Application

Variance Information sheet

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

RECEIVED
FEB 03 2022
BY: JM

Application Fee: $2,625.25 / After-the-Fact: $4,830.25

(includes $310.00 advertising/noticing fee and $110.25 fire review fee)

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.

Application for Variance

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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: 1103 Watson Street

Zoning District: HMDR

Real Estate (RE) #: _____

Property located within the Historic District? ☒Yes ☐No

APPLICANT: ☐Owner ☒Authorized Representative

Name: Carlos Rojas Mailing Address: 2012 Roosevelt Dr

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 3059233567 Office: _____ Fax: _____

Email: Architect KW@Hotmail.com

PROPERTY OWNER: (if different than above)

Name: Joanne Shannon Mailing Address: 1103 Watson St

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 301 843 6674 Office: _____ Fax: _____

Email: JShannon@metcraft1.com

Description of Proposed Construction, Development, and Use: Add 1 Bathroom

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

increasing Non conforming Building area by 2%

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.***

See Attached Drawings C2

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				

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.

   Lot is undersized. Existing House only has one Bathroom.

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

   Undersized lot not caused by 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 district.

   A very small addition in place of existing sheds. It is not a special priviledge.

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.

   Undersized lot and existing Historic structures which are over the lot coverage allowed

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.

   Its Designed to be as small as practically possible. Adding just one Bathroom.

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.

this VARIANCE IS IN NO WAY injurious to the public interest or welfare

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.

No other property has been cited in this application

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

Pre-Application Meeting Notes

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Meeting Date: 1/25/22 10:00 AM Zoning District: HMDR

Address/Location: 1103 Watson St

Request: bathroom addition

Type of Application: Variance

Attendees: Carlos Rojas + Donna Phillips

Notes:

Need variance for building coverage expansion exceeds 40% max.

Advised mr Rojas home is in historic district and painting, windows or other construction will require HARC review + approval. Separate application.

Site Plan

REMODEL/ BATHROOM ADDITION

1103 Watson Street

Key West, Florida

December 9, 2021

Carlos O. Rojas Jr, AIA

AR 0016754

2012 Roosevelt Drive

Key West, Fl 33040

(305) 923-3567

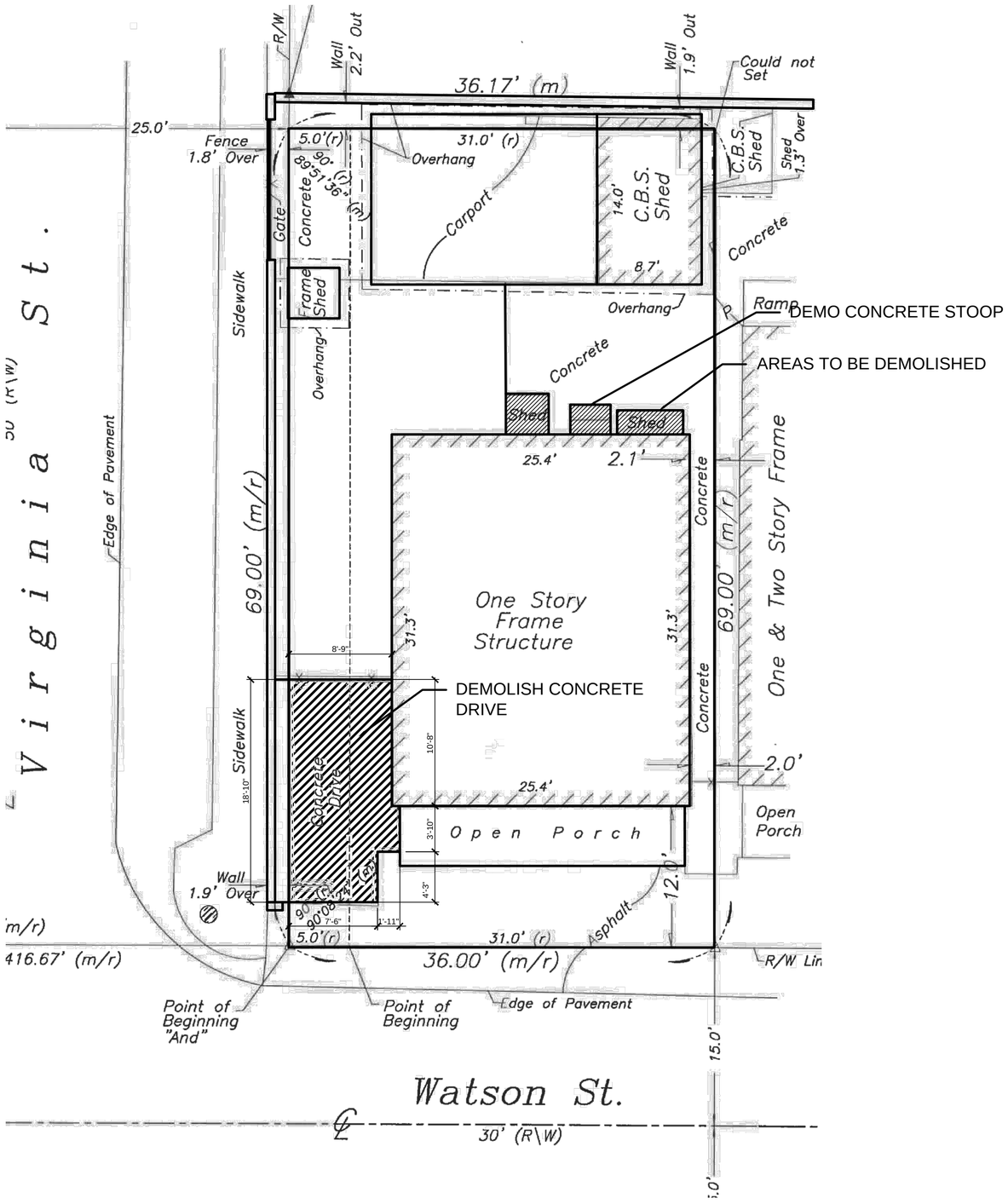
ArchitectKW@Hotmail.com

Schedule of Drawings

Sht.	Title
T-1	TITLE SHEET SCHEDULE OF DRAWINGS
AB-1	AS BUILT ELEVATIONS
C-1	SITE PLANS
C-2	SITE CALCULATIONS
A-1	1ST FLOOR PLAN
A-2	PROPOSED FRONT AND REAR ELEVATIONS
A-3	PROPOSED SIDE ELEVATIONS

Attached Documents

Title
SURVEY/ ELEVATION CERTIFICATE
WINDOW AND DOOR MANUF. SPEC



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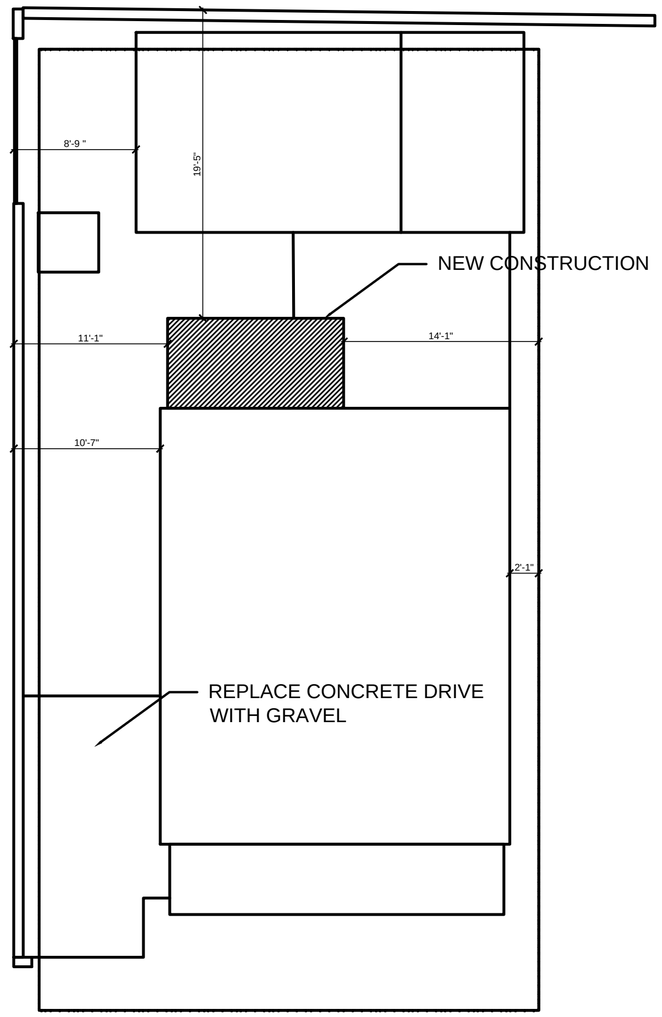
SITE PLAN

1/8" = 1'-0"



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NEW SITE PLAN

1/8" = 1'-0"

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ArchitectKW@Hotmail.com

Revisions

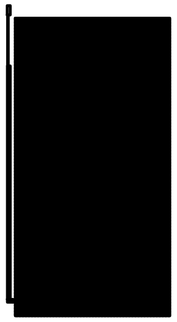
Carlos O. Rojas, AIA
1103 Watson Street
Key West, Florida

Project Number
0120821

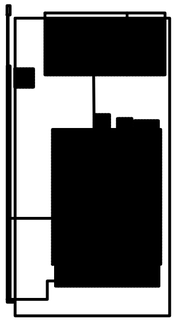
Date
12/8/2021

Drawn By
COR

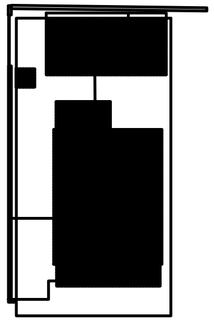
C1



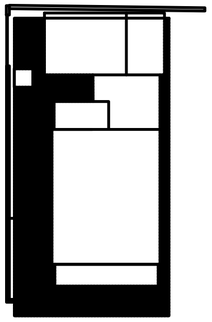
TOTAL SITE
2589 SQFT



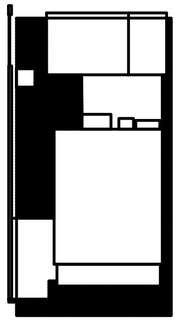
EXISTING BUILDING COVERAGE
1330.9 SQFT



NEW BUILDING COVERAGE
1380.6 SQFT



NEW PERVIOUS SURFACE
1655 SQFT OF IMPERVIOUS SURFACE



EXISTING PERVIOUS SURFACE
1797 SQFT OF IMPERVIOUS SURFACE

SITE CONDITIONS

FEMA ZONE X

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	2589 SF	4000 SF MIN	2589 SF	EXISTING HARDSHIP
BUILDING AREA	1330.9 SF	1035 SF	1380.6 SF	EXISTING NONCONFORMITY EXPANDING BY 2%
BUILDING COVERAGE %	51.3%	40%	53.3%	
IMPERVIOUS COVERAGE	1797 SF	1553.4 SF	1655 SF	EXISTING NONCONFORMITY REDUCING BY 5.1% IN COMPLIANCE
IMPERVIOUS COVERAGE %	69%	60%	63.9%	
BUILDING HEIGHT	16'-3"	30'-0"	16'-3"	IN COMPLIANCE
FRONT SETBACK	7'-0"	10'-0"	7'-0"	NOT EXPANDING IN COMPLIANCE
SIDE SETBACK	2'-1"	5'-0"	2'-1"	NOT EXPANDING IN COMPLIANCE
REAR SETBACK	22'-5"	15'-0"	19'-5"	IN COMPLIANCE
STREET SIDE SETBACK	8'-9"	7'-6"	8'-9"	IN COMPLIANCE

SITE CALCULATION DIAGRAMS

SEE SITE TABLE FOR NUMERIC DESCRIPTION

SCOPE OF WORK

ADD BATHROOM IF PERMITED BY PLANNING/ HARC

REMODEL KITCHEN
REMODEL BATHROOM
MOVE BEDROOM DOOR

REMOVE STUCCO CEILING AND REPLACE WITH
WOOD T&G PAINTED TO OWNERS CHOICE.

REMOVE INTERIOR WALL FINISHES AND REPLACE WITH $\frac{3}{4}$" GYPSUM 3
COAT SMOOTH STUCCO AND PAINT.

REPLACE CARPET FLOOR WITH TILE PER OWNER. ADD $\frac{3}{4}$" LAYER OF
TILE UNDERLAYMENT

ADD NAILS TO ROOF TO ATTAIN MINIMUM NAILING PATTERN
SPACING AS PRESCRIBED BY FBC 2020 AND THESE DRAWINGS.

ADD GUTTERS AND DOWNSPOUTS TO ROOF EAVES. DIRECT TO 2 RAIN
BARRELS AT CORNERS.

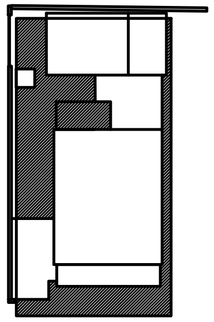
REPLACE WATER HEATER
ADD CENTRAL HVAC
DEMOLISH CLOSET

REPLACE EXTERIOR WINDOS AND DOORS. CONTRACTOR TO
SUBMIT NOA'S AND WINDOW SPECIFICATIONS FOR APPROVAL

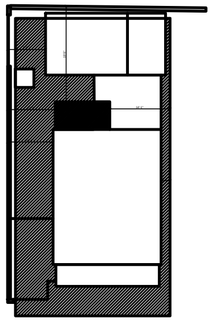
REMOVE AWNINGS.

SCRAPE, SAND, AND REPAINT ENTIRE EXTERIOR. SEE PAINT
COLORS CHOSEN BY OWNERS.

200 AMP PANEL AND ALL NEW ELECTRICAL



EXISTING OPEN SPACE
855.3 SQFT 33% EXISTING (35% REQUIRED)



NEW OPEN SPACE
934.7 SQFT 36.1% (35% REQUIRED)

DESIGN DATA:

WIND VELOCITY: 180 MPH ASCE 7 - 10
VELOCITY PRESSURE: 48.1 P.S.F.
WIND IMPORTANCE: 1.0
BUILDING CONDITION: ENCLOSED
EXPOSURE CATEGORY: "C"

WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-10
SOIL BEARING 2000 PSF (ASSUMED)
COMPACT & TEST ALL FOOTINGS
CONC. @ 28 DAYS 2500 PSI
REINF. STL. - ASTM A615 GR 40
MORTAR TYPE "S"
CONC. MAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)
GROUT - 3/8" MIN. AGGREGATE 2,000 PSI
ROOF: LIVE LOAD - 40 PSI
DEAD LOAD - 25 PSI
FLOOR LOADING:
LIVING AREAS----------50 PSF (LIVE LOAD)
DECKS/ENTRYS---------40 PSF (LIVE LOAD)
ALL STRUCTURAL WOOD MEMBERS ARE #2 SOUTHERN YELLOW PINE
LIVE LOADS ARE BASED UTILIZING THE TRIBUTARY AREA METHOD (TABLE 1604.6)
I CERTIFY THAT THESE DOCUMENTS COMPLY WITH THE FLORIDA BUILDING CODE 2020.

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Revisions

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Date
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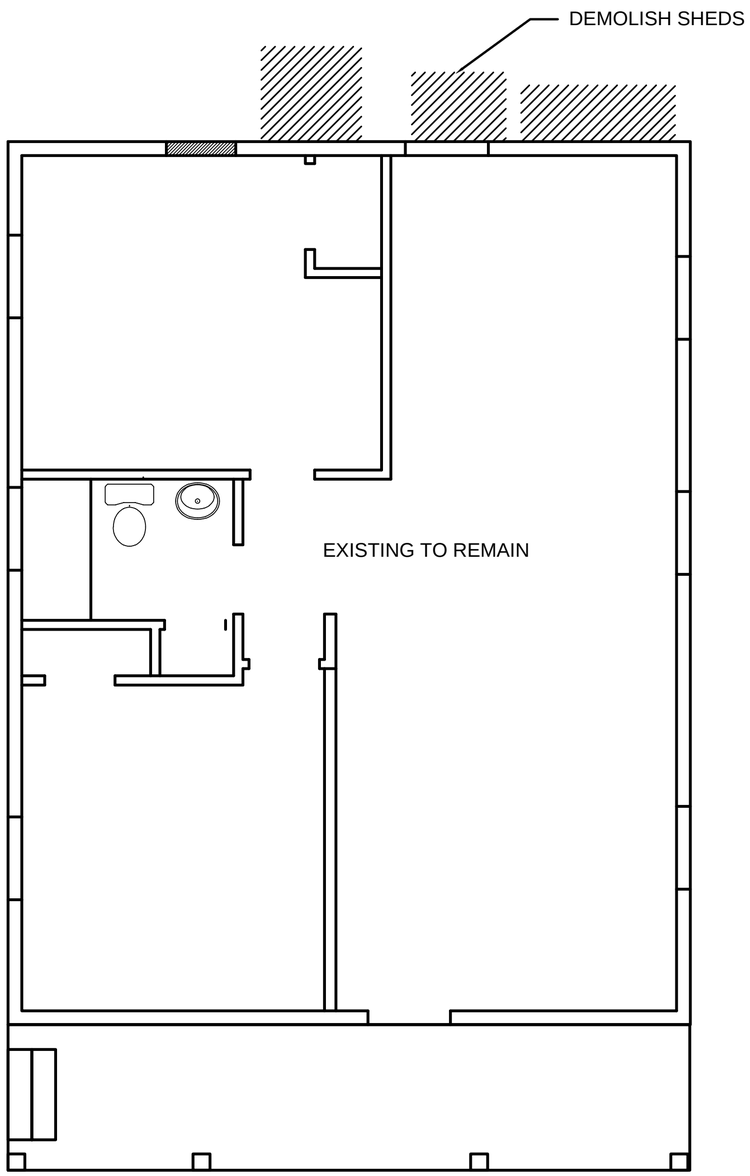
Drawn By
COR

C2



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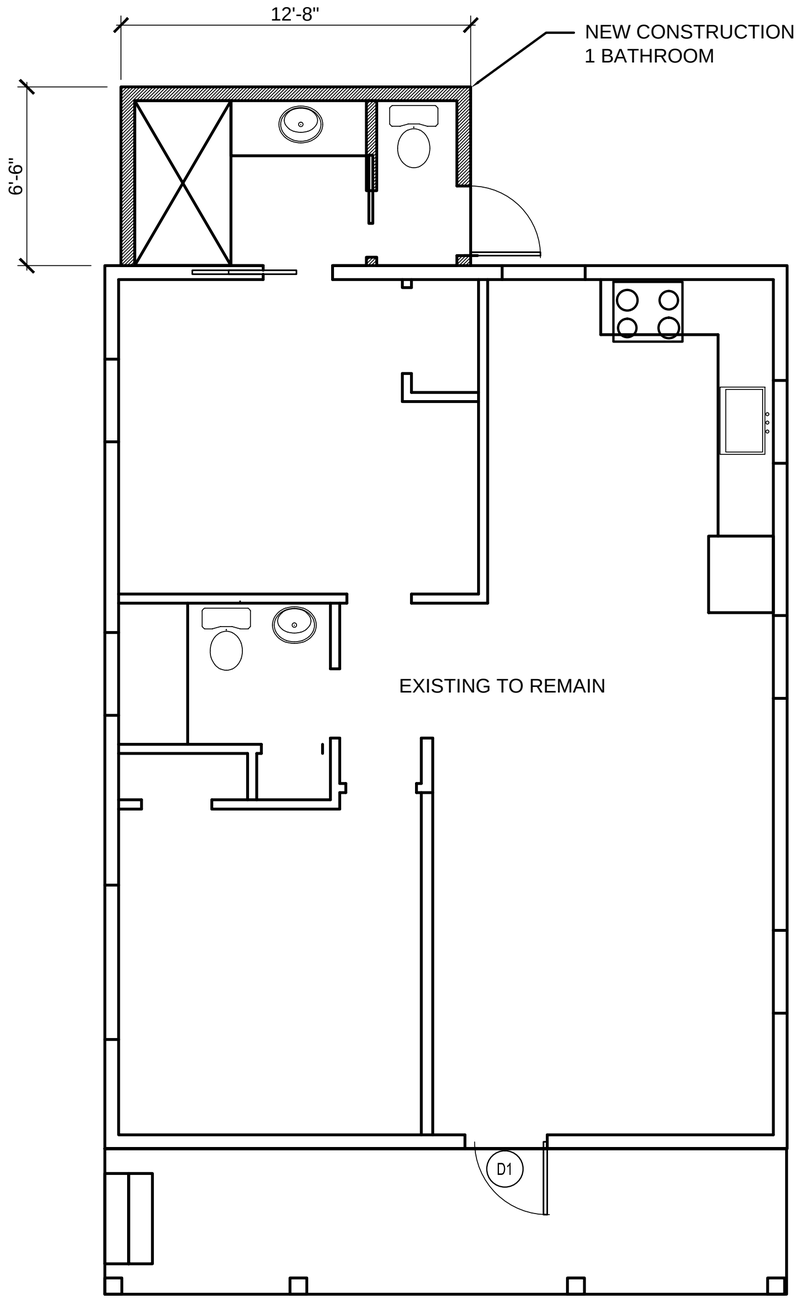
DEMO PLAN

1/4" = 1'-0"



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FLOOR PLAN

1/4" = 1'-0"

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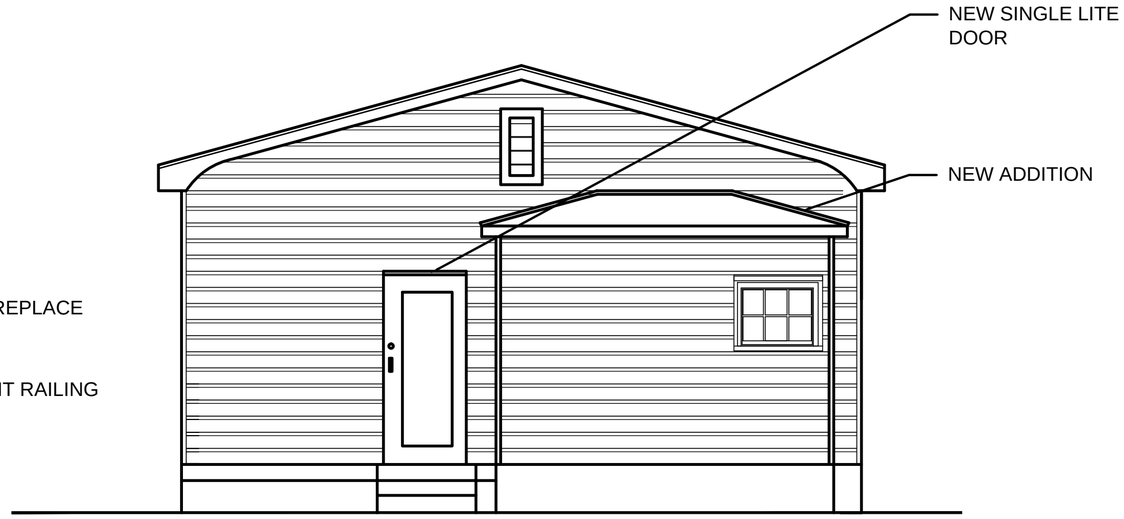
A1

NEW FRONT ELEVATION

1/4" = 1'-0"



NEW REAR ELEVATION

1/4" = 1'-0"

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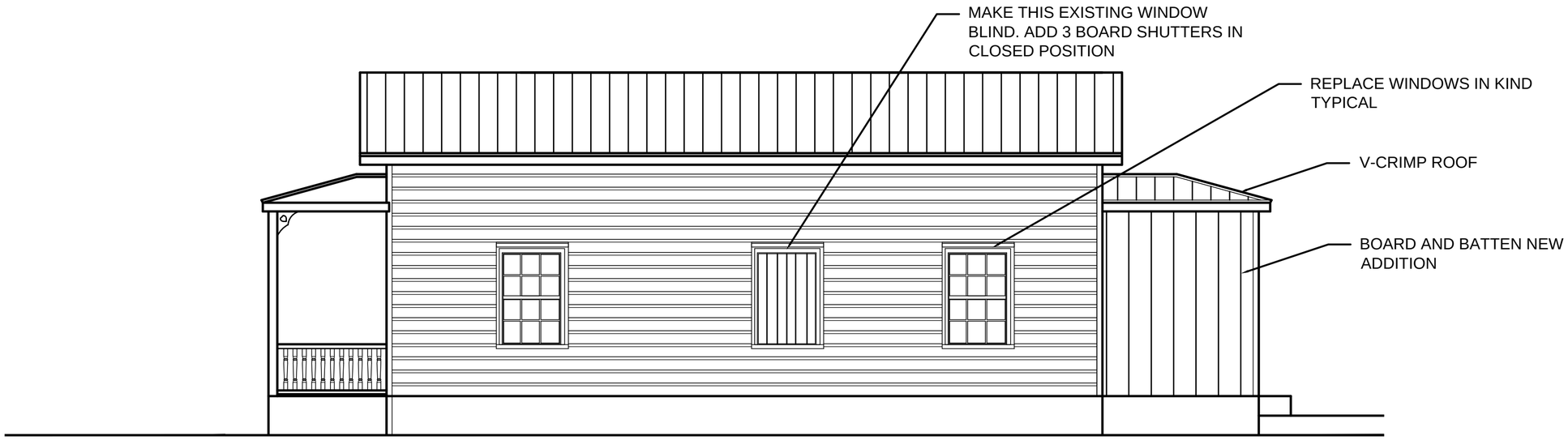
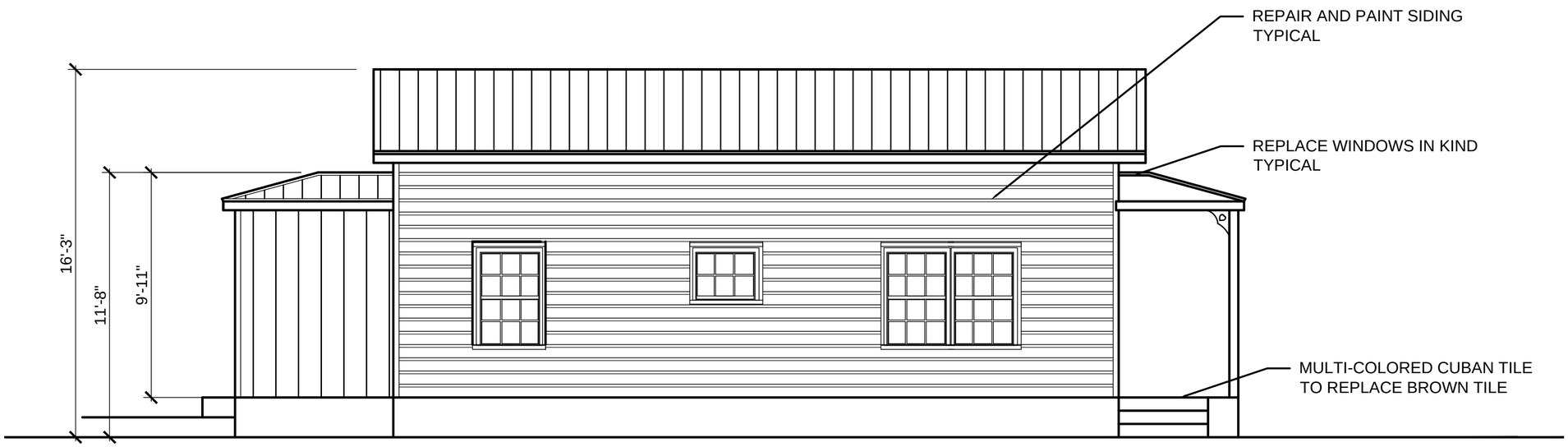


NEW RIGHT SIDE ELEVATION

1/4" = 1'-0"



NEW LEFT SIDE ELEVATION

1/4" = 1'-0"

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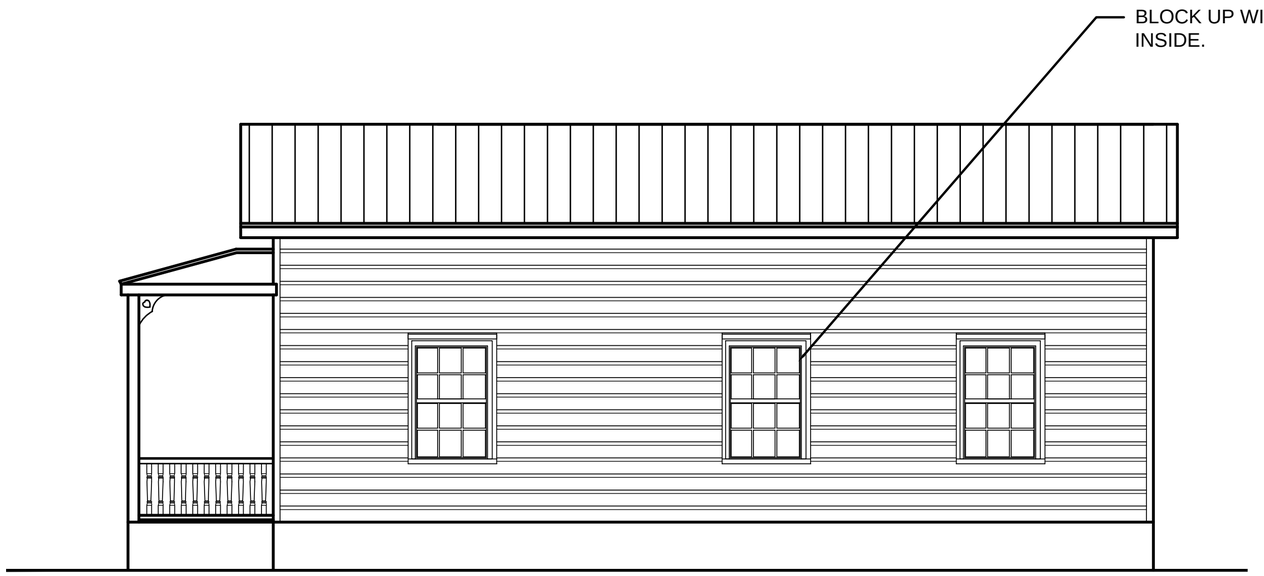
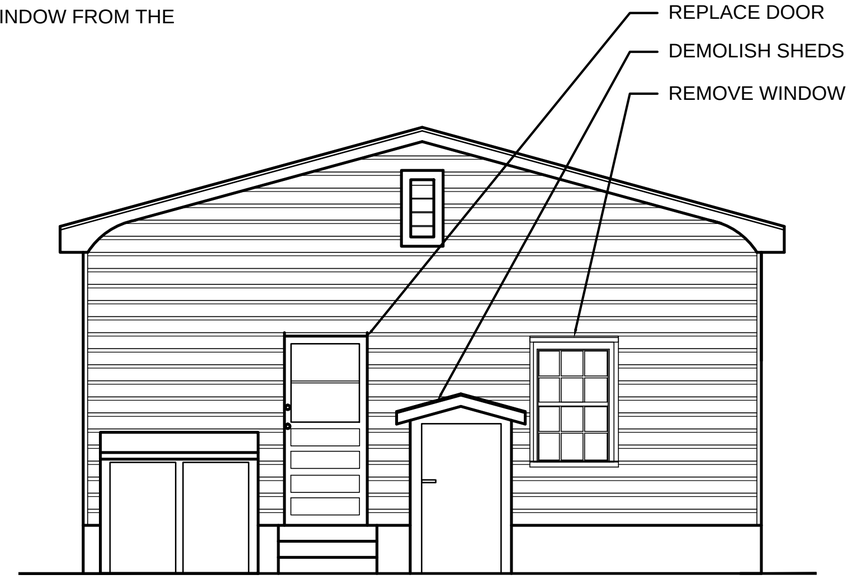
A3



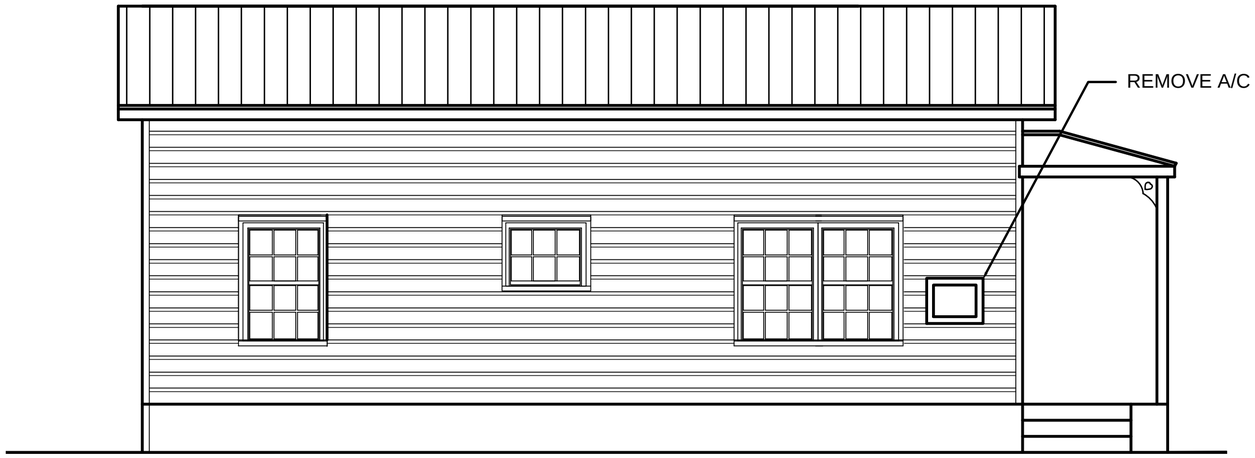
EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"

EXISTING FRONT ELEVATION

1/4" = 1'-0"

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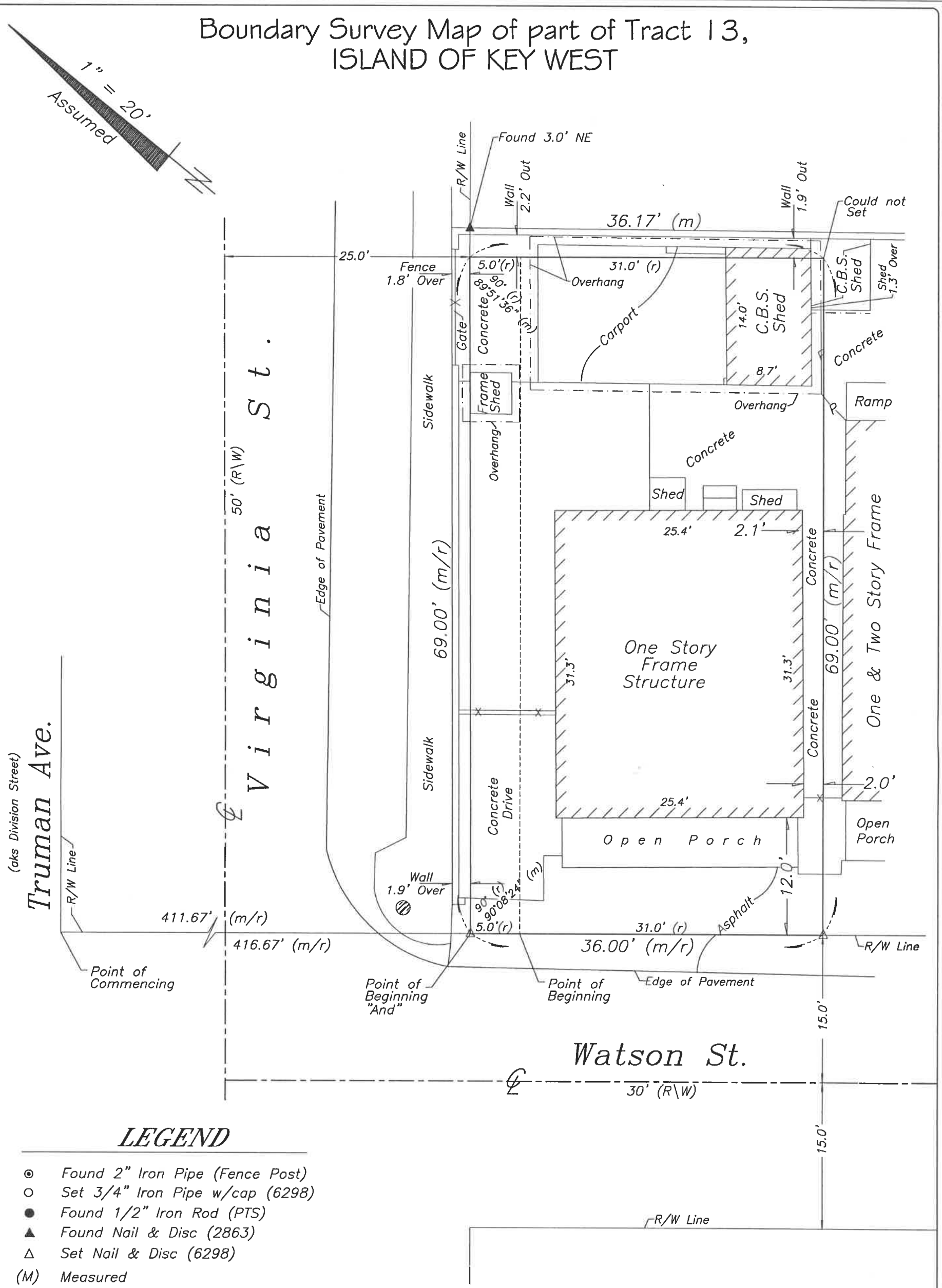
AB1

Boundary Survey

Boundary Survey Map of part of Tract 13, ISLAND OF KEY WEST



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- ○ Set 3/4" Iron Pipe w/cap (6298)
- ● Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (2863)
- △ 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

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Tract 13, ISLAND OF KEY WEST

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: 1103 Watson 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: June 16, 2021*
9. *Ownership of fences is undeterminable, unless otherwise noted.*
10. *Adjoiners are not furnished.*
11. *The Survey Report is not full and complete without the attached Survey Map.*

BOUNDARY SURVEY OF: On the Island of Key West, and known on Wm. A. Whitehead's Map of said Island delineated in February, A.D. 1829, as part of Tract Thirteen (13), but more particularly described as follows:
Beginning at the corner of Division and Watson Streets and thence along the Northeasterly side of Watson Street in Southeasterly direction 416.67 feet to a point or place of beginning, thence at right angles in a Northeasterly direction Sixty-nine (69) feet; thence at right angles in a Southeasterly direction Thirty-one (31) feet; thence at right angles in a Southwesterly direction Sixty-nine (69) feet; thence at right angles in a Northwesterly direction Thirty-one (31) feet out to the point of beginning.
and:
A strip of land five feet wide and sixty-nine feet in depth more particularly described as follows:
Commencing at the corner of Division and Watson Street; thence in Southeasterly direction and along Northeasterly side of Watson Street, 411.67 feet; thence at right angles in a Northeasterly direction Sixty-nine (69) feet; thence at right angles in a Southeasterly direction Five (5) feet; thence at right angles in a Southwesterly direction Sixty-nine (69) feet; thence at right angles in a Northwesterly direction Five (5) feet out to the point of beginning.

BOUNDARY SURVEY FOR: Robert Shannon & Joanne Shannon; Truist Bank; Oropeza Stones & Cardenas; 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

June 17, 2021

THIS SURVEY IS NOT ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Property Record Card

qPublic.net™ 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	00033480-000000
Account#	1034274
Property ID	1034274
Millage Group	10KW
Location Address	1103 WATSON St, KEY WEST
Legal Description	KW GWYNN SUB PT OF TR-13 G68-48 OR138-436/37 OR2248-1327/28 OR2903-859 OR2903-860 OR2932-1696 OR3108-2241 (Note: Not to be used on legal documents.)
Neighborhood	6096
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	05/68/25
Affordable Housing	No

Owner

SHANNON ROBERT
5025 Clear Valley Pl
Brandywine MD 20613

SHANNON JOANNE
5025 Clear Valley Pl
Brandywine MD 20613

Valuation

		2021	2020	2019	2018
+	Market Improvement Value	$107,641	$89,701	$85,856	$87,138
+	Market Misc Value	$4,826	$4,826	$4,826	$4,821
+	Market Land Value	$308,979	$338,732	$331,866	$327,861
=	Just Market Value	**$421,446**	**$433,259**	**$422,548**	**$419,820**
=	Total Assessed Value	**$421,446**	**$433,259**	**$422,548**	**$132,031**
-	School Exempt Value	($25,000)	($25,000)	$0	($25,500)
=	School Taxable Value	**$396,446**	**$408,259**	**$422,548**	**$106,531**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,139.00	Square Foot	31	69

Buildings

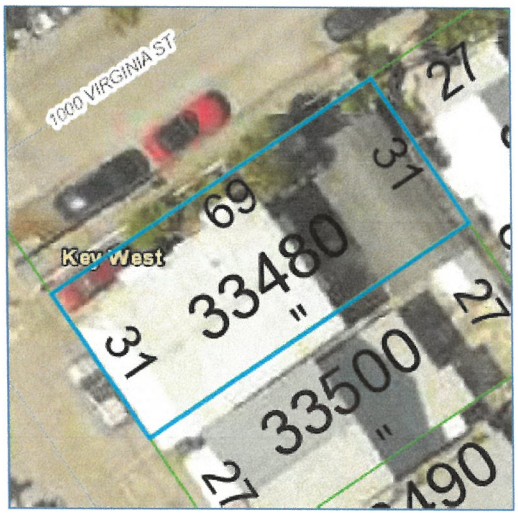
Building ID	2644
Style	1 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Gross Sq Ft	1306
Finished Sq Ft	775
Stories	1 Floor
Condition	GOOD
Perimeter	112
Functional Obs	0
Economic Obs	0
Depreciation %	27
Interior Walls	WALL BD/WD WAL

Exterior Walls	ABOVE AVERAGE WOOD
Year Built	1948
EffectiveYearBuilt	2002
Foundation	WD CONC PADS
Roof Type	GABLE/HIP
Roof Coverage	METAL
Flooring Type	SFT/HD WD
Heating Type	NONE with 0% NONE
Bedrooms	2
Full Bathrooms	1
Half Bathrooms	0
Grade	450
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	294	0	70
OPX	EXC OPEN PORCH	125	0	60
FLA	FLOOR LIV AREA	775	775	112
SBF	UTIL FIN BLK	112	0	44
TOTAL		**1,306**	**775**	**286**

Photos

Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 1/27/2022, 2:35:08 AM

Version 2.3.173

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, JOANNE SHANNON as
Please Print Name of person with authority to execute documents on behalf of entity

owner of Home of Scott + JOANNE SHANNON
Name of office (President, Managing Member) *Name of owner from deed*

authorize Carlos Rojas
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 1-20-2022
Date

by Joanne Shannon
Name of person with authority to execute documents on behalf of entity owner

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

EVA V MCADAMS
Notary Public-Maryland
Charles County
My Commission Expires
January 04, 2025

Commission Number, if any

Verification Form

City of Key West
Planning Department

Verification Form
(Where Applicant is an entity)

I, Carlos Rojas, in my capacity as Architect
(print name) *(print position; president, managing member)*

of the owners
(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:

1103 Watson 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 2-3-2022 by
date
Carlos Rojas.
Name of Applicant

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

PATRICK DOMINICK MOBLEY
Commission # GG 928028
Expires October 31, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Notary's Signature and Seal

Patrick Dominick Mobley
Name of Acknowledger typed, printed or stamped

10/31/2023
Commission Number, if any

Deed

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: **21-562**
Consideration: **$600,000.00**

Doc # 2327701 Bk# 3108 Pg# 2241
Recorded 6/29/2021 9:35 AM Page 1 of 3

Deed Doc Stamp $4,200.00
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

Parcel Identification No. **00033480-000000**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 25 day of **June, 2021** between **Oscar Daniel Fraga and Lori Lee Jade Fraga, husband and wife** whose post office address is **1103 Watson Street, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **Robert Shannon and Joanne Shannon, husband and wife** whose post office address is **5025 Clear Valley Pl, Brandywine, MD 20613** of the County of **Prince Georges**, State of **Maryland**, 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:

> **On the Island of Key West, Monroe County, Florida, and known on Wm. A. Whitehead's Map of said Island delineated in February A.D. 1829, as part of Tract Thirteen (13), but more particularly described as follows:**
> **Beginning at the corner of Division and Watson Streets and running thence along the Northeasterly side of Watson Street in a Southeasterly direction 416.67 feet to a point or place of beginning, thence at right angles in a Northeasterly direction Sixty-nine (69) feet; thence at right angles in a Southeasterly direction Thirty-one(31) feet; thence at right angles in a Southwesterly direction Sixty-nine (69) feet; thence at right angles in a Northwesterly direction Thirty-one (31) feet out to the point of beginning.**
> **AND**
> **A strip of land five feet wide and sixty-nine feet in depth more particularly described as follows:**
> **Commencing at the corner of Division and Watson Street; thence in a Southeasterly direction and along the Northeasterly side of Watson Street, 411.67 feet; thence at right angles and in a Northeasterly direction sixty-nine (69) feet; thence at right angles and in a Southeasterly direction five (5) feet; thence at right angles and in a Southwesterly direction sixty-nine (69) feet; thence at right angles and in in a Northwesterly direction five (5) feet back to the point or place of beginning.**
>
> **Subject to taxes for 2021 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.

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: _____

Witness Name: Gregory Oropeza

Oscar Daniel Fraga

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 25 day of June, 2021 by Oscar Daniel Fraga, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal] Notary Public State of Florida
Gregory Oropeza
My Commission GG 221725
Expires 07/01/2022

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

Witness Name: Jerri Roberson

Witness Name: James Griffith

Lori Lee Jade Fraga

State of North Carolina
County of Durham

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23rd day of June, 2021 by Lori Lee Jade Fraga, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

VERONICA PERSON
NOTARY PUBLIC
DURHAM COUNTY, NC

Notary Public

Printed Name: Veronica Person

My Commission Expires: 8/4/2024

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