

# Application



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

## CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 2,894.34

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

### **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 the 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.



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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: 1015 Casa Marina Ct.

Zoning District: Single Family (SF)

Real Estate (RE) #: 00058690-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Spottswood Law Firm Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-304-3884 Office: 305-294-9556 Fax: \_\_\_\_\_

Email: Richard@spottswoodlaw.com

### PROPERTY OWNER: (if different than above)

Name: 1015 Casa Marina Court Holdings LLC Mailing Address: c/o 500 Fleming Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: c/o 305-294-9556 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: c/o Richard McChesney

Description of Proposed Construction, Development, and Use: \_\_\_\_\_

Demo existing two-story residential structure and construct new residential unit

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

Variances requested for rear setback, open space and building coverage.

See attached cover letter for specifics.

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

If yes, please describe and attach relevant documents: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Will any work be within the dripline (canopy) of any tree on or off the property?  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes  No  
 Yes  No

Is this variance request for habitable space pursuant to Section 122-1078?

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	SF			
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback		<b>See Attached</b>		
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](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.

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See attached cover letter

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

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See attached cover letter

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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.

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See attached cover letter

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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.

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See attached cover letter

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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.

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See attached cover letter

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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.

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See attached cover letter

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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.

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See attached cover letter

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**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





**SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC**

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

JOHN M. SPOTTSWOOD, JR.  
ERICA HUGHES STERLING  
ROBERT A. SPOTTSWOOD, JR.  
RICHARD J. McCHESNEY  
ROBERT H. GEBALDE

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

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

April 19, 2024

**Updated May 24, 2024**

VIA EMAIL: [jordan.lachner@cityofkeywest-fl.gov](mailto:jordan.lachner@cityofkeywest-fl.gov)

Jordan Mannix-Lachner  
City of Key West Planning Department  
1300 White Street  
Key West, Florida 33040

RE: Variance Application – 1015 Casa Marina Court, Key West, Florida 33040  
RE# 00058690-000000

Dear Jordan,

Please allow this letter and supporting documentation to serve as my client's, 1015 Casa Marina Court Holdings, LLC ("Applicant"), application for variances at 1015 Casa Marina Court, Key West, Florida 33040 (the "Property") located in the Single-Family ("SF") zoning district. This variance request is made in order to accommodate the construction of a new single-family residence and pursuant to Code Sec 90-392 regarding:

1. Building coverage requirements pursuant to code Sec. 122-238(4)(a) from the maximum permitted of 30% to 50.4%.
2. Rear setback requirements pursuant to code Sec. 122-238(6)(a)(3), from the required 25' to 15'.
3. Open space requirements pursuant to code Sec. 108-346(b), from the required 30% to 31%.

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 for this lot which, although it meets the minimum lot width and depth of 50' x 100', it fails to meet the minimum lot size of 8,000 sq. ft. per district regulations in Single-Family (SF). A 30% building coverage requirement may be conducive to larger lots in the neighborhood, but not for this smaller parcel.  
Additionally, the previous residence did not meet base flood requirements which triggered FEMA's 50% rule for renovations, thereby providing the opportunity to rebuild at a higher elevation.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
  - a. Being a nonconforming lot size along with the previous residence being below base flood, are circumstances that are not a result of action or negligence of the Applicant. Meeting base flood requirements is not only a requirement of FEMA, but a necessity in these times of king tides and hurricane surges.
3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.
  - a. Special privileges are not conferred. The granting of the variances requested will not confer any special privileges upon the Applicant. The new design will meet FEMA requirements, be more representative and sensitive to both the surrounding historic and contemporary fabric. The new design improves the front and side setback, impervious surface and open space from previously existing conditions.
4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
  - a. The hardship faced by the Applicant is that a renovation of the previous structure would have exceeded the 50% improvement threshold, therefore, it is more feasible to reconstruct a new residence to meet base flood requirements and that is compatible to the size, scale and massing of other neighborhood residences.
5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

- a. The variances requested are offset by the improvements made to the existing site. Improvements have been made to open space and the front setback and the side setback has been brought into compliance.
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 does not appear to be 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,



Richard J. McChesney

Enc.

# Plans

# 1015 CASA MARINA CT. - NEW SINGLE FAMILY HOME

SCOPE OF WORK:  
NEW ELEVATED CONCRETE SINGLE FAMILY RESIDENCE WITH CARPORT

PROJECT LOCATION:  
1015 CASA MARINA CT.  
KEY WEST, FL 33040

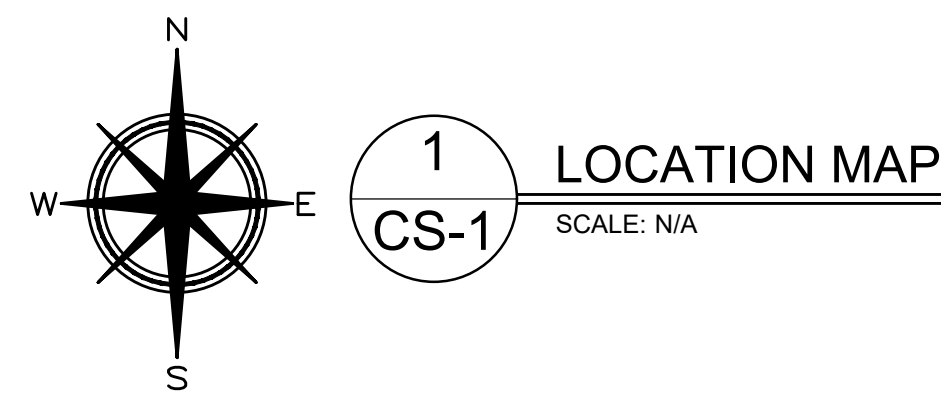
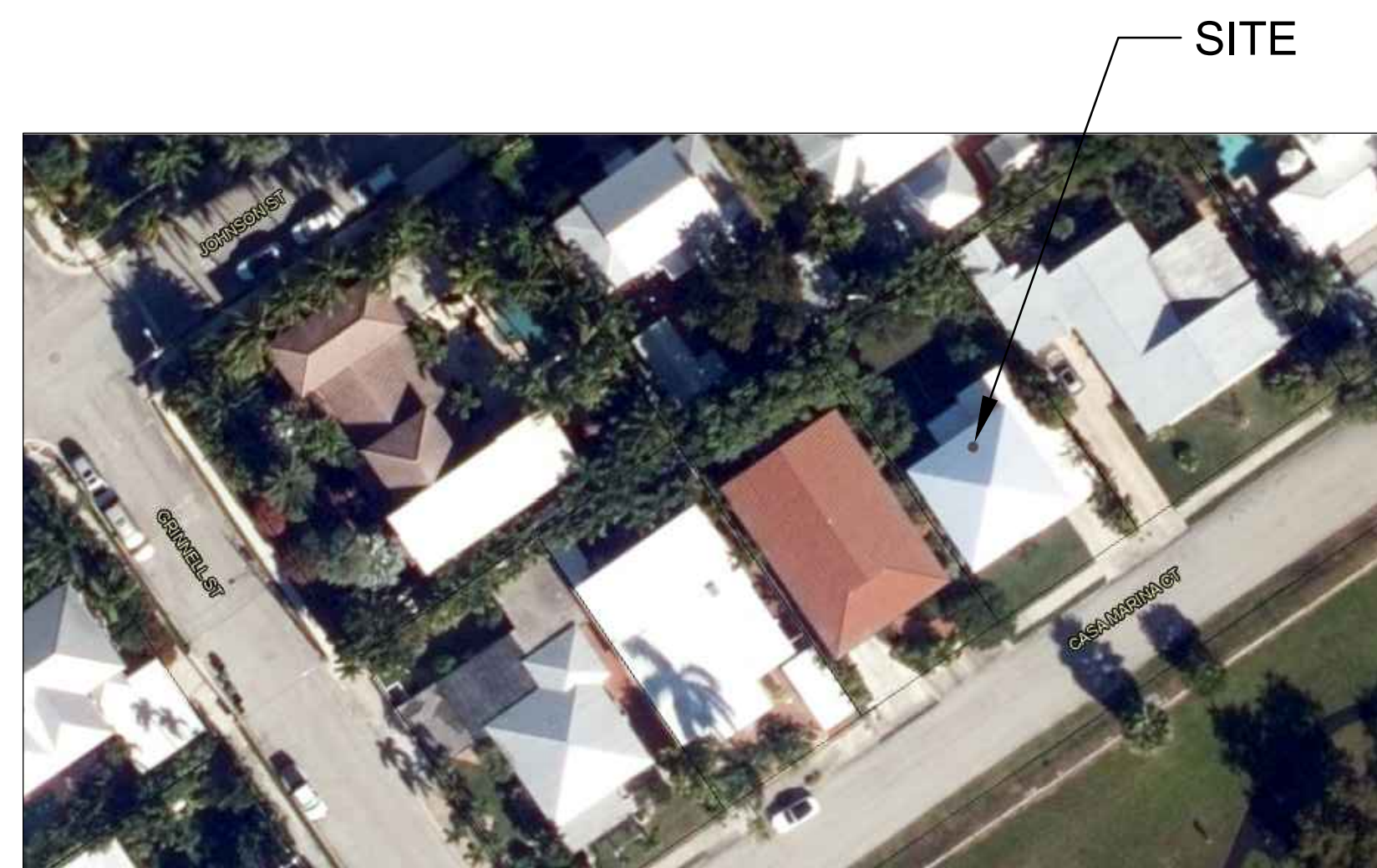
LEGAL DESCRIPTION:  
KW MARTELLO TOWERS PB1-140 LOT 11 SQR 5 TR 27 OR302-452

SEC/TWP/RANGE:  
05/68/25

FLOOD CRITERIA:  
FLOOD ZONE - AE-7/AE-8  
BASED UPON N.G.V.D. 1929

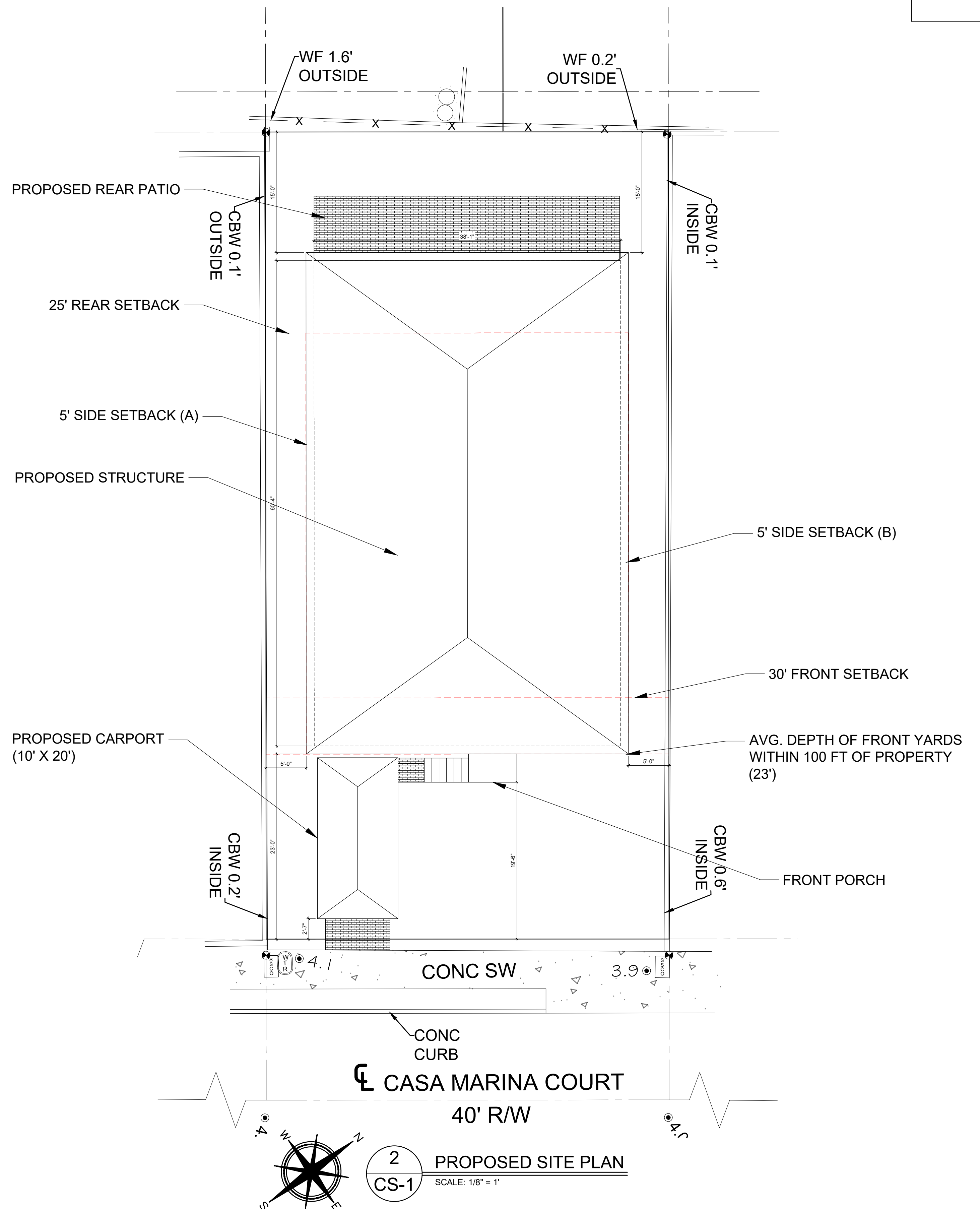
SHEET LIST:  
CS-1 COVER SHEET & SITE PLAN  
A-1 ORIGINAL SURVEY  
A-2 PROPOSED ELEVATIONS  
A-3 SITE PLAN

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

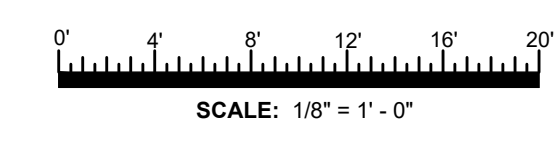


SITE DATA TABLE					
	CODE REQUIREMENT	ORIGINAL	PROPOSED	VARIANCE REQUEST	AMT. REQUESTED
ZONING		SF		N/A	N/A
FLOOD ZONE		AE-8/AE-7		N/A	N/A
SIZE OF SITE		5,000		N/A	N/A
FRONT SETBACK	30'-0"	16'-7"	23'-0"	IMPROVEMENT	N/A
SIDE SETBACK A	5'-0"	6'-9"	5'-0"	N/A	N/A
SIDE SETBACK B	5'-0"	3'-3"	5'-0"	IMPROVEMENT	N/A
REAR SETBACK	25'-0"	39'-3"	15'-0"	YES	10 FT
BUILDING COVERAGE	30%	31%	50%	YES	1021 SF
IMPERVIOUS SURFACE	50%	39%	19%	IMPROVEMENT	N/A
OPEN SPACE/LANDSCAPING	35%	61%	31%	YES	204 SF

ORIGINAL COVERAGES		PROPOSED COVERAGES	
<b>BUILDING</b>			
MAIN HOUSE	1,053 SF	MAIN HOUSE	2,300 SF
REAR COVERED PORCH	172 SF	CARPORT	200 SF
SHED	26 SF	FRONT PORCH	21
FRONT COVERED PORCH	70 SF		
CARPORT	227 SF		
<b>TOTAL</b>	<b>1,548 SF</b>	<b>TOTAL</b>	<b>2,521 SF</b>
	<b>31.0%</b>		<b>50.4%</b>
<b>IMPERVIOUS</b>			
STRUCTURES	1,548 SF	GRADE BEAMS (EST.)	378 SF
CONCRETE PADS	418 SF	FRONT WALK/STAIRS	27 SF
		DRIVE (INCL. CARPORT)	224 SF
		REAR PATIO	304 SF
<b>TOTAL</b>	<b>1,966 SF</b>	<b>TOTAL</b>	<b>933 SF</b>
	<b>39.3%</b>		<b>18.7%</b>



NOTE: EXISTING STRUCTURE HAS BEEN DEMOLISHED UNDER SEPARATE PERMIT



NOT VALID FOR CONSTRUCTION UNLESS DIGITALLY SIGNED WITH ORIGINAL SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGN 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

DATE	REV.	SET	DESCRIPTION
4/19/24	1		FOR PLANNING REVIEW
5/27/24	A		UPDATED - PLANNING COMMENTS

**NEW SINGLE FAMILY HOME**  
 1015 CASA MARINA CT.  
 KEY WEST, FL 33040

SHEET TITLE: COVER & SITE PLAN

1

DRAWN BY: BH APPROVED BY: N/A



FLOOD PROTECTION EXEMPTION  
39' - 8"

5' PITCHED ROOF ALLOWANCE  
34' - 1"

25' MAX BLDG HT  
29' - 1"

1' OVERHANG

PERVIOUS GRAVEL BELOW STRUCTURE

CROWN OF ROAD  
4' - 1"

DFE/FFL  
9' - 0"

FG  
4' - 4 13/16"

1 WEST ELEVATION (FRONT)  
A-2 SCALE: 1/4" = 1'

Sea Level  
0' - 0"

FLOOD PROTECTION EXEMPTION  
39' - 8"

5' PITCHED ROOF ALLOWANCE  
34' - 1"

25' MAX BLDG HT  
29' - 1"

CROWN OF ROAD  
4' - 1"

DFE/FFL  
9' - 0"

FG  
4' - 4 13/16"

2 SOUTH ELEVATION (SIDE)  
A-2 SCALE: 1/4" = 1'

Sea Level  
0' - 0"

SEAL

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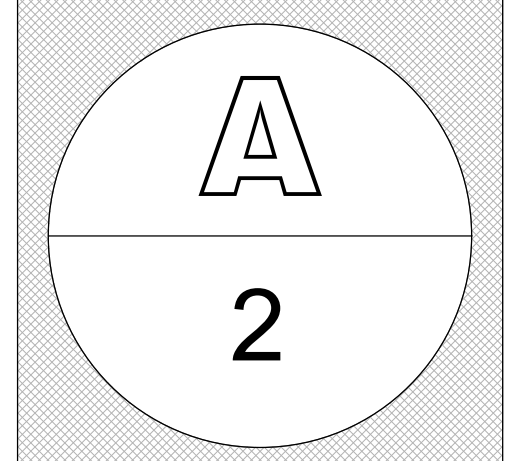


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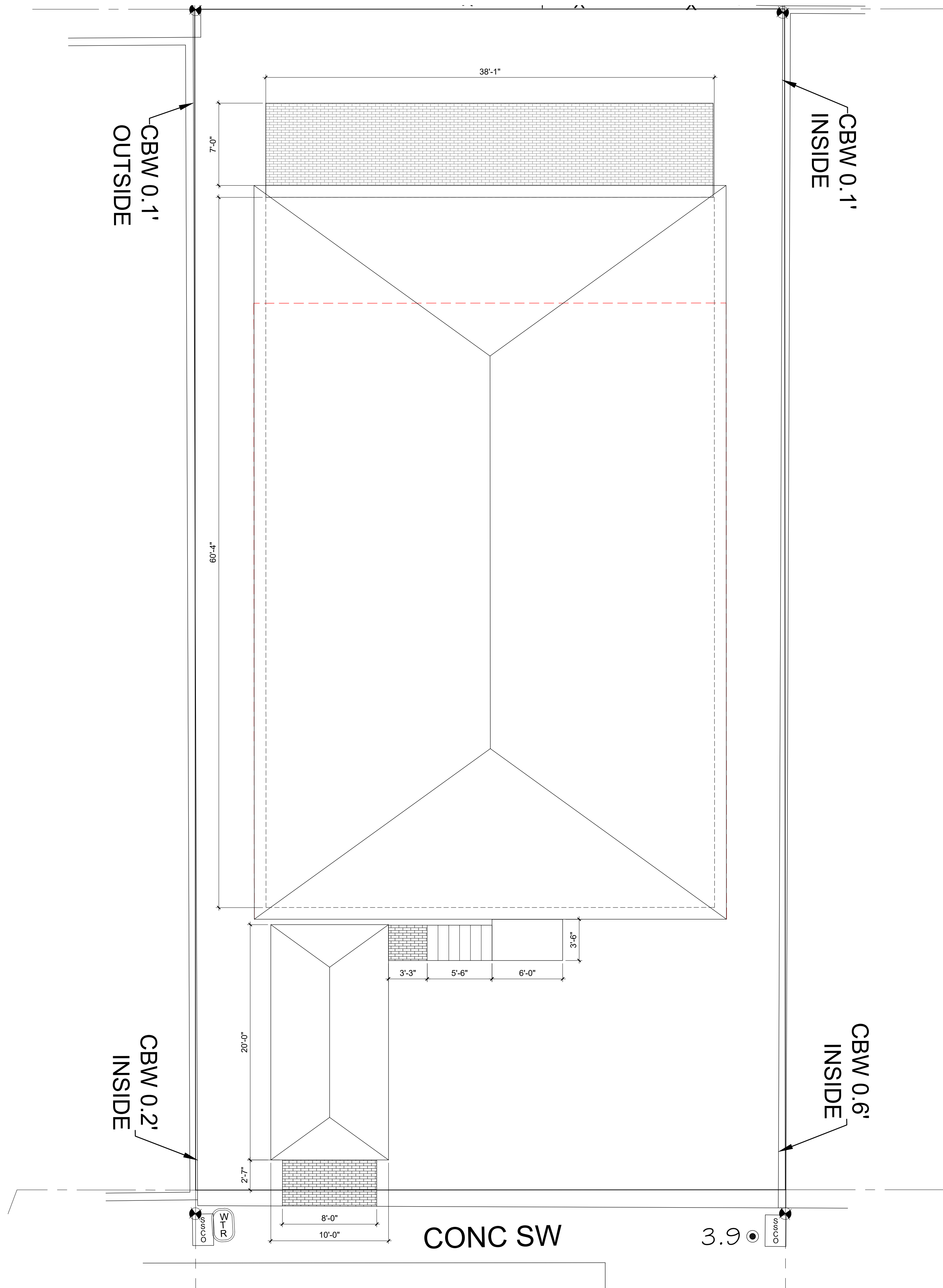
**NEW SINGLE FAMILY HOME**  
1015 CASA MARINA CT.  
KEY WEST, FL 33040

SHEET  
TITLE: ELEVATIONS



DRAWN BY: BH APPROVED BY: N/A





1 DIMENSIONED SITE PLAN  
 A-3 SCALE: 3/16" = 1'

SEAL

NOT VALID FOR CONSTRUCTION UNLESS DIGITALLY SIGNED WITH ORIGINAL SEAL.  
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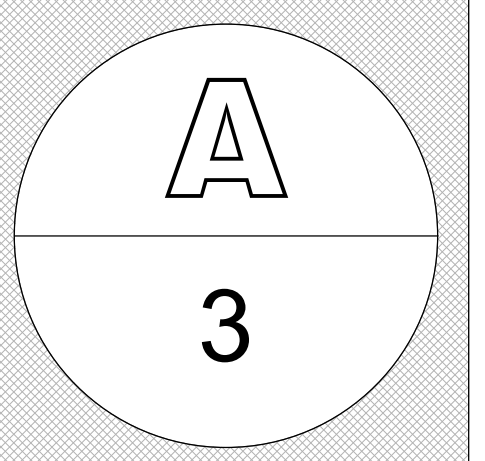
ROBERT HULEC, P.E.  
 LIC # 96937



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**NEW SINGLE FAMILY HOME**  
 1015 CASA MARINA CT.  
 KEY WEST, FL 33040

SHEET TITLE: DIMENSIONED SLO



DRAWN BY: BH APPROVED BY: N/A

**AUTHORIZATION  
FORM**



**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, David Black as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of Dave Black Consulting LLC as Member of 1015 Casa Marina Court Holdings LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Spottswood Law Firm  
*Please Print Name of Representative*

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

*David Black*  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this April 18, 2024  
*Date*

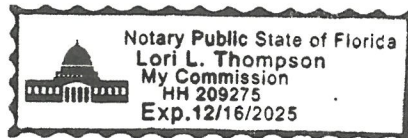
by Dave Black  
*Name of person with authority to execute documents on behalf of entity owner*

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

*Lori Thompson*  
*Notary's Signature and Seal*

**Lori Thompson**

*Name of Acknowledger typed, printed or stamped*



*Commission Number, if any*

**VERIFICATION  
FORM**



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

I, Richard McChesney, in my capacity as Member  
*(print name)* *(print position: president, managing member)*  
of Spottswood Law Firm  
*(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:

1015 Casa Marina Court Holdings, LLC

*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.

*[Handwritten Signature]*  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this April 18<sup>th</sup> 2024 by  
*date*  
Richard McChesney  
*Name of Applicant*

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

*[Handwritten Signature]*  
*Notary's Signature and Seal*

Lori Thompson

*Name of Acknowledger typed, printed or stamped*



\_\_\_\_\_  
*Commission Number, if any*

**DEED**

Doc # 2411823 Bk# 3217 Pg# 1604 Electronically Recorded 3/29/2023 at 2:40 PM Pages 2  
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK  
Electronically REC: \$18.50 Deed Doc Stamp \$11,900.00

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: 23-175  
Consideration: \$1,700,000.00

Parcel Identification No. 00058690-000000

[Space Above This Line For Recording Data]

### Warranty Deed

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

This Indenture made this 29<sup>th</sup> day of March, 2023 between Elizabeth Dixon Stearns, a single woman whose post office address is 31 Jane Street, Apt 8B, New York, NY 10014 of the County of New York, State of New York, grantor\*, and 1015 Casa Marina Court Holdings, LLC, a Florida limited liability company whose post office address is 500 International Parkway, Lake Mary, FL 32746 of the County of Seminole, State of Florida, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Lot 11, Square 5, Tract 27 of Martello Towers, a subdivision according to the Plat thereof, as recorded in Plat Book 1, page 140, of the public records of Monroe County, Florida.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


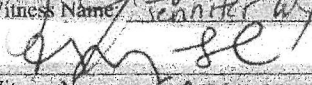
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

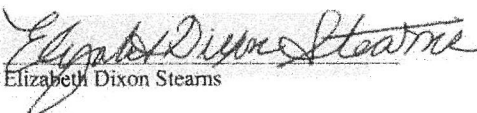
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

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:


  
 Witness Name: Jennifer Wyman  
  
 Witness Name: Gregory Lind

  
 Elizabeth Dixon Stearns

State of New York  
 County of New York

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of March, 2023 by Elizabeth Dixon Stearns, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

  
 Notary Public

Printed Name: Kathleen deFlaun

My Commission Expires: Oct 20, 2024

KATHLEEN DEFLAUN  
 NOTARY PUBLIC, STATE OF NEW YORK  
 Registration No. 01DE6195369  
 Qualified in New York County  
 My Commission Expires October 20, 2024



# **PROPERTY CARD**

# Monroe County, FL

## 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** 00058690-000000  
**Account#** 1059170  
**Property ID** 1059170  
**Millage Group** 10KW  
**Location** 1015 CASA MARINA Ct, KEY WEST  
**Address**  
**Legal** KW MARTELLO TOWERS PB1-140 LOT 11 SQR 5 TR 27 OR302-452/53 OR396-216  
**Description** OR829-1870 OR844-2380WILL OR246-1750ORD OR3177-0660 OR3217-1604  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6131  
**Property Class** VACANT RES (0000)  
**Subdivision** Martello Towers  
**Sec/Twp/Rng** 05/68/25  
**Affordable Housing** No



## Owner

1015 CASA MARINA COURT HOLDINGS LLC  
 500 International Pkwy  
 Lake Mary FL 32746

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$590,519	\$268,995	\$239,354	\$242,678
+ Market Misc Value	\$2,708	\$2,708	\$2,708	\$2,708
+ Market Land Value	\$1,212,000	\$914,050	\$600,950	\$555,500
= Just Market Value	\$1,805,227	\$1,185,753	\$843,012	\$800,886
= Total Assessed Value	\$1,805,227	\$338,865	\$328,996	\$324,454
- School Exempt Value	\$0	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$1,805,227	\$313,365	\$303,496	\$298,954

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$914,050	\$268,995	\$2,708	\$1,185,753	\$338,865	\$25,500	\$313,365	\$500,000
2021	\$600,950	\$239,354	\$2,708	\$843,012	\$328,996	\$25,500	\$303,496	\$500,000
2020	\$555,500	\$242,678	\$2,708	\$800,886	\$324,454	\$25,500	\$298,954	\$476,432
2019	\$600,950	\$240,720	\$2,708	\$844,378	\$317,160	\$25,500	\$291,660	\$500,000
2018	\$578,225	\$244,368	\$2,708	\$825,301	\$311,247	\$25,500	\$285,747	\$500,000

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

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	5,000.00	Square Foot	50	100

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
3/29/2023	\$1,700,000	Warranty Deed	2411823	3217	1604	19 - Unqualified	Improved		
5/16/2022	\$100		2378222	3177	0660	11 - Unqualified	Improved		
3/23/2022	\$0	Order (to be used for Order Det. Heirs, Probate in		3167	1613	30 - Unqualified	Improved		

**Permits**

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
23-2071	7/17/2023		\$2,000	Residential	Install temp power pole for future construction.
21-2517	11/16/2021	9/29/2021	\$18,000	Residential	
13-2683	6/25/2013	1/2/2014	\$8,500	Residential	INSTALL 8 SQRS TPO ROOFING OVER EXISTING
06-1075	2/24/2006	9/28/2006	\$6,300	Residential	STORM REPAIRS INSTALL 9SQS O M/B RUBBER ROLL ON FLAT ROOF.
9902395	7/9/1999	8/11/1999	\$1,450	Residential	INTERIOR REPAIRS
9801566	5/19/1998	8/19/1998	\$2,200	Residential	ROOF

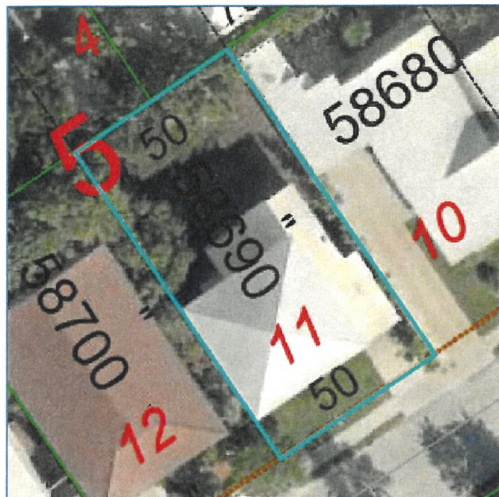
**View Tax Info**

[View Taxes for this Parcel](#)

**Photos**



Map



TRIM Notice

No data available for the following modules: Buildings, Yard Items, Sketches (click to enlarge).



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Last Data Upload: 4/11/2024, 5:56:03 AM