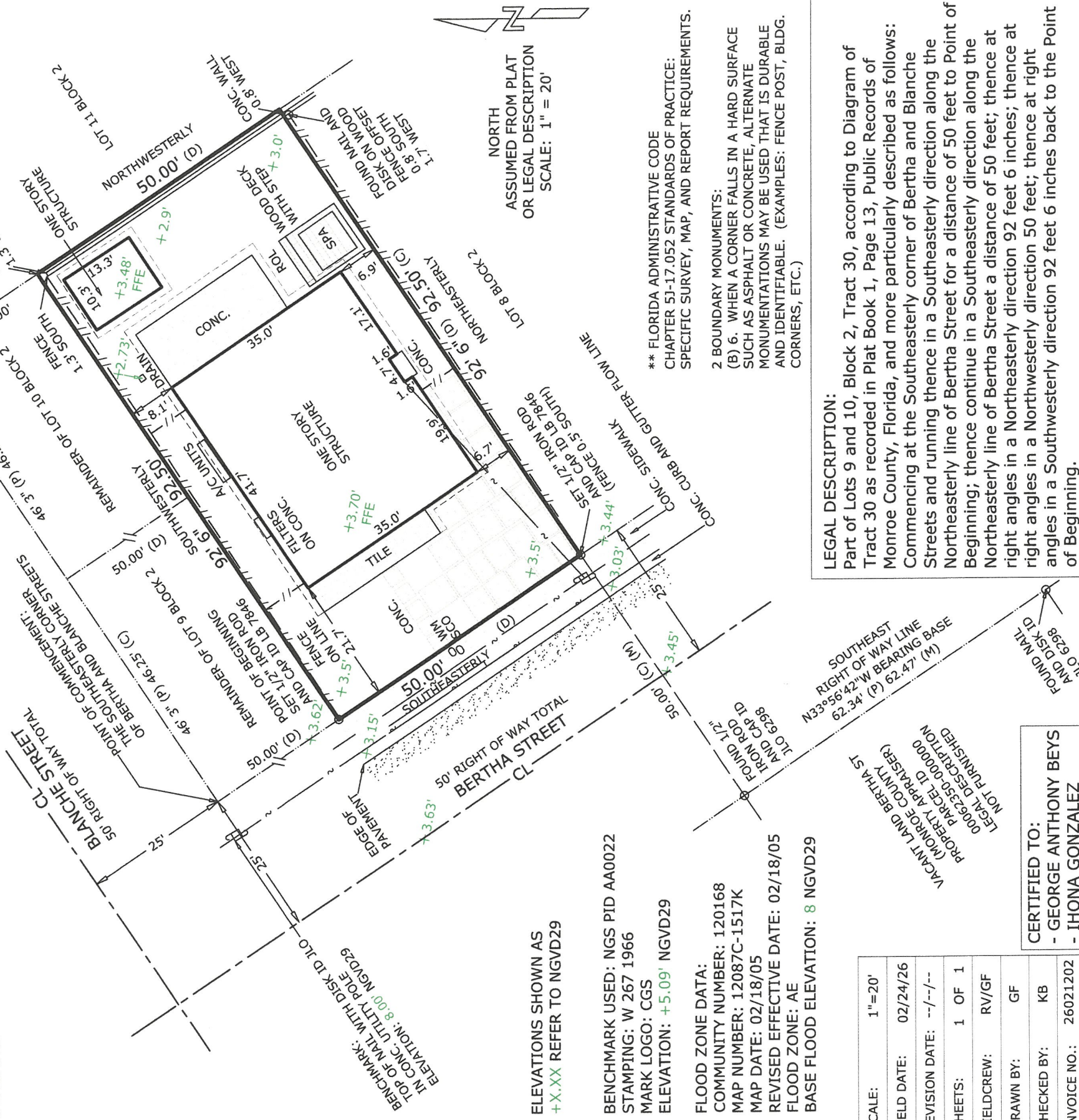
MAP OF BOUNDARY SURVEY

PART OF LOTS 9 AND 10, BLOCK 2
 DIAGRAM OF TRACT NO. 30
 PLAT BOOK 1, PAGE 13
 KEY WEST, MONROE COUNTY, FLORIDA

ADDRESS:
 1707 BERTHA STREET
 KEY WEST, FLORIDA 33040

BEARING BASE:
 XXX

ALL ANGLES DEPICTED ARE 90
 DEGREES UNLESS OTHERWISE
 INDICATED



ELEVATIONS SHOWN AS
 +X.XX REFER TO NGVD29

BENCHMARK USED: NGS PID AA0022
 STAMPING: W 267 1966
 MARK LOGO: CGS
 ELEVATION: +5.09' NGVD29

FLOOD ZONE DATA:
 COMMUNITY NUMBER: 120168
 MAP NUMBER: 12087C-1517K
 MAP DATE: 02/18/05
 REVISED EFFECTIVE DATE: 02/18/05
 FLOOD ZONE: AE
 BASE FLOOD ELEVATION: 8 NGVD29

SCALE:	1"=20'
FIELD DATE:	02/24/26
REVISION DATE:	--/--/--
SHEETS:	1 OF 1
FIELD CREW:	RV/GF
DRAWN BY:	GF
CHECKED BY:	KB
INVOICE NO.:	26021202

CERTIFIED TO:
 - GEORGE ANTHONY BEYS
 - IHONA GONZALEZ

GENERAL NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
- UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
- SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.



REECE & ASSOCIATES
 PROFESSIONAL SURVEYORS AND MAPPERS
 LICENSED BUSINESS (LB) NO. 7846
 31193 AVENUE A, BIG PINE KEY, FL. 33043
 OFFICE (305) 872 - 1348
 EMAIL: INFO@REECESURVEYING.COM

LEGAL DESCRIPTION:

Part of Lots 9 and 10, Block 2, Tract 30, according to Diagram of Tract 30 as recorded in Plat Book 1, Page 13, Public Records of Monroe County, Florida, and more particularly described as follows: Commencing at the Southeastly corner of Bertha and Blanche Streets and running thence in a Southeastly direction along the Northeastly line of Bertha Street for a distance of 50 feet to Point of Beginning; thence continue in a Southeastly direction along the Northeastly line of Bertha Street a distance of 50 feet; thence at right angles in a Northeastly direction 92 feet 6 inches; thence at right angles in a Northwesterly direction 50 feet; thence at right angles in a Southwesterly direction 92 feet 6 inches back to the Point of Beginning.

- ** FLORIDA ADMINISTRATIVE CODE CHAPTER 53-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.**
- 2 BOUNDARY MONUMENTS:**
 (B) 6. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATIONS MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

- ABBREVIATIONS:**
- NAVD = NORTH AMERICAN VERTICAL DATUM 1988
 - NGS = NATIONAL GEODETIC SURVEY DATUM (1929)
 - NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
 - P = PLAT
 - PID = PERMANENT IDENTIFIER
 - ROL = ROOF OVERHANG LINE
 - SCO = SANITARY CLEAN-OUT
 - SMH = SANITARY MANHOLE
 - SV = SEWER VALVE
 - WM = WATER METER
 - WW = WATER VALVE

- PLASTIC FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD WIRES
- FIRE HYDRANT
- UTILITY POLE CONC.
- UTILITY POLE METAL
- UTILITY POLE WOOD

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

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

GINO FURLANO
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS 5044

1707 BERTHA. - VARIANCE

SCOPE OF VARIANCE:
BUILDING COVERAGE & REAR YARD SETBACK

PROJECT LOCATION:
1707 BERTHA ST.
KEY WEST, FL 33040

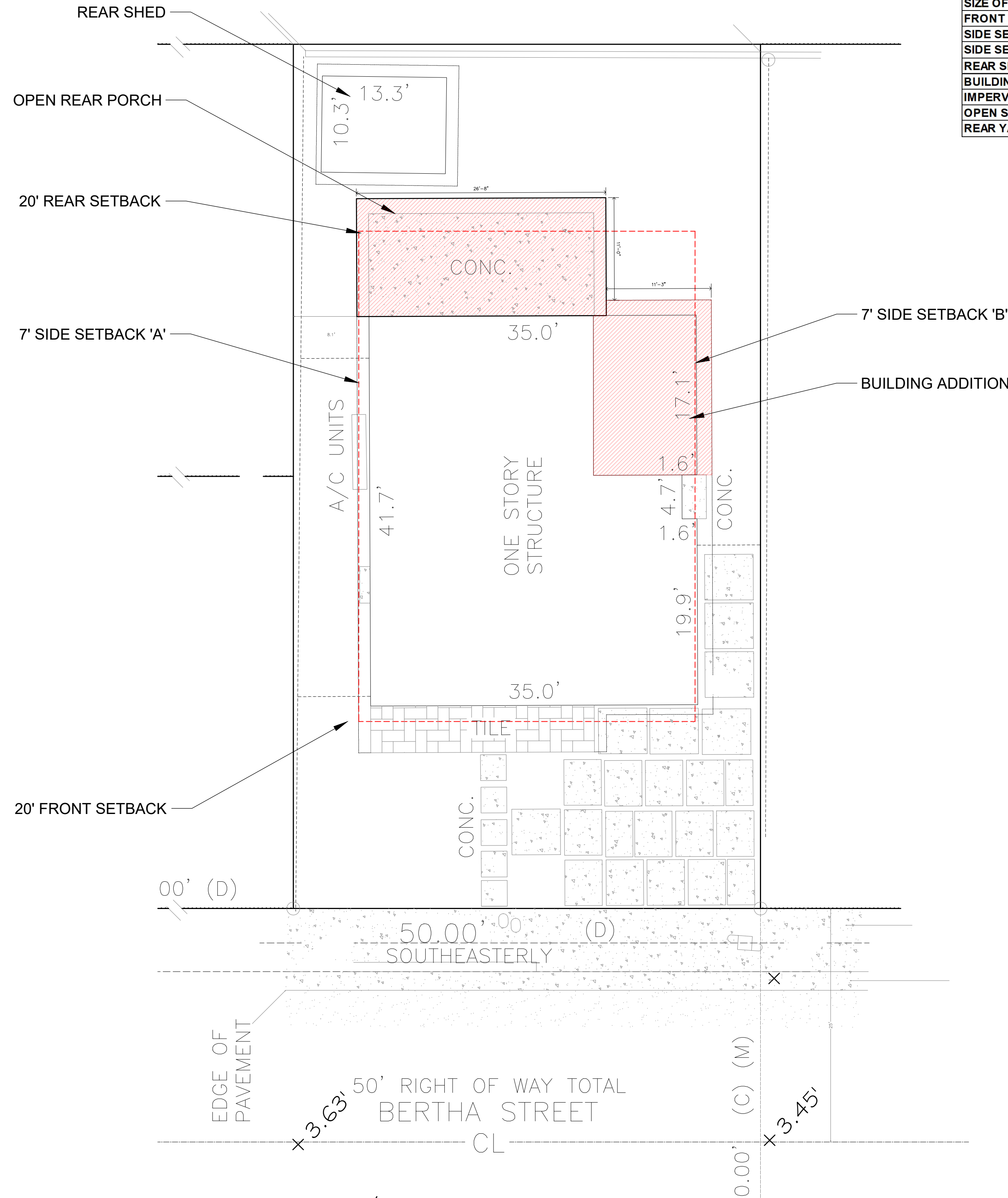
LEGAL DESCRIPTION:
W DIAG PB1-13 PT OF LOTS 9 & 10 SQR 2 TR 30 C2-297
OR329-133

SEC/TWP/RANGE:
04/68/25

FLOOD CRITERIA:
FLOOD ZONE - AE-8
BASED UPON N.G.V.D. 1929

SHEET LIST:
CS-1 SITE PLAN & DATA TABLE
A-1 CURRENT SURVEY
A-2 2021 SURVEY

GENERAL NOTES:
CONTRACTOR TO NOTIFY ENGINEER OF ANY FIELD
CHANGES OR UNFORSEEN CONDITIONS.
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH
APPLICABLE CODES.



SITE DATA TABLE					
	CODE REQUIREMENT	EXISTING SITE	PROPOSED	DIFFERENCE	VARIANCE REQUEST
ZONING			MDR-C		
FLOOD ZONE			AE-8		
SIZE OF SITE			4,625		
FRONT SETBACK	20'	16'-8"	16'-8"	N/A	NO (EXISTING)
SIDE SETBACK 'A'	7'	6'-9"	6'-9"	N/A	NO
SIDE SETBACK 'B'	7'	5'-1"	5'-1"	N/A	NO
REAR SETBACK	20'	27'-4"	16'-5"	3'-7" OVER	YES
BUILDING COVERAGE	40%	33%	TBD*	TBD*	YES
IMPERVIOUS SURFACE	50%	58%	54%	4% IMPROVEMENT	NO
OPEN SPACE	35%	41%	46%	5% IMPROVEMENT	NO
REAR YARD ACCESSORY CVG	30%	11%	11%	N/A	NO

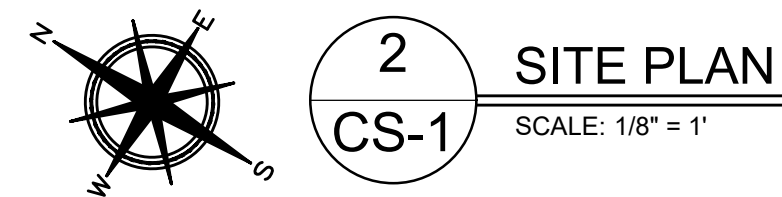
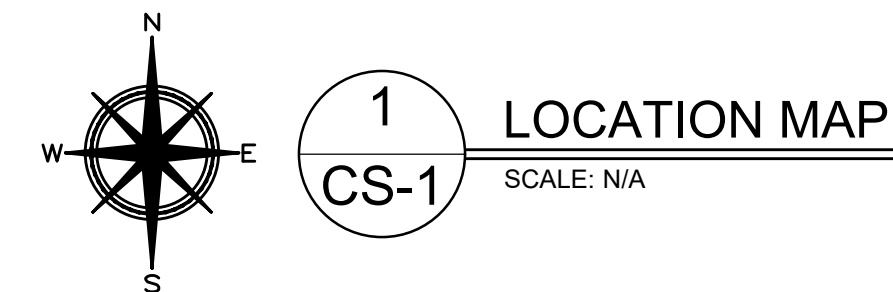
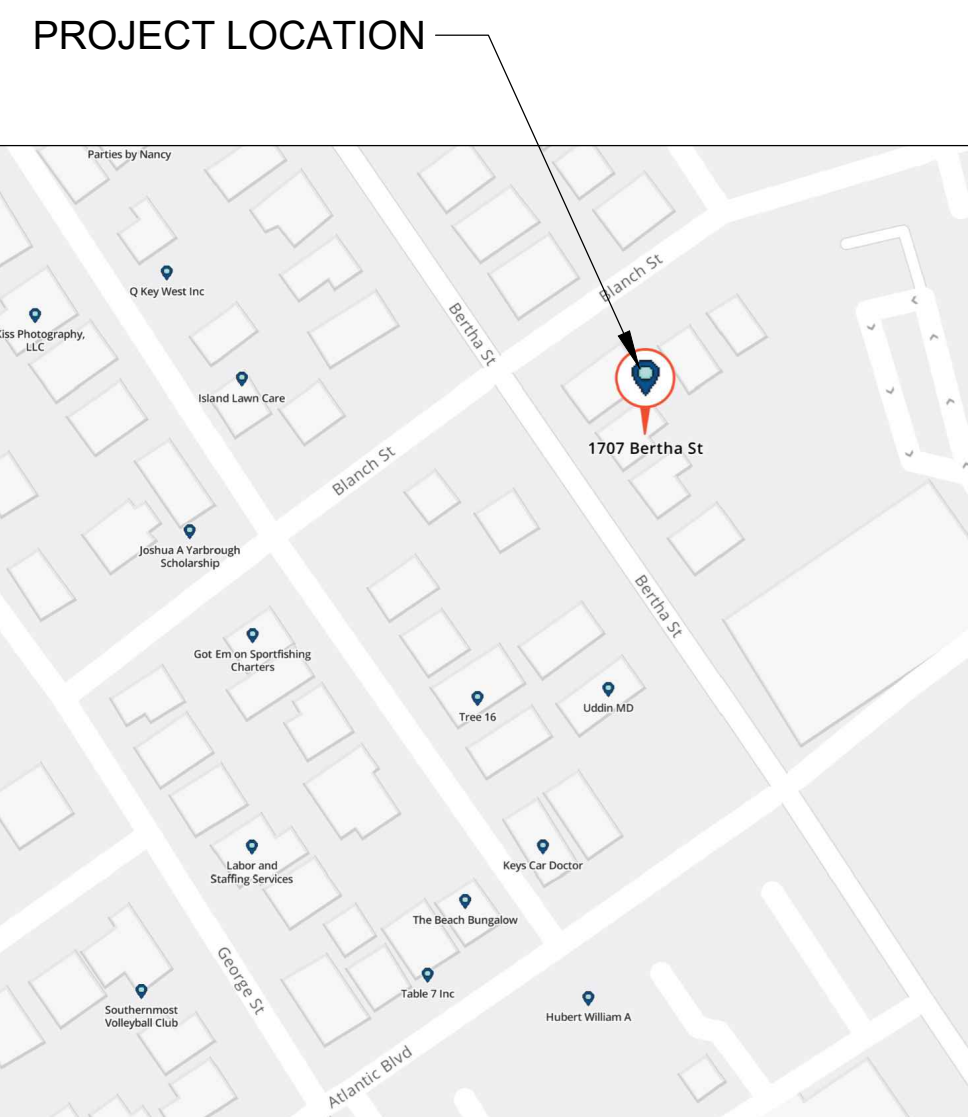
* IF OPEN REAR PORCH IS INCLUDED, THEN PROPOSED BUILDING COVERAGE RATIO IS 41% (1% OVER)
IF OPEN PORCH IS EXEMPTED, THEN PROPOSED BUILDING COVERAGE RATIO IS 36% (COMPLIANT)

BUILDING COVERAGE			
		SIZE OF SITE	4,625 SF
EXISTING	ELEMENTS	PROPOSED	DIFFERENCE
1,334 SF	HOUSE	1,334 SF	
0 SF	REAR OPEN PORCH ADDITION	241 SF	241
0 SF	SIDE ADDITION	188 SF	188
136 SF	REAR SHED	136 SF	
65 SF	SPA & AC UNITS	12 SF	-53
1,535	TOTAL (SF)	1,911	376
33%	TOTAL COVERAGE (%)	41%	1% OVER

IMPERVIOUS SURFACE COVERAGE			
		SIZE OF SITE	4,625 SF
EXISTING	ELEMENTS	PROPOSED	DIFFERENCE
1,262 SF	HOUSE	1,262 SF	
0 SF	REAR OPEN PORCH ADDITION	241 SF	241
0 SF	SIDE ADDITION	188 SF	188
136 SF	REAR SHED	136 SF	
65 SF	SPA & AC UNITS	12 SF	-53
120 SF	TILE PORCH	120 SF	
1098 SF	CONCRETE DRIVE PADS & MISC CONC	531 SF	-567
2,681	TOTAL (SF)	2,490	191
58%	TOTAL IMPERVIOUS %	54%	4% IMPROVEMENT

OPEN SPACE			
		SIZE OF SITE	4,625 SF
EXISTING	ELEMENTS	PROPOSED	DIFFERENCE
1,262 SF	HOUSE	1,262 SF	
0 SF	REAR OPEN PORCH ADDITION	241 SF	241
0 SF	SIDE ADDITION	188 SF	188
136 SF	REAR SHED	136 SF	
65 SF	SPA & AC UNITS	12 SF	-53
120 SF	TILE PORCH	120 SF	
1098 SF	CONCRETE DRIVE PADS & MISC CONC	531 SF	-567
53 SF	SPA DECK	0 SF	-53
2,734	NON OPEN SPACE (SF)	2,490	244
1,891	OPEN SPACE (SF)	2,135	244
41%	OPEN SPACE (%)	46%	5% IMPROVEMENT

REAR YARD ACCESSORY COVERAGE			
		SIZE OF SITE	4,625 SF
EXISTING	ELEMENTS	PROPOSED	DIFFERENCE
136 SF	SHED	136 SF	0
3 SF	SPA	0 SF	-3
139	REAR YARD ACCESSORY USE	136	3
1,250	REAR YARD AREA TOTAL	1,250	0
11%	% REAR YARD COVERED	11%	NO CHANGE



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

ROBERT HULEC, P.E.
LIC # 96937

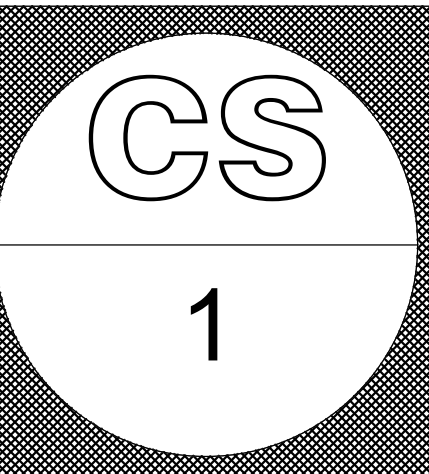


LAKEWOOD ENGINEERING
1211 WATSON ST.
KEY WEST, FL 33040
305-890-6284

REV SET DESCRIPTION
1 UPDATED VARIANCE SET
DATE: 5/14/26

VARIANCE
107 BERTHA ST.
KEY WEST, FL 33040

SHEET TITLE COVER & INDEX



DRAWN BY: BH APPROVED BY: BH

